



ANANDVANN

| Phase 2 |



Earn Rental Income
Guaranteed Tenant



परिचय

Introducing The Leading Brand Of Igatpuri

Introducing Anandvann Phase 2 by Sarvppratham Developers, an exclusive enclave of 1 RK, 1 BHK and 2 BHK apartments nestled within a secure gated community.

As the **leading real estate developer in Igatpuri**, Sarvppratham takes pride in its outstanding track record of **Successful delivery of 350+ homes**. With the launch of Anandvann Phase 2 and Palm Hills villas, our dedication to transforming Igatpuri into the next Lonavala remains steadfast.

“

We don't just build houses, we want to enhance your quality of life through design, prime locations, and practicality. We're committed to providing your family with a brighter tomorrow while honoring the values of yesterday. We believe that a happy family is a happy you. Welcome to our family, your Sarvppratham Parivaar

”

From The Chairman's Desk



Double Engine Of Growth



Highway Touch Location



Essential Infrastructure Like Shops, Banks, Medical Facilities And Food Outlets



Gated Community With Three Tier Security



Connectivity With Nashik, Shirdi And Trimbakeshwar



Earn Assured Income



100+ MNC's In The Neighborhood



Low Maintenance



Vastu Compliant

MNC's In The Neighborhood



"Properties On Wider Roads Have A Premium Of 2-5x And Appreciate Faster"

350+
Happy
Families

Scan Me





11 Acres Township, 1.5 Acres Amenities Zone.



Swimming Pool



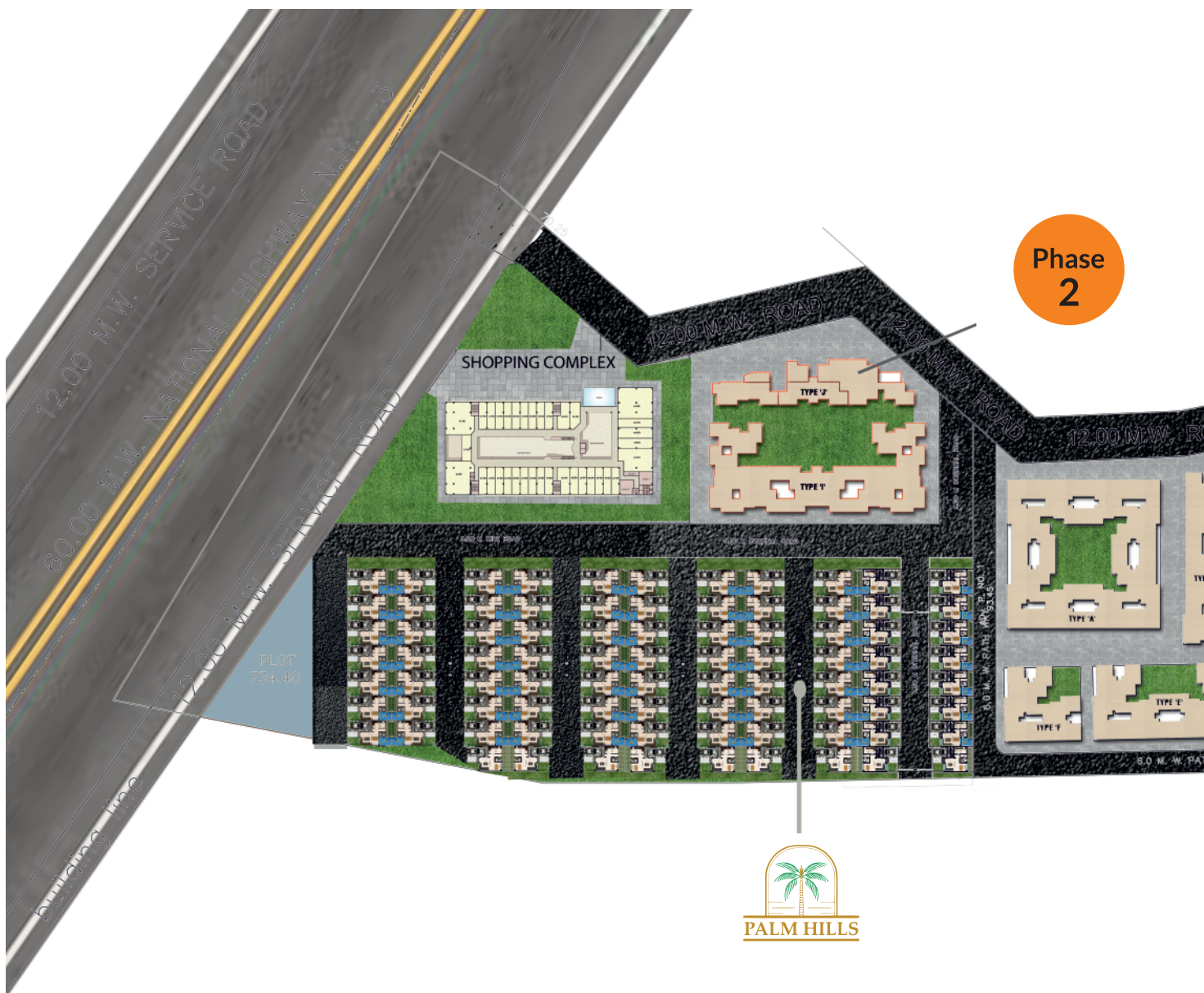
Sai Baba Temple



Table Tennis



Club House





False Ceiling



Indoor Games



Shopping Center



Senior Citizen Park



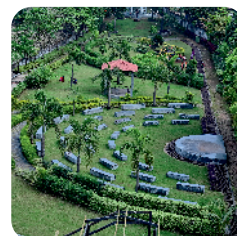
Kids Play Area



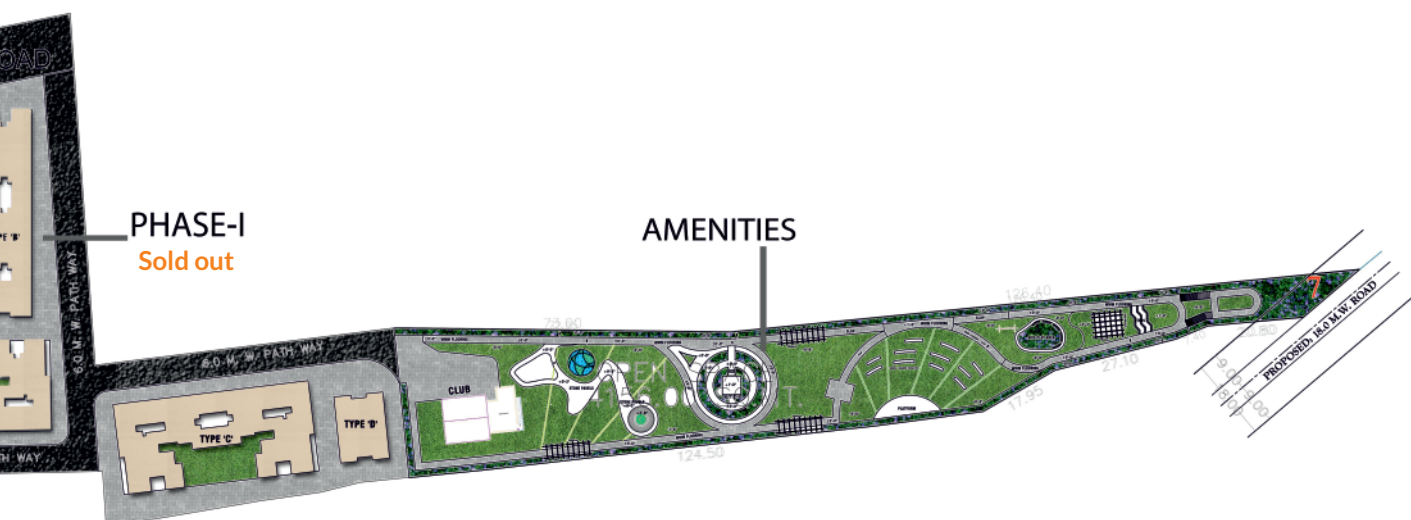
Party Hall



Jogging Track



Amphitheatre



KEY PLAN

Double Engine Growth Location, Central Location Between Igatpuri and Nashik

Samruddhi Expressway

90% of the work is complete, and it is currently operational between Nagpur and Igatpuri. It is expected to cut travel time between Mumbai and Anandvann by 50%.

DNA Dec 12, 2022

Pune-Nashik Expressway

The expressway is expected to reduce travel time between Nashik and Pune to 2 hours from the current 4-5 hour journey.

The Indian Express Nov 03, 2022

Proposed Mumbai-Igatpuri-Nagpur Bullet Train

This will run parallel to Samruddhi Expressway with a top speed of 320 km/hr. It can cut travel time from BKC to Igatpuri to 30 minutes!

Times of India Feb 13, 2022

Thane-Bhiwandi Connector Widening

Widening of this section to 8 lanes is underway. It will eliminate traffic bottlenecks and reduce time to 10 minutes.

Hindustan Times Feb 12, 2023

Long Distance Trains

Vande Bharat has started and is providing comfortable access. Upcoming Nashik-Pune semi high speed rail is expected to increase passengers and trade between these 2 regions.

The Indian Express Sep 1, 2023

Widening Of Mumbai Nashik Highway

Widening of this highway to 6 lanes and concreting of road is ongoing. It will eliminate traffic and increase easy flow of vehicles and reduce time.

The Indian Express Oct 05, 2021

Surat-Nashik-Chennai Expressway

It will cut down on travel time between Anandvann and Surat city by 50%.

Times Property May 02, 2023

Proposed Mumbai Local Train Extension to Igatpuri And Nearby Padli Station

Padli station is less than 2 minutes from the project and is expected to be included in this line. This will provide quick and easy access to Mumbai.

The Times of India July 15, 2022

Borivali-Thane Tunnel

10.8km 6 lane tunnel which will cut down time between Western Suburbs of Mumbai and Thane to 20 minutes or less.

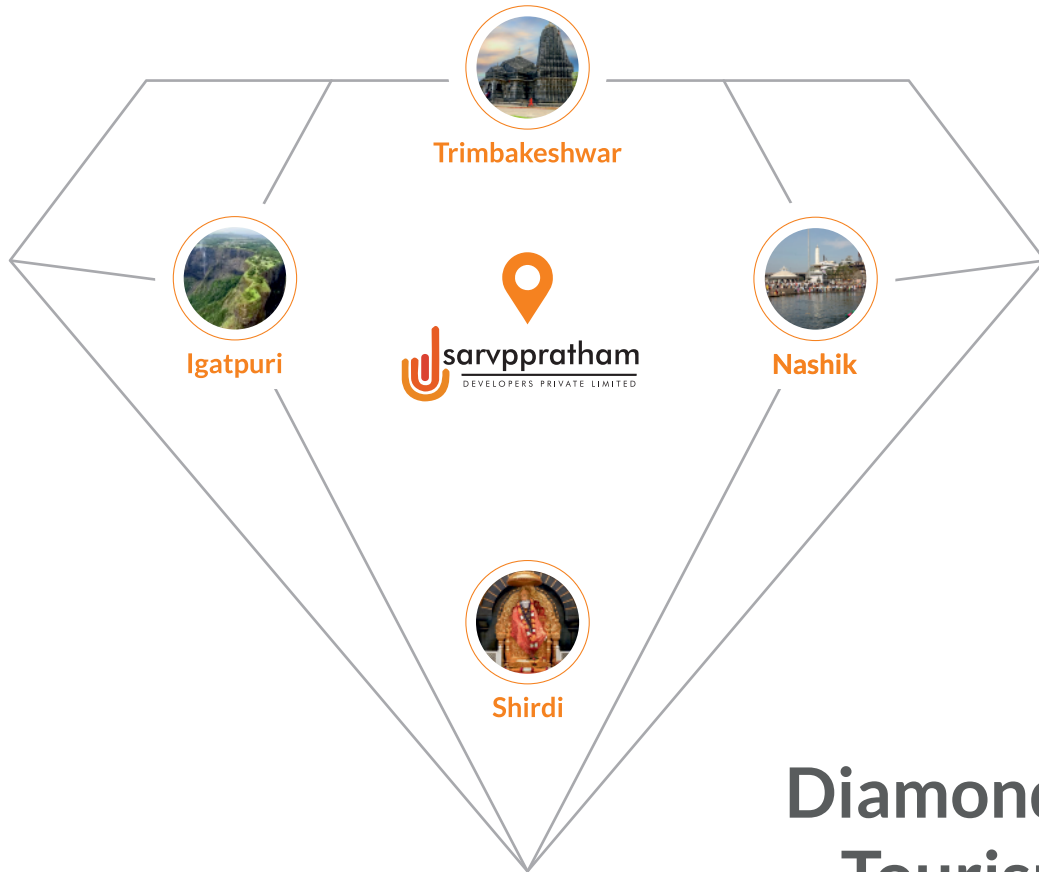
Times of India Oct. 18, 2021

Goregaon Mulund Link Road (Tunnels)

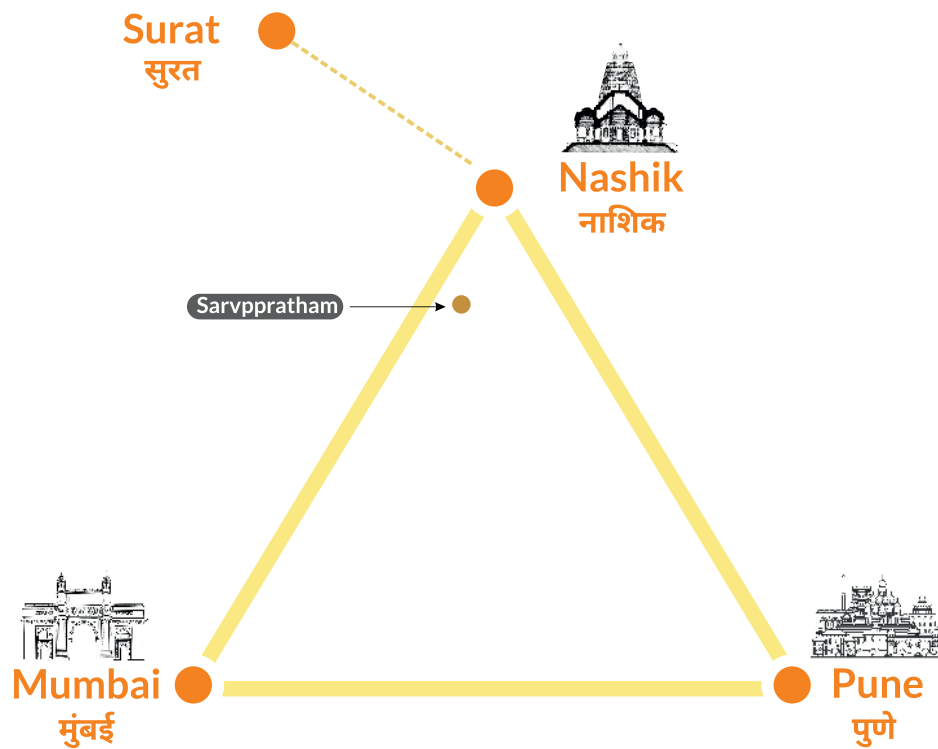
The project will reduce the current commute time of 80 minutes to 20 minutes between western and eastern suburbs of Mumbai and will consist of twin tunnels spanning 12.20 Km.

Hindustan Times Jan 4, 2024





Diamond of Tourism



The Golden Triangle of Maharashtra

50% Less time to Mumbai, Pune and Surat soon



You Get What You See, Ready Possession Homes



2BHK



1BHK



Studio Flat



Scan For Video Tour

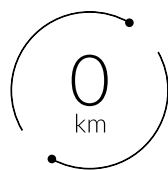
उपस्थित

Igatpuri Is The New Lonavala

At 2000 Feet Above Sea Level



Suburban life with urban connectivity



Mumbai-Nashik Highway (Nh3)



Samruddhi Expressway



Igatpuri Railway Station



Nashik City



Thane

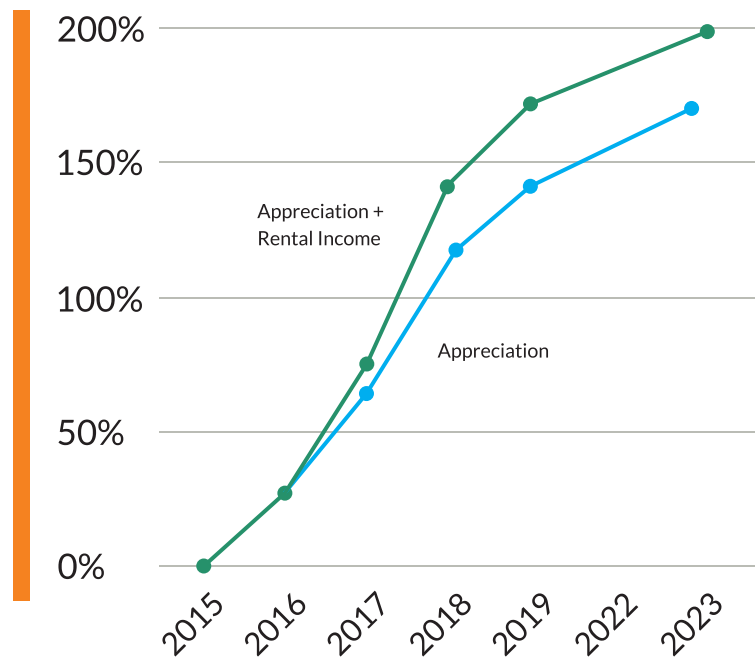


Mumbai



For Your Family's Happy Future

3X
Return
Given



Why Anandvann?

Anandvann	Highway touch Assured tenants 100+ MNCs Increasing rentals and prices
City Flats	High Price with low return
Other Igatpuri Flats	No employment in the neighborhood, no assured tenant, and no push for price and rental increase
Other Second Home Flats	Non Hill station, non prime location

Banking Partners





Mr. Yogesh Kulkarni
(Indian Oil Corporation -Manager)

I have bought my flat in Anandvann Phase 2 and recently got my possession. Soon after I am getting a very good rental income. Anandvann is a Nature Lover's Paradise. The greatest treasure lies in its integration with the surrounding environment. Imagine waking up to birds singing; our mornings start with breathing in the fresh mountain air, and a gentle breeze through the hair. It's a place I can reconnect with nature. I have bought this home for my well-being. Natural light floods the interiors, and our balcony has become an extension of the living room. Amenities like swimming pools, gardens and play areas cater to every member of my family. Here, we find not just a home, but a sense of being part of something larger than oneself. It's a community that embraces you with open arms, offering a sense of belonging and shared joy.



Mr. Rigveda Singh
(Media Professional)

Anandvann by Sarvppratham Developers is a good investment option for young couples who want to build a home together. We are happy to have our own flat in Anandvann . The people at Sarvppratham are genuine and helpful. The surrounding area is developing very fast, and hence the appreciation value of my flat is also going up. They are also coming up with villas and shops. I think it will be wise to invest here as early as possible. The location is also prime. Nashik, Sula Vineyard, Trimbakeshwar Temple, Decathlon, Smart, and much more are all in very close proximity.



Emerging Brand of The Year 2024



Call Now : 022 50647702 | www.sarvppratham.com

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As seen in

