



**LUXURY FLOORS  
BY VATIKA**

**emilia**  
luxury floors

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

**For Bookings - 86044-06044**



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





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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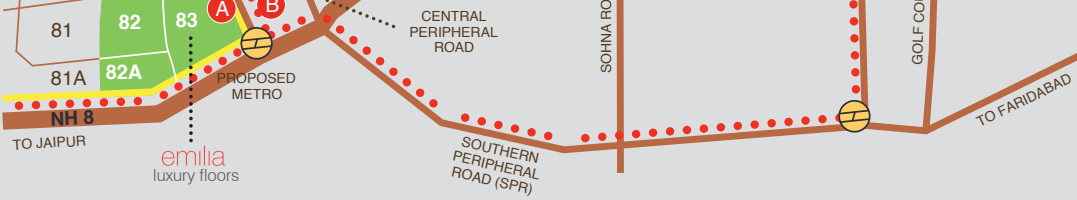
ITC Grand Bharat 29 mins 15 kms

### 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  |
| AllMS, 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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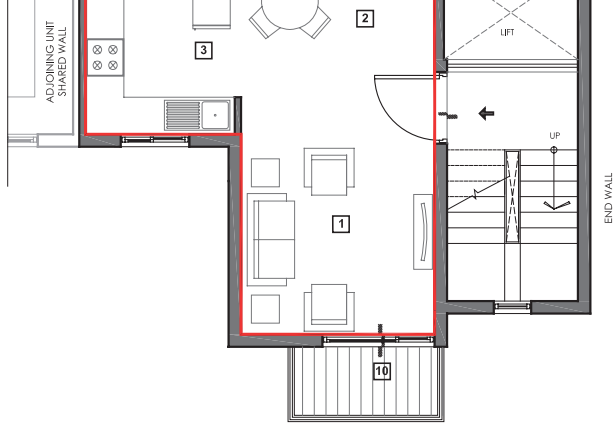


- batonies
- Green landscaped linear park on the rear side
- Wooden flooring in all bedrooms with gypsum levelled walls
- Adjacent to 2 acre park with toddler area
- Exclusive terrace rights for 3<sup>rd</sup> and 4<sup>th</sup> floor of 300 sq ft each
- Homes set back from wide tree lined streets and broad walkways
- Gazebo MS frame structure with MS Pergola
- 4500+ floors delivered by Vatika

## PROJECT HIGHLIGHTS

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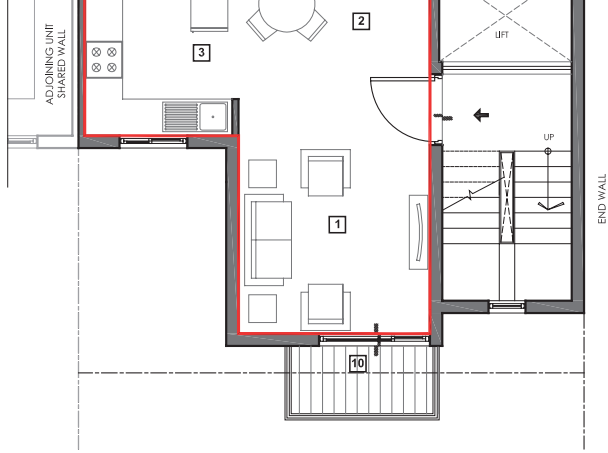


| SET NO. | DESCRIPTION    | DIMENSION (M) |        |
|---------|----------------|---------------|--------|
| 1.      | LIVING         | 3.11          | x 3.81 |
| 2.      | DINING         | 3.11          | x 2.21 |
| 3.      | KITCHEN        | 2.50          | x 2.30 |
| 4.      | PASSAGE        | 1.48          | 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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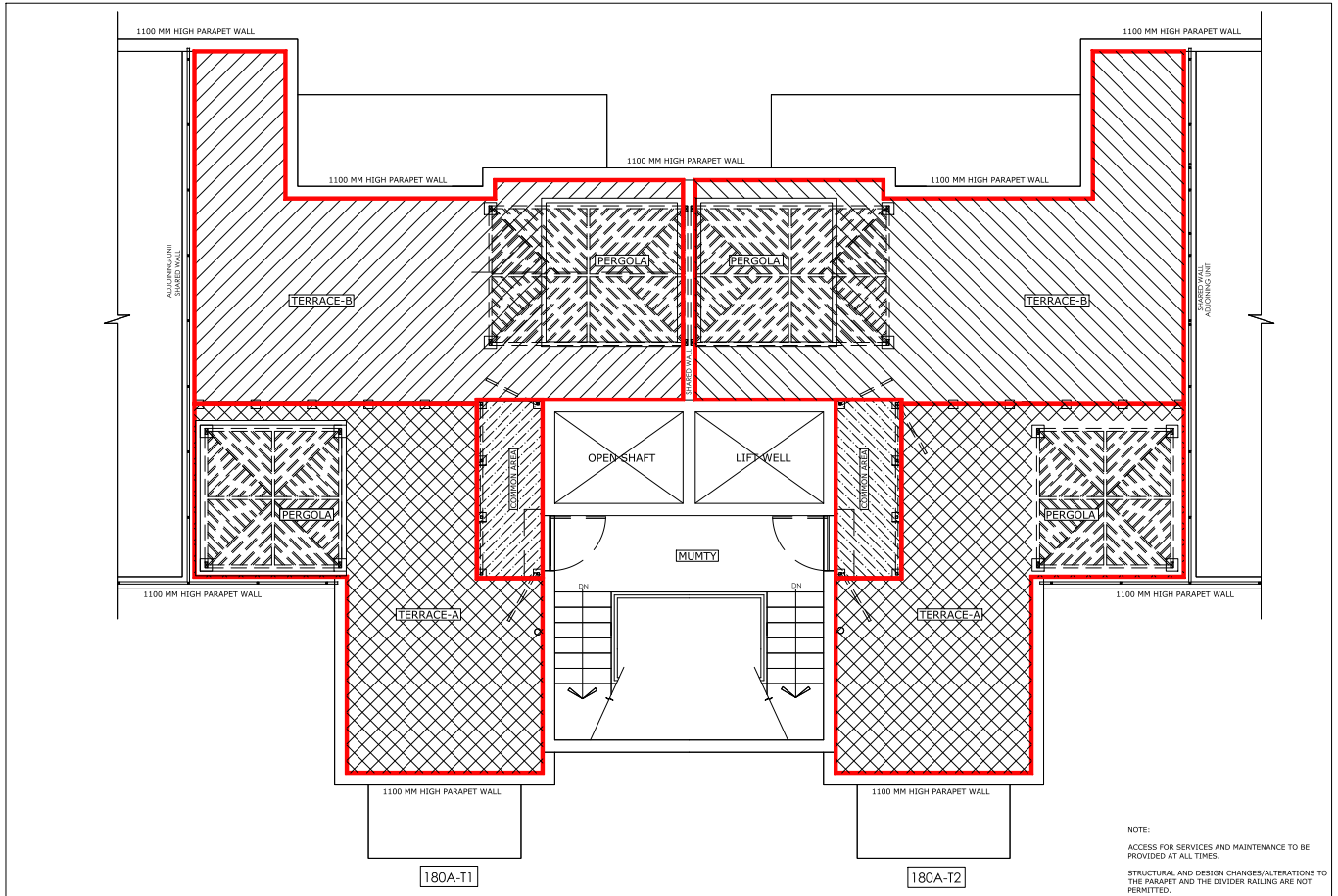


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HSG014A- EMILIA (FL4)

TYPICAL TERRACE PLAN

UNIT TYPE-180A





**EXCLUSIVE TERRACE RIGHTS**

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|                  |   |
|------------------|---|
| 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<br>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                                     |

#### 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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**Windows and  
External Glazing**

steel / brass hardware

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

**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

**SPECIFICATIONS**

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**CITY HOMES**



**BOULEVARD HEIGHTS & RESIDENCIES**



**INDEPENDENT FLOORS**

## **DELIVERED PROJECTS IN NEW GURGAON**

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