



Blissful Living  
**ANAND NILAY**





## A PLACE LIKE NO OTHER

Our 2-, 3-, and 4-bedroom detached single-family one-story homes at Anand Nilay reflect 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. Outside, residents will enjoy the luxuries of a pool and hot tub, a putting green, a spacious courtyard, and more fun amenities. Well-appointed, trained staff will be available to attend to residents' needs, bringing family members the ultimate peace of mind.

*Make your home at Anand Nilay in Tampa, FL,  
voted the #1 city to retire.*



# THE PRIVATE CLUBHOUSE

The Anand Nilay Club delivers a lifestyle rich in services and amenities, with curated events and programming tailored for the residents of Anand Nilay. With its grand lobby lounge and luxury amenities, Anand Nilay's private clubhouse was designed to be an extension of your home.

Each of these amenities creates a peaceful and comfortable community enhanced by Indian culture. Imagine days spent here with friends and family, making new memories and sharing experiences. It will truly be the center of your daily life.



## *Entertainment & Relaxation*

Our clubhouse has everything you need to relax, have fun, and embrace the sublime joys of blissful living.

- Screenings of movies, shows, and sports on a top-of-the-line projector
- Comfortable outdoor spaces to enjoy good conversation or Antakshari
- Covered outdoor seating areas with fire pits
- Putting green
- Wellness garden
- Event space for meetings, holiday celebrations & private events

## *Hobbies & Games*

Meet with friends, socialize, or play cards and carrom board in our grand lobby/game and card room.



## *Active Community*

Join neighbors for morning and evening walks throughout the community. Enjoy the friendly, active atmosphere as residents regularly stroll the neighborhood together.



## FOOD & DINING

### *Vegetarian Chef-Prepared International Cuisine*

Enjoy delicious chef-prepared international cuisine in our gorgeous indoor and outdoor covered dining halls.

The Club offers full-service dining, featuring fresh, flavorful meals with high levels of nutrition.



*Lunch and dinner served daily*

*Indian vegetarian cuisine*

*Masala chai station*



*Plated buffet meals*

*À la carte menus*

*Home meal delivery service*

*Customized catering for private events*



# HEALTH & WELLBEING

Keep up an active lifestyle, hang out with friends, or do both!

## *Swimming Pool & Spa*

Relax in the spa or get in some laps in our resort-style pool.



## *Satsang Activities*

Residents can take part in Satsang activities, fostering spiritual reflection and meaningful discussions in the good company of like-minded neighbors.



## *Fitness Center | Open 24/7*

Aerobic and strength training machines available

Sauna and steam rooms

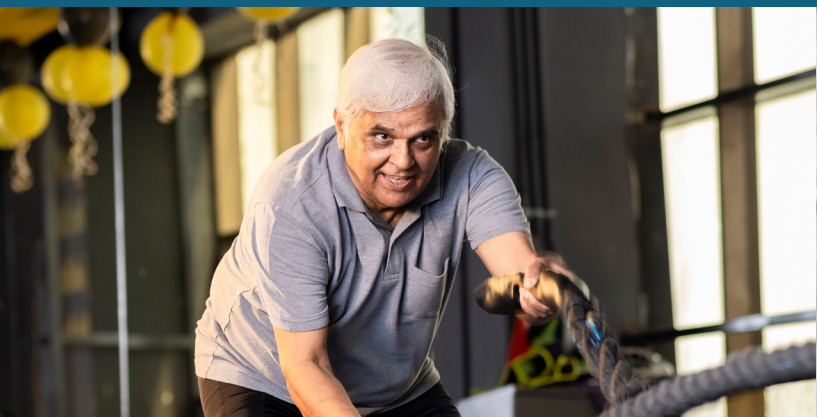
Relaxing multipurpose space for yoga, meditation, and group workouts

## *Hospitality Services*

Our dedicated staff provides attentive service and peace of mind, coordinating residents' wants and needs. Services listed are offered at an additional cost.

At-home resident wellness checks

Technology assistance



## *Hospitality Coordination*

Our team helps organize social outings and gatherings, connecting residents with opportunities to explore local events, shopping, and activities.

Shopping trips to International Plaza Mall and Tampa Premium Outlets

Tours of The Tampa Museum of Art, The Salvador Dalí Museum & The Chihuly Collection

Musical and theater performances at The Straz Center Ruth Eckerd Hall & The Duke Energy Center

Sporting events at Amalie Arena, Raymond James Stadium & Tropicana Field



# 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 floor plans. The unique community will deliver the exceptional retirement living of your dreams.



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# FLOOR PLAN OPTIONS



## *Yamunotri*

3 Bedrooms | 2 Bathrooms | 1,720 Sq Ft | 2-Car Garage

Covered/screened patio

Primary suite with large walk-in closet

Kitchen with bar seating

Full dining room

Starting at \$560k



## *Features*

The Yamunotri is designed for comfort and convenience, with plenty of room for family & friends. This one-story floor plan is modern but so warm and welcoming! This efficient home includes three bedrooms and an open living area that includes a great room, a dining room, and a spacious kitchen. The primary suite is so peaceful, with a walk-in shower and a large walk-in closet. Two additional bedrooms, as well as a well-placed hall bath, are ideal for guests – or grandkids. The Yamunotri includes a 2-car garage, a laundry room, and easily accessed outdoor spaces. This cozy home is where you and your family will love spending time together.

**AnandNilay.com**

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Pangea Realty Group, Broker

All images are shown to indicate the quality of finishes and design. Please refer to floor plans for specific layouts.



# FLOOR PLAN OPTIONS



## *Kedarnath*

2-3 Bedrooms | Den | 2 Bathrooms | 1,720 Sq Ft | 2-Car Garage

Covered/screened patio

Primary suite with large walk-in closet

Flex room/Guest suite

Den or 3rd bedroom

**Starting at \$560k**



## *Features*

The Kedarnath is a model of style and flexibility. The open floor plan is ideal for entertaining or quiet everyday living. This comfortable home includes two or three bedrooms and an open living area that includes a great room overlooking the patio, a spacious dining room, and an expansive kitchen. The primary suite is a haven, with a walk-in shower and a large walk-in closet. The flex room can be whatever you need, from guest suite to game room. (And it has an adjoining full bath!) The other bedroom could also be a den/study. No matter how you configure them, you'll have plenty of space for guests – or the grandkids. The Kedarnath includes a 2-car garage, a laundry room, and easily accessed outdoor spaces. This inviting home makes spending time together so easy.

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# FLOOR PLAN OPTIONS



## *Badrinath*

4 Bedrooms | Den | 3 Bathrooms | 2,514 Sq Ft | 2-Car Garage

Covered/screened patio

Kitchen with breakfast nook

Primary suite with 2 walk-in closets

Flex room/Guest suite

Starting at \$750k



## *Features*

The Badrinath is luxurious, modern, and filled with style. Designed for your unique lifestyle, every inch of this one-story home has been carefully placed for optimal comfort. The spacious dining room flows into the great room and the beautiful kitchen with an island and a breakfast nook — perfect for your entertaining needs. The den/study is conveniently located just off the dining room. A luxurious primary suite is your place to relax and recharge, with two walk-in closets, a beautiful walk-in shower, and dual vanities. Family and guests will always be as comfortable as possible with three additional bedrooms and two well-placed baths. The Badrinath includes an easily accessed patio, a 2-car garage, and a laundry room. In this home, happiness is your natural state.

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# FLOOR PLAN OPTIONS



## *Gangotri*

2-3 Bedrooms | Den | 3 Bathrooms | 2,514 Sq Ft | 2-Car Garage

Covered/screened patio

Kitchen with breakfast nook

Primary suite with 2 walk-in closets

Flex room/Guest suite

**Starting at \$750k**



## *Features*

The Gangotri is the essence of innovative design and comfortable living, from the private study to the wide-open living space to the flex room.

The kitchen, featuring a breakfast nook and a large island with seating, joins seamlessly to the spacious great room with easy access to the patio, creating a place where you'll love to gather with family and friends. The primary suite is a luxurious retreat, featuring a walk-in shower and two walk-in closets. Bedroom 2 has a walk-in closet and easy access to the hall bathroom. The flex room can easily double as a guest suite with a private bath and a large walk-in closet. This layout ensures that everyone is comfortable. The Gangotri also has a 2-car garage and a laundry room.

Everything you need for a convenient, comfortable life is here!

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# LUXURIOUS STANDARD FEATURES



## *Community Amenities*

- Luxury clubhouse
- Deluxe and flexible meal options
- Fitness center
- Yoga and activity room
- Media room
- Multi-purpose rooms
- Swimming/relaxation pool
- Steam room
- Whirlpool spa

Blissful Living<sup>SM</sup>  
**ANAND VIHAR**

Blissful Living<sup>SM</sup>  
**ANAND NILAY**



Completed 2023

Coming 2025



# 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 manufacturer's warranty

Energy Star® appliance package

Energy efficient, insulated vinyl windows, sliders, and glass doors

Open cell spray foam insulation under roof and R-4.2 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/trim

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 EXCEPTIONAL INTERIORS



## *Luxury Bathrooms*

- Quartz countertops with matching 4" backsplash with under-mount sink
- Raised height wood cabinet vanities with designer hardware
- Full-width mirror over vanity with decorator-selected lighting above
- Decorative medicine cabinets with beveled edges
- LED surface lights
- Vapor proof recessed light with energy-saving LED light bulb/trim in shower
- Tile floors, shower floors and walls with horizontal deco tile and shampoo niche
- Kohler 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
- Shower with framed glass enclosure in satin nickel finish
- Zero entry showers

## *Laundry*

- Washer/dryer hook-ups for large capacity machines
- Laundry sink



## *Gourmet Kitchen*

- Quartz countertops with 3"x6" tile backsplash
- Designer selected full overlay cabinets with 42" uppers and designer hardware
- Cabinets with crown molding, soft close doors and drawers
- Double-compartment under-mount stainless steel sink
- Designer Kohler® faucet with integrated pull-out sprayer in satin finish
- 1/3 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 painted wood shelving
- LED surface lights
- Natural gas



# YOUR INTERIOR APPOINTMENTS

- 12"x24" tile in entry, kitchen, breakfast area, great room, dining room, utility room, study and primary bedroom
- Carpeting in bedrooms 2, 3 & 4
- Knockdown textured finish on ceilings and interior walls
- 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, den, covered lanai, and all bedrooms
- Decorative lighting fixtures in all bathrooms, and LED surface lights
- Video doorbell with chime
- Solid surface window sills
- Long-lasting acrylic-clad steel ventilated closet shelving

# YOUR EXTERIOR APPOINTMENTS

- Luxury single family detached homes
- Long-life flat 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, excluding gables
- Solid concrete entries and covered lanais, concrete paver driveways and walkways



# YOUR HIGH QUALITY CONSTRUCTION STANDARDS

- Design & construction in accordance with rigorous wind resistive requirements of 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 driveways & walkways
- 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 flat 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 & SECURITY

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

## YOUR INDOOR COMFORT & CONVENIENCE

- Schlage® Lever handle hardware for easy opening on all interior doors in brushed nickel finish
- Wi-Fi digital thermostat with humidity controls for easy viewing
- Raised height vanities in all master and secondary bathrooms
- Kohler® Lever faucets for ease of operation in brushed nickel finish
- Rocker-style electrical switches for ease of operation





## YOUR SPECIAL DESIGN ELEMENTS

- Height-enhancing 10' ceilings
- Sculpted colonial wood baseboards (5 ¼") and casings
- Paneled colonial-style doors
- Pre-plumbed for water softener
- Pre-wired for optional backup generator
- Designer selected lighting package
- Screened lanais
- Over-sized walk-in closets in master bedrooms
- Lighting in all closets
- His and hers sinks in master bathroom with raised height vanities
- Crown molding throughout home, excluding bathrooms

## YOUR WARRANTY & LOW MAINTENANCE

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





## MEET THE BUILDER

### *William Ryan Homes*

We have selected William Ryan Homes to build single-family homes in Anand Nilay. Our collaboration with this trusted homebuilder known for its personalized approach throughout the homebuilding process will ensure you feel right at home in Anand Nilay.

William Ryan Homes built its reputation on a simple yet powerful principle: quality homes made personal. Since 1992, they've been crafting homes that reflect each buyer's unique tastes and lifestyles. With a dedicated team and an unwavering commitment to excellence, they strive to make your journey as enjoyable as possible. From meticulous attention to detail to an extensive range of options and inclusions, they ensure that your home is more than just a place—it's an extension of who you are.



*Schedule a tour today!*

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