

More space, more freedom

Disclaimer: The Promoters / Architects reserve the right to add / delete / modify any plans / details / specifications / elevations mentioned



Welcome to INXT Floors
Vatika India Next, Gurgaon

A lifestyle unlike any other

The life you have been waiting for is here. INXT Floors opens doors to a more independent living in Gurgaon for you and your family, one that has never been experienced before.

This is your opportunity to accomplish all your desires of an ideal home - spacious living, exceptional architecture, the finest leisure facilities and ample open spaces - all within a peaceful, secure environment.

Ideally located in Sector 82, within the prestigious Vatika India Next township on NH-8. INXT Floors offers a self sustained community living where every amenity and convenience is only a short walk away.



Where style is created without any compromise

More space More freedom

- INXT Floors are independent homes on three floors set in generously spaced low-rise buildings which are a natural choice for more independent way of living.
- The ground floor overlooks spacious private garden on the front and rear side.
- The first and second floor each have access to their own private terraces.
- The generous zone between the walkways and the building, has a front lawn accessible to ground floor.
- Balconies and terraces overlook the streets and gardens bringing about a sense of security.
- The superb finish and open design of the INXT Floors ensures a lasting living space.



Cluster of floors connected by walkways and world-class surroundings

Unique floors distinctive living

Different unit sizes are available to suit the individual tastes and lifestyle needs of discerning families and couples.

Category	Floor	Unit Type	Super Area	Lawn Area	Terrace Area / Uncovered Patio
296 sq. mts.*	Ground	3BHK + S	1839.16 sq. ft.	890.61 sq. ft.	98.38 sq. ft.
	First	3BHK	1653.15 sq. ft.		21.31 sq. ft.
	Second	3BHK	1386.26 sq. ft.		316.56 sq. ft.
330 sq. mts.*	Ground	4BHK + S	1936.90 sq. ft.	800.08 sq. ft.	51.23 sq. ft.
	First	4BHK	1792.43 sq. ft.		30.35 sq. ft.
	Second	3BHK	1422.54 sq. ft.		257.58 sq. ft.
409 sq. mts.*	Ground	4BHK + S	2153.58 sq. ft.	949.81 sq. ft.	109.03 sq. ft.
	First	4BHK + S	2107.76 sq. ft.		39.39 sq. ft.
	Second	3BHK	1698.36 sq. ft.		144.45 sq. ft.

*1 sq. mts. = 1.196 sq. yds.

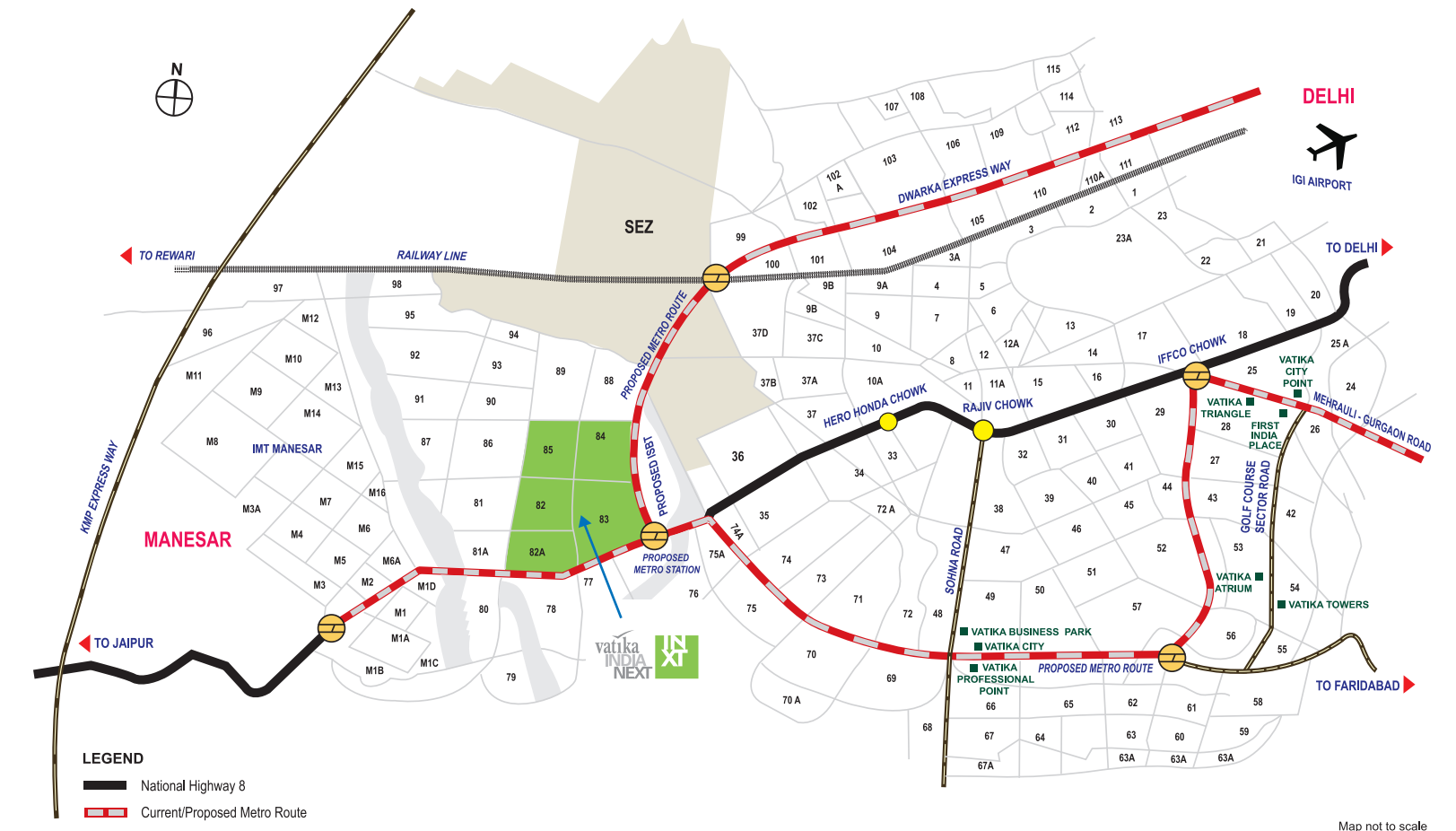
Gurgaon, India's new residential & commercial capital.

The location Vatika India Next

INXT Floors are located in Sector 82, Gurgaon within Vatika India Next - a mini city in itself comprising of 246 hectares (600 acres) which will set benchmark and be home to over 100,000 residents.

Strategically located on National Highway 8, the region encapsulates style and substance to enhance every moment of your day. Nearby areas include world - class educational and healthcare facilities, spectacular recreational avenues, while being only a short drive away from the corporate hub of Gurgaon.

- Spread through the prime sectors 82, 82A, 83, 84, 85 on NH-8.
- Walking distance from proposed metro hub at the intersection of South Delhi - Gurgaon metro line and Dwarka metro line.
- Proposed ISBT project coming up in the vicinity.
- Fly-over coming up at the entry point to Vatika India Next, which shall make the access to the township faster.
- World-class facilities management services by Vatika



Distances from various location:
Rajiv Chowk: 8 kms | IFFCO Chowk: 16 kms | International Airport: 28 kms

Key Plan

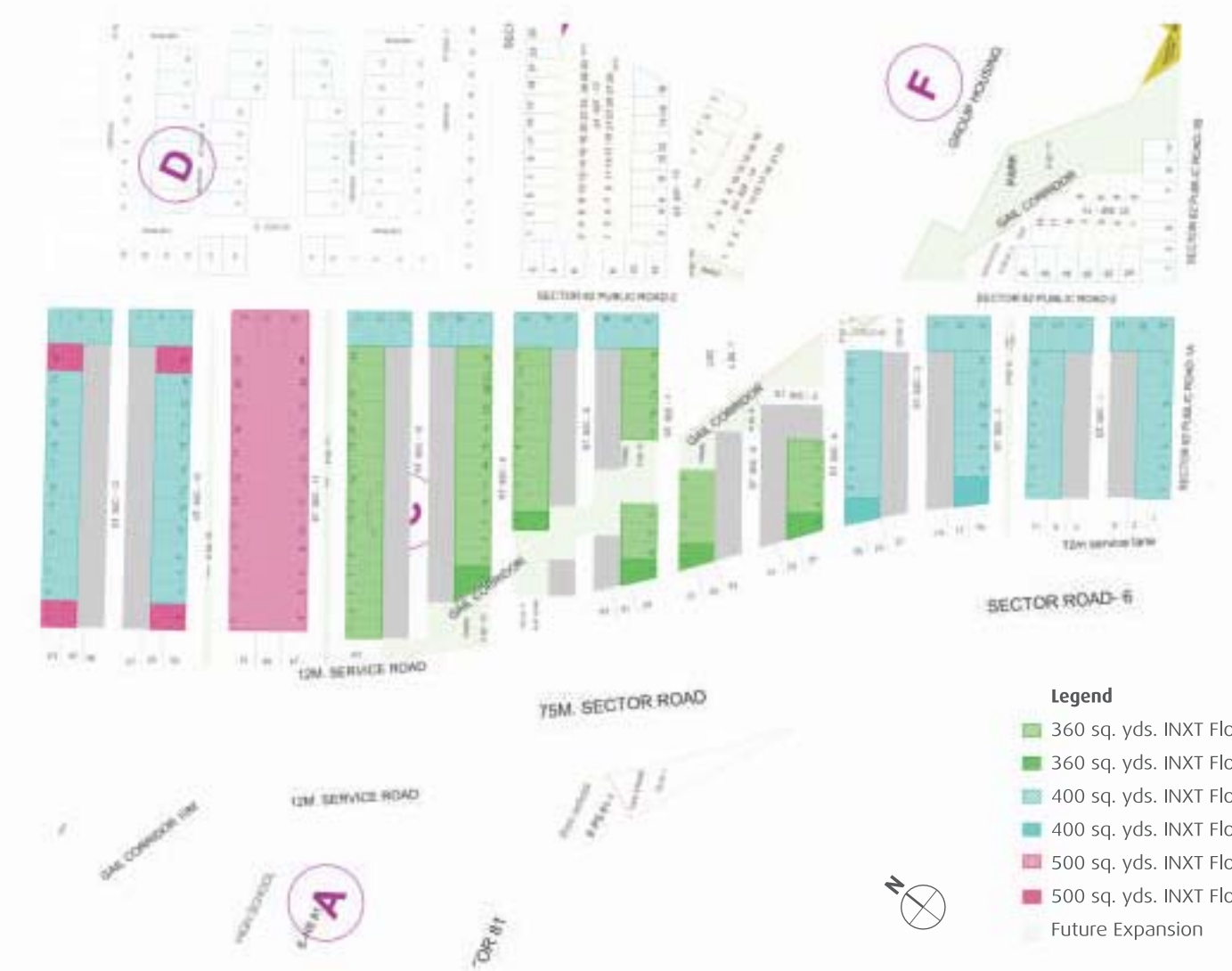


Amenities

- Local Shopping Centre/Market
- School/Education Site
- Health Facility
- Club/Community Facility
- Commercial/Office
- Creche
- Police Post

Disclaimer: The promoters / Architects reserve the right to add / delete / modify any plans / details / specifications / elevations / mentioned.

Master Plan



Legend

- 360 sq. yds. INXT Floors
- 360 sq. yds. INXT Floors (ATYP)
- 400 sq. yds. INXT Floors
- 400 sq. yds. INXT Floors (ATYP)
- 500 sq. yds. INXT Floors
- 500 sq. yds. INXT Floors (ATYP)
- Future Expansion

Disclaimer: The promoters / Architects reserve the right to add / delete / modify any plans / details / specifications / elevations / mentioned.

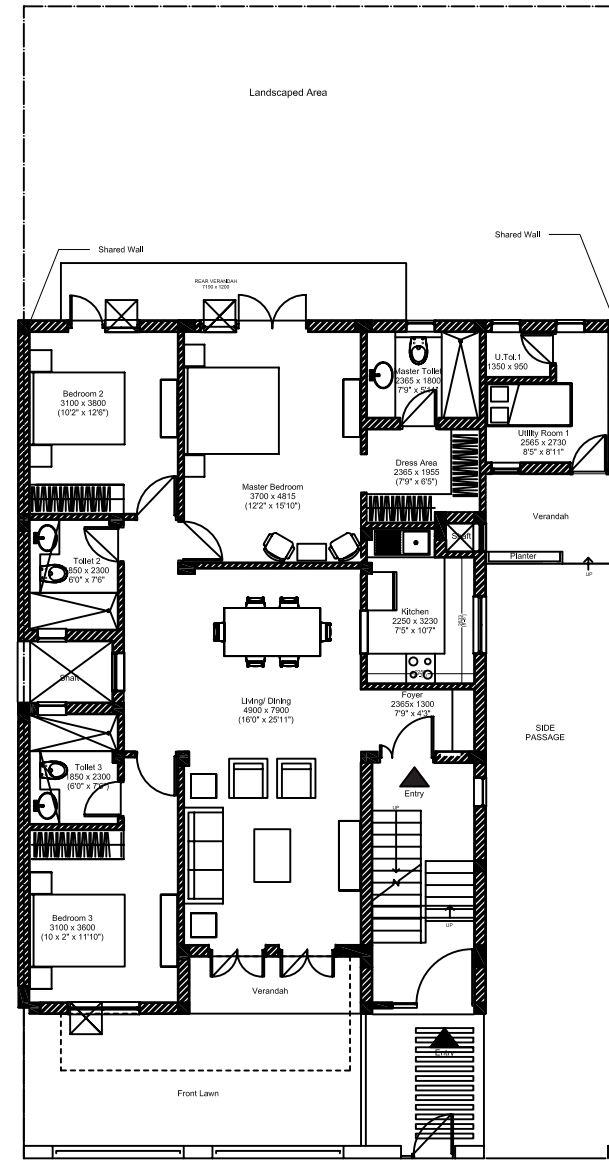
Street view of 296 sq. metres
Low-rise community living that will always make you feel at home



Floor Layout

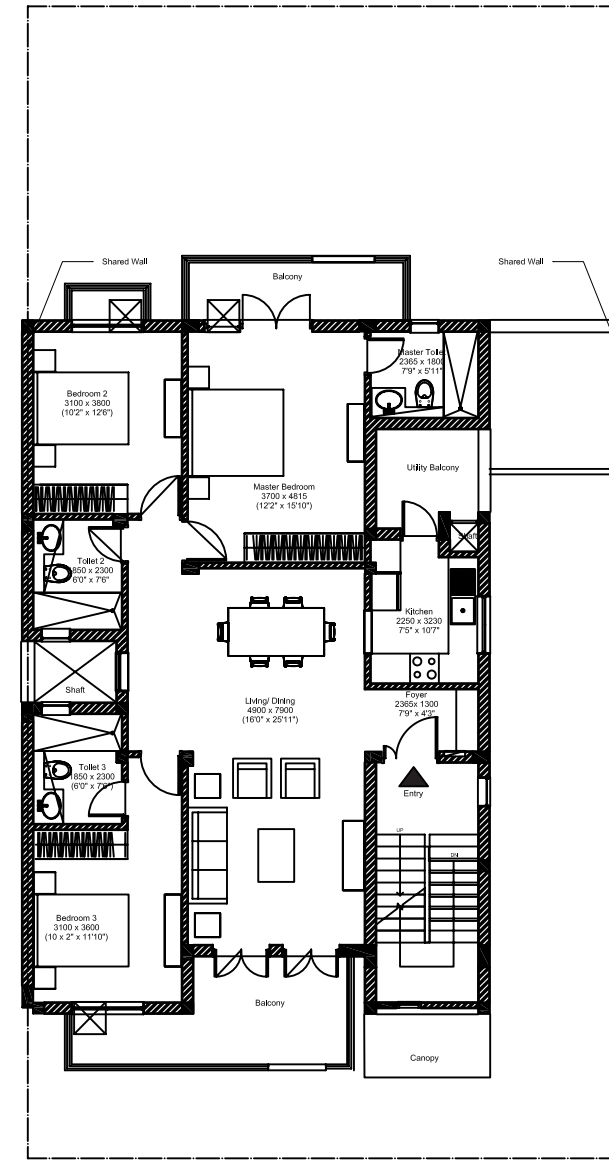
Type 296 sq. metres

www.abcbuildcon.in | +91 8470930121



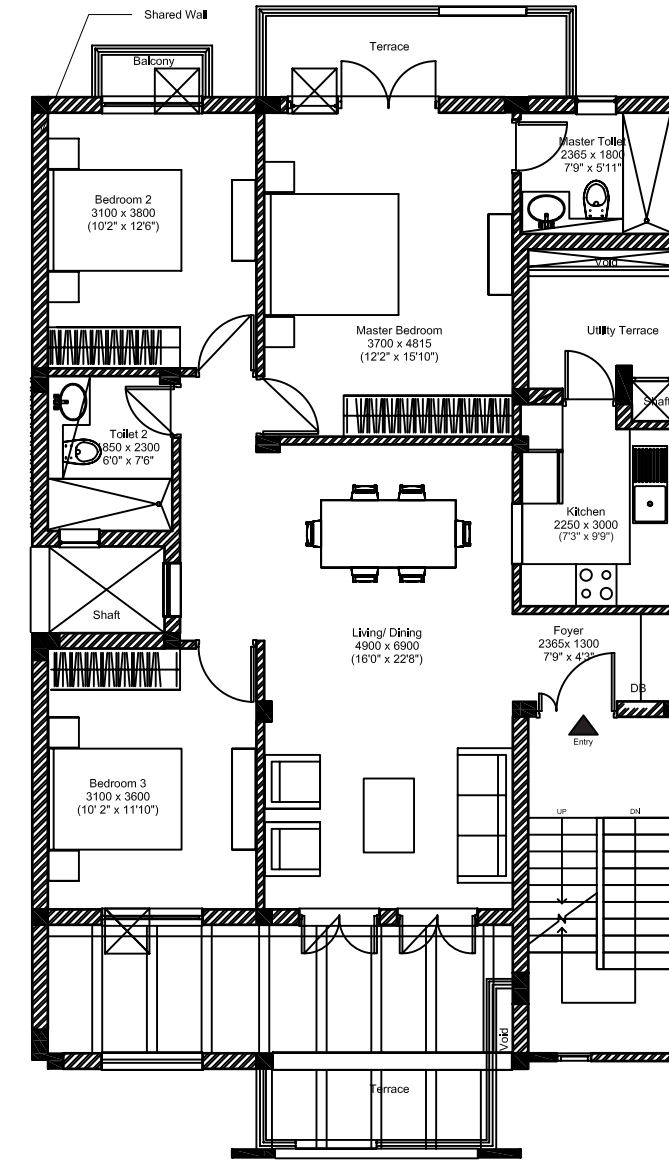
Ground Floor Plan

Plot Area: 296 sq. mts.
 Unit Plan: 3BHK+S
 Super Area: 1839.16 sq. ft.
 Lawn Area: 890.61 sq. ft.
 Uncovered Patio: 98.38 sq. ft.



First Floor Plan

Plot Area: 296 sq. mts.
 Unit Plan: 3BHK
 Super Area: 1653.15 sq. ft.
 Terrace Area: 21.31 sq. ft.



Second Floor Plan

Plot Area: 296 sq. mts.
 Unit Plan: 3BHK
 Super Area: 1386.26 sq. ft.
 Terrace Area: 316.56 sq. ft.

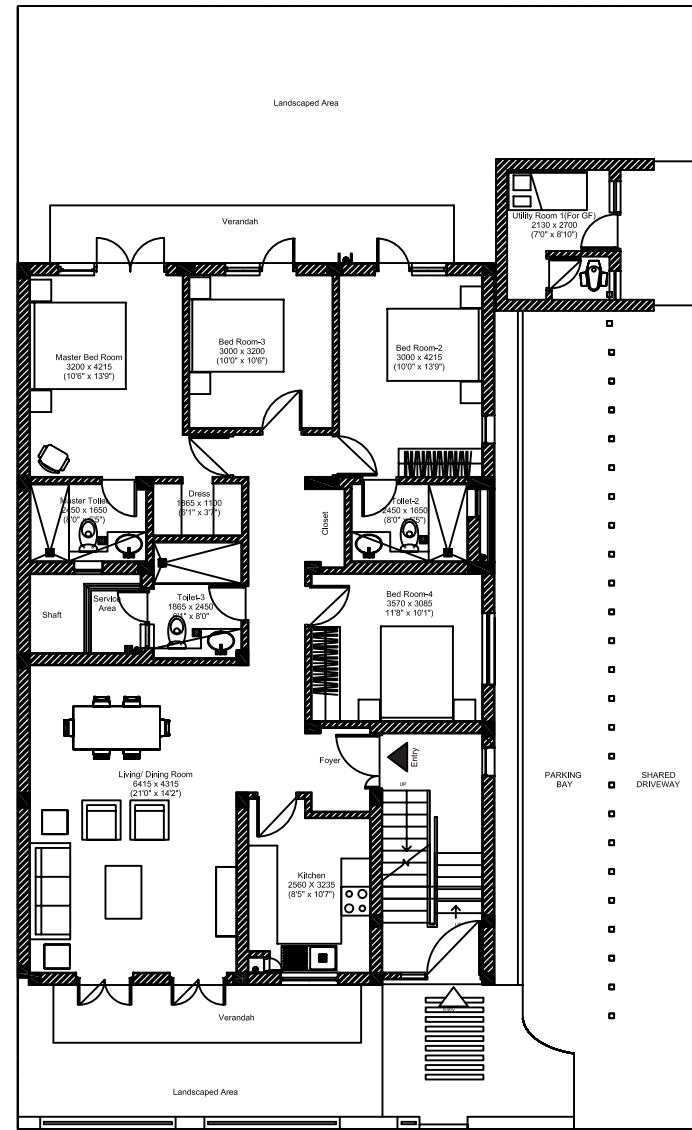
Street view of 330 sq. metres
World class street architecture and walkways



Floor Layout

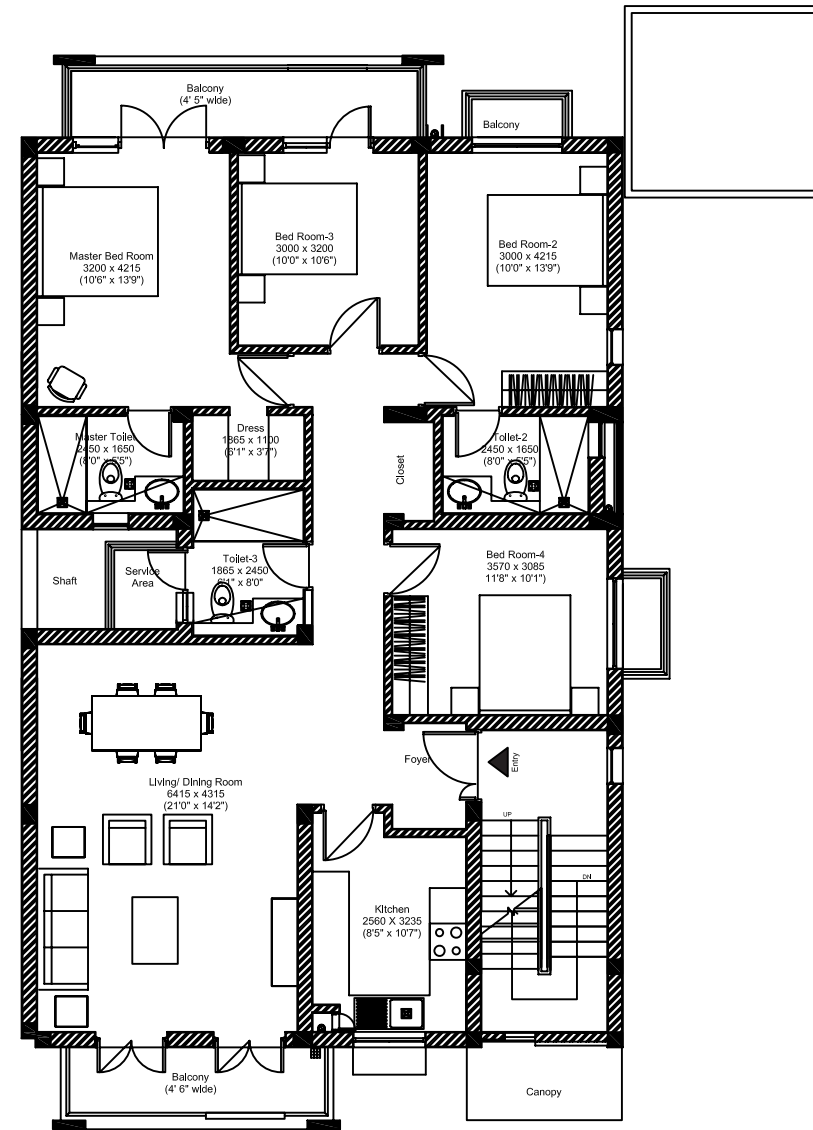
Type 330 sq. metres

www.abcbuildcon.in | +91 8470930121



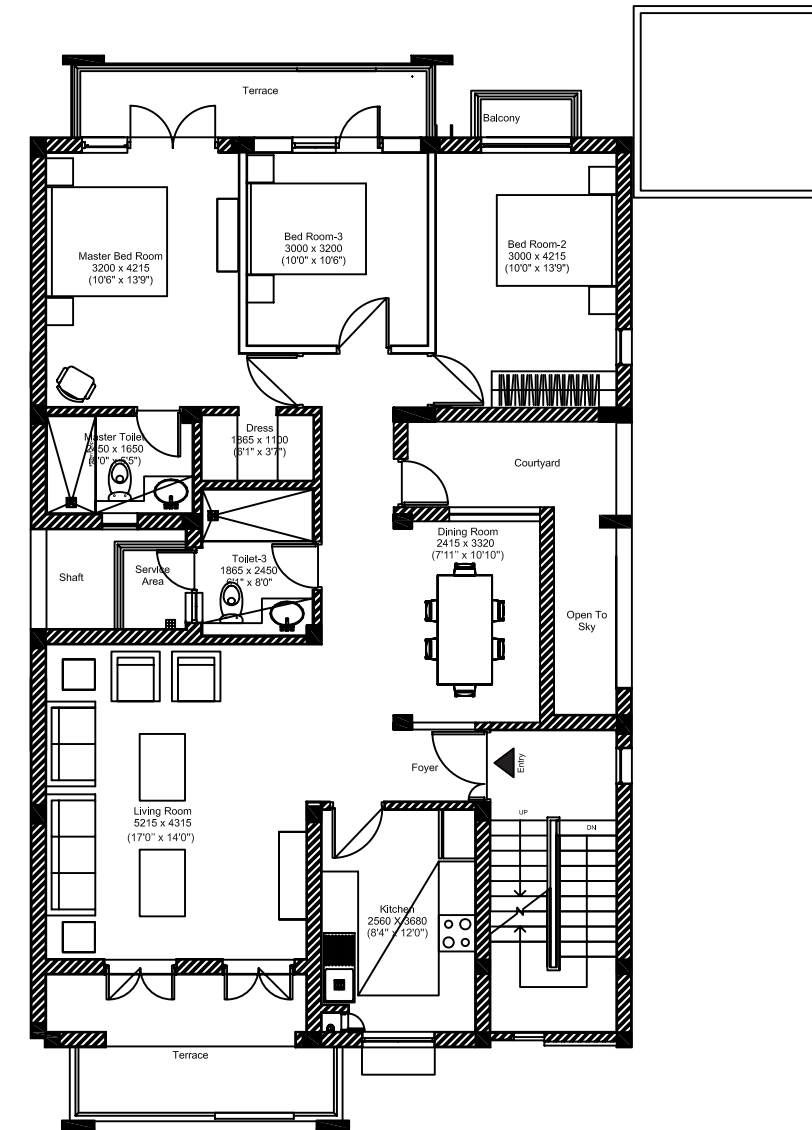
Ground Floor Plan

Plot Area: 330 sq. mts.
 Unit Plan: 4BHK+S
 Super Area: 1936.90 sq. ft.
 Lawn Area: 800.08 sq. ft.
 Uncovered Patio: 51.23 sq. ft.



First Floor Plan

Plot Area: 330 sq. mts.
 Unit Plan: 4BHK
 Super Area: 1792.43 sq. ft.
 Terrace Area: 30.35 sq. ft.



Second Floor Plan

Plot Area: 330 sq. mts.
 Unit Plan: 3BHK
 Super Area: 1422.54 sq. ft.
 Terrace Area: 257.58 sq. ft.

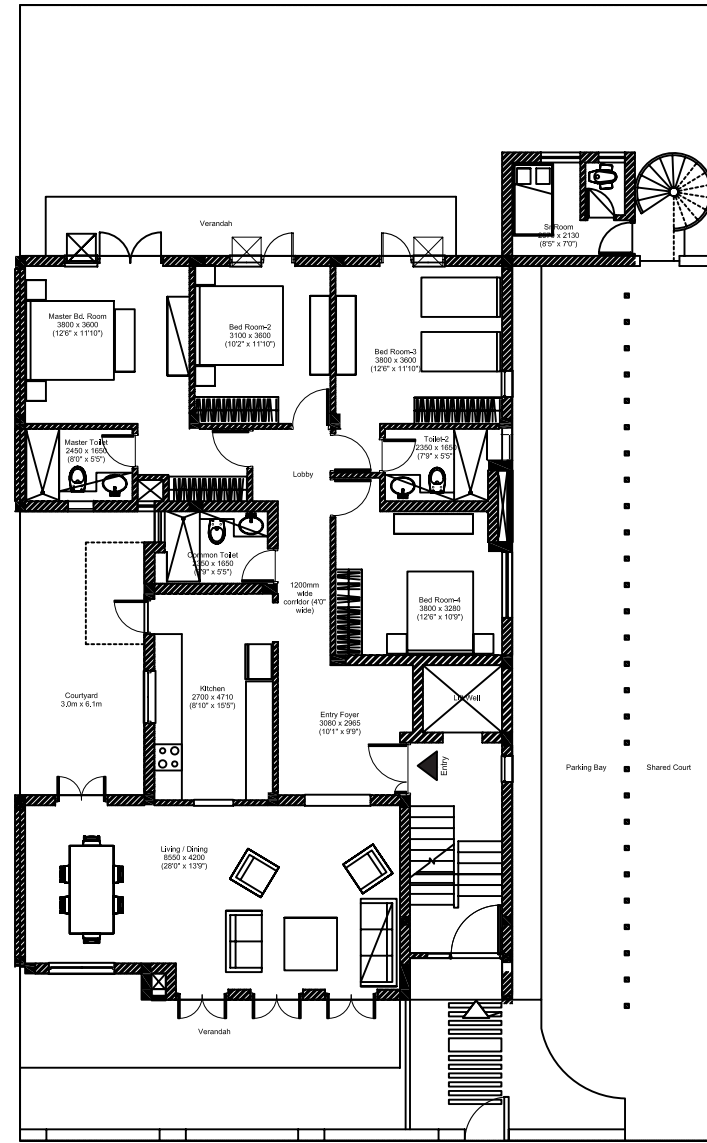
Street view of 409 sq. metres
Abundant spaces to meet your everyday needs



Floor Layout

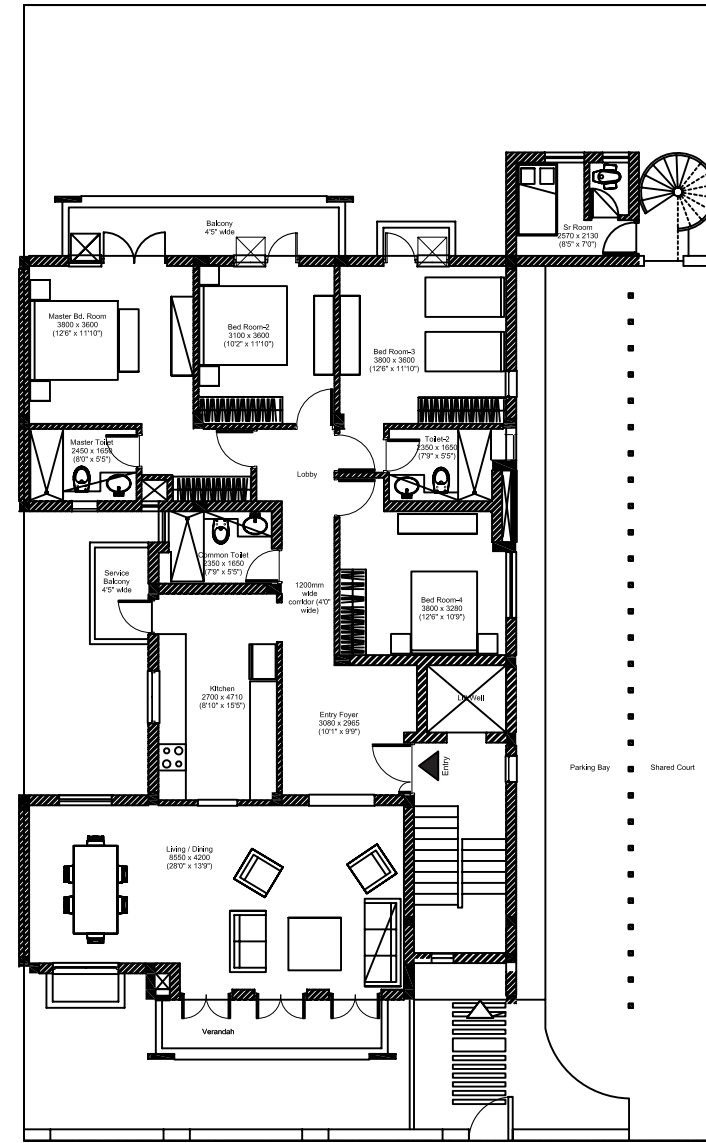
Type 409 sq. metres

www.abcbuidcon.in | +91 8470930121



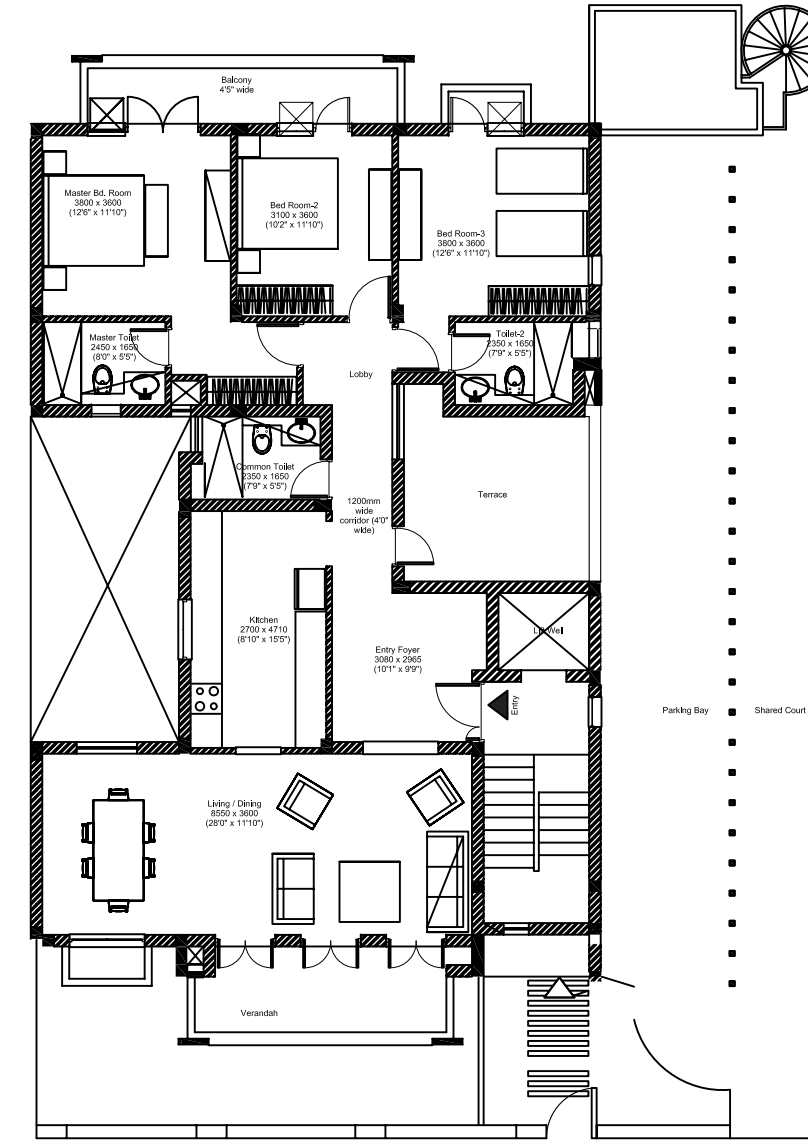
Ground Floor Plan

Plot Area: 409 sq. mts.
 Unit Plan: 4BHK+S
 Super Area: 2153.58 sq. ft.
 Lawn Area: 949.81 sq. ft.
 Uncovered Patio: 109.03 sq. ft.



First Floor Plan

Plot Area: 409 sq. mts.
 Unit Plan: 4BHK+S
 Super Area: 2107.76 sq. ft.
 Terrace Area: 39.39 sq. ft.



Second Floor Plan

Plot Area: 409 sq. mts.
 Unit Plan: 3BHK
 Super Area: 1698.36 sq. ft.
 Terrace Area: 144.45 sq. ft.



At INXT Floors
perfection is in the details

Features & Amenities

A collection of low-rise exclusive independent homes

- Fully fitted modular kitchen
- Split AC's in living room & bedroom
- Power backup through inverter
- Ground + 2 structure
- Ground Floor gets rear garden & front sit - out
- First & Second Floors get large balconies
- Terrace rights for First & Second Floors
- Provision for parking slots for each floor
- Exclusive lift for 409 sq. metres Floors
- Managed community living

Specifications

Structure

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

LIVING/DINING ROOM/LOBBIES/PASSAGE

Flooring

Matt finished stain and abrasion resistant vitreous tiles/polished vitrified tiles

Wall Finishes

Acrylic Emulsion on Plaster

Ceiling Finishes

Oil bound distemper on Plaster

BEDROOMS

Flooring

Wooden laminated flooring

Wall Finishes

Acrylic Emulsion on Plaster

Ceiling Finishes

Oil bound distemper on Plaster

KITCHEN

Flooring

Matt finished ceramic tiles

Wall Finishes

2' high Ceramic tiles dado above counter.

Oil bound distemper over plaster in remaining areas

Ceiling Finishes

Oil bound distemper on Plaster

Counter

Polished Indian Granite or Marble

Fixtures & Fittings

Modular kitchen of standard make with chimney and hob

Provision for installation of Geyser

TOILETS

Flooring

Matt finished ceramic tiles

Wall Finishes

Glazed/Matt finished ceramic wall tiles upto dado level (approximately 2100mm).

Oil bound distemper on plastered surfaces above dado level

Ceiling Finishes

Oil bound distemper on Plaster

Sanitaryware

Wash Basin and European Water Closet (EWC) of standard makes and brands

C.P. Fittings & 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

All Toilet floors provided with suitable and adequate water proofing treatment.

Provision for installation of Geysers

BALCONIES

Flooring

Matt finished ceramic tiles/Indian stone

Wall Finishes

Exterior grade paint on plaster

Handrail & Parapets

Combination of parapet walls and M.S. Handrails as per the functional and elevation requirements

SERVANT'S ROOM

Flooring

Matt finished ceramic tiles

Wall Finishes

Oil bound distemper on Plaster

Ceiling Finishes

Oil bound distemper on Plaster

SERVANT'S TOILET

Flooring

Matt finished ceramic tiles

Wall Finishes

Dado of glazed/matt finished ceramic wall tiles (Oil bound distemper on plastered surfaces above dado level for remaining areas)

Ceiling Finishes

Oil bound distemper on Plaster

Sanitaryware

Wash Basin and Indian Water Closet (IWC/ Orissa Pan) of standard makes

C.P. Fittings & Accessories

Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands

STAIRCASE

Flooring

Polished Indian Stone on Treads, Risers and Landings

Railing

Painted M.S. Handrails and Balustrades

Wall Finishes

Oil bound distemper on Plaster

ROOF

PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent)

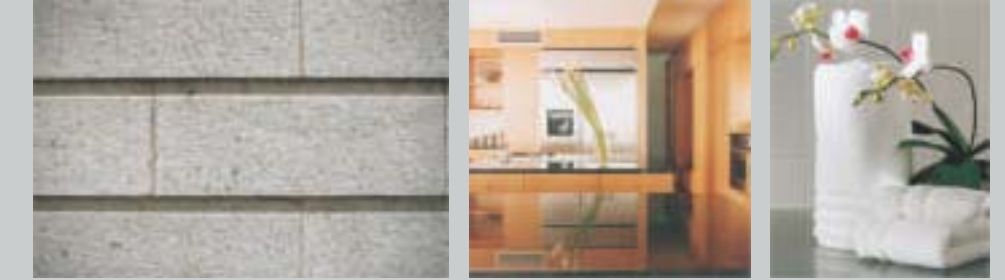
DOORS

Main Entrance Door

Polished Hardwood frame with polished flush door shutters

Internal Doors

Painted Hardwood frame with painted flush doors



Hardware

Locks, Handles and Knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel/brass hardware.

Windows & External Glazing

Powder Coated Aluminum Frame or uPVC frame windows with clear glass

EXTERNAL WALL FINISHES

External grade Anti Fungal/Anti Algal paint from reputed makes and brands

ELECTRICAL WIRING & 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. Electrical points for exhaust fans in Kitchens and Toilets. Provision of Inverter up to 1 kva. Spilt Air-conditioners will be provided at appropriate locations in Bedrooms and Living room.

PLUMBING

Overhead PVC water storage tanks for water supply. IS Compliant CPVC water supply pipes with standard valves and accessories. IS Compliant PVC waste pipes and traps

KITCHEN CABINETS

The Owner shall be provided with fully furnished modular kitchen in well finished particle board cabinets complete with all the hardware including chimney and hob.

Disclaimer: Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. The Indian stone being a natural material has intrinsic distinctiveness of color and grain. The make of the equipment/devices are speculative and are liable to change at the sole discretion of the company. Provision of air-conditioning and double glass glazing window shall not be there in servant or utility room. The Applicants/Allottees do not bear any right to raise any objections in this regard.

A space for your life

While real estate is our business, we consider ourselves a service industry... and our service is to design for life – your life. We aim to create spaces that enable you to focus on the things you consider important – whether it is building a business, growing a family, connecting with friends, or simply finding the time and space to pursue your dreams.

We are proud to be associated with international stakeholders such as Goldman Sachs and Baer Capital Bank who share our vision of creating homes, schools, restaurants, retail spaces, commercial spaces, and business centres that uphold unparalleled quality and reflect timelessness.

Our enviable portfolio of impressive projects covers - residential, commercial, hospitality, education and facilities management... a breadth of vision and scale that covers the range from expansive integrated townships to trendy speciality restaurants to world-class learning environments.

We will continue to harness the power of information, technology, design and our people to create environments that embody the hopes and aspirations of millions, while conducting business with integrity and transparency.

Delivered Projects

Residential

Vatika City, Sohna Road - Gurgaon
Urban Woods at Vatika Infotech City - Jaipur

Commercial

First India Place - Gurgaon
Vatika Triangle - Gurgaon
Vatika Atrium - Gurgaon
Vatika Towers - Gurgaon
Vatika City Point - Gurgaon
Vatika Business Park - Gurgaon

Hospitality

The Westin Sohna Resort & Spa
The Westin Gurgaon, New Delhi
Restaurants - Coriander Leaf; 56; Jing; the Fox - Gurgaon

Business Centres

Vatika Business Centre - Gurgaon, Hyderabad
Pune and Bangalore

Facilities Management

Enviro - facilities management by Vatika

Education

MatriKiran, Sohna Road - Gurgaon

Ongoing Projects

Township & Residential

Vatika Infotech City - Jaipur
Vatika India Next - Gurgaon
Vatika City Central - Ambala

Commercial

Vatika Mindscapes - Mathura Road
Vatika Professional Point - Gurgaon
Town Square at Vatika India Next - Gurgaon
Vatika Trade Centre at Vatika India Next - Gurgaon
INXT City Centre at Vatika India Next - Gurgaon

Business Centres

Vatika Business Centre - Mumbai



Vatika City
Sohna Road, Gurgaon



Urbanwoods
Vatika Infotech City, Jaipur



Vatika Business Park
Gurgaon



MatriKiran
Sohna Road, Gurgaon



The Westin Gurgaon
New Delhi



Vatika Business Centre
Pune