



# THE LIGHT HOUSE



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## THE LIGHT HOUSE

HAVE YOUR OWN OFFICE AT THIS LANDMARK BUILDING IN GURGAON

**vatika**  
creating lasting value

## IDEAL LOCATION



- ✓ Strategically located in Sector 82A , Gurgaon, the project is just 500m from NH8
- ✓ Iconic Building directly visible from NH8
- ✓ Easy accessibility from **84 M wide road /24 M wide sector roads**
- ✓ **Part of 546 Acres Vatika India Next** comprising Residential, Retail with PVR, Schools, Hospitals, etc.
- ✓ 12,000 families already living in INXT & vicinity, it will serve as a buzzing commercial centre for close to **15 lakh** residents in future





## MAP



## IDEAL LOCATION

## THE LIGHT HOUSE





## HABITATION IN NEW SECTORS

- ✓ **12,000+ families** already residing in projects delivered
- ✓ **6,000** possessions expected to happen in the next 2 years

### FAMILIES LIVING IN NEW GURGAON

DEVELOPER	SECTOR	PROJECT	FAMILIES LIVING
Vatika	81 – 85	Vatika India Next	6000
DLF	85, 90, 91	New Town Heights	1800
DLF	82A	Primus	250
Mapsco	82	Casabella	240
Bestech	81	Park View Ananda	500
Orris	85	Carnation	324
Orris	85	Aster Court	35
Godrej	80	Frontier	125
Tulip	89	Petals	310
Others	81-115	-	2500

**12084**

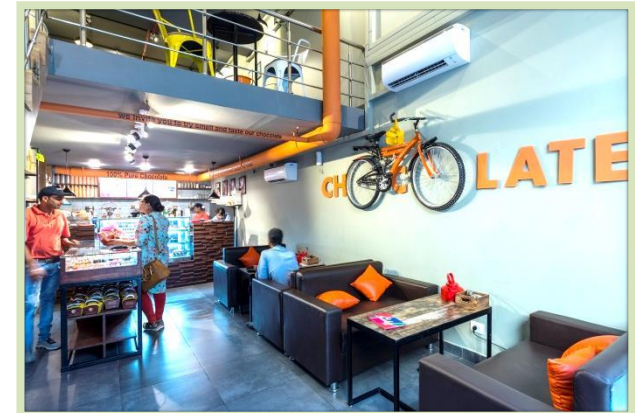
### FUTURE DELIVERIES IN NEW GURGAON

PROJECT NAME	SEC.	UNITS.	STATUS
Ramprastha City	37D	1.600	Completed OC for 1,000 units received. Possessions underway
Landcraft Ashiana: The Centre Court	88A	755	To be completed by Q2 2018
Tulip Ace	89	745	Completed. Possessions underway
NBCC Heights	89	610	Completed. Possessions underway
ATS Marigold	89A	600	To be completed by Q4 2018
Ansals Amantre	88A	545	To be completed by Q2 2018
Vatika Xpressions	88B	513	To be completed by Q3 2018
Godrej Oasis	88A	365	To be completed by Q3 2018
Adani Aangan	89A	300	To be completed by Q4 2019

SOURCE: CBRE Report

# PROJECT HIGHLIGHTS

- ✓ The Light House comprises 16,500 sq m mixed use office space for small offices, independent professionals and start-ups like doctor's clinic, CA's, Architects, Interior Designers, Travel Agents etc
- ✓ Town Square (reatila blocks) has 10,000 sq m retail space spread across various low-rise blocks. These blocks are inter connected through 26 feet wide corridors
- ✓ Low operation and maintenance cost
- ✓ Excellent standard of maintenance
- ✓ 100% power back-up
- ✓ 3 level basement car parking
- ✓ Common areas will be well-designed to match high-end corporate offices
- ✓ Exclusive reception area on the Ground Floor
- ✓ Wi-Fi enabled building
- ✓ Cafes, restaurants and other amenities will be part of the complex to support working professionals
- ✓ Retail is part of the complex
- ✓ Top two floors already leased
- ✓ **ICICI Bank, HDFC, Airtel, Lazeez, Nukkadwala, Chocolate Room, Grace & Glamour Salon, Apollo Pharmacy, Smash Fitness etc are already operational in the retail blocks**



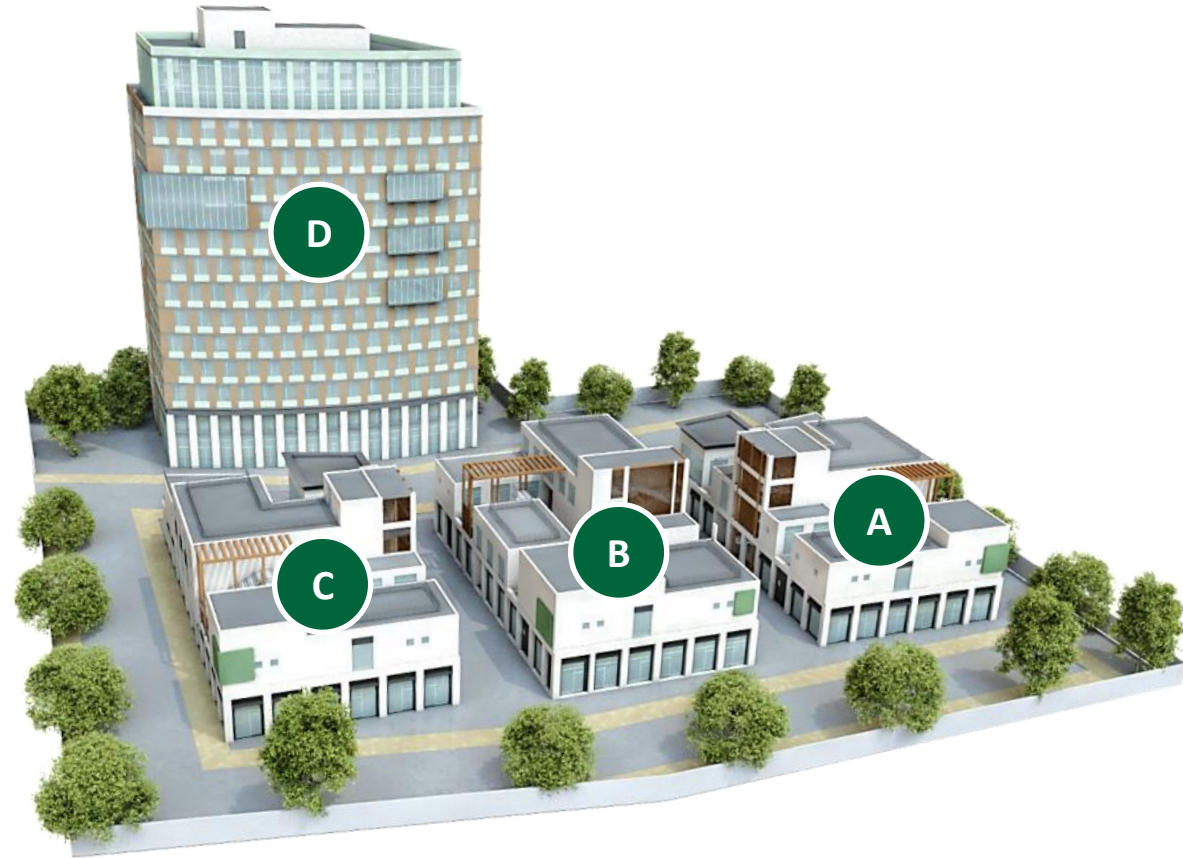
# PROJECT HIGHLIGHTS



- ✓ Unit Size starting from **445 Sq. ft**
- ✓ Average Floor Plate of **13,000 Sq.ft**
- ✓ **Independent VRV units** for *low operational costs*
- ✓ **Finished washrooms** on every floor
- ✓ **Efficient Floor Plates**
- ✓ **Wet Points** in most of the office spaces
- ✓ **Option for customized fitted out office space**
- ✓ **Flexible** Lease Terms/ **Customized Payment Plan** in Sale option



## SITE PLAN



A, B, C

G: LARGE RETAIL

G+1: SMALLER RETAIL

G+2: EATERIES

D

MIXED USE BLOCK



Block A,B &C	: G +2
Total Saleable	: 122,000 Sq.ft
Saleable Unit Sizes for Office Spaces	: 550 to 1700 Sq. Ft.
No. of Floors in Specialty retail Block (Block D)	: G + 14
Total Salable Area	: 175,000 Sq. ft.
Saleable Floor Plate Area	: 9800 Sq. ft. to 13,250 Sq. ft.
Saleable Unit Sizes for Office Spaces	: 445 to 1560 Sq. Ft.

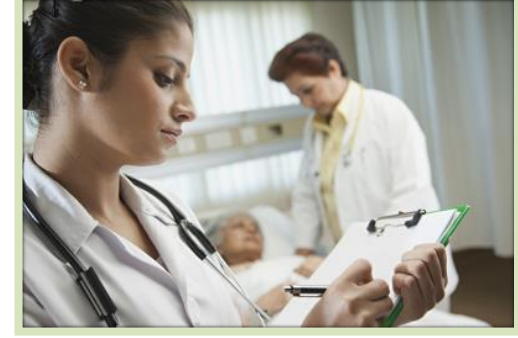
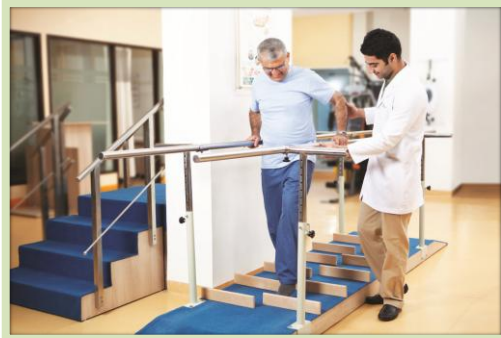


**NOTE: \* 1)** The larger areas can be customized / combined as per the requirements

## BEST SUITED FOR

- ✓ Medical , Travel Advisory , Telecommunication Services
- ✓ Support Centers, Lawyers Offices, Small Specialty Clinics
- ✓ IT hardware & related services & Legal Services
- ✓ Cyber kiosk, video conferencing

- ✓ Accounting Services / Banking Services
- ✓ Design & Architectural services.
- ✓ Back-office operations/Call Centre
- ✓ Architectural & Engineering
- ✓ Human Resource, Insurance Services





## VATIKA INDIA NEXT – GURGAON

- ✓ Fully integrated township with a Master Plan, Spread over 600 acres across 6 sectors – 81, 82A, 82, 83, 84 and 85
- ✓ Inhabited by 6000+ families
- ✓ Started in 2010, 7 years to full potential
- ✓ 11 residential projects, 9000 units covering 14.5 mn sq ft. 8 Residential projects delivered and 3 projects under construction
- ✓ 9 Screen PVR to come in 2019
- ✓ 12 Retail & Commercial Projects, 790 Retail units
- ✓ 2010 plots covering over 602,645 sqm



# ABOUT VATIKA INDIA NEXT



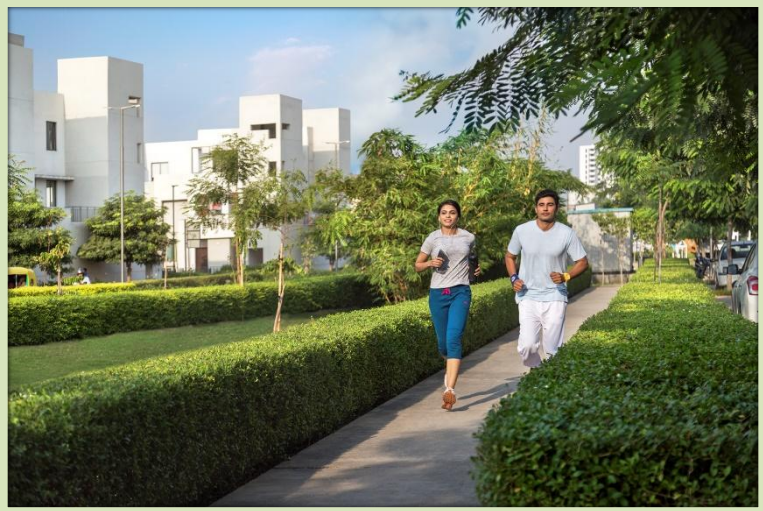
600 ACRES





FULLY INTEGRATED





ACTUAL SITE PHOTOS



## THE VATIKA ECOSYSTEM



**CONTACT US**



**CALL VATIKA DIRECT**  
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**THANK YOU**

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