

**vatika**<sup>®</sup>  
creating lasting value

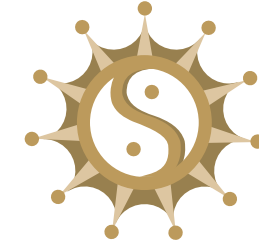
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*The Promoters/Architects reserve the right to add/delete/modify any plans/details/specifications/elevations mentioned.*

S  N  
SOVEREIGN NEXT





## THE SOVEREIGN APARTMENTS

SET ON A verdant blanket of 37 acres\*, luxury seemed to have found a new address at Sovereign Apartments. The launch of these luxury apartments in Vatika City gave new meaning to the term 'understated elegance' and Sovereign Apartments quickly became the epitome of contemporary design.

Conceived by studio u+a, New York, these luxurious air-conditioned apartments even had climate controlled common areas. Along with this, a fully manned visitors' lounge, beautiful landscaping, sophisticated security systems, an advanced exclusive health club and a swimming pool made Sovereign a truly distinguished address among Gurgaon's gated communities.

With Sovereign Apartments, the Vatika Group redefined regal living and effectively set a very beautiful benchmark against which all future residential developments in Gurgaon would be judged.

### THE SOVEREIGN · Vatika City

Sovereign Apartments are premium air-conditioned apartments designed for the discerning few. An iconic development in Gurgaon, Vatika City is spread over 37 acres\* at the intersection of Golf Course Extension Road and Sohna Road.

\*1 acre = 0.404 hectare

ESTABLISHING BENCHMARKS  
High-end luxury



# S N

SOVEREIGN NEXT

EVOLVE TO THE NEXT  
~ Luxury redefined

WHAT IS NEXT? *Next is the inspiration to outshine what exists. Next represents evolution to something finer. Next is the wishlist of all the improvements you could want in your lifestyle. The blueprint of your dream residence.*

*At Vatika, Next is the fulfillment of all this. It is the next step up, the next leap forward, the next landmark address. Where we've taken the most coveted aspects of an ideal home and turned them into a beautiful residential community.*

*Welcome to **Sovereign Next**, the home of an evolved lifestyle. A posh gated community of residences designed to fulfill every aspiration, ideally located in Sector 82A, at the entry of Vatika India Next, and will have **225 premium apartments** nestled in **7.5 acres\*** of rejuvenating green surroundings.*

*This project has also been designed by **studio u+a, New York**, the same architects who partnered Vatika for the trend setting Sovereign Apartments.*

*With Sovereign Next, the old benchmarks are about to be surpassed.*

➤ EVOLUTION  
Evolution is the basis of life and the natural way forward. What is good paves the way for something even better. And it is as true at Vatika as it is in Nature. Anything new we do is always a notch higher than the best we've done before.





S  N

SOVEREIGN NEXT

## LUXURY DWELLS IN THE DETAILS

IN A WORLD where people seldom go beyond surface beauty and opulence, at Sovereign Next luxury means a lot more. True quality lies in the details, and that is what sets Sovereign Next apart. Whether it is **marble or hardwood flooring**, all materials are of the highest grade, selected for tasteful looks and superb functionality.

Living spaces have been designed to the minutest level. So that beyond the stunning first impression lies an equally **rich living experience**. There are details you will discover and welcome when you actually start living here. Like **VRV central air conditioning**, which gives you complete flexibility and control, **piped natural gas** in the wonderfully detailed modular kitchen, or the special provision for the washing machine.

**Space maximization** has received a lot of attention too, and you may find your home feels larger than it actually is. There's a lot of storage space, and convenient niches and electrical points located just where you want to keep your fridge or TV.

 PRECIOUS DETAILS

A valuable Persian carpet may have over 200 knots per square inch, and the number of facets on a polished diamond significantly affects its value. To a seeker of beauty, details are everything.





# S N

SOVEREIGN NEXT

*A FAR CRY from the cluttered skyline and concrete jungle views that are associated with urban living, Sovereign Next comes as a breath of fresh air.*

*The location of Sovereign Next is such that it is set amidst low-rise housing developments and builder floors – offering its residents magnificent **unobstructed views** over the surrounding landscape.*

*The visual delight continues unabated within the complex, too. The apartment towers are well spread out over **7.5 acres\* of greenery**. The emphasis here is on going beyond just cosmetic value, and to have beautiful green areas that residents can actually experience and spend time in.*

*Landscaping of the project is being carried out by the internationally reputed **Tierra Design Pte of Singapore**. To live at Sovereign Next will mean being surrounded by beauty – contoured perfection within the premises and spectacular views beyond the boundary.*

➤ BEAUTIFUL VISTAS  
In many cities around the world, the higher floors of a building command a larger premium because of the view. At Sovereign Next, getting a spectacular view is a much easier matter.



MILES OF VISION  
~



# S N

## SOVEREIGN NEXT

THE WORLD WITHIN REACH

*Apart from the amenities within the community's own premises, the residents of Sovereign Next will enjoy easy access to almost anything else they may need as well.*

*Vatika India Next is located at the intersection of NH8 and the proposed expressway to North West Delhi. This gives the project extremely good **connectivity** to Delhi as well as to nearby schools, hospitals and commercial centres.*

*The proposed **Metro hub** at the intersection of the South Delhi – Gurgaon metro line and the Dwarka metro line will also be within walking distance. And a fly-over coming up at the entry point to Vatika India Next, shall make access to Sovereign Next even easier and faster.*

**Distances from Sovereign Next (approx):** Rajiv Chowk – 8 Kms, MediCity – 8.5 Kms, IFFCO Chowk – 12 Kms, Dwarka – 19 Kms, International Airport – 25 Kms.

#### ← CLUB ONE

The exclusive Club One is a short walk away. Spread over 2 acres\*, it will have a multi-cuisine cafe, sports facilities, a gymnasium, spa, library and even a business centre.

#### ← TOWN SQUARE

An office cum retail centre which shares a boundary with Sovereign Next. With high street retail, daily needs stores, restaurants and offices, this will be a popular place for residents.







SOVEREIGN NEXT

DESIGNED FOR EXCLUSIVITY



EXCLUSIVITY IS THE WORD *that best describes Sovereign Next. A sense of spaciousness and non-intrusiveness pervades the whole project. Walkways and common areas are tastefully laid out, and the landscaping is of international standards.*

*The entire land area of 7.5 acres\*, along with all the exclusive amenities – clubhouse, swimming pool, jogging track, gymnasium, etc. – will cater to **only 225 apartments**. The idea is to have fewer residents, so that each of them experiences a very special lifestyle.*

*The arrangement of the apartments too reflects the same emphasis on private space. There are only two apartments on each floor so that residents can enjoy maximum privacy, and even the shared areas like elevators and lift lobbies feel much less ‘public’.*

*Sovereign Next aims to provide a rich living experience to its residents, and the lifestyle it offers will soon make it a favoured address for the discerning.*

FOR THE FEW

The uniqueness and perfection of a snowflake symbolizes the exclusivity that is so integral to Sovereign Next. Only 225 apartments, and each is a little gem of creation.





# VATIKA INDIA NEXT

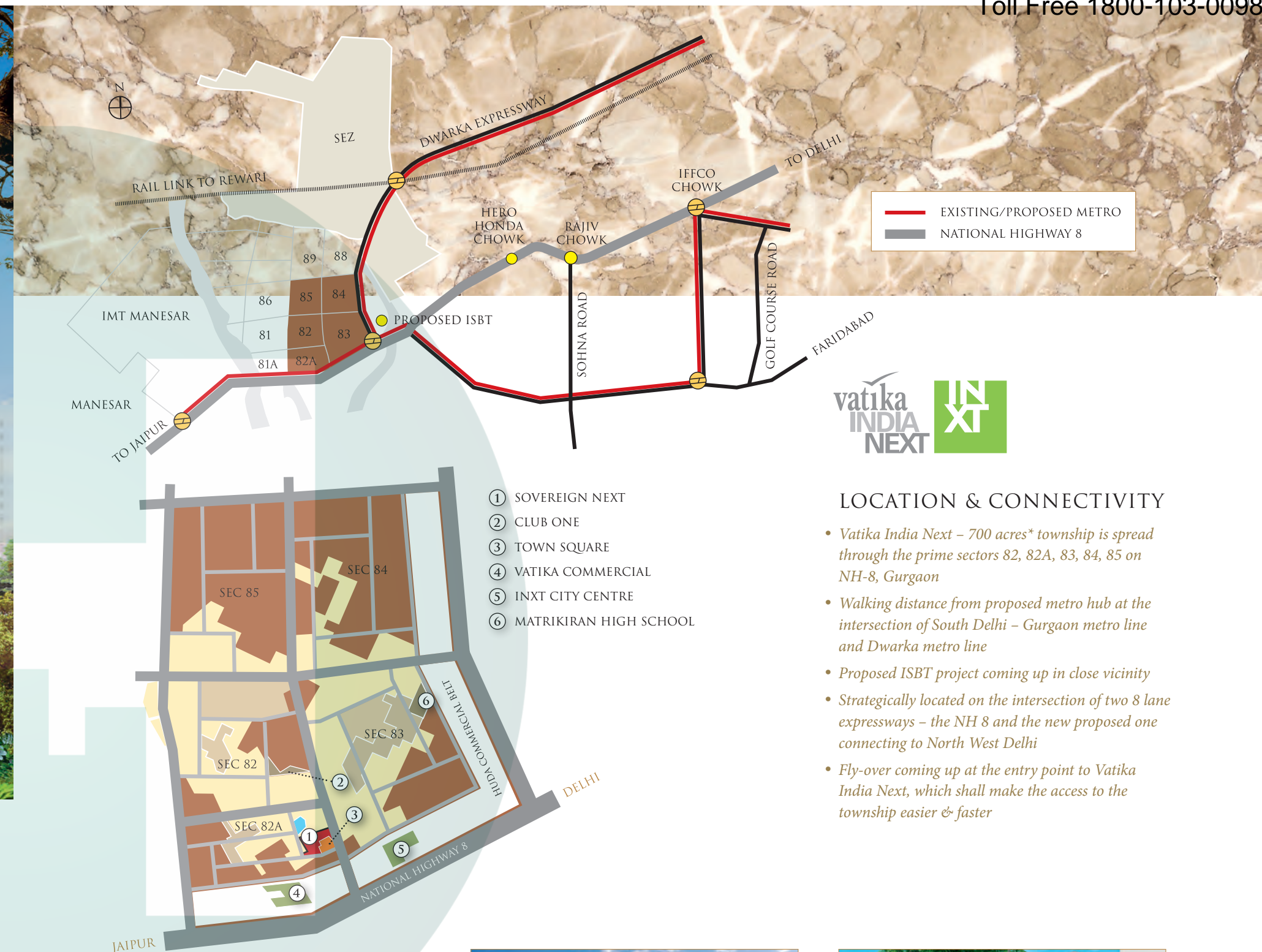
*There is a city within*



VATIKA INDIA NEXT is our endeavour to restore life's harmony, completeness and fulfillment. A mini city in itself, Vatika India Next will ensure a better life to over 1,00,000 people by providing all vital amenities a family needs, at close vicinity. Be it residential, retail, commercial, education, health-care or community services, every space has been thoughtfully planned and conveniently located.

In line with Vatika's philosophy of creating healthy environs, this thoughtfully designed township features modern energy-efficient technologies, world-class engineering and infrastructure. With well laid out pedestrian walkways and streets, landscaped greens, reliable power and water supplies, and facilities management, this meticulously planned city will be a delight to live in. Construction is in top gear with the entire development progressing actively.

**GURGAON 21**  
Set in lush landscape, Gurgaon 21 is spread across 20 acres\*, amidst the integrated township – Vatika India Next. The township offers high rise apartments, spacious floors, luxurious villas and plots that will be a delight to live-in.



## LOCATION & CONNECTIVITY

- Vatika India Next – 700 acres\* township is spread through the prime sectors 82, 82A, 83, 84, 85 on NH-8, Gurgaon
- 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 close vicinity
- Strategically located on the intersection of two 8 lane expressways – the NH 8 and the new proposed one connecting to North West Delhi
- Fly-over coming up at the entry point to Vatika India Next, which shall make the access to the township easier & faster



INXT FLOORS · Vatika India Next



SIGNATURE VILLAS · Vatika India Next



VATIKA  
 ~ Creating lasting value



MATRIKIRAN SCHOOL  
 Sohna Road & Vatika India Next

WESTIN RESORT & SPA  
 Sohna Road

WESTIN HOTEL  
 Gurgaon

VATIKA INDIA NEXT  
 Gurgaon

VATIKA INFOTECH CITY  
 Jaipur

VATIKA CITY CENTRAL  
 Ambala

FIRST INDIA PLACE  
 Gurgaon

VATIKA TRIANGLE  
 Gurgaon

VATIKA MINDSCAPES  
 Mathura Road

VATIKA BUSINESS PARK  
 Gurgaon

VATIKA CITY POINT  
 Gurgaon

VATIKA ATRIUM  
 Gurgaon

PROFESSIONAL POINT  
 Gurgaon

INXT CITY CENTRE  
 Vatika India Next

VATIKA CITY  
 Sohna Road

SOVEREIGN NEXT  
 Vatika India Next

CITY HOMES  
 Vatika India Next

EMILIA FLOORS  
 Vatika India Next

GURGAON 21  
 Vatika India Next

INXT FLOORS  
 Vatika India Next

LIFESTYLE HOMES  
 Vatika India Next

SIGNATURE VILLAS  
 Vatika India Next

THE SEVEN LAMPS  
 Vatika India Next

JAIPUR 21  
 Vatika Infotech City, Jaipur

URBAN WOODS  
 Vatika Infotech City, Jaipur

VATIKA BELIEVES IN *delivering value to all its stakeholders by creating products and services that enhance the value of 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.*

*Our vision is to create homes, schools, hotels, restaurants, retail spaces, commercial spaces and business centres that uphold unparalleled quality and reflect timelessness.*

WESTIN HOTEL  
 The Westin Gurgaon, New Delhi, is located in the city's growing business and entertainment district. The Westin Hotels & Resorts® offers you the most premium hospitality in the country and 5 star services with a difference.



MATRIKIRAN · Sohna Road



VATIKA CITY · Gurgaon



VATIKA TRIANGLE · Gurgaon



# SOVEREIGN NEXT

## ~ Evolution epitomised

### VISION

Life in urbanized cities and neighborhoods rarely blend comfortable living with rejuvenation of the senses. Luxury and premium are defined by specifications and opulence; rarely by lifestyle. 'Sovereign Next', a thoughtful and sensitive offering to the discerning few will offer to its inhabitants well designed and detailed apartments finished in style yet offering subtle opportunities to residents for expressing their own definitive tastes. The landscape and external areas will be designed to contribute to the living experience, which will reflect the aspirations of this segment. The entire focus will be on creating a rich living experience!

### DISTINCTIONS

Located at the entry of Vatika India Next, adjacent to the retail center for the city, this project will offer uninterrupted views, excellent approach, and a landmark address. With only two apartments to a core and with approximately 225 apartments, Sovereign Next will be exclusive while maintaining the social fabric necessary for a community.

### OVERVIEW

Site measuring 7.50 acres\* is a part of the Vatika India Next township being developed by Vatika in Sectors 82A, 82, 83, 84 and 85 and spanning an area of almost 700 acres\*. The township is under advanced stages of construction and implementation. It comprises of a wide range of residential typologies in addition to retail, commercial pockets and amenities such as education, health care and community facilities.

### APARTMENT PROGRAM

The average size of the apartments would be in the region of about 3200 sq. ft. The spacious apartments are designed to reflect the lifestyle needs of the urban elite. The layouts provide for 4 adequately sized bedrooms with en-suite toilets, appropriate dress/wardrobe spaces and spacious balconies in addition to a generous living room, dining space, family lounge and a spacious and stylish modular kitchen.

### FEATURES

High Ceilings/Doors

Large Balconies

Rejuvenating and usable landscape

Adequate Parking [3 per apartment]

Wi-Fi in external areas

Other necessities like jogging track etc.

Multi tiered security system with CCTV surveillance at entrance, basements and common areas

Well designed Club with features such as: Swimming pool, Gymnasium with steam & sauna, Kid's play areas, Multipurpose hobby room, Yoga and Meditation centre