





SALWOOD
ONE

A PREMIUM WELLNESS LIVING & INVESTMENT DESTINATION

"Where Nature Meets Luxury...
and Investment Meets Growth"

-  Oni Village, Narendra Nagar - Near Rishikesh
-  Developed by UK Himalayan Properties Pvt. Ltd.

www.salwoodone.com



*"A Destination People Keep
Coming back to...
Ensures a Property that Never
Stays Vacant."*

ABOUT RISHIKESH

Rishikesh is not just a city...
It is a global destination for spirituality, wellness,
and tourism.

EVERY YEAR, LAKHS OF VISITORS COME HERE TO



Experience Yoga & Meditation



Explore the Himalayas & River Ganga



Find Peace Away From City Life

This Creates a Consistent Demand for Stays and Rentals



BUSINESS MODEL

SALWOOD ONE is designed to be operated commercially

"Not just a home... a running asset."

Revenue Channels

- ✓ Airbnb Rentals
- ✓ Resort Stay Model
- ✓ Yoga Retreat Programs



Investor Benefits

- ✓ Passive Rental Income
- ✓ High Occupancy Potential
- ✓ Long-Term Appreciation



DEVELOPER PROFILE

UK Himalayan Properties Pvt. Ltd.



Real Estate Development Company

Specialized in Uttarakhand Region

From Land Acquisition to Project
Development




Expertise in Resorts, Villas &
Premium Projects

"Local expertise. Professional execution. Trusted delivery."



LOCATION ADVANTAGES

The first peaceful mountain zone closest to Rishikesh

-  15 Minutes - Rishikesh
-  20 Minutes - Ram Jhula, Laxman Jhula, Triveni Ghat
-  Just 3 KM from Gangotri Tehri Road

Surrounded by Forest

Natural Bird Sounds

Clean, Pollution-Free Air

"Close to the City...
Yet Far From Chaos."



AMENITIES & LIFESTYLE

SALWOOD ONE is Not Just a Project...



Yoga & Meditation Hall



Swimming Pool



Fine Dining Restaurant



Library & Reading Lounge



Kids Play Area



Forest Walk &
Trekking Trails



Club House

"This is not just living... it's a daily retreat."



PROJECT VISION

SALWOOD ONE is Not Just a Project...

It is a wellness-driven living concept designed for modern investors.

"Live in a place where people come to heal... and earn while they stay."



Own a
Second Home



Generate
Rental Income



Experience
Nature & Peace

↑
A PLACE WHERE YOU CAN



WHY THIS LOCATION STANDS OUT

Today's buyers are not just looking for property... they are looking for peace, health, and experience.



No Pollution



No Flood Zone



No Landslide Risk



Pure Natural Environment

"A rare location where nature is not a feature... it is the lifestyle."

INVESTMENT POTENTIAL

Narendra Nagar is rapidly emerging as a premium development zone



Growing Infrastructure



Entry of Luxury Hospitality Brands



Rising Tourist Demand

"Early investment here means exponential future growth."

LEGAL & SECURITY

A project backed by strong legal foundation



Approved G+4
Construction Plan



Bank Loan Available
(Government &
Private Banks)



RERA Registration
Under Process

"A transparent and secure investment you can trust."



LIFE EXPERIENCE

Imagine your mornings



Fresh Forest Air



Birdsong Instead of Traffic



Tea on Your Private Balcony

"Here, life slows down... so you can truly live."

PROJECT CONFIGURATION

Residential Offerings

"Every unit is designed to
deliver a view... not just
a space."



RESIDENTIAL OFFERINGS

- ✓ 40 Units - 1 BHK Fully
Furnished Premium Apartments
- ✓ 4 Units - 2 BHK Independent Villas
- ✓ 4 Units - 3 BHK Independent Villas



DESIGN HIGHLIGHTS

- ✓ Forest-Facing Units
- ✓ 6 ft Wide Private Balcony
- ✓ 6 ft Wide Corridors
- ✓ Lift Access
- ✓ Dedicated Parking



WHY SALWOOD ONE

- ✔ Prime Location Near Rishikesh
- ✔ Nature + Luxury Combination
- ✔ Rental + Appreciation Model
- ✔ Limited Inventory
- ✔ Fully Legal & Secure


"A rare opportunity where lifestyle meets returns."



FINAL CLOSING

Invest Today... Own Peace Forever.

BOOKING OPEN

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Limited Units Available