



HOMES LOADED WITH AMENITIES
2 clubs and within budget



TurningPoint

SECTOR 88B, GURGAON





- 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. Turning Point project is strategically located right off Dwarka Expressway



ABOUT VATIKA INXT2



Vatika Turning Point at Sector 88B, Gurgaon

A residential community where homes have been created to fit your budget, without compromising on facilities and amenities.

PROJECT HIGHLIGHTS

- Part of Vatika India Next 2, a fully integrated township
- Connected by 3 National Highways - Delhi-Jaipur Highway (NH 8), Dwarka Expressway (NH 248BB) & Pataudi Road (NH 352W)
- More than 80% area is dedicated to green and open spaces
- Safe, secure and gated environment
- Two separate clubs for sports & social engagements
- Surrounded by low-rise development for an uninterrupted view
- Metro connectivity coming up nearby

TYOLOGY

TYPE	AREA (sq ft)
2 BHK	1125
3 BHK	1460
3 BHK+	1640
4 BHK	1895
4 BHK+	2160



AMENITIES

- Sports and health club
- 2 Swimming pools for adults (32m length) and kids
- Sports courts
- Outdoor and indoor gymnasium
- Indoor games like snooker & table tennis
- Daily needs shop

Total area of club, amenities, recreational spaces 131,400 sq ft



HEADS, YOU WIN
TAILS, YOU STILL WIN!

Buy a **3BHK Smart Home** at the
price of a **2BHK**

Pay only **₹7 lakh** now and book your dream home
We will **reimburse your rent*** till possession



VATIKA THE MASTER DEVELOPER
The group has delivered
35.7 million sq ft of residential space
and 6.6 million sq ft commercial space

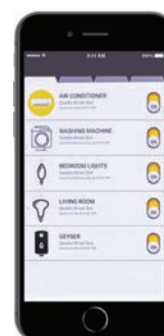
32,000 HAPPY CUSTOMERS
trust and re-invest with Vatika,
6500+ families are living at INXT

LOCATION & DESIGN
Vatika's strength is good location,
efficient design, green & open spaces
and well maintained townships

SAFETY & COMFORT
24x7 security,
clubs, pools, shops, schools and
several other amenities

*Terms & Condition Apply

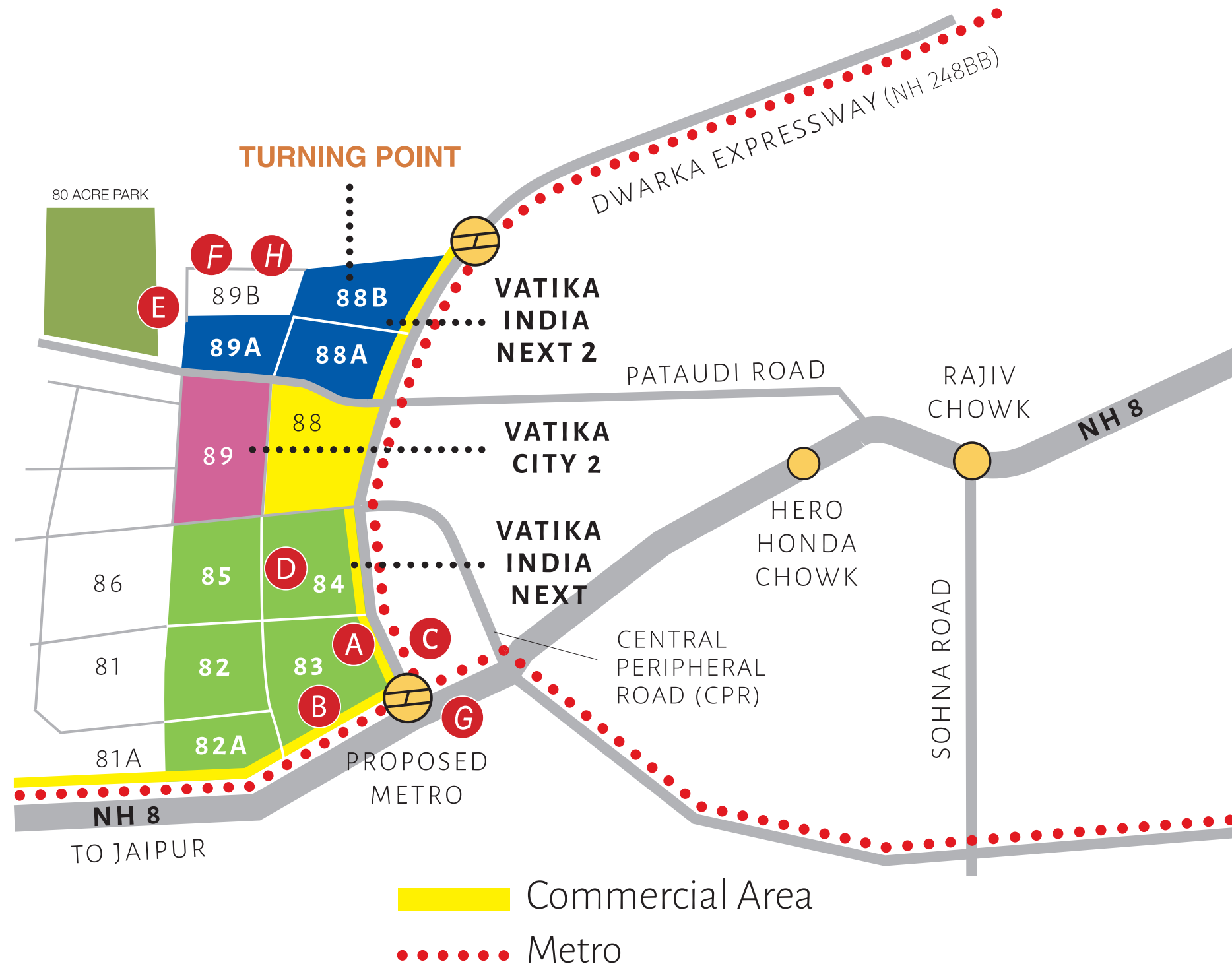
Banking Partners



VATIKA LIMITED PERIOD OFFER

All homes booked during this offer will get
upgraded to **ALEXA™/GOOGLE** powered smart homes





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



vatika
INDIA
NEXT **INXT 2**

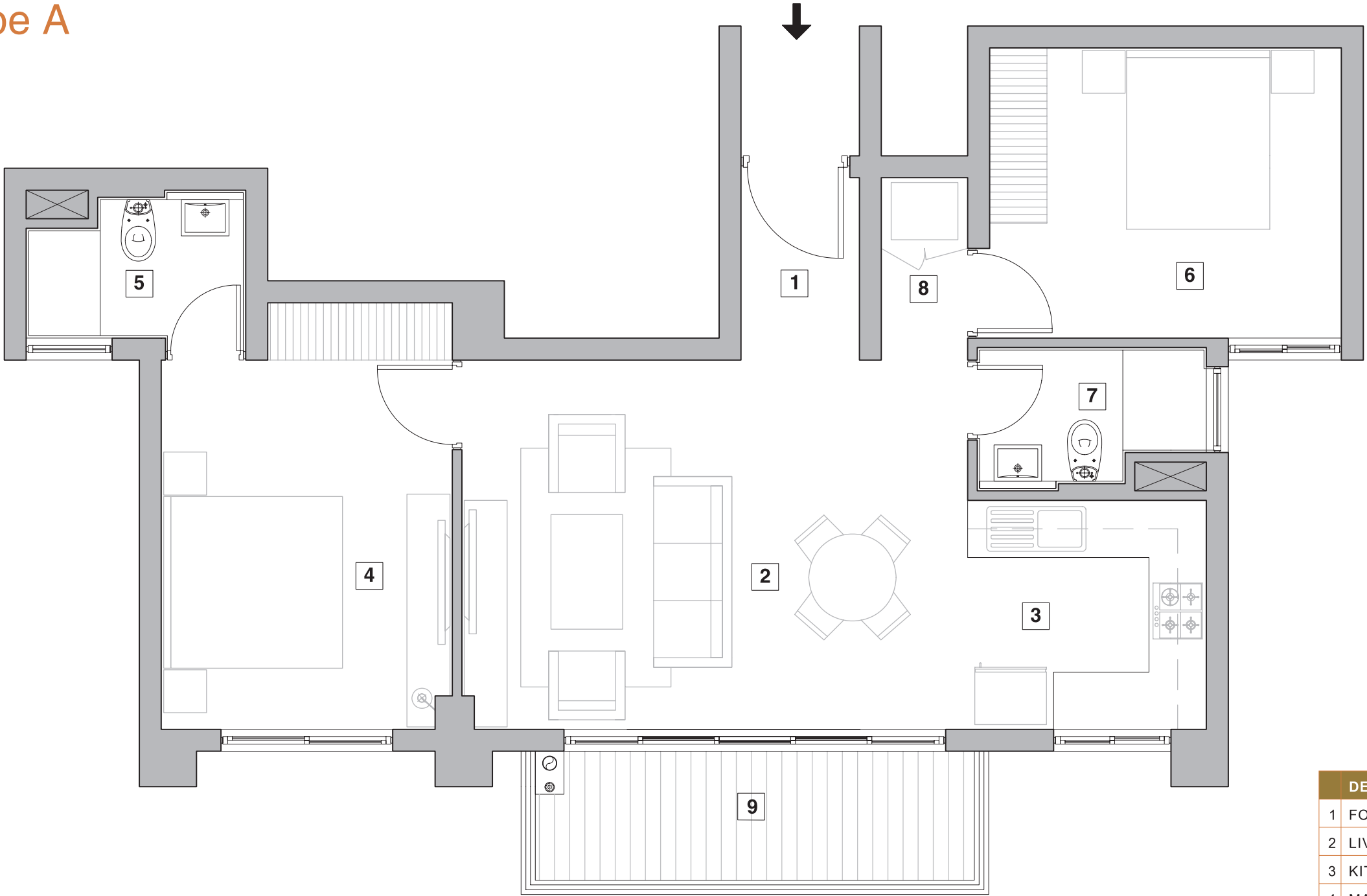
Ideally located right off Dwarka Expressway
The project is easily accessible from Gurgaon & Delhi



TurningPoint



2 BHK Type A



CARPET AREA	BALCONY AREA	AREA UNDER EXT. WALLS	COMMON AREA	SUPER AREA
63.66 SQ. MT.	06.21 SQ. MT.	12.05 SQ. MT.	22.6 SQ. MT.	104.52 SQ. MT. 1125 SFT

	DESCRIPTION	DIMENSION IN M
1	FOYER	1.91 M * 1.24 M
2	LIVING/DINING	3.87 M * 5.30 M
3	KITCHEN	2.40 M * 2.50 M
4	MASTER BED	3.87 M * 3.05 M
5	TOILET	1.47 M * 2.30 M
6	BEDROOM	3.04 M * 3.68 M
7	TOILET	1.42 M * 2.40 M
8	VESTIBULE	1.91 M * 9.05 M
9	BALCONY	1.50 M WIDE

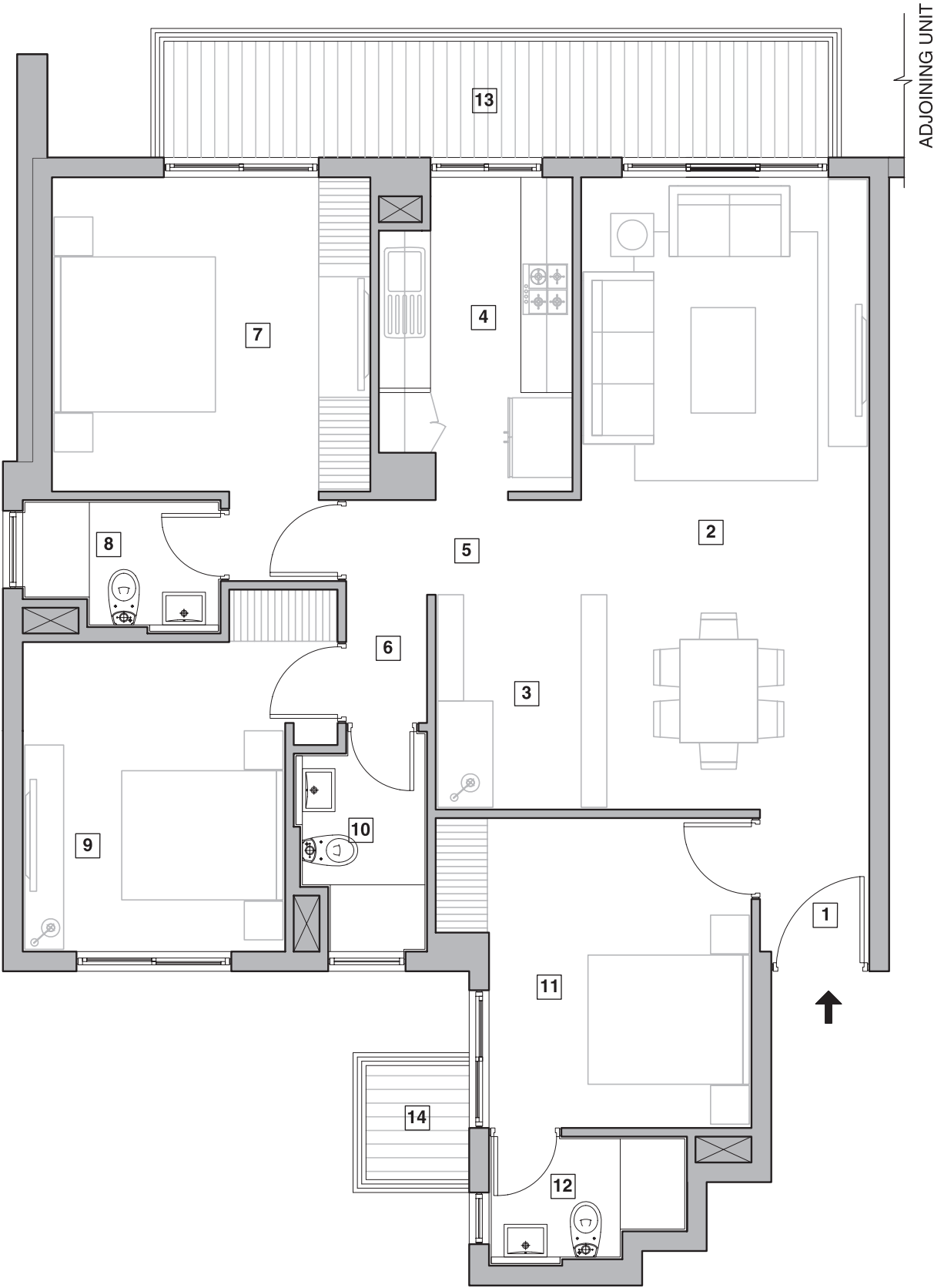
3 BHK Type B



CARPET AREA	BALCONY AREA	AREA UNDER EXT. WALLS	COMMON AREA	SUPER AREA
87.04 SQ. MT.	9.01 SQ. MT.	10.98 SQ. MT.	28.61 SQ. MT.	135.64 SQ. MT. 1460 SFT

	DESCRIPTION	DIMENSION IN M
1	FOYER	1.19 M * 2.35 M
2	LIVING	3.21 M * 3.20 M
3	DINING	3.96 M * 2.70 M
4	KITCHEN	3.04 M * 2.25 M
5	PASSAGE	4.00 M * 1.10 M
6	MASTER BED	3.60 M * 3.60 M
7	TOILET	1.42 M * 2.30 M
8	DRESS	1.60 M * 1.20 M
9	BEDROOM	3.60 M * 3.50 M
10	TOILET	1.42 M * 2.30 M
11	BEDROOM	3.05 M * 3.60 M
12	TOILET	2.30 M * 1.10 M
13	BALCONY	1.70 M WIDE
14	BALCONY	1.35 M WIDE
15	BALCONY	1.24 M WIDE

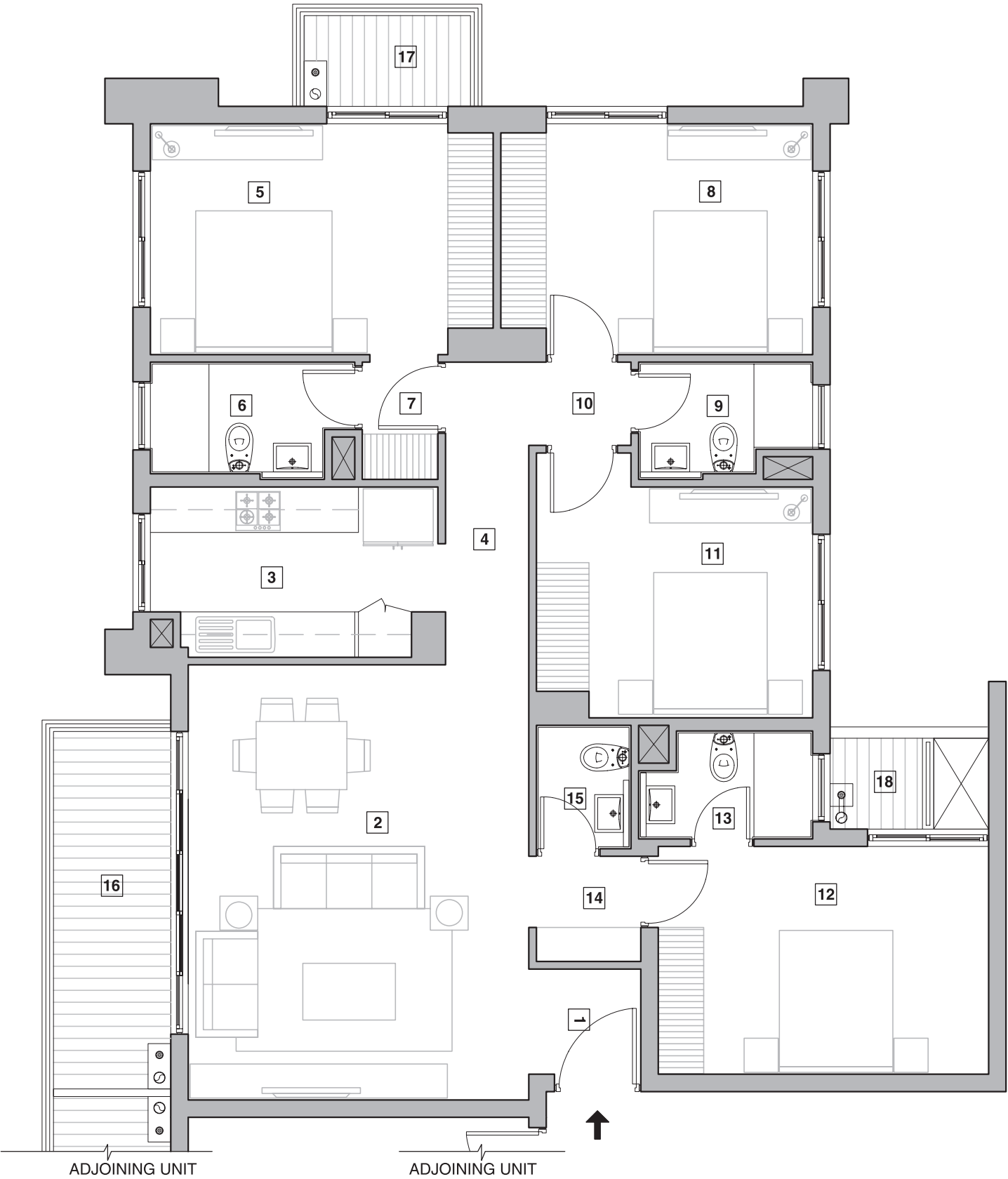
3 BHK+ Type B



CARPET AREA	BALCONY AREA	AREA UNDER EXT. WALLS	COMMON AREA	SUPER AREA
96.07 SQ. MT.	12.02 SQ. MT.	12.12 SQ. MT.	32.15 SQ. MT.	152.36 SQ. MT. 1640 SFT

	DESCRIPTION	DIMENSION IN M
1	FOYER	1.27 M * 1.65 M
2	LIVING/ DINNING	3.35 M * 7.34 M
3	STUDY	1.69 M * 2.49 M
4	KITCHEN	2.25 M * 3.65 M
5	PASSAGE	2.73 M * 1.10 M
6	VESTIBULE	0.94 M * 1.49 M
7	MASTER BED	3.70 M * 3.65 M
8	TOILET	1.47 M * 2.30 M
9	BEDROOM	3.06 M * 3.59 M
10	TOILET	1.47 M * 2.30 M
11	BEDROOM	3.05 M * 3.60 M
12	TOILET	2.30 M * 1.43 M
13	BALCONY	1.50 M WIDE
14	BALCONY	1.35 M WIDE

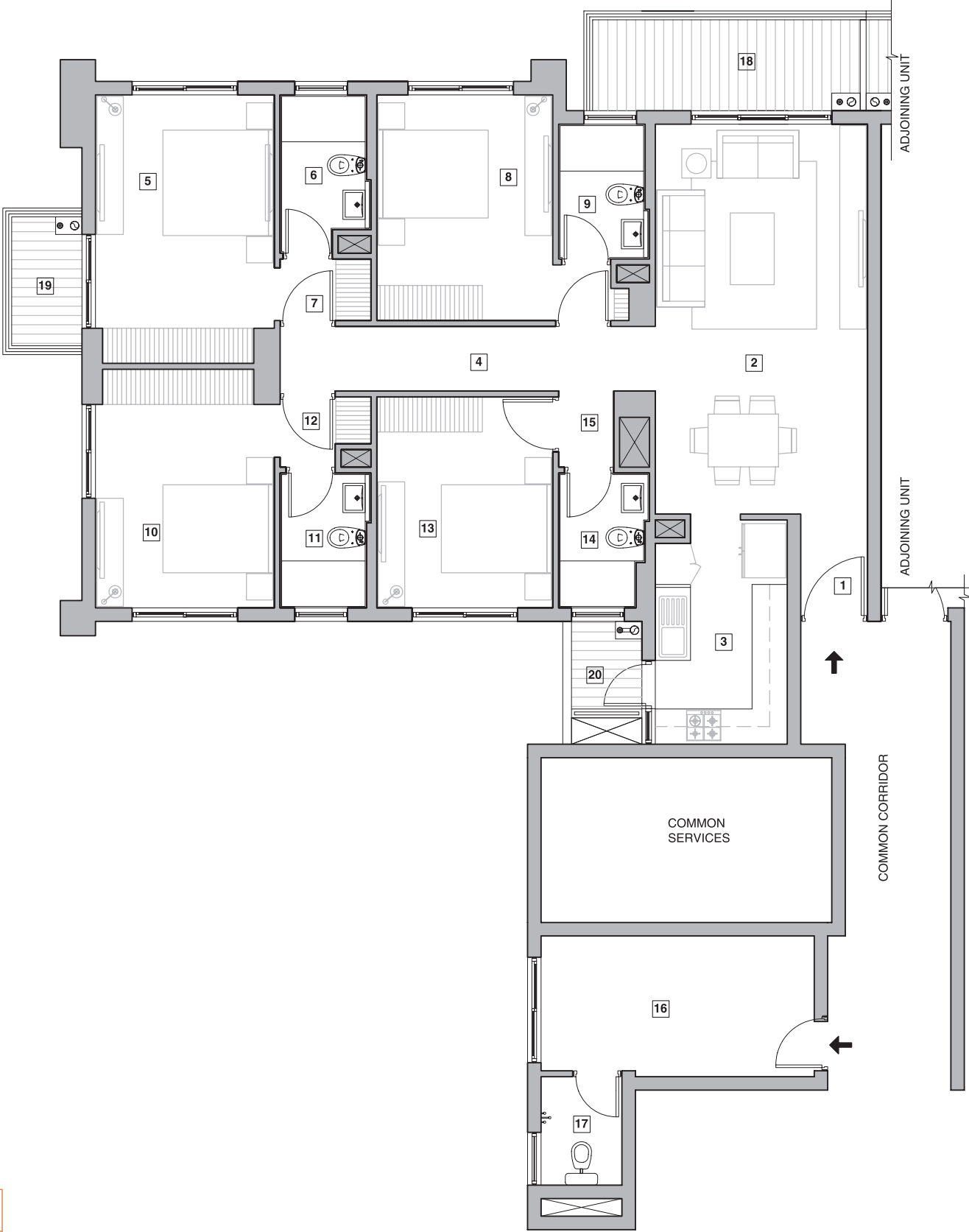
4 BHK Type B



CARPET AREA	BALCONY AREA	AREA UNDER EXT. WALLS	COMMON AREA	SUPER AREA
114.78 SQ. MT.	11.43 SQ. MT.	13.07 SQ. MT.	36.77 SQ. MT.	176.05 SQ. MT. 1895 SFT

	DESCRIPTION	DIMENSION IN M
1	FOYER	1.39 M * 1.48 M
2	LIVING/ DINNING	5.75 M * 4.50 M
3	KITCHEN	2.25 M * 3.80 M
4	PASSAGE	4.00 M * 1.10 M
5	MASTER BED	3.05 M * 4.53 M
6	TOILET	1.47 M * 2.30 M
7	DRESS	1.55 M * 1.00 M
8	BEDROOM	3.05 M * 4.12 M
9	TOILET	1.47 M * 2.30 M
10	VESTIBULE	1.10 M * 1.35 M
11	BEDROOM	3.05 M * 3.65 M
12	BEDROOM	3.01 M * 4.36 M
13	TOILET	1.42 M * 2.30 M
14	DRESS	1.39 M * 1.38 M
15	PDR. ROOM	1.63 M * 1.17 M
16	BALCONY	1.70 M WIDE
17	BALCONY	1.35 M WIDE
18	BALCONY	1.35 M WIDE

4 BHK+ Type B



CARPET AREA	BALCONY AREA	AREA UNDER EXT. WALLS	COMMON AREA	SUPER AREA
130.29 SQ. MT.	11.51 SQ. MT.	17.01 SQ. MT.	41.86 SQ. MT.	200.67 SQ. MT. 2160 SFT

	DESCRIPTION	DIMENSION IN M
1	FOYER	1.14 M * 1.60 M
2	LIVING/ DINNING	3.62 M * 6.65 M
3	KITCHEN	2.25 M * 3.82 M
4	PASSAGE	6.40 M * 1.10 M
5	MASTER BED	3.05 M * 4.58 M
6	TOILET	1.47 M * 2.30 M
7	DRESS	1.55 M * 1.05 M
8	BEDROOM	3.00 M * 3.85 M
9	TOILET	1.47 M * 2.30 M
10	BEDROOM	3.05 M * 4.07 M
11	TOILET	1.47 M * 2.30 M
12	DRESS	1.55 M * 1.20 M
13	BEDROOM	3.00 M * 3.60 M
14	TOILET	1.47 M * 2.30 M
15	VESTIBULE	0.94 M * 1.30 M
16	SERVANT ROOM	4.66 M * 2.40 M
17	TOILET	1.38 M * 1.85 M
18	BALCONY	1.70 M WIDE
19	BALCONY	1.35 M WIDE
20	BALCONY	1.35 M WIDE

STRUCTURE	RCC framed structure, designed in compliance with seismic zone IV, adequately fulfilling all earthquake safety requirements
PARKING	Provision for covered parking in basement and open parking on surface for allotment to residents
ENVIRONMENT & CONSERVATION	Rainwater harvesting Recycled water for flushing to each apartment
ELEVATORS	Spacious elevators with pleasing interiors. Provision of a stretcher lift in all the cores
LIVING / DINING AREAS, LOBBIES / PASSAGE	
FLOORING	High quality, abrasion resistant vitrified tiles
WALL FINISHES	Premium emulsion paint
BEDROOMS	
FLOORING	Wooden laminated flooring
WALL FINISHES	Premium emulsion paint
KITCHEN	
FLOORING	Matt finished ceramic tiles
WALL FINISHES	2' high ceramic tiles dado above counter level. Premium emulsion in remaining areas
FITMENTS	Granite counters top with sink and 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 above dado level
SANITARY WARE	Wash basin and European Water Closet (EWC) of reputed 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 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 color 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
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, 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 SYSTEMS	
GATED COMPLEX	Gated community with perimeter wall or fence for security. Guard posts on entrance & exit with 24hrs security and CCTV surveillance
LOBBY LEVEL	App based visitor management system biometric access at lobby level
FIRE AND LIFE SAFETY SYSTEMS	Advanced fire detection and fire suppression systems in compliance with fire and life safety codes, including fire detectors, sprinklers and fire hose reels

Disclaimer:

- *Specifications are indicative and are subject to change as decided by the architect. Minor variations may be required during execution of work. The applicants / allottees do not bear any right to raise any objections in this regard.
- Backup power shall be charged as per usage and rates ascertained by facilities management.