

2

2 FLATS PER FLOOR

29

29 FLATS PER ACRE

SOVEREIGN NEXT:
HOME OWNERSHIP
A MATTER OF PRIDE

VATIKA INDIA NEXT

The first – and fully established – Township of the new sectors of Gurgaon

Started in 2010, Vatika India Next has come to its full potential within the past 9 years. The 546 acres privately managed township is spread across Sectors 81, 82, 82A, 83, 84 & 85 in Gurgaon. Vatika INXT is fully integrated with 6500+ families living, 125+ shops operational, 4 clubs, 3 swimming pools, 5 play areas, 13 parks, 24 acres green and fully developed infrastructure. The modern, self contained township is only a 20 minute signal-free drive from IFFCO Chowk, and is the perfect epitome of quality living.

HIGHLIGHTS

- Fully integrated township on 546 acres
- Inhabited with 6500 families
- 11 Residential Projects
- 12 Retail and Commercial Projects
- 9 Screen PVR coming up soon
- 6 lakh trees and shrubs and 16 lakh ground cover create a green ecosystem
- Post Office, Police Post, Aadhar Office functional



Spread across hundreds of acres, Vatika India Next is complete with markets, schools, entertainment and medical facilities. Currently more than 6500 families are enjoying the benefits of this urban living



SOVEREIGN NEXT

The very first residential project, as you enter the new sectors of Gurgaon

Designed by studio u+a, New York, Sovereign Next is a 7.5 acre plush gated community at Vatika India Next, Gurgaon. Sovereign Next is literally surrounded by every facility you could ask for. The project enjoys excellent connectivity and is only 500 m away from NH 8. These low density apartments give a sense of spaciousness, privacy and good living like never before. Elegant apartments overlook beautiful lawns and well-laid walkways. The rooms are amply large and luxury built in every detail. Every space has been thoughtfully planned and every amenity conveniently located, making life at Sovereign Next a cherished experience.

Located at the entry of Vatika India Next, adjacent to bustling Town Square retail, Sovereign Next will offer uninterrupted views, excellent approach and a landmark address. With only two apartments to a floor and just 224 apartments, Sovereign Next will provide a rich living experience



PROJECT HIGHLIGHTS

Home of an evolved lifestyle



Exclusive amenities:

Club, swimming pool, jogging track, gymnasium, etc. – will cater to only 224 apartments. The idea is to have fewer residents, so that each of them experiences a very special lifestyle



- Part of 546 acres mega township Vatika India Next, Gurgaon, where 6500 families are already living
- Located in Sector 82A, just 500 metres from NH 8
- Adjoining Town Square – ready and functional retail cum commercial complex
- Landscape design by internationally reputed Tierra Design Pte of Singapore
- Low density development, just 2 apartments per floor. Only 29 apartments per acre
- Spacious and well-designed homes
- Multi-tiered security with CCTV surveillance
- High ceilings/doors and large balconies
- Luxurious finishes including VRV air-conditioning, wooden flooring and modular kitchen
- Total area of club, amenities and recreational spaces is 111,000 sq ft

POSSESSION BY 2020

LOCATION ADVANTAGES

How convenient can convenient be!

- Situated in Vatika India Next, a 546 acre fully established modern township – the first to come up in the new sectors of Gurgaon
- The township is bounded by NH 8 and Dwarka Expressway on two sides
- Sovereign Next is only 500 metres away from NH 8
- Signal free drive from Cyber City, Gurgaon
- Award winning MatriKiran High School and many other schools nearby
- Town Square, with 75+ retail stores operational, shares a boundary with Sovereign Next
- A 9 screen PVR multiplex is being built within walking distance. INOX, too, is operational in close vicinity
- The new Metro hub and the ISBT proposed in the Gurgaon Manesar Master Plan will be coming up just close to INXT

- A** MatriKiran High School (Fully functional)
- B** 9 Screen PVR
- C** Site for ISBT & MBTS Depot
- D** DPS
- E** 80 acre HUDA Park
- F** Proposed Stadium
- Commercial Area
- Metro



The comfort and joy a home gives you depend substantially on the proximity and the quality of surrounding amenities. Located just 500 m from NH 8, Sovereign Next enjoys a prime location, excellent connectivity and is literally surrounded by every facility you could ask for

AMENITIES

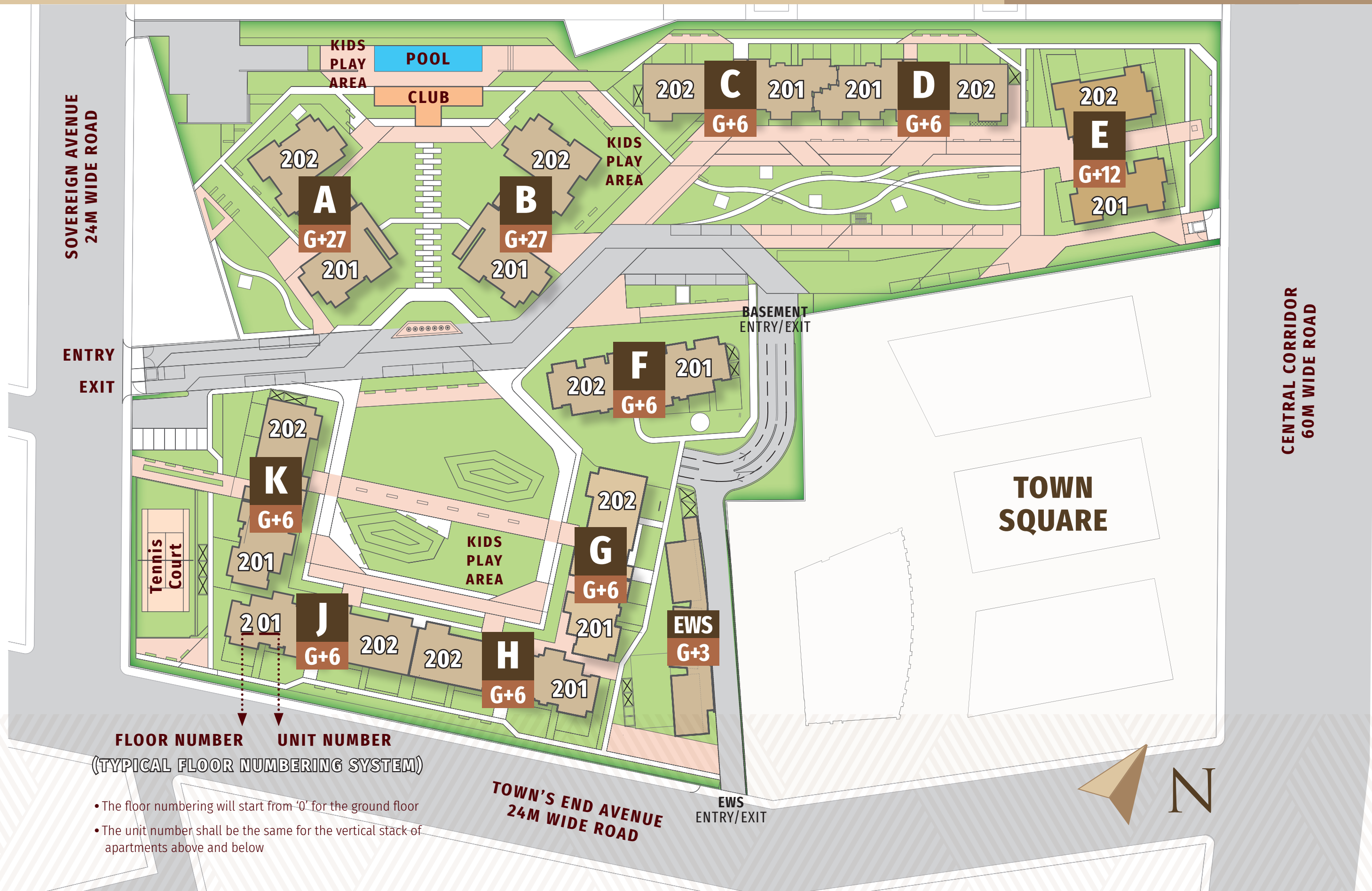
Serene exclusivity amidst luxury that runs deep

- An exclusive club
- Indoor games
- Swimming pool
- Gymnasium with steam and sauna
- Kid's play areas
- Sports facilities like tennis and badminton
- Jogging track
- Total area of club, amenities and recreational spaces is 111,000 sq ft



SITE PLAN

224 spacious apartments nestled in 7.5 acres of rejuvenating green surroundings



3 BHK TYPICAL A

LEGEND

	Description	Dimensions in M.		
1	FOYER	2.21	X	2.02
2	LIVING ROOM	4.80	X	5.72
3	DINING ROOM	4.00	X	4.52
4	KITCHEN	2.72	X	4.11
5	STORAGE	1.80	X	1.19
6	TOILET	1.67	X	2.60
7	GUEST BEDROOM	3.30	X	4.42
8	BEDROOM 1	3.30	X	4.42
9	TOILET	1.67	X	2.70
10	MASTER BEDROOM	4.07	X	4.42
11	DRESS	2.15	X	2.49
12	TOILET	1.82	X	3.00
13	CORRIDOR	1.20 WIDE		
14	LIVING ROOM BALCONY	1.84 WIDE		
15	SERVANT ROOM	2.82	X	2.12
16	SERVANT TOILET	1.26	X	1.57
17	UTILITY BALCONY	1.80 WIDE		
18	JULIET BALCONY	0.60 WIDE		
19	M BEDROOM BALCONY	1.53 WIDE		
20	BALCONY	1.75 WIDE		

* 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

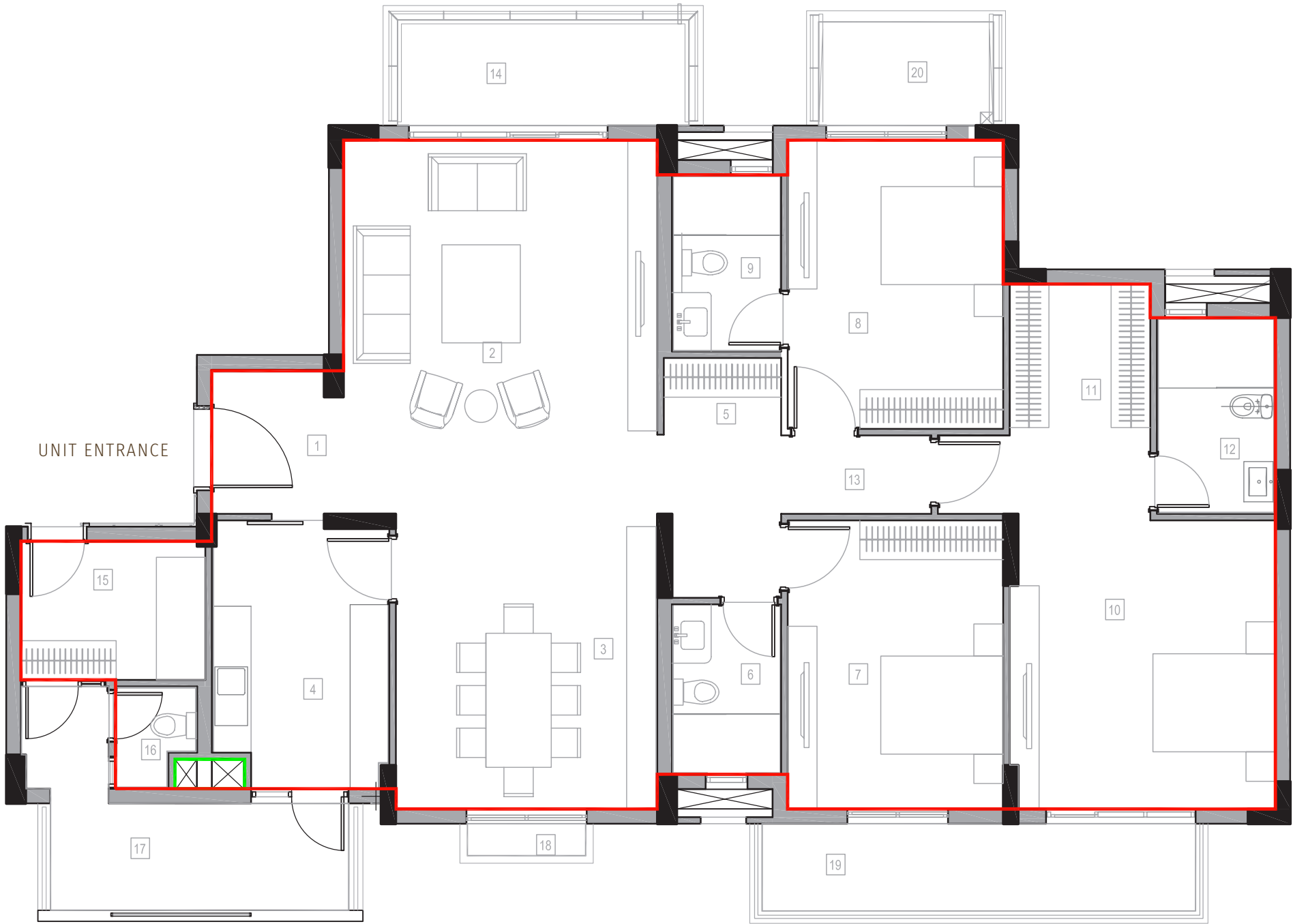
* Conversion factor: 1 sq m = 10.764 Sq ft; 1 M = 3.28 Ft

CARPET AREA	154.43 SQ MT
BALCONY AREA	30.90 SQ MT
COMMON AREA	64.58 SQ MT

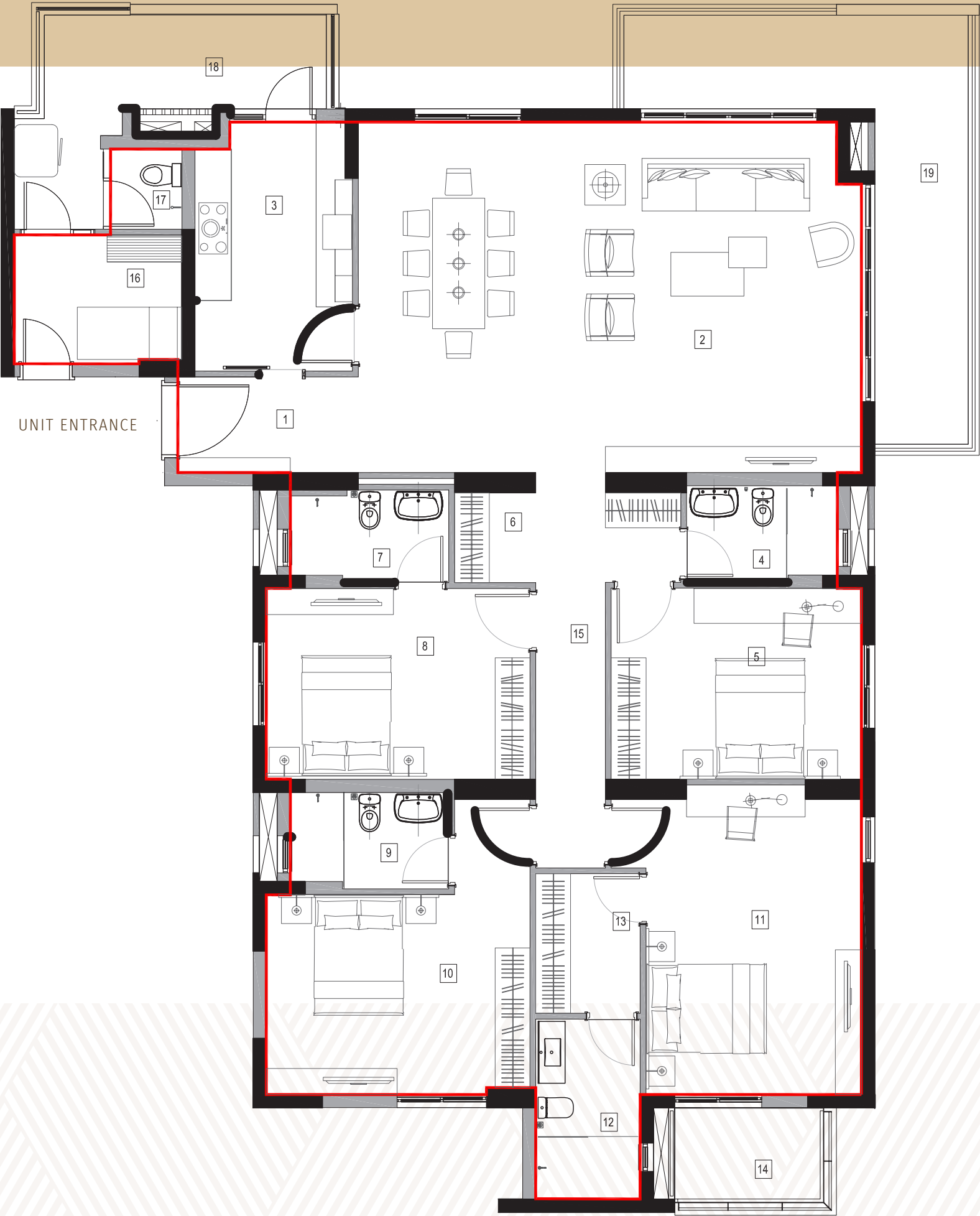
(Including unit walls, parapets & prorata share of common areas)

CARPET AREA EXTENTS —
CARPET AREA EXCLUSION —

The contents of this plan, (individually and collectively) are only a representative depiction, of the Apartments intended to be offered by the promoter. There may be some factual variations later.



4 BHK TYPE B



LEGEND

	Description	Dimensions in M.		
1	FOYER	3.10	X	1.65
2	LIVING/DINING	8.67	X	6.04
3	KITCHEN	2.71	X	4.29
4	TOILET	2.60	X	1.66
5	GUEST BEDROOM	4.31	X	3.29
6	STORAGE	1.40	X	1.54
7	TOILET	2.73	X	1.59
8	BEDROOM 1	4.54	X	3.29
9	TOILET	2.73	X	1.66
10	BEDROOM 2	4.54	X	3.44
11	MASTER BEDROOM	3.71	X	5.33
12	TOILET	1.80	X	3.10
13	DRESS	1.80	X	2.40
14	BALCONY	1.83 WIDE		
15	CORRIDOR	1.20 WIDE		
16	SERVANT ROOM	2.88	X	2.33
17	SERVANT TOILET	1.35	X	1.38
18	BALCONY	1.83 WIDE		
19	BALCONY	1.80 WIDE		

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* All dimensions are in meters

* Conversion factor: 1 sq m = 10.764 Sq ft; 1 M = 3.28 Ft

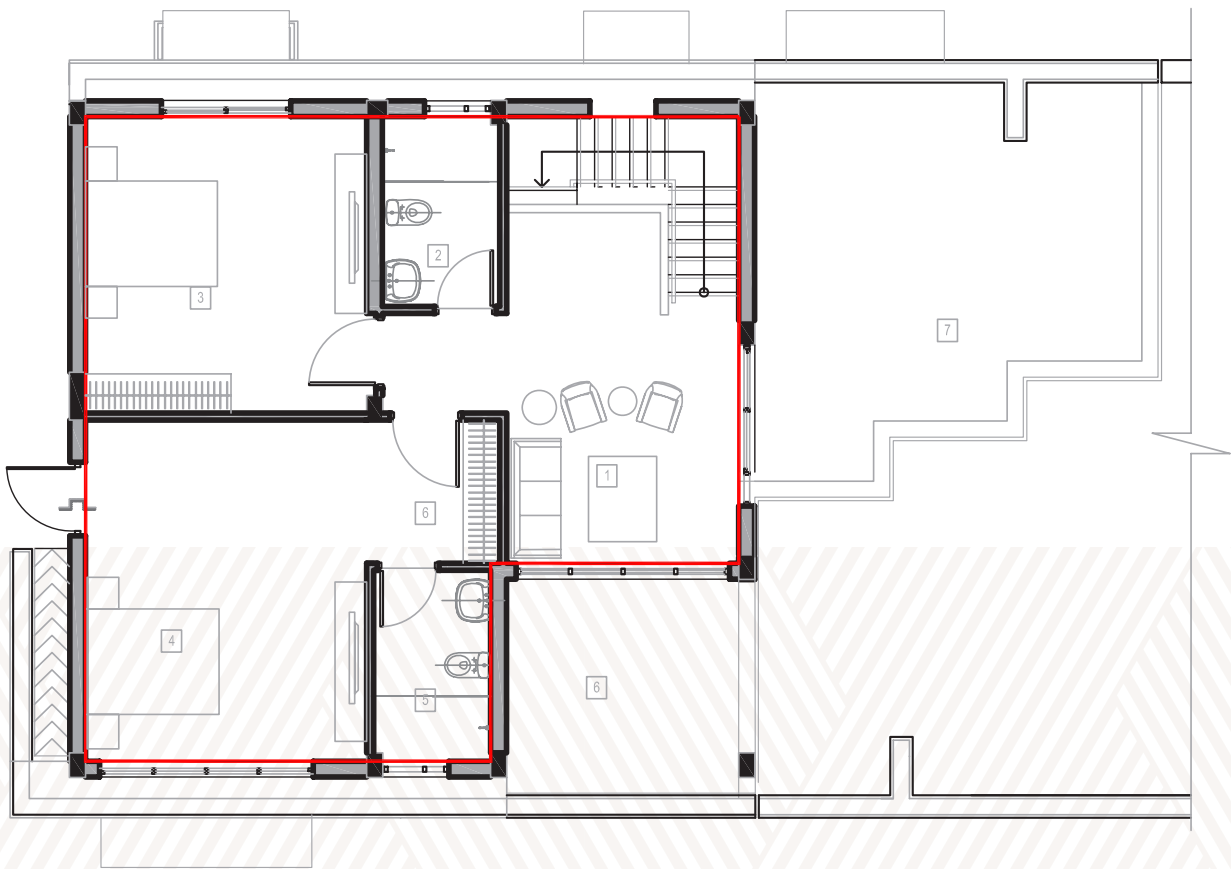
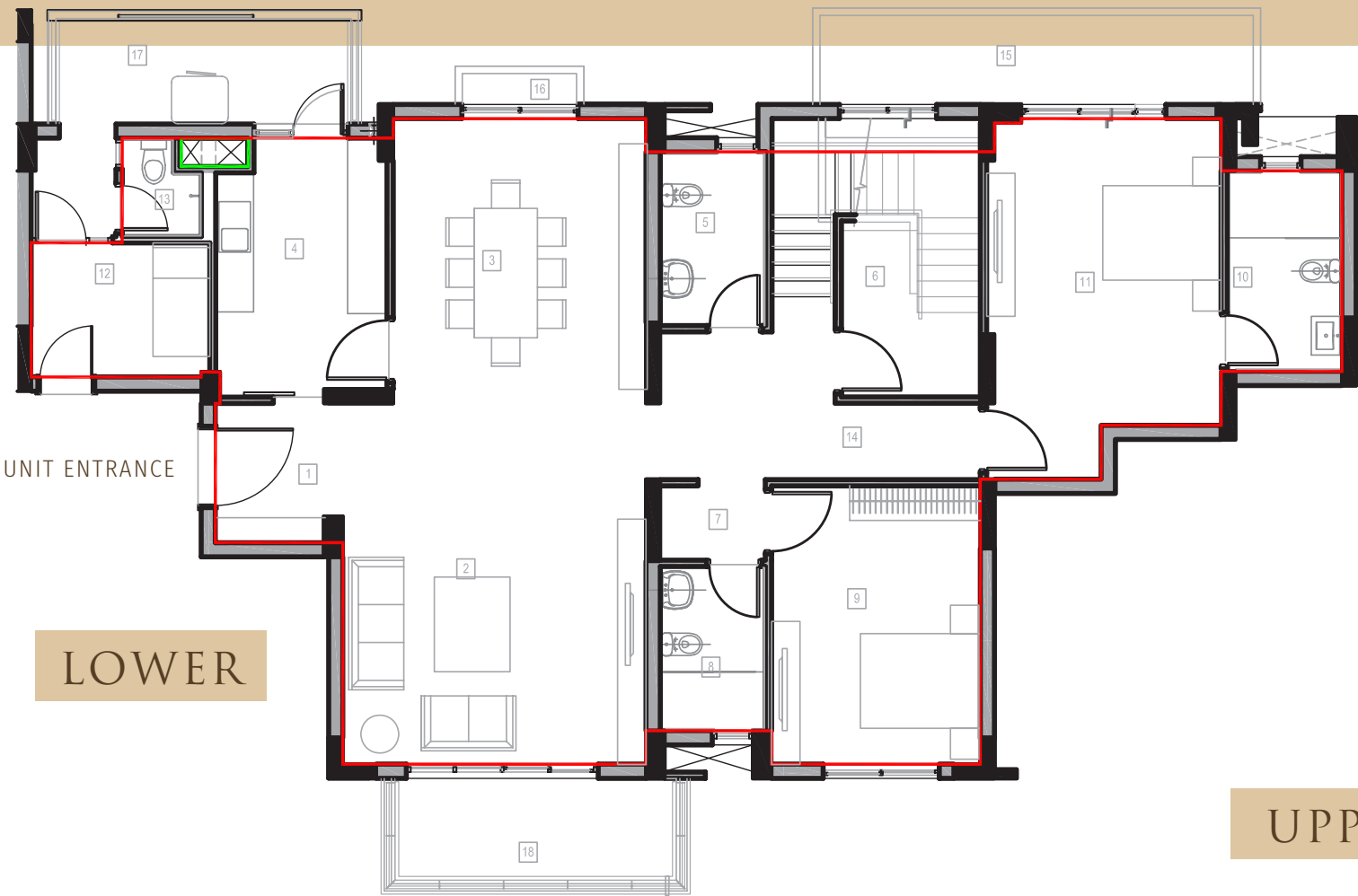
CARPET AREA	188.82 SQ MT
BALCONY AREA	34.14 SQ MT
COMMON AREA	78.97 SQ MT

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

CARPET AREA EXTENTS —
CARPET AREA EXCLUSION —

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PENTHOUSE TYPE 1C



PENTHOUSE LOWER

	Description	Dimensions in M.		
1	FOYER	2.02	X	2.21
2	LIVING ROOM	4.80	X	5.72
3	DINING ROOM	4.00	X	4.52
4	KITCHEN	2.72	X	4.11
5	TOILET	1.67	X	2.60
6	STORE	2.20	X	2.78
7	DRESS	1.66	X	1.18
8	TOILET	1.67	X	2.70
9	BEDROOM 1	3.30	X	4.42
10	TOILET	1.82	X	3.18
11	MASTER BEDROOM	3.72	X	4.86
12	SERVANT ROOM	2.82	X	2.12
13	SERVANT TOILET	1.25	X	1.57
14	CORRIDOR	1.20 WIDE		
15	MASTER BALCONY	1.52 WIDE		
16	JULIET BALCONY	0.60 WIDE		
17	UTILITY BALCONY	1.81 WIDE		
18	LIVING/DIN. BALCONY	1.83 WIDE		

PENTHOUSE UPPER

	Description	Dimensions in M.		
1	FAMILY ROOM	3.29	X	5.40
2	TOILET	1.67	X	2.70
3	BEDROOM 1	4.00	X	4.21
4	BEDROOM 2	4.00	X	4.85
5	TOILET	1.66	X	2.71
6	DRESS	1.79	X	2.04
7	TERRACE 1	5.50	X	4.81
8	TERRACE 2	3.3	X	3.07

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CARPET AREA	221.7 SQ MT
BALCONY AREA	27.48 SQ MT
TERRACE AREA	36.86 SQ MT
COMMON AREA	92.07 SQ MT

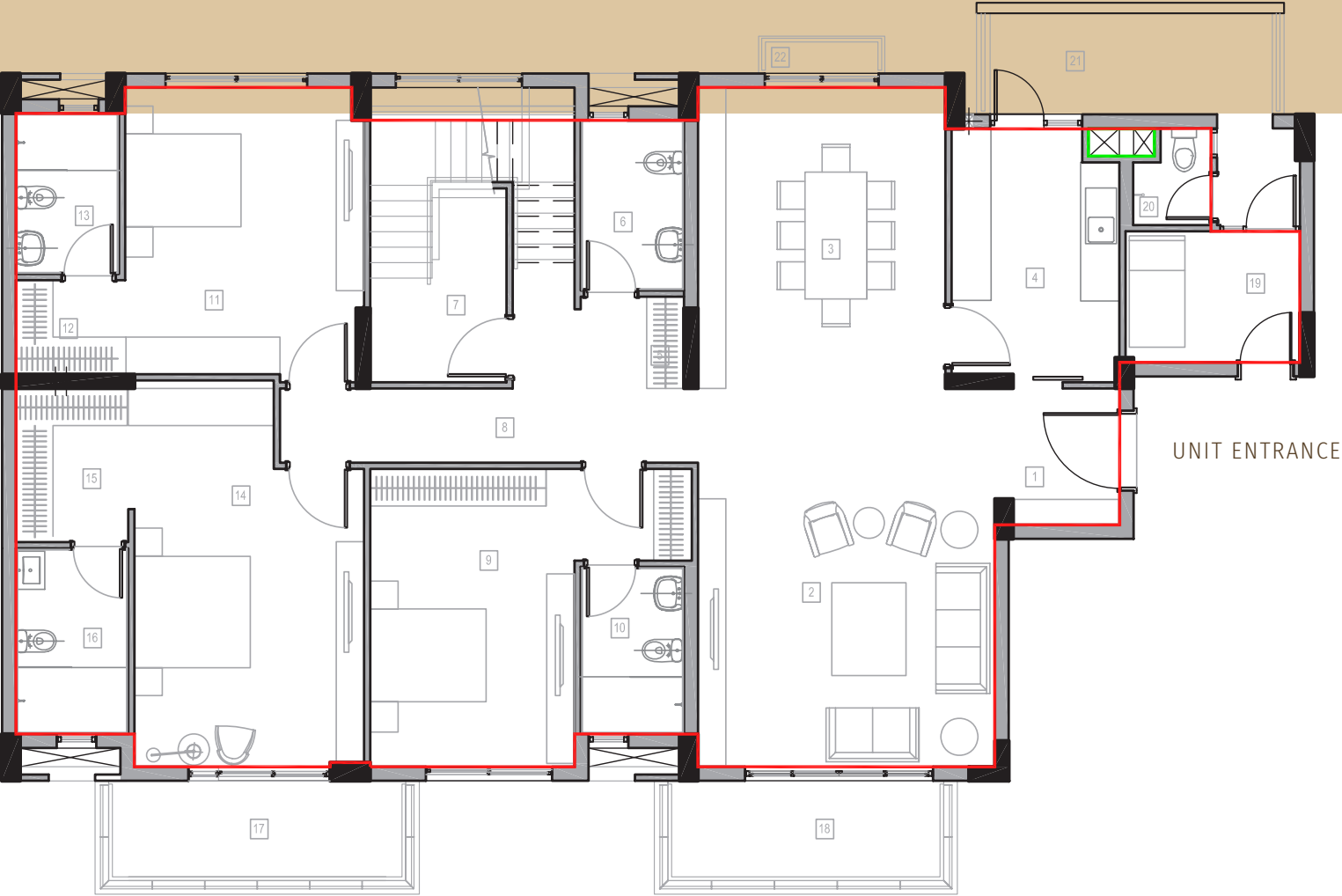
(Including unit walls, parapets & prorata share of common areas)

CARPET AREA EXTENTS —

CARPET AREA EXCLUSION —

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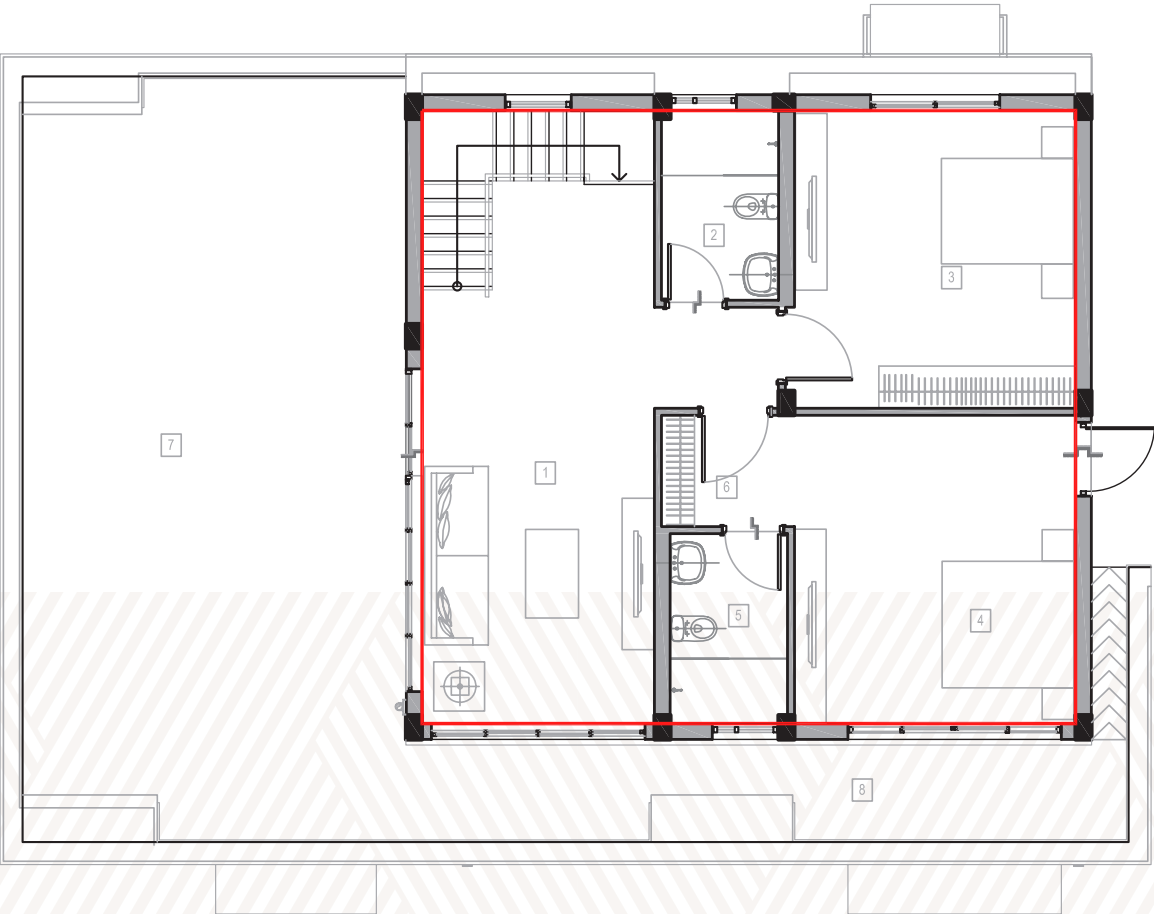
PENTHOUSE TYPE 2



LOWER

UNIT ENTRANCE

UPPER



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PENTHOUSE LOWER

Description		Dimensions in M.		
1	FOYER	2.02	X	2.21
2	LIVING ROOM	4.80	X	6.12
3	DINING ROOM	4.00	X	4.87
4	KITCHEN	2.72	X	4.11
5	STORAGE	1.67	X	1.49
6	TOILET	1.67	X	2.75
7	STORE ROOM	2.21	X	4.77
8	CORRIDOR	1.20 WIDE		
9	BEDROOM 1	3.31	X	4.82
10	TOILET	1.67	X	2.7
11	BEDROOM 2	3.87	X	4.64
12	DRESS	1.77	X	1.52
13	TOILET	1.67	X	2.60
14	MASTER BEDROOM	3.72	X	6.25
15	DRESS	1.82	X	2.49
16	TOILET	1.82	X	3.00
17	MASTER BALCONY	1.84 WIDE		
18	LIVING ROOM BALCONY	1.84 WIDE		
19	SERVANT ROOM	2.82	X	2.12
20	SERVANT TOILET	1.26	X	1.57
21	UTILITY BALCONY	1.80 WIDE		
22	JULIET BALCONY	0.60 WIDE		

PENTHOUSE UPPER

Description		Dimensions in M.		
1	FAMILY ROOM	3.31	X	7.72
2	TOILET	1.67	X	2.70
3	BEDROOM 1	4.00	X	4.23
4	BEDROOM 2	4.00	X	4.38
5	TOILET	1.67	X	2.70
6	DRESS	1.79	X	1.59
7	TERRACE 1	5.46	X	10.89
8	TERRACE 2	10.28	X	1.46

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CARPET AREA	269.63 SQ MT
BALCONY AREA	25.57 SQ MT
TERRACE AREA	75.88 SQ MT
COMMON AREA	89.25 SQ MT

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

CARPET AREA EXTENTS —
CARPET AREA EXCLUSION —

SPECIFICATIONS

STRUCTURE

RCC Framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements

LIVING/DINING AREAS, LOBBIES/PASSAGE

Flooring polished imported marble

Wall finishes acrylic emulsion on POP or equivalent

BEDROOMS

Flooring laminated wooden flooring

Hardwood flooring in master bedroom

Wall finishes acrylic emulsion on POP or equivalent

KITCHEN

Flooring matt finished ceramic tiles

Wall finishes 2’ high ceramic tiles Dado above counter. Acrylic emulsion on plaster in remaining areas

Counter polished Indian granite or marble

Fixtures and fittings stainless steel sink and mixer of standard makes and brands

Provision for installation of geyser

Piped natural gas supply

TOILETS

Flooring matt finished / anti-skid ceramic tiles

Wall finishes glazed / matt finished ceramic wall tiles up to Dado level (approximately 2100 mm). Acrylic emulsion on plastered surfaces above Dado level

Sanitaryware wash basin and European Water Closet (EWC) of standard makes and brands

C.P. fittings and accessories basin mixer, shower mixer / diverter with bath spout and overhead shower, health faucet along with necessary angle valves etc. of standard makes and brands

Glass partition in all toilets

All toilet floors provided with suitable and adequate water proofing treatment

Provision for installation of geysers

DOORS AND WINDOWS

Main entrance door

Internal doors

Hardware

Windows and external glazing

Polished hardwood frame with polished veneered doors

Polished / painted hardwood frame with molded skin shutters

Locks, handles and knobs from reputed makes and brands. High quality steel / brass hardware

Powder coated aluminum frame or uPVC frame windows with clear glass

BALCONIES

Flooring matt finished / anti-skid ceramic tiles

Wall finishes exterior grade paint on plaster

SERVANT’S ROOM

Flooring matt finished ceramic tiles

Wall finishes paint on plaster

SERVANT’S TOILET

Flooring matt finished ceramic tiles

Wall finishes Dado of glazed / matt finished ceramic wall tiles. (Paint on plastered surfaces above Dado level for remaining areas)

Sanitaryware wash basin and Indian Water Closet (IWC/ EWC / Orissa Pan) of standard makes

C.P. fittings and accessories bib cock, pillar cock, ablution tap along with necessary angle valves etc. of standard makes and brands

LIFT LOBBIES AND COMMON AREAS

Flooring combination of polished stone / tiles

Wall finishes paint on plaster along with Dados and surrounds in stone / tile cladding as per the interior design scheme

EXTERNAL WALL FINISHES

External grade anti fungal / anti algal paint from reputed makes and brands

ELECTRICAL WIRING AND INSTALLATIONS

Fixtures and fittings IS Compliant modular switches / sockets, distribution boxes and circuit breakers from standard makes and brands

Wiring IS Compliant copper wiring in concealed conduits

Adequate provision for light points, fan points, receptacles and power points in all rooms

PLUMBING

IS Compliant CPVC water supply pipes with standard valves and accessories

IS Compliant PVC waste pipes and traps

POWER BACK-UP

Adequate power back-up shall be provided for apartments

100% power back-up for essential services and common areas such as lobbies etc. shall be provided

MODULAR KITCHEN

The owner shall be provided with a fully furnished modular kitchen complete with all the hardware including a chimney and hob

AIR-CONDITIONING

Centralized air-conditioning through VRV / VRF systems in all bedrooms and living rooms

SECURITY SYSTEMS

CCTV in basement and main entrance lobby for surveillance

Manned entrance lobbies and perimeter security with boom barriers

Disclaimer: Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. Marble being a natural material has intrinsic distinctiveness of colour and grain. The Applicants / Allottees do not bear any right to raise any objections in this regard. The developer reserves the right to provide window or split air-conditioners in specific areas or room where air-conditioning through VRV / VRF systems is not feasible. Glass partition may be omitted if there are space constraints in some toilets. Height of internal doors refers to the masonry opening of the doorways and may be reduced to approximately 7’-0” in certain rooms. Backup power shall be charged as per usage and rates ascertained by facilities management.

Elegant apartments overlooking beautiful landscaping





Space maximization has received a lot of attention. Larger rooms, higher ceilings, big balconies and a lot of storage space makes living at Sovereign Next such a pleasure



WHY VATIKA

30 years of Trust • 32,000 customers

VATIKA DELIVERS

Vatika has delivered 42.3 million sq ft, which includes 35.7 million sq ft residential and 6.6 million sq ft of commercial development.

Our Customers

32,000 customers trust us, live with us and re-invest with us. We value their trust.

Vatika's Strengths

Our strengths are good location, product design & delivery, after-sales service and post hand-over maintenance.

Your Options

There are homes for all budgets and needs. For instance, we offer more than 200 varieties of 3 bedroom apartments in the same location.

Vatika Homes Appreciate

We understand the concept of home as family wealth, hence we deliver homes that always appreciate.

Buying A Home Is So Easy

Simple paperwork, personal account management, online access, predictable milestones, scheduled deliveries, available to customers all 7 days without appointments.

Go ahead, make a call and experience the delight.



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