



Delivering Precision Wellness Experience





# VISION

Transforming Luxury Residences into  
Holistic Wellness Sanctuaries



## FitEduCoach

**FitEduCoach** is our business-to-consumer (B2C) vertical focused on professional fitness education. Our mission is to bridge the significant skilled manpower gap in the fitness industry. We provide comprehensive training and certification programs for aspiring and existing fitness professionals, ensuring they are equipped with the knowledge and skills needed to excel.

## FitSpec

One time set up: vertical specializes in one-time amenity setups for mid-level residential developers. We offer a complete solution for designing and equipping clubhouses, gyms, and other recreational spaces.

## ZOÍ

ZOÍ delivers a complete, data-driven ecosystem that integrates measurable health, recovery, and cognitive performance directly into the luxury home environment. The offering is comprehensive, high-level, and covers all aspects of life

# Table of Content

- About ZOI
- Fostering Wellbeing & Community
- Case studies: The Luxury shifting from Marble to Metabolism
- Integrative Wellness Experience
- Role of ZOI





# About us

ZOI: Delivering Precision Wellness Experience

Vertical Name: ZOI (Meaning: "Life" in Greek)

Parent Company: NextGen Pathshala

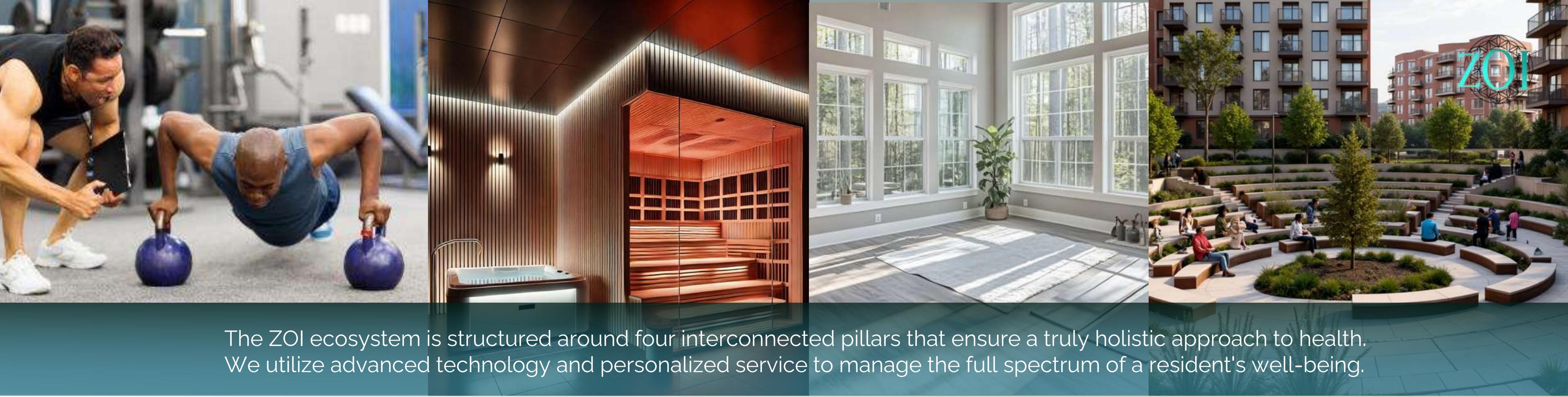
Market Focus: Luxury Residential Landscape

The Core Philosophy: Redefining Luxury

ZOI is the strategic pivot from decorative luxury (marble, fixtures) to functional luxury (measurable health outcomes). We address the highest-tier buyer's primary concern: time, vitality, and health span. Our ecosystem ensures that residents don't just live in luxury; they thrive in it.

# Mission

We integrate holistic wellbeing by delivering personalized luxury residential wellness experience that rejuvenates body, mind and spirit- combining ancestral wisdom, modern innovation and serene sustainable environments.



The ZOI ecosystem is structured around four interconnected pillars that ensure a truly holistic approach to health. We utilize advanced technology and personalized service to manage the full spectrum of a resident's well-being.

# 4 Pillars of Wellness

## Pillar

1. Physical Health

2. Recovery & Regeneration

3. Mental & Emotional

4. Environment

## Focus

Foundational Fitness & Biometrics.

Cellular Repair & Longevity.

Cognitive Performance & Resilience.

The Sanctuary Home & Community.

## Strategic Offering

Data-driven fitness centers, personalized training plans, on-site DEXA scans for body composition, and specialized studios for high-performance training.

Contrast Therapy Suites (Cryotherapy, Infrared Saunas, Cold Plunge), dedicated Sleep Optimization Labs, and personalized PEMF (Pulsed Electromagnetic Field) recovery zones.

Sound Bath and Meditation Studios, Biofeedback training pods, access to certified wellness coaches, and dedicated silent "Deep Work" lounges designed for focus.

WELL Certified design standards, hospital-grade air and water filtration in common areas, Biophilic design (integration of natural elements), and curated communal spaces to foster genuine connection.

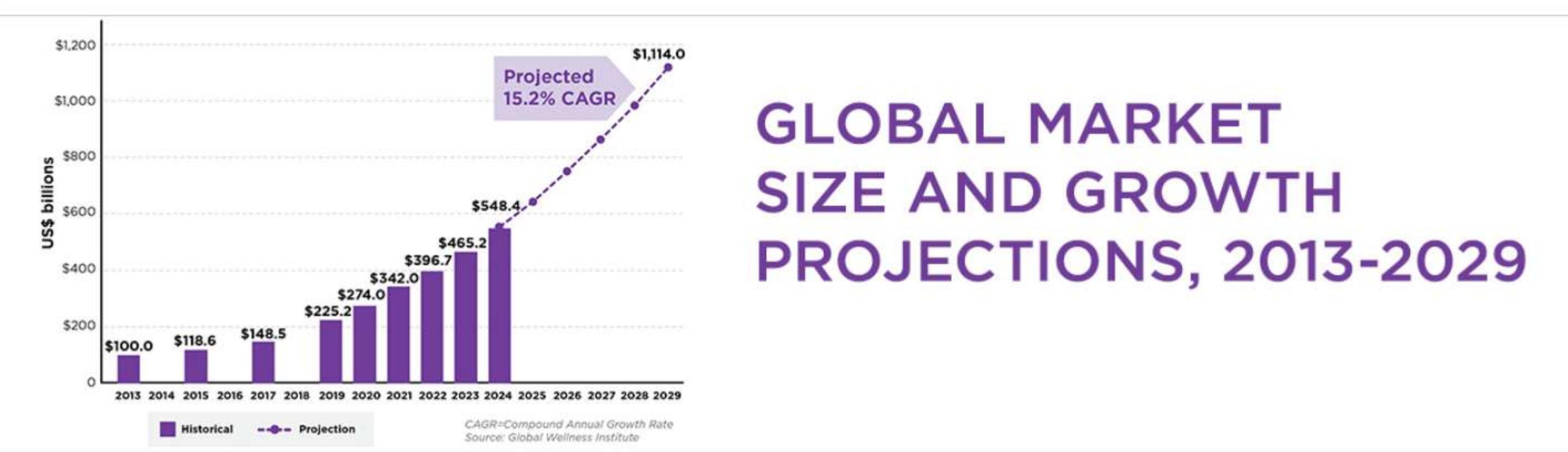


# Precision Wellness Environment

ZOI will not just manage residential gyms; it will create holistic, data-driven wellness ecosystems within luxury residential spaces. Leveraging a two-decade legacy of disrupting the commercial fitness industry, ZOI will go beyond traditional amenities to deliver a complete "wellness solve" that is professional, results-oriented, and community-focused.

By integrating state-of-the-art facilities, expert-led coaching, and a suite of premium services, ZOI will transform residential real estate into a powerful platform for well-being. This will not only elevate the living experience for residents but also provide developers with a distinct competitive advantage, commanding a premium and fostering long-term resident retention.



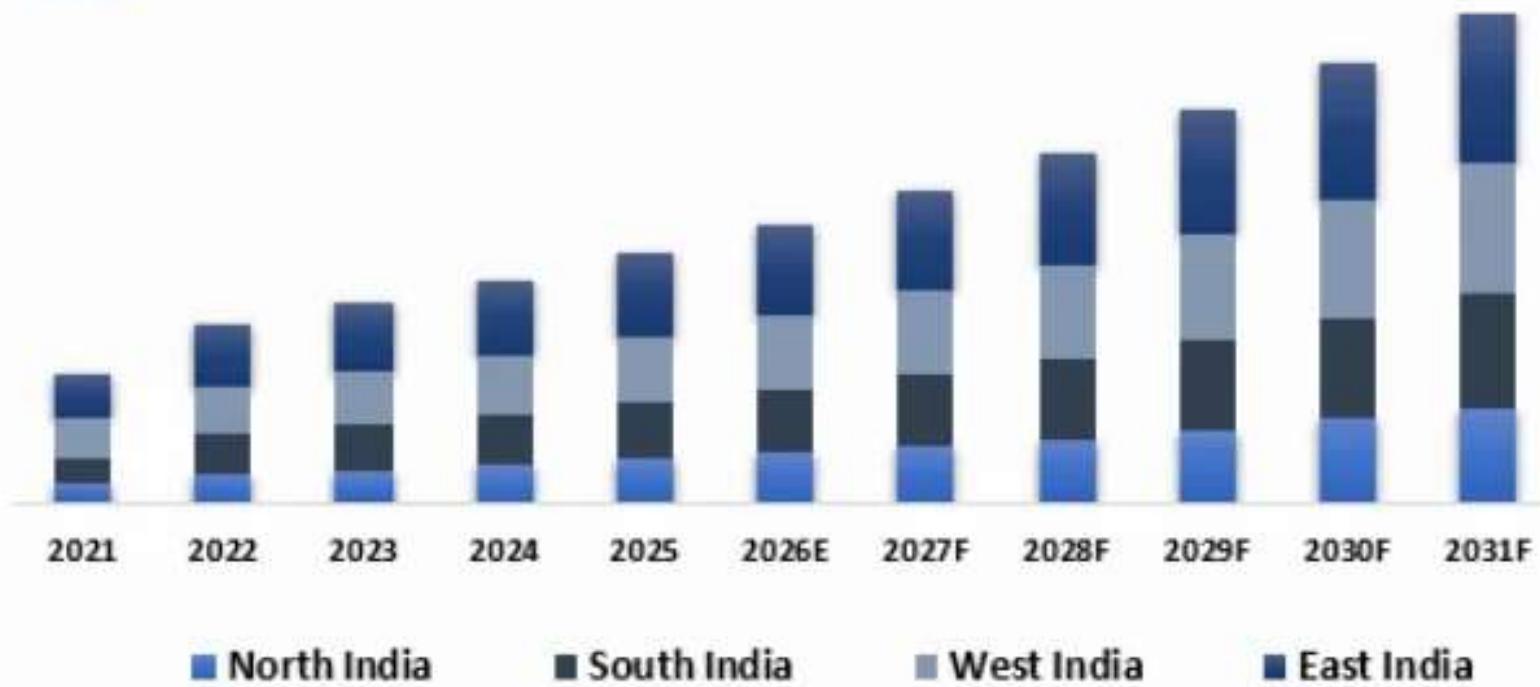


GWI just unveiled *Build Well to Live Well: The Future*, a complete, 160-page update of its pioneering 2018 report on the wellness real estate market. Packed with new global, regional and national data, it finds that wellness real estate is by far the fastest growing market in the 11-sector wellness industry—doubling from \$225 billion in 2019 to \$548 billion in 2024 (19.5% annual growth). And it is forecast to grow 15.2% annually over the next five years, to reach \$1.1 trillion by 2029.

<https://globalwellnessinstitute.org/global-wellness-institute-blog/2025/06/25/gwi-releases-major-research-report-on-the-wellness-real-estate-market/>

## India Luxury Residential Real Estate Market

India Luxury Residential Real Estate Market Size, By Region, By Value, 2021-2031F



**TechSci RESEARCH**  
from NOW to NEXT

USD 40.11 Billion

India Luxury Residential Real  
Estate Market Size, By Value,  
2025

<https://www.techsciresearch.com/report/india-luxury-residential-real-estate-market/28899.html>



## Evolving Expectations of Urban Homebuyers - Wellness The New Focus

Wellness-oriented design is becoming the expected baseline for producing healthy, high-quality places to live. And the consumer is demanding this space. Learn more.

Urban life is getting faster, and urban homebuyers' expectations are changing along with their increasingly complex daily routines. Wellness has catapulted to the forefront as a deciding factor for today's savvy buyers. More than ever, prospective homeowners and renters are looking for spaces that not only function and look good but also promote their physical and mental health.

<https://www.magicbricks.com/blog/wellness-focus-of-urban-home-buyers/140975.html>

# FOSTERING WELLBEING & COMMUNITY



# The Importance of Blending Wellbeing & Community

Shared amenities like the Private Cinema and Open-Air Amphitheater.

Encourages spontaneous social interaction.  
Combats loneliness.

## A.1.2 Combating Urban Isolation



### A.1.1 Integrating wellness with community spaces

Crucial for creating a truly elite residential offering.  
Transforms a building from private homes into a supportive ecosystem.



### A.1.3 Encouraging Consistent Engagement

Fitness and wellness as social activities.  
Fosters friendly competition and mutual support.  
Turns a chore into a shared passion.



Extends beyond physical wellness.  
Strong sense of community enhances mental and emotional health.  
Spaces that foster connection.

### A.1.4 Holistic Health



### A.1.5 Enhancing Property Value

Adds unique, intangible value proposition.  
Positions the property as a lifestyle destination.  
Increases resident satisfaction and long-term retention.



# CASE STUDIES: THE LUXURY SHIFTING FROM MARBLE TO METABOLISM



# CASE STUDY 1

The Longevity Model  
The Address Residences: Fountain  
View II, Dubai UAE

# The Future of Fitness

State-of-the-Art Gym

Hi-Tech Equipment

Certified Personal Trainers

Yoga Studio

Equipment Integrated TV

Positive Atmosphere

Juice Counter

Personal Training Session

Fitness Classes

Views Of Burj Khalifa

## Indulgence That Lingers On

Rejuvenating Treatments

Beauty Enhancing Treatments

Vitality Pool

Massage and Facials

Aromatherapy

Finest-Nature Based Products

Experience Shower

Spa Suite

Hydrotherapy





The Address Residences delivers Longevity by integrating sophisticated recovery and health management services directly into the resident's home environment, leveraging its five-star hospitality platform.

- **Integrated Thermal Circuits:** Provides essential recovery tools like high-end saunas, steam rooms, and purpose-driven temperature-regulated pools for detox, reduced inflammation, and improved circulation—all critical for long-term vitality.
- **Personalized Regeneration:** Residents access bespoke therapeutic spa services and wellness consultations (nutrition, physiotherapy) on-demand, transforming recovery from an occasional treat into a managed, continuous health plan.
- **Environmental Optimization:** High-specification construction, including double-glazed windows and superior air filtration, ensures optimal sleeping conditions by eliminating noise and air pollution, which are essential for quality sleep and cognitive longevity.

# The Address Fountain Views, Dubai

## B.2.1 Developer Emaar Properties

Successfully created a luxury residential product.

Comprehensive wellness and lifestyle ecosystem.

## B.2.2 Key Features & Their Connection to VITALITY

Integrated Wellness Facilities.  
State-of-the-art health club.  
Dedicated spaces for functional and cardio training.

## B.2.3 The Spa at Address

Extensive menu of holistic treatments.  
Dedicated spa and wellness facilities.

## B.2.4 Hydrotherapy & Recovery

Exclusive pools and hydrotherapy areas.

Saunas and steam rooms.

Dedicated Recovery Tech Zone.

## B.2.5 Seamless Community Integration

Connectivity to The Dubai Mall and The Dubai Opera.

Encourages social connection without on-site programming.



## CASE STUDY 2

The Performance Model  
DLF The Crest,  
Gurgoan India

# DLF The Crest

## AMENITIES & FACILITIES

The Crest offers its residents access to an exclusive array of recreational and sporting facilities that could rival any resort. Enjoy exclusive use of the Club House, Spa, Beauty Salon, Steam and Sauna. The Crest also has its own Shopping Centre, Children's Play Area and Multi Purpose Hall that can be used for private parties. Surrounded by abundant greenery, this residential community offers smooth access to a range of conveniences the community and location have to offer.

Luxury Clubhouse



Gymnasium



Swimming Pools



Professional Maintenance



Multi Cuisine Fine Dine Restaurant



Vast Landscaped Spaces





A PRECISION WELLNESS  
EXPERIENCE

# Holistic Focus

Integrative wellness moves beyond the traditional fitness and medical model, recognizing that health is influenced by far more than just diet and exercise. It considers the total impact of:

- Mind: Stress, emotional health, purpose, and mental clarity.
- Body: Physical fitness, nutrition, sleep, and medical care.
- Spirit/Environment: Sense of community, connection to nature, and quality of home/work environment.



## Smart Home

- Air Purification
- Sound Control
- Water Purification
- Color Therapy
- On Demand Services

## Replenish

- Healthy Gut Cafe
- Restaurant
- Resto Bar
- 1Cafe+1 Resto bar 750+1500 sq. ft..

## Experience

- Laughter Club
- Cinema Exclusive LUX
- Green Lawn For Gathering
- Walking Trail
- Wellness Concierge App
- Organic Garden
- Open Air Park (Kids)
- Play Area Kids
- Outdoor Courts

## Physical Health

- Gym
- Functional
- Hi tech fitness mirror
- Personal Training 1:1

## Contrast Therapy

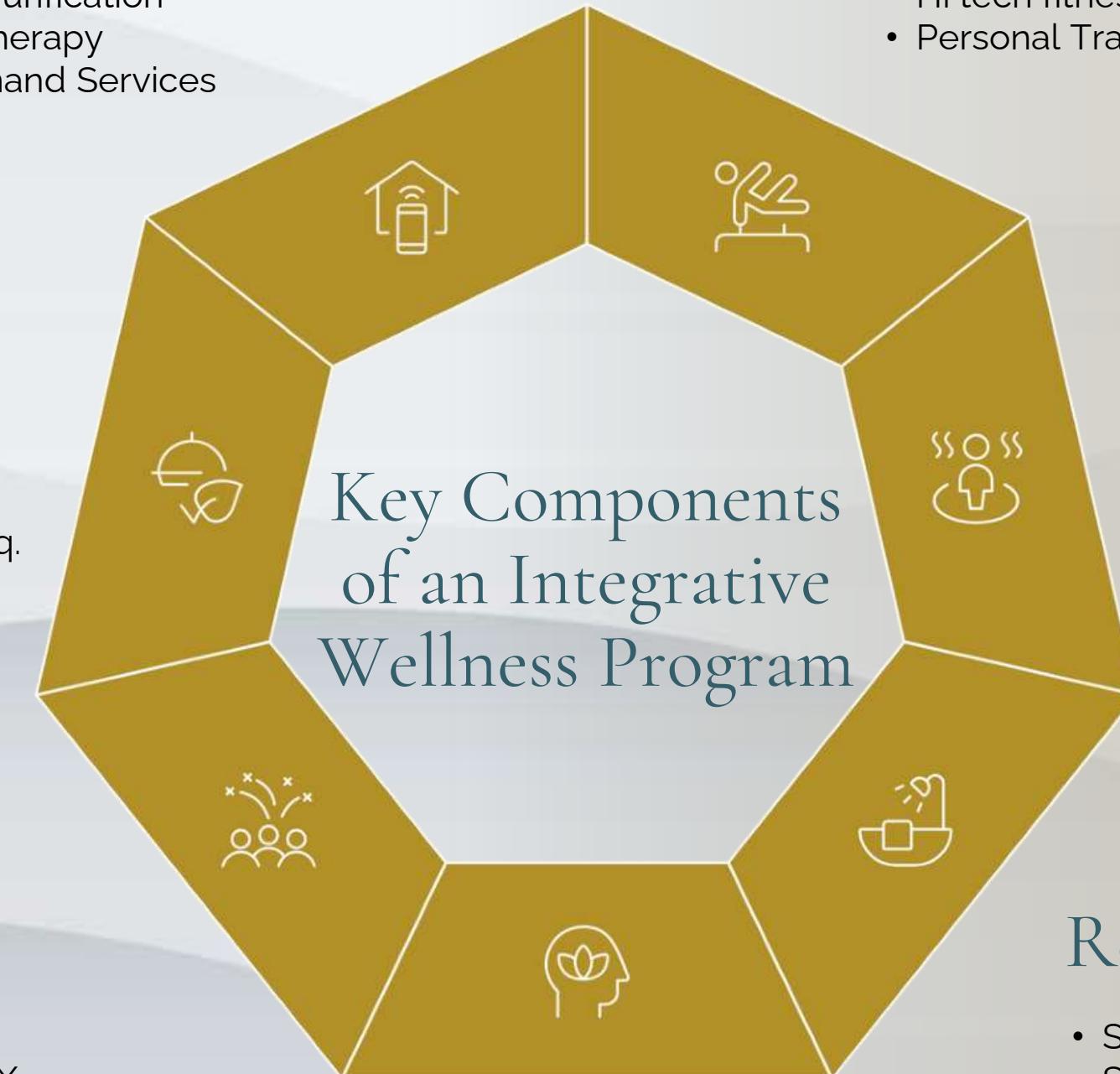
- Olympic size pool 35 meters
- Pool Temperature control 25
- Kids pool 15
- Steam 6 Seater
- Infrared Sauna 6 seater
- Cold Suite

## Recovery

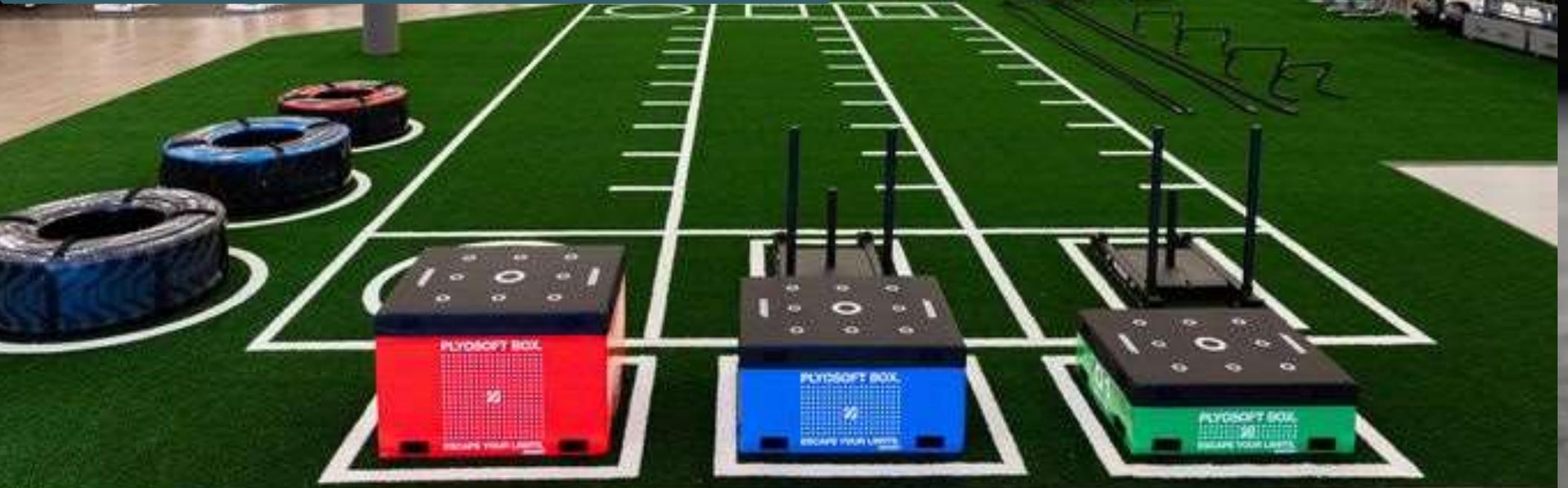
- Spa 4-6-9
- Salon 3-4-5
- Facial and Thermal Therapy
- Drips

## Mind & Body

- Functional Studio
- Yoga
- Sound therapy
- Reiki
- Vibration Therapy
- Sleep Therapy
- Meditation Pavilion



# Physical Health

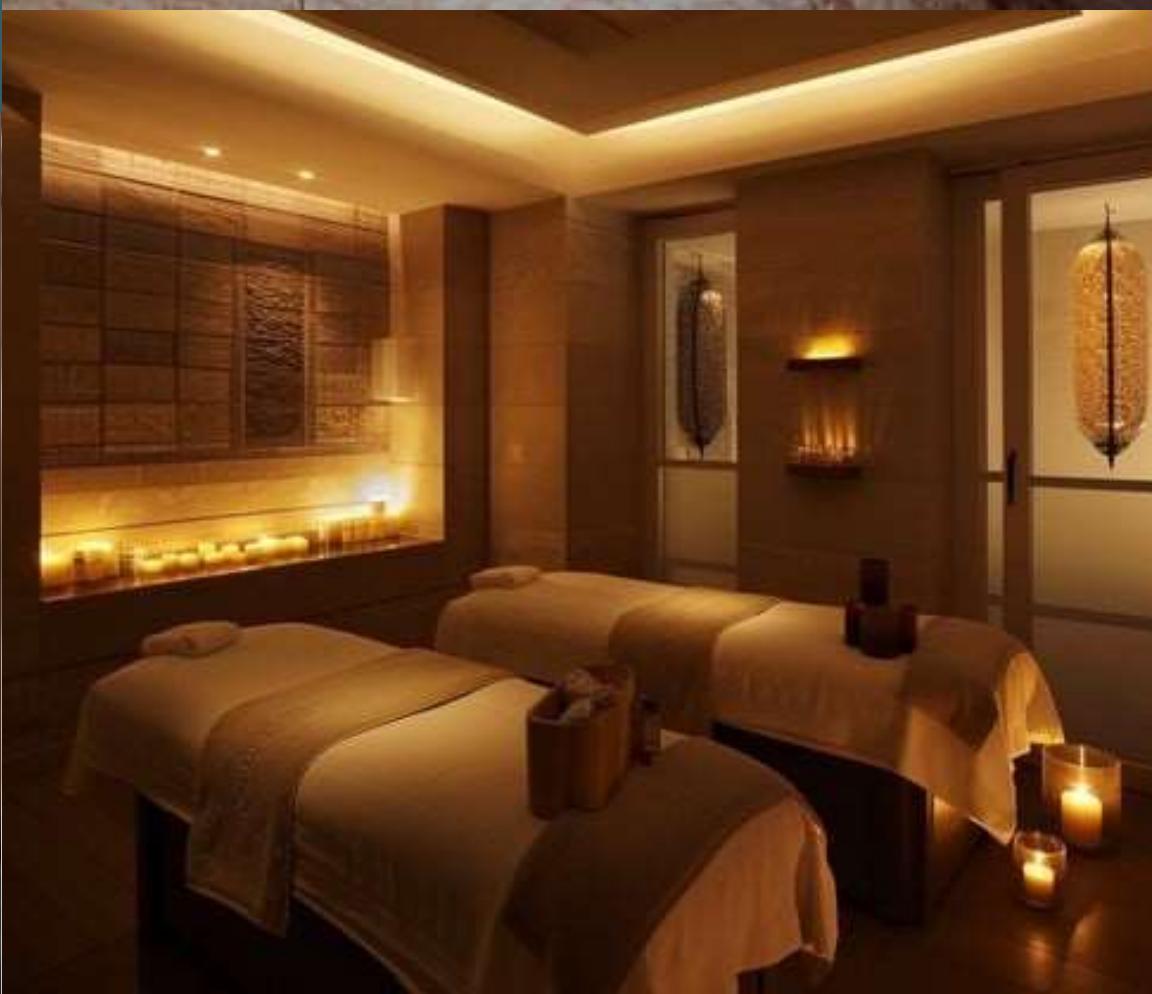


# Contrast Therapy





Recovery





# Mind & Body



# Experience



# Play Area Kids/ Outdoor Courts

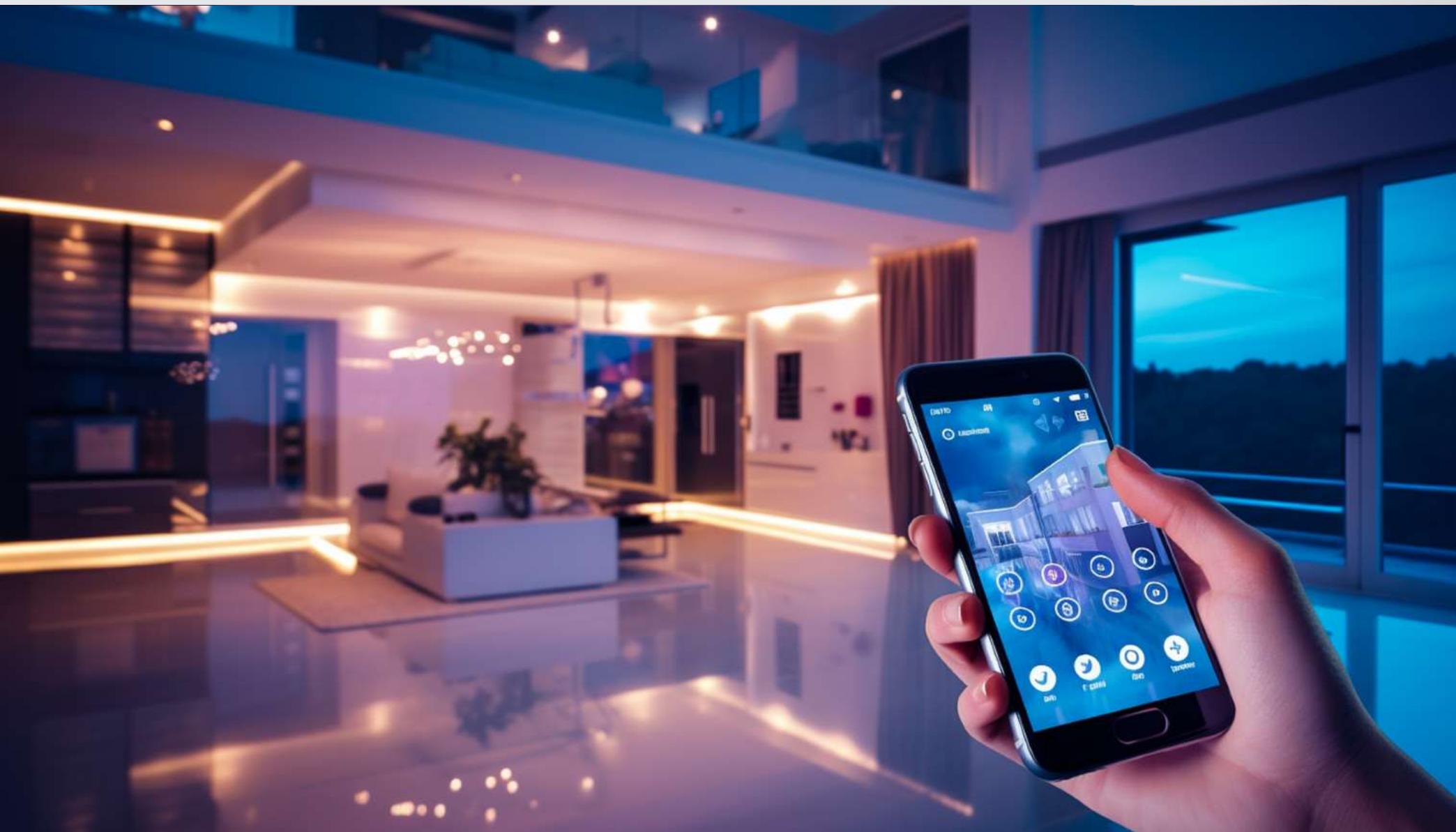




# Replenish



# Smart Home



# ROLE OF ZOÍ



Born from a legacy of disrupting the commercial fitness industry with Gold's Gym in India, Zoi is a luxury wellness brand poised to redefine the residential market.

Our vision is to transform high-end residential projects into exclusive, professionally managed wellness ecosystems.

We move beyond a simple amenity by offering a holistic "wellness solve" that includes state-of-the-art facilities, elite coaching, and a vibrant community.

By providing these premium experiences, we aim to increase property value, boost resident retention, and enhance the developer's brand reputation.



## THE ROLE OF ZOÍ

ZOI's serves as the end-to-end partner for luxury residential developers, meticulously crafting and managing a high-end wellness ecosystem. Our role is defined by two core functions: acting as the Visionary and the Professional Operator.



## THE VISIONARY

ZOI's first role is to serve as the strategic visionary for the wellness space. We go beyond simply selecting equipment by meticulously crafting an immersive wellness environment that is fully integrated with the property's aesthetic. We consult on the optimal design, layout, and atmosphere of the space, ensuring it is a precision wellness environment that is both beautiful and functional for all residents.



## THE PROFESSIONAL OPERATOR

ZOI will act as the professional operator of the wellness space, ensuring a seamless, white-glove experience for every resident. This involves:

- Elite Staffing: We provide a team of top-tier, certified coaches and wellness professionals who are experts in their fields.
- Program Design: We develop and manage a diverse calendar of exclusive Nourish & Refine programs, from personalized one-on-one training to specialized group classes.
- Maintenance & Management: We oversee all day-to-day operations, from equipment maintenance to facility upkeep, guaranteeing a consistently flawless and effortless experience for residents.

ZOI's role is to provide a complete, expertly managed, and high-quality wellness solution that enhances the daily lives of residents.



# Our Partners

## Physical Health



## Recovery & Regeneration



## Mental & Emotional



## Experience





Architect the ultimate longevity  
for every life within your residences