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# S N

## SOVEREIGN NEXT





ESTABLISHING BENCHMARKS  
~ *High-end luxury*



## THE SOVEREIGN A P A R T M E N T S

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*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.





EVOLVE TO THE NEXT  
≈ *Luxury redefined*

# S N

## SOVEREIGN NEXT

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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 **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.





LUXURY DWELLS IN THE DETAILS



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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.





A vibrant blue sky with scattered white clouds. A flock of approximately 15-20 birds, possibly terns, are in flight, their wings spread, moving from the upper left towards the center. A bright sun is partially obscured by a large, dark, billowing cloud on the right side of the frame. Several distinct sunbeams (crepuscular rays) emanate from behind the sun, fanning out across the sky. The overall mood is one of freedom and optimism.

MILES OF VISION





# S N

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*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 designers of international repute. 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.





A close-up, high-angle photograph of a person's foot stepping onto a sandy surface. The foot is positioned at the top center, with its shadow cast long and dark to the left. Below the foot, a small, dark footprint is visible in the sand. Further down, a larger, more distinct footprint is shown, also with a shadow cast to the left. The sand is a light, warm tone with a fine, granular texture. The overall lighting is bright, suggesting a sunny day.

THE WORLD WITHIN REACH





# S N

## SOVEREIGN NEXT

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*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,  
Medanta – 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.





DESIGNED FOR EXCLUSIVITY





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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 a few 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 a few apartments, and each is a little gem of creation.





REDEFINING LUXURY







#### ✦ LUXURY BEYOND THE HOME

The common areas have been designed with as much attention and detailing as the apartments themselves. Landscaped lawns and tiled walkways add to the pleasure of living at Sovereign Next.



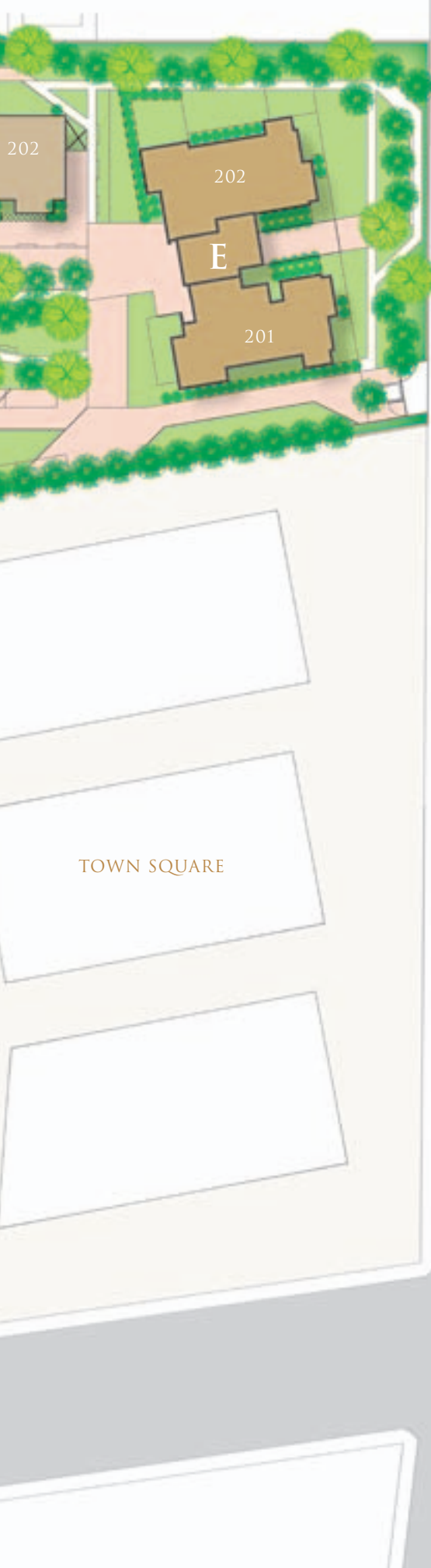
SOVEREIGN AVENUE  
24M WIDE ROAD

ENTRY  
EXIT

FLOOR NUMBER    UNIT NUMBER  
(TYPICAL FLOOR NUMBERING SYSTEM)

TOWN'S END AVENUE  
24M WIDE ROAD





# S N

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### OVERVIEW

SITE AREA	7.5 Acres
LOCATION	Sector 82A
TOWER CONFIGURATION	Choice of Mid-rise to High-rise towers
APARTMENT CONFIGURATION	Choice between 3BHK+SR, 4BHK+SR & Penthouses
AMENITIES	Club House Swimming pool Gymnasium with steam & sauna Kid's play areas
SPECIAL FEATURES	Premium location within the Township Power Backup Large dwelling units High Ceilings and Doors Large Balconies Adequate Basement Parking Multi Tiered security system Luxury specifications





A LIFESTYLE BEYOND OPULENCE





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*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!*

*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, Sovereign Next will be exclusive while maintaining the social fabric necessary for a community.*

### LIVING EXPERIENCE

The project is designed around the way people live and the things they do. So the living experience it delivers is exceptional.



# SPECIFICATIONS

~ *The very best*

STRUCTURE	RCC Framed structure designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements
	Combination of high-rise & mid-rise blocks
PARKING	Provision for residents parking in two level basements with elevator access from the apartment lobbies
	Adequate parking for visitors on surface
HIGH CEILINGS	Floor to floor heights of 3.3 mtrs. provided to ensure very comfortable clear heights and headroom in all apartments
AIR CONDITIONING	Intelligent air-conditioning through energy efficient VRV/VRF systems in all bedrooms and living rooms
ENVIRONMENT & CONSERVATION	Rainwater harvesting
	Recycled water for horticulture
	Recycled water for flushing to each apartment
ELEVATORS	Spacious elevators with pleasing interiors. High speed elevators for high-rise towers
LIVING/DINING AREAS, LOBBIES/ PASSAGE	Flooring: Polished imported marble
	Wall Finishes: Premium Emulsion Paint on plastered wall with punning or putty for level and smoothness
BEDROOMS	Flooring: High quality wooden flooring in all bedrooms
	Flooring: Hardwood flooring in Master Bedroom
	Wall Finishes: Premium Emulsion Paint on plastered wall with punning or putty for level and smoothness
KITCHEN	Flooring: Matt finished ceramic tiles
	Wall Finishes: 2' high premium ceramic tiles dado above counter. Premium emulsion on plaster in remaining areas
	Fitments: The kitchen shall be fitted with fully furnished Modular cabinets in aesthetically pleasing finishes and matching granite counter top. A double bowl sink, mixer, a cook top & a chimney installation will be provided
	Provision for installation of geyser and water purifiers by the owner
	Provision for supply of Piped Natural Gas/LPG supply to the kitchen
TOILETS	Flooring: Matt finished/anti-skid ceramic tiles
	Wall Finishes: Premium Matt finished wall tiles up to Dado level. Premium Emulsion on plastered surfaces above Dado level
	Sanitary ware: Wash Basin and European Water Closet (EWC) of reputed makes and brands
	C.P. Fittings and Accessories: Single lever basin mixer, Concealed shower mixer/diverter with bath spout and overhead shower, Health faucet along with necessary angle valves etc. of reputed makes and brands
	Glass partition for shower area in toilets
	All toilet floors provided with suitable and adequate water proofing treatment
	Provision for installation of geysers and exhaust fans by the owners



DOORS AND WINDOWS	Main Entrance Door: Polished veneer door with polished hardwood frame
	Internal Doors: Tall internal door openings (approximately 8'-0") with painted hardwood frames and moulded skin shutter doors
	Hardware: Locks, handles and knobs from reputed makes and brands. High quality steel/brass hardware
	Windows and External Glazing: Aluminum 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)
	Sanitary ware: Wash Basin and European Water Closet (EWC) 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
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, switchgear and distribution boxes from standard makes and brand
	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 backup shall be provided for apartments and essential services and common areas such as Lobbies etc.
SAFETY AND SECURITY SYSTEMS	Gated Complex: Gated community with perimeter wall or fence for security. Guard posts on Entrance & Exit with 24hrs security and CCTV surveillance
	Apartment Level: Apartment lobbies with access control. Audio/Video door phone for all apartments
	Fire and Life Safety Systems: Advanced fire detection and fire suppression systems in compliance with Fire and life safety codes, including fire detectors, sprinklers and fire hose reels
	Provision of two staircases in each block for evacuation

## 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 color 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.*



# VATIKA INDIA NEXT

~ *There is a city within*



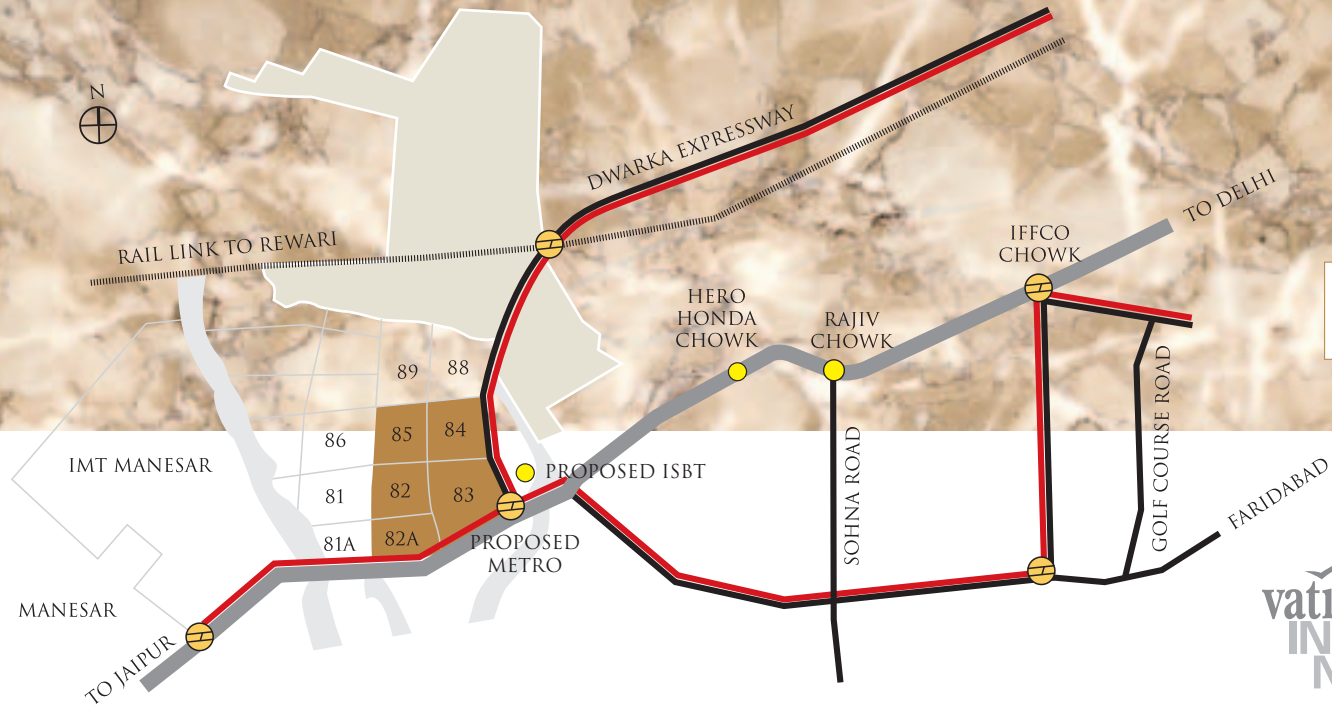
*VATIKA INDIA NEXT is our endeavour to restore life's harmony, completeness and fulfillment. A mini city in itself, Vatika India Next will ensure a better life to over 1,00,000 people by providing all vital amenities a family needs, at close vicinity. Be it residential, retail, commercial, education, 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

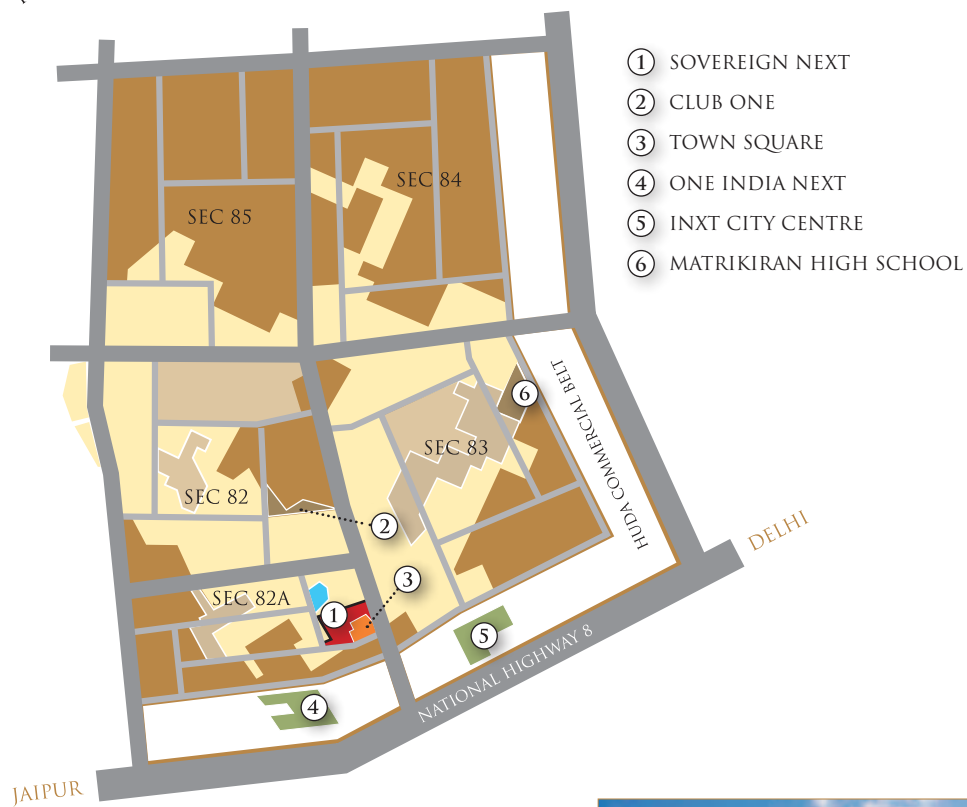
Set in lush landscape, Gurgaon 21 is spread across 20 acres, amidst the integrated township – Vatika India Next. The township offers high-rise apartments, spacious floors, luxurious villas and plots that will be a delight to live-in.





## LOCATION & CONNECTIVITY

- *Vatika India Next – 700 acres township is spread through the prime sectors 82, 82A, 83, 84, 85 on NH8, 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 NH8 and the 150m wide Dwarka Expressway*
- *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*



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.



EDUCATION	HOSPITALITY	TOWNSHIPS	COMMERCIAL	RESIDENTIAL
<p>MATRIKIRAN SCHOOL <i>Sohna Road &amp; Vatika India Next</i></p>	<p>WESTIN RESORT &amp; SPA <i>Sohna Road</i></p> <p>WESTIN HOTEL <i>Gurgaon</i></p>	<p>VATIKA INDIA NEXT <i>Gurgaon</i></p> <p>VATIKA EXPRESS CITY <i>Gurgaon</i></p> <p>VATIKA INFOTECH CITY <i>Jaipur</i></p> <p>VATIKA CITY CENTRAL <i>Ambala</i></p>	<p>FIRST INDIA PLACE <i>Gurgaon</i></p> <p>VATIKA TRIANGLE <i>Gurgaon</i></p> <p>VATIKA MINDSCAPES <i>Mathura Road</i></p> <p>VATIKA BUSINESS PARK <i>Gurgaon</i></p> <p>VATIKA CITY POINT <i>Gurgaon</i></p> <p>VATIKA ATRIUM <i>Gurgaon</i></p> <p>PROFESSIONAL POINT <i>Gurgaon</i></p> <p>INXT CITY CENTRE <i>Vatika India Next</i></p>	<p>VATIKA CITY <i>Sohna Road</i></p> <p>SOVEREIGN NEXT <i>Vatika India Next</i></p> <p>CITY HOMES <i>Vatika India Next</i></p> <p>EMILIA FLOORS <i>Vatika India Next</i></p> <p>GURGAON 21 <i>Vatika India Next</i></p> <p>INXT FLOORS <i>Vatika India Next</i></p> <p>LIFESTYLE HOMES <i>Vatika India Next</i></p> <p>SIGNATURE VILLAS <i>Vatika India Next</i></p> <p>THE SEVEN LAMPS <i>Vatika India Next</i></p> <p>JAIPUR 21 <i>Vatika Infotech City, Jaipur</i></p> <p>URBAN WOODS <i>Vatika Infotech City, Jaipur</i></p>



 MATRIKIRAN · Sohna Road



 VATIKA CITY · Gurgaon



 VATIKA TRIANGLE · Gurgaon



# SOVEREIGN NEXT

## ~ Evolution epitomised

### 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*

*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*



