



WELCOME HOME

## VATIKA CITY, GURGAON

Spread across 37 acres of land, the City features a series of Low-rise, Mid-rise and High rise buildings offering over **1200 apartments in combination of two, three, four bedrooms, five bedrooms, duplexes and pent houses with complete facilities.** Designed by studio u +a, New York in association with Spazzio, Vatika City is a synthesis of contemporary design, traditional landscapes and understated elegance. All the apartments will have abundance of natural light and fresh air and will also overlook a picturesque garden. The interiors of the apartments are elegantly structured, fitted with best possible amenities to make a modern day living convenient. To enhance the comfort of the residents, all the apartments are equipped with fitted kitchen, ample storage area and service balcony. The Duplex, based at the ground level in the Low-rise cluster will have their very own sunken garden. Terrace gardens will be an added feature of the penthouse duplexes. Other features like power back up, shuttle transport service will be extended to the residents

As a fully planned township, the Vatika City also has various other facilities available only to the residents. Facilities like Needs Super Market (a convenience shopping centre), a club house, a health club, an outdoor sports complex, a restaurant, a coffee shop, a polyclinic, a nursery cum crèche, an amphitheater, a community hall, a library to name a few will be available in Vatika City.



## THE SOVEREIGN APARTMENTS

Sovereign will offer 3 & 4 bedroom options in area ranging from 2100sq.ft to 3,000-sq. ft. Each of these apartments will feature the best of the finishes such as laminated wooden flooring, Italian marble, sound- proof windows etc. All the bedrooms will have an attached bathroom while the Master bedroom has an *en suite* facility. These opulent bathrooms include imported marble floor, granite countertop, glass washbasin and a Jacuzzi tub. The kitchen will be the standard of a gourmet home chef, featuring imported modular units, granite countertops plus a chimney and hob. All these apartments have a service balcony, which is fully equipped to run as an exclusive laundry area.

The main highlight of these apartments is that these are **fully air-conditioned**, including the common areas. Usually as per the current trend, in air-conditioned apartments, only the flat areas are air-conditioned. Sovereign Apartments will introduce the concept, where in all the areas including the lobby, foyer, staircase will be air-conditioned. These apartments in true manner are synonym to luxury and elegance. The entire internal common area of these apartments such as staircase, corridors and foyers will be tastefully decorated with ornate pieces, paintings and furniture giving it a look of splendour and style. In addition to these, The Sovereign will also feature a fully manned visitors' lounge, wherein one can entertain their guests. These apartments also have their very own club house and swimming pool, which adds-on to its aura of exclusivity.

Car parks and Security features are meticulously planned. Sovereign Apartments offers two car parks at the basement per apartment. The Sovereign Apartments will be equipped with the best of the modern security systems such as fire addressable security, security through access cards and security through sensors.

In addition to the above features, Sovereign Apartments also enjoy all the other in-house facilities available to the residents of Vatika City, facilities such as convenience retail, a club house, power back up, crèche, manned and control ingress points.