



OWN • RELAX • PROPSE



Your **Cottage** • Your **Investment** • Your **Paradise**

DISCOVER AN UNPARALLELED  
OPPORTUNITY TO OWN A PIECE  
OF PARADISE.

P R E S E N T I N G





Treasure World Hotels & Resorts LLP, where hospitality meets excellence, boasting a decade-long commitment to delivering unparalleled experiences. From our inception, we've redefined hospitality with innovation, comfort, and a deep understanding of our guests' desires. Our journey began with The Nature's Nest, a serene resort near Choral Dam, setting new standards in nature-centric luxury. Expanding further, Aqua Treasure, a groundbreaking water park in central India, signifies our dedication to excellence. Upcoming ventures - Treasure Palm and Anjna Hotels & Resorts - are set to redefine opulence, comfort, and hospitality.

At Treasure World, we believe in creating spaces that go beyond accommodation - they become experiences, memories, and a part of your journey. Every detail, from the serene landscapes of The Nature's Nest to the thrilling designs of Aqua Treasure, is a testament to our dedication to crafting extraordinary moments.

Anjna Hotels & Resorts are more than just construction projects, they are the realization of our commitment to offering you a blend of sophistication, comfort, and tranquility. Stay tuned as we embark on this exciting journey, shaping the future of hospitality with your utmost satisfaction in mind.





T H E L O C A T I O N

A HIDDEN GEM OF HISTORY AND SCENIC BEAUTY AWAITS YOU

Nestled within the picturesque landscape of Mhow, Anjna Hotels & Resorts is your gateway to a hidden gem. This enchanting destination offers a unique blend of rich history and stunning scenic beauty. Explore centuries-old heritage, lush green surroundings, and tranquil retreats that promise unforgettable moments in the heart of nature.

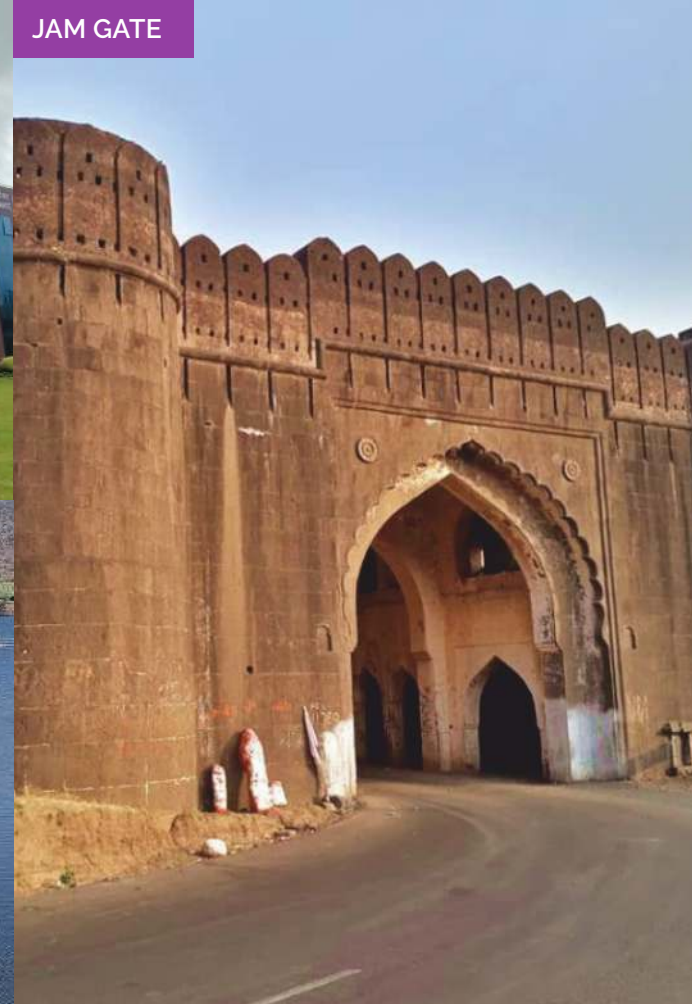
23 kilometers southwest of major city Indore • Nearest Airport is of Indore Devi Ahilya Bai Holkar Airport (IATA: IDR) • Famous Mahakal Temple in Ujjain approx 54 km



PATALPANI WATERFALL



INFANTRY MUSEUM



JAM GATE



NAKHERI DAM



WANCHOO POINT



BAMANIYA KUND WATERFALL



SHEETLA MATA WATERFALL



MANDAV



CHORAL DAM



JANAPAV KUTTI



MEHNDI KUND WATERFALL



BHIM JANM BHOOMI



YOUR BALI-INSPIRED  
VACATION HOME OASIS AWAITS





Welcome to  
Anjna Hotels and Resorts, located in the  
scenic beauty of Mhow. Our seven types of single and  
duplex cottages, developed by Treasure World,  
offer an investment opportunity through a  
sale and lease model, accompanied  
by exclusive membership  
benefits. Experience the  
perfect blend of  
ownership and  
relaxation  
with us.



7 BALI-THEMED COTTAGES  
CHOOSE YOUR EXOTIC ESCAPE





C O T T A G E

DAISY



L A Y O U T P L A N



F L O O R P L A N



Enjoy the convenience of a wide range of amenities and services in a 4 Star resort property.

#### FEATURES

- JACUZZI
- LED SMART TV
- AIR CONDITIONER
- REFRIGERATOR
- INTERCOM
- SAFE (LOCKER)
- IRON PRESS BOARD WITH PRESS
- HAIR DRIER
- DECORATIVE ITEMS
- FIRE EXTINGUISHER

#### SPECIFICATION

PLINTH AREA: 380 SQ. FT.

NO. OF COTTAGES: 21

C O T T A G E  
O R C H I D



Enjoy the convenience of a wide range of amenities and services in a 4 Star resort property.

**FEATURES**

- JACUZZI
- LED SMART TV
- AIR CONDITIONER
- REFRIGERATOR
- INTERCOM
- SAFE (LOCKER)
- IRON PRESS BOARD WITH PRESS
- HAIR DRIER
- DECORATIVE ITEMS
- FIRE EXTINGUISHER

**SPECIFICATION**

PLINTH AREA: 495 SQ. FT.  
NO. OF COTTAGES: 23

L A Y O U T P L A N



F L O O R P L A N



C O T T A G E

IRIS



Enjoy the convenience of a wide range of amenities and services in a 4 Star resort property.

**FEATURES**

- JACUZZI
- PERSONAL SWIMMING POOL
- LED SMART TV
- AIR CONDITIONER
- REFRIGERATOR
- INTERCOM
- SAFE (LOCKER)
- IRON PRESS BOARD WITH PRESS
- HAIR DRIER
- DECORATIVE ITEMS
- FIRE EXTINGUISHER

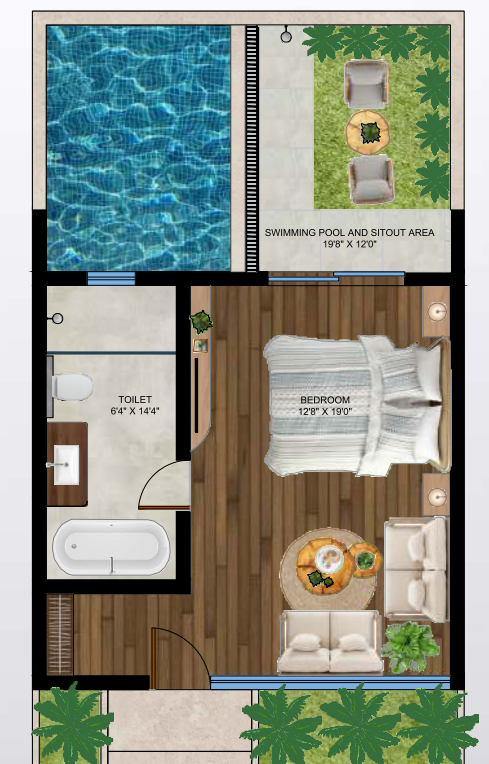
**SPECIFICATION**

PLINTH AREA: 650 SQ. FT.  
NO. OF COTTAGES: 24

L A Y O U T P L A N



F L O O R P L A N



C O T T A G E

R O S E



Enjoy the convenience of a wide range of amenities and services in a 4 Star resort property.

#### FEATURES

- JACUZZI
- PERSONAL SWIMMING POOL
- LED SMART TV
- AIR CONDITIONER
- REFRIGERATOR
- INTERCOM
- SAFE (LOCKER)
- IRON PRESS BOARD WITH PRESS
- HAIR DRIER
- DECORATIVE ITEMS
- FIRE EXTINGUISHER

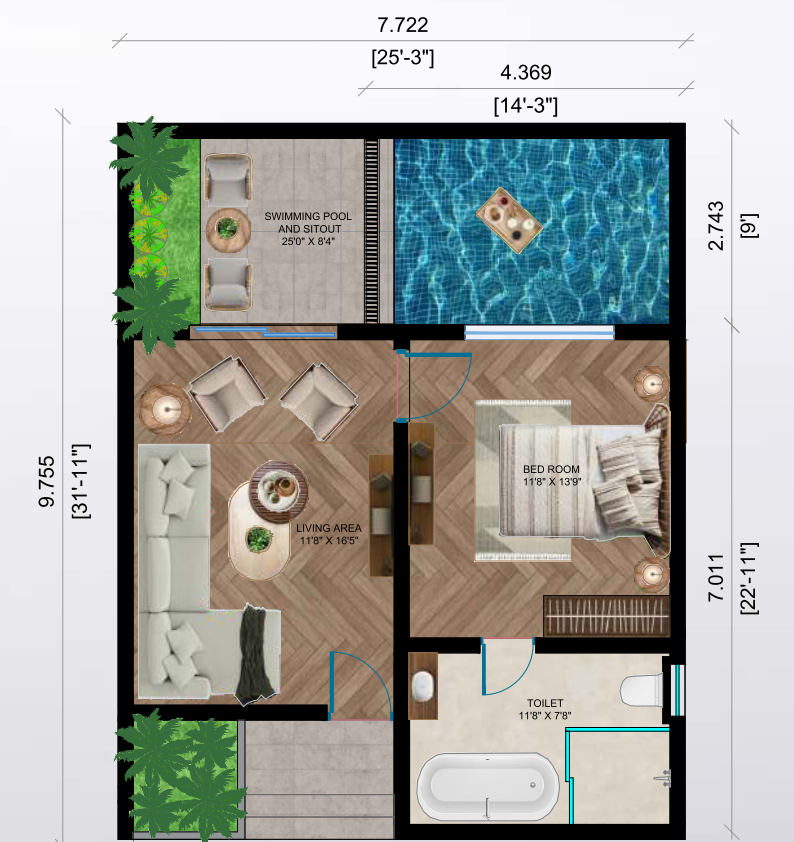
#### SPECIFICATION

PLINTH AREA: 810 SQ. FT.  
NO. OF COTTAGES: 23

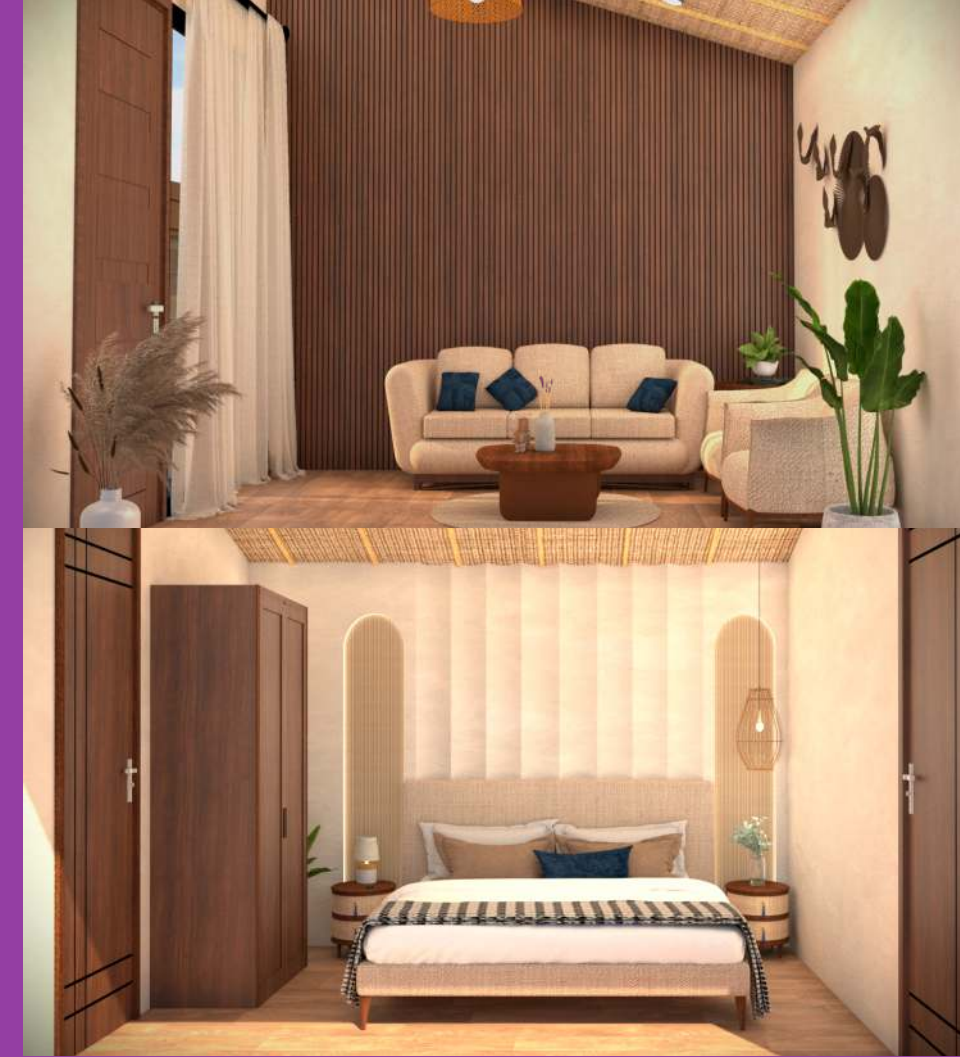
L A Y O U T P L A N



F L O O R P L A N



COTTAGE  
**LOTUS**



Enjoy the convenience of a wide range of amenities and services in a 4 Star resort property.

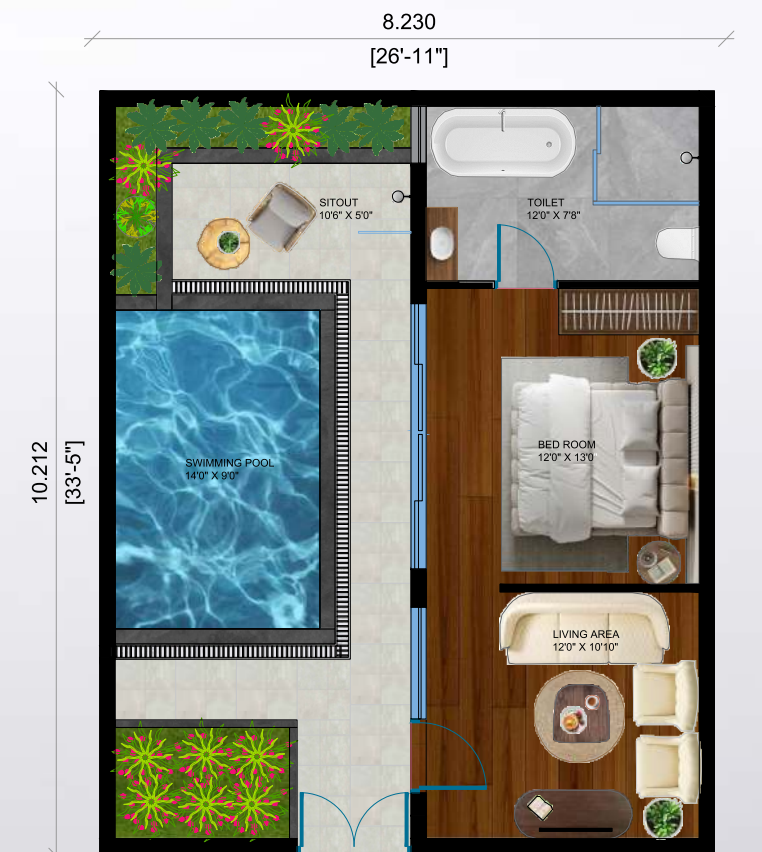
**FEATURES**

- JACUZZI
- PERSONAL SWIMMING POOL
- LED SMART TV
- AIR CONDITIONER
- REFRIGERATOR
- INTERCOM
- SAFE (LOCKER)
- IRON PRESS BOARD WITH PRESS
- HAIR DRIER
- DECORATIVE ITEMS
- FIRE EXTINGUISHER

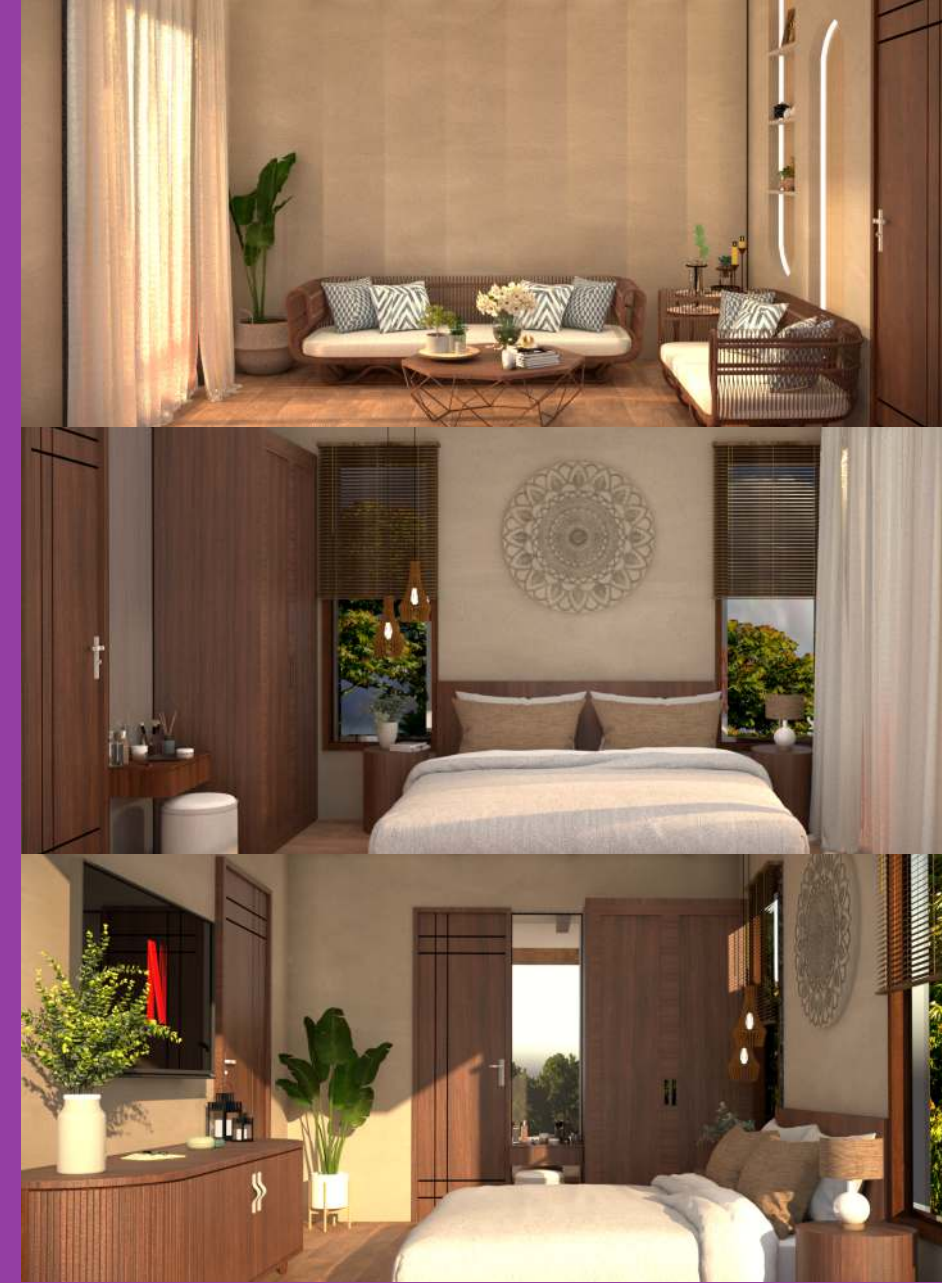
**SPECIFICATION**

PLINTH AREA: 910 SQ. FT.  
NO. OF COTTAGES: 15

FLOOR PLAN



COTTAGE  
TULIP



LAYOUT PLAN



FLOOR PLAN



GROUND FLOOR

FIRST FLOOR



Enjoy the convenience of a wide range of amenities and services in a 4 Star resort property.

FEATURES

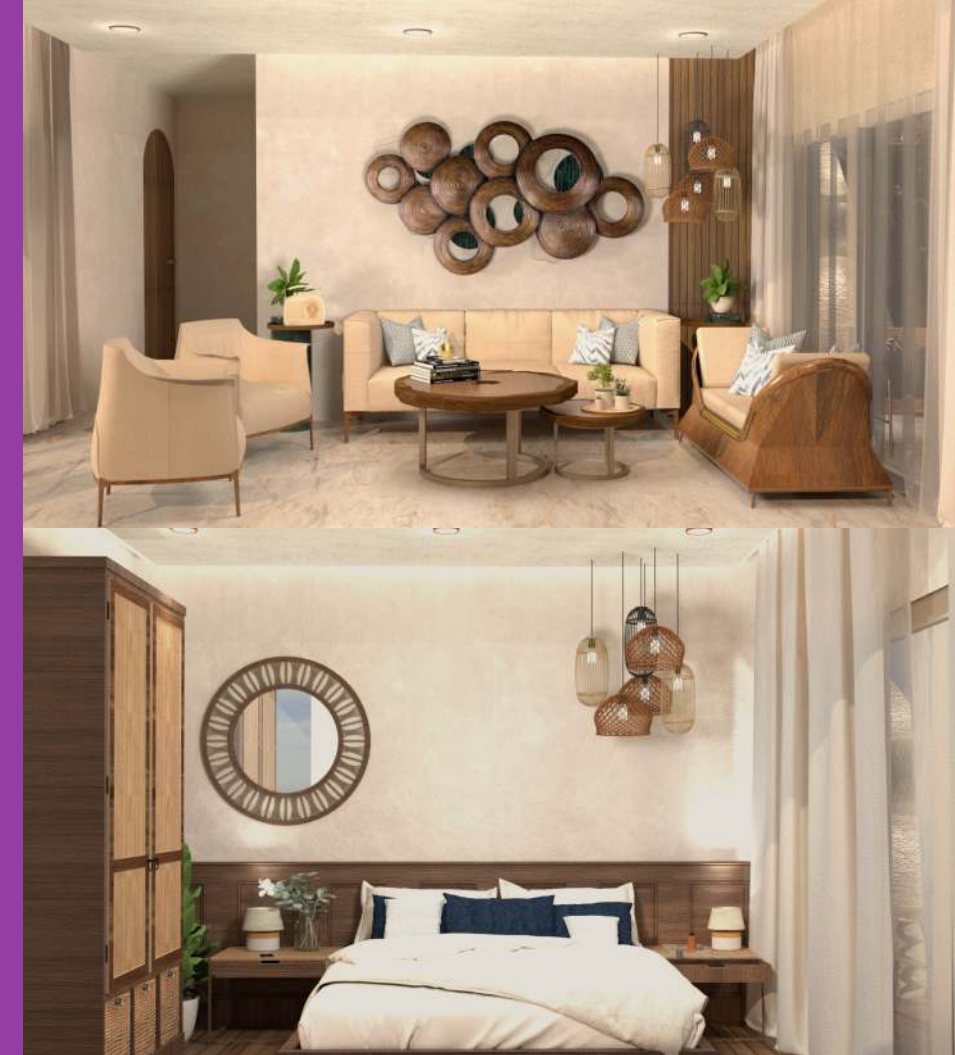
- JACUZZI
- PERSONAL SWIMMING POOL
- LED SMART TV
- AIR CONDITIONER
- REFRIGERATOR
- INTERCOM
- SAFE (LOCKER)
- IRON PRESS BOARD WITH PRESS
- HAIR DRIER
- DECORATIVE ITEMS
- FIRE EXTINGUISHER

SPECIFICATION

PLINTH AREA: 715 SQ. FT. GROUND FLOOR & 500 SQ. FT. FIRST FLOOR  
NO. OF COTTAGES: 2

C O T T A G E

L I L Y



Enjoy the convenience of a wide range of amenities and services in a 4 Star resort property.

**FEATURES**

- 1 JACUZZI
- 2 PERSONAL SWIMMING POOL
- 3 LED SMART TV
- 4 AIR CONDITIONER
- 5 REFRIGERATOR
- 6 INTERCOM
- 7 SAFE (LOCKER)
- 8 IRON PRESS BOARD WITH PRESS
- 9 HAIR DRIER
- 10 DECORATIVE ITEMS
- 11 FIRE EXTINGUISHER

**SPECIFICATION**

PLINTH AREA: 1265 SQ. FT.  
NO. OF COTTAGES: 2

L A Y O U T P L A N



F L O O R P L A N





ADVENTURE PARK

RESTAURANT / BAR

SPA, GYMNASIUM & INDOOR GAMES

RECEPTION & ADMIN BLOCK

MAIN ENTRANCE

PARKING AREA

JASMINE BANQUET HALL

LAWN / GARDEN

SUN FLOWER BANQUET HALL

DAISY COTTAGES

SWIMMING POOL

LILY COTTAGES

ORCHID COTTAGES

SWIMMING POOL

TULIP COTTAGES

IRIS COTTAGES

ROSE COTTAGES

LOTUS COTTAGES







I N V E N T O R Y

YOUR SELECTION  
YOUR FUTURE

Welcome to a world of limitless choices at Anjna Hotels and Resorts. In this section, we unveil the comprehensive inventory of cottages available for sale, designed to cater to your unique preferences.

Whether you seek a serene getaway, a lucrative investment, or a blend of both, our extensive selection ensures you'll find the perfect cottage to suit your desires. Discover a wealth of opportunities and possibilities as you explore the total inventory available for sale at Anjna Hotels and Resorts.

TYPE OF  
COTTAGES

7

TOTAL NO. OF  
COTTAGES

110

SINGLE  
COTTAGES

106

DUPLEX  
COTTAGES

4

		NO. OF UNITS	LAND SIZE
DAISY		21	380 SQ. FT.
ORCHID		23	495 SQ. FT.
IRIS		24	650 SQ. FT.
ROSE		23	810 SQ. FT.
LOTUS		15	910 SQ. FT.
LILY		2	1265 SQ. FT.
TULIP		2	715+500 SQ. FT.



R E S O R T A M E N I T I E S

## A HAVEN OF LUXURY & RECREATION

Indulge in the abundance of world-class amenities that await you at Anjna Hotels & Resorts. Our expansive array of facilities ensures an unforgettable experience, whether you seek adventure, relaxation, or simply a delightful retreat.

**Adventure Park:** More Than 50 Activities

**Luxury Swimming Pools:** Dive into Opulence

**Banquet Halls with Garden:** Celebrate in Style

**Restaurant and Bar:** Culinary Delights Await

**Library:** A Retreat for Book Lovers

**Spa and Gym:** Rejuvenate Your Body and Mind

**Indoor Games and Kids Play Area:** Fun for All Ages

**Cafeteria:** Casual Dining with a View

Group Resorts Amenities: **Water Park:** Experience waves of joy

Other Highlights: Sewage Treatment Plant, Water Recharging, Driver Stay Rooms, Golf Karts, Security Towers, Secured Campus, Security Guards & Gardens

At Anjna Hotels & Resorts, we redefine luxury living by offering a host of amenities that cater to your every need, ensuring an experience that transcends expectations. Welcome to a world where indulgence meets adventure, and every moment is designed for your pleasure.





A D V E N T U R E P A R K

## THRILLING PARK OF 50+ EXPERIENCES

Embark on an exhilarating journey at Treasure World's Adventure Park—an added advantage that makes your investment even more enticing. Our Adventure Park offers a plethora of more than 50 activities, creating a dynamic and vibrant space for adventure enthusiasts of all ages. From heart-pounding thrills to family-friendly fun, our Adventure Park is designed to cater to a diverse range of interests. Here's a glimpse of the excitement that awaits:

**Thrilling Rides:** Go Karting, ATV, Zipline, Rocket Ejector

**Outdoor Adventures:** Sky Cycle, Football / Cricket Turf, Roller Cycle / 360 Cycling, Wall Climbing, Tyre Wall, Commando Net, Cycles (Twin, Single), Kids Electric Cars

**Indoor Delights:** Carrom, Chess, Ludo, Snooker, Billiards, Table Tennis, Snake & Ladder, Hand Soccer, Pool Table, Trampoline, Soft Play Area, Rope Course, Mickey Mouse House, Mini Train

**Sporting Activities:** Archery, Badminton, String Hockey (Air), Paint Ball Gun, Free Fall, Kids Bungee, Sand Play Area, Virtual Hunting, Repelling, Swimming Pool

**Innovative Experiences:** VR Homes, Dart Ball, Balloon Shooting, Gyro, Soft Sand, Clay Area

Our Adventure Park: Beyond an attraction, it's a vital feature maximizing your investment. Whether high-energy thrills or family fun, it epitomizes the limitless possibilities at Anjna Hotels & Resorts. Elevate your experience and returns. Welcome to boundless adventure!



B A N Q U E T S

## GRAND CELEBRATION

Celebrate life's special moments with grandeur at Anjna Hotels & Resorts. Our two exquisite banquet halls provide the perfect setting for your most memorable events.

### ELEGANCE REDEFINED

Step into a world of sophistication as our banquet halls are designed with an exquisite blend of modern aesthetics and timeless elegance.

### VERSATILE SPACES

Whether you're planning a wedding, corporate event, or a social gathering, our banquet halls offer versatile spaces that can be customized to suit your specific needs.

### SCENIC LAWNS

Extend your celebrations to our scenic gardens and lawns, creating a seamless transition between indoor and outdoor festivities.

### STATE-OF-THE-ART FACILITIES

Equipped with state-of-the-art audiovisual technology, lighting, and sound systems, our banquet halls ensure a seamless and immersive experience for your guests.





M U L T I C U I S I N E R E S T A U R A N T & B A R

# CULINARY EXTRAVAGANZA

Savor a symphony of flavors at Anjna Hotels & Resorts, where our Multicuisine Restaurant and Bar redefine the art of gastronomy. Immerse yourself in a culinary journey that transcends boundaries and elevates your dining experience.

## Multicuisine Restaurant A Culinary Odyssey

Step into our Multicuisine Restaurant, where every meal is a celebration of diverse flavors and culinary mastery. Our chefs, inspired by global cuisines, curate a menu that caters to every palate. From tantalizing appetizers to delectable mains and mouthwatering desserts, each dish is a testament to our commitment to culinary excellence.

Global Flavors

Scenic Views

Live Cooking Stations

Outdoor Seating



## Bar Unwind in Style

Adjacent to our Multicuisine Restaurant is our sophisticated Bar, the perfect place to unwind and socialize. Whether you're celebrating a successful day or simply enjoying an evening with friends, our bar offers a curated selection of beverages to complement every mood.

Crafted Cocktails

Premium Spirits & Wines

Cozy Ambiance

Bar Bites





E N J O Y

## MEMBERSHIP BENEFITS

Embark on an unparalleled journey as an Anjna Hotels and Resorts cottage owner and discover a realm of exclusive Treasure World Membership benefits designed to enhance your lifestyle and investment.

Indulge in a culinary journey with a tempting 20% additional discount at our resort's restaurants, making every dining experience a delightful occasion.



**CULINARY DELIGHTS**



**RENTAL INCOME**

As a valued member, you can expect rental income from your cottage, adding another stream of revenue to your investment.

Dive into excitement with complimentary access to our adventure park, ensuring your days are filled with thrills and fun.



**ADVENTURE AWAITS**



**STAY IN STYLE**

Escape to luxury with 5 complimentary days' stay each month. You can share this privilege with friends or family, creating cherished moments together.

Immerse yourself in aquatic delight with complimentary access to our water park, guaranteeing your days are filled with refreshing splashes and endless fun.



**WATERPARK ACCESS**



**ULTIMATE GATEWAY**

Experience the pinnacle of luxury – enjoy the free booking of bulk rooms once in a lifetime, based on certain conditions at Anjna Hotels & Resorts.

2354 6421 0025 0124



EXCLUSIVE MEMBER



# INVESTMENT SALE & LEASE BACK

Welcome to the heart of your investment journey with Anjna Hotels and Resorts. Here, we'll take you through the innovative 'Sale and Lease Back' model that sets our cottage ownership apart. In this unique investment approach, we offer you the opportunity to own a piece of our paradise while capitalizing on your investment. Here's how it works:



## OWNERSHIP

You become the proud owner of a luxurious cottage at Anjna Hotels and Resorts. This cottage is your piece of paradise, a retreat you can call your own.



## LEASEBACK

However, rather than just owning your cottage, you can choose to lease it back to us. This means we take care of renting out your cottage to other guests when you're not using it.



## EARNING

This dual ownership model offers you the best of both worlds. You enjoy your cottage whenever you desire, and when you're not there, it becomes a part of our resort inventory, generating rental income for you.

## BENEFITS OF THE 'SALE AND LEASE BACK' MODEL



**Seamless Income:** By leasing your cottage back to the resort, you can enjoy a steady stream of income while preserving the ownership experience.



**Hands-Off Management:** No need to worry about managing guests or maintenance; our resort handles it all.



**Investment Growth:** Your cottage can appreciate in value over time, potentially increasing the return on your investment.



**Flexible Usage:** Enjoy the freedom to use your cottage as a second home while still benefiting from its income potential.

This innovative model combines the joy of ownership with the financial advantages of an income-generating asset, making your investment in Anjna Hotels and Resorts more rewarding than ever. So, whether you're seeking a tranquil escape, an investment opportunity, or both, the 'Sell and Lease Back' model brings it all together in one seamless package.



O U R P R O M I S E

## EXCELLENCE BEYOND EXPECTATIONS

Discover a world of extraordinary living with Anjna Hotels & Resorts, where our commitment to unmatched excellence extends far beyond your purchase. Immerse yourself in the epitome of luxury as our cottages, crafted to the highest standards, promise an unparalleled living experience. Benefit from a lifetime of dedicated support with our team standing by to assist you in every aspect, from maintenance to reservations.

Experience the convenience of transparent and regular communication, staying informed about resort developments, events, and community news through our newsletters. At Anjna, we are dedicated to continuous improvement, refining and enhancing resort facilities and services to exceed your expectations.

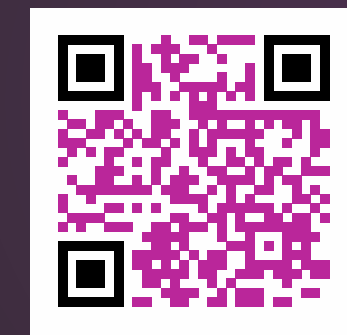
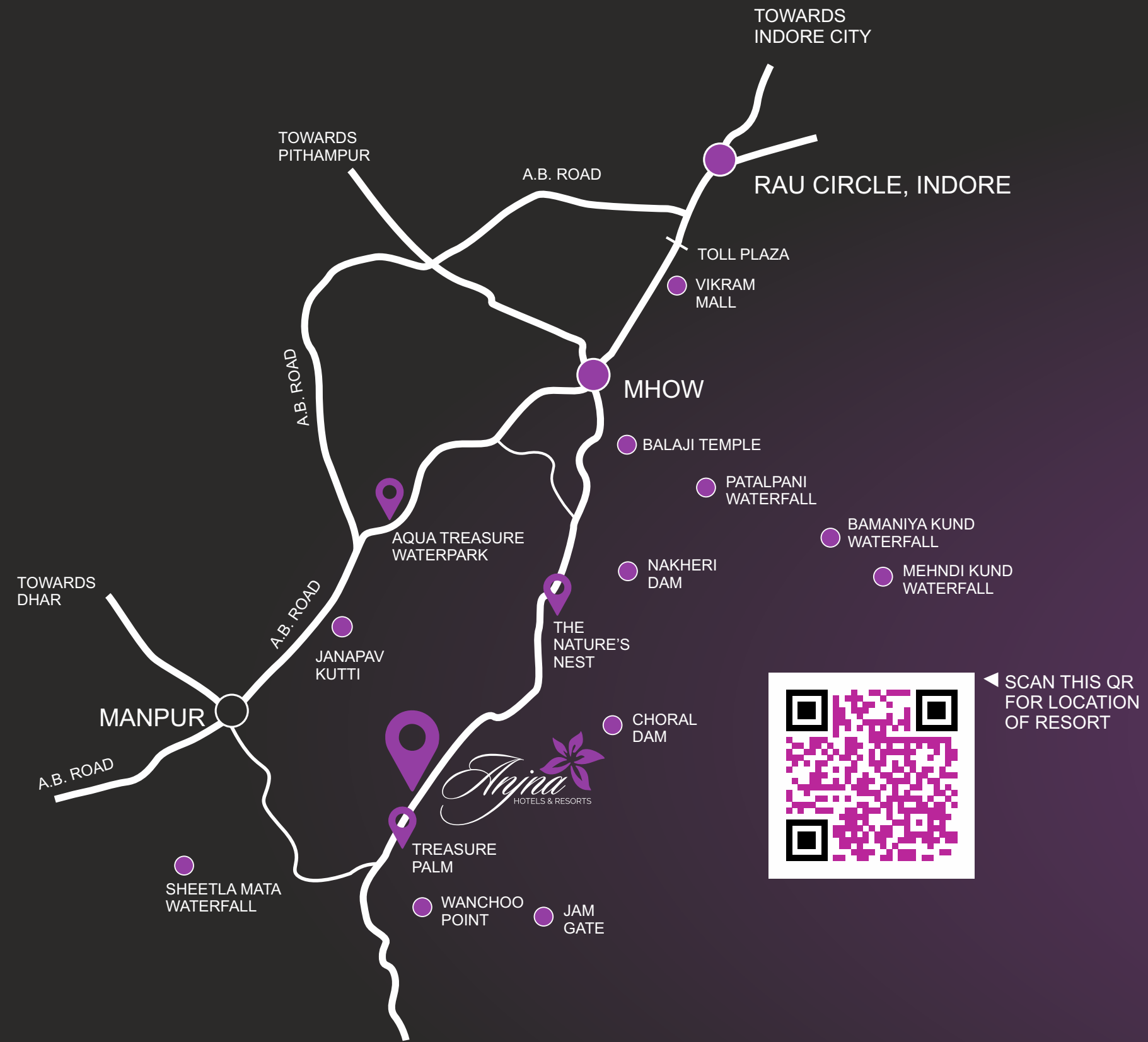
Your ownership comes with exclusive membership privileges, including fixed annual rental income, restaurant discounts, and complimentary stays, ensuring a premium lifestyle within our community. Indulge effortlessly in resort amenities, from the Adventure Park to the Multicuisine Restaurant and Bar, creating a world of convenience at your disposal.





SITE ADDRESS:  
Barkheda, Dr. Ambedkar Nagar (Mhow), Distt.Indore

OFFICE ADDRESS:  
Shreenath Complex, 1st Floor, Old A B Road, Kishanganj,  
Dr. Ambedkar Nagar (Mhow) Pin - 453 441 Dist. Indore (MP)



◀ SCAN THIS QR FOR LOCATION OF RESORT

DEVELOPER:



TREASURE WORLD

MARKETED BY:

**APPLAUSE**  
REALTY

ARCHITECT:



EARTHFIRM ARCHITECTS