

WE'RE

SORRY

YOU ARE STILL DOWN THERE

Most people add years to their lives.
We add life to your years at 7000 ft.



ANANDONE

◆ LUXURY VILLAS ◆



Artistic Impression

..... WE'RE
S O R R Y
.....
**YOUR SUNDAYS
STILL DEPEND ON AQI**

Last Sunday, You Had Plans.
Park. Picnic. Kids running free.
Then you saw it: **AQI 301.**
Plans cancelled. Windows shut. Purifier on.

At AnandOne
At 7000 ft. AQI < 9
Location: Padampuri, Mukteshwar

WE'RE
SORRY

YOU ARE NOT LIVING IN A BLUE ZONE YET

Scientists found 5 places where people simply live longer.
No hospitals. No pills.

Just places: **Blue Zones**

Clean air | Pure water | Natural movement | Real food |
Zero stress

Here is the part they did not tell you.

If you cannot move to these 5 blue zones places,

**Move to AnandOne - India's FIRST Blue Zone
Community.**





Artistic Impression

WE'RE

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**YOUR CURRENT HOME
IS CLOSE TO EVERYTHING
EXCEPT PEACE**

Where Exactly Is It?

Padampuri, Near Mukteshwar

Close Enough	Far Enough
90 min to Nainital	No city noise
45 min to Bhimtal lakes	No pollution
60 min to Mukteshwar	No crowds

WE'RE
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**YOU STILL CALL
APARTMENTS 'LUXURY'**

These Are Not Apartments?

**These are 3 | 4 | 5 BHK Independent Royal Villas
Starting at ₹4.25 cr* | 350 sq. m (3767 sq.ft.) onwards**

Your own house, in the Himalayas.

City Apartment:

Shared walls | Tiny balcony | Crowded garden | Kids play in "area"

AnandOne Villas:

No shared walls (pine forest between homes) |
Infinite Himalayan views | Nature = Your playground





..... WE'RE
S O R R Y
.....

YOU THOUGHT 'FACILITIES' MATTER MORE THAN FEELINGS

Forget Facilities. Feel This.

6 AM: Birds, not horns.

7 AM: Walk the pines in pyjamas.

8 AM: Coffee on your deck.

10 AM: Kids picking tomatoes from your soil.

6 PM: Sunset from your ridge.

9 PM: Stars you forgot existed.

"Sounds Like A Resort"

We're sorry - It is not.

Resort = ₹15,000/night, 2-day break, back to pollution.

AnandOne = Your home. Every day. Forever.

The Facilities?

- Library • Bakery • Organic Farm • Medical Care
- Forest Trails • Meditation Zones • Indoor Heated Pool

But honestly?

The real facility is the air you breathe.
24/7 open. No booking. It is YOUR home.



..... WE'RE
S O R R Y
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**OTHER DEVELOPERS
LEFT YOU SUSPICIOUS**

We get it.
You have seen brochure promises break.
You have seen "luxury" leak and "on-time"
never show up.

SHIKHAR SPACES

Not new. Not untested.
Uttarakhand's oldest, most trusted developer.

35 years of trust
5,000+ homes delivered
100% on-time

WE'RE

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ONLY 41 FAMILIES WILL EVER MAKE THIS DECISION

Two Futures. Pick One.

FUTURE 1: Stay

2025: Check AQI before playtime
2030: Family visits = "cancelled"
2040: Retirement = medicines
2050: Regret: "We could have..."

FUTURE 2: Move

2025: Kids grow up in Himalayan oxygen
2030: Family visits = "your Himalayan home"
2040: Retirement in mountain calm
2050: Legacy: Altitude, Health, and Heritage

**PERFECTLY
INCLUSIVE.
PRIVATELY
EXCLUSIVE.**

Padampuri, near Mukteshwar
A rare Himalayan pocket that
feels untouched yet accessible.



Kainchi Dham
60 Minutes



Mukteshwar Temple
60 Minutes



Bhalu Gaad Waterfalls
20 Minutes



Bhimtal lakes
45 Minutes



**Jim Corbett
National Park**
180 Minutes



ANANDONE

◆ LUXURY VILLAS ◆

- Ranikhet
- Almora
- Pithoragarh
- Nainital

Live close to the region's celebrated experiences, yet wrapped in tranquil forests where the world feels far away.

VISIT THIS WEEKEND. DECIDE BY MONDAY.

Phone Number: 9999253359, 7303 966 119

Email: info@anandvanvillas.com

Website: www.anandone.com

Padampuri, Mukteshwar, Uttarakhand

What are you waiting for?

Book Your AnandOne Villa

By the time you forward this brochure to your family...

We're sorry if another AnandOne villa gets sold.



ANAND  101
— *Privé* —

ANAND 101

Privé

**Where Access Is Not Given.
It Is Earned.**

Privé is the private members' house of AnandOne, reserved for a select circle that values privacy and calm. Designed for quiet gatherings, personal well-being, and time shared among members, Privé is more than a clubhouse. It is where memories are made.

From energising mornings in the gym to relaxing afternoons at the spa. From children discovering their favourite corners to evenings unfolding over a beautifully curated dining experience. This is where life at AnandOne finds its rhythm.

Here, luxury is not loud.

It is personal.

It is shared only with those who belong.

Anand101 Privé
A private world for AnandOne residents.





Inside The Privé
**Grand reception
and residents' lounge**

Wellness spaces including gym



Fine dining hall with kitchen and service areas



Dedicated children's play zone



Private guest suites for family and friends



Thoughtfully designed waiting areas



Luxury Spa for Relaxation and Rejuvenation



Private Salon for Personal Care and Grooming



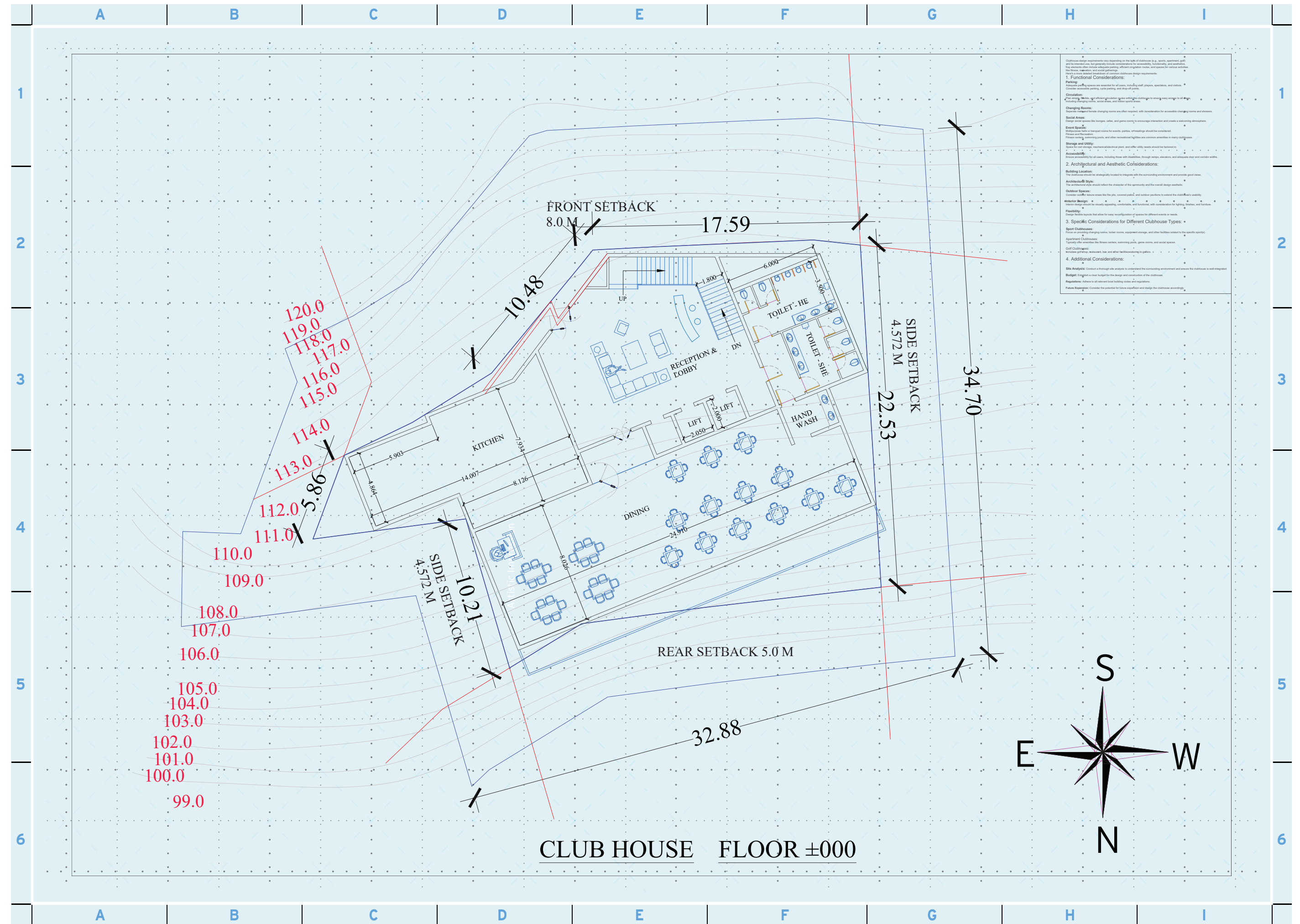
Spaces That Shape The PRIVÉ Life

Designed for calm, connection, wellness, and quiet indulgence.

ANAND101 Privé space is thoughtfully planned to offer:

- Privacy without isolation
- Spaces to unwind, recharge, and gather
- A seamless flow between wellness, leisure, and social living
- Experiences that feel personal

A Members' House, created exclusively for AnandOne residents.



LIGHT. AIR. SPACE. REPEAT.





RERA NO. UKREPO2250000616

Website : <https://ukrera.uk.gov.in>

PADAMPURI, NEAR MUKTESHWAR, UTTARAKHAND

Site Office: Padampuri, Near Mukteshwar, Uttarakhand

Shikhar Spaces Private Limited, F-05, Salcon Ras Vilas, Saket District Centre, Saket, New Delhi - 110017

For Enquiries: 9999 253 359, 7303 966 119