

JOURNEY OF  
SOVEREIGN

vatika®  
creating lasting value

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# SOVEREIGN

LIKE NO OTHER

*Vatika introduced the concept of Luxury apartments in Gurgaon with the Sovereign name in 2006. Sovereign (a series of apartments by Vatika) stands for the ultimate in luxury living.*

*The luxury at Sovereign, is that of space & design, and not over the top opulence. It is this practical luxury that many discerning clients appreciate, clients with taste and eye for quality, aesthetics & beauty. Savour the luxury of low density living, just a few apartments per core, expansive room sizes, high end construction specifications, lush landscape designed by internationally renowned designers, well manicured green areas, maintained common spaces, amenities and facilities that delight and improve the quality of life. All this with maintenance charges that are easy on the pocket.*

*The Sovereign Apartments had many firsts to its credit, like International design teams, larger rooms and new benchmarks in design and construction. They were the first apartments in Gurgaon to introduce central air conditioning.*

*Now Vatika brings you two more Sovereign projects, each surpassing the other in design, amenities, landscaping and of course Practical Luxury!*

THE SOVEREIGN  
APARTMENTS

SOVEREIGN NEXT

SOVEREIGN PARK

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# THE SOVEREIGN APARTMENTS

## SETTING THE BENCH MARK

*The Sovereign Apartments at Vatika City, Gurgaon, was a break-through concept, and combined luxurious fitting and specifications with outstanding design. Many features like central air-conditioning, modular kitchen and imported marble that high-end apartments now have, were first seen at The Sovereign Apartments.*

*Not surprisingly, the project attracted considerable attention and the architects, Studio u+a of New York, won several awards for it.*

*This legacy has been taken forward into two new residential projects that have the same high benchmarks as the original Sovereign Apartments. These are Sovereign Next in Vatika India Next and Sovereign Park in Vatika Express City.*



THE SOVEREIGN  
APARTMENTS

THE SOVEREIGN • Vatika City

*The launch of Sovereign Apartments in 2006 created new standards for understated elegance in Gurgaon. Located within the 37 acre Vatika City, The Sovereign Apartments has been designed by Studio u+a, New York, as the epitome of fine living and contemporary design.*

*These luxurious air-conditioned apartments even had climate-controlled common areas. Along with this a fully manned visitors lounge, beautiful landscaping and an advanced exclusive club made Sovereign a truly distinguished address.*

*The Sovereign Apartments easily became the first choice of the top professionals working with the best companies.*

## NEARLY THREE TIMES APPRECIATION!

	Year	Rate	Availability
Launch Price	2006	Rs 3,500 /sq ft	204
Current Market Price	September 2016	Rs 10,000 /sq ft	<b>SOLD OUT</b>



# SOVEREIGN NEXT

GOING A NOTCH ABOVE

*Sovereign Next is luxurious with space. These low-density apartments give a sense of spaciousness, privacy and good living like never before. The rooms are amply large, while preserving the sense of personal space. Fewer apartments per acre also ensure that more amenities are shared amongst select residents, while keeping the feeling of a well bonded community.*

*Designed by the renowned Studio u+a, New York, Sovereign Next is a 7.5 acre luxurious gated community at Vatika India Next. Elegant apartments overlook beautiful lawns and well-laid walkways. Sovereign Next has luxury built in every detail. Every space has been thoughtfully planned and every amenity conveniently located, making life at Sovereign Next a cherished experience.*



## PROJECT HIGHLIGHTS

- Part of 700 acre township Vatika India Next, Gurgaon, where 2500+ families are already living
- Located in Sector 82A, just 500 metres from NH8
- Adjoining Town Square – ready and functional retail cum commercial complex
- Landscaping of the project is being carried out by the internationally reputed Tierra Design Pte of Singapore
- Low density development – only 2 apartments per floor
- Multi-tiered security with CCTV surveillance at entrance, basements and common areas
- High ceilings/doors and large balconies
- Luxurious finishes including VRV air conditioning, wooden flooring and modular kitchen with piped natural gas



*After setting the standard for luxury in Gurgaon with the award-winning Sovereign Apartments, Vatika is taking it to a new level with Sovereign Next. Like its iconic predecessor, Sovereign Next too has been designed by Studio u+a of New York. The landscape has been aesthetically conceived by Tierra Design Pte of Singapore.*

*With fewer apartments, the residents have more privacy and spaciousness to enjoy. Landscaped lawns, well laid out walkways and only two apartments to floor contribute further to the air of openness and graceful living.*

Type	Area (sq ft)	BSP (Rs/sq ft)
3BHK + S	2600-3325	8300
4BHK	3250	8300
4BHK + S	3200-3560	8300
5BHK + S	4250-5195	8300
Penthouse	5095	8300

## AMENITIES

- An exclusive club
- Indoor games
- Swimming pool
- Gymnasium with steam and sauna
- Kid's play areas
- Sports facilities like tennis and badminton
- Jogging track

# SOVEREIGN PARK

THE ULTIMATE EXPERIENCE

*Sovereign Park is the latest in Vatika's Sovereign line of luxury residences. And like its illustrious predecessors, Sovereign Park too is setting newer standards. The apartments are spacious and well-designed – so there is enough room for everything, while retaining the warmth of a home. The rooms are large, and airy; but not so big that they lose coziness.*

*The materials too have been chosen with care – keeping purpose in mind, rather than trendiness. The aesthetics are top-notch too, but not impractically intricate. And that's true luxury – something that is easy to enjoy, year after year.*



SOVEREIGN PARK

*Sovereign Park is a luxurious residential project taking shape in Sector 99, Gurgaon, on NH 8A (Dwarka Expressway). It is designed to meet the benchmarks set by The Sovereign Apartments and Sovereign Next.*

*This exclusive, low-density gated community is spread across 10 acres, with 80% area dedicated to large, unhindered greens. Each floor has only two apartments, with the fittings and finishes of the highest standard.*

Type	Area (sq ft)	BSP (Rs/sq ft)
3 BHK+S	2750	8300
4 BHK+S	3360	8300
Penthouse	4075	8300

## PROJECT HIGHLIGHTS

- Located in Sector 99, Gurgaon right on NH 8A (Dwarka Expressway)
- 10.3 acre project by Vatika in partnership with GIC, Singapore's sovereign wealth fund
- 80% open area with extensive landscaped greens
- Landscaping designed by M. Paul Friedberg of New York and ensures maximum shade in summer and adequate sun in winter
- Only 2 apartments per floor. Each apartment is park facing
- High ceilings/doors and large balconies
- Multi-tiered security system to ensure high security
- Bedrooms with dressing areas, powder toilet in each apartment, luxurious finishes and VRV air conditioning

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## AMENITIES

- Club with a terrace garden for yoga
- Well equipped gym surrounded by greens
- Indoor games zone, multi-purpose hall
- Lap pool, kids pool
- Tennis court, skating rink, basketball court
- Stilted areas for games and social engagements



**COMPARISON TABLE**

	The Sovereign Apartments	Sovereign Next	Sovereign Park
Site Area	4 acres	7.5 acres	10.3 acres
Location	Sector 49, Vatika City, Gurgaon	Sector 82A, Vatika India Next, Gurgaon	Sector 99, Vatika Express City, Gurgaon
Number of apartments	204	222	312
Number of apartments per core	3	2	2
Architects	Studio u+a, New York	Studio u+a, New York	Arcorp
Landscaping consultant	Studio u+a, New York	Tierra Design Pte of Singapore	M. Paul Friedberg of New York
Amenities	<ul style="list-style-type: none"> <li>• Exclusive club</li> <li>• Gymnasium with steam and sauna</li> <li>• Separate swimming pool for adults and kids</li> <li>• Adjoining retail and commercial complex</li> </ul>	<ul style="list-style-type: none"> <li>• Club house</li> <li>• Separate swimming pool for adults and kids</li> <li>• Gymnasium with steam and sauna</li> <li>• Kid's play areas</li> <li>• Sports facilities like tennis/ badminton</li> <li>• Jogging track</li> <li>• Adjoining retail complex</li> </ul>	<ul style="list-style-type: none"> <li>• Club with a terrace garden for yoga</li> <li>• Well-equipped gym surrounded by greens</li> <li>• Indoor games zone, multipurpose hall</li> <li>• Lap pool</li> <li>• Kids pool</li> <li>• Sunken tennis court with sitting area</li> <li>• Stilt areas for games and social engagements</li> </ul>
Specifications	<ul style="list-style-type: none"> <li>• Good room sizes</li> <li>• Large balconies</li> <li>• Sophisticated security systems</li> <li>• Centrally air conditioned, piped gas, modular kitchen, wooden flooring</li> <li>• Climate-controlled common areas</li> <li>• A manned visitors lounge</li> <li>• Fire fighting mechanisms</li> </ul>	<ul style="list-style-type: none"> <li>• Good room sizes</li> <li>• High ceilings (3.3 m) and doors</li> <li>• Large balconies</li> <li>• Bedrooms with dressing areas</li> <li>• VRV air conditioning, piped gas, modular kitchen, wooden flooring</li> <li>• Well designed entrance lobbies in each block</li> <li>• Multi tiered security system</li> <li>• Advanced fire fighting and evacuation mechanisms</li> </ul>	<ul style="list-style-type: none"> <li>• Good room sizes</li> <li>• Apartments naturally lit and ventilated</li> <li>• Each apartment is park facing</li> <li>• Wrap around balconies</li> <li>• High ceiling (3.3 m) and doors</li> <li>• All bedrooms with dresser</li> <li>• Powder toilet in each apartment</li> <li>• Well designed entrance lobbies in each block</li> <li>• VRV air conditioning, modular kitchen, wooden flooring</li> <li>• Multi tiered security system</li> <li>• Advanced fire fighting and evacuation mechanisms</li> <li>• 3 high speed large elevators</li> </ul>
Facility Management by	Enviro	Enviro	Enviro
Status	Sold out and fully occupied	Living Ready in 6 months	Future Ready

**ABOUT GIC**

GIC is a sovereign fund of the Singapore government. The firm manages Singapore's foreign reserves, and has invested US\$ 100 billion in over 40 countries. After a comprehensive due diligence process that covered many aspects, GIC has made an investment of Rs 150 crores to jointly develop Vatika's Seven Elements and Sovereign Park.

This foray by GIC into Gurgaon highlights the soundness and future potential of the city, the location and the individual projects with their product mixes and price levels.

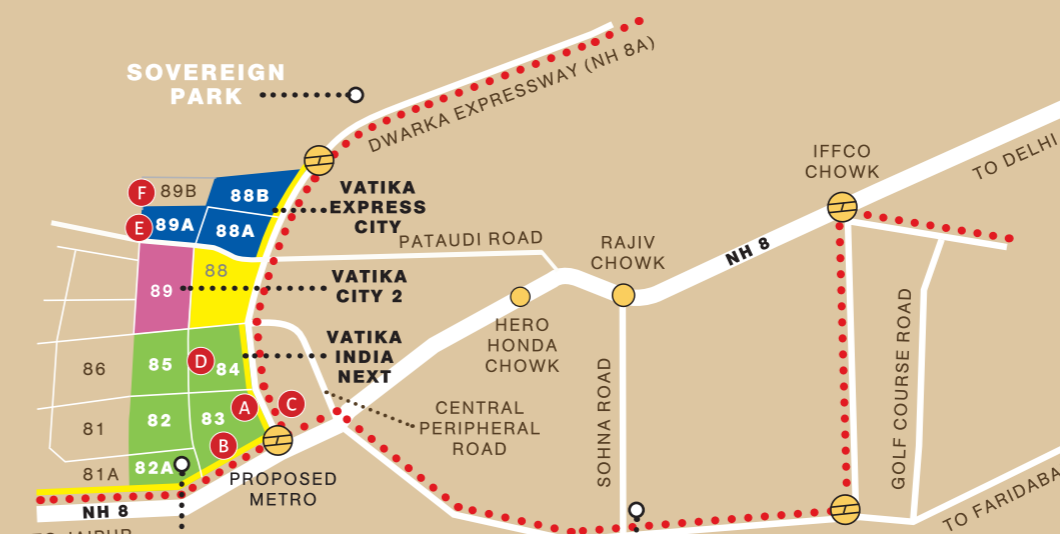
GIC is reputed for being a conservative, patient, disciplined, and a quality conscious investor who enters into relationships with partners after complete due diligence and meeting of the minds. And that should give you full confidence in making the same choice yourself.



FAR LEFT  
Sovereign Park – The perfect balance of Luxury and Leisure

LEFT  
Seven Elements – A Gold Rated project connected to three highways

**LOCATION & CONNECTIVITY**



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# WHY VATIKA

## **Vatika Delivers**

Vatika has delivered 42.3 million sq ft, which includes 35.7 million sq ft residential and 6.6 million sq ft of commercial development.

## **Our Customers**

32,000 customers trust us, live with us and re-invest with us. We value their trust.

## **Vatika's Strengths**

Our strengths are good location, product design & delivery, after-sales service and post hand-over maintenance.

## **Your Options**

There are homes for all budgets and needs. For instance, we offer more than 200 varieties of 3 bedroom apartments in the same location.

## **Vatika Homes Appreciate**

We understand the concept of home as family wealth, hence we deliver homes that always appreciate.

## **Buying A Home Is So Easy**

Simple paperwork, personal account management, online access, predictable milestones, scheduled deliveries, available to customers all 7 days without appointments.

Go ahead, make a call and experience the delight.

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*Now call a single number to schedule a meeting or site visit*

**Disclaimer** – The pictures are artistic/graphical depictions only and do not represent the actual architectural view of the building/apartment etc. This is not a legal offer. Mentioned features and amenities are indicative and are subject to change without any prior notice as may be decided by the company or competent authority. The facilities mentioned are provided by the respective service provider(s)/Company/Institution and extension of the same to the individuals lies within their sole discretion/internal guidelines. Vatika/Developer owns no liability for the same. The Promoters/Architects reserve the right to add/delete/modify any plans/details/specifications/elevations mentioned.



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