



ELIXIR — PRĀNA

—  —
Live in nature's rhythm.

A NATURE-LED PLOTTED COMMUNITY
IN GREATER DOON.

ESHAL HOMES

ELIXIR

Before a community is built,
a relationship must be formed.

At Elixir, we believe every piece of land has its own character, rhythm, and potential.

Our role is not to impose a vision upon it, but to discover what it can become.

We study the land, understand its surroundings, respect its ecology, and design around the life it can support.

Because meaningful communities are not created by maximizing land.

They are created by understanding it.

Nature is not a feature.
It is the foundation.



The quality of life begins with the quality of air we breathe.

The most important things in life are
often the ones we cannot see.

The air we breathe.

The sunlight that reaches us.

The movement of our bodies.

The calmness of our minds.

The environment we live within.

At Elixir Prāna, these are not amenities.
They are the foundation of the community itself.

Air. Nature. Movement. Balance.
This is Prāna.



The foundation
was never the land.
The foundation
was the location.

Elixir Prāna was not selected
for convenience alone.

It was chosen for what
surrounds it.

The Shivalik foothills.

The forests of Rajaji.

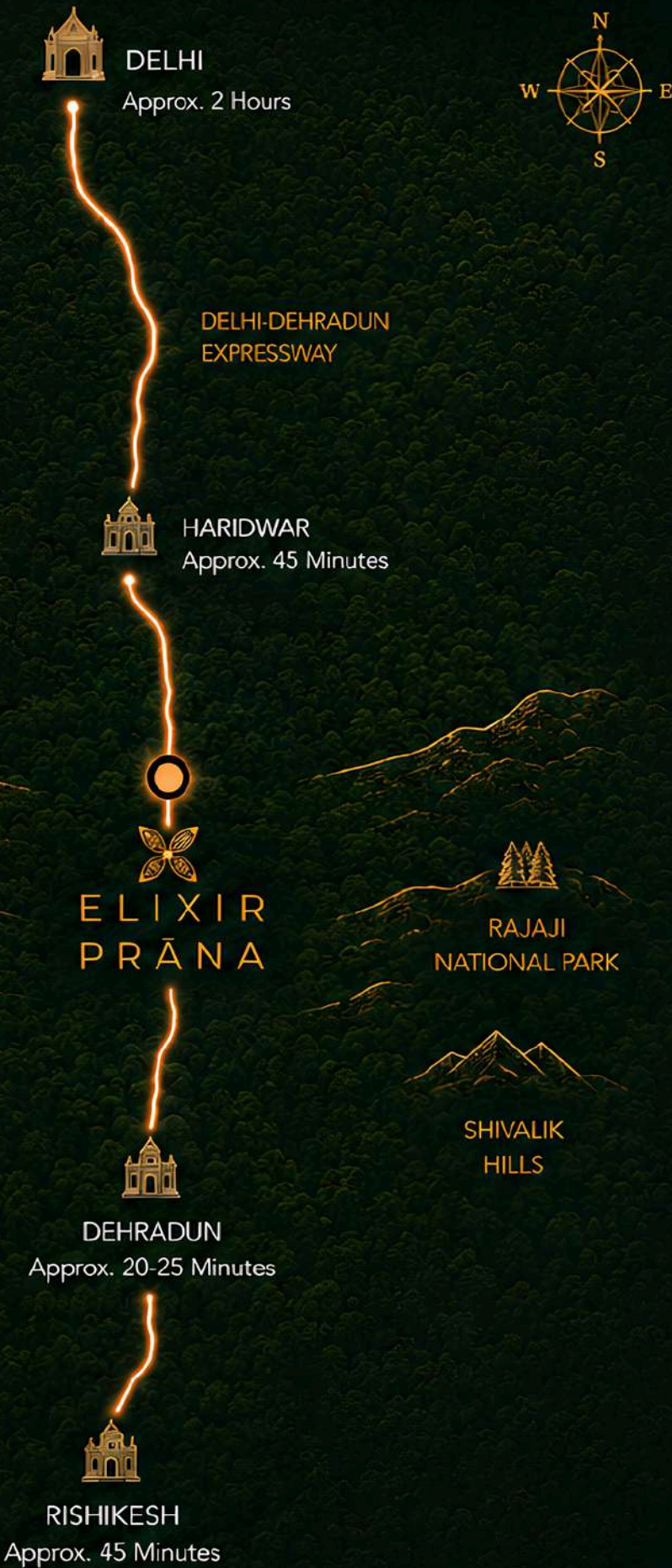
The cleaner air.

The changing seasons.

The balance between nature
and accessibility.

Because the quality of a community
is often defined long before the
first road is built.

Chosen for a reason.



Connected to
everything that
matters.

Positioned directly on the
Delhi-Dehradun Expressway,
Elixir Prāna offers the rare
advantage of immediate connectivity
without compromising the
calmness of its surroundings.

A location where nature,
accessibility, and everyday
convenience coexist.

	DELHI	Approx. 2 Hours
	HARIDWAR	Approx. 45 Minutes
	ELIXIR PRĀNA	On Expressway
	DEHRADUN	20-25 Minutes
	RISHIKESH	Approx. 45 Minutes

Backed by nature.
Effortlessly connected.





ELIXIR
PRĀNA

Where
Nature
Nurtures

AT THE BEGINNING OF
EVERY JOURNEY, LIES CONVENIENCE



PRANA ESSENTIALS

Everyday conveniences, thoughtfully
placed at the gateway of your community.
Everything you need. Right where you need it.



EVERYDAY CONVENIENCE

Daily needs
just steps away.



CAFÉS & EATERIES

Spaces to meet,
relax & unwind.



RETAIL EXPERIENCE

Curated shops
for modern living.



EASY ACCESS & PARKING

Seamless entry
for residents
and visitors.


PRANA
ESSENTIALS

FRESH MAR

THE BAKERY

WELLBEINGS

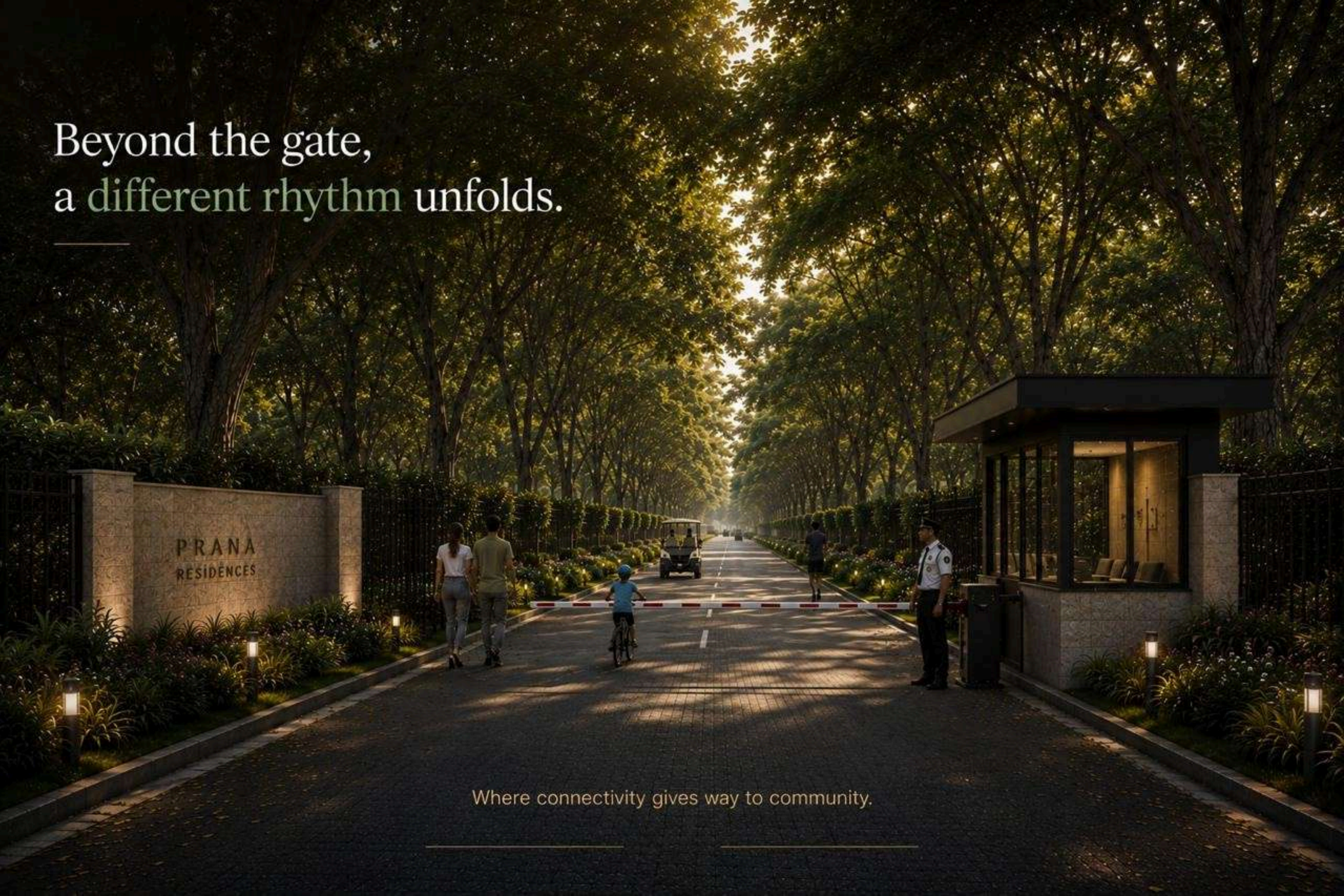
WELLBEINGS

WELLBEINGS

THE FIRST STEP INTO A THOUGHTFULLY PLANNED LIFE.

ELIXIR

Beyond the gate,
a different rhythm unfolds.



Where connectivity gives way to community.

The transition
begins here.



17,000 Square Yards. Reserved for Nature.



WALKING
TRAILS



MEDITATION
DECKS



YOGA
LAWNS



BUTTERFLY
GARDENS



GAZEBOS

A central oxygen park designed for wellness, reflection and everyday moments with nature.

TREES THAT PURIFY THE AIR



Neem Tree

Releases oxygen, absorbs harmful gases, antibacterial leaves



Arjun Tree

Absorbs CO₂, releases oxygen, improves air quality



Indian Laburnum (Amaltas)

Absorbs CO₂ and filters airborne toxins



Ashoka Tree

Absorbs noise and airborne pollutants



Bakul Tree

Natural air freshener, releases oxygen



Copper Pod / Gulmohar

Traps dust, reduces pollution



Jamun Tree

Absorbs CO₂, improves surrounding air



Kadamba Tree

Enhances oxygen and humidity



Pongamia Tree

Absorbs pollutants, improves air quality

80 FT. SPINE ROAD

DIRECT ACCESS
FROM 80 FT. SPINE ROAD



3.5+
ACRES



500+
TREES



CLEANER
AIR

BUTTERFLY GARDEN

A LIVING SANCTUARY.
A DAILY REMINDER OF LIFE'S BEAUTY.

A vibrant habitat where wings of wonder
meet the colors of nature.
A space to pause, breathe, and be inspired
by the delicate balance of life.



BUTTERFLY HABITAT

Native plants that
nurture and attract
butterflies.



SCENIC WALKWAYS

Curated paths
surrounded by
lush greenery.



REST & REFLECT

Quiet nooks to
relax, read, and
reconnect.



LEARN & DISCOVER

Informative zones
that celebrate
biodiversity.

BECAUSE IN NATURE, EVEN THE SMALLEST WINGS
CAN TEACH US THE GREATEST LESSONS.

ELIXIR PRĀNA

Designed for everyday moments.

A place to gather, unwind and connect.





ELIXIR PRĀNA

THREE NEIGHBOURHOODS



ONE PHILOSOPHY



LIVE IN NATURE'S RHYTHM.

An aerial photograph of a residential development, 'Arrival Greens', nestled within a dense, lush green forest. The development features a central road with several rows of rectangular plots, likely for houses or villas, arranged in a grid-like pattern. The surrounding forest is thick and vibrant green, with sunlight filtering through the canopy, creating a dappled light effect. The overall scene conveys a sense of tranquility and integration with nature.

ARRIVAL GREENS

Where nature meets connectivity



An aerial night photograph of a residential development, 'Premium Greens', nestled within a dense, dark green forest. The development is illuminated with warm, golden light, highlighting its layout. It features a central road that branches into several smaller roads, creating a grid-like pattern of plots. The plots are rectangular and appear to be empty lots or newly constructed houses. The surrounding forest is thick and dark, with some light filtering through the trees, creating a magical atmosphere. The overall shape of the development is somewhat triangular, with a small triangular plot at the bottom left.

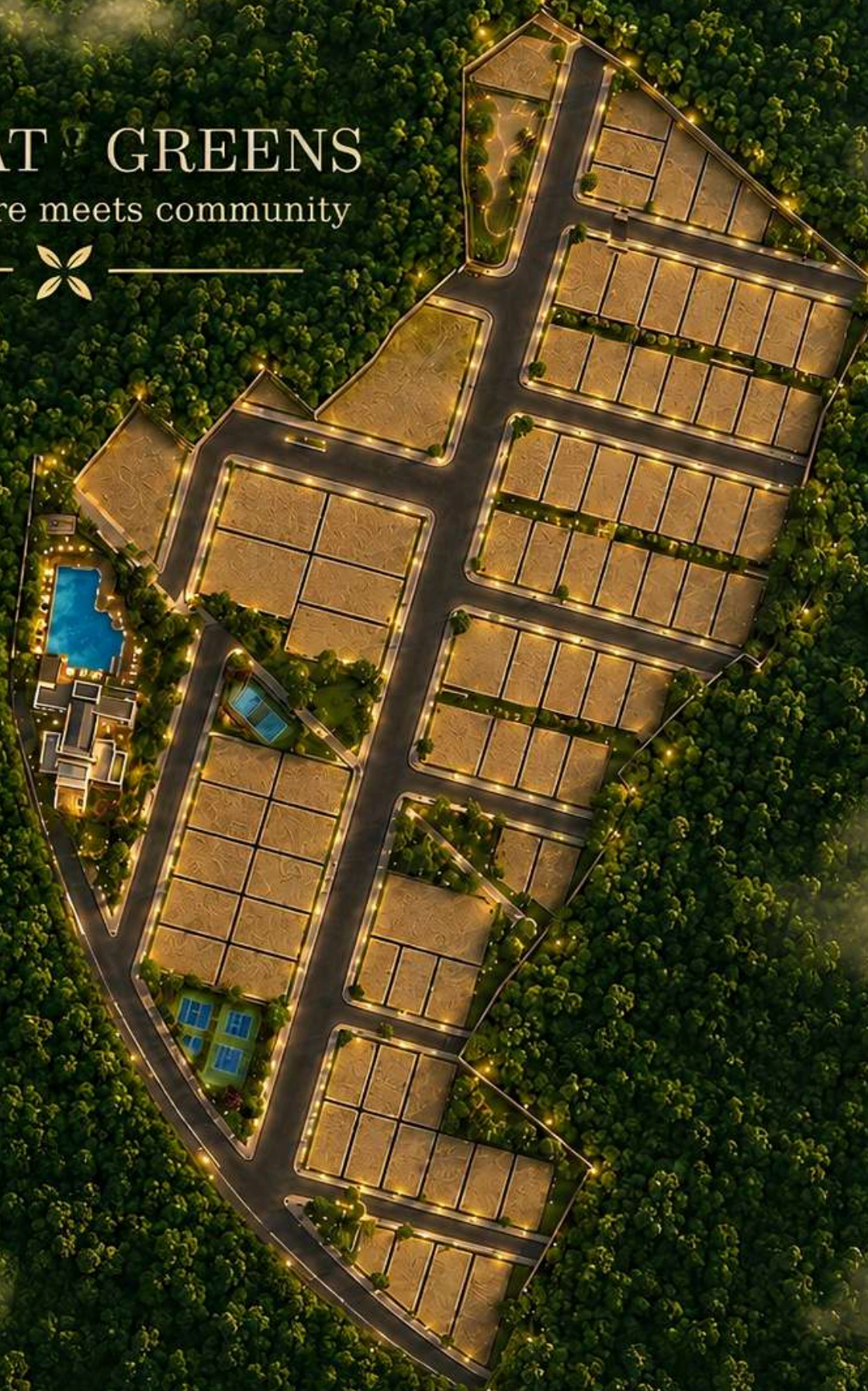
PREMIUM GREENS

Where nature meets privacy



HABITAT GREENS

Where nature meets community



SITE MAP LEGEND

- 1 Delhi Dehradun Expressway
- 2 Essentials
- 3 Planned area for future expansion
- 4 Arrival Greens
- 5 80 ft Spine Road
- 6 Premium Green
- 7 Clubhouse
- 8 Habitat Greens
- 9 Pickle and Padel
- 10 Tennis Court
- 11 Half Basketball court
- 12 Kids Play Area
- 13 Shivalik Downstream
- 14 Oxygen Park





Not a place to reach.
A place to return.

Thank you for expressing your interest.
We look forward to welcoming you
to Elixir Prāna.

Promoted by

ESHAL HOME

Lane no. 3, D block, Aman Vihar,
Sahastradhara Road,
Dehradun, Uttarakhand

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eshalhomebuilders.com

Curated by

ELIXIR

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