



# ĀNANDVAN

eternal living in the nature

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Padampuri, Near Mukteshwar, Uttarakhand

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# Anand

/ånanda/ hindi word

*pleasure you get  
from having or  
experiencing it*

# Van

/vana/ hindi word

*a large tract of land  
covered with trees  
and underbrush*



The Octagon symbolizes  
harmony and balance



The illustration depicts tree  
and connection between the  
earth and heaven



The Circle depicts Joy.  
A state of happiness or felicity.  
A Circle of Joy.





# *Introduction*

Introducing the epitome of luxury and serenity: our exclusive villa township nestled in the pristine beauty of Padampuri, Uttarakhand. Located in close proximity to popular tourist destinations like Mukteshwar, Bhimtal, and Nainital, this is your gateway to tranquility and adventure.

With immediate plot registration and a construction-linked payment plan, your dream villa can become a reality in no time. Imagine waking up to the breathtaking views of the Himalayas, surrounded by lush greenery and the peaceful aura of this soul-stirring paradise. Welcome to the life you've always dreamed of.

# Peace & *serenity*

The stillness of the hills and sound of flowing water, relaxes the mind, body & soul.

Experience peace and tranquility within a few moments of being at Anandvan.



Image is for representation purpose only.



Pantnagar Airport  
70 Km | 2.5 hrs



Kathgodam Railway Station  
38 Km | 1 hr 20 mins



Bhimtal Lake  
18 Km | 40 mins



Bhowali  
18 Km | 30 mins



Padampuri Civil Hospital  
1 Km



iHeart Cafe  
18 Km | 30 mins



Kainchi Dham  
29 Km | 60 mins



DISCOVER

*nature*  
and  
*luxury*

in Perfect Harmony

## Luxury has a New Address



Step Into Nature Bound Living Experience



38 Luxury Villas



Immediate Land Registration



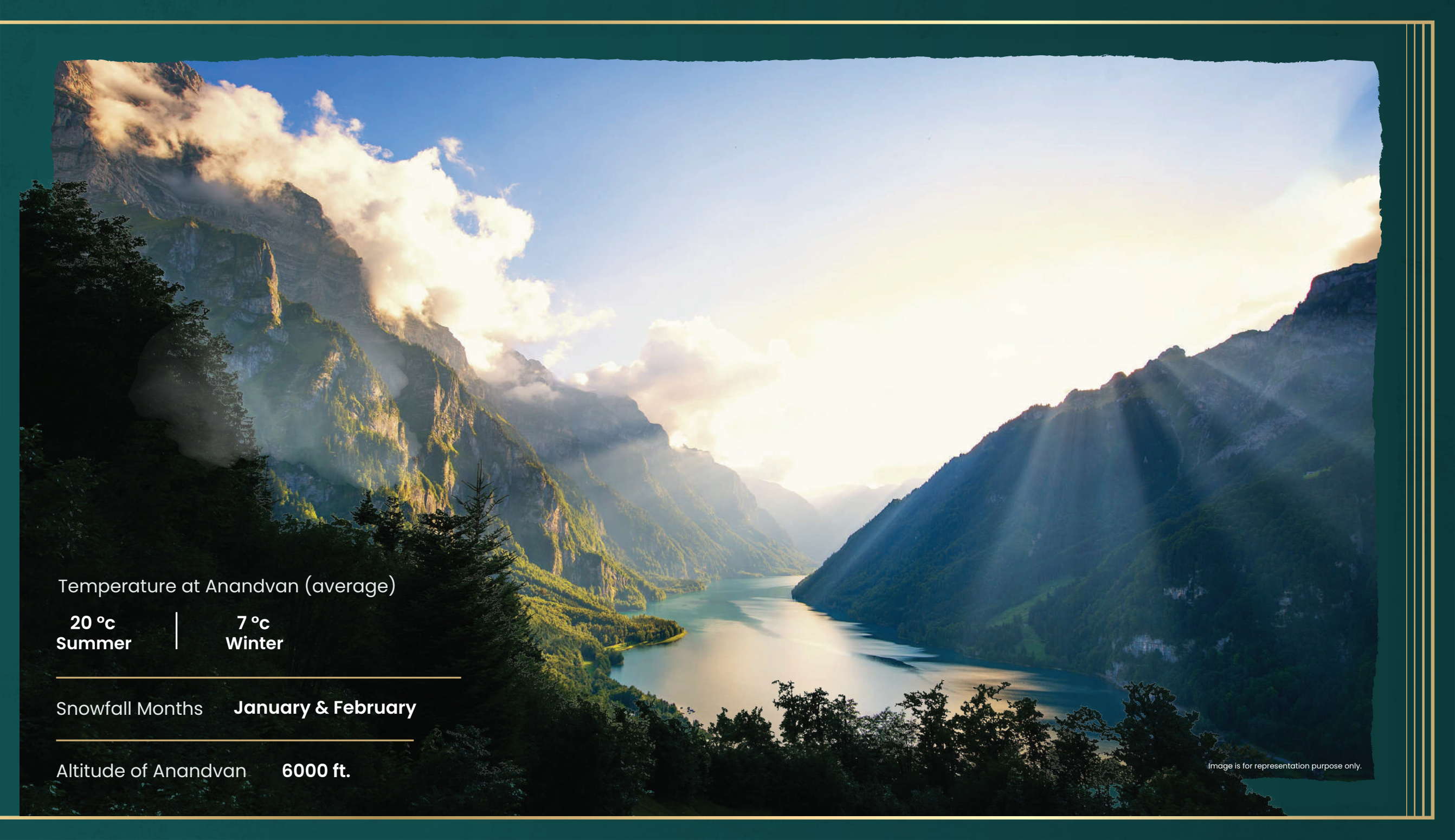
Clear Freehold Land Title



6 hours from Delhi by road



Live at 6200 ft

A wide-angle landscape photograph of a mountain valley. A river flows through the center of the valley, reflecting the light from the sky. The mountains are steep and covered in green vegetation. Sunbeams (crepuscular rays) are visible, streaming down from the sky on the right side. The sky is filled with soft, white clouds. The overall scene is bright and majestic.

Temperature at Anandvan (average)

**20 °c**  
Summer

**7 °c**  
Winter

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Snowfall Months    **January & February**

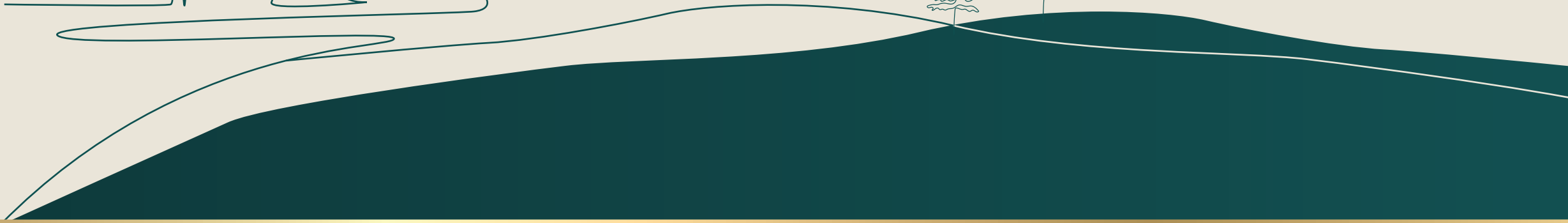
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Altitude of Anandvan    **6000 ft.**

Image is for representation purpose only.

YOUR  
*home*  
in the  
*heart*  
of Nature

Located minutes away from  
Naini Lake



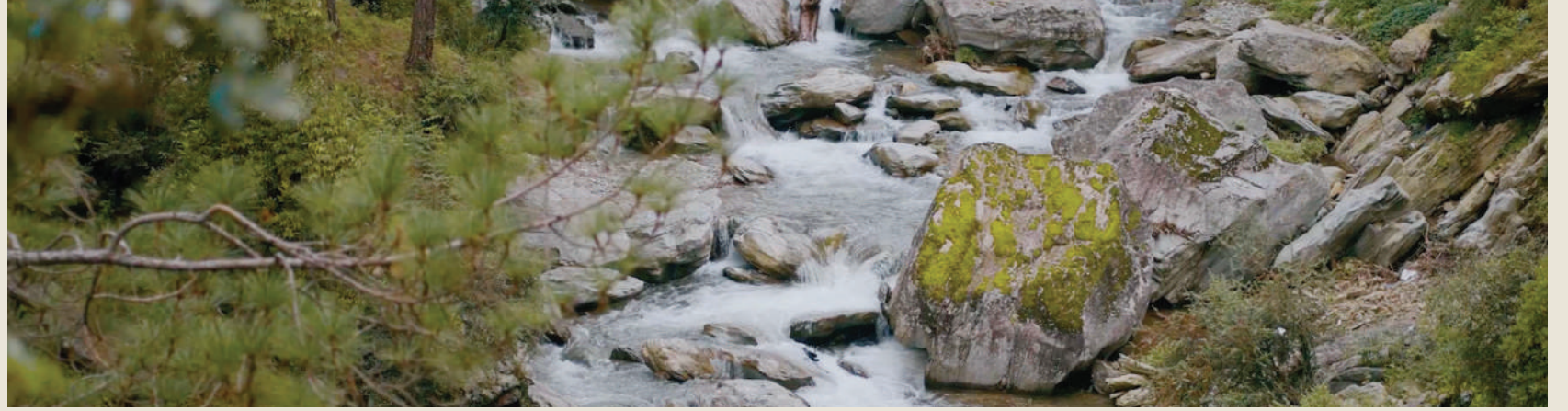


Located minutes away from  
**Bhimtal Lake**



“ *What is the good of your stars and trees, your sunrise and the wind, if they do not enter into our daily lives?* ”





*actual  
surroundings*



# THRIVE IN *pure living*

Blessed with the gifts of crystal clear water, fresh air and pollution-free surroundings, Anandvan is a never-ending patch of lushness that makes every moment an uplifting experience.



Breathe in the immaculate breeze of pollution-free surroundings.

Air Quality Index:

**Metro City 402 V/S Anandvan 9**



Relish perennial goodness with ample availability of sparkling clean water



Heighten well being with farm-fresh servings from organic pastures



*comfort*  
with *sophistication*

With various amenities to choose from, Anandvan offers serenity as well as connected lifestyle. The offered world-class amenities render inclusivity and engagement for all.



Image is for representation purpose only.

INDULGE

ENTHRALL

ELATE

REJUVENATE





*indulge*

Enhance the living  
experience with family,  
friends and neighbours.



SWIMMING POOL



CLUBHOUSE



GYMNASIUM



SPORTS & GAMES AREA



BONFIRE SIT-OUTS

# *enthrall*

Enjoy nature without letting go  
of urban comfort.



LOUNGE LIBRARY



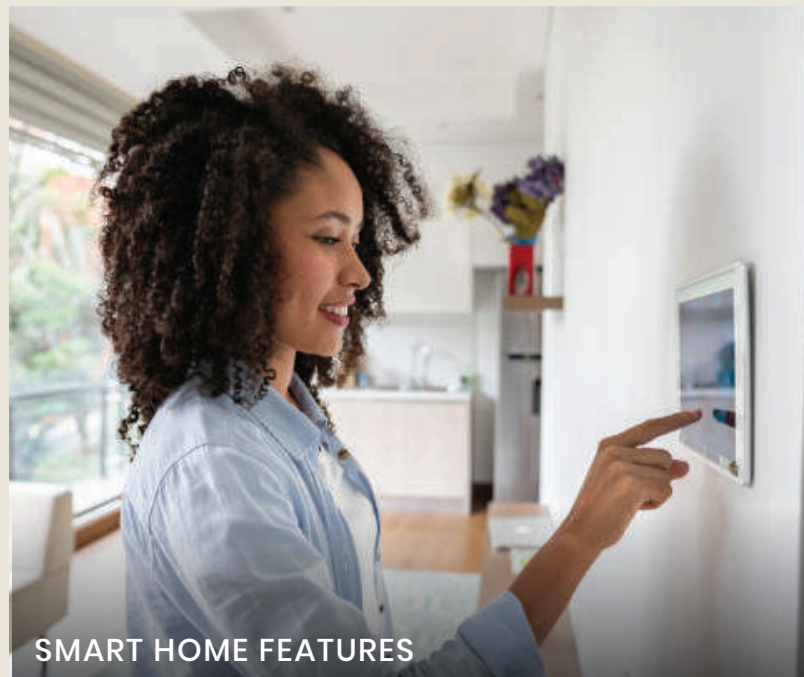
PRIVATE DINING AREA



DOCTOR ON CALL  
Nearby hospital



NATURE WALKS



SMART HOME FEATURES

*elate*

Making every breath  
count.



NATURE GARDEN



SPA & SAUNA



IN-HOUSE BAKERY



SUNRISE & SUNSET POINTS





*rejuvenate*

refresh and revive.



WELLNESS & MEDITATION



ORGANIC FARMING & PRIVATE ORCHARDS



NATUROPATHY

A walk in

*nature*

walks the

*soul*

BACK HOME



Duplex Villa Elevation



Duplex Villa Elevation



Duplex Villa Elevation





Duplex Villa Elevation





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Wake-up in a thoughtfully designed bedchamber to birdsong and natural light, where morning tea is usually sipped gazing at the hills.

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Interior Mood Boards  
Earthy and Warm Tone Interiors







## *About the developer*

With the lineage of over 30 years 'Shikhar Group' is the largest developer in Uttarakhand having successfully developed over 52 lacs sq.ft. land.

Group's Chairman 'Mr. Manoj Joshi' is born and brought up in Uttarakhand and with a passion for holiday homes believes in delivering uncompromised homes in the hills to the discerning buyers.

Mr. Joshi is also the Founder President of NAREDCO (National Real Estate Development Council) Chapter of Uttarakhand. He has also been instrumental in various socio-economic activities and generating employment in Uttarakhand. Group has proudly delivered over 5000+ holiday homes to the happy families. Group owns vast land bank in Uttarakhand and over 5 lacs sq.ft. space is under planning and development.

Shikhar Spaces has also built Luxury Resorts in Uttarakhand.

**30+**  
Years

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**20+**  
Projects

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**52+**  
Lac Sq. Ft.

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**5000+**  
Units





### **PINE GREENS**

- Bhowali
- Type Aartments & Villas



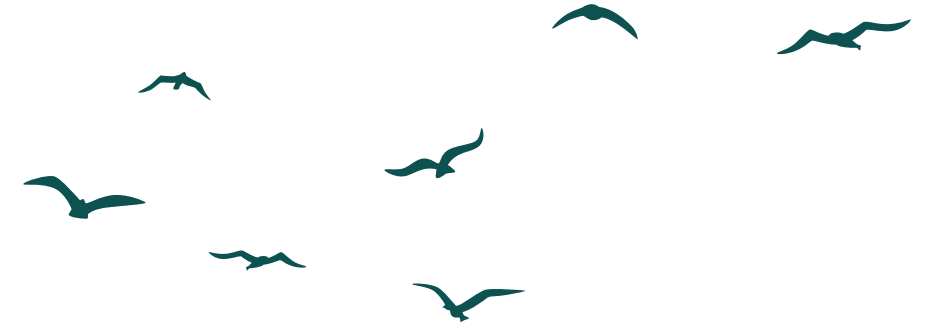
### **VALLEY VIEW COTTAGES**

- Bhimtal
- Type Villas



### **SUNNY LAKE PHASE 1**

- Bhimtal
- Type Apartments



### **HOTEL PINE CREST**

- Bhowali
- Type Hotel



### **THE ETHERIA**

- Dhanachuli
- Type Villas



### **GOLUDHAR**

- Bhimtal
- Type Villas



### **DILBAHAR COTTAGES**

- Farsoli
- Type Cottages



### **NIRVANA AT SUNNY LAKE**

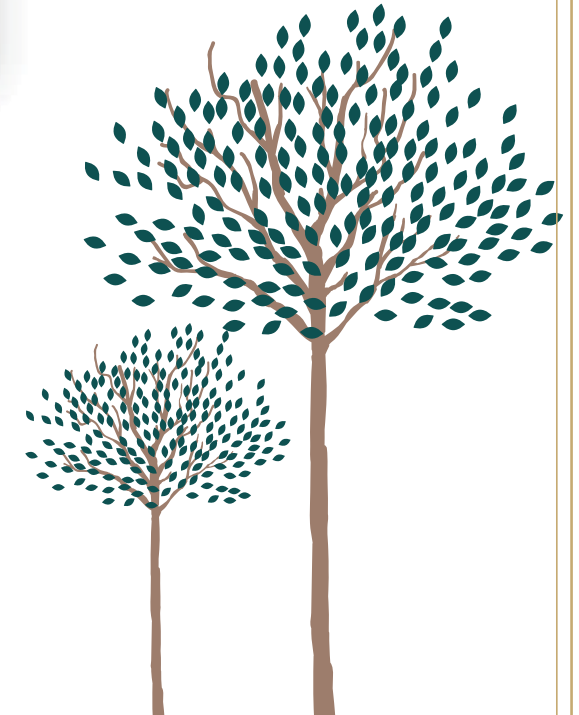
- Bhimtal
- Type Villas



### **RAKSHA RETREAT**

- Sattal
- Type Villas

OUR *delievered* projects





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