

 **Indiabulls**
HEIGHTS



 **Indiabulls**
HEIGHTS
Sector-104, Gurugram



INDIABULLS HEIGHTS

Ever wished you could live closer to everything that matters?
Wished for mornings that begin with open skies and fresh air?
Longed for a little more green in your everyday life?
Wanted your kids to have ample space to play?
Dreamed of a vibrant clubhouse to unwind and indulge
your senses?

Welcome to Indiabulls Heights, the place that gives you all
this and much more. Perfectly located on the high-growth
Dwarka Expressway corridor, Indiabulls Heights brings
together everything you've been looking for in an address:
luxury, comfort, connection, and community. Designed for
those who aspire for more, it offers a complete lifestyle
within a vibrant, secure, and green environment.





THE "WHAT I'D GIVE TO ESCAPE TRAFFIC" WISH

THE MOST SOUGHT-AFTER LOCATION

At Indiabulls Heights, your wish to escape tiring commutes finally comes true. Situated right on the Dwarka Expressway, one of Delhi-NCR's most sought-after addresses, it keeps you effortlessly connected to the places that matter most. Corporate hubs, malls, schools, entertainment zones and the international airport are all just minutes away. Saving you precious hours otherwise lost to long commutes. Whether it's getting to work on time, catching dinner with friends, or spending more evenings with family, living here means life simply moves smoother. When everything is within easy reach, even your everyday feels lighter, calmer, and infinitely more rewarding.

THE PLACE TO BE

Located right on Dwarka Expressway, Indiabulls Heights gives you the advantage of being close to Gurgaon, as well as Delhi.

It gives you quick access to major hubs like Cyber City, Aerocity, Diplomatic Enclave, Dwarka Golf Course, as well as the international airport. From the most sought-after schools to shopping malls and hospitals, nothing will seem too far.

HOTELS

01. VIVANTA BY TAJ	10 MINUTES
02. JW MARRIOTT	15 MINUTES
03. RADISSON BLU	15 MINUTES

METRO STATION

11. YASHOBHOOMI	5 MINUTES
12. SECTOR 21, DWARKA	10 MINUTES

MALLS

04. CONSCIENT ONE	3 MINUTES
05. WORLDMARK	15 MINUTES

AIRPORT

13. IGI AIRPORT	15 MINUTES
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SCHOOLS

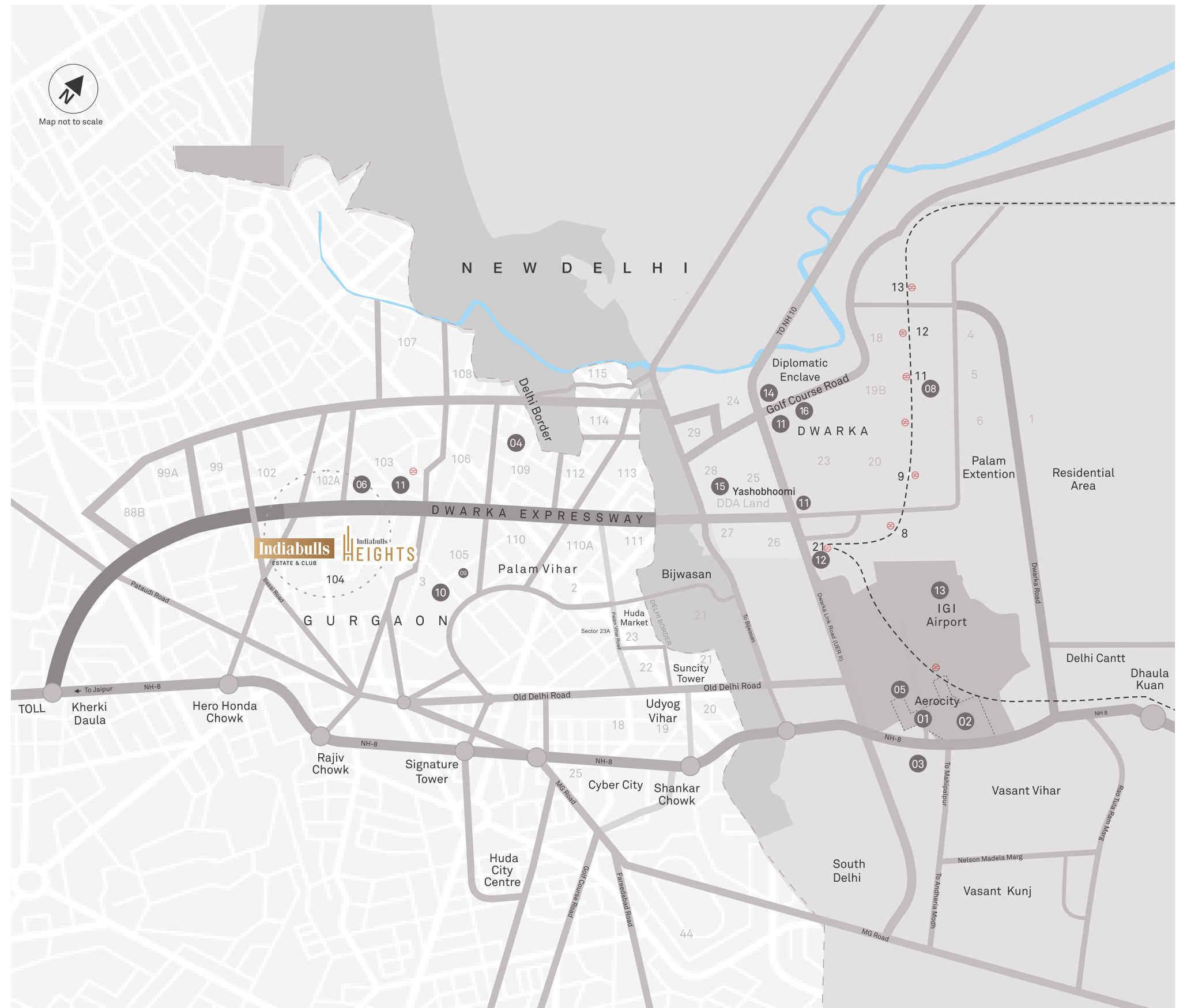
06. DELHI PUBLIC SCHOOL	3 MINUTES
07. HSV INTERNATIONAL SCHOOL	1 MINUTE

OTHER LANDMARKS

14. DIPLOMATIC ENCLAVE	5 MINUTES
15. YASHOBHOOMI	5 MINUTES
16. DWARKA GOLF COURSE	10 MINUTES

HOSPITALS

08. MAX HOSPITAL	10 MINUTES
09. PARK HOSPITAL	15 MINUTES
10. MANIPAL HOSPITAL	15 MINUTES



MASTER PLAN



LEGEND

- | | | | |
|----------------------------|---|---|---|
| 1. Entry Gate | 9. Recreation Zone
• Cricket Nets • Half Basketball Court | 14. Seating Plaza | 22. Cabana |
| 2. Exit Gate | 10. FTP with Walkway &
Ground Covers | 15. Active Oasis- Mini Football Field
• Tennis • Mini Tennis • Netball | 23. Outdoor Shower |
| 3. Dispensary Entry | 11. Cloister | 16. Stepped Seating & Sunlit Promenade | 24. Viridian - Club Lawn |
| 4. Dispensary Exit | 12. Giggle Garden {Kids' Play Zone}+
Sage Sanctuary {Senior Citizens' Garden}
• Accupressure Path • Seating Plaza | 17. Active Oasis - Outdoor Gym | 25. Festive Greens |
| 5. Surface Parking | 13. Club-plaza Event Space+Echo
Bowl {Amphitheatre} | 18. Swings+Seating Plaza | 26. Sports Zone
• Padel Court
• Pickleball Court
• Seating Plaza |
| 6. Drop-Off & Foyer Garden | | 19. Azure - Swimming Pool | 27. Pet Park |
| 7. EWS Entry/Exit | | 20. Little Wave - Kids' Pool | |
| 8. EWS Parking | | 21. Pool Deck | |



More than a poolside. A place to pause and savour life.

**THE "LET'S
GET BACK
TO BEING
FUN AND
PLAYFUL"
WISH**


YOUR GO-TO HUB FOR RECREATION

At Indiabulls Heights, every day brings a chance to unwind, recharge, and rediscover the joy of leisure. The clubhouse here is more than just a space, it's your personal retreat. Take a refreshing dip in the pool, challenge friends to a game in the pool room, savour a delicious meal at the in-house restaurant, or simply sit back and soak in the relaxed ambience. Whether it's a quiet evening, a family get-together, or a weekend well spent, the club at Indiabulls Heights has everything you need to bring fun, fitness, and togetherness back into your life.

**THE "I NEED
SPACE TO
RECONNECT
WITH
MYSELF"
WISH**

BEAUTIFULLY PLANNED CENTRAL GREENS


Tranquillity isn't a luxury, it's a way of life at Indiabulls Heights. Step outside your home and you're surrounded by lush, landscaped greens that invite you to pause, breathe and simply be. Whether it's a quiet morning walk, an evening spent under open skies, or a few moments of solitude after a long day, these open spaces offer room to think, move and rejuvenate. Thoughtfully planned pathways, shaded sit-outs and pockets of greenery create a serene environment that helps you slow down and reconnect with nature and with yourself.

A young boy is sliding down a red slide in a park. He is smiling and looking towards the camera. The slide is part of a larger play structure with yellow and blue components. The background shows green foliage and a paved area.

**THE "LET'S
GIVE THE KIDS
THE BEST
WONDER
YEARS" WISH**

DELIGHTFUL PLAY AREAS FOR KIDS


At Indiabulls Heights, thoughtfully designed play zones and open spaces give children the freedom to run, explore and make memories that last a lifetime. From swings and slides to climbing walls, every corner sparks imagination and movement. Surrounded by nature and layered with safety, it's a place where kids can be kids, carefree, curious and full of joy. And as parents, you'll find comfort in knowing your little ones are growing up in the best possible environment.



**THE "I
WANT TO
PUSH THE
LIMITS
EVERY DAY"
WISH**

WELL-EQUIPPED FITNESS FACILITIES

Some chase fitness goals. Others live them. At Indiabulls Heights, your fitness goals find the perfect home. The fully equipped gym gives you the ideal environment to train harder, focus deeper and stay consistent. With state-of-the-art workout stations and dedicated zones for strength and cardio, it's designed for every level of fitness and every kind of motivation. Whether you're lifting, stretching, or sweating it out, every session brings you closer to your best self. Because here, fitness isn't just about exercise. It's about progress, passion and the power to push your limits every day.

A woman with long brown hair, wearing a black one-shoulder athletic top and leggings, stands on a pickleball court. She is smiling and holding a black pickleball paddle in her right hand and a yellow pickleball in her left hand. A white speech bubble graphic is positioned to her left, containing the text. The background shows a green fence and trees.

THE "I WANT TO BE BACK IN THE GAME" WISH

A HAVEN FOR SPORTS LOVERS

When the craving for competition kicks in, grab your favourite weapon, a tennis racket, a pickleball paddle, or a cricket bat, and step onto the court.

At Indiabulls Heights, every game has its own arena and every player their moment to shine. Serve, sprint, swing, score and feel the rush that only sport can bring. The stage is set, the stakes are high and victory comes with more than applause and admiration.

It comes with that unmistakable surge of confidence and the swagger of being back in the game.

A man and a woman are seated at a table in a restaurant, clinking wine glasses. The woman is wearing a pink top and the man is wearing a dark suit. A large white speech bubble graphic is positioned to the left of the text.

**THE "MY
FAMILY
DESERVES TO
BE PAMPERED"
WISH**

CELEBRATE EVERY OCCASION

Every family deserves moments that feel special, meals that turn into memories and evenings that bring everyone together. At Indiabulls Heights, you'll find just the place for that. Treat your loved ones to a delicious meal at the in-house restaurant, where great food and good company come naturally. And when there's something to celebrate, the event lawn sets the perfect stage for parties, birthdays and family gatherings under the open sky. It's where laughter flows easily, celebrations feel effortless and every occasion becomes unforgettable.

**THE "WHY
STEP OUT
TO HAVE A
GOOD TIME?"
WISH**

AESTHETICALLY CRAFTED APARTMENTS

Home is where you should feel your best - inspired, relaxed and completely yourself. The residences at Indiabulls Heights are thoughtfully designed to let in abundant sunlight, fresh air and a sense of openness that uplifts every moment. With spacious layouts, well-planned interiors and calming aesthetics, your home becomes a space to create, unwind and explore your passions. Whether it's reading by the window, painting on a quiet afternoon, or cooking up some fun in the kitchen, every corner is designed to remind you that the good life begins right here.



A living room that exudes class and is sure to make a great impression on everyone.



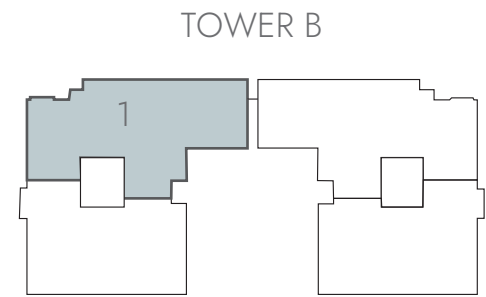
Exquisitely designed bedrooms that offer ample room to relax, unwind and rejuvenate in style.

INDIABULLS HEIGHTS

TOWER B

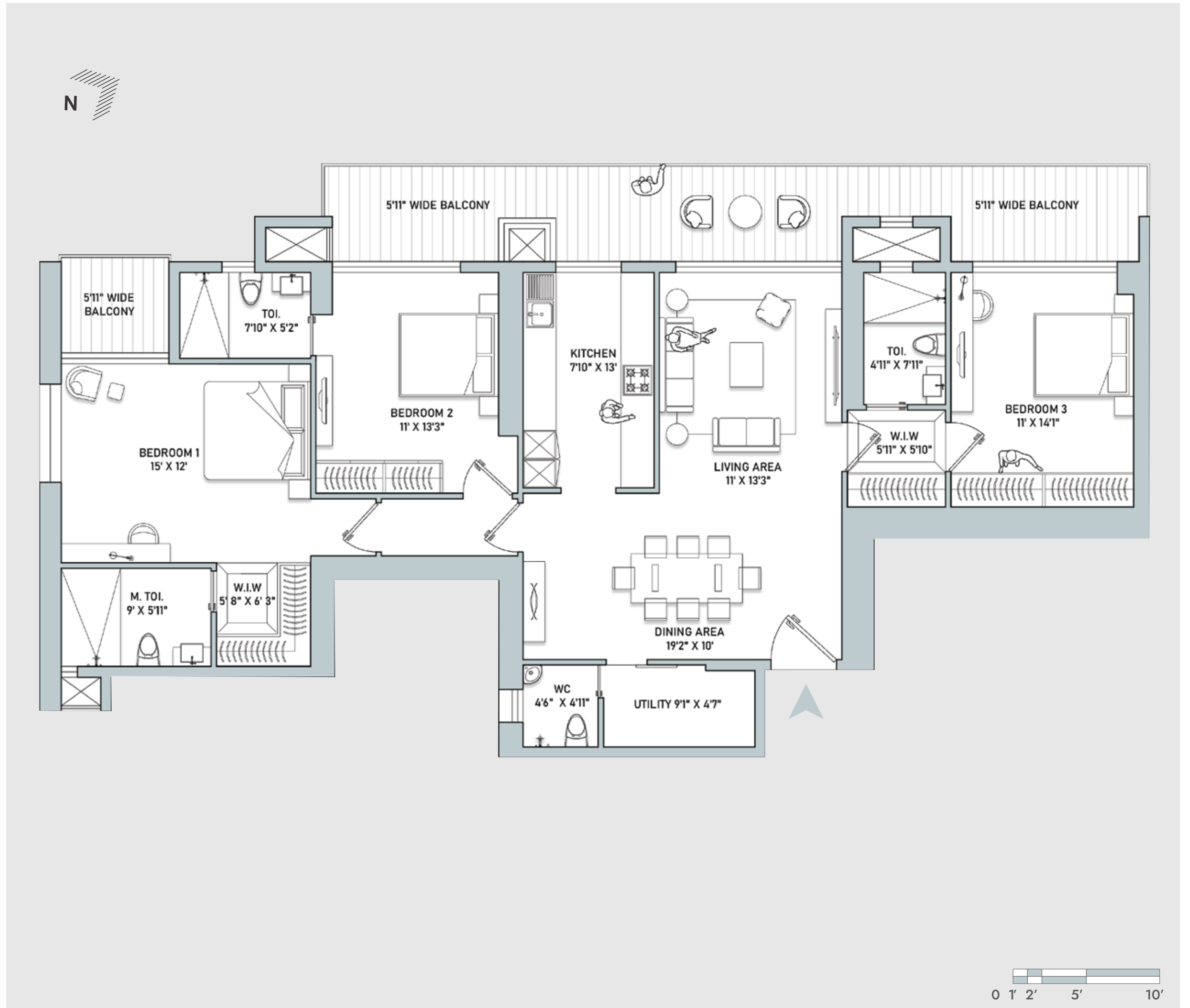
THREE - BEDROOM
APARTMENT + UTILITY

RERA CARPET : 1,328 SQ.FT.
BALCONY AREA : 302 SQ.FT.
SUPER AREA : 2,282 SQ.FT



KEY PLAN

The floor plan is illustrative/tentative/indicative only and subject to change at any time in the future as per requirement of the Company/Competent Authority without any prior notice. All images and graphical depictions are purely artistic in nature and may not represent the actual final product.



INDIABULLS HEIGHTS

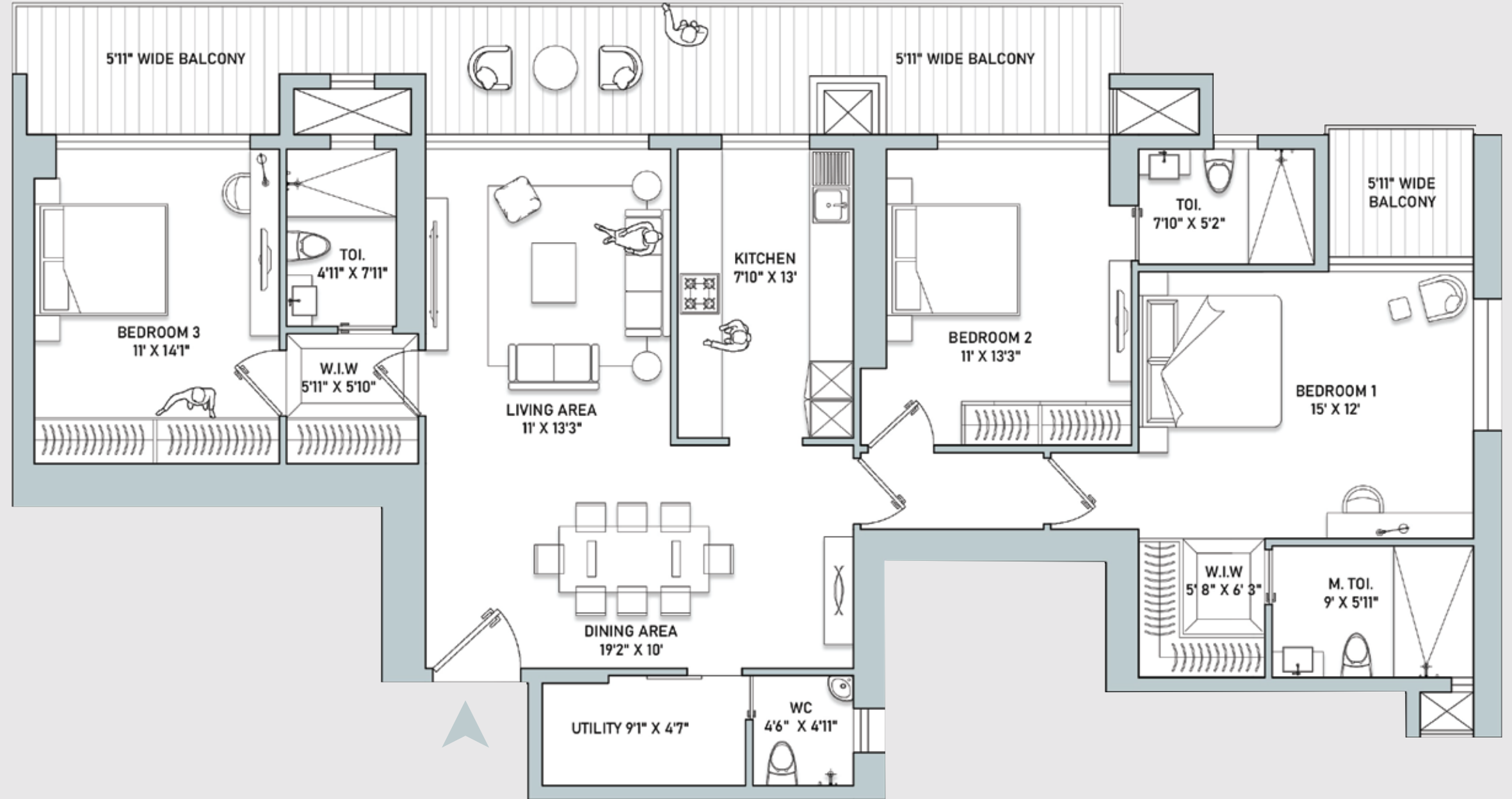
TOWER B

THREE - BEDROOM
APARTMENT + UTILITY

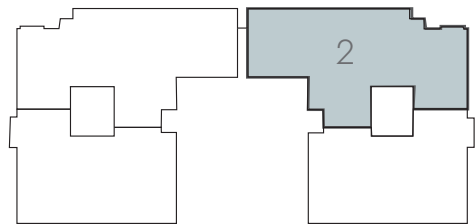
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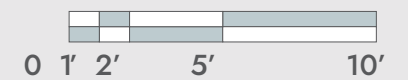


TOWER B



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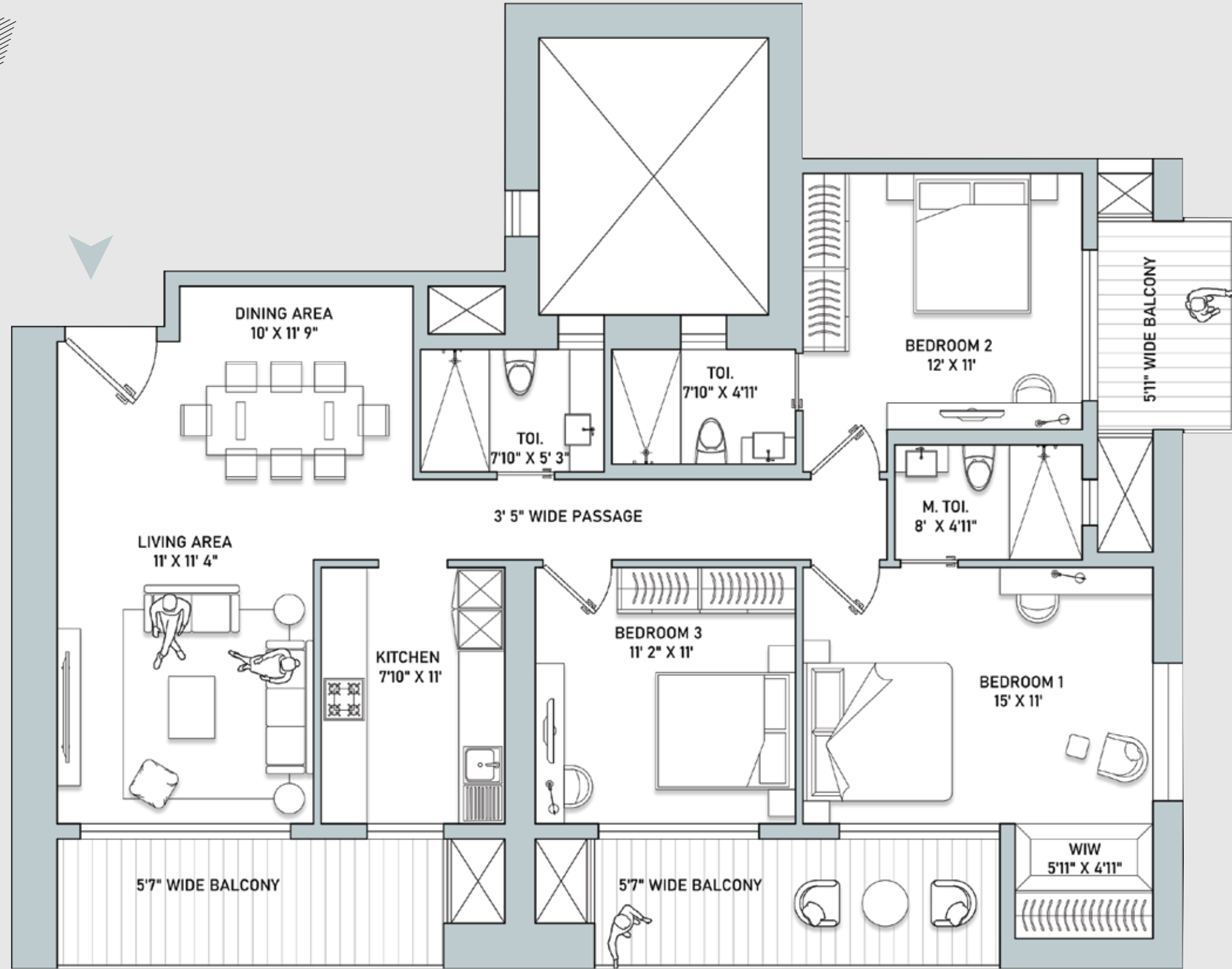
TOWER B

THREE - BEDROOM
APARTMENT

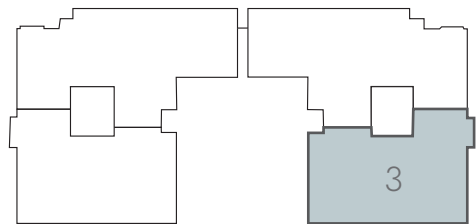
RERA CARPET : 1,100 SQ.FT.

BALCONY AREA : 243 SQ.FT.

SUPER AREA : 1,880 SQ.FT

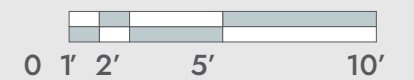


TOWER B



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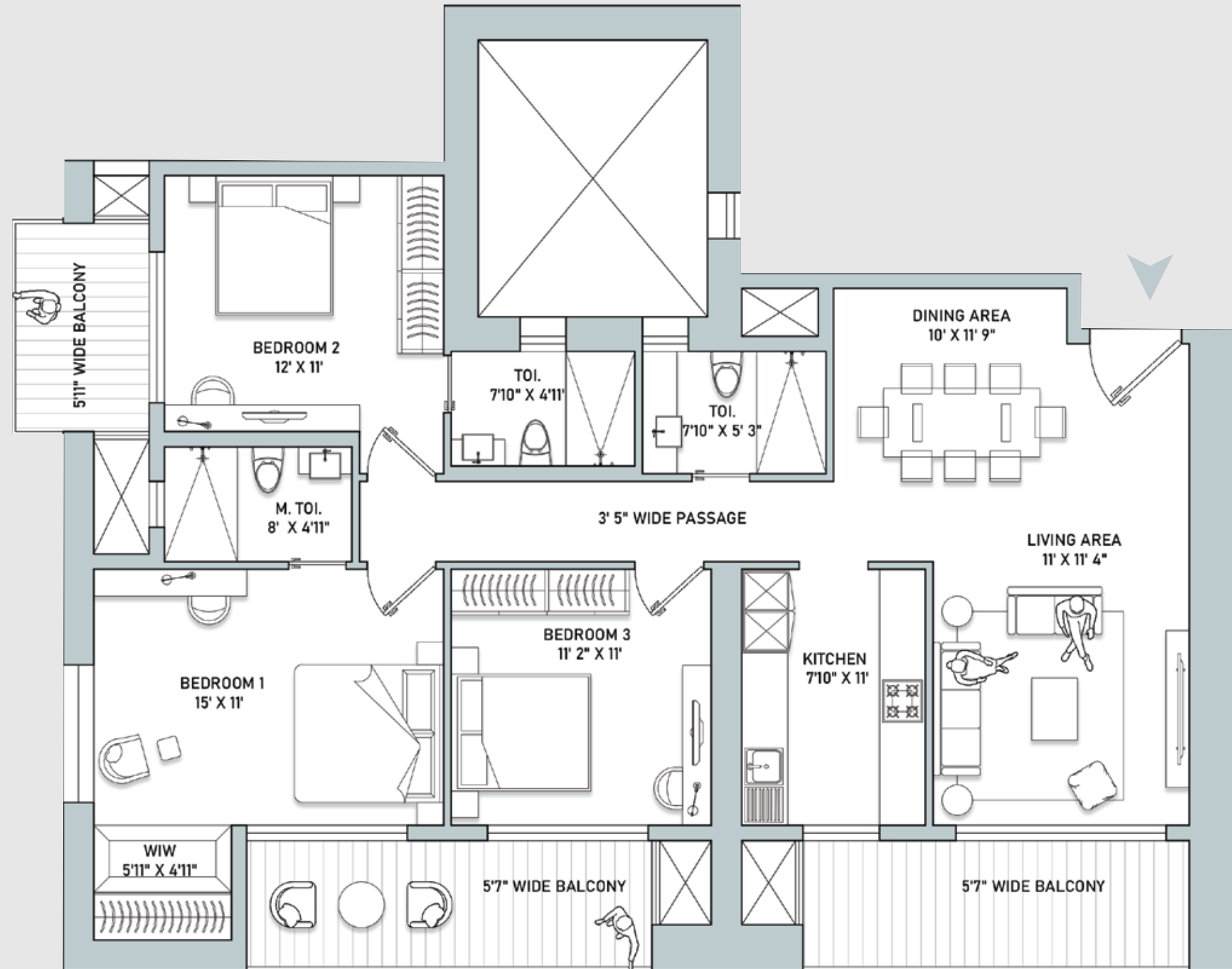
TOWER B

THREE - BEDROOM APARTMENT

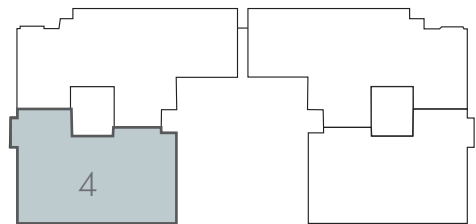
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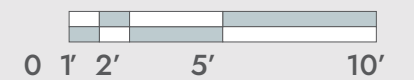


TOWER B



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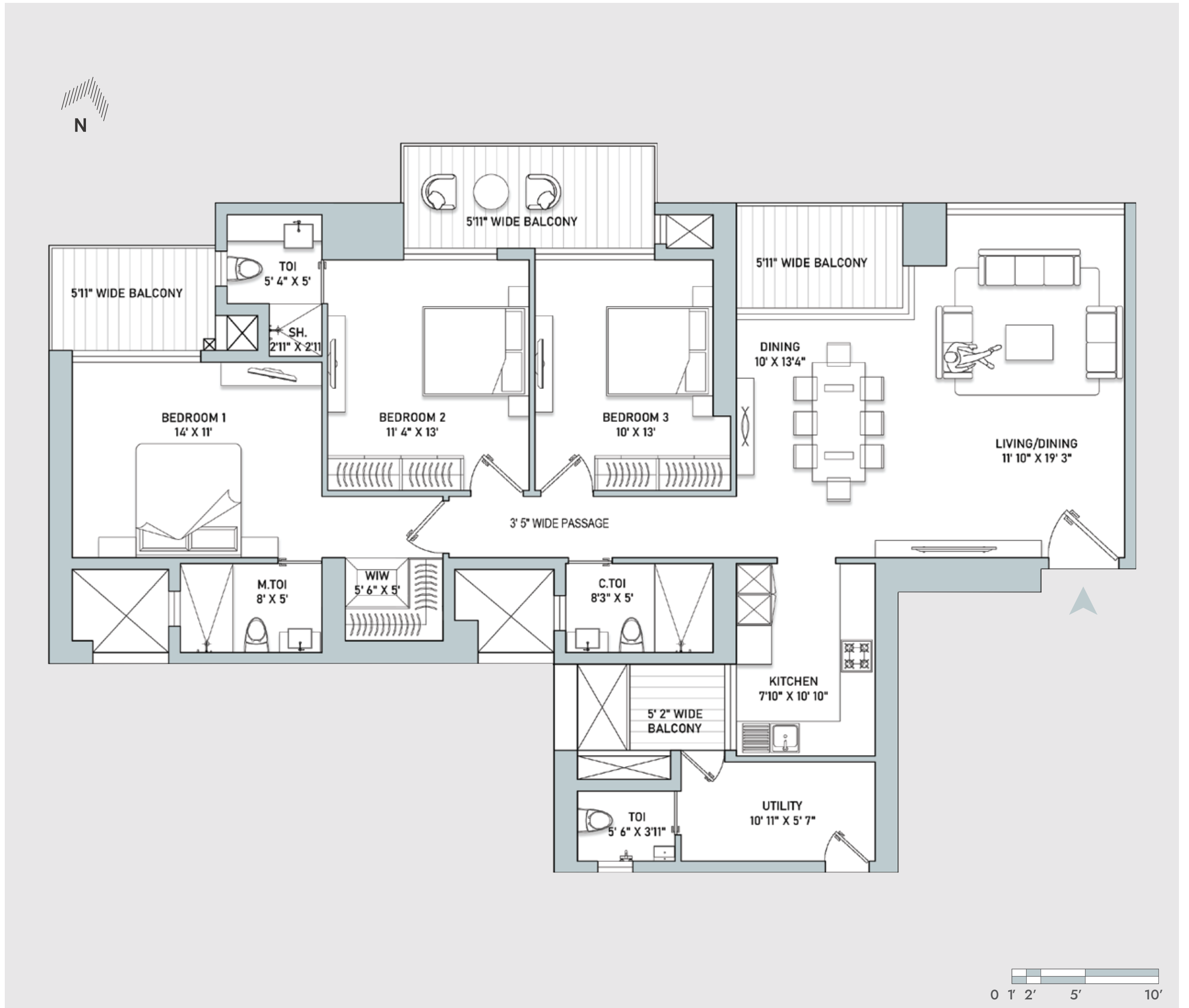
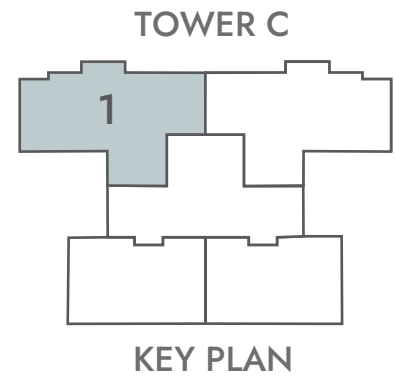
TOWER C

THREE - BEDROOM
APARTMENT + UTILITY

RERA CARPET : 1,259 SQ.FT.

BALCONY AREA : 221 SQ.FT.

SUPER AREA : 2,072 SQ.FT



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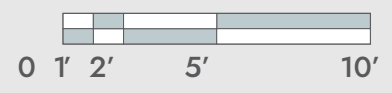
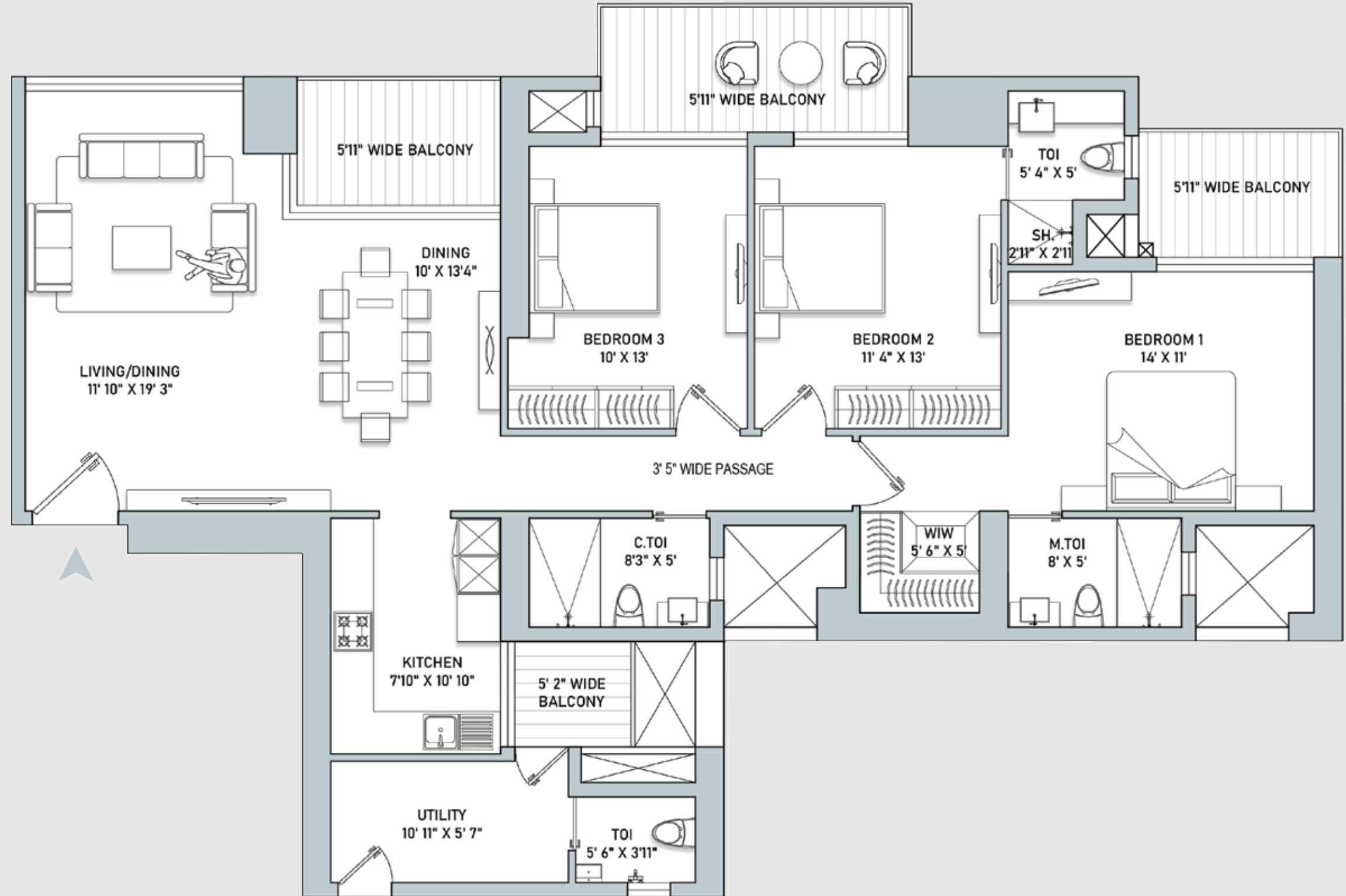
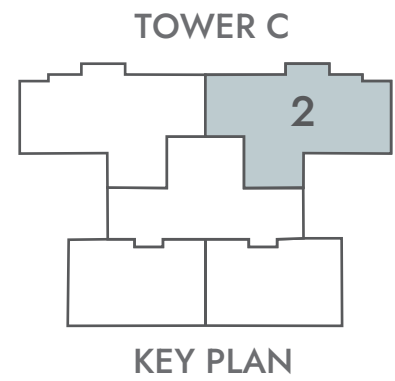
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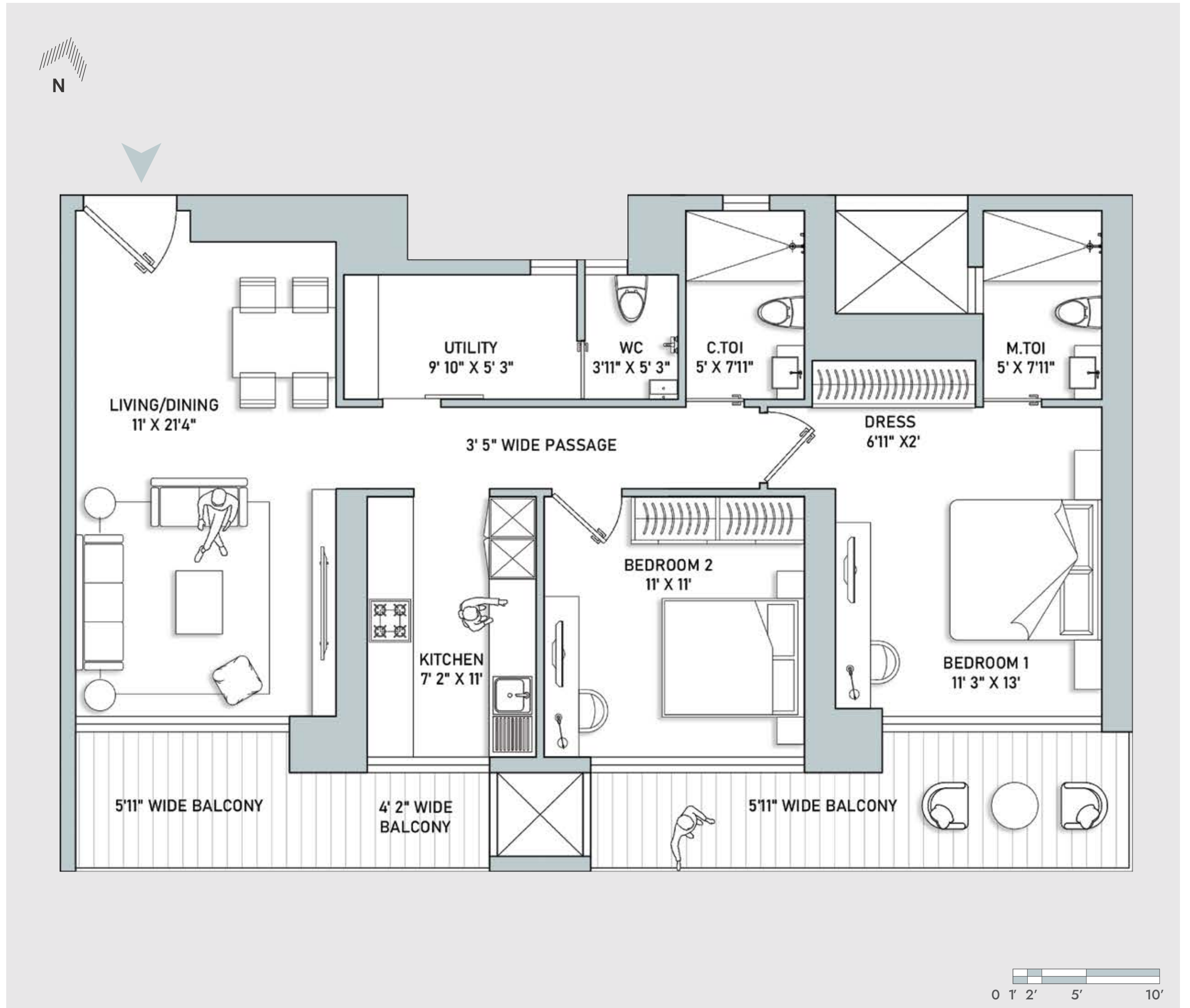
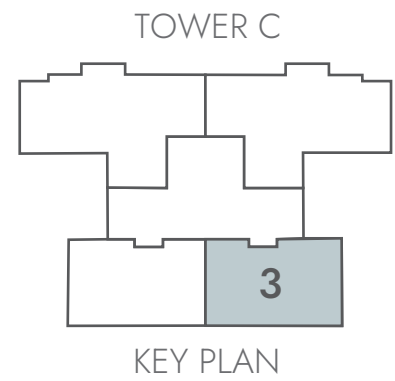
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INDIABULLS HEIGHTS

TOWER C

TWO - BEDROOM
APARTMENT + UTILITY

RERA CARPET : 882 SQ.FT.
BALCONY AREA : 202 SQ.FT.
SUPER AREA : 1,518 SQ.FT



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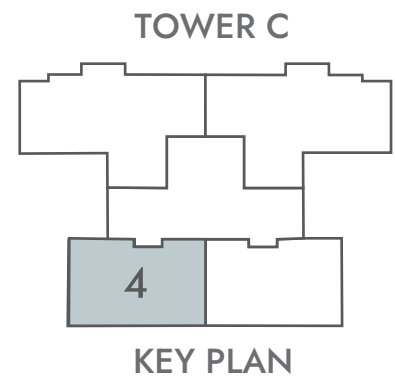
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TWO - BEDROOM
APARTMENT + UTILITY

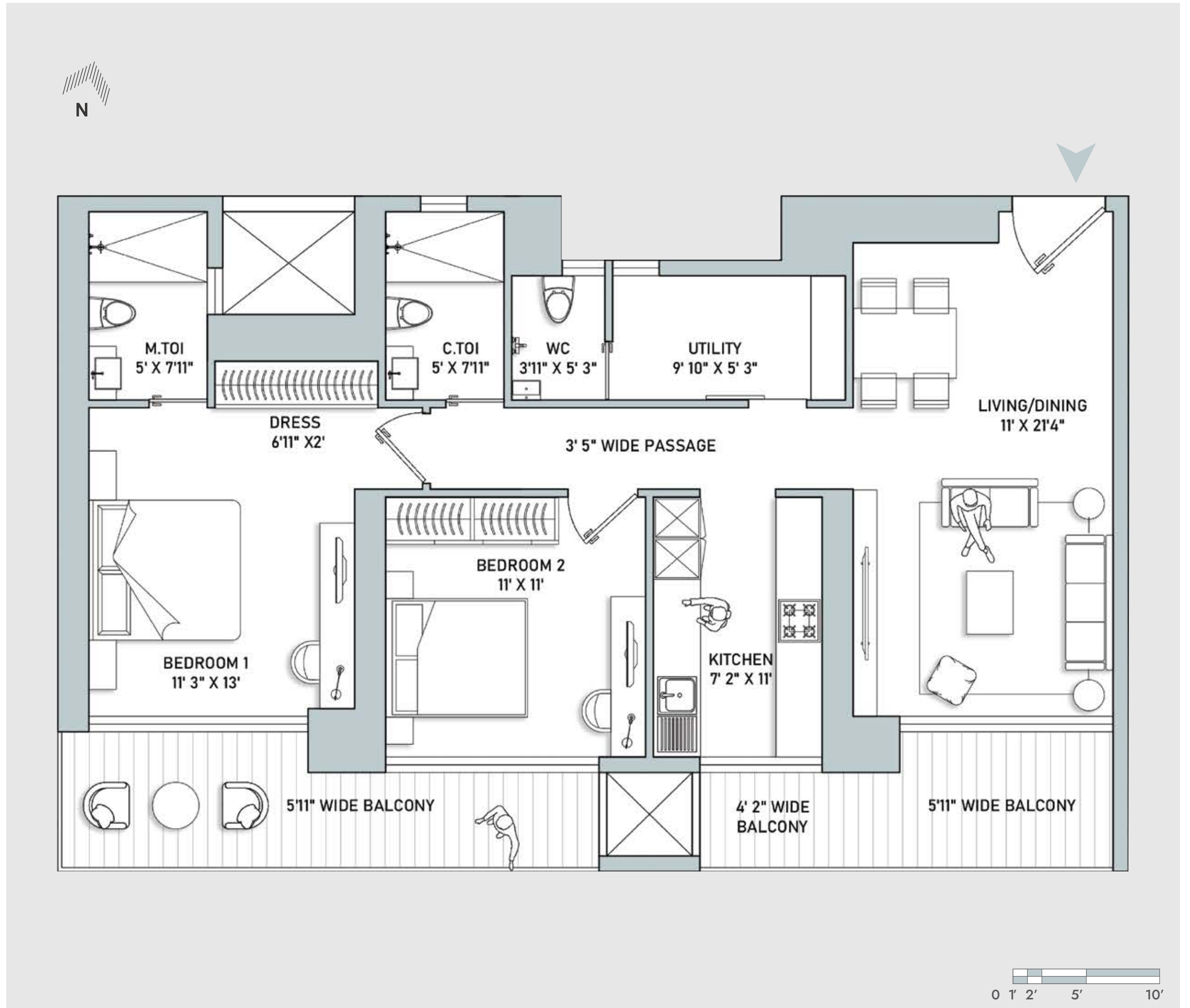
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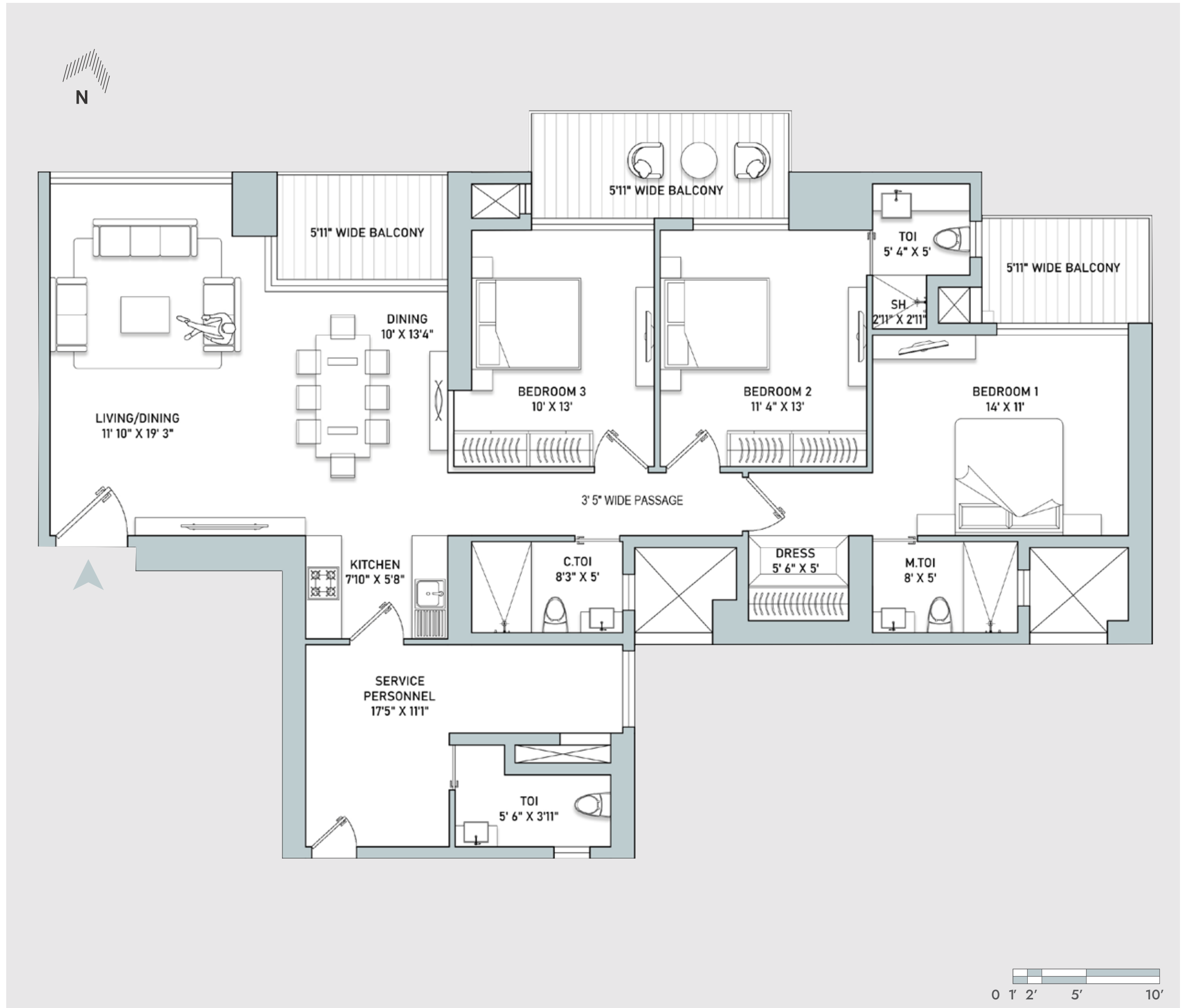
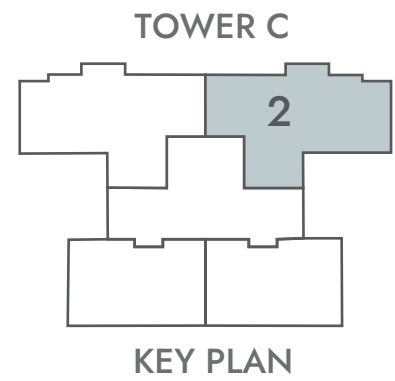


INDIABULLS HEIGHTS

TOWER C

THREE - BEDROOM
APARTMENT + SERVICE
PERSONNEL

RERA CARPET : 1,310 SQ.FT.
BALCONY AREA : 194 SQ.FT.
SUPER AREA : 2,106 SQ.FT



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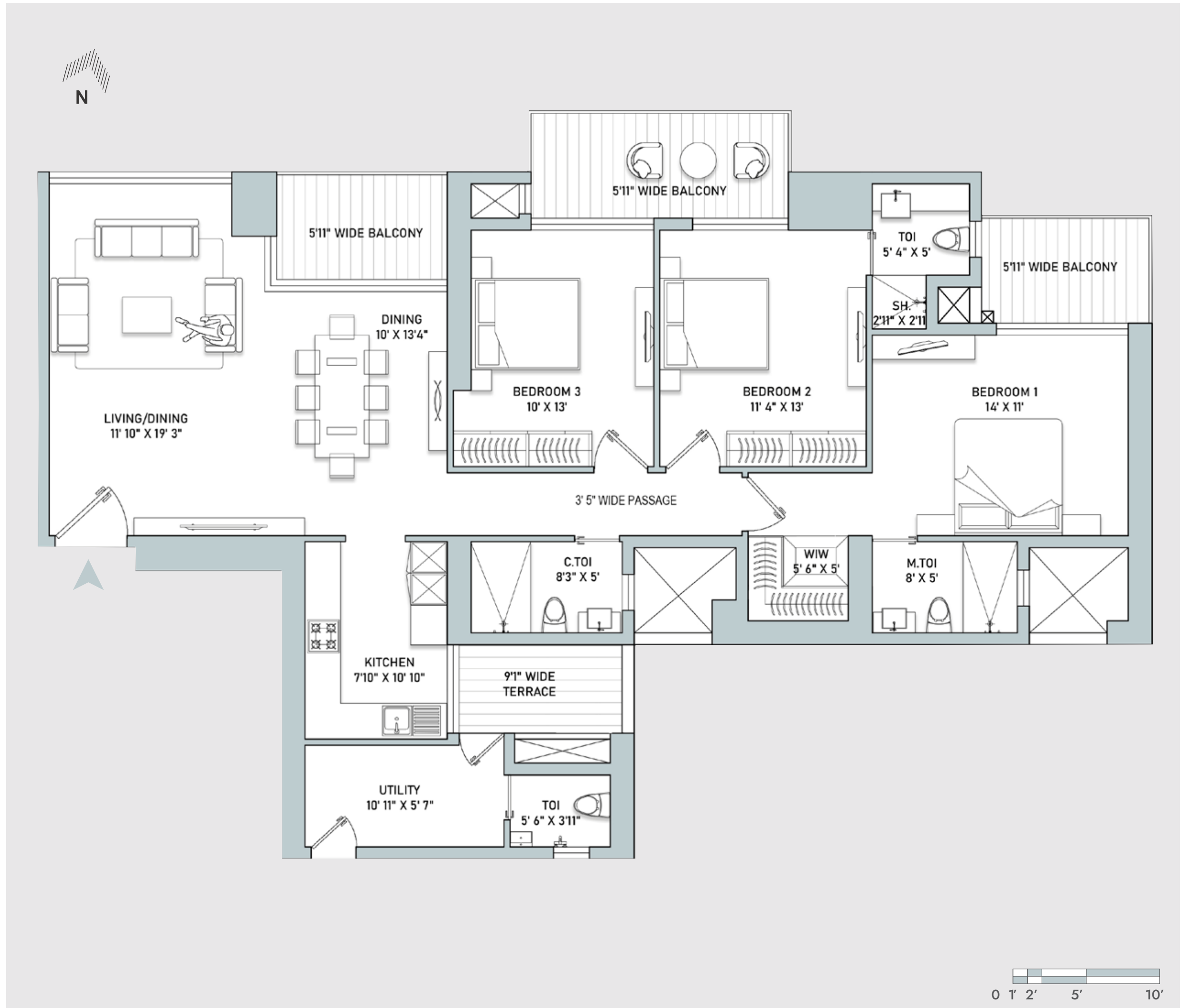
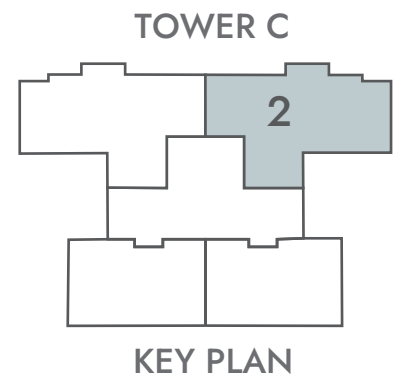
TOWER C

THREE - BEDROOM
APARTMENT + UTILITY
(PART TERRACE)

RERA CARPET : 1,259 SQ.FT.

BALCONY AREA : 194 SQ.FT.

SUPER AREA : 2,099 SQ.FT



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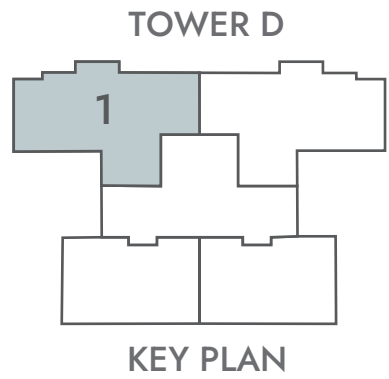
TOWER D

THREE - BEDROOM
APARTMENT + SERVICE
PERSONNEL

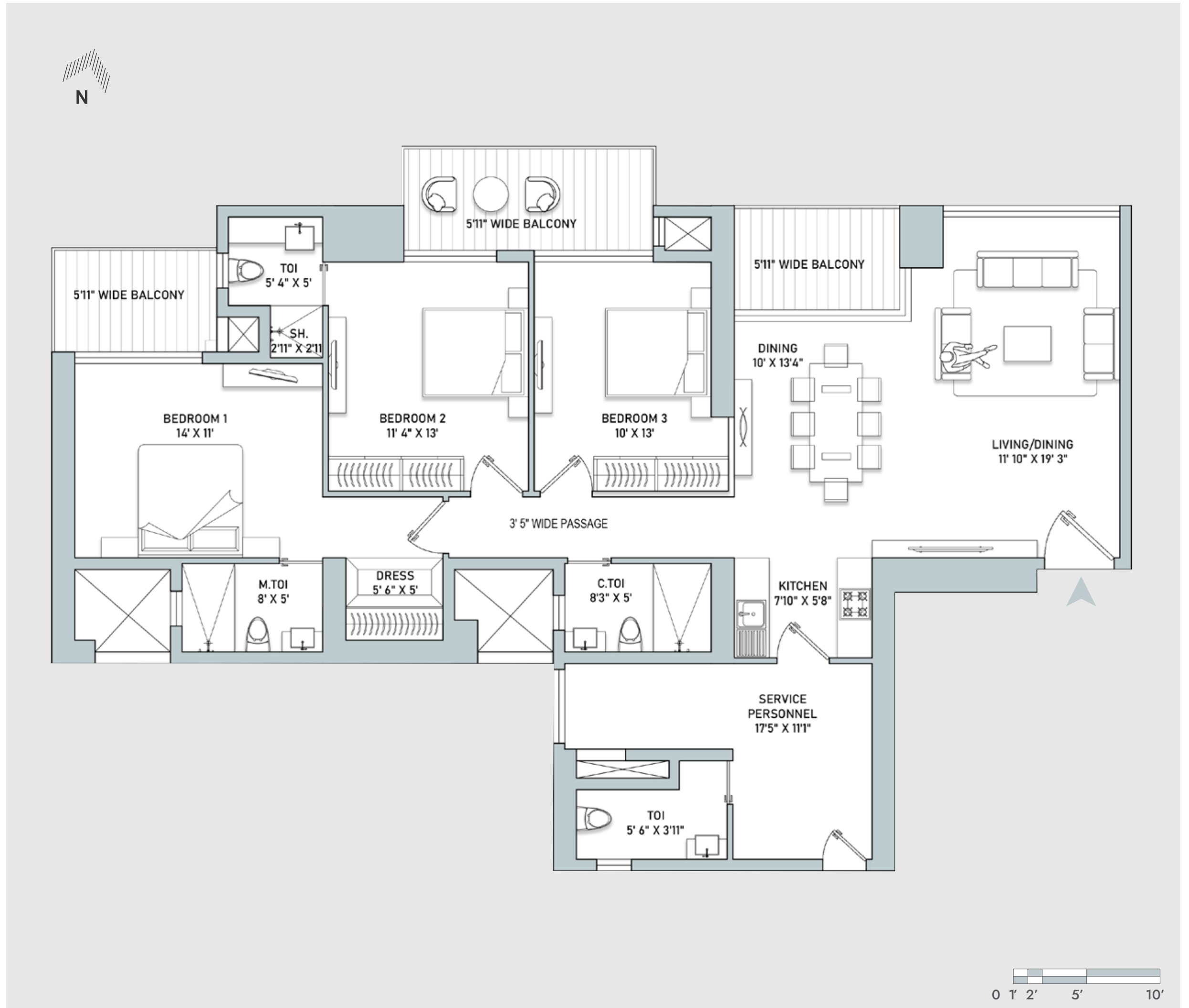
RERA CARPET : 1,310 SQ.FT.

BALCONY AREA : 194 SQ.FT.

SUPER AREA : 2,106 SQ.FT



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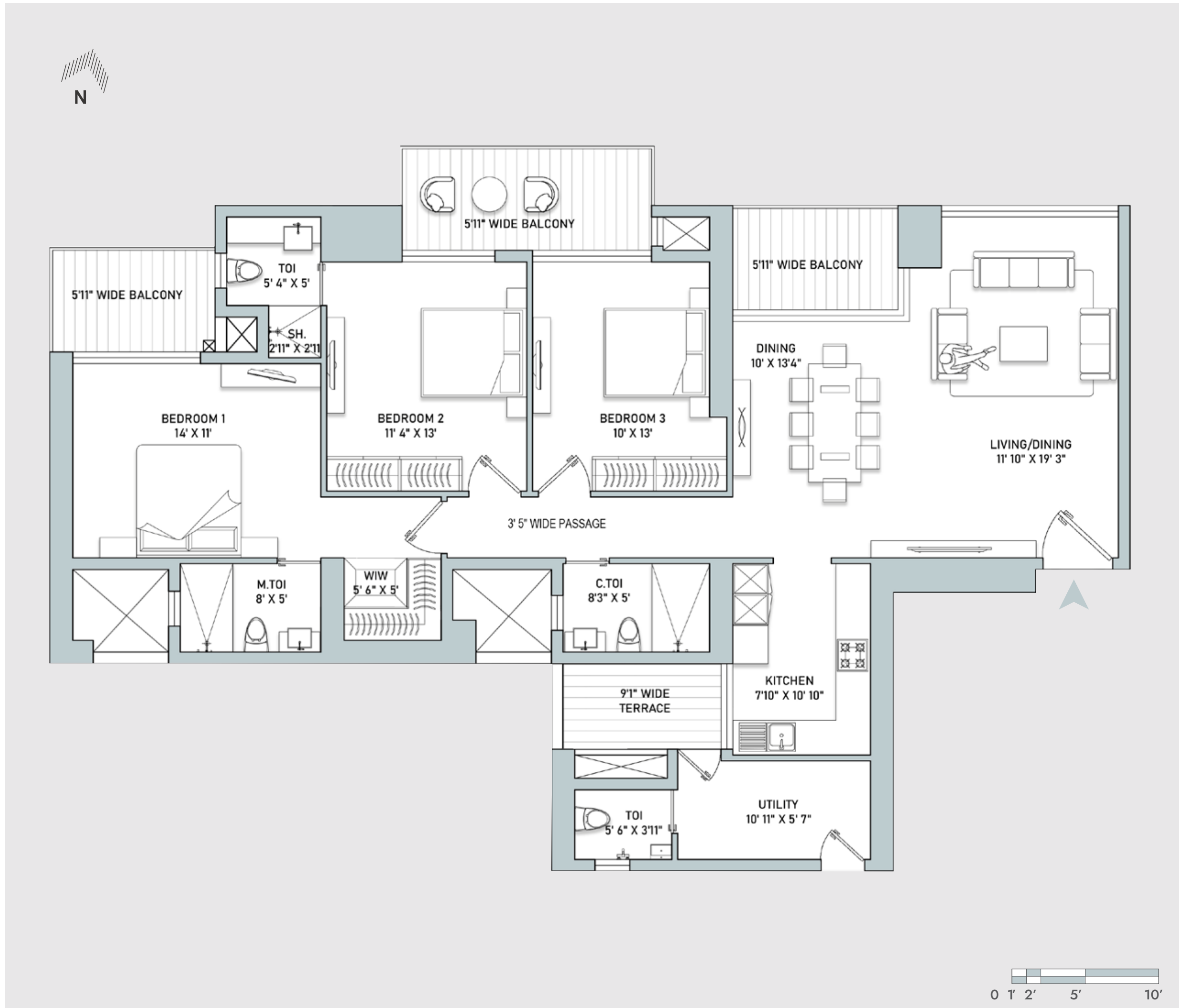
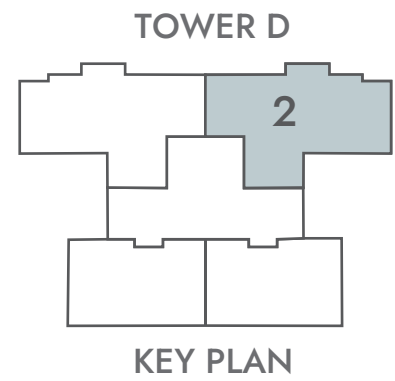
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APARTMENT + UTILITY
(PART TERRACE)

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BALCONY AREA : 194 SQ.FT.

SUPER AREA : 2,099 SQ.FT



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Specifications for Tower B, C and D

1. LIVING/DINING

1.1	Floor	Marble
1.2	Walls	Acrylic Emulsion Paint on POP Punning with Gypsum Plaster
1.3	Ceiling	Acrylic Emulsion Paint on POP Punning/Gypsum Plaster

2. MASTER BEDROOM/DRESSING ROOM

2.1	Floor	Wooden Flooring
2.2	Walls	Acrylic Emulsion Paint on POP Punning/Gypsum Plaster
2.3	Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum Plaster

3. MASTER TOILET

3.1	Floor	Vitrified Tiles
3.2	Walls	Vitrified Tiles
3.3	Ceiling	Acrylic Emulsion Paint on POP Punning/Gypsum Plaster
3.4	Counters	Single Bowl Sink with Single Drain
3.5	Sanitary Ware/ CP Fittings	Hindware/Jaquar/Parryware or equivalent

4. BEDROOMS

4.1	Floor	Vitrified Tiles
4.2	Walls	Acrylic Emulsion Paint on POP Punning/Gypsum Plaster
4.3	Ceiling	Acrylic Emulsion Paint on POP Punning Gypsum Plaster

5. TOILET

5.1	Floor	Vitrified Tiles
5.2	Walls	Acrylic Emulsion Paint with Gypsum Plaster
5.3	Ceiling	Acrylic Emulsion Paint with Gypsum Plaster
5.4	Counters	Single Bowl Sink with Single Drain
5.5	Sanitary Ware/ CP Fittings	Hindware/Jaquar/Parryware or equivalent

6. KITCHEN

6.1	Floor	Vitrified Tiles
6.2	Walls	Glazed Vitrified Tiles
6.3	Ceiling	Acrylic Emulsion Paint with Gypsum Plaster
6.4	Counters	Granite Stone
6.5	Fixtures	Hindware/Jaquar/Parryware or equivalent

7. AIR CONDITIONING

7.1	Air Conditioning	Split AC in all rooms except the kitchen and servant room, with provision in the kitchen.
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8. UTILITY ROOMS/UTILITY BALCONY/TOILET

8.1	Floor	Vitrified Tiles
8.2	Walls & Ceiling	Acrylic Emulsion Paint on POP Punning/Gypsum Plaster

9. BALCONY

9.1	Floor	Vitrified Tiles
9.2	Walls & Ceiling	Acrylic Emulsion Paint or Equivalent



Indiabulls
HEIGHTS

Just what you wished for

INDIABULLS HEIGHTS

Site Address: Sector-104, Dwarka Expressway, Gurugram

HRERA REGISTRATION NO. RC/REP/HARERA/GGM/160(A) of 2017/7(3)/89/2025/31

Dated: 17.10.2025 | www.haryanarera.gov.in

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