




















Large wrap around balconies & well-designed lobbies



SOVEREIGN PARK
SITE PLAN

- | | | | | | | |
|---|--|---|--|--|--|--|
| 
CENTRAL
COURTYARD | 
BASKETBALL
COURT | 
SWIMMING
POOL | 
INDOOR
GAMES | 
FRUIT
ORCHARD | 
TENNIS
COURT | 
SOCIAL
CLUB |
| 
HERBAL
GARDEN | 
FISH
POND | 
LOUNGE
AREA | 
JOGGING
TRACK | 
MULTI
PURPOSE HALL | 
GYM | 
MULTI USE
STILT AREA |
| 
KIDS
PLAY | 
INDOOR
KIDS PLAY | 
PET
CORNER | | | | |

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creating lasting value

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Vatika Direct

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UNHINDERED VIEWS
ALL AROUND FOREVER

40 acres of water bodies &
100 acres of sweeping views



SOVEREIGN PARK

Sector 99, Gurgaon



Located on National Highway NH 248BB



SOVEREIGN PARK

ULTIMATE LIVING EXPERIENCE WITH AMAZING VIEWS

Sovereign Park is the latest in Vatika Sovereign line of plush residences. The apartments are perfectly located on a National Highway with good connectivity from Gurgaon, IGI Airport and with a direct access from the Dwarka Expressway (NH 248BB). A unique feature of Sovereign Park is that all apartments will have uninterrupted views forever. It is surrounded by 40 acres of water bodies on one side and 100 acres of low-rise development on other side. No other high-rise building will ever interrupt the views. The homes are spacious and well-designed with enough room for everything, while retaining the warmth of a home. Experience the vistas, true refinement & luxury of space at Sovereign Park.

***LOW DENSITY LIVING**
ONLY TWO APARTMENTS
PER FLOOR

PROJECT HIGHLIGHTS

- A residential project in Gurgaon with 360 degree views, right on NH 248BB (Dwarka Expressway)
- Apartments will enjoy uninterrupted views forever - 40 acres of water bodies on one side and 100 acres of sweeping views on other side
- 80% open area with extensive landscaped greens
- Designed by Arcop, Canada
- Landscaping designed by M. Paul Friedberg, New York
- Low density living, only 2 apartments per floor
- Multi-tiered security system to ensure high security
- Thoughtful project design ensures that all apartments receive adequate winter sun and ample summer shade



Important Distances

Delhi/Dwarka	10km
IGI Airport (Terminal 3)	12km
Proposed ISBT	8km
Sultanpur Bird Sanctuary	15km
Vatika INXT 2	3km
Vatika India Next	7km
Cyber City	15km
AIIMS, Gurgaon	7km
CPR (Central Peripheral Road)	5.3 km

- A** MatriKiran High School
- B** Site for ISBT & Metro Hub
- C** 80 acre HUDA Park
- D** Proposed Stadium
- E** Institutional Sector 89B

Half Olympic size swimming pool





Serene fish pond at Sovereign Park



International sized Tennis Court with tiered seating

INTERIOR SPECIFICATIONS

- Spacious well-ventilated rooms
- Ample natural light in each apartment
- All apartments are park facing
- Large wrap around balconies
- High ceilings (3.3 m) and doors
- All bedrooms with dressing area
- Powder toilet in each apartment
- Well-designed entrance lobbies in each block
- Imported marble in living room
- Wooden flooring in bedrooms
- VRV air-conditioning, modular kitchen
- Multi tiered security system
- 3 high speed large elevators for each tower



AMENITIES

- Exclusive club surrounded by greens, gym and dedicated space for yoga
- Indoor games zone, multi-purpose hall
- Half Olympic size swimming pool and kids pool
- Tennis court, basketball court
- Tiny-tot activity lots and kids play area
- Serene fish pond, herb garden and fruit orchard
- Retail & daily need shops are a part of the complex
- Premium lounge surrounded by lush greens
- Award winning MatriKiran High School is nearby
- Restaurants, malls, entertainment facilities and offices coming up in commercial belt in vicinity
- Total area of club, amenities, recreational spaces is 127,700 sq ft



Entire complex dotted with social spaces for relaxation meditation, reading and sit-outs for the elderly

Flexible stilt areas for various activities like dance, aerobics social & cultural events and informal games etc

80% open area



Café & lounge



Spacious and well-designed apartments



MatriKiran High School nearby



Slam dunk at Basketball Court



Home Categories

- 3 BHK+S
- 4 BHK+S
- Penthouse



At Sovereign Park all apartments are park facing

PRACTICAL LUXURY REFINED LIVING

At Sovereign Park, it is the practical luxury that many discerning clients appreciate.

The luxury of space, design, aesthetics & quality and not just that of opulence.

Savour the luxury of spacious rooms, grand views, expansive rooms, high end construction specifications, landscaped greens, well-maintained common spaces.

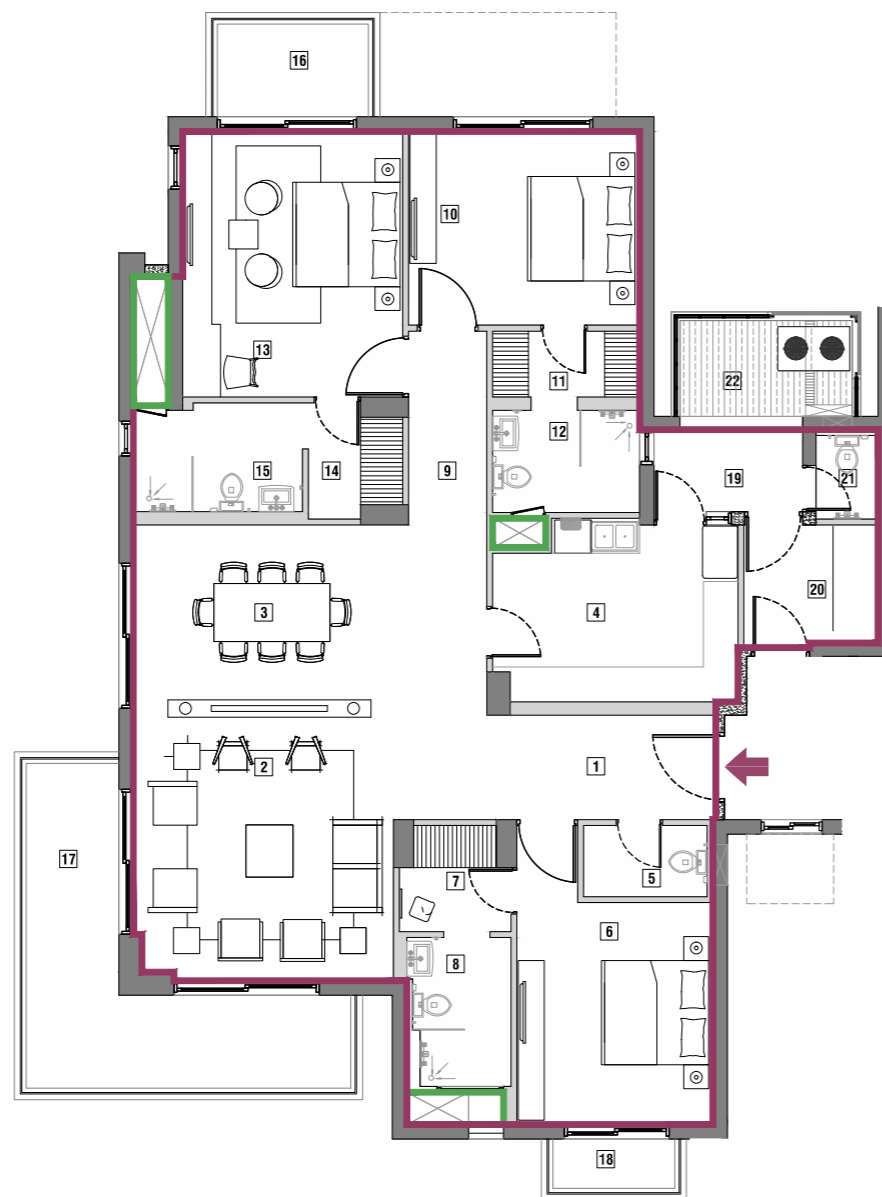
Enjoy a host amenities and facilities that delight and improve the quality of your life.



Thoughtful design ensures that all apartments receive adequate winter sun & summer shade

FLOOR PLAN 3BHK+S (TYPE 2)

S.No.	DESCRIPTION	DIMENSIONS IN M
1.	ENTRANCE FOYER	3.945 x 1.800
2.	LIVING AREA	4.485 x 4.580
3.	DINING AREA	6.095 x 3.280
4.	KITCHEN	4.230 x 3.165
5.	TOILET	2.130 x 1.230
6.	GUEST BEDROOM	3.380 x 3.380
7.	DRESS	2.130 x 1.230
8.	TOILET	1.795 x 2.565
9.	CORRIDOR	1.350 WIDE
10.	BEDROOM 1	3.980 x 3.345
11.	DRESS	2.530 x 1.135
12.	TOILET	2.530 x 1.765
13.	MASTER BEDROOM	3.795 x 4.580
14.	DRESS	1.630 x 2.010
15.	TOILET	2.915 x 1.880
16.	MASTER BALCONY	2.600 x 1.600
17.	LIVING ROOM BALCONY	5.600/5.600 x 1.600
18.	GUEST BEDROOM BALCONY	2.100 x 0850
19.	UTILITY BALCONY	2.565 x 1.645
20.	SERVANT ROOM	2.315 x 2.115
21.	SERVANT TOILET	1.070 x 1.545
22.	VRV. BALCONY	2.965 x 1.650



- █ Carpet Area Extents
- █ Carpet Area Exclusions

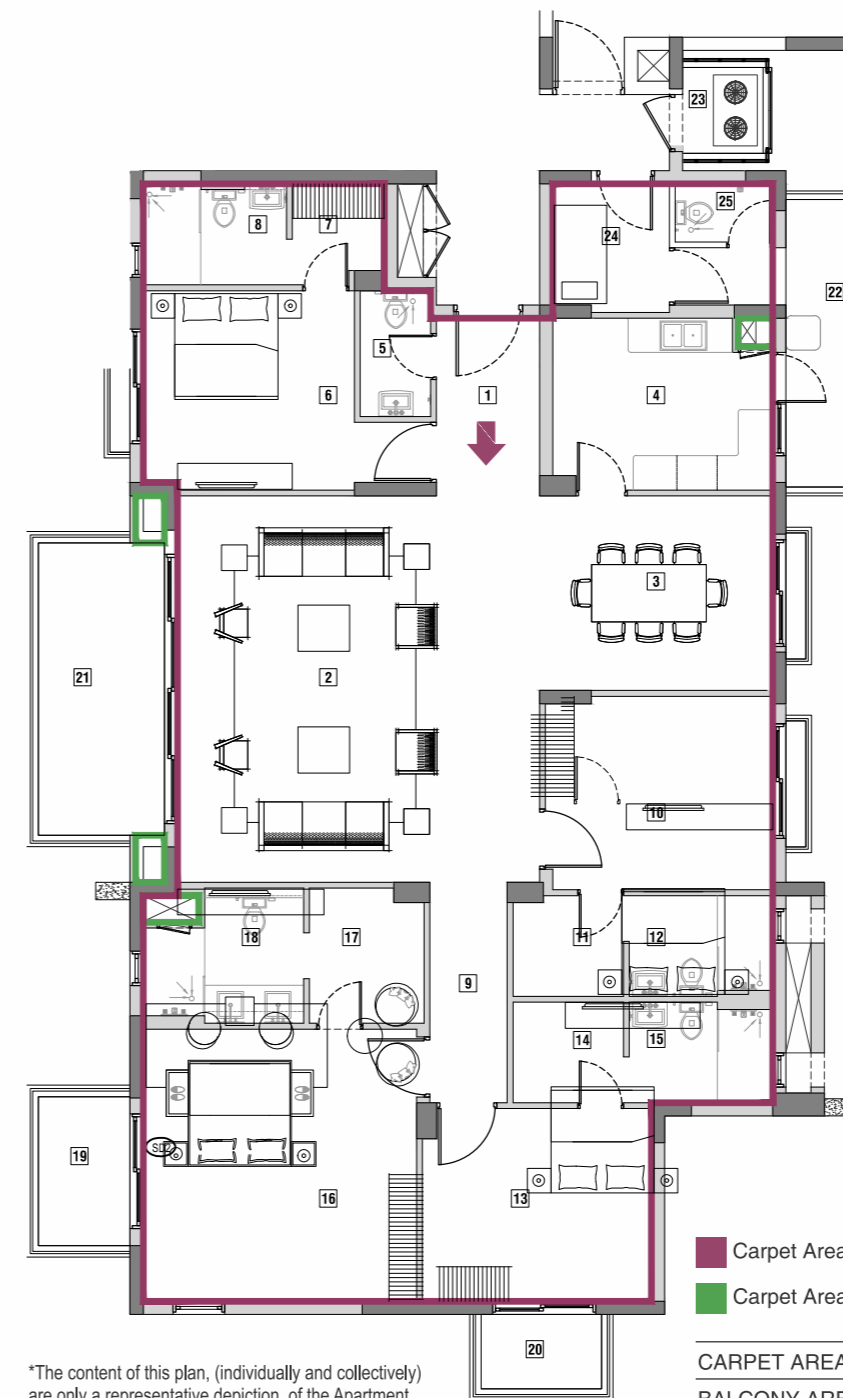
CARPET AREA	159.00 SQ MT
BALCONY AREA	26.19 SQ MT
COMMON AREA	70.29 SQ MT

(Including unit walls, parapets & prorata share of common areas)

* Approx internal dimensions clear of masonry work, loss of 2.5-4.0 cm is expected on account of plaster, skirting and other finishes
 * This is an unengineered conceptual layout (shaft & column etc may be added or changed)
 * All dimensions are in meters
 * Conversion factor: 1 Sq m = 10.764 Sq ft; 1 M = 3.28 Ft

FLOOR PLAN 4BHK+S (TYPE 6)

S.No.	DESCRIPTION	DIMENSIONS IN M
1.	ENTRANCE FOYER	1.800 x 3.100
2.	LIVING AREA	6.315 x 6.750
3.	DINING AREA	4.065 x 3.400
4.	KITCHEN	3.835 x 3.000
5.	TOILET	1.230 x 2.200
6.	GUEST BEDROOM	3.685 x 3.480
7.	DRESS	1.605 x 1.765
8.	TOILET	2.500 x 1.765
9.	CORRIDOR	1.350 WIDE
10.	BEDROOM 1	3.965 x 3.380
11.	DRESS	1.930 x 1.760
12.	TOILET	2.500 x 1.760
13.	BEDROOM 2	3.995 x 3.365
14.	DRESS	1.930 x 1.755
15.	TOILET	2.500 x 1.755
16.	MASTER BEDROOM	4.770 x 4.750
17.	DRESS	2.000 x 2.360
18.	TOILET	2.800 x 2.360
19.	MASTER BALCONY	2.600 x 1.600
20.	BEDROOM 2 BALCONY	1.300 x 2.100
21.	LIVING ROOM BALCONY	5.100 x 2.200
22.	UTILITY BALCONY	4.845 x 1.350
23.	VRV. BALCONY	1.500 x 1.400
24.	SERVANT ROOM	2.035 x 2.245
25.	SERVANT TOILET	1.700 x 1.015



- █ Carpet Area Extents
- █ Carpet Area Exclusions

CARPET AREA	195.25 SQ MT
BALCONY AREA	26.96 SQ MT
COMMON AREA	90.41 SQ MT

(Including unit walls, parapets & prorata share of common areas)

*The content of this plan, (individually and collectively) are only a representative depiction, of the Apartment intended to be offered by the promoter. There may be some factual variations later. Furnitures / Fixtures / Fittings are for representative purpose only.