



SALWOOD
ONE

WHERE
LUXURY MEETS
CONVENIENCE

PREMIUM FULLY FURNISHED 1
BHK APARTMENTS
WHERE MATURE MEETS LUXURY
LIVING

www.salwoodone.com

VIEW THAT TAKES
YOUR BREATH AWAY



SALWOOD ONE PRE-LAUNCH ANNOUNCEMENT

Book Now-Your Home Will be Ready in Just 18 Months

We are officially opening Pre-Launch Bookings for
SALWOOD ONE Early buyers will enjoy

- Special Pre-Launch Pricing
- Priority Unit Allotment
- Best View-Facing Apartments
- Early-Delivery Benefits
- Limited Inventory Advantage

YOUR FULLY FURNISHED 1 BHK
APARTMENT WILL BE HANDED
OVER WITHIN 18 MONTHS

www.salwoodone.com

A SPACE THAT
FEELS LIKE YOUR OWN

SALWOOD ONE

Premium Fully Furnished 1 BHK Apartments
Where Nature Meets Luxury Living

Introducing **SALWOOD ONE**, a premium apartment project located between Rishikesh and Narendranagar, in the peaceful and scenic Oni Village. This location offers a rare blend of fresh air, pure water, lush greenery, and absolute tranquillity— a lifestyle modern cities can never provide.



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PREMIUM FULLY FURNISHED 1 BHK APARTMENTS

Each apartment is thoughtfully designed for comfort,
luxury, & modern living

- ☑ Elegant Bedroom
- ☑ Designer Living Room
- ☑ Open Kitchen Attached to the Living room (Modern Layout)
- ☑ Modular Kitchen Design
- ☑ Premium Bathroom
- ☑ 6 ft Wide Balcony (Mountain View)
- ☑ 6 ft Wide Corridor (Bright & Airy)

The open kitchen+living room layout gives the apartment a spacious contemporary feel- perfect for personal living, a holiday home, a wellness stay, or a high-demand Airbnb rental

WORLD CLASS PROJECT AMENITIES



CAR PARKING



CLUB HOUSE



SWIMMING POOL



RESTAURANT / CAFE



GYM & FITNESS ZONE



KIDS PLAY AREA



LANDSCAPED GARDEN



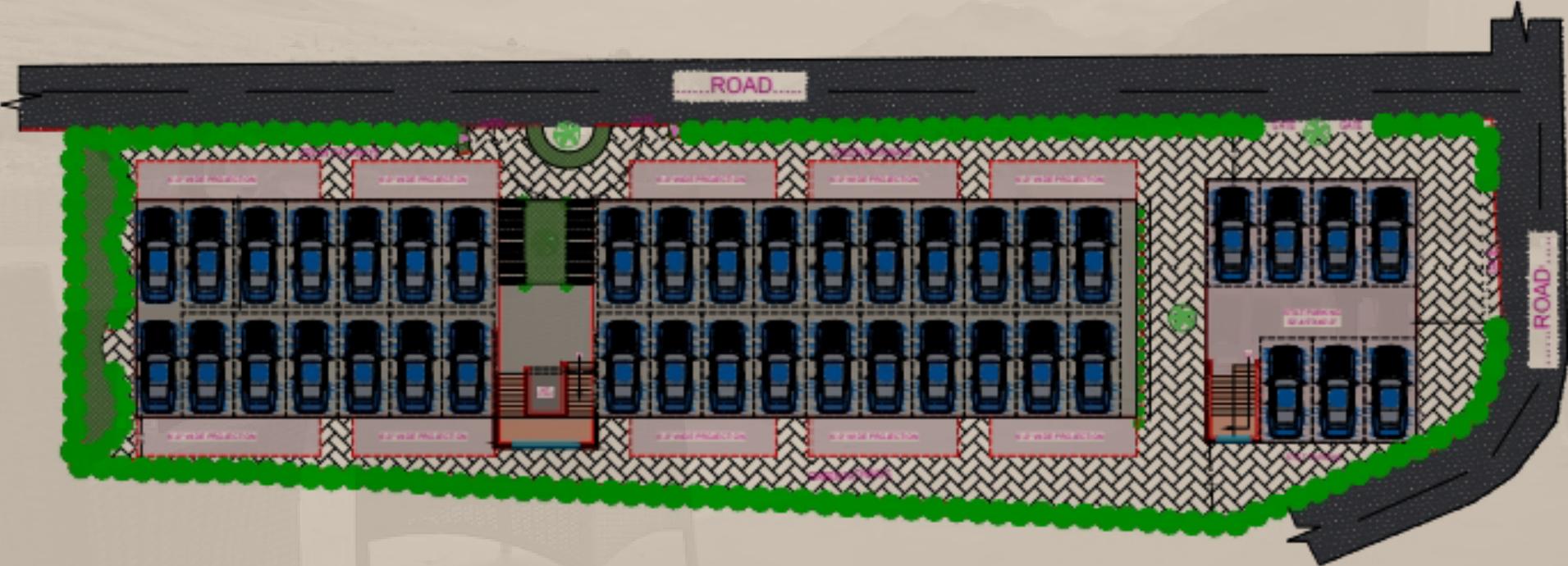
INDOOR GAMES & ACTIVITY ROOM

SALWOOD ONE OFFERS A COMPLETE LUXURY LIFESTYLE WITHIN THE PROJECT ITSELF

SITE PLAN



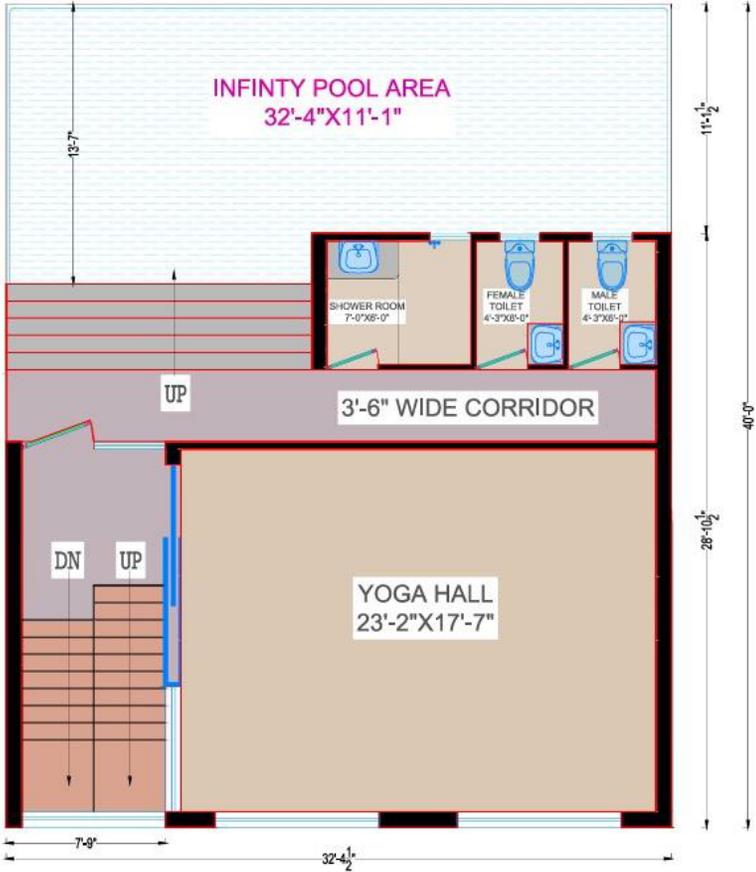
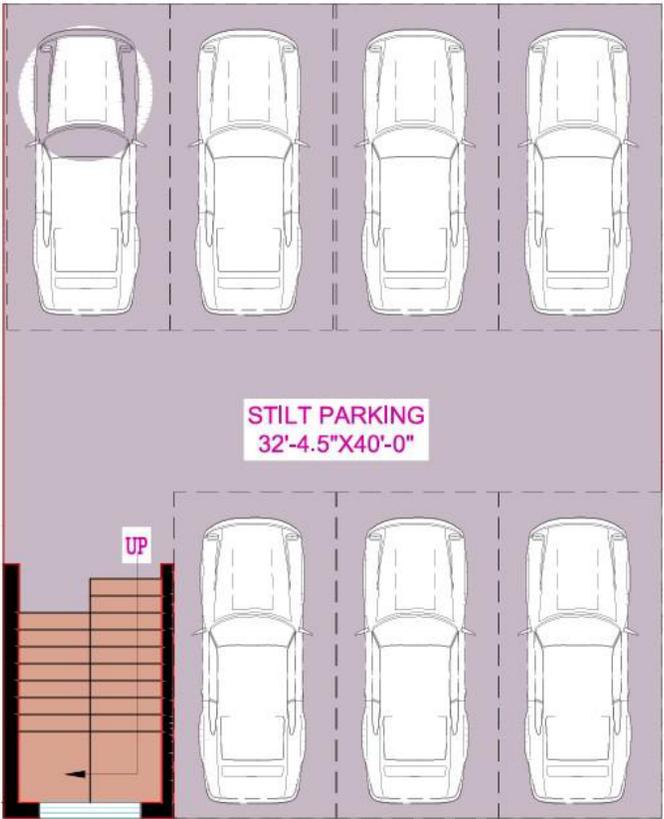
The site plan has been thoughtfully organized to prioritize functionality, smooth circulation, and efficient use of space. The still parking level is designed to comfortably accommodate vehicles while maintaining clear movement paths for both residents and visitors.



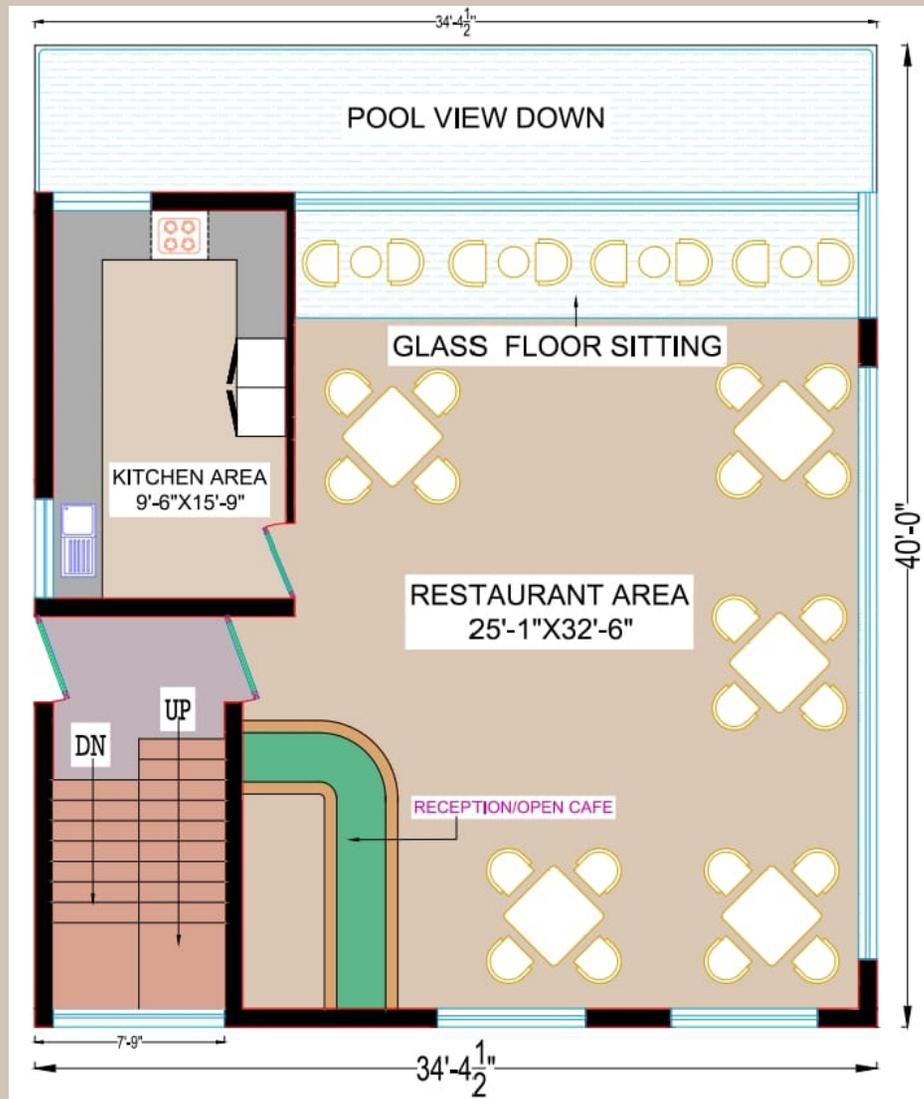
TYPICAL FLOOR PLAN



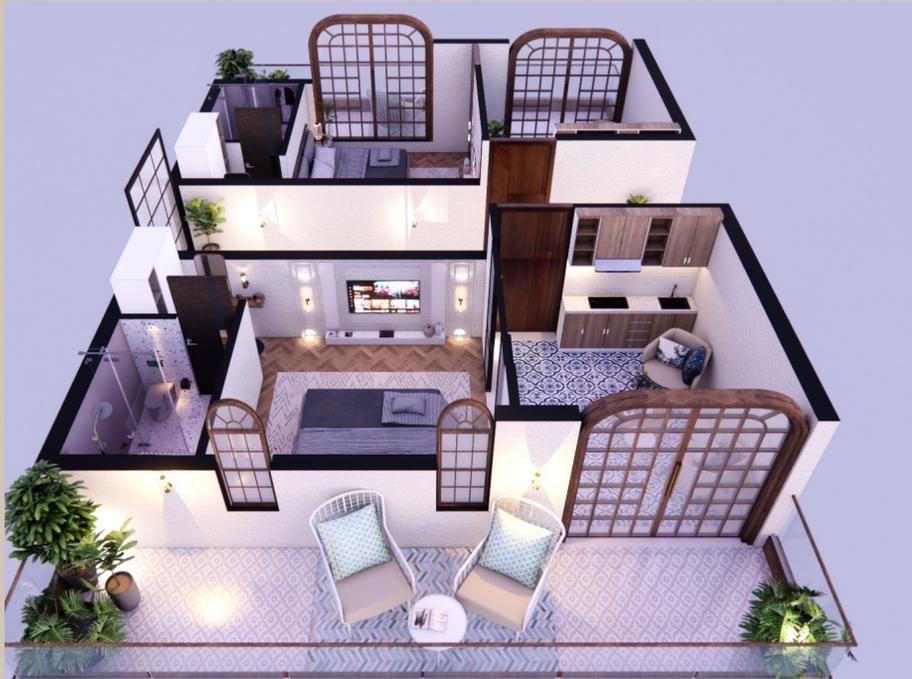
STLIT & FIRST FLOOR PLAN



CLUB HOUSE MODEL



APARTMENT ONE



The first version replaces the solid partition with a **glass partition wall**, creating a brighter and more open environment. The transparent division allows natural light to travel effortlessly across the apartment, enhancing visual spaciousness while still defining individual zones within the home.

APARTMENT TWO



The other version features a **solid partition wall with an integrated door**, providing clear separation between the sleeping area and the living space. This option ensures added privacy, acoustic comfort, and a more enclosed feel while maintaining the compact charm of a studio layout

A NATURAL LIFESTYLE THAT ADDS YEARS TO YOUR LIFE

Oni Village offers a powerful natural healing environment:

- Oxygen-rich fresh air
- Natural pure water
- Serene Sal forests
- Calming bird sounds
- Zero noise & zero pollution
- Peaceful, non-crowded surroundings

Living here can genuinely improve your health, reduce stress,
and create a lifestyle so pure it feels like
adding 5–10 healthy years to your life.

This is true mountain wellness – pure, powerful, and natural.



PRIME CONNECTIVITY – EVERYTHING WITHIN EASY REACH

- ☑ Dehradun Airport (Jolly Grant): 25 KM
- ☑ Triveni Ghat: 10 KM
- ☑ Rishikesh Railway Station: 11 KM
- ☑ Rishikesh ISBT: 8 KM
- ☑ Ram Jhula / Janki Setu / Laxman Jhula: 10–11 KM

Live close to nature while staying fully connected to the city.

You can join the Ganga Aarti every evening.

All medical, shopping, and essential facilities are just 8 KM away in Rishikesh.



WHY INVEST DURING PRE-LAUNCH?



- ✓ Lowest prices of the entire project lifecycle
- ✓ Best units get booked firstHighest appreciation potential
- ✓ Ideal for Airbnb income
- ✓ 18-month assured delivery
- ✓ Limited number of fully furnished units

Pre-launch buyers always gain the highest return.



GATED & GUARDED RESIDENTIAL COMMUNITY

Where safety, serenity, and modern living come together.

Welcome to a thoughtfully designed residential enclave created to offer your family the perfect blend of comfort, privacy, and peace of mind.

SECURE & FULLY GATED COMMUNITY

- ☑ A controlled-entry main gate with 24x7 trained security personnel
 - ☑ Advanced visitor management system for verified access
 - ☑ Strict entry protocols ensuring only authorized individuals can enter
 - ☑ Boundary-wall protected premises for complete security
-

HIGH-END CCTV SURVEILLANCE NETWORK

- ☑ State-of-the-art CCTV cameras across the entire campus
 - ☑ 24-hour digital monitoring of all key zones
 - ☑ Continuous surveillance of children's play area, parking zones, walkways, and common areas
 - ☑ Smart monitoring ensuring maximum safety at all times
-

PEACEFUL & FAMILY-FRIENDLY LIVING ENVIRONMENT

- ☑ A calm, well-planned neighborhood designed for modern families
- ☑ Clean, well-maintained surroundings with green pockets
- ☑ Safe, organized parking with night illumination
- ☑ An atmosphere where children can play freely and families can live stress-free



YOUR FAMILY'S SAFETY IS OUR PRIORITY

Every element of the community is crafted to ensure that you and your loved ones experience a lifestyle that is secure, peaceful, and absolutely worry-free.

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DEMAND PRICE (PRE-LAUNCH): 75,00,000
SALWOOD ONE – PAYMENT PLAN (100% SLAB)

1 BHK Fully Furnished • 700 Sqft Super Area
Possession: 18 Months • Ready-to-Move

PAYMENT PLAN (100%)



25% – At the Time of Booking

- Booking confirmation
- Unit locking
- Buyer Agreement processing

10% – After 3 Months

10% – After 6 Months

10% – After 9 Months

10% – After 12 Months

10% – After 15 Months

- Total 75% completed by 15 months.

Final 25% – On Registry / Bank Finance

Option A – Bank Finance: 25% through bank loan; registry at disbursement.

Option B – Without Bank Finance: 25% on registry day; immediate possession thereafter.

PRICE ESCALATION NOTE

- 75 Lakh is pre-launch price.
- Rates increase with construction progress.
 - Early booking gives price lock benefit.

PROJECT DETAILS

- Fully Furnished 1 BHK Luxury Flats
- 700 Sqft Super Built-up Area
- Premium elevation & interiors
- 18 Months Ready to Move
- Oni Village, Rishikesh


SALWOOD
ONE



MARKETED BY: UK HIMALAYAN PROPERTIES PVT. LTD.

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