

**LIFESTYLE  
HOMES**  
SECTOR-83

# EXPERIENCE A NEW LIFESTYLE



Call: +918586866824

Vatika India Next is a 546 acres township spread over Setors 82, 82A, 83, 84 & 85 in Gurgaon. It is fully developed and living ready with all facilities of modern day living. There are several housing options from independent floors to group housing which suit all needs and budgets.

### **Comfortable Habitat**

- 7000+ homes handed over
- 6000+ families living
- 24X7 security (370 guards, CCTV)
- Facilities management by Enviro
- Ample parking for visitors & residents

### **Connectivity**

- At Intersection of 2 National Highways (NH 8 & NH 248BB - Dwarka Expressway). Sector 82, 82A, 83, 84 & 85, Gurgaon
- Hero Honda Chowk flyover now functional
- Toll plaza to be shifted beyond Manesar
- Proposed metro linkage to existing metro lines
- Haryana Roadways bus service operational
- Mobile App based cab services available

### **Infrastructure & Environment**

- 1,00,000 trees create a green habitat
- 42 km roads & tree-lined walkways
- 2.8 lakh KW electricity saved by LED street lights
- Solar Panels generate green power
- Underground electrical systems & fiber optics
- Dual plumbing system (fresh & recycled water)
- 6 STPs for zero bio waste

### **Social Infrastructure**

- MatriKiran High School open
- 9 Screen PVR multiplex to open soon
- 24 acres covered in greenery
- 4 clubs operational, 13 parks, sports center
- 110+ retail shops operational
- Banks & ATMs functioning

### **Poised for High Growth**

- Planned commercial, institutional zones
- Sports academy & entertainment hub planned
- Easy access from Delhi airport

**25 mins**  
Signal Free Drive  
to Cyber City,  
Gurgaon



ACTUAL IMAGE

Aesthetically designed  
compact, efficient and stylish apartments

LIFESTYLE  
HOMES

At Lifestyle Homes variety, rather than sameness, is the key accent. This innovatively designed group housing project is spread across 12 acre in Sector 83, Gurgaon. The architectural style is elegant yet contemporary and captures the spirit and style of modern, urban living. With large Central Park at its heart, the planning of the project is resident - friendly and ensures plenty of natural light and cross ventilation.

**LIFESTYLE**  
**HOMES**

- Combination of low-rise, mid-rise and high-rise towers
- A wide range of compact, efficient and stylish homes
- Landscaped green areas and large central park at its heart
- Each apartment receives plenty of light and cross ventilation
- Ample parking on surface and basement
- Gated community with 24X7 security

ACTUAL IMAGE

## PROJECT HIGHLIGHTS

LIFESTYLE  
HOMES



# INXT MASTER PLAN

LIFESTYLE  
HOMES



# SITE MAP



Open spacious living and wide roads

LIFESTYLE  
HOMES





ACTUAL IMAGE

Splashes and swimming in the pool

LIFESTYLE  
HOMES



ACTUAL IMAGE

Ergonomically designed kids play area

LIFESTYLE  
HOMES



ACTUAL IMAGE

Well equipped gym



ACTUAL IMAGE

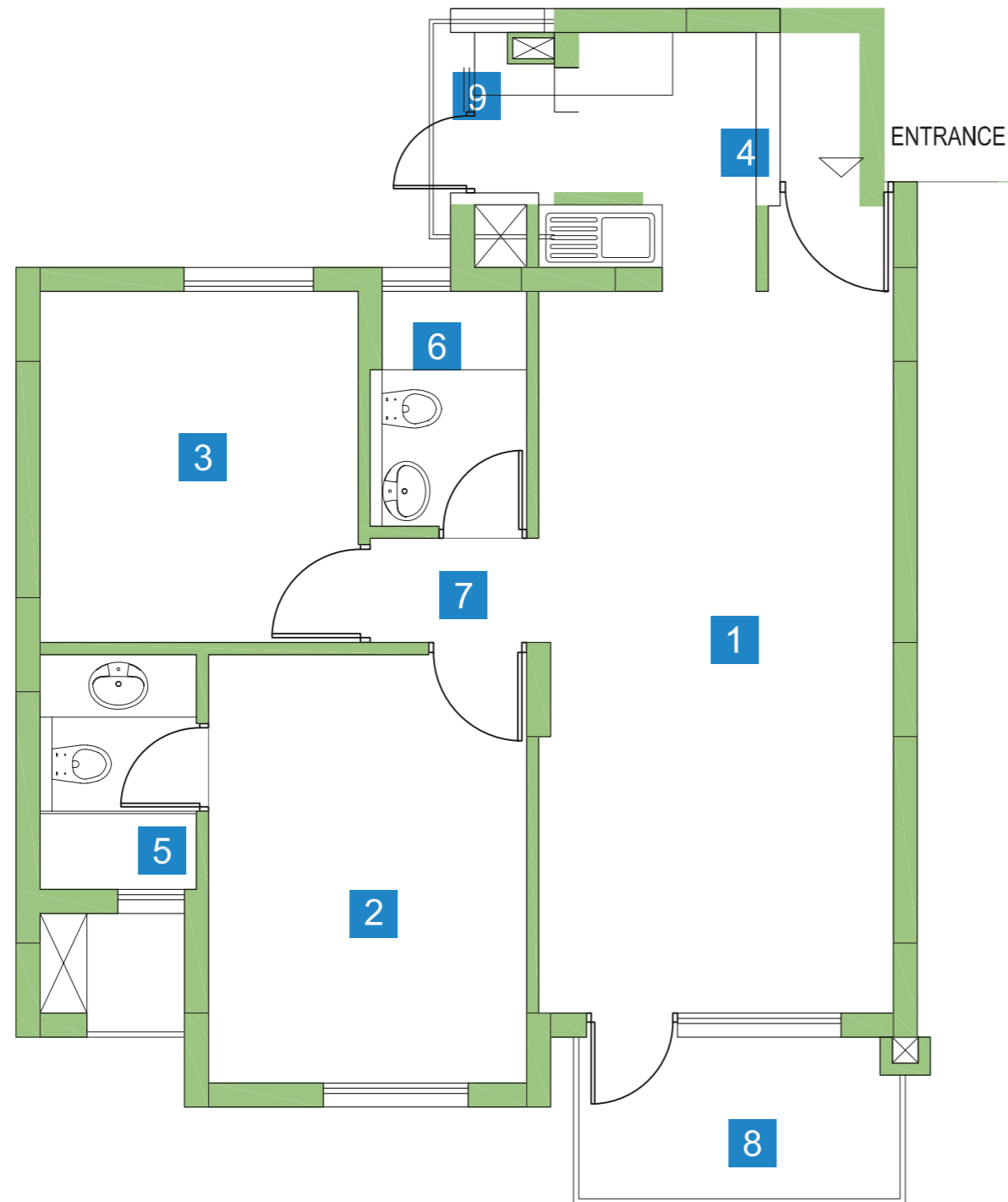
Modern club for social gatherings

LIFESTYLE  
HOMES



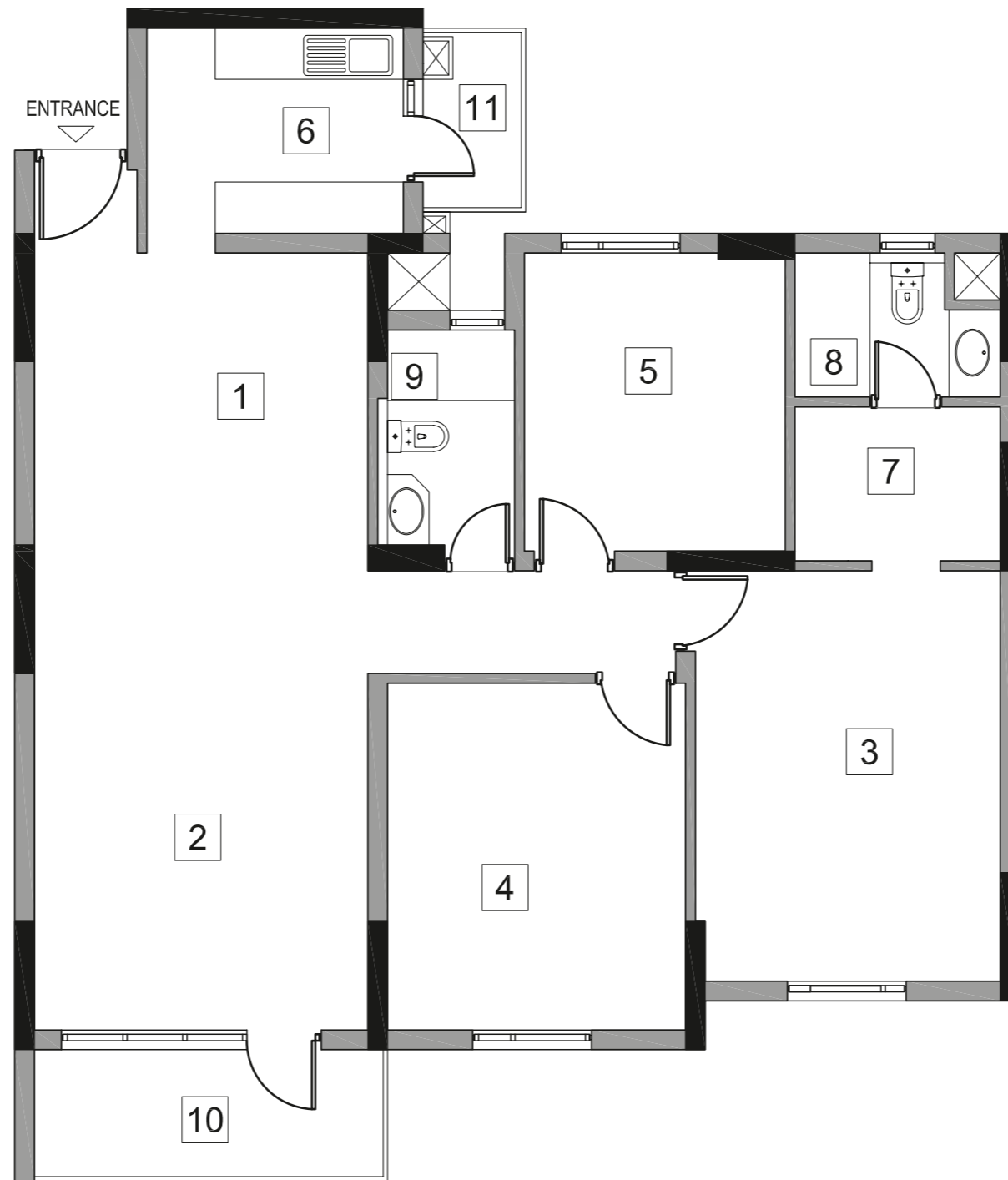
Spacious and efficient homes

LIFESTYLE  
HOMES



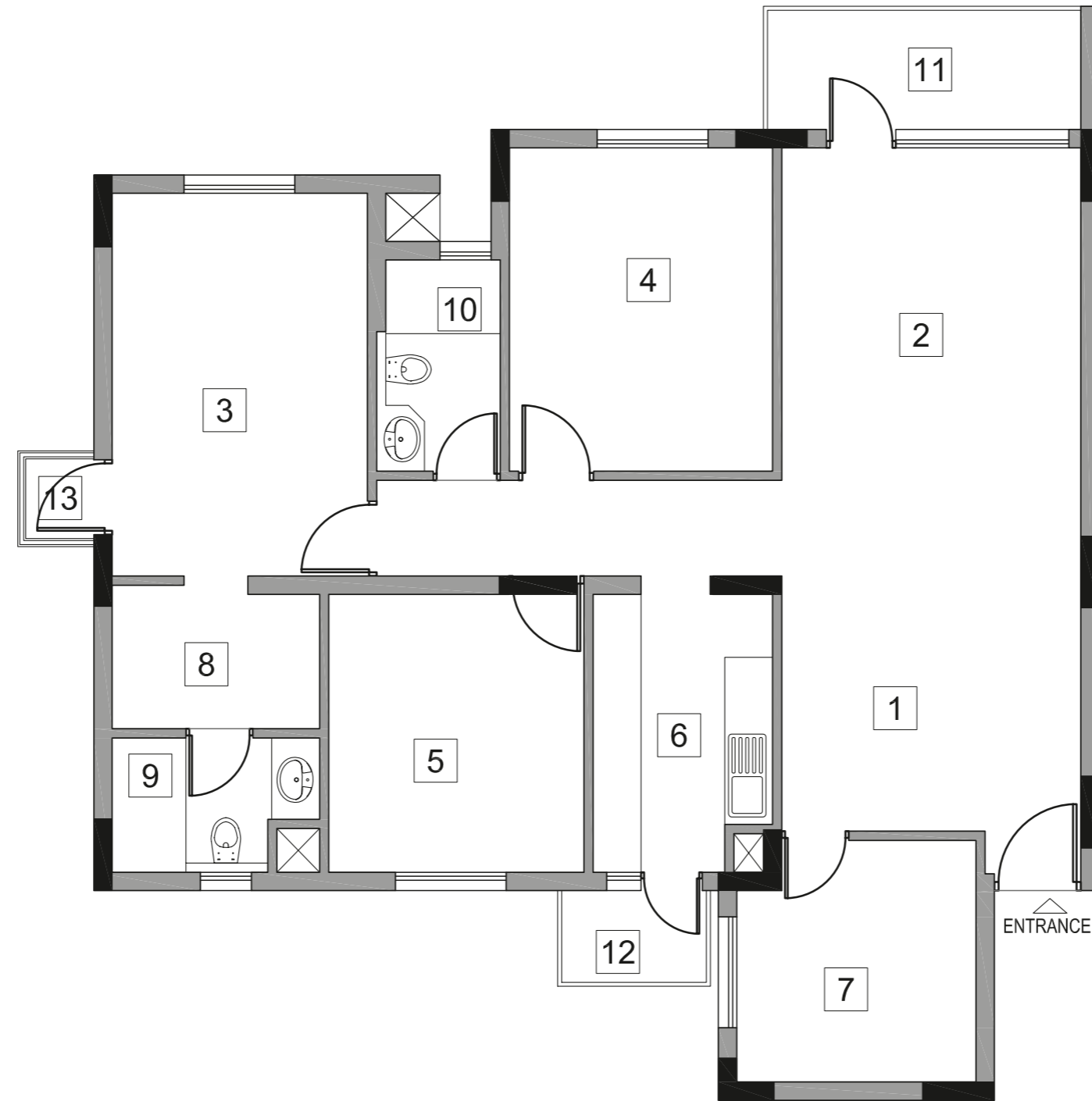
LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	LIVING/DINING AREA	3400X6915	11'-2" X 22'-8"
2	BED ROOM 1	3050X4105	10'-0" X 13'-6"
3	BED ROOM 2	3050X3365	10'-0" X 11'-0"
4	KITCHEN	2700X2250	8'-10" X 7'-5"
5	TOILET	1500X2250	4'-11" X 7'-5"
6	TOILET	1500X2250	4'-11" X 7'-5"
7	PASSAGE	1615X1000	5'-4" X 3'-3"
8	LIVING BALCONY	3180 X 1600	10'-5" X 5'-3"
9	UTILITY BALCONY	1200X2100	3'-11" X 6'-11"

## FLOOR PLAN - 2 BHK-B (MIRROR)



LEGEND			
Sl.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	DINING AREA	3900X3715	12'-10" X 12'-2"
2	LIVING AREA	3900X5370	12'-10" X 17'-7"
3	MASTER BED ROOM	3565X4800	11'-8" X 15'-9"
4	BED ROOM 1	3485X4055	11'-5" X 13'-4"
5	BED ROOM 2	3050X3485	10'-0" X 11'-5"
6	KITCHEN	3000X2400	9'-10" X 7'-10"
7	DRESS	2400X1800	7'-10" X 5'-11"
8	TOILET-1	2400X1685	7'-10" X 5'-6"
9	TOILET-2	1600X2585	5'-3" X 8'-6"
10	LIVING BALCONY	4245X1535	13'-11" X 5'-0"
11	UTILITY BALCONY	1200X2150	3'-11" X 7'-1"

## FLOOR PLAN - 3 BHK-C2A (Super Area: 1750 Sq. ft.)



LEGEND			
SL.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In
1	DINING AREA	3750X3200	12'-4" X 10'-6"
2	LIVING AREA	3750X4170	12'-4" X 13'-8"
3	MASTER BED ROOM	3200X4800	10'-6" X 15'-9"
4	BED ROOM	3300X4055	10'-10" X 13'-4"
5	BED ROOM	3200X3485	10'-6" X 11'-5"
6	KITCHEN	2250X3485	7'-5" X 11'-5"
7	STORE ROOM	3000X3030	9'-10" X 9'-11"
8	DRESS	2600X1800	8'-6" X 5'-11"
9	TOILET	2600X1685	8'-6" X 5'-6"
10	TOILET	1550X2650	5'-1" X 8'-8"
11	LIVING BALCONY	4095 X 1545	13'-5" X 5'-1"
12	UTILITY BALCONY	1915X1200	6'-3" X 3'-11"
13	JUILET BALCONY	950X1200	3'-1" X 3'-11"

**FLOOR PLAN - 3 BHK + ST-D2 (Super Area: 1840/70)**





LEGEND			
Sl.No.	DESCRIPTION	DIMENSION IN MM	DIMENSION IN Ft./In.
1	ENTRANCE LOBBY	1900X6345	6'-3" X20'-10"
2	DRAWING/DINING AREA	8180X5370	26'-10" X 17'-7"
3	MASTER BED ROOM	3600X5485	11'-10" X 18'-0"
4	BED ROOM 1	3450X3830	11'-4" X 12'-7"
5	BED ROOM 2	3450X4185	11'-4" X 13'-9"
6	SERVANT ROOM	2450X4380	8'-0" X 14'-4"
7	KITCHEN	3485X3600	11'-5" X11'-10"
8	TOILET	1885X3485	6'-2" X 11'-5"
9	TOILET	1600X2585	5'-3" X8'-6"
10	TOILET	3450X1500	11'-4" X 4'-11"
11	TOILET	1720X1305	5'-8" X 4'-3"
12	BALCONY 1	8490 X 1535	27'-10" X 5'-0"
13	BALCONY 2	2150X 1200	7'-1" X 3'-11"
14	TERRACE 1	3680X8975	12'-1" X 29'-5"
15	TERRACE 2	3680X8975	12'-1" X 29'-5"

## FLOOR PLAN - PENTHOUSE (Super Area: 2860 Sq. ft.)

## 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

Fixtures and Fittings	Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles
Wall Finishes	Acrylic emulsion on plaster
Ceiling Finishes	Adequate provision oil bound distemper on plaster

## BEDROOMS

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

## 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 up to dado level (approximately 2100mm). Oil bound distemper on plastered surfaces above dado level
Ceiling Finishes	Oil bound distemper on plaster
Sanitary Ware	Polished Indian granite or marble
C.P. Fittings and Accessories	Basin mixer, shower mixer / diverter with bath spout and overhead shower, health faucet along of with necessary angle valves etc. 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

## STAIRCASE

Flooring	Polished Indian stone / Indian marble on treads, risers and landings
Railing	Painted M.S. handrails and balustrades
Wall Finishes	Oil bound distemper on plaster

# SPECIFICATIONS

#### 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
Sanitary Ware	Wash basin and Indian water closet (IWC/ Orissa Pan) 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

#### ROOF

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

#### DOORS AND WINDOWS

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 and External	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

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

#### PLUMBING

IS compliant CPVC water supply pipes with standard valves and accessories

IS compliant PVC waste pipes and traps

#### COMMON PASSAGE

Flooring	Polished Indian stone / Indian marble
Wall Finishes	Oil bound distemper on plaster
Ceiling Finishes	Oil bound distemper on plaster

# SPECIFICATIONS

## NOW COME WITH 20 MORE BENEFITS



ACs in all bedrooms



One 32 inch LED TV



Wardrobes in bedrooms



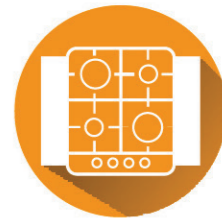
Fans in all bedrooms



Semi modular kitchen



Chimney in kitchen



Hob installed in kitchen



Club membership included



RO water purifier



Power back up



Electric meter installed



Allotted car parking



No STP charges



6 months maintenance  
(from the date of possession)



IDC Included



EDC Included



PLC FREE



Save 12% GST  
(Ready homes)



1st transfer free  
(12 months from the date of booking)



Vatika Smart Homes  
(Alexa/Google enabled)

# SPECIAL OFFER

LIFESTYLE  
HOMES



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