

ARTISTIC IMPRESSION



**SOVEREIGN PARK**  
Sector 99, Gurgaon

TOWER OVER EVERYTHING  
AROUND YOU.



# SOVEREIGN PARK

Sector 99, Gurgaon

## **A luxury home with picture-perfect views.**

All apartments at Sovereign Park enjoy uninterrupted views today, tomorrow and for ever. There are no other high-rise buildings all around it in the vicinity. Further, the property is surrounded by 40 acres of water bodies on one side and 100 acres of low-rise development on the other. It is also ideally located on the National Highway, and enjoys good connectivity from Gurgaon and IGI Airport, and has direct access from the Dwarka Expressway (NH 248BB). What's more, every home is spacious and well-designed with enough room for everything.





## 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 • Landscaped designed by M. Paul Friedberg, New York • Low density living, only 2 apartments per floor • Thoughtful project design ensures that all apartments receive adequate winter sun and ample summer shade • Spacious homes, premium finishes



## Everything you want is at home or close to it.



**MULTI-TIERED SECURITY SYSTEM**



**EXCLUSIVE CLUB**



**GYM**



**DEDICATED SPACE FOR YOGA**



**MULTI-PURPOSE HALL**



**INDOOR GAMES ZONE**



**CAFÉ & LOUNGE**



**FISH POND**



**ELECTRIC CHARGING STATION**



**RETAIL SHOPS**



**SMART LOCKER FACILITY**



**LUSH GREENS**



**LAUNDRY ROOM**



**VENDING MACHINES**



**KIDS' PLAY AREA**



**CO-WORKING SPACE**



**SCHOOLS & HOSPITALS NEARBY**



**PET EXERCISE AREA**



**HALF OLYMPIC SIZED SWIMMING POOL & KIDS' POOL**



**MEDICAL ROOM**

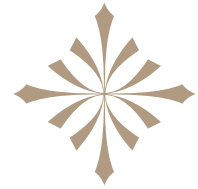


**DRIVER WAITING ROOM**



**TENNIS & BASKETBALL COURT**

# Site Plan



## SOVEREIGN PARK

Sector 99, Gurgaon



### Public Amenities



CENTRAL COURTYARD



BASKETBALL COURT



SWIMMING POOL



INDOOR GAMES



FRUIT ORCHARD



TENNIS COURT



HERBAL GARDEN



FISH POND



LOUNGE AREA



JOGGING TRACK



MULTI PURPOSE HALL



GYM



KIDS PLAY



INDOOR KIDS PLAY



PET CORNER



MULTI USE STILT AREA



SOCIAL CLUB



ARTISTIC IMPRESSION

**With such interiors,  
you would spend more time at home.**



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

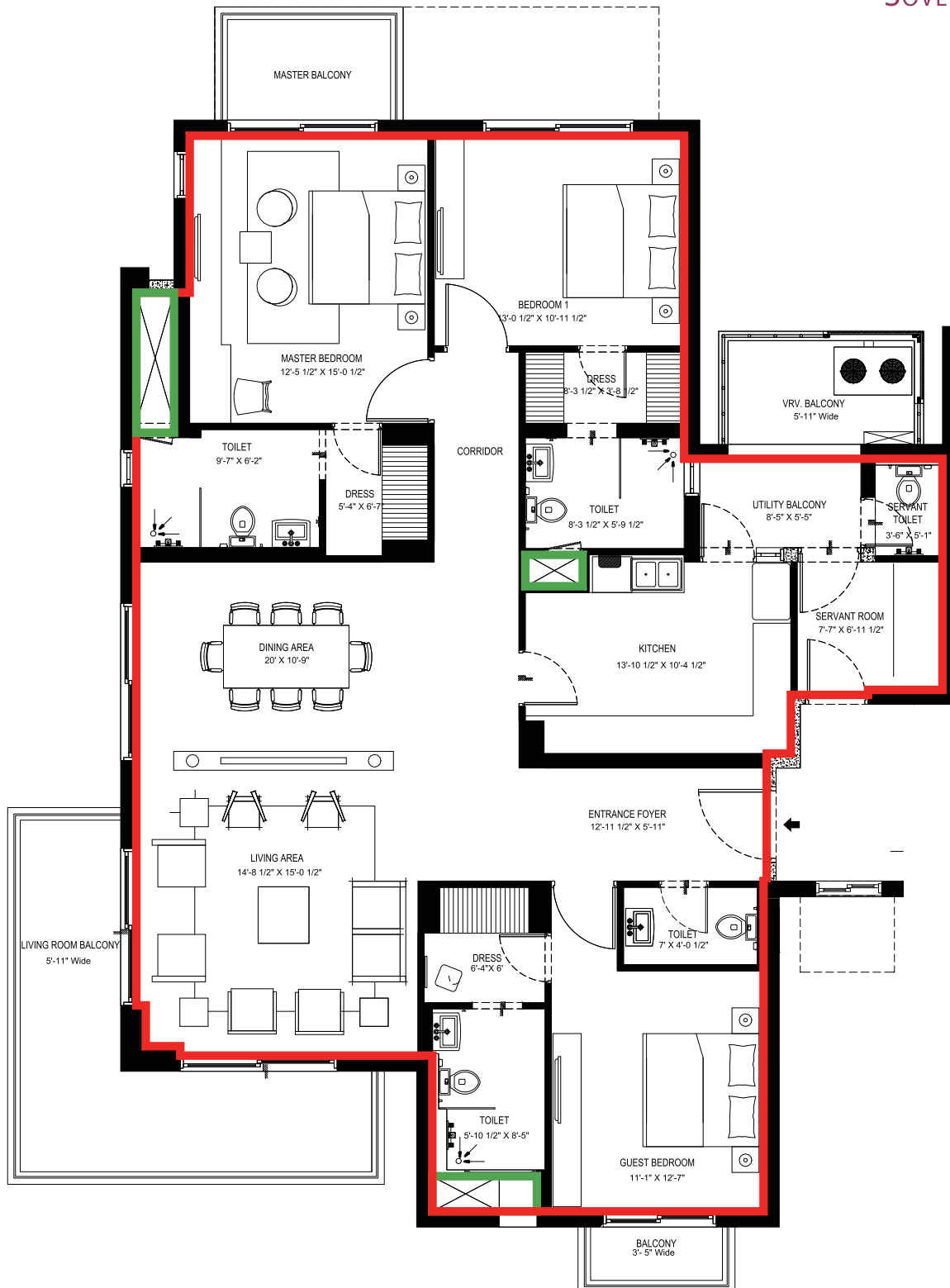
3 high-speed large elevators for each tower



# Unit Plan



SOVEREIGN PARK



CARPET AREA : 159.00 SQM

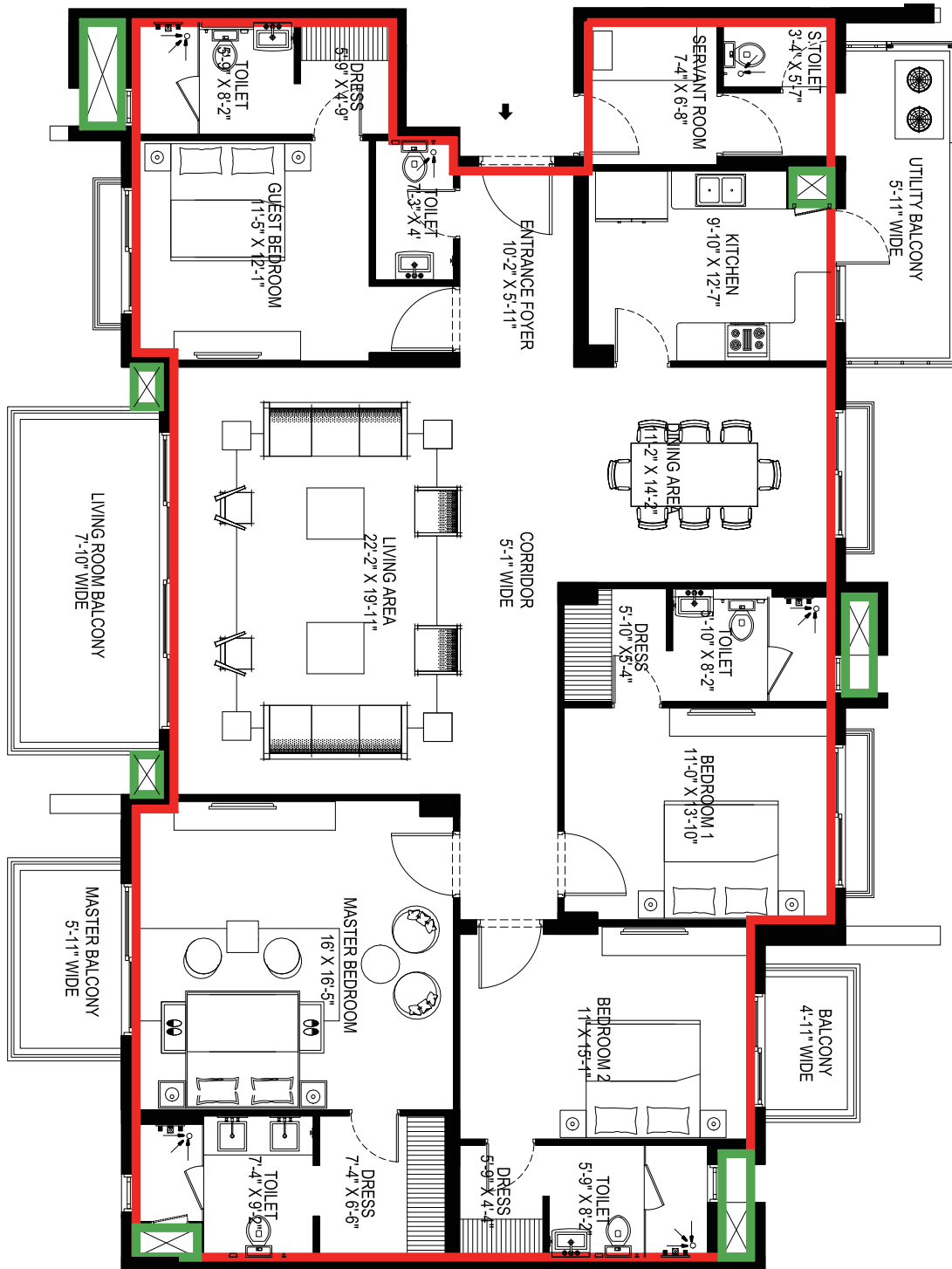
BALCONY USABLE : 26.19 SQM

COMMON AREA : 70.29 SQM

(Including unit walls, parapets & prorata share of common areas)

TYPE: 3BHK+S

2750 SQ FT



CARPET AREA : 195.25 SQM

BALCONY USABLE : 26.96 SQM

COMMON AREA : 90.41 SQM

(Including unit walls, parapets & prorata share of common areas)

TYPE: 4BHK+S

3365 SQ FT

# Location & Connectivity



## SOVEREIGN PARK

Sector 99, Gurgaon

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

- Commercial Area
- Metro
- Notified Regional Rapid Transit System (RRTS)

Schools	MatriKiran School	18 mins
Office Spaces	INXT City Centre	25 mins
	Hyatt Regency	25 mins
Hotels	Karma Lakelands	27 mins
	Heritage Village	29 mins
Retail Shops	Retail Shops	2 mins
	Town Square	20 mins
	Town Square 2	24 mins
Multiplex	INOX	21 mins
Hospitals	Signature Hospital	14 mins
	Apollo Cradle	22 mins
	AIIMS, Gurgaon	24 mins
	Medeor	29 mins
Connectivity	Medanta	32 mins
	Proposed Stadium & HUDA Park	15 mins
	Proposed ISBT & Metro Hub	20 mins
	IGI Airport (via Dwarka Expressway once ready)	25 mins

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

Corporate & Registered Office  
Vatika Limited  
INXT City Centre, 4th Floor, Block A, Sector 83  
Vatika India Next, Gurugram 122012, Haryana, INDIA

### RERA Certificate No. 285 of 2017, Haryana (Phase 1)

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