

ANVIKA

SECOND HOMES AT AMBA GHAT – KOLHAPUR



An oasis of relaxation and leisure.

Imagine living at an altitude of 2000 ft next to a UNESCO World Heritage Site, submersed in cool sea breeze from the Arabian sea, surrounded by diverse flora and fauna and nestled amidst an ancient mountain range, the Sahyadris, with access to all modern amenities and conveniences.



That's life at Anvika.

As the name suggests in Sanskrit, Anvika translates to power and completeness, two qualities that you will experience the moment you arrive, the power of nature and the completeness of a holistic community.



Come and discover divinity in the elements, flora, fauna and your own inner self.

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A second home at Anvika comes with a lot, from nature and the project. Situated between the important cities of Ratnagiri and Kolhapur – Manoli (Amba) is a unique location. Surrounded by evergreen reserved forests on three sides, you'll be living amongst the world's 8th most biologically diverse hotspot. Spread across 75 acres of land, Anvika is an integrated hospitality project that balances contemporary living and untouched nature. One can only imagine the rare beauty of the land, plants and animals that awaits you there. Yet you will have access to enough connectivity that will keep you in touch with what is important to you.



Connectivity

Strategically located midway between the Ratnagiri-Kolhapur segment of Ratnagiri-Nagpur National Highway (N. H. 166), an important highway of Government of India's Bharatmala project that aims to connect the western coast of India to Central India (Nagpur).

40 km from Mumbai-Goa Highway and 60 km from Pune-Bangalore Highway.

Air, road and rail connectivity via Kolhapur, Mumbai, Pune, Belgaum, Ratnagiri and Goa.





A home, resort or a getaway, Anvika has much to offer.

The resort section comprises of bungalows on resort plots, it also boasts a Clubhouse and Wellness Center, all of this surrounded by landscaped gardens and open spaces.

The aim is to develop the project in a participatory way.

Plot owners can construct their own houses, thereby enabling each resident to design and create a lifestyle that is perfectly suited to their needs and aspirations, which would be complemented with a Clubhouse and Wellness Center developed by us. Eventually, Anvika is expected to become a professionally managed resort that can welcome guests in addition to being a home to its owner-residents.

Actual site image

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The contemporary side of the mountains.

The materials used are locally sourced making the structure look perfectly at home amongst the majestic mountains. In addition to its memorable design and style, the Clubhouse also features a Lounge, Restaurant, Indoor games room, Swimming pool, Gathering area/Hall and Gym among other facilities.

Strategically located at the entrance of the entire property, the Clubhouse commands an imposing presence with its sweeping roof design that is inspired by the topography of the surrounding hills. It also showcases landscaped gardens that not only complement the surrounding area but also mimic the natural ambience of the terrain, that is complete with a stream running into the property.





The site itself is a marvel, and great care was placed on retaining the natural beauty of the environment without making any structure stand out and overshadow the natural elements. The entire plan is designed around the existing grove of trees and the streams running past them. The building acts as individual pavilions that are connected by narrow pathways and bridges crossing the streams at various points. The significant level differences within this site allows for the entry to be at a higher level and then takes the user to the lower levels through the pavilions where one gets to experience the flowing water and the sense





A celebration of uniqueness and similarities.

The design of the bungalows is mainly along a contemporary theme borrowing references from the local vernacular architecture. Each house is unique in its form and material choice, they may look different, but they share some common elements within materials and proportion which defines a subtle design language of the overall project.



Plot layout and size.



SQ. M	PLOT	SQ. M	PLOT	SQ. M
642	61	300	81	446
1103	62	300	82	795
900	63	300	83	465
896	64	300	84	615
896	65	387	85	942
900	66	1035	86	356
881	67	174	87	450
718	68	415	88	446
750	69	487	89	446
750	70	572	90	450
775	71	450	91	373
1567	72	446	92	285
1332	73	446	93	520
565	74	450	94	530
459	75	521	95	864
408	76	370	96	357
360	77	420	97	883
310	78	403	98	449
258	79	450	99	1045
677	80	446	100	1029
200		1	101	1275

PROMOTER



Vishwas Kadam

With M. Tech. from IIT Madras, Vishwas Kadam spent over 10 years in India and 20 years overseas with various multinationals in multicultural environments. He has an accomplished background because of his experience in project management and its various intricacies.

Upon returning to India, he settled in Kolhapur and founded Anvika while engaging with an educational institute and NGO.

Experience

- Head of project services (project budget US\$ 400M).
- Hands on experience in Project Planning, Risk Management, Contracts, Project Finance and Quality Management.
- Head of Compliance and Governance.
- · Senior Auditor with expertise in auditing of complex management systems.
- Head of Quality Assurance with multi product companies.

Land Status

Plot layout has N.A. (Non-Agricultural) approvals from relevant Revenue and Town Planning Departments.

The property has single point ownership and is free from any debt, indirect or direct liability or mortgage.

TEAM

Architect and Interior Designs

AR. PRAKASH MANKAR Prakash Mankar & Associates, Mumbai

> AR. ROHIT MANKAR Parallax Design Studio, Mumbai www.parallaxdesignstudio.com

Landscaping Consultants

AR. VIKAS & AR. NILIMA BHOSEKAR Vikas & Nilima Bhosekar Landscape Architects, Pune www.vikasbhosekar.com

Hospitality Consultant

ROMESH KOUL Naaz Hotel Consultants Pvt Ltd, New Delhi www.naazconsultants.com

Branding Consultant

JANKI SHAH MEHTA SIXOFUS Design, Mumbai www.sixofusdesign.com



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CONTACT

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