



## A PLACE LIKE NO OTHER

At Anand Nilay, our 2, 3 and 4 bedroom detached single-family, one-story homes are designed based on our well established experience constructing high quality retirement lifestyle communities. The luxurious clubhouse includes a lavish fully staffed kitchen serving hot meals daily, as well as a state-of-the-art gym, multiple activity rooms, and an outdoor pool and spa. Well appointed staff will be available who are trained to attend to residents' needs and bring family members the ultimate peace of mind. Make Anand Nilay your home in Tampa, FL, voted the #1 city to retire in 2023.





SITE PLAN

Anand Nilay is luxury living at its finest. Located in Tampa, Florida, the community boasts resort-style amenities, a state-of-the-art clubhouse, and luxurious single-story open floorplans. This unique community will deliver the exceptional retirement living of your dreams.



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## SINGLE FAMILY HOME

Kedarnath Model

2 bedroom plus den, 2 bathroom, 1720 sq ft





SINGLE FAMILY HOME  
Kedarnath Model

2 Bedroom Plus Den  
2 Bathroom  
1720 sq ft





## SINGLE FAMILY HOME

Yamunotri Model

3 bedroom, 2 bathroom, 1720 sq ft





**SINGLE FAMILY HOME**  
**Yamunotri Model**

**3 Bedroom**  
**2 Bathroom**  
**1720 sqft**





## SINGLE FAMILY HOME

Gangroti Model  
3 bedroom plus den, 3 bathroom, 2514 sq ft





**SINGLE FAMILY HOME**  
**Gangotri Model**

**3 Bedroom Plus Den**  
**3 Bathroom**  
**2514 sq ft**





## SINGLE FAMILY HOME

Badrinath Model

4 bedroom plus den, 3 bathroom, 2514 sq ft





**SINGLE FAMILY HOME**  
**Badrinath Model**

**4 Bedroom Plus Den**  
**3 Bathroom**  
**2514 sq ft**





## YOUR EXTERIOR APPOINTMENTS

- **Luxury single-family detached homes**
- Long-life Mediterranean style concrete roof tile
- Professionally designed lush landscape package with fully sodded lot
- **Homeowner controlled automatic irrigation system**
- Designer lights on garage, entryway and lanai
- Gutters in strategic locations and excluding gables
- **Solid concrete entries and covered lanais; concrete paver driveway and walk**



## YOUR INTERIOR APPOINTMENTS

- 12" x 24" tile in living areas throughout home
- Knockdown textured finish on ceilings and on interior walls
- Two Tone Interior Paint
- Air conditioned bathrooms and walk-in closets
- Telephone pre-wire in kitchen and master bedroom
- Cable television pre-wire in great room and all bedrooms
- Ceiling fan pre-wire in great room, covered lanai, and all bedrooms
- Decorative Progress Lighting® fixtures in all bathrooms and recessed lighting
- Electric entry door chime
- Painted wood window sills
- Long lasting acrylic clad steel ventilated closet shelving





# YOUR EXCEPTIONAL INTERIOR

## GOURMET KITCHEN

- Quartz counter tops with 3"x6" tile backsplash
- Designer selected wood recessed panel cabinets with 42" uppers and satin nickel hardware
- Cabinet crown molding at top with soft close doors and drawers
- Double compartment under-mount stainless steel sink
- Designer Delta® faucet with integrated pull-out sprayer in satin finish
- 1/2 hp garbage disposal
- Stainless Steel Energy Star® counter depth French door refrigerator with in-door ice and water
- Stainless Steel Energy Star® sound insulated automatic dishwasher
- Stainless Steel free-standing self-cleaning gas range
- Stainless Steel microwave
- Range hood with exterior ventilation
- Built-in pantry or closet with acrylic clad steel ventilated shelving
- Recessed lighting with energy-saving compact LED bulbs / trims
- **Natural gas**





# YOUR EXCEPTIONAL INTERIOR

## LUXURY BATHROOMS

- Quartz countertops with matching 4" backsplash with under-mount sink
- Raised height wood recessed panel cabinet vanities with satin nickel hardware
- Full width mirror over vanity with decorator selected lighting above
- Elongated decorative medicine cabinets with beveled edges
- Recessed lighting with energy-saving LED light bulbs / trims (per plan)
- Vapor proof recessed light with energy-saving LED light bulb / trim in shower
- Tile floors, tile on shower floors and walls (8' high) with horizontal deco tile and shampoo niche
- Delta® Lever faucets for ease of operation in brushed nickel finish
- Energy Star® bathroom exhaust fans on separate switch
- Designer towel and bath accessories in brushed nickel finish
- Water-saving, comfort-height elongated water closets
- Satin nickel finished framed glass enclosure on showers
- **Zero entry showers**

## LAUNDRY

- Washer/Dryer hook-ups for large capacity machines
- **Laundry sink**





## YOUR HIGH QUALITY CONSTRUCTION STANDARDS

- Design & construction in accordance with rigorous wind resistive requirements of the Florida Building Code
- Steel reinforced monolithic concrete building foundation system with reinforced concrete block exterior walls where applicable
- Pre-fabricated roof truss system with straps and connections engineered for uplift, load and lateral forces
- Solid concrete entries and covered lanais; concrete paver driveway and walk
- Crack suppressant system installed under all tile areas for improved warranty and protection
- Sherwin-Williams® exterior paint system for long lasting color retention and climate protection
- Long-life Mediterranean style concrete roof tile
- Decorative cementitious finish on exterior walls with stone accents on front
- Cement wallboard at all tub and shower wet areas for added protection





## YOUR INCREASED SAFETY AND SECURITY

- Gated entry with security cameras
- Smoke/carbon monoxide detectors in bedroom areas
- Decorative Kwikset® handle-set, entry dead bolt lock and door viewer
- Tempered insulated sliding glass doors and bathroom windows for your safety
- Grab bar in showers
- Front door camera and doorbell
- Dusk to dawn lighting in front of garage



## YOUR INDOOR COMFORT AND CONVENIENCE

- Kwikset® Lever handle hardware on all interior doors for easy opening in brushed nickel finish
- Wi-Fi Digital Thermostat for easy viewing with humidistat
- Raised height vanities with wood paneled doors in all master and secondary bathrooms
- Delta® Lever faucets for ease of operation in brushed nickel finish
- Rocker-style electrical switches for ease of operation
- Valet trash/garbage service







## YOUR ENERGY EFFICIENT HOME - SAVING YOU MORE MONEY ON YOUR UTILITY BILLS

- Energy star certified
- High efficiency 15-SEER central air conditioning and heating system with complete manufacturers warranty
- Energy Star® appliance package
- Energy efficient, insulated vinyl windows, sliders and glass doors
- Icynene spray foam insulation under roof and R-4.1 on block walls in air conditioned living areas
- Energy efficient tankless water heater
- Insulated fiberglass front entry door with weather stripping
- Modified urethane sealant around all exterior windows, doors and penetrations
- Energy-saving fluorescent and LED light bulbs / trims
- Energy Star® bathroom exhaust fans
- Water-saving plumbing fixtures
- Water-saving, comfort height elongated commodes
- Natural gas for tankless water heater, range, dryer and optional back-up generator



## YOUR WARRANTY AND LOW MAINTENANCE

- Insured Home Buyers 2-10, 10-year structural home warranty
- Appliance warranty
- Manufacturer warranty on the air conditioning and heating system parts
- Builder material & workmanship warranty
- Raised panel galvanized steel garage doors with top panel windows and garage door opener with 2 remotes
- Sentricon Termite Elimination Treatment



## YOUR SPECIAL DESIGN ELEMENTS

- Height-enhancing 10' ceilings
- Sculpted colonial wood baseboards (5 1/4") and casings
- Paneled colonial style doors
- Pre-plumbed for water softener
- Pre-wired for optional back-up generator
- Designer selected Progress Lighting® package
- Screened lanais
- Over-sized walk-in closets in master bedrooms
- All closets lighted
- His and hers sinks in master bathroom raised height vanities



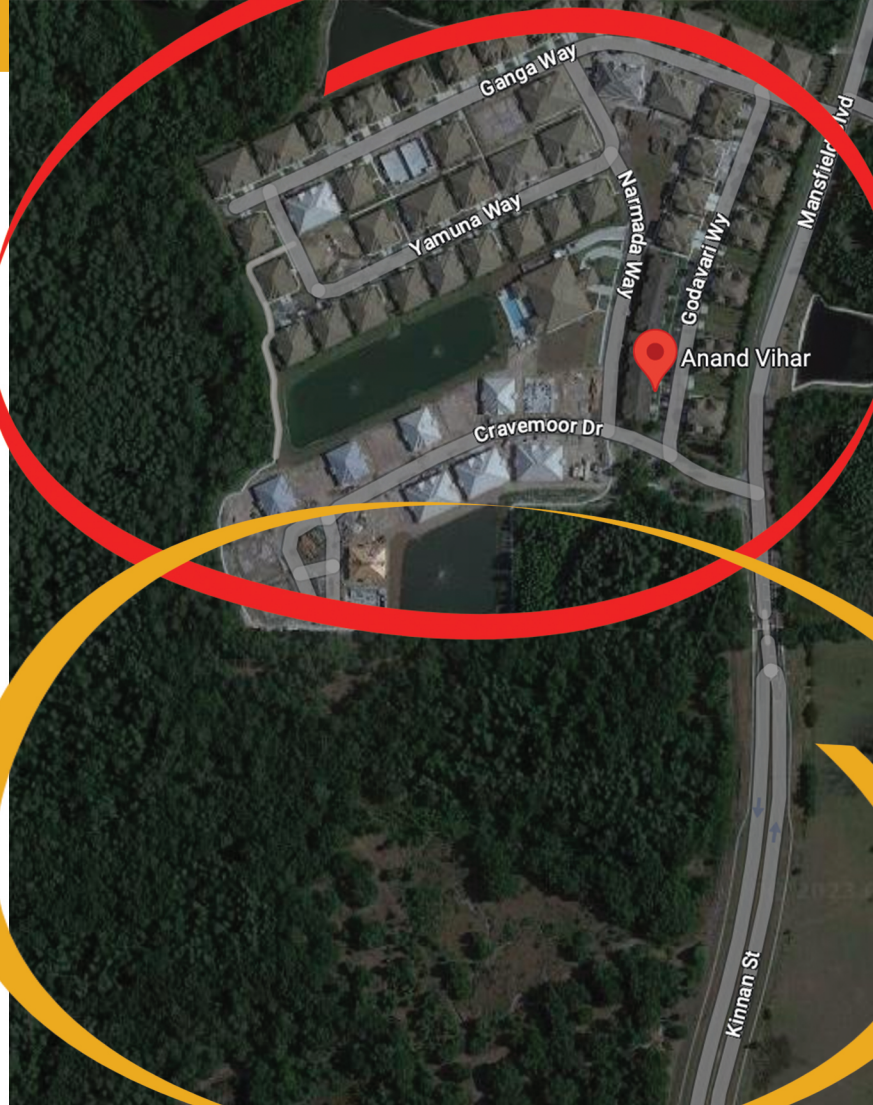


## COMMUNITY AMENITIES

- Luxury clubhouse
- Deluxe and flexible meal plan options
- Prayer/meditation hall
- Fitness center
- Yoga and activity room
- Media room
- Multi-purpose rooms
- Swimming/relaxation pool
- Steam room
- Whirl pooling Spa

  
*Completed 2023*

  
*Coming 2024*



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