



SWAY
BY
aranyaka



Aranyaka

THE PIONEERS OF COUNTRYSIDE LIVING

Aranyaka stands as a pioneer, having introduced the concept of gated farmhouses and second home communities to North India. With a demonstrated history of successful project delivery, notably Araville Farms and Twin Lakes in Naugaon, our commitment to quality, innovation, and unwavering customer satisfaction remains paramount.



INTRODUCING SWAY

**A gated sanctuary where nature
blends seamlessly with aspirational
living and unparalleled luxury.**





Nature for Everyone

A SANCTUARY FOR EVERY GENERATION

At Sway, we understand that a true home caters to the well-being and happiness of every member of the family, across all ages and life stages. Our design philosophy thoughtfully integrates features and spaces that address the unique needs of children and the elderly, fostering an environment where everyone can thrive and connect.

Sway is more than just a community; it's a place where every generation feels nurtured, safe, and connected, offering a harmonious and fulfilling life for the entire family.



Landscape Architecture Redefined

THE DESIGN GENIUS OF SUJATA KOHLI

Sway's masterplan and landscape design are the vision of Sujata Kohli, one of India's most renowned architects.

Sway's design reflects her expertise in creating spaces that harmonize with nature and elevate the human experience.

Her portfolio includes prestigious projects like Oberoi Ranthambore, Hyatt Regency Goa, JWT Marriott, Delhi, American Consulate, British Embassy, Japan Embassy, GIFT City, and more.

SWAY'S DESIGN PHILOSOPHY: HARMONIOUS LIVING



Biophilic Design

Connecting residents with nature through the incorporation of natural elements, light, and spatial experiences.



Sustainable Luxury

Balancing modern-day comforts with environmentally conscious practices to minimize our ecological footprint.



Functional Aesthetics

Creating spaces that are not only beautiful but also highly practical and adaptable to the needs of contemporary living.

LIFE AT SWAY

KEY FEATURES AND AMENITIES



01

YOUR SPACE

Plot Sizes, Villas and More

02

THE GREAT OUTDOORS

Greens, Walks and More

03

THE COMMUNITY

Live, Grow, Play and Enjoy

04

EVERYTHING TECHNICAL

Drainage, Electricity, Water
Harvesting and Legal

05

Investment Potential

Location, Capital Appreciation,
and More

01

EXPANSIVE FARM PLOTS

Generous land parcels within a secure community.

Your Private Sanctuary: Ample space for personalization, organic farming, or simply enjoying the freedom of nature. Offers a true escape from urban congestion.

Plot Sizes: 1750 – 3725 Square Yards



01

EXQUISITE VILLAS

Architecturally stunning and aspirational homes.

Unparalleled Comfort & Style

Prestigious living spaces designed for modern luxury and lasting appeal. A statement of your success and discerning taste.

Villa Sizes: 2 & 3 Bhk, starting at 1500 Sq Ft



01

ROYAL, GREEN AND PRIVATE

Plot Entrance:

The iron gates securing your plots give a feeling of grandeur.

Plot Boundary:

Each plot is surrounded by green and multicoloured walls, made up by blooming bougainvillas. While it gives a sense of privacy, this wall in itself will a vertical forest blooming and chirping the year around.



01

SAFE AND SECURE

All entrances and exits will be RFID controlled in addition to being manned by world class security agencies.



Every road and lane will be 24/7 monitored through a wide network of CCTVs with the central control at the gate security office.

02

NOT JUST A LANDSCAPE BUT AN INVITATION TO...

- **Picnic with Loved Ones:** Create opportunities for meaningful conversations, shared laughter, and quality time with family.
- **Rediscover the Joy of Simple Pleasures:** Embrace the simple pleasures of life, like enjoying a home-cooked meal outdoors, playing games, and plucking fruits and flowers.
- **Create Lasting Memories:** Build a treasure trove of happy memories that will be cherished for years to come.
- **Escape the Hustle and Bustle:** Provide a serene escape from the stresses of urban life, allowing families to unwind and rejuvenate in a natural setting.



02

EXPANSIVE GREENS

Designed Picnic Groves: Dedicated areas with comfortable seating, shade, and scenic views, perfect for spreading out a blanket and enjoying a leisurely meal.

Lush Lawns and Open Fields: Expansive green spaces for children to run, play games, and explore the outdoors, fostering a sense of freedom and adventure.



Serene Lakeside Settings: Picturesque spots by the water, offering a tranquil backdrop for family gatherings and relaxation. Imagine enjoying a sunset picnic by the lake!

Nature Trails and Walking Paths: Meandering paths through lush greenery, inviting families to take leisurely strolls, explore the natural surroundings, and bond over shared experiences.

02

RECLAIM THE OUTDOORS

Community Gardens: Shared spaces where families can participate in gardening activities, fostering a sense of community and providing an opportunity to teach children about nature and sustainability.



Outdoor Recreational Facilities: Spaces for outdoor games and activities, encouraging families to be active, have fun, and create healthy habits together.

BY THE LAKE @SWAY

"By the Lake" is Sway's exclusive clubhouse, a vibrant hub designed to foster social connections, recreation, and relaxation for all residents. It's more than just a place to gather; it's an extension of your home, offering a diverse range of amenities and activities. Key features include:

- Infinity Pool
- Volleyball, Pickleball Court
- Snooker Table
- Amphitheatre
- Banquet Halls.
- State-of-the-Art Gym
- Al Fresco Restaurant



03

BY THE LAKE @SWAY

"By the Lake" is designed to be the social heart of Sway!

- **A Place to Connect:** Meet and mingle with fellow residents, forge new friendships, and strengthen community bonds.
- **A Space to Relax:** Unwind and rejuvenate in a luxurious setting, away from the stresses of daily life.
- **A Venue for Celebrations:** Host memorable events and create lasting memories with family and friends.
- **A Convenient Dining Option:** Enjoy delicious meals without leaving the community, perfect for those days when you want a break from the kitchen.



04

LEGAL AND SECURE

100% Support on
Documentation



Legal Owners

100% of 63 Acres at
Sway is owned by
Aranyaka Estates LLP

Registration

Registry of land in your
name on completion of
payment



CLU

Change of land use
to residential within
120 days of registry

04

INFRA SUPPORT

All Weather
Peace of Mind



Drainage Network

The expansive network ensures the road and plots are not flooded even during heavy rains

Urban Electricity

Electricity to the projects and villas/plots through underground cables

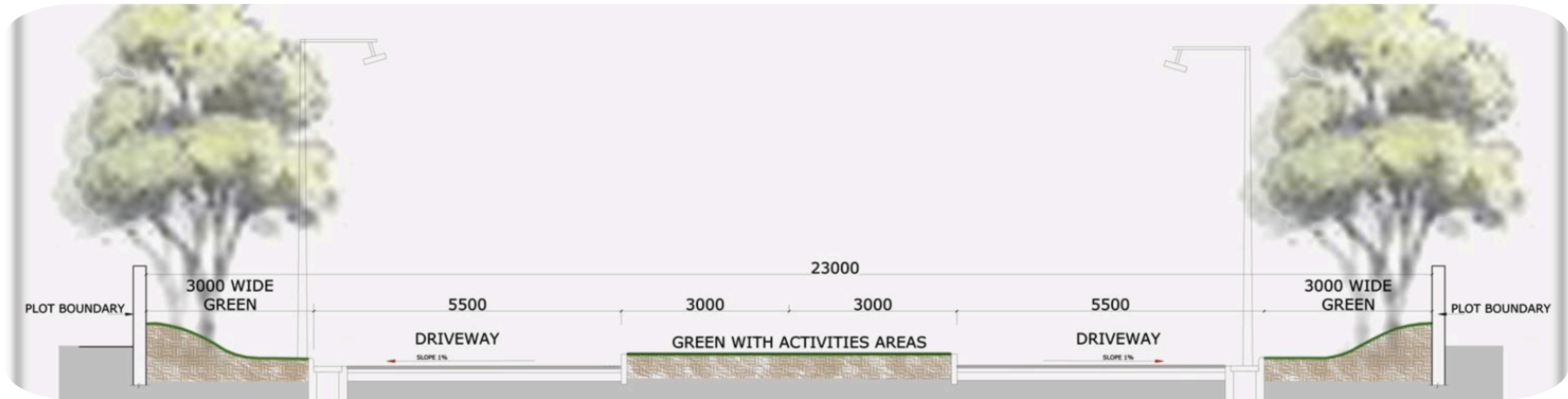


Maintenance

Round the clock maintenance to keep the community and the greens maintained

ROADS- BUILT TO LAST

04



Internal Main Road:
23 Meters

Plot Lanes:
12 Meters

PLANNED FOR PERFECTION

The site has been planned to give a sense of opennness which is not found in urban cities.

Most of our plots are two-side open with easy access to community greens, lakes and the club.

Excess water during rains gets guided to the lake which will keep it full around the year.



- LEGEND
- 1. ENTRANCE COURT
 - 2. ENTRY / EXIT
 - 3. 24 MT. WIDE ROAD
 - 4. 12 MT. WIDE ROAD
 - 5. NEIGHBOURHOOD GREENS
 - 6. CLUB
 - 7. WOODED WALK
 - 8. HIGH END SERVICES

FEATURE LIST

Design & Planning	Nature & Recreation	Amenities for All	Sustainable Infrastructure
Multiple neighbourhood greens	0.75-acre central waterbody	Central Clubhouse for the residents	Eco-STP for green water management
24m-wide Central Avenue with 6m footpath, 12m-wide internal roads with cul-de-sacs	Jogging & walking tracks around the lake	Yoga & meditation decks, open-air gym, swimming pool, volleyball and pickleball court, half basketball court (future)	Underground utilities & irrigation lines, Rainwater harvesting system
7-ft iron mesh & green hedge plot boundaries	Wooded walks & forest-style picnic spots	Banquet Hall and Lawns, amphitheatre	RFID entry gates with 1-acre landscaped court
Stone & grill front walls for visibility	Varied play and recreational activities across the property	Lakesite sit-outs & restaurant, 3 bookable family decks	Rubble masonry gates inspired by wildlife sanctuaries

Investment Highlights

LEGACY FOR GENERATIONS

Aranyaka distinguishes itself through an unwavering commitment to both superior quality and timely project delivery. This dedication is demonstrably proven by our successful completion of Araville Farms in Naugaon, a feat unmatched by any other developer in the region. Our ability to deliver exceptional projects on schedule solidifies Aranyaka's reputation for reliability & excellence and makes us the No.1 choice for Second Homeseekers in NCR.



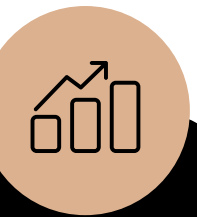
Delhi Mumbai Expressway

The expressway of growth set to accelerate development in the NCR and Rajasthan regions.



Approved and Legal

All requisite government approvals under the Rajasthan Farmhouse scheme 2020- CLU.



3X Multiplier- 2022-25

High potential for capital appreciation in a rapidly growing market.

Reconnecting India & Nature

OUR LOCATIONS



Discover Your Sanctuary at Sway

THANK YOU!

- Contact us to schedule an exclusive site visit.
- Explore our range of plot sizes and home designs.
- Invest in a lifestyle that nourishes the soul and connects you with nature.





TUNE INTO NATURE

Call: 98102 06115