



NALANDA ESTATES

Where Culture Meets Elegance

Exclusive Gated Retirement Community Near Tampa/Sarasota, Florida

Redefine the next phase of your life...





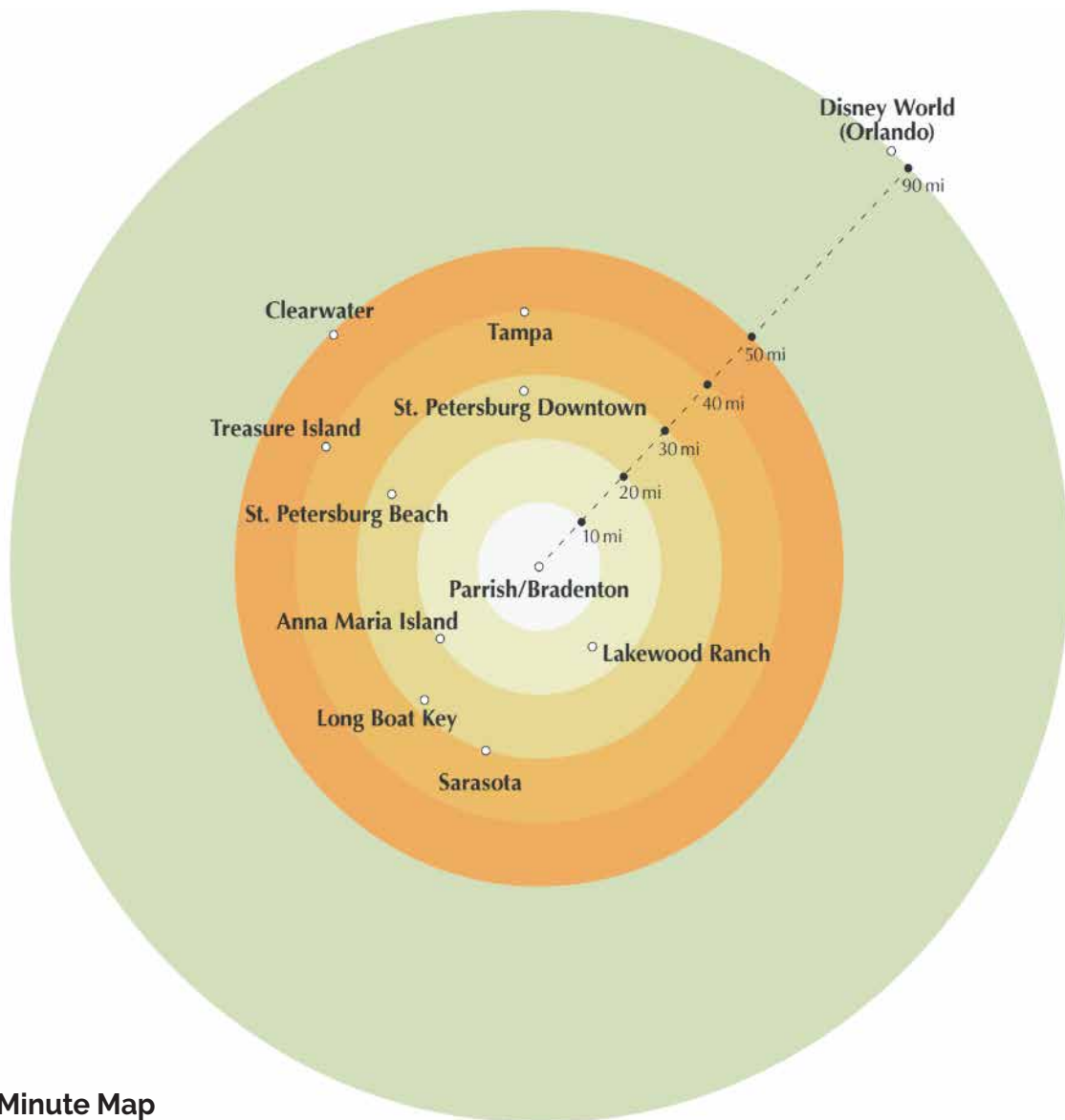
NALANDA ESTATES

Where Culture Meets Elegance

7053 Indus Valley Cir
Parrish, Florida 34219
Office: (941)776-7369
Sales: (941)212-6756

DISTANCE MAP

DISTANCE MAP



30 Minute Map

Downtown St. Petersburg
Lakewood Ranch
Anna Maria Island
Long Boat Key
Sarasota

Contact: nalandaestates@gmail.com

Website: www.nalandaestates.com | Office: 941-776-7369 | Sales: 941-212-6756



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LOCATION

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Entertainment

The Ringling Museum & C'a d'Zan Mansion
Van Wezel Performing Arts Hall
Asolo Center for the Performing Arts
Sarasota Ballet, Sarasota Orchestra
McCurdy's Comedy Club
Tampa Museum of Art
Dali Museum of St. Petersburg
Mote Marine Laboratory & Aquarium
Florida Gulf Coast Railroad Museum
Pittsburgh Pirates Spring Training
Sarasota Polo Club

Recreation

Busch Gardens Tampa
Lowry Park Zoo of Tampa
Straz Center for the Performing Arts
Siesta Key Beach
Lido Key & Longboat Key Beaches
Marie Selby Botanical Gardens
Premier Sports Campus @ Lakewood Ranch
Heron's Nest Nature Park
The Sarasota International Cricket Club
Lakewood Ranch Golf & Country Club

Shopping

St. Armand's Circle
Antique Shops - Anna Maria Island
Tampa Int'l Plaza Mall/Bay Street
Ellenton Prime Outlet Mall
University Town Center Mall
Westfield Southgate Mall



Hospitals

Lakewood Ranch Medical Center
Manatee Memorial Hospital
Sarasota Memorial Hospital
Tampa General Hospital

Transportation

Sarasota-Bradenton International Airport*
Manatee County Area Bus Transit
Key West Express Bight Ferry Terminal
Tampa International Airport
St. Pete-Clearwater Int'l Airport

*Air Canada • American • Delta • Elite • Jet Blue • United

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CLUBHOUSE
(7,000 SQ FT UNDER ROOF)



AMENITIES

- ◆ SWIMMING POOL & JACUZZI
- ◆ PICKLE BALL COURTS
- ◆ CLUBHOUSE WITH BANQUET ROOM
- ◆ FULL CATERING KITCHEN
- ◆ STATE OF THE ART FITNESS CENTER
- ◆ THEATER FOR BOLLYWOOD
& INTERNATIONAL FILMS
- ◆ WIFI CAFE
- ◆ CULTURAL PROGRAMS
- ◆ POTLUCKS & DAY TRIPS
- ◆ FIRE PIT
- ◆ SNACKS & BBQ GRILL
- ◆ WALKING TRAILS & EVENT LAWN
OTHER SOCIAL ACTIVITIES & CLASSES



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AMENITIES



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SITE PLAN

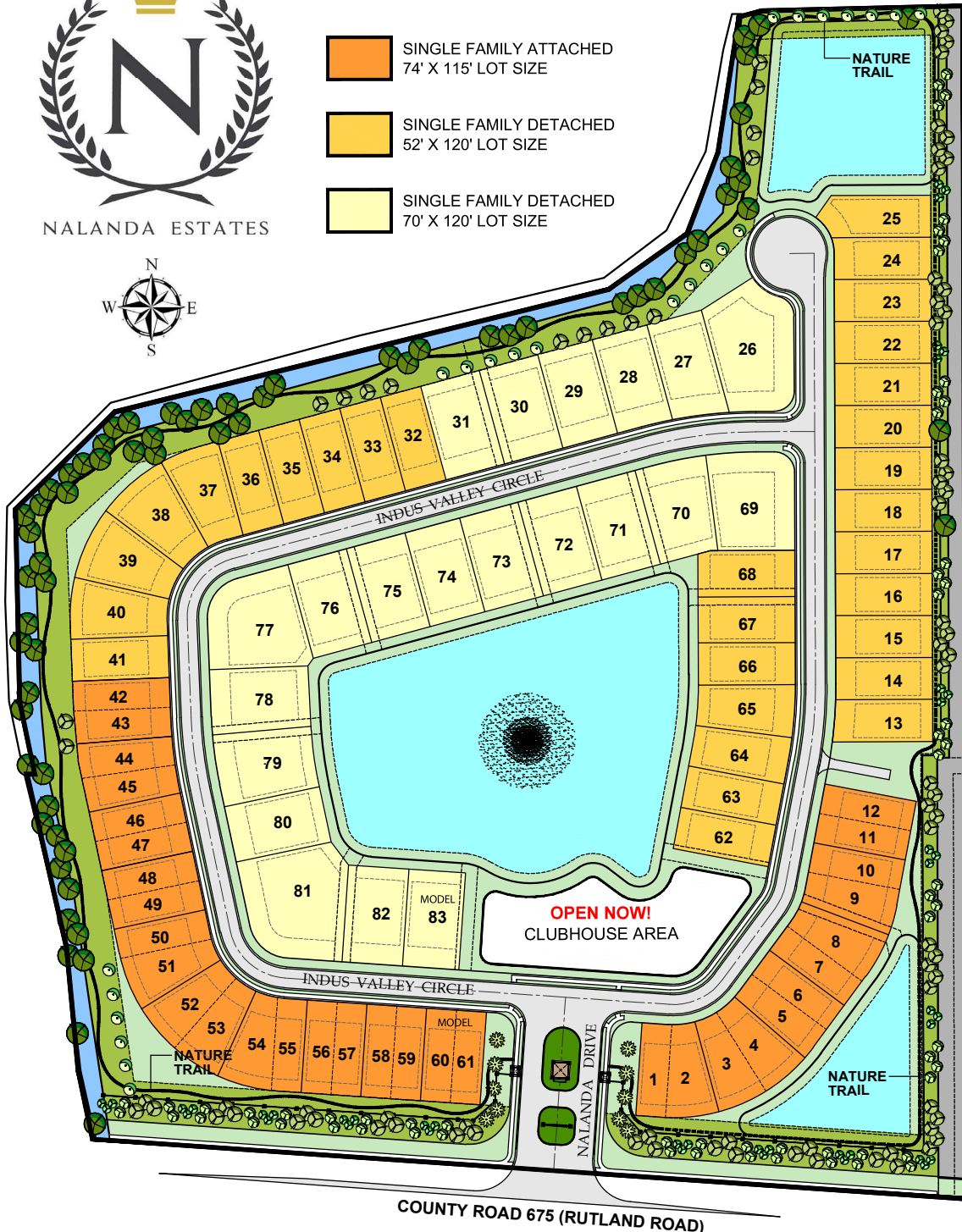
SITE PLAN



NALANDA ESTATES



-  SINGLE FAMILY ATTACHED
74' X 115' LOT SIZE
-  SINGLE FAMILY DETACHED
52' X 120' LOT SIZE
-  SINGLE FAMILY DETACHED
70' X 120' LOT SIZE



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LOT PREMIUMS

Manali (Paired Villa Lots)	
Lot #	Premium
1, 2	\$0
3, 4, 5, 6, 7, 8	\$5,000
9, 10, 11	\$0
12	\$5,000
42, 43, 44, 45, 46, 47, 48, 49, 50	\$1,500
51, 52, 53	\$5,000
54, 55, 56, 57, 58, 59, 60, 61	\$0

Munnar, Shimla, Nainital (52'x120' Lots)	
Lot #	Premium
13	\$5,000
14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24	\$0
25	\$12,500
32, 33, 34, 35, 36, 37	\$2,000
38, 39	\$5,000
40, 41	\$2,000
62, 63, 64, 65, 66, 67	\$20,000
68	\$15,000

Darjeeling, Gulmarg, Mussoorie (70'x120' Lots)	
Lot #	Premium
26	\$10,000
27, 28, 29, 30, 31	\$5,000
69	\$10,000
70	\$20,000
71, 72, 73, 74, 75, 76	\$25,000
77	\$30,000
78, 79, 80	\$25,000
81	\$30,000
82, 83	\$25,000

NOTE: For more details, contact Nalanda Estates personnel. Lot size is approximate and may vary in final construction. Lot prices do not include base home price or options. Terms, prices and availability are subject to change or withdrawal without notice or obligation.



NALANDA ESTATES

BASE HOME PRICES & ELEVATIONS

FLOOR PLAN	DESCRIPTION	HOME DESIGN	LIVING AREA	BASE PRICE	ELEVATION PRICING			
					A	B	C	D
MANALI	2 Bedrooms, 2 Bathrooms, Flex Room, 2 Car Garage	Paired Villa 1 Floor	1,731 Sq. Ft.	\$319,990	NONE	NONE	NONE	N/A
SHIMLA	2 Bedrooms, 2.5 Bathrooms, Flex Room, 2 Car Garage	Single Family 1 Floor	1,956 Sq. Ft.	\$365,990	NONE	+ \$1,940	+ \$3,650	+ \$1,200
MUNNAR	2 Bedrooms, 2.5 Bathrooms, Flex Room, 2 Car Garage	Single Family 1 Floor	1,966 Sq. Ft.	\$369,990	NONE	+ \$2,350	+ \$3150	NONE
MUNNAR II	3 Bedrooms, 3 Bathrooms, Flex Room, 2 Car Garage	Single Family 2 Floors	2,597 Sq. Ft.	\$419,990	NONE	+ \$2,350	+ \$3150	NONE
NAINITAL	3 Bedrooms, 3.5 Bathrooms, Flex Room, 2 Car Garage	Single Family 2 Floors	2,356 Sq. Ft.	\$399,990	NONE	+ \$1,940	+ \$3,650	+ \$1,200
DARJEELING	3 Bedrooms, 3 Bathrooms, Flex Room, 3 Car Garage	Single Family 1 Floor	2,494 Sq. Ft.	\$476,990	NONE	+ \$5,900	+ \$6,900	N/A
GULMARG	4 Bedrooms, 4 Bathrooms, Flex Room, 3 Car Garage	Single Family 2 Floors	3,166 Sq. Ft.	\$532,990	NONE	+ \$5,900	+ \$6,900	N/A
MUSSOORIE	4 Bedrooms, 3.5 Bathrooms, Flex Room, 3 Car Garage	Single Family 1 Floor	3,239 Sq. Ft.	\$549,990	NONE	+ \$5,900	+ \$6,900	N/A

NOTE: For more details, contact Nalanda Estates personnel. Square footage is approximate and may vary in final construction. Base prices do not include lot premiums or options.

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Prices revised: June 21, 2021



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941-212-6756 - 941-776-7369 - NALANDAESTATES.COM

NALANDA ESTATES HOA ANNOUNCEMENT

We are now adding **FREE** cable and high speed internet services to **ALL** Nalanda Estates homeowners, effective immediately!

Your current HOA payments will now include the following:

- Care & use of the clubhouse (approx. 7000 sq. Ft.)
- Cutting of grass and irrigation maintenance of home lots
- Maintenance of common areas and lakes
- Vehicular access control and property management.
- Heated swimming pool and spa
- 24 hour indoor and outdoor fitness center
- Pickle ball court
- Care & use of the walking trails, movie theater room, commercial kitchen, and many other clubhouse activities.
- **High-Speed Internet and Wi-Fi (including modem/wireless router)**
- **Select Cable TV Package with over 125 channels and two HD boxes**

New!

New!

Value Proposition

Your Home's:

- Lawn care, Fertilization, Sprinklers (Value of \$120)
- High speed internet and Cable (Value of \$120)
- That leaves ONLY approx \$110 to \$140 per month for ALL the basic HOA Services (Clubhouse, pool, fitness center etc.)



NALANDA ESTATES

PAYMENT TERMS

- 20% deposit required at contract signing stage
- 80% required at the final closing date
- NO progress payments required during construction!

HOMEOWNERS ASSOCIATION FEES

Includes:

- Community amenities
- Care & use of the clubhouse
- Cutting of grass and irrigation maintenance of home lots
- Maintenance of common areas and lakes
- Vehicular access control and property management.
- High-Speed Internet and Wi-Fi (including modem and wireless router equipment) with download speeds up to 100 Mbps
- Select Cable TV Package with over 125 channels and two HD boxes

COST PER HOME

- | | |
|--|----------------------------------|
| ➤ Manali <i>(includes maintenance of common roofs and walls)</i> | \$360 \$350 per month |
| ➤ Shimla, Munnar, Nainital | \$360 \$350 per month |
| ➤ Darjeeling, Gulmarg, Mussoorie | \$390 \$380 per month |
| ➤ Initial Capital Contributions/Amenity Fee | \$1,000 one-time fee |

Note: These fees are estimates and are subject to change. Please refer to the Prospectus and/or governing documents for a more thorough description of all fees.

**ARCHITECTURAL & EXTERIOR DETAILS**

- Spanish-Colonial style tile roof
- White aluminum fascia and vinyl soffit
- Concrete masonry construction
- Decorative garage doors with garage door opener
- Engineered roof trusses with hurricane tie-downs
- Three GFI weatherproof electrical outlets
- Exterior hose bibs (per plan)
- Two panel 8' high fiberglass front door entry and 8' high patio slider
- Paver driveway, lead walk, entry and rear lanai
- Professionally designed landscape package
- Timer controlled irrigation system with rain sensor
- St. Augustine sodded lawn
- Hurricane shutters per plan (per code requirements)
- Exterior coach lights (per plan)
- Steel reinforced concrete slab

ENERGY SAVINGS FEATURES

- Energy saving 16 Seer rated heat pump and air conditioning system (variable speed)
- Energy efficient 50 gallon electric water heater
- Double pane insulated Low "E" vinyl windows
- R-30 Blown fiber attic insulation
- LED recessed lights in ceiling (per plan)
- Base alarm system with smoke and carbon monoxide detectors
- Programmable thermostats (Z-Wave)

LUXURIOUS MASTER SUITES AND BATHS

- Moen® bath fixtures and ceramic accessories
- Luxury owner's bath with shower glass enclosure and large garden tub (per plan)
- Granite or quartz countertops in all bathrooms
- Designer ceramic tile flooring in all baths
- Spacious owner's suite with walk-in closet
- Elongated commodes in all baths

INTERIOR DETAILS

- Designer ceramic tile flooring in Kitchen, Foyer, Laundry Room, Family, Dining and Café (per plan)
- Interior door heights of 6'8" in the Manali, Munnar, Shimla and Nainital plans, and door heights of 8' in the Darjeeling, Gulmarg and Mussoorie plans
- Upgraded two-panel arch top interior doors
- Lever interior door hardware in nickel or bronze finish
- Solid surface window sills
- Two high speed CAT 5 telephone outlets
- High resolution RG6 cable/TV outlets in all bedrooms, family, bonus and flex rooms
- Ceiling fan pre-wires in all bedrooms, family, bonus and flex rooms
- Decorative rocker switches throughout the home
- Elegant nickel or bronze interior lighting package
- Orange peel walls and "Knock-Down" finish ceilings
- Ventilated closet and pantry shelving
- Designer carpet/padding in all bedrooms, bonus and flex rooms
- Home automation package

DISTINCTIVE KITCHEN FEATURES

- Stainless Steel Samsung® appliance package to include:
 - 30" electric oven/range
 - Microwave conveniently located above range
 - Dishwasher with water and energy-saving features
- 42" Timberlake® Maple wood cabinets
- Granite or quartz countertops with stainless steel under-mount sink
- Deluxe 1/3 HP disposal unit

WARRANTY

- 1 year workmanship
- 10 year structural warranty



AREA HOSPITALS

LAKEWOOD RANCH MEDICAL CENTER

8330 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202 | 941-782-2100

Lakewood Ranch Medical Center has become the hospital of choice for many families in Manatee and Sarasota counties in Florida. Since it opened in September 2004, the hospital has earned the Gold Seal of Approval from The Joint Commission. The Gold Seal of Approval is recognized across the nation as a symbol of quality that shows the hospital's commitment to meeting certain performance standards. Patients at Lakewood Ranch Medical Center have access to a medical staff of more than 500 physicians and allied health professionals who practice in a comprehensive range of specialties, and use the hospital's advanced medical technology. Among the members of the medical staff are surgeons whose specialties include cardiovascular, gynecological, spine and joint and reconstructive procedures.

MANATEE MEMORIAL HOSPITAL

206 Second Street East, Bradenton, FL 34208 | 941-746-5111

Manatee Memorial Hospital, a 319-bed Joint Commission-accredited facility, has served the communities of Manatee, Sarasota and surrounding counties for more than 60 years. Patients have access to more than 500 physicians, in addition to associates and consultants, within a broad range of specialties. Medical services provided at Manatee Memorial include emergency medicine; cardiology; orthopedic services; surgery services; rehabilitation; respiratory care; oncology; and women's and children's services, including the county's only Level II Neonatal Intensive Care Unit and Pediatric Center. The hospital has several accredited centers of excellence, including the Manatee Heart and Vascular Center/the Valve Institute; the Stroke and Cerebrovascular Center; the Lung Institute; the Outpatient Imaging Center; the Wound Care and Hyperbaric Program; and the Breast Care Center.

SARASOTA MEMORIAL HOSPITAL

1700 S Tamiami Trail, Sarasota, FL 34239 | 941-917-9000

Sarasota Memorial Health Care System, an 829-bed regional medical center, is among the largest public health systems in Florida. With over 5,000 staff, over 900 physicians and 600 volunteers, it is one of Sarasota County's largest employers. Sarasota Memorial is a full-service health system, with specialized expertise in heart, vascular, cancer and neuroscience services, as well as a network of outpatient centers, long-term care and rehabilitation among its many programs. It is the only hospital in Sarasota County providing obstetrical services, pediatrics, Level III neonatal intensive care, and Level II Trauma Center.

TAMPA GENERAL HOSPITAL

1 Tampa General Cir, Tampa, FL 33606 | 813-844-7000

Tampa General is a private not-for-profit hospital and one of the most comprehensive medical facilities in West Central Florida serving a dozen counties with a population in excess of 4 million. As one of the largest hospitals in Florida, Tampa General is licensed for 1,010 beds, and with approximately 7,300 employees, is one of the region's largest employers. TGH is a nationally-designated comprehensive stroke center, and its 32-bed Neuroscience Intensive Care Unit is the largest on the west coast of Florida. Other outstanding centers include internal medicine, cardiovascular, orthopedics, high risk and normal obstetrics, urology, ENT, endocrinology, and the Children's Medical Center, which features a nine-bed pediatric intensive care unit and one of just three outpatient pediatric dialysis units in the state.



Nalanda Estates — Local Area Map

All within a 10
minute drive!

Shopping

- Ellenton Premium Outlets—
over 130 designer and brand
name stores including Coach,
Michael Kors, Polo Ralph
Lauren and Saks Off Fifth
- Kmart
- Bealls Outlet
- T.J. Maxx
- Furniture Warehouse
- Dollar Tree
- Walgreens

Restaurants

- Chili's
- Applebee's
- Ruby Tuesday
- Hungry Howie's Pizza
- Woody's River Roo Pub
& Grill
- The Winghouse
- Peach's Restaurant
- King's Wok
- Wok Master
- Tokyo Thai

Lodging

- Sleep Inn & Suites
Riverfront
- Hampton Inn
- Red Roof Inn
- Super 8

- Publix Super Market
- CVS
- Beef 'O' Brady's
- Pizza Hut
- Domino's Pizza
- Ferraro's Italian Grille
- Butterfields
- Subway
- Burger King
- Sonic

- Chung Shing
- Philippine Oriental
Grocery
- Sun Country Cleaners
- The UPS Store
- Pets Plus+
- Anytime Fitness
- Great Clips
- Gas Stations

- Ace Hardware
- Dollar General
- Ellenton Café
- Library
- Post Office
- Harbor Community Bank
- Wells Fargo Bank
- Bank of America

- Publix Super Market
- Michelangelo Pizza
- Simple Mexican Grill
- Verizon Store
- LA Nails & Spa
- Dr. Nina's Animal
Hospital
- SunTrust Bank
- Fifth Third Bank

**NALANDA
ESTATES**



Rutland Rd

- Post Office
- Dollar General

Old Tampa Rd

Fort Hamer

Bridge to
Lakewood Ranch
Master Planned Community

Ellenton

69th St E

Erie Rd

Erie Rd

Manatee River



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MANALI

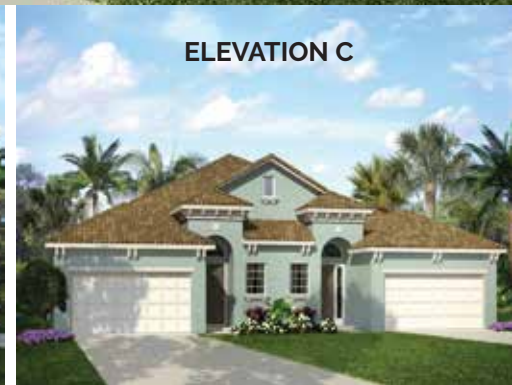
FLOOR PLANS W/ ELEVATIONS



ELEVATION A



ELEVATION B



ELEVATION C

**1,731 SQ FT HOME
2 BED / 2 BATH / FLEX ROOM
2 CAR GARAGE**



This plan is based on current development plans which are subject to change without notice. No guarantee is made that proposed features will be constructed or that, if constructed, the number, type, size and location will be as depicted on this plan. CRC1330351 & CGC 1520474.

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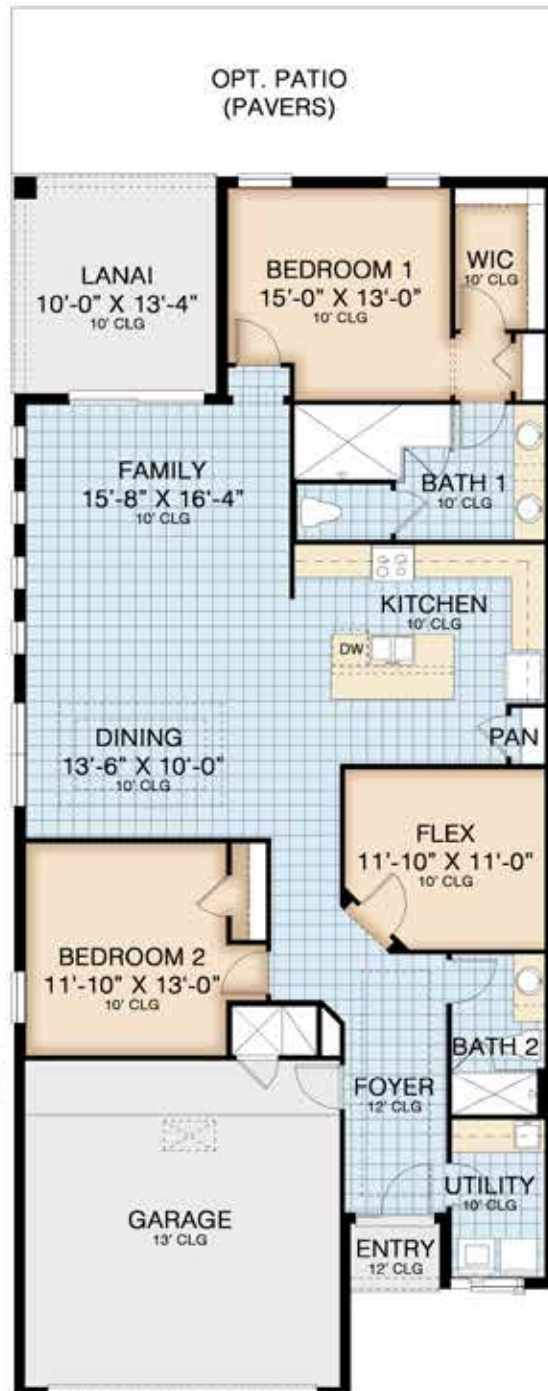


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MANALI



Total Living 1,731 SQ FT
Garage 409
Entry 22
Lanai 112

Total Under Roof: 2,274 SQ FT



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MANALI

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MUNNAR

FLOOR PLANS W/ ELEVATIONS

ELEVATION B



ELEVATION A



ELEVATION C



ELEVATION D



1,966 SQ FT HOME
2 BED / 2.5 BATH / FLEX ROOM
2 CAR GARAGE - 1 FLOOR



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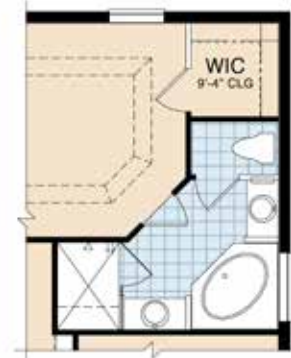
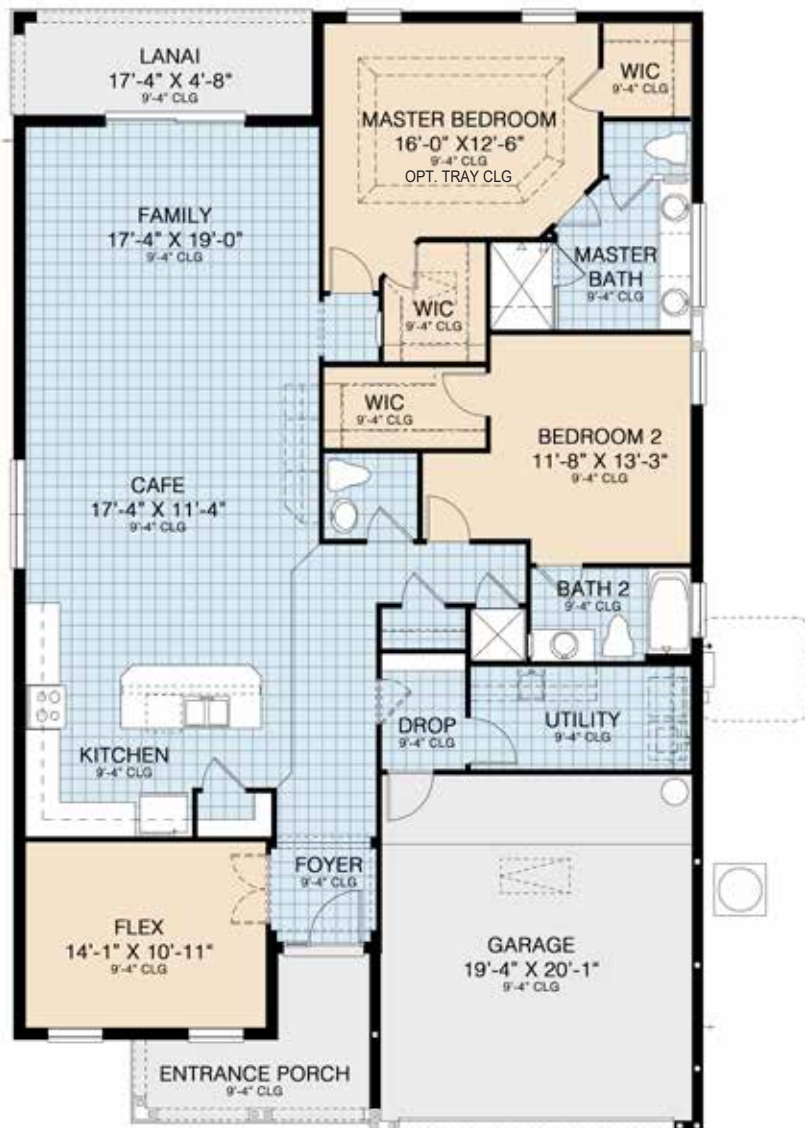
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MUNNAR

Total Living 1,966 SQ FT
Garage 393
Entry 90
Lanai 104

Total Under Roof: 2,553 SQ FT



MASTER BATH OPTION



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MUNNAR

FLOOR PLANS W/ ELEVATIONS



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SHIMLA

FLOOR PLANS W/ ELEVATIONS

ELEVATION C



ELEVATION A



ELEVATION B



ELEVATION D



1,956 SQ FT HOME
2 BED / 2.5 BATH / FLEX ROOM
2 CAR GARAGE - 1 FLOOR



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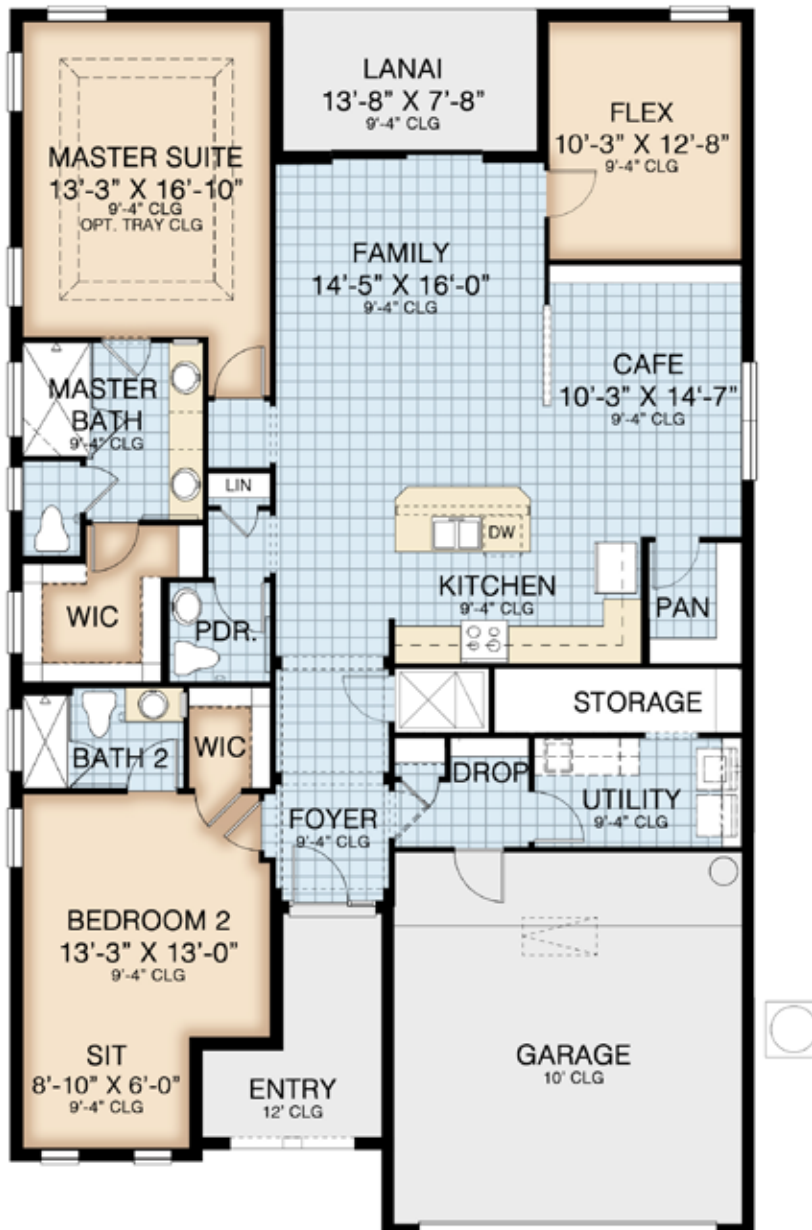
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SHIMLA

Total Living 1,956 SQ FT
Garage 410
Entry 91
Lanai 97

Total Under Roof: 2,554 SQ FT



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SHIMLA

FLOOR PLANS W/ ELEVATIONS



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ELEVATION C



ELEVATION A



ELEVATION B



ELEVATION D



2,597 SQ FT HOME
3 BED / 3 BATH / FLEX ROOM
2 CAR GARAGE - 2 FLOORS



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MUNNAR II

Total Living	597 SQ FT
Garage	393
Entry	90
Lanai	104

Total Under Roof: 314 SQ FT



MASTER BATH OPTION



POWDER ROOM OPTION



UPSTAIRS



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NAINITAL

FLOOR PLANS W/ ELEVATIONS

ELEVATION C



ELEVATION A



ELEVATION B



ELEVATION D



2,356 SQ FT HOME
3 BED / 3.5 BATH / FLEX ROOM
2 CAR GARAGE



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NAINITAL

Total Living 2,356 SQ FT
Garage 410
Entry 91
Lanai 97

Total Under Roof: 2,954 SQ FT



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NAINITAL

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DARJEEELING

FLOOR PLANS W/ ELEVATIONS



ELEVATION A



ELEVATION B



ELEVATION C

**2,494 SQ FT HOME
3 BED / 3 BATH / FLEX ROOM
3 CAR GARAGE**



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DARJEELING

Total Living 2,494 SQ FT
Garage 789
Entry 43
Lanai 235

Total Under Roof: 3,561 SQ FT



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number, type, size and location will be as depicted on this plan. CRC1330351 & CGC 1520474.

Contact: nalandaestates@gmail.com

Website: www.nalandaestates.com | Office: 941-776-7369 | Sales: 941-212-6756



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GULMARG

FLOOR PLANS W/ ELEVATIONS



ELEVATION A



ELEVATION B



ELEVATION C

3,082 SQ FT HOME
4 BED / 4 BATH / FLEX ROOM
3 CAR GARAGE - 2 FLOORS



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GULMARG

Total Living 3,082 SQ FT
Garage 789
Entry 43
Lanai 235

Total Under Roof: 4,149 SQ FT



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GULMARG

FLOOR PLANS W/ ELEVATIONS



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MUSSOORIE

FLOOR PLANS W/ ELEVATIONS



ELEVATION A



ELEVATION B



ELEVATION C

**3,239 SQ FT HOME
4 BED / 3.5 BATH / FLEX ROOM
3 CAR GARAGE - 1 FLOOR**



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NALANDA ESTATES

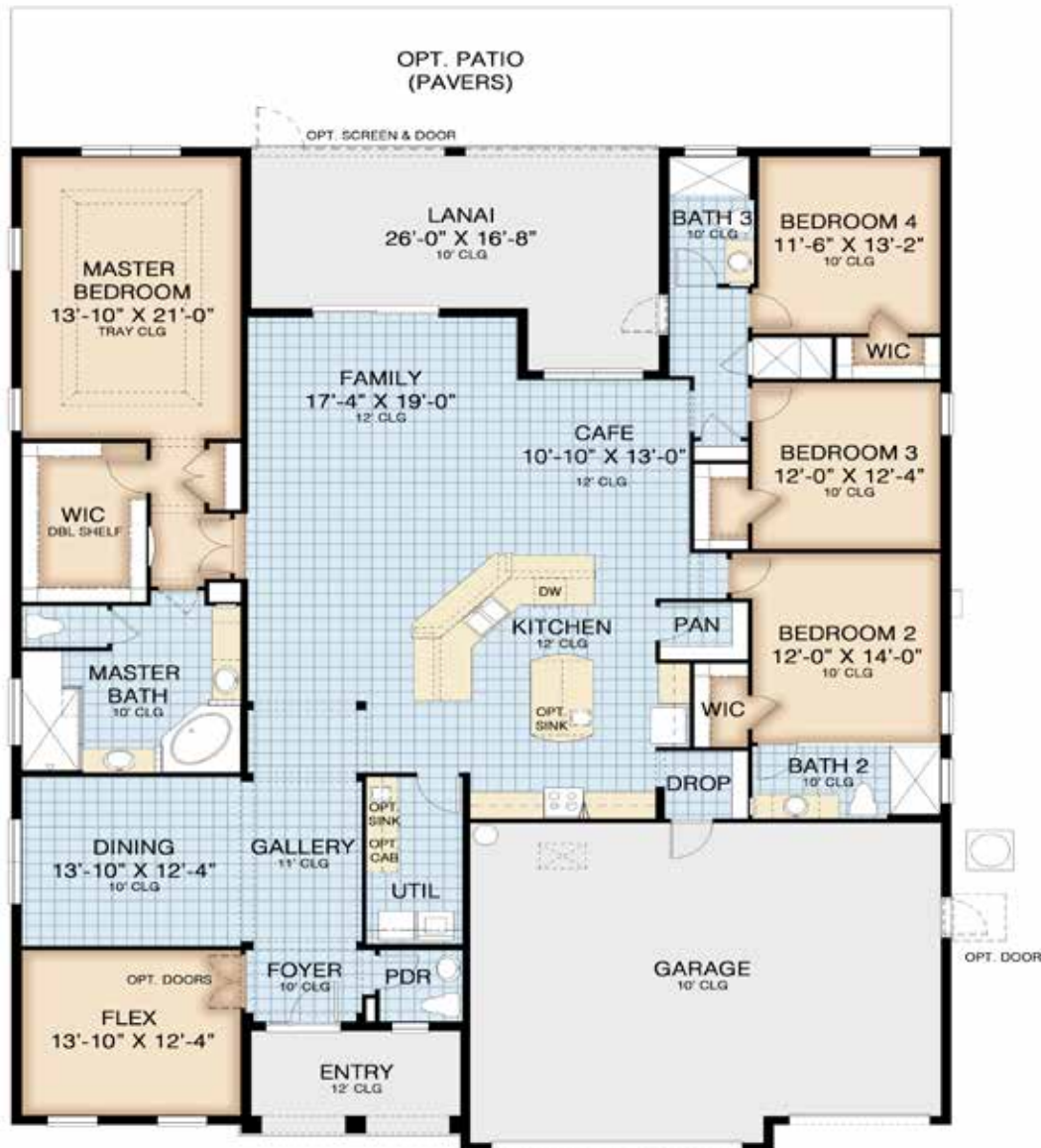
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MUSSOORIE

Total Living	3,239 SQ FT
Garage	737
Entry	103
Lanai	351

Total Under Roof: 4,430 SQ FT



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