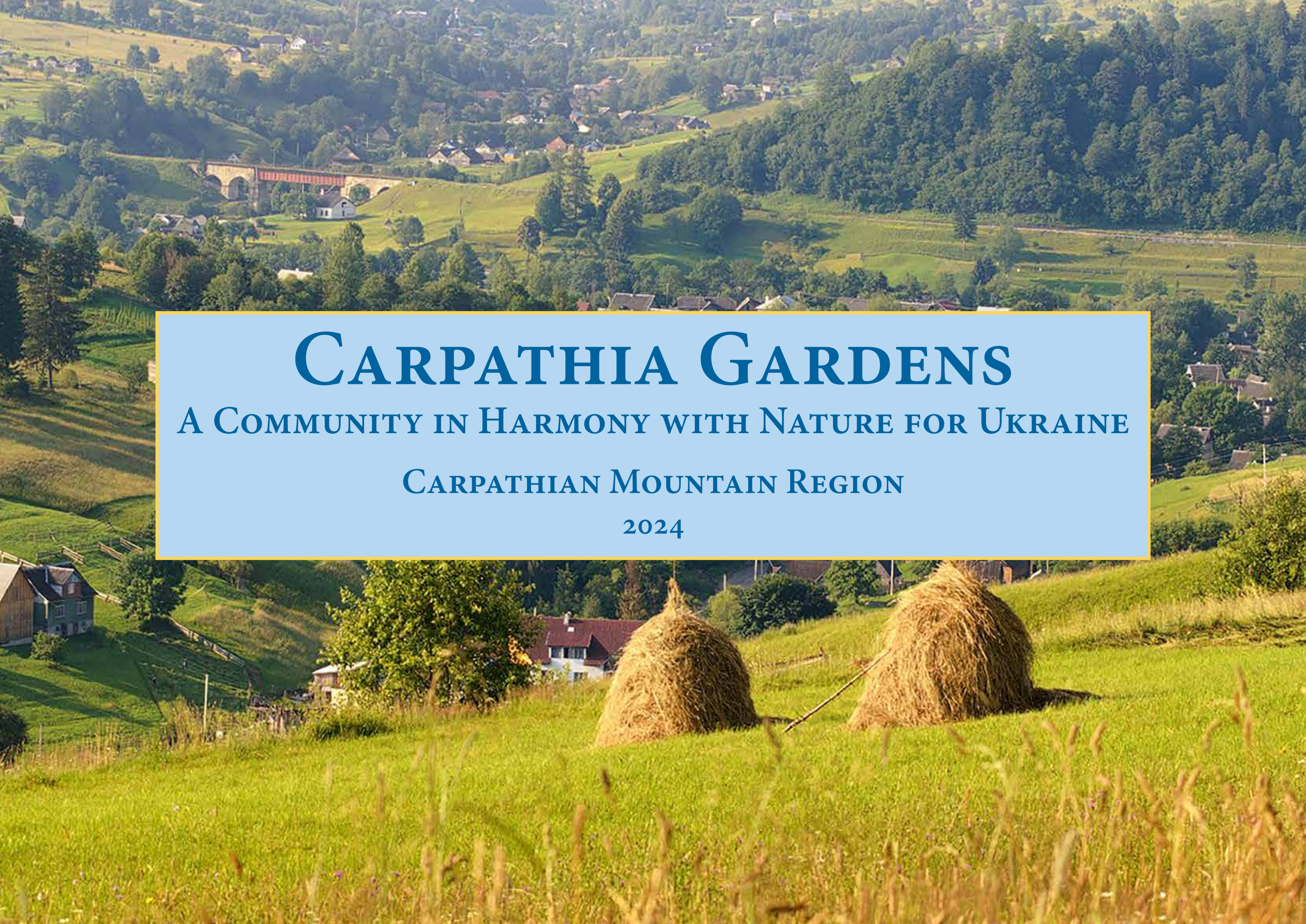




CARPATHIA GARDENS

A COMMUNITY IN HARMONY WITH NATURE FOR UKRAINE

CARPATHIAN MOUNTAIN REGION

2024



C O N T E N T S

The Invitation	1
A Sustainable Community - Mission and Expected Results	2
Carpathian Mountains	3
Carpathia Gardens	4
Location Considerations	5
Carpathia Gardens Community Residents	6
Carpathia Gardens Team and Master Plan	7
A Sustainable Community Based Upon a Proven Model	8
Community Requirements and Solutions	10
Maharishi Vedic Architecture	11
The Silent Center	12
Community Components	13
Community Center	17
Residences	18
Living Spaces	19
Kitchen	18
Dining Room	20
Bedroom	22
Health and Wholeness	26
Ayurvedic Wellness Center	27
Retail and Services	30
Education	31
Hospitality	32
Commerce and Business	33
Recreation	34
Agriculture	35
Light Industry	36
Community Services	37
Fortune Creating Homes and Communities	38





THE INVITATION

A SUSTAINABLE COMMUNITY

Carpathia Gardens will be a sustainable village near the western slopes of the Carpathian Mountains south of Lviv, a Ukrainian city with a population of 717,000.

Carpathia Gardens will welcome residents from all ethnic, religious and philosophical backgrounds who are interested in living in a sustainable community that provides a healthy, fulfilling life for community members.

Carpathia Gardens seeks supportive, creative and active individuals to help build this community: artists, farmers, educators, doctors, scientists and workers of all professions to join us.

We seek participation of organizations as well:

- Entrepreneurs with new business ideas.
- Existing businesses with interest in sustainability.
- Architects and developers.
- Banks and funding sources.
- Social services organizations.
- Businesses and institutions.

The tasks involved in the development of *Carpathia Gardens* will require sustainable, life supporting solutions in many fields.

Although the community will have many features derived from Vedic principles and technologies such as the Transcendental Meditation program, *Carpathia Gardens* will be all-inclusive.

CARPATHIA GARDENS

The *Carpathia Gardens* name comes from the 1,500 km-long Carpathian Mountain range in the region that stretches from Slovakia to Romania across the southwestern border of Ukraine. *Carpathia Gardens* will be developed on about 36 hectares (100 acres) of land in that region.

This guide illustrates various components of similar developments in other countries that have a variety of architectural styles. The architectural style of *Carpathia Gardens* will be contemporary and use local natural construction materials that provide residents with magnificent views of the surrounding natural environment.

Carpathia Gardens will be developed with an economic plan to provide jobs in fields such as recreation and tourism, organic food production, education and business conferences, wholistic health care, the arts, “*green and clean*” light manufacturing, technology-based businesses, retail shops, restaurants and cafes.

Technology businesses will be encouraged through development of a business incubator program that provides optimal and efficient workspace and an excellent technical support environment.

Carpathia Gardens will also have extensive recreational facilities, a holistic health center and Ayurveda spa and a residential meditation forest academy.

Education offerings in *Carpathia Gardens* will include business conferences, distance-learning courses to the university level, specialized courses, and a K-11 boarding school. *Carpathia Gardens* will encourage performing arts groups with facilities for rehearsals and production development.



A S U S T A I N A B L E C O M M U N I T Y
E C O N O M I C A L L Y A N D E N V I R O N M E N T A L L Y
M I S S I O N

Development of a modern, sustainable community within Ukraine.

S U P P O R T E D B Y

Internationally successful businesses, institutions, artists and scientists.

E X P E C T E D R E S U L T S

- Wholesome living environment with a soft and ecological footprint by the community on its surroundings.
- Robust, environmentally nurturing and satisfying living environment.
- Economically sustainable 21st century business and work environment.
- Lively and robust entrepreneurial economy.
- Development of businesses at the forefront of the creation of sustainable and clean technologies and products.
- Modern, fulfilling and challenging consciousness-based education from childhood through adulthood.
- Advanced education in the sciences and arts by a multicultural staff with state-of-the-art technologies.
- Healthy and natural foods, agricultural and environmental systems.
- Support for natural and organic agriculture and food production.
- Health care based upon the world's leading preventive health care system.
- Haven for foreign direct investment.
- Architectural design based upon principles that foster support of natural law, which provides nourishing influences in the home, workplace, school and the entire community.
- Healthy "*fortune-creating*" homes to suit varied lifestyles.

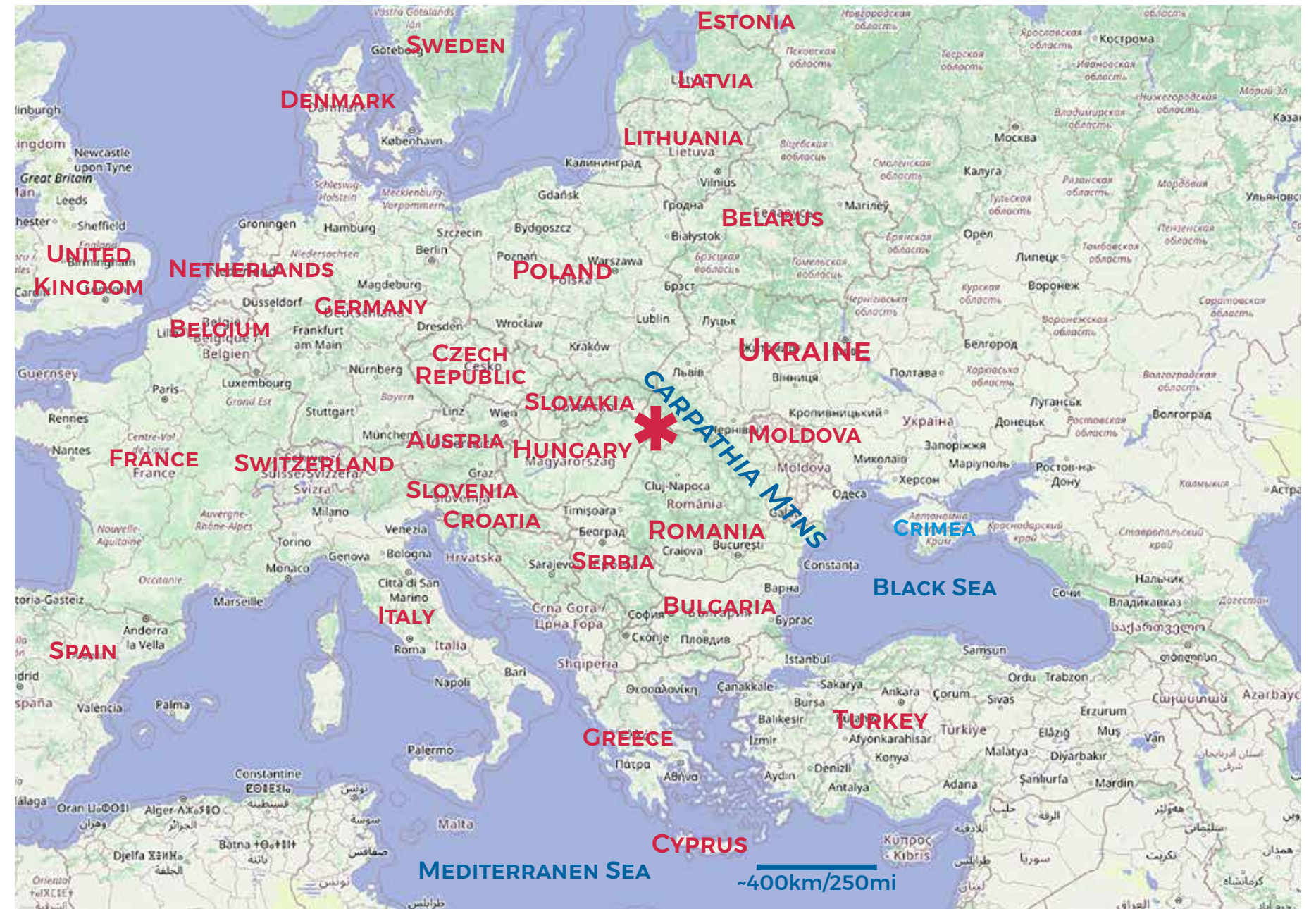
M O U N T H O V E R L A , T A L L E S T M O U N T A I N I N U K R A I N E (2 , 0 6 1 M E T E R S)



CARPATHIAN MOUNTAINS

The Carpathian Mountains are a 1,500 km range that stretch in an arc from the Czech Republic and Slovakia to Romania and Serbia. The Carpathian Mountains are:

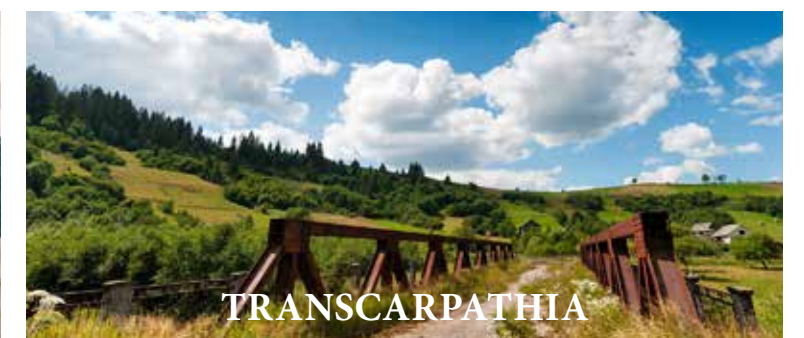
- Habitat for the largest European populations of brown bears, wolves, chamois, and lynxes as well as over one-third of all European plant species.
- Home to the second-largest area of virgin forests in Europe.
- A part of the Pontic steppe in Eastern Europe, which played an important role in Eurasian cultural contacts, including the spread of the Copper and Bronze Age, and Indo-European migrations.
- The site of the Tatra range along the Slovak–Polish border, a national park with several peaks above 2,400 meters. The highest peak is Gerlachovsky Štít, 2,655 meters.
- Part of three major river basins: the Danube and Dniester to the Black Sea and the Vistula to the Baltic Sea.



TRANSCARPATHIA



CARPATHIAN MOUNTAINS



TRANSCARPATHIA



C A R P A T H I A G A R D E N S

Carpathia Gardens will be located in the Ukrainian Carpathians, a section of the Carpathian Mountains in the southwestern corner of Western Ukraine. This area is a popular tourist and recreation venue especially for Central Europeans. It is convenient to the capitals of Hungary, Ukraine, Poland, Romania, Czech Republic, Slovakia, Austria, Serbia, Moldova and Bulgaria.

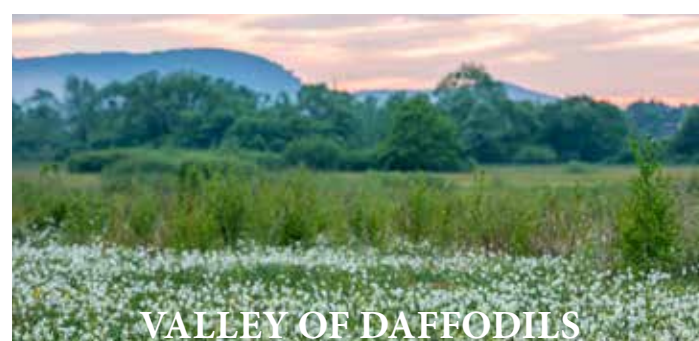
This area is favored with soils and climate that provide excellent conditions for agriculture, particularly grains, fruits and vegetables such as wheat, rye, oats, potatoes, corn (maize), sugar beets, apples and grapes.

Visitor attractions include:

- *Valley of Daffodils*: a carpet of daffodils that bloom in May – the only habitat of wild-growing daffodils in Central Europe.
- *Carpathian Biosphere Reserve*: protected by UNESCO since 1992. It has 57,880 hectares of virgin forests with thousands of species of flora and fauna, of which 72 are listed in the *International Union for Conservation of Nature (IUCN)* and the *European Red Lists*.
- *Synevyr Lake*: which formed about 10 thousand years ago due to powerful rock shifts.
- *Bukovel*: the largest ski resort in Ukraine, and Hoverla, the highest mountain of the Ukrainian Carpathians. Both are destinations for extreme activities and hiking.

The Ukrainian Carpathians:

- have about 20% of all forests of Ukraine.
- have multifunctional climatic resorts and ecological recreation areas with mineral and thermal water springs, berries and unique wild natural areas.
- are a land of rich history, exquisite cities and authentic villages with unique architectural monuments.



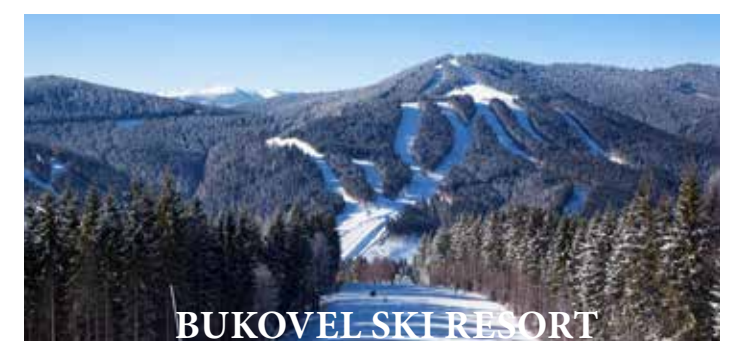
VALLEY OF DAFFODILS



CARPATHIAN BIOSPHERE RESERVE



SYNEVYR LAKE



BUKOVEL SKI RESORT



LOCATION CONSIDERATIONS

NATURAL BEAUTY

Transcarpathia has distinctive attractive landscapes with a diversity of plant and animal life that thrive in fresh air and sunlight throughout the four seasons. Most of Ukraine's rich forestlands are in the Carpathian region. Mixed forests cover the lower mountain slopes, pine forests the intermediate slopes and Alpine meadows at higher altitudes. There are more than 360 mineral water springs with medicinal properties in the region. The Transcarpathia climate in the highlands has an average temperature is +20°C in July -4°C in January and annual precipitation of more than 1,200 mm.

REASONABLE COSTS

Ukraine's advantages include quality of food, affordable healthcare and very good Internet and means of travel. Agricultural land prices are about USD 1500 per hectare, very low as compared with other European countries. There are good local supplies of hard and softwoods, and marble and other stone are mined in the region for construction.



ACCESSIBILITY

Transcarpathia is accessible by modern highways and railways. It takes about four hours by car from the Budapest International Airport to reach Uzhhorod, the capital of Ukrainian Transcarpathia. The train from Budapest takes seven hours. A beautiful railway line through Carpathian Mountains takes four hours from Lviv. There is a proposal to build a new airport at Uzhhorod.

REGULATION

Agricultural land use is regulated in Ukraine, however local authorities have been friendly towards proposals for development that bring investment to the region. Transcarpathians are famous for their hospitality and multiculturalism. English is widely spoken in the cities. Ukraine is a visa-free country for US and EU citizens. Foreigners may apply for a permanent residency visa, which is granted to those willing to invest at least \$100,000.





C A R P A T H I A G A R D E N S C O M M U N I T Y R E S I D E N T S

Carpathia Gardens will be designed and developed in stages to ultimately become home to more than 1000 persons. The first stage will contain the primary community center with housing, retail shops and support services. The table below provides approximate distribution of land use for residential, retail, commercial, education and recreation for this sustainable community.

	Housing Units	Occupancy	Residents	Density	Land(Hectares)
Community Center					
Town Square and Central Park					0.5
Shops, Galleries, Restaurants, Cafes					1.0
Peace Palace					0.5
Residences in Village Center					
Apartments (50 to 75 m2)	100	2.5	250	125	2.0
Townhouses (75-120 m2)	50	3	150	100	1.5
Business Hotel/Resort Hotel	40	1.5	60	40	1.5
Residences					
Villas (120 sm and up)	30	3	90	45	2.0
Small Farmsteads	30	3	90	25	3.6
Country Estates (120 m2 and up)	15	3	45	9	5.0
Assisted Living	80	1	80	80	1
Forest Meditation Academy	100	1	100	50	2
Ideal Boarding Academy					
Students	40	1	40	80	0.5
Faculty and Staff	8	1	8	40	0.2
Maharishi International University					
Students	40	1	40	40	1
Faculty and Staff	10	1	10	20	0.5
Ayurveda Health Center					
Guests	30	1	30	30	1
Staff	7	1	7	35	0.2
Total Development	580		1000		24
Sports and recreation					2
Parks					3
Farmland and pasture					4
Forest					3
Total	580		1000		36



C A R P A T H I A G A R D E N S T E A M A N D M A S T E R P L A N

T H E T E A M

M A S T E R P L A N

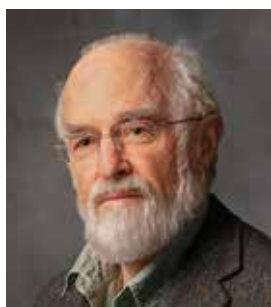
The *Carpathia Gardens* team consists of individuals with various skills and backgrounds who have a shared interest in developing a sustainable future for Ukraine.



Charles W. Borden, Project Director: Charles has experience in residential and commercial development planning in the United States and the Russian Federation. He has also been a professional editor, writer and designer for M&A and private equity investors in France and Russia for 25 years. In Moscow, Charles was editor and author for eight English language magazines and books and about Russian life, food, wine, art and culture. Charles previously served on economic development committees of the Iowa *Business Council* and *Wallace Technology Transfer Foundation*. Charles has a BS degree in Civil Engineering from Iowa State University and MBA from UCLA.



Vladimir Pukis, PR Director: Vladimir has been a translator, interpreter, ethnolinguist and historian for over thirty years for scientific and fiction works in several languages. Vladimir is the author of over 300 research and popular history and ethno-linguistic articles. He also compiled and translated collections of Kuban folklore tales. Vladimir has extensive experience in journalism and public relations. He is presently the director of a nonprofit NGO based in Budapest, Hungary.



Sam James, Project Ecologist: Sam has worked for 40 years in soil biology, organic agriculture, and the science of earthworms. He has over 100 scientific publications. As a professor at Maharishi International University, he taught sustainable soil management, ecology, and integration of humans with nature. He was Chair of the Department of Regenerative Agriculture, and Program Director of the Master's degree in Regenerative Organic Agriculture.



Natalia V. German, Investor Communications: Natalia is a philologist-linguist with knowledge of Ukrainian, Russian and English languages. She has experience as a teacher of Russian and Ukrainian as foreign languages. In addition, she has worked as executive assistant to senior expat managers in different countries, particularly in the real estate industry and investments.

Carpathia Gardens will be an entirely new community located in the Carpathian Mountains region. Communities grow organically when new opportunities for employment develop as existing businesses expand, new businesses arrive and entrepreneurs create new businesses.

Communities can also create “attractors” for businesses to move in, or for people to create new businesses.

Communities also create “*attractors*” for businesses to move in, or for people to create new businesses. *Carpathia Gardens* planned Technopark and its education, recreation and lifestyle facilities are examples of such “*attractors*”. However, risk is a principal counter factor to development and growth so communities must also find means to reduce those risks.

The Project Architect will develop a Master Plan that will provide for organic, incremental and sustainable growth in stages that “*breaks a big project into small solutions*”. The initial costs at the first stage would provide infrastructure in the central area of about six hectares and provide residences for about 150 families or about 460 persons plus business and recreational visitors..

The Master Plan will identify “*attractors*” such as small retail area and recreational facilities that would draw new members to the community and the businesses to serve them. The Project Developer will seek “*Anchor Tenants*” that would be interested to develop sub-projects within *Carpathia Gardens*.

The Project Developer would also create partnerships with successful entrepreneurs and businesses from other countries that would be interested to expand in the area.

Supplemental documents:

- *Carpathia Gardens Investment Guide*
- *Carpathi Gardens Master Plan*
- *Carpathia Gardens Design Guide*
- *Carpathia Gardens Investment Memorandum*
- *Carpathia Gardens Ayurveda Spa Business Plan*



A S U S T A I N A B L E C O M M U N I T Y B A S E D U P O N A P R O V E N M O D E L F A I R F I E L D , I O W A

In 1974, a small new university, Maharishi International University (MIU), moved from its temporary location in California to Fairfield, a small rural town in southeastern Iowa.

MIU is located in the country's agricultural heartland, not far from the corn fields that Nikita Khrushchev visited in 1954. The university steadily grew, and its unique curriculum and goals attracted young and creative people from around the country and internationally, many with advanced educations. As families relocated, they needed employment, which was sparse in Iowa's agriculture dominated economy. The result was the development of hundreds of new businesses, many at the cutting edge of modern technology.

By the early 1980s, the national press was calling Fairfield "*Silicorn Valley*" because of its abundance of tech startups in the midst of Iowa cornfields. Delta Airlines inflight magazine reported that "*the new jobs in Fairfield are distributed among dozens of careers: They may be high-tech headhunters, professors, doctors, website designers, video animators and software engineers*".

Since 1988, hundreds of new companies have sprung up in Fairfield creating thousands of new jobs, many of them in technology.

As the community developed new businesses flourished. Like any robust economy some businesses were bought out and some closed, but the flexibility of the community and its members sustained it.

A wide range of successful businesses developed, from low tech (supplies for chimney sweeps, a national marathon photo business, super premium ice cream, oil brokerage) to IT (the first optical based computer, an informercial pioneer, one nation's biggest long-distance telecoms, a leader in hedge fund management).

In the late 1980s and early 1990s, the state of Iowa took note of the Fairfield example when it sought to diversify its dependence upon agriculture. Fairfield was a unique example within the state, and among all of rural America.

As the university developed, the international reach of its programs created other opportunities in Fairfield and other communities around the world due to its unique programs for natural health care, architecture, education, sustainable building and organic agriculture. The university's programs have also been popular among celebrities, so this small town gets more than its share of visits from well-known musicians and entertainers. As for sustainable and green, the mayor of Fairfield was selected as one of the nation's "*Top 10 Green Mayors*" by *Time* magazine.

The Fairfield community has provided almost 50 years of experience in community building based upon principles of sustainability. We believe that those principles and the experience can be applied to other regions of the world. *Carpathian Gardens* will be the first for Ukraine.





FAIRFIELD, IOWA



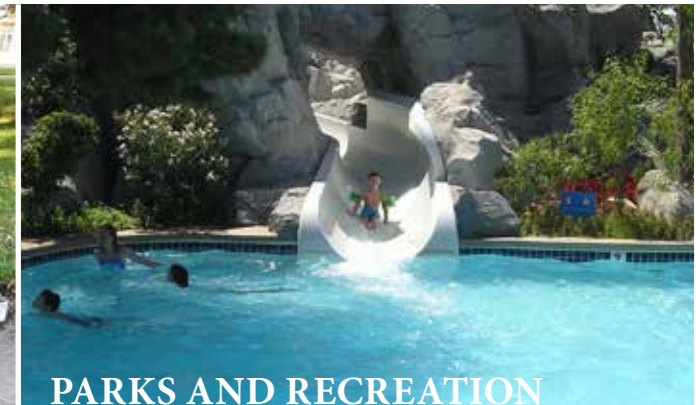
COUNTY COURTHOUSE



HEALTH AND
WHOLENESS SHOP



LOCAL ARTISTS



PARKS AND RECREATION



FAIRFIELD BUSINESS PARK



FALL HARVEST



FRIDAY NIGHT ART WALK



PEACE PALACES



MUSIC AND DANCE



RESTAURANTS AND
CAFES

COMMUNITY REQUIREMENTS



COMMUNITY SOLUTIONS

J O B C R E A T I O N

The cornerstone of any community is to create sustainable, meaningful, safe and fulfilling work opportunities for the breadwinners of a family. Without employment a community is not sustainable and its members, of necessity, will drift to new opportunities.

Create a business environment that attracts investment and development of robust businesses with:

- An educated and energetic talent pool.
- A strong business support infrastructure.
- Seed and venture capital financing, and community banks.
- Shelter from non-productive or hostile interference.

E D U C A T I O N

Every child has the right to a strong education beginning with the early years to build the principal base to live a successful and fulfilling life.

Build a strong lifetime educational framework with:

- Consciousness-based education that develops the whole person and provides the solid inner strength to weather life.
- Early education that extends through school years and provides opportunities at the highest levels.
- Re-training as society creates new industries and discards the obsolete, with a focus on sustainable careers and industries.

E N V I R O N M E N T

Every person should live and work in an environment that nourishes and supports life in accord with the immutable laws of nature. The home and work life should be conducted from “*fortune creating*” structures that are built with natural and non-toxic materials.

Provide an architectural framework for community design that encourages:

- Proper orientation of buildings and placement and proportion of rooms that draw the influence of the sun as it moves across the sky, and with spaces that are filled with sunlight and fresh air.
- Natural and nontoxic construction materials.
- Renewable and clean energy sources.

H E A L T H Y L I F E

Every person should have the opportunity to nourish and sustain a healthful life based upon principles that reduce or eliminate potential health problems before they occur. Such a system also significantly reduces the societal cost of health care problems.

Thrive with a strong prevention-based health care system that:

- Emphasizes preventative health care, which “*cures a problem before it arises*”, but that is also capable to provide efficient and modern health services when a need arises.
- Encourages self-care and self-treatment using proven techniques such as meditation, massage, yoga, exercise and herbal remedies.

N U T R I T I O N

Community members should have access to wholesome food, water, and air as well as clean energy systems. The life cycle of the community should be sustainable very long term.

Build a healthy and sustainable food production environment with:

- Local small farmer and dairy producers supported by a community that demands wholesome foods.
- Clean and sustainable water and wastewater systems.
- Maximum recycling of precious resources.



M A H A R I S H I V E D I C A R C H I T E C T U R E

Maharishi Vedic Architecture is the leading discipline in the world that can ensure that a building or city will have only nourishing influences on its occupants. The effects are the result of the application of three key principles:

RIGHT ORIENTATION

Vedic Architecture stipulates that the entrance to a home should face east, because the energy from the sun is most nourishing when rising, bringing greatest benefits to the health and vitality of the family.

Southern entrances are inauspicious. According to *Vedic Architecture*, a southern entrance (an entrance that faces south) interferes with the support of *Natural Law*, bringing negative influences to the inhabitants of the building.

Vedic Architecture recommends refraining from using any south entrances for a home or office.

Recent medical research validates this ancient wisdom. Scientific studies show that brainstem neurons fire at different rates depending on direction. There are also “*place neurons*” in the brain that signal a body’s orientation in an environment or room. The way we face influences how well our brain and body function.

When we live or work in buildings with an improper orientation, the firing patterns of our brains’ neurons can contribute to illness, failure in family and professional life, and even criminal tendencies. Some of these effects have been measured and published in peer-reviewed medical research.

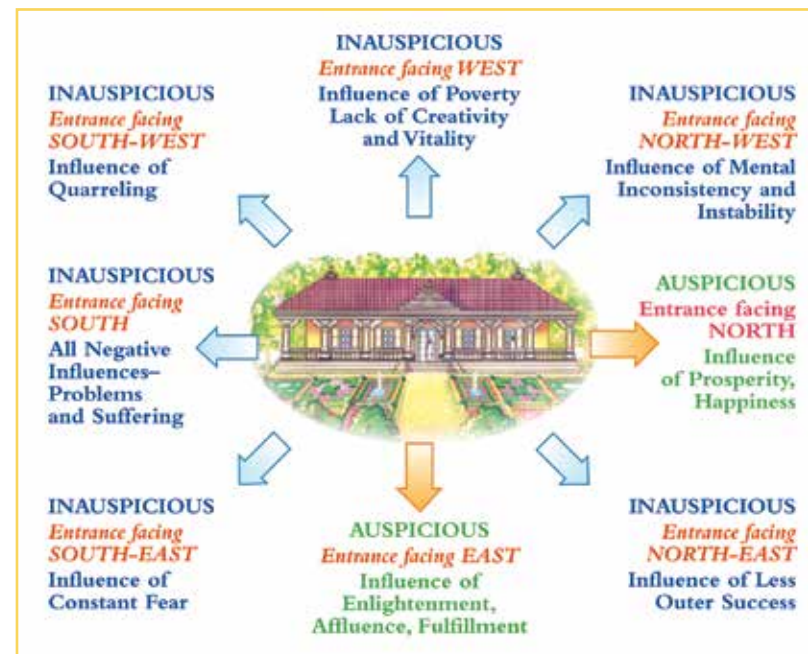
THREE PRINCIPLES

RIGHT ORIENTATION

ROOM PLACEMENT

RIGHT PROPORTION

Auspicious and Inauspicious Influences Due to the Orientation of Buildings



*From eight possible directions,
only two directions
— east and north—*

produce auspicious influences.

This means that at least 50% of all buildings have inauspicious orientation. An auspicious orientation promotes positive, evolutionary influences. Buildings without an auspicious orientation produce negative effects.

ROOM PLACEMENT

As the sun moves across the sky it radiates different qualities of energy. In Vedic architecture buildings are designed so that these energies correspond to the specific activities performed within the different rooms.

This means that there is an ideal place for the entrance, the living room, the kitchen, the dining room, and bedrooms. It is very important to place each room in its proper location so that, for example, one doesn't become sleepy in the study but have insomnia in the bedroom.

RIGHT PROPORTION

Everything in Nature is properly proportioned. For example, within the human body every part is not only properly placed, they are also precisely proportioned. Deviations can create imbalances and problems. So too there are ideal proportions for houses and rooms that permit Natural Law to provide maximum support.

VEDIC CITY PLANNING

To enjoy the full benefit of Vedic architecture, a subdivision or city should be master planned using the principles of right orientation, placement and proportion. Maharishi Vedic City in Fairfield, Iowa was the first city in the world to incorporate the features of Vedic city planning.

It incorporated street layouts that ensured perfect eastern orientation and low-density housing. It supported non-toxic and energy-efficient construction, solar and other cost-effective non-polluting energies for self-sufficiency in energy, local sustainable organic agriculture, non-polluting vehicles, and generous green space. Vedic city planning disallows negative influences from entering a city.



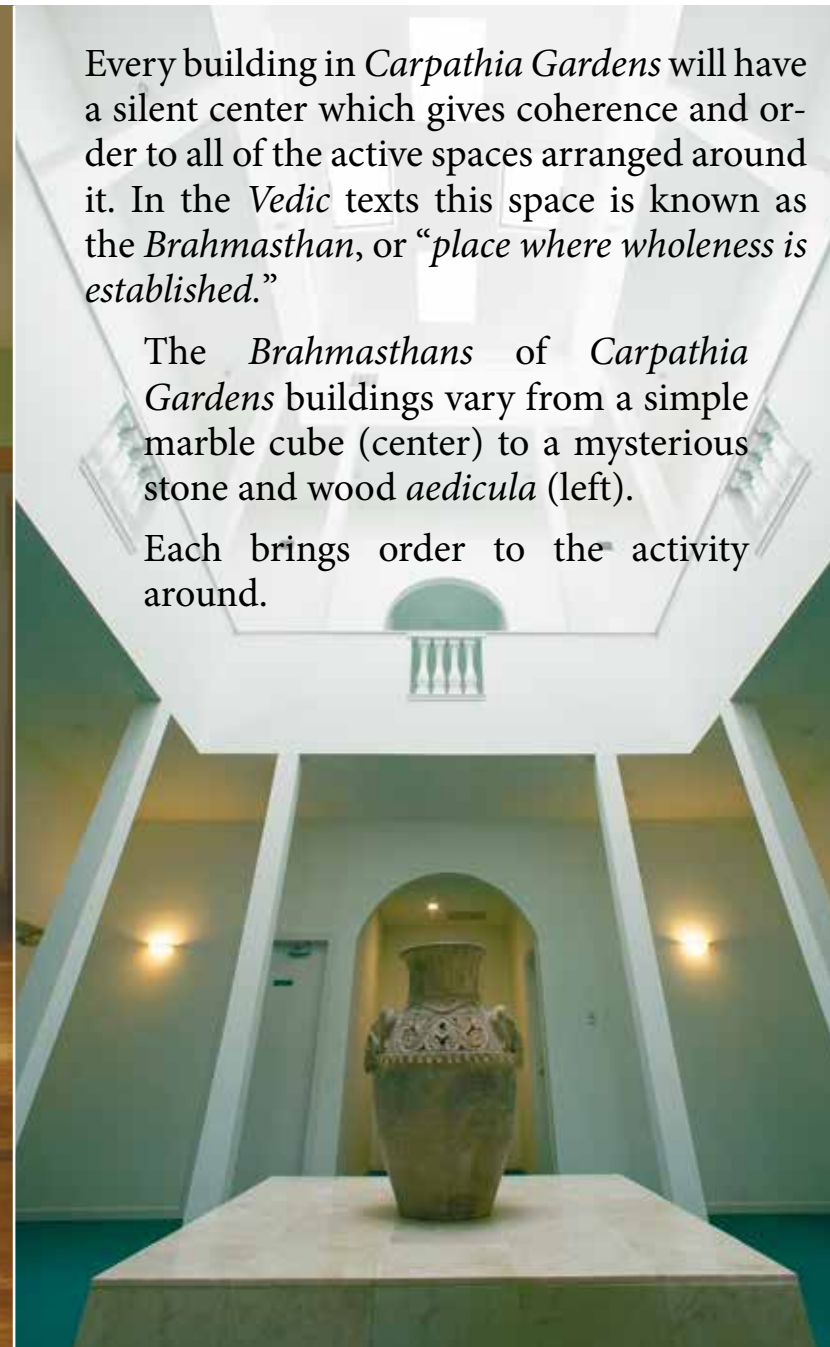
T H E S I L E N T C E N T E R



Every building in *Carpathia Gardens* will have a silent center which gives coherence and order to all of the active spaces arranged around it. In the *Vedic* texts this space is known as the *Brahmasthan*, or “place where wholeness is established.”

The *Brahmasthan*s of *Carpathia Gardens* buildings vary from a simple marble cube (center) to a mysterious stone and wood *aedicula* (left).

Each brings order to the activity around.





COMMUNITY COMPONENTS



RESIDENCES



RETAIL AND SERVICES



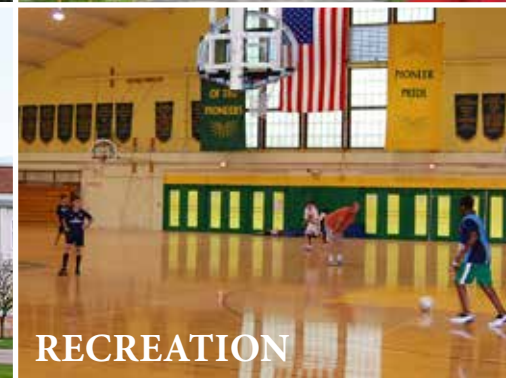
EDUCATION



HOSPITALITY



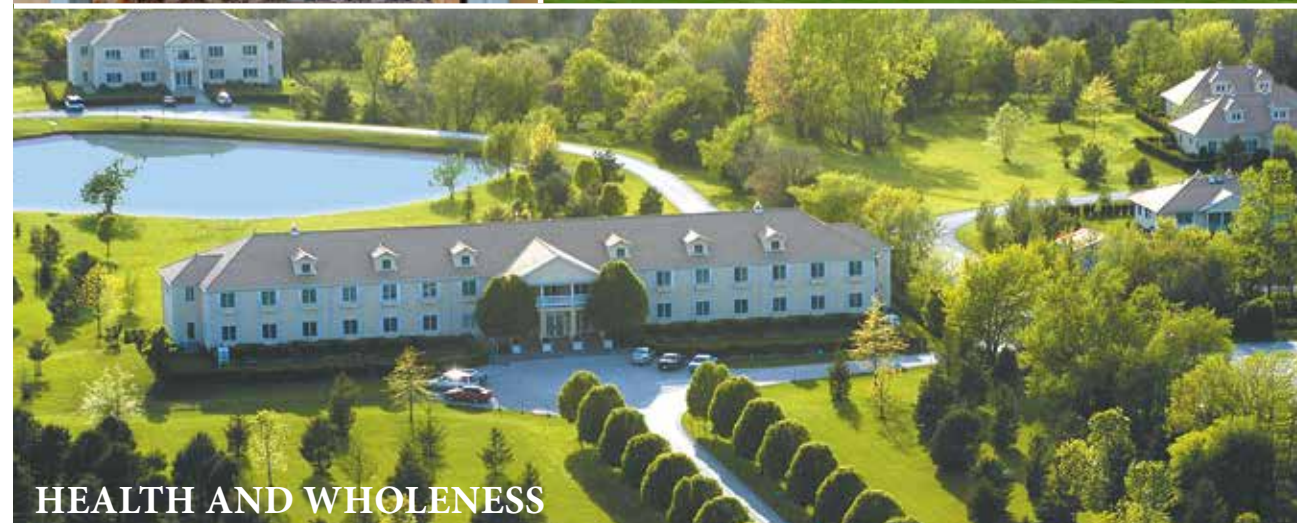
COMMERCE AND BUSINESS



RECREATION



AGRICULTURE



HEALTH AND WHOLENESS



LIGHT INDUSTRY



COMMUNITY CENTER

A community can be so much more — it can be a special place that creates an influence of good health, happiness, harmony and enlightenment. Vedic architecture reliably gives buildings these influences by using laws of nature that connect individual intelligence with cosmic intelligence. Each person will have these nourishing influences in their life with *Fortune-Creating® Buildings in Carpathia Gardens*.



COMMUNITY COMPONENTS

Component	Development Partners	Component	Development Partners
Residences	Local developers	Commerce and Business	
Apartments (Rent or Own)		Conferences and Exhibitions	
Townhouses and Villas		Co-working Center	
Eco-Village		Communications	Entrepreneurs
Small Farmsteads		Sustainable Energy	
Country Estates		Transportation and Logistics	
Assisted Living		Carpathia Technopark Business Center	
Student Housing		Information Technology	
Heath and Wholeness		Recreation	Ukrainian recreation/sports organizations
Meditation and Yoga		Nature Trails	
Fitness Programs		Waterpark and Swimming	
Ayurvedic Medicine		Tennis	
Herbal and Natural Remedies		Equestrian Center	
Family Medicine	Maharishi Ayurveda-trained practitioners	Cross Country Skiing and Sledding	
Ayurveda Spa and Health Clinic	Maharishi Ayurved Health Center (Europe/USA)	Indoor Sports Center	
Natural Foods		Team Sports Stadium and Track	
Retail and Services		Cycling	
Restaurants and Cafes	Entrepreneurs	Agriculture	Ukrainian/foreign agricultural producers
Retail Shops	Entrepreneurs	Greenhouse Fruits and Vegetables	
Farmers Market	Small farms	Dairy	
Supermarkets	Entrepreneurs	Organic Grains	
Art Galleries and Studios	Local and regional artists	Orchards and Vineyards	
Town Square Retail	Entrepreneurs	Honey	
Trades and Repair	Local tradespersons	Free Range Eggs	
Education		Plant Nursery and Flower Plantation	
Distance Learning	Maharishi International University, Iowa	Light Industry	Local, regional and national brands
Ideal Boarding Academy (K-12)	Maharishi School, Iowa	Digital Film and Music Industry	
Preventive Medicine Education		Modular Housing Components	
Sustainability Education		Furniture	
Business Conferences		Print-on-Demand Publishing	
Sports Camps		Organic Food Production	
Technopark Business Incubator		Craft Center	
Hospitality		Co-Manufacturing Center	
Destination Restaurants	Entrepreneurs	Community Services	
Bed and Breakfast	Entrepreneur	Visitors Center	
Country Hotel	International resort brand	Chamber of Commerce	
Student Center	Entrepreneurs	Security	
Business Hotel	International hotel brand	City Hall	
Cafes and Fast Food	Entrepreneurs	Town Square and Central Park	
Peace Palaces	International developer	Off the Grid Utilities	
Hostel	Entrepreneur	Performing Arts Center	Ukrainian music/dance/theatre academy
		Public Library	



THE COMMUNITY COMPONENTS

COMMUNITY CENTER

The *Community Center* will include a town square, retail district, a performing arts and conference center, business hotel, bus station, apartments, and small lot single family homes.

RETAIL DISTRICT

The *Retail District* will be located around the town square to provide space for cafes, restaurants, coffee shops, grocers, bookshops, gift shops, art galleries, jewelry stores, pharmacies, bicycle rental and other specialty retailers.

TOWN SQUARE

The *Town Square* will be the heart of *Carpathian Gardens*. It will also used for open-air events and regular farmers' markets.

BUSINESS HOTEL

A *Business Hotel* will accommodate business conference visitors, as well as tourists and visitors to the community.

LIGHT MANUFACTURING AND TECHNOLOGY INCUBATOR

Carpathia Gardens will have a light-manufacturing district to accommodate clean and green production of products for the local economy and for export. This district will also include a *Technology Incubator* to assist development of new technologies and businesses based upon them.

PERFORMING ARTS AND CONFERENCE CENTER

The *Performing Arts and Conference Center* will adjoin the *Business Hotel*. It will have a *Business Conference Center*, *Performance Hall* and a *Community Art Gallery*. The *Conference Center* will feature meeting rooms and other conference facilities. It will have state-of-the art international Internet connections that enable video conferencing and online learning to university level.

The *Performance Hall* will be the centerpiece of the *Conference Center* with approximately 300 seats and a state-of-the-art stage design that will make it a perfect home for any stage production. The Center will also have a standing Community Art Gallery for rotating community exhibits that will serve as home to community performing arts groups.

RESIDENCES

Carpathia Gardens will have diverse opportunities for residential housing. Land parcels will range from 0.12 hectares to one-hectare farmsteads.

- *Apartments* (35 to 75 square meters): for rent or purchase.
- *Townhouses* (75-120 square meters): two-story townhouses near the retail area.
- *Villas* (120 square meters and up).
- *Small Farmsteads* (75 – 150 square meters): located near the central district. Each would be located on a 20x30 meter site that provides ample space for vegetable and flower gardens and fruit trees.
- *Country Estates*: with large land holding and out-buildings.
- *Assisted Living*: for those with special needs such as elderly or handicapped.

RESIDENCE STYLES



Townhouses



Small Farmsteads



Country Estates



Villas



Apartments (rent or own)



COMMUNITY COMPONENTS

RECREATIONAL FACILITIES

- Recreation Center
- Indoor and Outdoor Swimming Pools
- Tennis Courts
- Soccer Field and Track
- Bicycle/Cross Country Ski Trails
- Hockey and Skating Rink

HEALTH AND TRAINING CENTER

The *Health and Training Center* will include sauna, jacuzzi, weight training, aerobics and other traditional exercise and relaxation activities that will be available to all community members and guests.

MAHARISHI AYURVEDA SPA

The *Maharishi Ayurveda Spa* will offer an extensive menu of fully developed and effective health therapies and programs of *Maharishi Ayurveda* similar to those offered at other locations in Germany, the United States and India.

MEDITATION FOREST ACADEMY

A *Meditation Forest Academy* will accommodate visitors and residents for meditation, yoga and other health related programs.

IDEAL ACADEMY

A private school (K-11) will provide consciousness-based education starting with pre-school to accommodate children from *Carpathian Gardens* families or boarded students.

DISTANCE LEARNING UNIVERSITY

Carpathia Gardens will provide distance learning university level courses in arts, languages and sciences that will lead to Associate and Bachelor level degrees.

AGRICULTURE

Carpathian Gardens will support and accommodate small agricultural producers who are committed to producing natural and organic products for the community and for other markets. *Carpathian Gardens* will have a substantial reserve of pasture and forest at its border that will be available to such producers. Facilities will include greenhouses.

FRUIT PRODUCTION

Land will be devoted to orchards for plums, apples and berries as well as processing facilities to produce organic fruit products.

ORGANIC DAIRY

The *Carpathia Gardens* dairy will have a herd of 50 cows that will have four hectares of grazing area. No antibiotics will be used on cows, nor reproductive hormones. Cows will be allowed to “retire” in the community.

FREE RANGE CHICKEN EGGS

Carpathia Gardens will keep a flock of about 1,000 chickens to supply the community with free-range eggs.

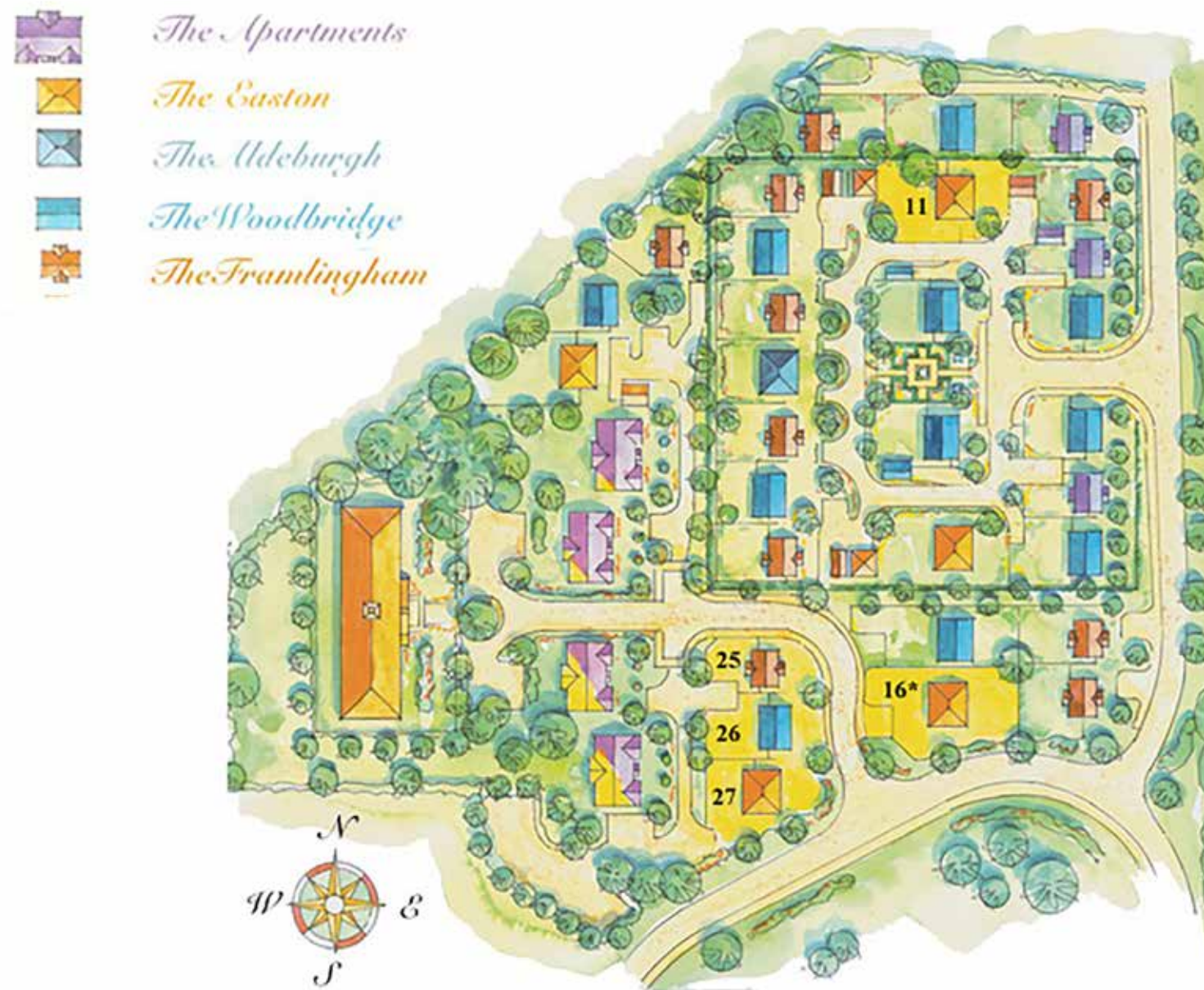




COMMUNITY CENTER



With a concept based upon a unique development in Rendelsham, England, this six-hectare development in *Carpathia Gardens* will feature a carefully landscaped Town Square, a Community Retail area and quality brick residences. The single-family homes, townhouses and apartments would be finished with a delightful variety of solid wood, crafted brick, stonework detail and traditional clay roofing tiles.



TOWN SQUARE

COMMUNITY AND RETAIL

Shops and Galleries 4000 sq meters

RESIDENCES UNIT

Apartments (studio and 1 bedroom) 100

Townhouses (2 and 3 bedroom) 50

Business Hotel 40

RESIDENCE PRICE RANGE

Apartments \$50k to \$125k

Townhouses \$75k to \$200k

DEVELOPMENT SIZE

Development Acreage 6 hectares

Residents: 460 persons

COST

Community Center
Project Value: \$25 million



R E S I D E N C E S



TOWNHOUSES



VILLAS



ECO-VILLAGE



APARTMENTS (RENT OR OWN)



SMALL FARMSTEADS



ASSISTED LIVING



COUNTRY ESTATES



STUDENT HOUSING

Homes of Carpathia Gardens will range in style from modern open space apartments to English Townhouses or Country Style.

Each unique house will make use of nature's own principles of right orientation, placement and proportion to create an influence of good health, happiness, prosperity and enlightenment.

Visitors to such homes routinely remark that they don't want to leave. The families who live in them are full of stories about transformations in their family life, improvements in health, and the growth of inner silence since they started living in these special homes.



THE LIVING SPACES



The living spaces of homes of *Carpathia Gardens* are warm, bathed in sunlight, and beautiful.

More importantly, they use the ancient science of right placement so that the function of each room corresponds to the differing energies of the sun—bringing the support of Natural Law to the activities in each room.





THE KITCHEN



The preparation of fresh, nutritious food is paramount in promoting good health. While colors and styles may vary in kitchens in *Carpathia Gardens*, each kitchen is oriented to receive the early morning light of the rising sun.

Each will be designed to ensure that that the food that is prepared in it will be the healthiest, and most nourishing and digestible for the whole family.





THE DINING ROOM



Dining rooms in *Carpathia Gardens* vary from classical to Prairie to country casual.

Like all rooms in these houses, each dining room is sized to precise Vedic proportions that ensure a perfect resonance with the sun, moon and stars. This brings a connection between individual life and Cosmic life to nourish the entire family.





THE BEDROOM



The principles of Vedic Architecture describe the effects of sleeping in different directions.

These four beds face either east or south, orientations that assure a nourishing effect.

Science has begun to investigate the effects of orientation in sleep and research confirms these ancient guidelines.



HEALTH AND WHOLENESS



MEDITATION



YOGA



FITNESS PROGRAMS



HERBAL AND NATURAL REMEDIES



FAMILY MEDICINE



AYURVEDIC MEDICINE



AYURVEDA SPA AND HEALTH CLINIC



NATURAL FOODS

Health is the basis of a comfortable, happy and long life. Good health can be preserved through prevention.

It is possible to eliminate the basis of disease by bringing life into accord with Natural Law through balanced daily and seasonal routines. These include individualized diet and exercise, and the development of higher states of consciousness.



THE "RAJ" AYURVEDIC WELLNESS CENTER



AYURVEDIC WELLNESS CENTER



The Ayurvedic Wellness Center promotes the Vedic lifestyle, a natural healthy lifestyle that uses proven Vedic methods to prevent disease, improve health and increase longevity.

These include practice of the Transcendental Meditation program to reach full mental and physical potential, a balanced system of exercise, and a healthy and delicious diet.

The planning of the entire *Carpathia Gardens* development is based upon the Vedic principles of urban planning that promote harmony, good luck and ideal health.



A Y U R V E D I C W E L L N E S S C E N T E R



RETAIL AND SERVICES



RESTAURANTS
AND CAFES



RETAIL SHOPS



ART GALLERIES



FARMERS MARKET



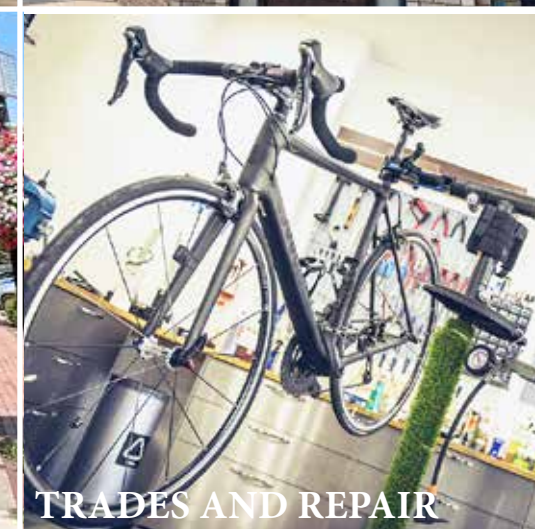
SUPERMARKETS



STUDIOS



TOWN SQUARE RETAIL



TRADES AND REPAIR

Retail trade and services will provide virtually all the daily requirements for community members.

A small retail district will be located adjacent to the Town Square to provide space for restaurants, cafes, coffee shop, corner grocery, bookshop, gifts, art galleries, jewelry, pharmacy, bicycle rental and other specialty retailers.



E D U C A T I O N

DISTANCE LEARNING



IDEAL BOARDING ACADEMY

BUSINESS CONFERENCES



PREVENTIVE MEDICINE
EDUCATION



SPORTS CAMPS



SUSTAINABILITY
EDUCATION



TECHNOPARK BUSINESS INCUBATOR



THEATER ARTS CAMPS

Education is a cornerstone of any community. *Carpathia Gardens* will foster and practice "consciousness based education" that develops the full potential of the individual.

Education will also fulfill economic aspirations while maximizing proper use of the environment and bringing spiritual fulfillment and happiness to humanity.

Carpathia Gardens will have progressive learning environments for full lifetime education.



HOSPITALITY



DESTINATION
RESTAURANTS



BED AND BREAKFASTS



COUNTRY HOTEL



STUDENT CENTER



BUSINESS HOTEL



CAFES AND
FAST FOOD



PEACE PALACES



HOSTEL

Hospitality provides a home away from home for community visitors whether they come for a local event, concert, conference, recreation or just to visit friends in the community.

Authentic hospitality makes a difference in the lives of the people that an establishment serves. It means customer service delivered with a sense of warmth, friendliness and individual pride.



C O M M E R C E A N D B U S I N E S S



CONFERENCES AND
EXHIBITIONS



CO-WORKING CENTER



TRANSPORTATION



COMMUNICATIONS



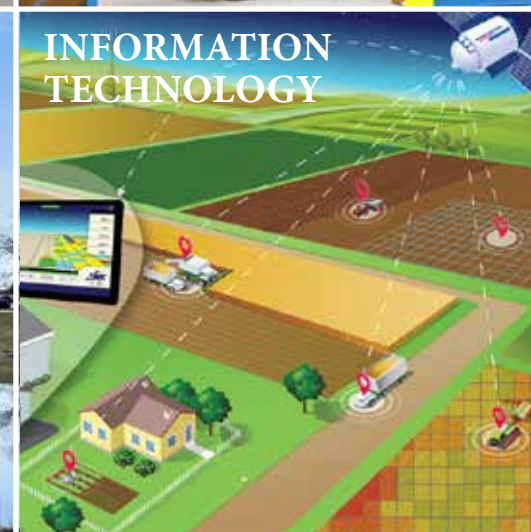
SUSTAINABLE ENERGY



LOGISTICS



INVESTMENT AND FINANCE



INFORMATION
TECHNOLOGY

The Commerce and Business sectors of *Carpathia Gardens* will enable businesses to provide members of the community with meaningful employment thus fueling the financial engine for development. The community will be internally sustainable but linked to the global business world.

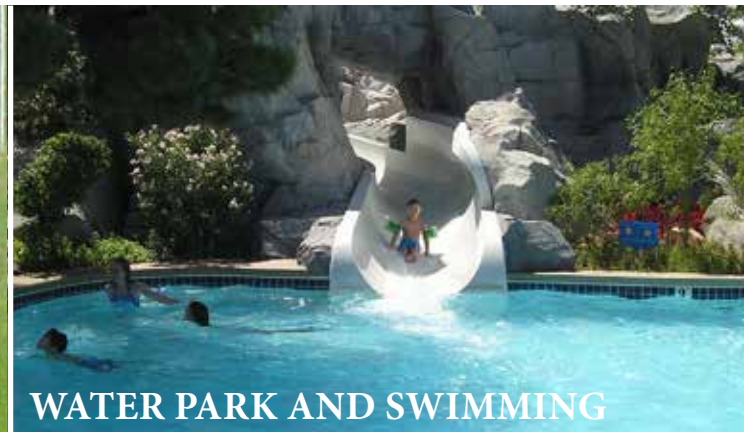
Carpathia Technopark will be a commerce and business center that will accommodate and foster growth of tenant firms by providing a culture of innovation and build networks of expertise.



R E C R E A T I O N



NATURE TRAILS



WATER PARK AND SWIMMING



CROSS COUNTRY SKIING
AND SLEDDING



TENNIS



INDOOR SPORTS
CENTER



EQUESTRIAN CENTER



TEAM SPORTS STADIUM AND TRACK



CYCLING

The word "*recreation*" means a process of re-creation, a refreshment of strength and spirits, a purposeful strengthening over-and-over and gaining new life and freshness.

Recreation is not only an important requirement for community members, but it also serves as a base for tourism and small recreation-based businesses that employ community members.



A G R I C U L T U R E



GREENHOUSE FRUITS
AND VEGETABLES



DAIRY



HONEY



ORGANIC GRAINS



FREE RANGE EGGS



ORCHARDS AND VINEYARDS



ECO-VILLAGE



PLANT NURSERY AND
FLOWER PLANTATION

Small community farms will produce organic and wholesome foods to sustain the community. The community will provide land and assistance to support local producers.

Community farms will have the opportunity to sell foods under the community cooperative brand to retailers in other parts of Ukraine.

In addition, community farms may become eligible to produce organic herbs for use in Ayurvedic medicinal remedies, teas, massage oils and other products.



L I G H T I N D U S T R Y



DIGITAL FILM AND
MUSIC INDUSTRY



MODULAR HOUSING
COMPONENTS



FURNITURE



PRINT-ON-DEMAND
PUBLISHING



ORGANIC FOOD PRODUCTS



CRAFT CENTER



CO-MANUFACTURING CENTER



BIO FOOD PACKAGING

Light manufacturing facilities will enable small businesses to efficiently operate in a clean and business friendly environment.

Carpathia Technopark will enable high-tech business opportunities including digital video production and studios.

Modular housing and furniture manufacturers will produce housing components for the community.

The agriculture sector could produce a surplus of fresh, natural and organic produce to supply surrounding regions.



COMMUNITY SERVICES



VISITOR CENTER



CHAMBER OF COMMERCE



TOWN SQUARE AND CENTRAL PARK



SECURITY



OFF THE GRID



CITY HALL



PERFORMING ARTS CENTER



PUBLIC LIBRARY

Community services are necessary to fully provide for the common needs of families and visitors. They are the underpinning of the health and safety of residents.

Community facilities enable families to enjoy concerts, art exhibitions and sports events.

As much as possible, *Carpathia Gardens* will be self-sustaining in terms of its energy and utilities.



Fortune-Creating Homes And Communities

A home can be so much more — it can be a special space that creates an influence of good health, happiness, family harmony and enlightenment. Vedic Architecture reliably gives our homes these influences by using laws of nature that connect individual intelligence with cosmic intelligence. You can have these nourishing influences in your life in *Carpathia Gardens* and its service providers.

Their services offered include:

- Pre-designed plans for homes and small apartment buildings.
- Site evaluation: to help you find an ideal site.
- Custom design of homes by our affiliated architects.
- Consulting with developers on city and subdivision master plans.

Maharishi Vedic® architecture is also known as *Maharishi Vastu*® or *Maharishi Sthapatya Veda*® architecture. The Sanskrit word "*sthapan*" means to establish. The Sanskrit word "*Veda*" means *Knowledge of Natural Law*.

The eternal system of *Sthapatya Veda* architecture and city planning has been restored to its completeness by His Holiness Maharishi Mahesh Yogi, who introduced the *Transcendental Meditation*® program to the world 50 years ago and opened the gates of enlightenment to millions of people.

For more information:

Carpathia Gardens

info@carpathia-gardens.com • carpathia-gardens.com

© 2024 Maharishi Sthapatya Veda, Maharishi Vedic, and Maharishi Vastu are registered trademarks licensed to Maharishi Vedic Education Development Corporation, a 501(c)(3) non-profit educational organization, and used under sublicense or with permission.



