





- Vatika INXT2 is gated township spread across Gurgaon's Sectors 88A, 88B and 89A
- It is the first major integrated township from Dwarka and is adjacent to commercial Sector 88
- It is connected by three National Highways NH 8 (Delhi-Jaipur Highway), NH 248BB (Dwarka Expressway) and NH 352W (Pataudi Road)
- Commercial, retail, entertainment, education and healthcare services are all nearby
- Walk to work concept with 9 commercial projects and 2 IT Parks
- INXT2 will offer 26 million sq ft of residential development comprising 18,000 dwelling units and 8 million sq ft of office and retail spaces
- 13 group housing projects and 100+ acres of NILP
- With wide open spaces, excellent residences and amenities, INXT2 will offer a fulfilling and self contained lifestyle
- Construction work at INXT2 is going on at a fast pace



NH 248BB or The Dwarka Expressway : *The crucial connect between Gurgaon and Dwarka will soon open up a sea of possibilities. Xpressions project is strategically located right off Dwarka Expressway*



ABOUT VATIKA INXT2





XPRESSIONS

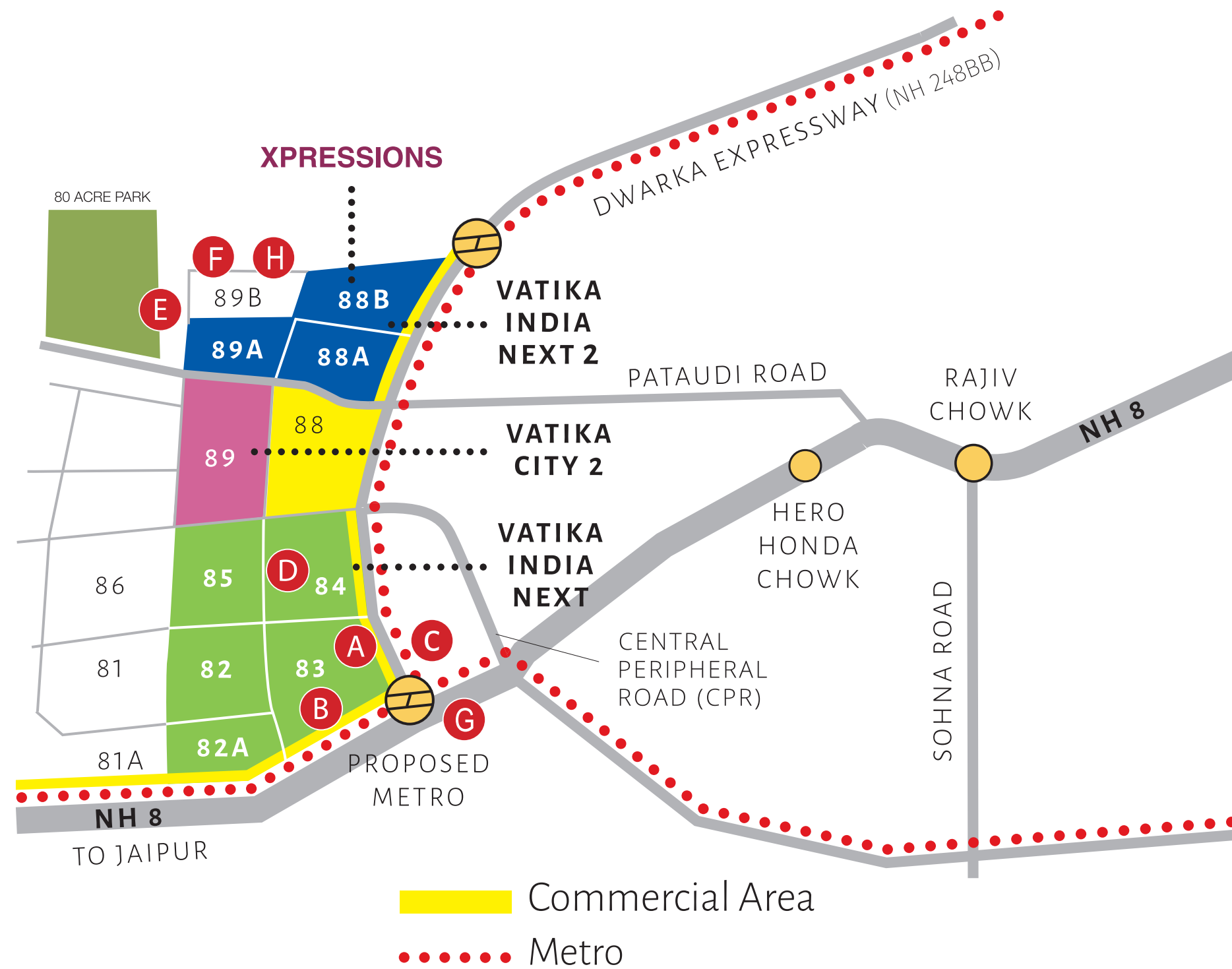
Low-rise floors with lift & stilt parking

After the rising success of Independent Floors, Vatika now brings you new spaces for an elegant living with just one unit on each floor. These low density homes will be a notch above.

PROJECT HIGHLIGHTS

- Part of Vatika India Next 2, a fully integrated township
- Only one unit per floor. Total 3 levels with lift & stilt parking
- Independent floors - 2BHK & 3BHK
- Efficiently designed, maximum usable area
- Green landscaped linear park on the rear side
- Spacious & well-ventilated apartments
- Wooden flooring in all bedrooms
- Gated community with 24x7 power back-up

Type	Area (sq ft)
2 BHK+ Multi Purpose Room	1350
3 BHK+Family Lounge	1550



Vatika INXT 2 GURGAON

THE PLACE TO BE

- A** MatriKiran High School (Fully functional)
- B** PVR Multiplex
- C** Site for ISBT & Metro Hub
- D** DPS
- E** 80 acre HUDA Park
- F** Proposed Stadium
- G** Metro Connectivity
- H** Institutional Sector 89B

TYPE: 2 BR



LEGEND:-				
SL. No.	DESCRIPTION	DIMENSION IN MTS		
1.	DINING	3.34	x	3.84
2.	LIVING	3.34	x	3.70
3.	MULTI-PURPOSE LOUNGE	3.38	x	3.70
4.	MASTER BEDROOM	3.58	x	3.85
5.	MASTER TOILET	1.55	x	2.73
6.	BEDROOM-1	3.15	x	3.85
7.	TOILET- 1	1.63	x	2.39
8.	KITCHEN	2.29	x	3.59
9.	PASSAGE	1.07	x	1.10
10.	STORAGE NICHE	0.61	x	1.31
11.	BALCONY-1	1.20 WIDE/1.50 WIDE		
12.	BALCONY-2	1.20 WIDE		
13.	BALCONY-3	1.50 WIDE		

NOTE: LOCATION OF ELEVATOR DOOR MAY VARY SLIGHTLY.

CARPET AREA = 84.97 SQ. MT.
BALCONY AREA = 16.11 SQ.MT.
COMMON AREA = 24.3 SQ.MT.

(INCLUDING UNIT WALLS, PARAPETS & PRORATA SHARE OF COMMON AREAS)

Saleable Area / Super Area for 2 BHK: 1350 sq ft

TYPE: 3 BR



LEGEND:-				
SL. No.	DESCRIPTION	DIMENSION IN MTS		
1.	ENTRANCE LOBBY	2.71	x	1.85
2.	LIVING	3.49	x	3.35
3.	DINING	3.13	x	3.35
4.	KITCHEN	2.51	x	2.70
5.	FAMILY LOUNGE	2.51	x	2.58
6.	PASSAGE	1.10	x	4.31
7.	PASSAGE	1.55	x	1.18
8.	MASTER BEDROOM	3.36	x	3.95
9.	DRESS	1.55	x	1.45
10.	MASTER TOILET	1.55	x	2.50
11.	BEDROOM 1	3.26	x	3.95
12.	TOILET 1	1.55	x	2.65
13.	BEDROOM 2	3.33	x	3.60
14.	TOILET 2	2.26	x	1.50
15.	BALCONY-1	1.20 WIDE/1.50 WIDE		
16.	BALCONY-2	1.50 WIDE/1.80 WIDE		

NOTE: LOCATION OF ELEVATOR DOOR MAY VARY SLIGHTLY.

CARPET AREA = 104.81 SQ. MT.

BALCONY AREA = 17.95 SQ.MT.

COMMON AREA = 21.2 SQ.MT.

(INCLUDING UNIT WALLS, PARAPETS &
PRORATA SHARE OF COMMON AREAS)

Saleable Area / Super Area for 3 BHK: 1550 sq ft

Vatika Xpressions

IRRESISTIBLE OFFER

Now get 10 unmatched benefits including annual membership of Club Marriott & Alexa enabled Smart Homes



ONE CAR PARKING FREE



ALEXA/GOOGLE BASED HOME AUTOMATION



WARDROBE PACKAGE



MODULAR KITCHEN PACKAGE



CEILING FANS IN ALL ROOMS



AIR-CONDITIONERS IN BEDROOMS AND LIVING ROOM



ANNUAL MEMBERSHIP OF CLUB MARRIOTT



ONE YEAR FREE MAINTENANCE



TANISHQ GOLD VOUCHERS



PREPAID GIFT CARDS

STRUCTURE	RCC framed structure, designed in compliance with seismic zone IV, adequately fulfilling all earthquake safety requirements
PARKING	Provision for covered car parking under stilts for residents
ENVIRONMENT & CONSERVATION	Rainwater harvesting Recycled water for flushing to each apartment
ELEVATORS	Elevator access for apartments from stilt level
LIVING / DINING AREAS, LOBBIES / PASSAGE	
FLOORING	High quality, abrasion resistant matt finished vitrified tiles
WALL FINISHES	Premium emulsion paint on plastered wall
BEDROOMS	
FLOORING	Wooden laminated flooring
WALL FINISHES	Premium emulsion paint on plastered wall
KITCHEN	
FLOORING	Matt finished ceramic tiles
WALL FINISHES	2' high ceramic tiles dado above counter. Premium emulsion on plaster in remaining areas
FITMENTS	Double bowl sink, mixer with plumbing and electrical points for geyser, water purifier Well planned electrical points for appliances such as microwave, fridge & chimneys etc
TOILETS	
FLOORING	Matt finished / anti-skid ceramic tiles
WALL FINISHES	Glazed / matt finished ceramic wall tiles up to dado level. Premium emulsion on plastered surfaces above dado level
FITMENTS	Wash basin and European Water Closet (EWC) of reputed makes and brands
SANITARY WARE	Well planned electrical points for appliances such as microwave, fridge & chimneys etc
C.P. FITTINGS & ACCESSORIES	Basin mixer, shower mixer-diverter with bath spout and overhead shower, health faucet along with necessary angle valves etc of reputed makes and brands All toilet floors provided with suitable and adequate water proofing treatment Provision of electrical and plumbing point for installation of geysers and exhaust fans (equipment by owner)

DOORS AND WINDOWS	
MAIN ENTRANCE DOOR	Aesthetically designed entrance door and door frames
INTERNAL DOORS	Internal door openings with aesthetically pleasing finishes as per architects colour scheme
HARDWARE	Locks, handles and knobs from reputed makes and brands
WINDOWS AND EXTERNAL GLAZING	Aluminum or UPVC frame windows with clear glass
BALCONIES	
FLOORING	Matt finished ceramic tiles
WALL FINISHES	Exterior grade paint on plaster
EXTERNAL WALL FINISHES	External grade anti fungal / anti algal paint from reputed makes and brands
ELECTRICAL WIRING AND INSTALLATIONS	
FIXTURES & FITTINGS	IS compliant modular switches / sockets, switchgear and distribution boxes from reputed makes and brand
WIRING	IS compliant copper wiring in concealed conduits Adequate provision for light points, fan points, receptacles and power points in all rooms
PLUMBING	IS compliant CPVC water supply pipes with standard valves and accessories IS compliant PVC waste pipes and traps
POWER BACK-UP	Adequate power back-up for the apartment units as well as essential services and common areas
SAFETY AND SECURITY	
Gated Complex	Gated community with perimeter wall or fence for security
Audio Door Phones & Security Locks	Audio door phones with electromagnetic release of security grill at stilt level staircase / lift lobby Multipoint security lock hardware with night latch for the main entrance door
CCTV Camera	Surveillance through CCTV cameras at key locations in the complex
Common Area Lighting	Well lit common areas and staircases

DISCLAIMER:

- Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. The applicants / allottee do not bear any right to raise any objections in this regard.
- Height of internal doors refers to the masonry opening of the doorways.



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XPRESSIONS
Sector 88B, Gurgaon