



Welcome to a home with
three views...

The logo for 'vatika' features a stylized green checkmark above the word 'vatika' in a bold, dark green, sans-serif font. A registered trademark symbol (®) is located to the upper right of the word.

The logo for 'LIFESTYLE HOMES' consists of the word 'LIFESTYLE' in a blue, sans-serif font above the word 'HOMES' in a black, sans-serif font. The 'O' in 'HOMES' is a large, thin black circle.





A view of the park.
A view of the boulevard.
A view of the city.

Good things come in threes at Lifestyle Homes

Nestled in the heart of the über-premium Vatika India Next township, Lifestyle Homes is style and largesse at its best. Classy, spacious one- to three-bedroom apartments, sprawled across an area of almost 12 acres*.

The crowning glory of the project is the signature green of Central Park, an oasis of freshness and privacy, immaculately landscaped and impeccably manicured. Tasteful screens mask residents from the sun, and from prying eyes. A high degree of ventilation ensures airiness and bright natural light. Central Park is dotted with pockets of peace and quiet. Abundant parking is possible at not just one, but two levels.

Add to this a wealth of convenience, like a gym, a pool, and top-of-the-line retail spaces, and you'll discover why Lifestyle Homes is three times as delightful as any other home you might see.

* 1 acre = 0.404 hectare




Street View





Entrance View

LEGEND

-  National Highway 8
-  Current/Proposed Metro Route
-  Vatika India Next

Map not to scale



**As per Gurgaon - Manesar Urban Complex 2025 Master Plan.*



Every convenience you seek.

WORK OUT | The state-of-the-art gym ensures you stick to your exercise regime, while the swimming pool is a constant invitation to cool off after a long day at work. Your kids will quickly make the play area their own, while the multi-purpose community spaces allow neighbours to be friends.

WALK OUT | The immaculate greens of Central Park will entice even the most housebound resident to jog, stroll, or just lie in the shade with a good book. As our cities grow more urban, the need for a breath of fresh air, and an expansive view of lush greenery has become the ultimate indulgence. Central Park is your single source of refreshment, relaxation, and peace.

CHILL OUT | Everything about Lifestyle Homes will minimise stress and maximise comfort. Ample surface and basement parking ensure you park easily and comfortably. A convenient collection of retail stores do away with unnecessary trips outside.

ACCESS TO
BASEMENT

RETAIL
OUTLET

ENTRY
CHECK POINT

EXIT

SWIMMING POOL

CLUB

NURSERY
SCHOOL

Disclaimer:

The promoters/architects
reserve the right to
add/delete/modify any
plans/specifications/
elevations mentioned.





Site Plan

Comfort, convenience, and detail

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

Matt finished stain and abrasion resistant vitreous tiles

Wall Finishes

Acrylic emulsion on plaster

Ceiling Finishes

Oil bound distemper on plaster

BEDROOMS

Flooring

Matt finished stain and abrasion resistant vitreous tiles

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 and Fittings

Stainless steel sink and mixer of standard makes and brands
Provision for installation of geyser

TOILETS

Flooring

Matt finished / anti-skid ceramic tiles

Wall Finishes

Glazed / matt finished ceramic wall tiles upto dado level (approximately 2100 mm). 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 & 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. All toilet floors provided with suitable and

adequate water proofing treatment.
Provision for installation of geysers

BALCONIES

Flooring

Matt finished / anti-skid ceramic tiles

Wall Finishes

Exterior grade paint on plaster

Ceiling Finishes

Exterior grade paint on plaster

Handrail and Parapets

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

SERVANTS' ROOM

Flooring

Matt finished ceramic tiles

Wall Finishes

Oil bound distemper on plaster

Ceiling Finishes

Oil bound distemper on plaster

SERVANTS' 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) 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

STAIRCASE

Flooring

Polished Indian stone / Indian marble on Treads, Risers & Landings

Railing

Painted M.S. handrails and balustrades

Wall Finishes

Oil bound distemper on plaster

COMMON PASSAGE

Flooring

Polished Indian stone / Indian Marble

Wall Finishes

Oil bound distemper on plaster

Ceiling Finishes

Oil bound distemper on plaster

ROOF

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

DOORS AND WINDOWS

Main Entrance Door

Polished Hard wood frame with polished flush door shutters

Internal Doors

Painted Hard wood 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 and 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 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

Electrical points for exhaust fans in Kitchen and Toilets

Electrical points for air conditioners provided in appropriate locations in bedrooms and living room

PLUMBING

IS Complaint CPVC water supply pipes with standard valves and accessories
IS Compliant PVC waste pipes & traps

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 Applicants/Allottees do not bear any right to raise any objections in this regard.

The mini-city of joy.

The mini-city of Vatika India Next, a 700 acre* development, brings alive sustainable ideas that make life comfortable and convenient. Every space – residential, retail, commercial, education, and healthcare – is thoughtfully planned and conveniently located. Strategically located on NH8, Vatika India Next is spread through the prime sectors – 82, 82A, 83, 84, and 85. It is within walking distance of the proposed metro hub** intersecting the South Delhi-Gurgaon, and Dwarka metro lines. A proposed ISBT project is coming up in the neighbourhood, as is a flyover, which is at the entry point of Vatika India Next. All of this, with the world-class facility management services Vatika is famed for.

Sovereign Next

Luxurious residential apartments
216 apartments, 7.5 acre* gated community
2 apartments to a floor
Mid-rise (G+5) to high-rise (G+23)
Sector 82A

Premium Floors

Private terraces and spacious gardens
2+study, 3, 3+s, 4+s bedroom options
G+2 options on 301 and 334 sq. m.
Sector 82

The Seven Lamps

High-rise residential gated development
7 towers (G+16), 11.9 acre*
1, 2, 2+s, 3+s, 3+s+SR, 4+SR & Penthouse options
Beauty meets functionality
Sector 82

* 1 acre = 0.404 hectare **As per Gurgaon - Manesar Urban Complex 2025 Master Plan.





Central Park View

Creating lasting value.



Townships



Residential



Commercial



Retail



Education



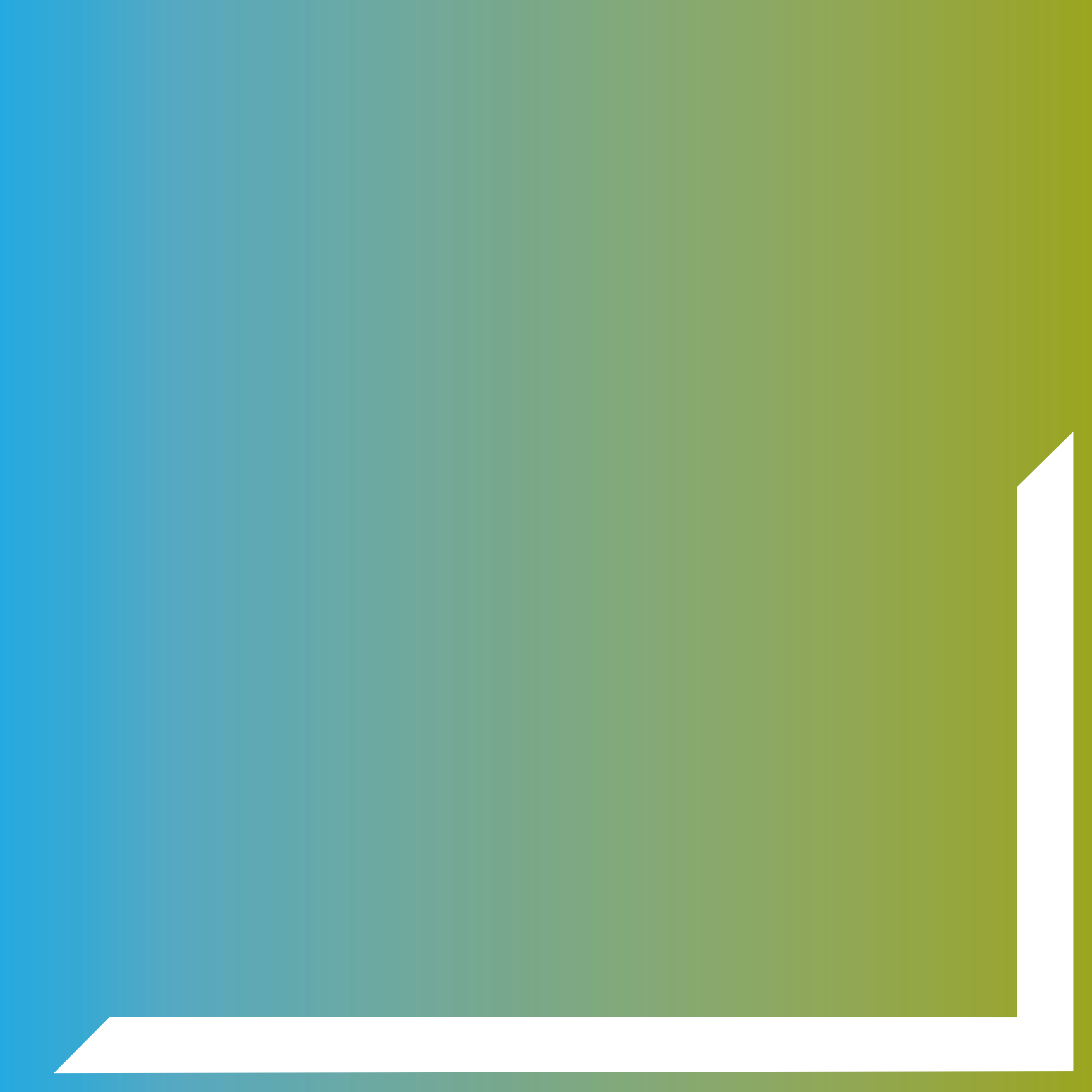
Hospitality

Vatika believes in delivering value 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.





Lifestyle Homes

Vatika India Next,
Sector – 83
Near 42 km Toll Plaza, NH8
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Haryana, India

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Disclaimer:

*The Promoters/Architects reserve
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