



**LUXURY FLOORS  
BY VATIKA**

emilia  
luxury floors

**vatika**<sup>®</sup>  
creating lasting value



Vatika India Next is a self-sufficient, self-sustaining township spread over 550 acres in Gurgaon's Sectors 82, 82A, 83, 84 and 85. Located at the intersection of NH 48 and Dwarka Expressway (NH 248BB), INXT enjoys a unique location. The township has full complement of amenities including schools, markets, entertainment, recreation, healthcare and even offices within walking distance with fully developed infrastructure. More than 2,00,000 residents are enjoying a healthy and fulfilling life.

- Fully integrated township on 550 acres
- Inhabited by 2,00,000 residents
- 11 Residential Projects
- 12 Retail and Commercial Projects
- Parks spread over 27 acres, 19,500 trees, 29 lakh shrubs, ground cover and air purifier plants create a green ecosystem
- Post Office, Police Station, Aadhar Office functional



Encouraged by the success of Emilia Floors, Vatika launches Emilia Luxury Floors with a host of upgraded features. With just one unit on each floor, these low-rise floors are located in Sectors 82 and 83, Gurgaon, and will have access to all township amenities at Vatika INXT. Emilia Luxury Floors have been thoughtfully planned with emphasis on efficient space utilization. All the units will enjoy an activity terrace, additional utility area and spacious balconies. The interiors are well-appointed, and every home is equipped with a modular kitchen. Each apartment comes with covered parking in the stilt area and elevator.

**PLUSH INDEPENDENT FLOORS**

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## Amenities and Connectivity

### Schools

MatriKiran School 2 mins 750 mtrs

### Hotels

Hyatt Regency 5 mins 2.8 kms

Karma Lakelands 18 mins 7.5 kms

Heritage Village 16 mins 6.4 kms

Lemon Tree 28 mins 14 kms

ITC Grand Bharat 29 mins 15 kms

### Retail Shops and Multiplex

Retail Shops 2 mins 0.5 kms

Town Square 5 mins 1.5 kms

INOX 4 mins 0.8 kms

### Hospitals

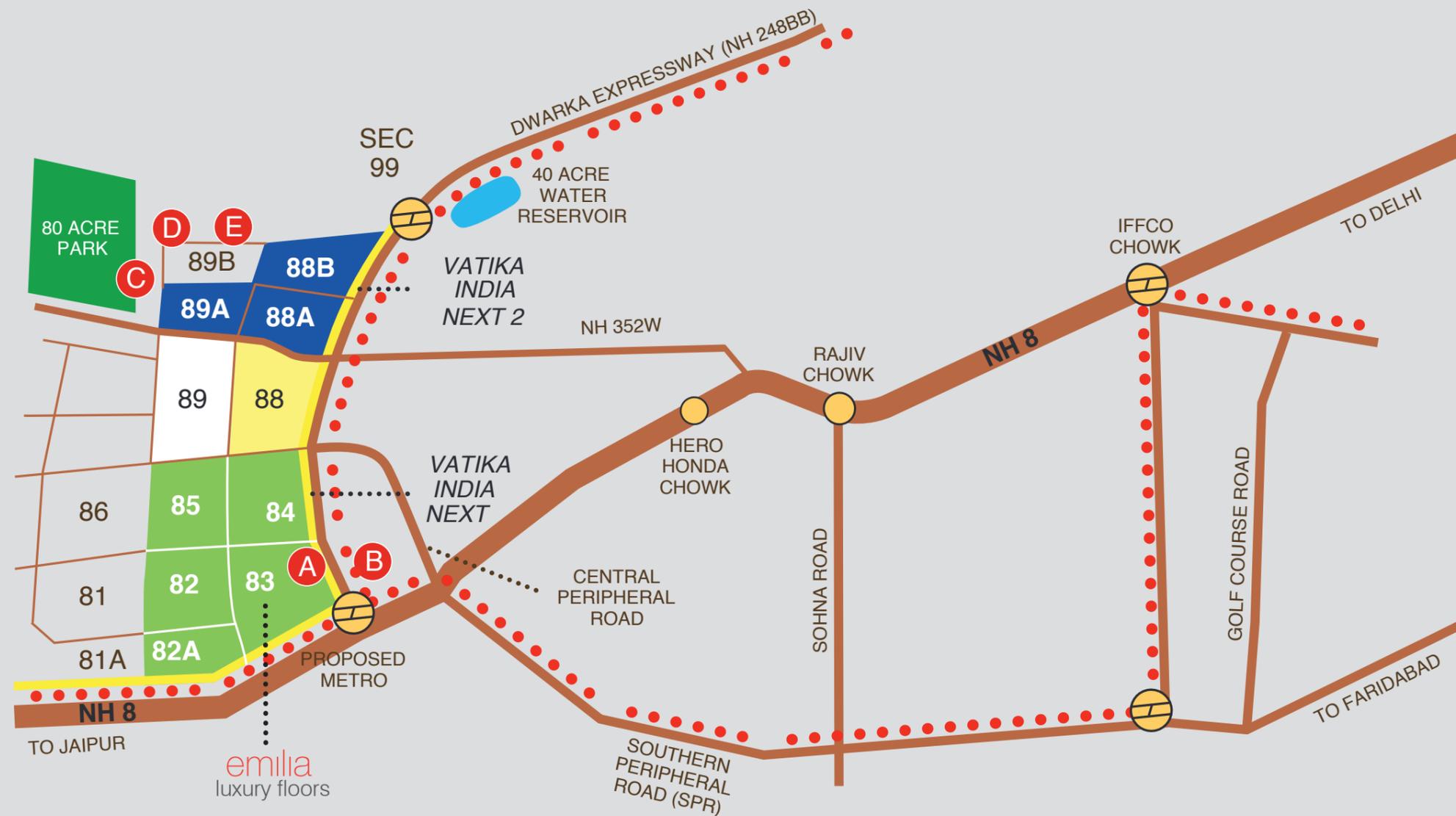
Medeor 17 mins 9.1 kms

Medanta 26 mins 16 kms

AIIMS, Gurgaon 38 mins 18 kms

Signature Hospital 34 mins 15 kms

Apollo Cradle 9 mins 3.6 kms



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

**Commercial Area**

**Metro**

**LOCATION & CONNECTIVITY**

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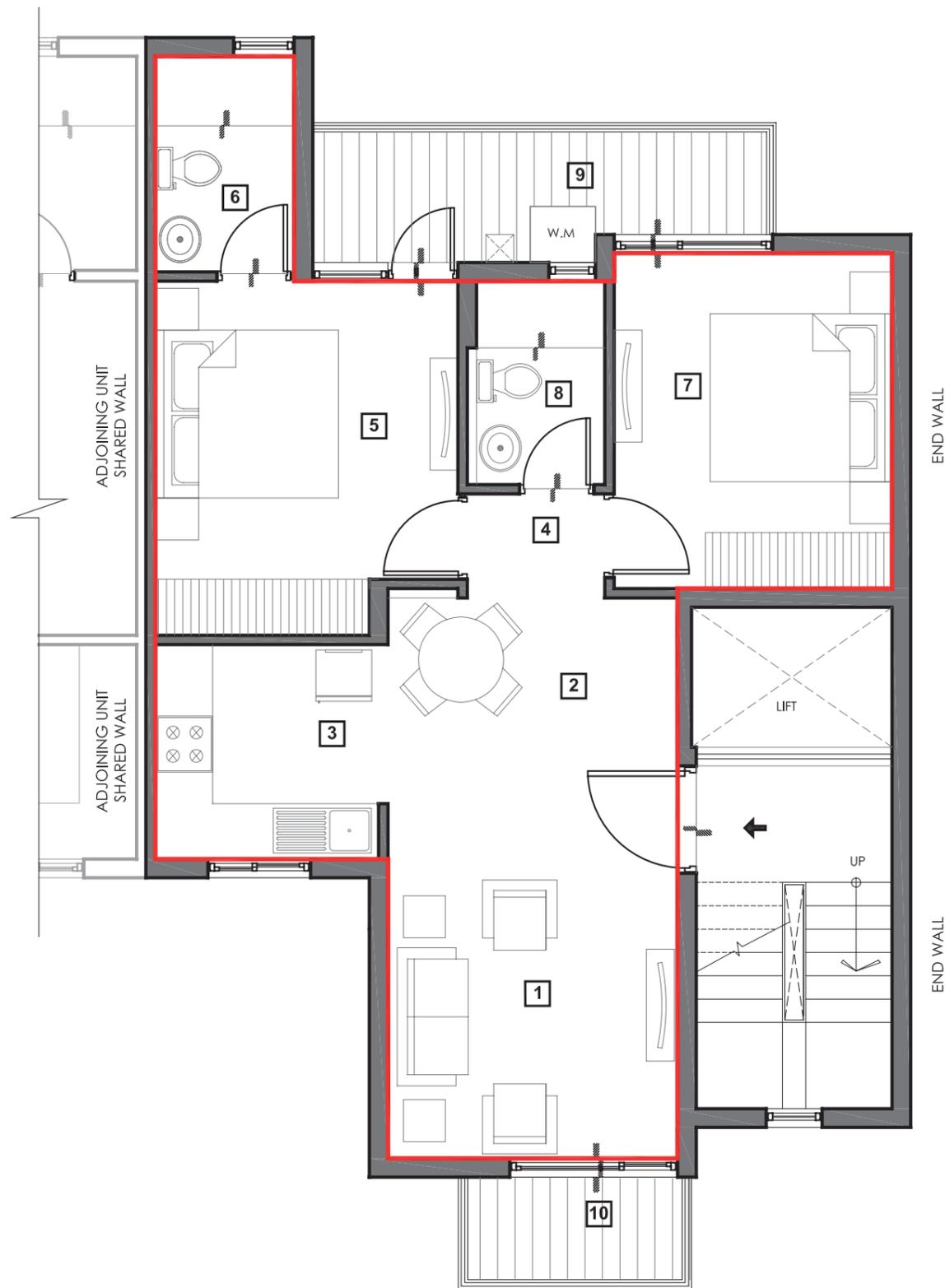


- Low-rise floors with lift & stilt parking
- A part of 550 acres fully integrated township, Vatika India Next
- Independent floors-2BHK located in Sector 83, Gurgaon
- One unit per floor, total 4 levels with lift & stilt parking
- Efficiently designed homes with maximum usable area
- Well-ventilated apartments with spacious balconies
- Green landscaped linear park on the rear side
- Wooden flooring in all bedrooms with gypsum levelled walls
- Adjacent to 2 acre park with toddler area
- Exclusive terrace rights for 3<sup>rd</sup> and 4<sup>th</sup> floor of 300 sq ft each
- Homes set back from wide tree lined streets and broad walkways
- Gazebo MS frame structure with MS Pergola
- 4500+ floors delivered by Vatika

## PROJECT HIGHLIGHTS

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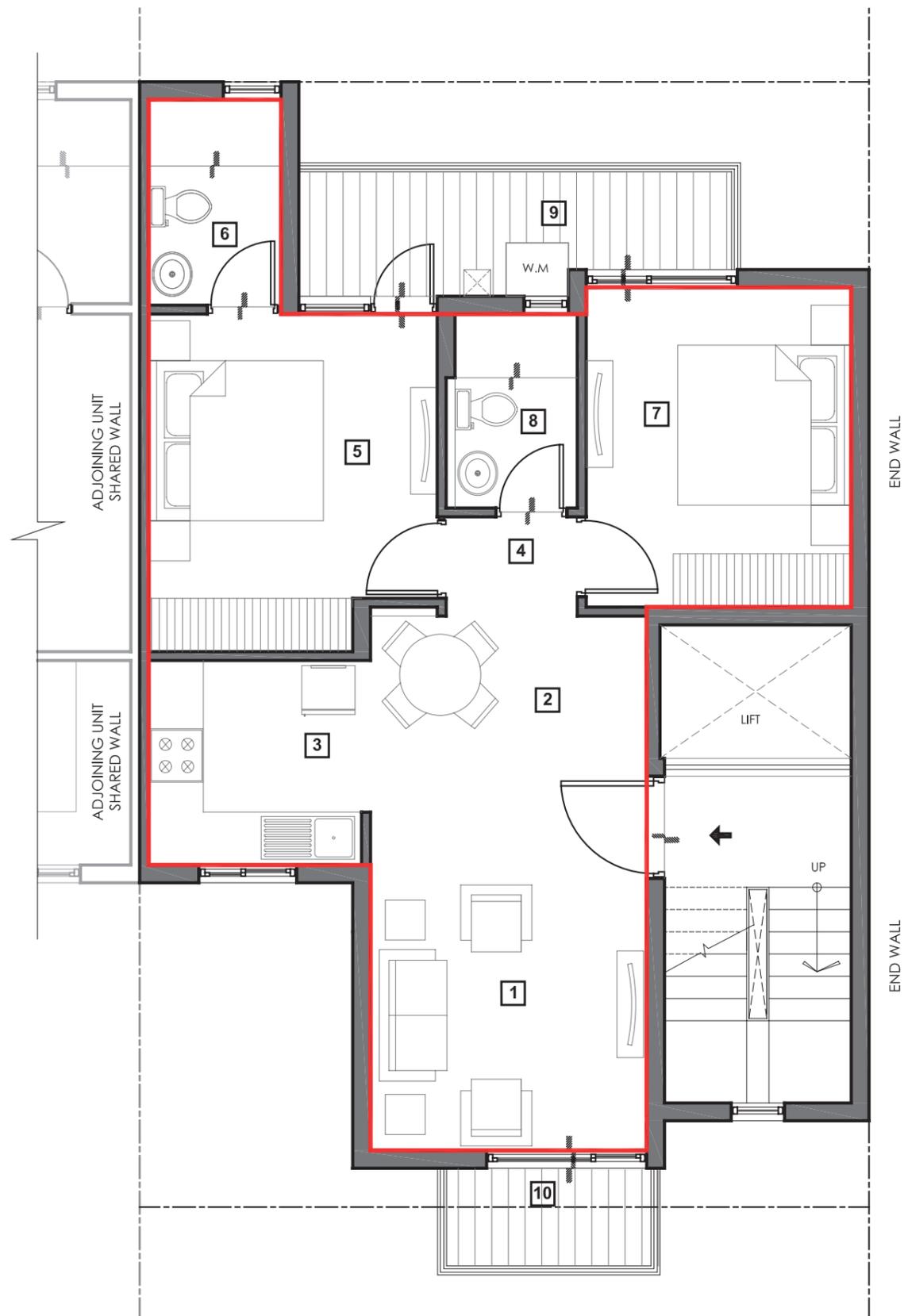
**2 BHK**  
**Saleable Area 940 sq ft**  
**Third Floor**

LEGEND				
SL. No.	DESCRIPTION	DIMENSION IN M		
1.	LIVING	3.11	x	3.81
2.	DINING	3.11	x	2.21
3.	KITCHEN	2.50	x	2.30
4.	PASSAGE	1.48	x	1.12
5.	MASTER BEDROOM	3.25	x	3.80
6.	M.TOILET	1.49	x	2.31
7.	BED ROOM-1	2.98	x	3.60
8.	TOILET	1.48	x	2.18
9.	BALCONY	1.50 WIDE		
10.	BALCONY	1.20 WIDE		

**FLOOR PLAN**

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**2 BHK**  
**Saleable Area 940 sq ft**  
**Fourth Floor**

LEGEND			
SL. No.	DESCRIPTION	DIMENSION IN M	
1.	LIVING	3.11	x 3.81
2.	DINING	3.11	x 2.21
3.	KITCHEN	2.50	x 2.30
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**EXCLUSIVE TERRACE RIGHTS**

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## 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

Floorings	High quality wooden flooring
Wall Finishes	Acrylic emulsion on gypsum levelled walls
Ceiling Finishes	Oil bound distemper on plaster

## BEDROOMS

Floorings	High quality wooden flooring
Wall Finishes	Acrylic emulsion on gypsum levelled walls
Ceiling Finishes	Oil bound distemper on plaster

## KITCHEN

Floorings	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

## TOILETS

Floorings	Matt finished ceramic tiles
Wall Finishes	Glazed / matt finished ceramic wall tiles up to dado level (approximately 2100 mm). Oil bound distemper on plastered surfaces above dado level
Ceiling Finishes	Oil bound distemper on plaster
Sanitary Ware	Wash basin and European Water Closet (EWC) of standard makes and brands
C.P. Fittings and Accessories	Basin mixer, shower mixer / diverter with bath spout and overhead shower, health faucet along with necessary angle valves etc of standard makes and brands. All toilet floors provided with suitable and adequate water proofing treatment provision for installation of geysers

## BALCONIES

Floorings	Matt finished ceramic tiles / Indian stone
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

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

# SPECIFICATIONS

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## 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 Glazing	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 WIRING AND INSTALLATIONS

Fixtures and Fittings	IS compliant modular switches / sockets, distribution boxes and circuit breakers from standard makes and brands
Wiring	IS compliant copperwiring in concealed conduits adequate provision for light points, fan points, receptacles and power points in all rooms provision of inverter up to 1 kva split air-conditioners will be provided at appropriate locations in bedrooms and living room

## SECURITY

Advanced app based visitor management system

## PLUMBING

Overhead PVC water storage tanks for water supply

IS compliant CPVC water supply pipes with standard valves and accessories

IS compliant PVC waste pipes and traps

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**LIFESTYLE HOMES**



**THE SEVEN LAMPS**



**GURGAON 21**



**CITY HOMES**



**BOULEVARD HEIGHTS & RESIDENCIES**



**INDEPENDENT FLOORS**

**DELIVERED PROJECTS IN NEW GURGAON**

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