




















Large wrap around balconies & well-designed lobbies



SOVEREIGN PARK
SITE PLAN

- | | | | | | | |
|---|--|---|--|--|--|--|
| 
CENTRAL
COURTYARD | 
BASKETBALL
COURT | 
SWIMMING
POOL | 
INDOOR
GAMES | 
FRUIT
ORCHARD | 
TENNIS
COURT | 
SOCIAL
CLUB |
| 
HERBAL
GARDEN | 
FISH
POND | 
LOUNGE
AREA | 
JOGGING
TRACK | 
MULTI
PURPOSE HALL | 
GYM | 
MULTI USE
STILT AREA |
| 
KIDS
PLAY | 
INDOOR
KIDS PLAY | 
PET
CORNER | | | | |

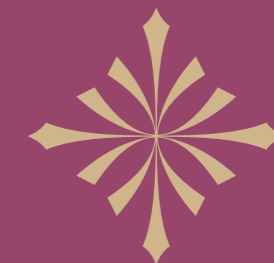
vatika®
creating lasting value

Branch Office:
Shop No. 0004, SvH 83 Metro Street,
Sector 83, Gurugram -122003, HR, IN

E: info@realtyventuresindia.com
W: www.realtyventuresindia.com

UNHINDERED VIEWS
ALL AROUND FOREVER

40 acres of water bodies &
100 acres of sweeping views



SOVEREIGN PARK

Sector 99, Gurgaon

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Located on National Highway NH 248BB



SOVEREIGN PARK

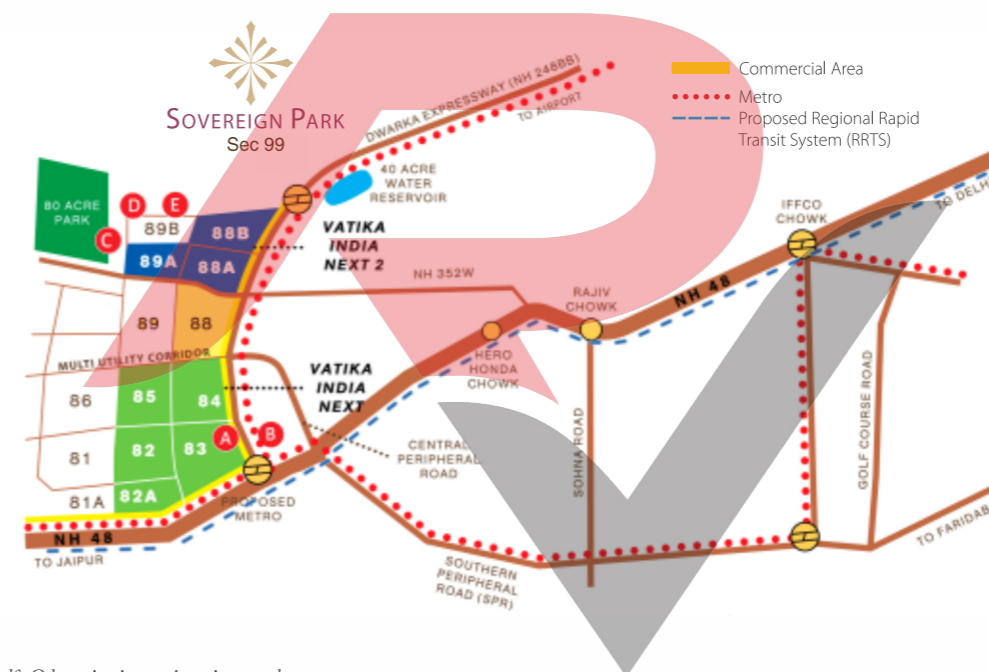
ULTIMATE LIVING EXPERIENCE WITH AMAZING VIEWS

Sovereign Park is the latest in Vatika Sovereign line of plush residences. The apartments are perfectly located on a National Highway with good connectivity from Gurgaon, IGI Airport and with a direct access from the Dwarka Expressway (NH 248BB). A unique feature of Sovereign Park is that all apartments will have uninterrupted views forever. It is surrounded by 40 acres of water bodies on one side and 100 acres of low-rise development on other side. No other high-rise building will ever interrupt the views. The homes are spacious and well-designed with enough room for everything, while retaining the warmth of a home. Experience the vistas, true refinement & luxury of space at Sovereign Park.

***LOW DENSITY LIVING**
ONLY TWO APARTMENTS
PER FLOOR

PROJECT HIGHLIGHTS

- A residential project in Gurgaon 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
- Landscaping designed by M. Paul Friedberg, New York
- Low density living, only 2 apartments per floor
- Multi-tiered security system to ensure high security
- Thoughtful project design ensures that all apartments receive adequate winter sun and ample summer shade



Important Distances

Delhi/Dwarka	10km
IGI Airport (Terminal 3)	12km
Proposed ISBT	8km
Sultanpur Bird Sanctuary	15km
Vatika INXT 2	3km
Vatika India Next	7km
Cyber City	15km
AIIMS, Gurgaon	7km
CPR (Central Peripheral Road)	5.3 km

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

Half Olympic size swimming pool





Serene fish pond at Sovereign Park



International sized Tennis Court with tiered seating

INTERIOR SPECIFICATIONS

- Spacious well-ventilated rooms
- Ample natural light in each apartment
- All apartments are park facing
- Large wrap around balconies
- High ceilings (3.3 m) and doors
- All bedrooms with dressing area
- 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 large elevators for each tower



AMENITIES

- Exclusive club surrounded by greens, gym and dedicated space for yoga
- Indoor games zone, multi-purpose hall
- Half Olympic size swimming pool and kids pool
- Tennis court, basketball court
- Tiny-tot activity lots and kids play area
- Serene fish pond, herb garden and fruit orchard
- Retail & daily need shops are a part of the complex
- Premium lounge surrounded by lush greens
- Award winning MatriKiran High School is nearby
- Restaurants, malls, entertainment facilities and offices coming up in commercial belt in vicinity
- Total area of club, amenities, recreational spaces is 127,700 sq ft



Entire complex dotted with social spaces for relaxation meditation, reading and sit-outs for the elderly

Flexible stilt areas for various activities like dance, aerobics social & cultural events and informal games etc

80% open area



Café & lounge



Spacious and well-designed apartments



MatriKiran High School nearby



Slam dunk at Basketball Court

