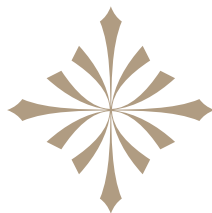


POSSESSION
FOR
PHASE 1
COMMENCED

vatika[®]
creating lasting value

ARTISTIC IMPRESSION



SOVEREIGN PARK

Sector 99, Gurugram

TOWER OVER EVERYTHING
AROUND YOU.



----- PROJECT HIGHLIGHTS -----

- A residential project in Gurugram with 360-degree views, right on NH 248BB (Dwarka Expressway) • Apartments will enjoy uninterrupted views forever • 40 acres of water bodies on one side and 100 acres of sweeping views on other side • 80% open area with extensive landscaped greens • Designed by Arcop, Canada • Landscaped designed by M. Paul Friedberg, New York • Low density living, only 2 apartments per floor • Thoughtful project design ensures that all apartments receive adequate winter sun and ample summer shade • Spacious homes, premium finishes



Everything you want is at home or close to it.



**MULTI-TIERED
SECURITY SYSTEM**



**EXCLUSIVE
CLUB**



GYM



**DEDICATED
SPACE FOR YOGA**



**MULTI-PURPOSE
HALL**



**INDOOR
GAMES ZONE**



**CAFÉ &
LOUNGE**



FISH POND



**ELECTRIC
CHARGING STATION**



**RETAIL
SHOPS**



**SMART
LOCKER FACILITY**



**LUSH
GREENS**



**LAUNDRY
ROOM**



**VENDING
MACHINES**



**KIDS'
PLAY AREA**



**CO-WORKING
SPACE**



**SCHOOLS &
HOSPITALS NEARBY**



**MEDICAL
ROOM**



SWIMMING POOL & KIDS' POOL



**DRIVER WAITING
ROOM**



**TENNIS &
BADMINTON
COURT**

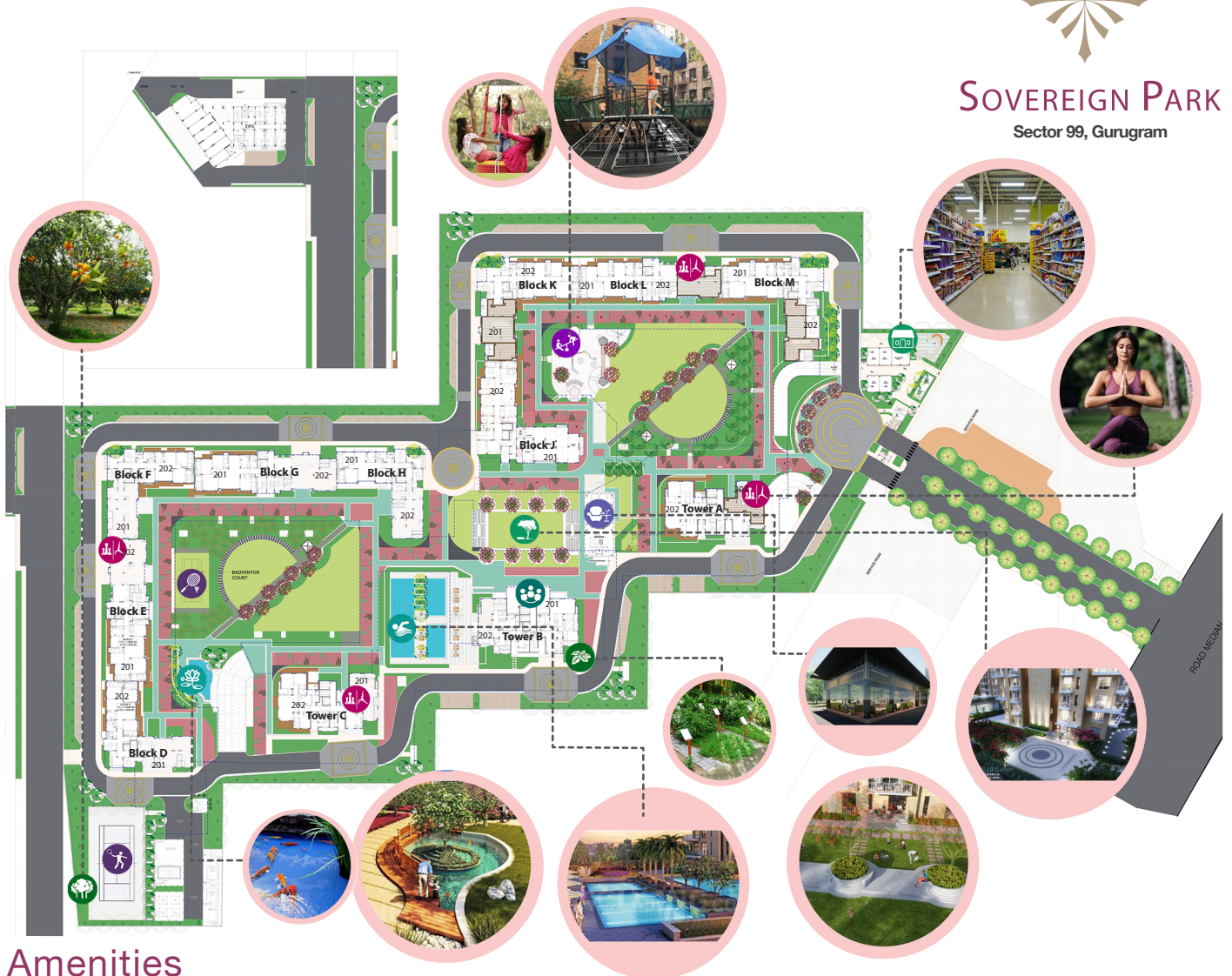


**SOLAR
PANELS**

Site Plan



SOVEREIGN PARK
Sector 99, Gurugram



Amenities



CENTRAL
COURTYARD



SWIMMING
POOL



FRUIT
ORCHARD



HERBAL
GARDEN



INDOOR
GAMES



KIDS
PLAY



RETAIL



LOUNGE
AREA



BADMINTON
COURT



TENNIS
COURT



JOGGING
TRACK



LILY
POND



MULTI-
PURPOSE
HALL



INDOOR KIDS
PLAY & MULTI-USE
STILT AREA



ARTISTIC IMPRESSION

With such interiors, you would spend more time at home.



Spacious well-ventilated rooms

Ample natural light in each apartment

All apartments are park facing

Large wrap around balconies

All bedrooms with dressing area

High ceilings and doors

Powder toilet in each apartment

Well-designed entrance lobbies in each block

Imported marble in living room

Wooden flooring in bedrooms

VRV air-conditioning, modular kitchen

Multi-tiered security system

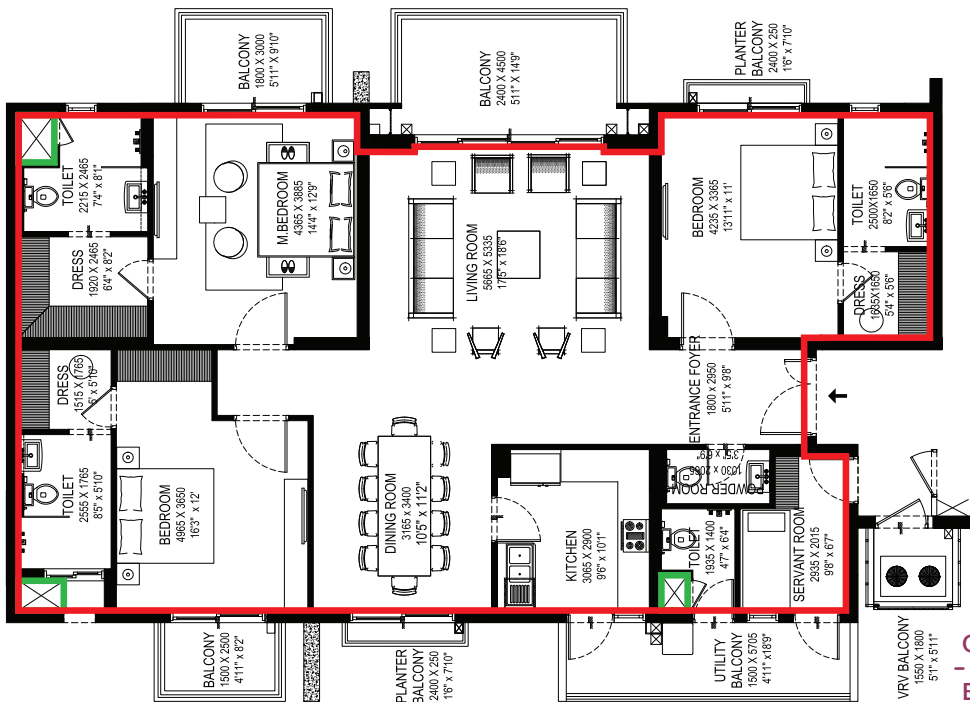
3 high-speed elevators for high-rise towers



Unit Plan



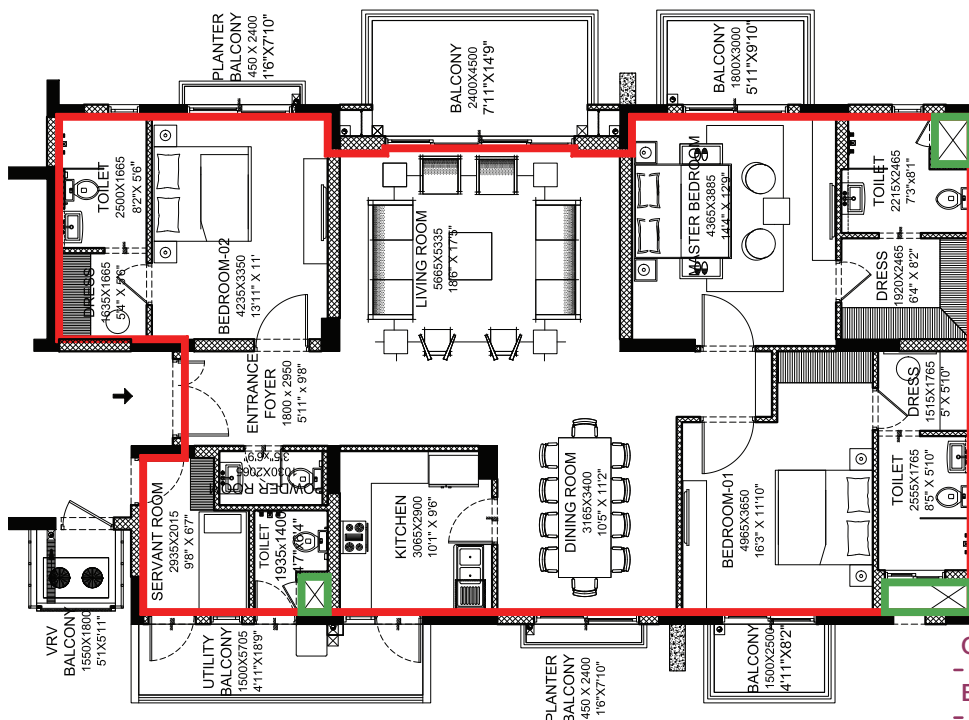
SOVEREIGN PARK



CARPET AREA	: 1602.8 SFT
BALCONY USABLE	: 265.9 SFT
COMMON AREA	: 778.9 SFT
(Including unit walls, parapets & prorata share of common areas)	

TYPE: 3BHK+S TOWER - D

2670 SFT



CARPET AREA	: 1596.0 SFT
BALCONY USABLE	: 289.8 SFT
COMMON AREA	: 773.5 SFT
(Including unit walls, parapets & prorata share of common areas)	

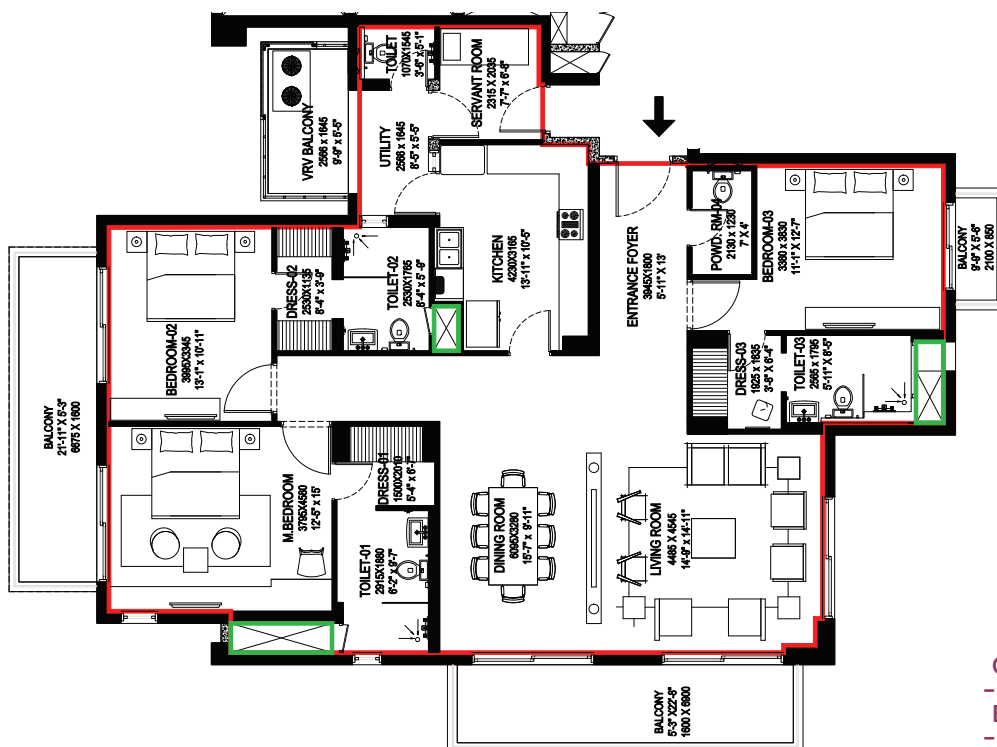
TYPE: 3BHK+S TOWER - F

2690 SFT

Unit Plan



SOVEREIGN PARK



CARPET AREA : 1711.5 SFT

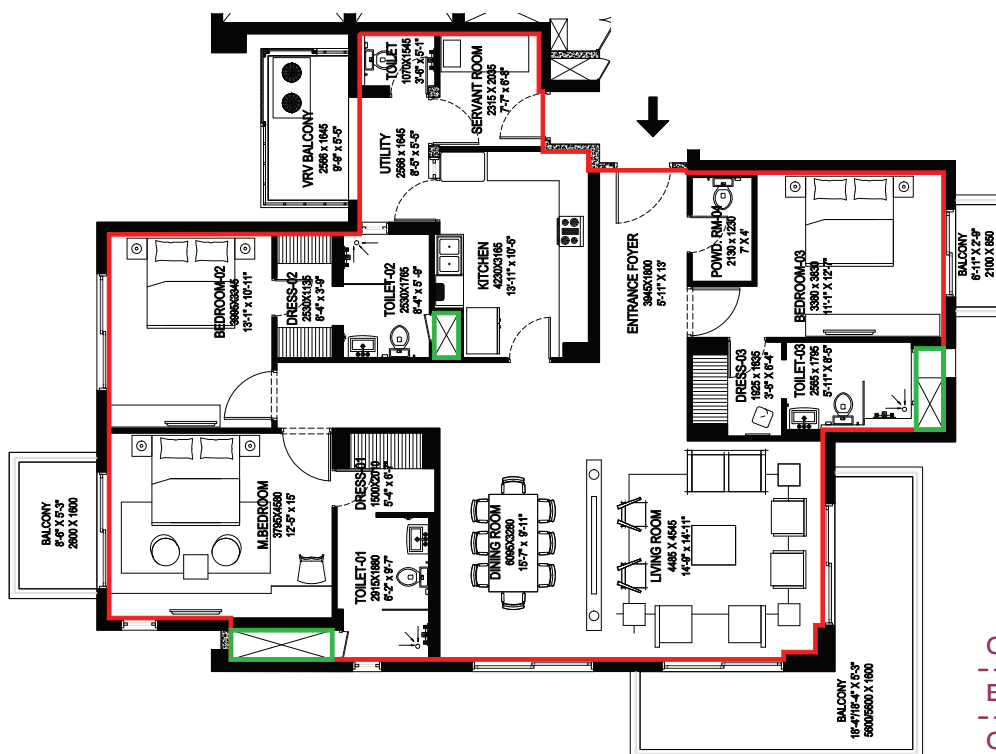
BALCONY USABLE : 253.0 SFT

COMMON AREA : 815.5 SFT

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

TYPE: 3BHK+S (TYPE 1) TOWER - C

2780 SFT



CARPET AREA : 1711.5 SFT

BALCONY USABLE : 282.0 SFT

COMMON AREA : 926.5 SFT

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

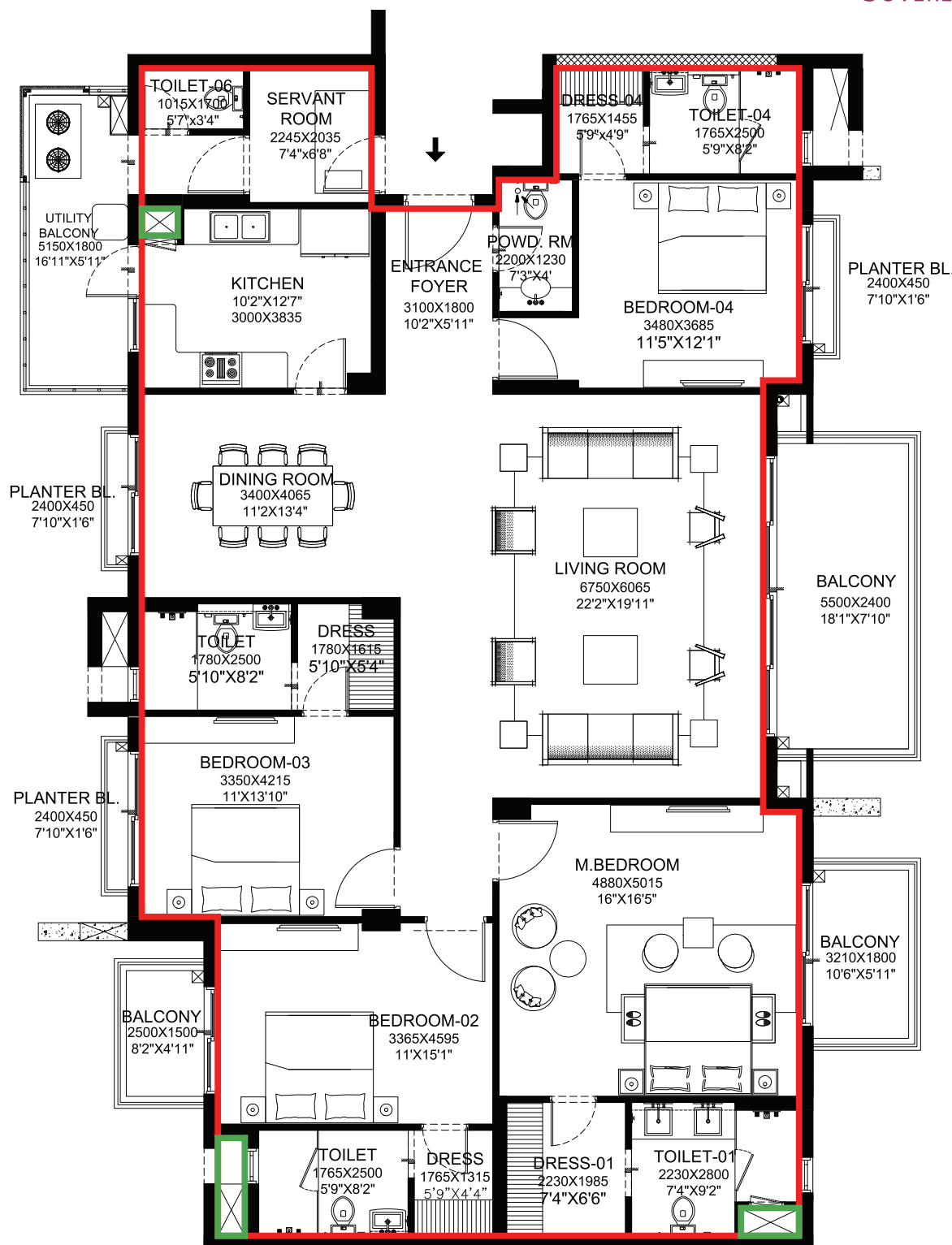
TYPE: 3BHK+S (TYPE 1A) TOWER - C

2920 SFT

Unit Plan



SOVEREIGN PARK



CARPET AREA : 2091.7 SFT

BALCONY USABLE : 308.3 SFT

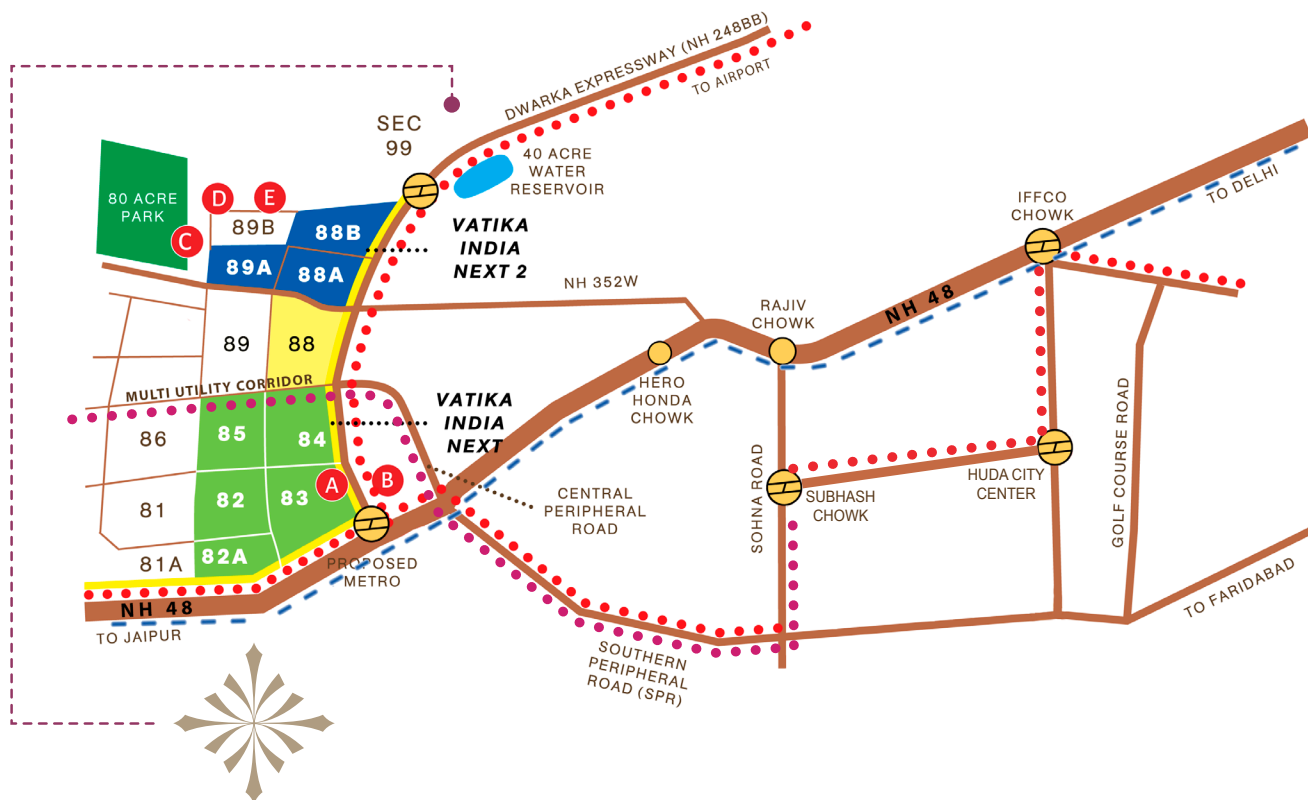
COMMON AREA : 960.1 SFT

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

TYPE: 4BHK+S - Typical Floor TOWER - E

3360 SFT

Location & Connectivity



SOVEREIGN PARK

Sector 99, Gurugram

- A** MatriKiran High School
- B** Site for ISBT & Metro Hub
- C** 80 acre HUDA Park
- D** Proposed Stadium
- E** Institutional Sec 89B

- Commercial Area
- Metro
- Proposed Regional Rapid Transit System (RRTS)
- Notified MRTS (Mass Rapid Transit System)

Schools	MatriKiran School	18 mins
Office Spaces	INXT City Centre	25 mins
	Hyatt Regency	25 mins
Hotels	Karma Lakelands	27 mins
	Heritage Village	29 mins
	Retail Shops	2 mins
Retail Shops	Town Square	20 mins
	Town Square 2	24 mins
Multiplex	INOX	21 mins
	Aarvy Healthcare	20 mins
	Apollo Cradle	22 mins
Hospitals	AIIMS, Gurugram	24 mins
	Artemis Lite	20 mins
	Medanta	32 mins
	Proposed Stadium & HUDA Park	15 mins
Connectivity	Proposed ISBT & Metro Hub	20 mins
	IGI Airport (via Dwarka Expressway)	25 mins



Corporate & Registered Office:
Vatika Limited
INXT City Centre, 4th Floor, Block A, Sector 83
Vatika India Next, Gurugram 122012, Haryana, INDIA

vatikacollections.com | vatikagroup.com

RERA Certificate No. 102 of 2023, Haryana (Phase II)

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