



Indiabulls
HEIGHTS



**JUST
WHAT YOU
WISHED
FOR**



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, hospitals, 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

MALLS

04. CONSCIENT ONE	3 MINUTES
05. WORLDMARK	15 MINUTES

SCHOOLS

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

HOSPITALS

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

METRO STATION

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

AIRPORT

13. IGI AIRPORT	15 MINUTES
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OTHER LANDMARKS

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



MASTER PLAN

LEGEND

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



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HEIGHTS
Just what you wished for



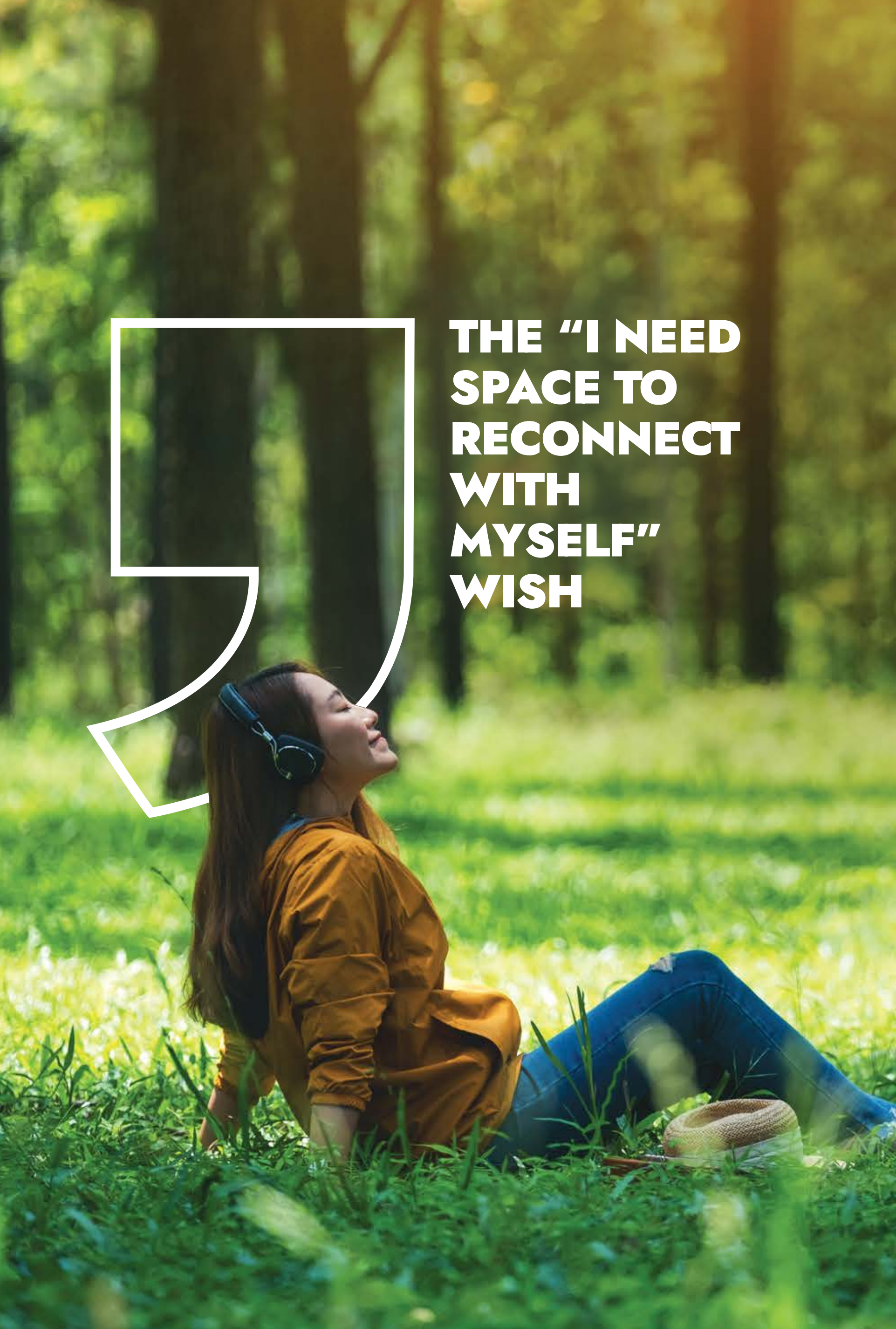
More than a poolside. A place to pause and savour life.

A woman with dark hair in a bun, wearing sunglasses and a red bracelet, is floating on a large, pink, donut-shaped inflatable ring decorated with colorful sprinkles. She is smiling and waving her right hand. The ring is in a clear blue swimming pool. In the background, there is a dense line of green trees under a clear blue sky. A large white speech bubble graphic is positioned behind the text on the left.

**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 photograph of a young boy with dark hair, wearing a light-colored striped shirt and blue shorts, sliding down a bright red slide. He is smiling and looking towards the camera. The slide is part of a larger playground structure with yellow and blue metal railings. The background is a lush green area with trees and bushes. The ground is paved with blue and brown tiles. A large white speech bubble graphic is overlaid on the left side of the image, containing the text.

**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 crop top and black 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 "I WANT TO BE BACK IN THE GAME" WISH'. 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 dark wooden table in a restaurant. The woman, on the left, has long brown hair and is wearing a bright pink short-sleeved top. The man, on the right, has short dark hair and is wearing a dark blue blazer over a red shirt. They are both smiling and clinking their wine glasses. A bottle of champagne is on the table between them. A large white speech bubble graphic is positioned to the left of the text, with its tail pointing towards the woman.

**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.

AESTHETICS YOU WISHED FOR



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

**COMFORT
YOU
WISHED
FOR**



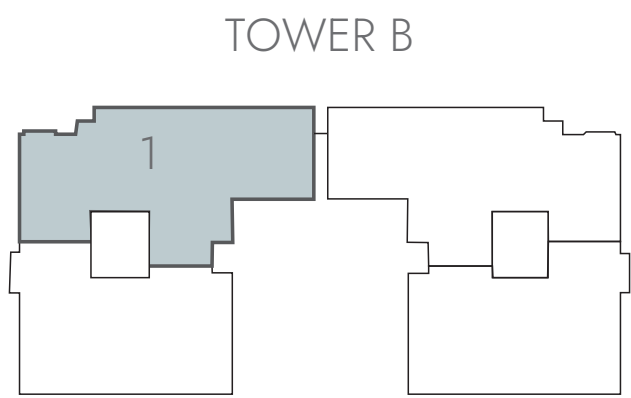
Exquisitely designed bedrooms that offer ample room to relax, unwind and rejuvenate in style.

INDIABULLS HEIGHTS

TOWER B

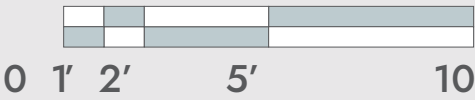
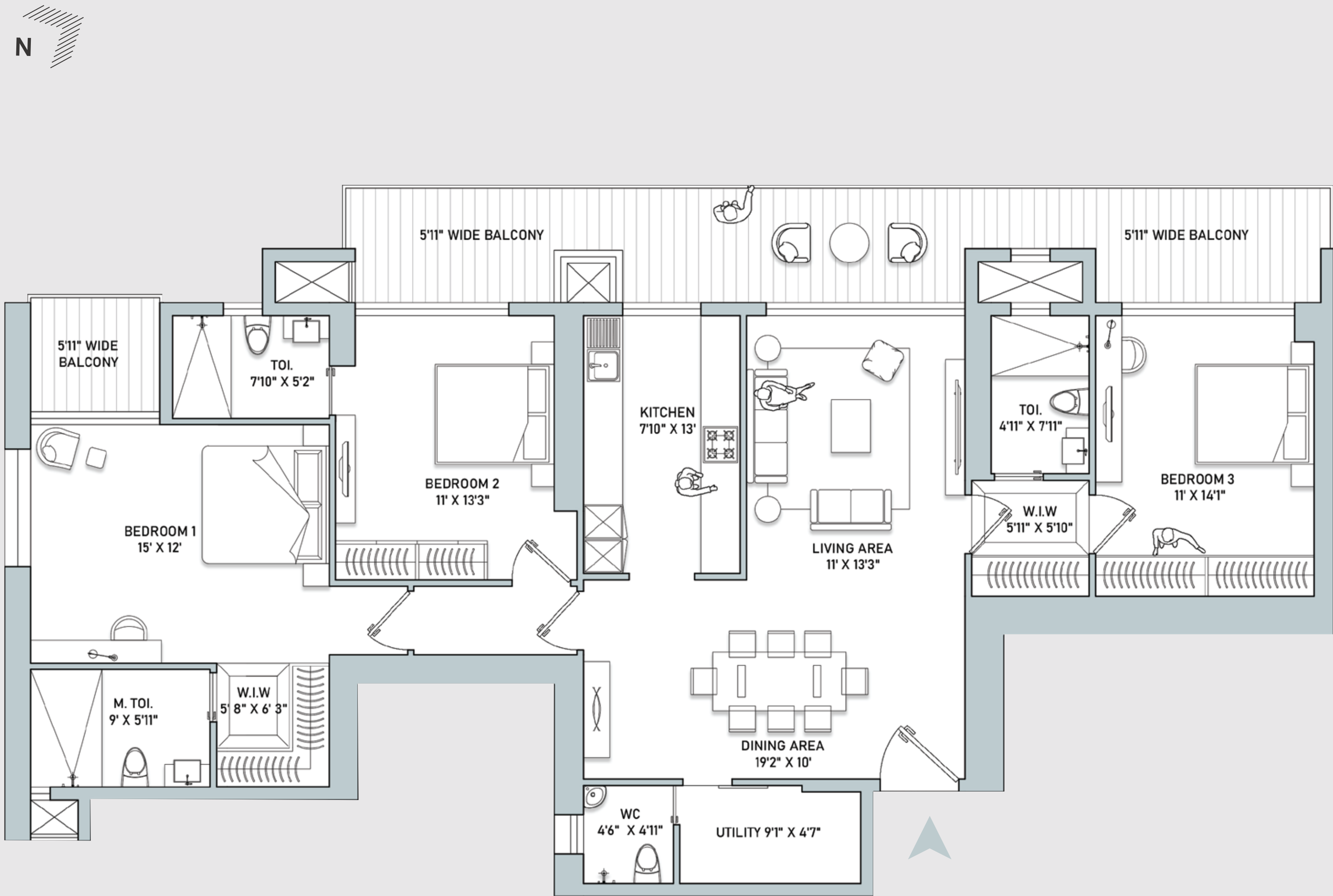
THREE - BEDROOM
APARTMENT + UTILITY

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



KEY PLAN

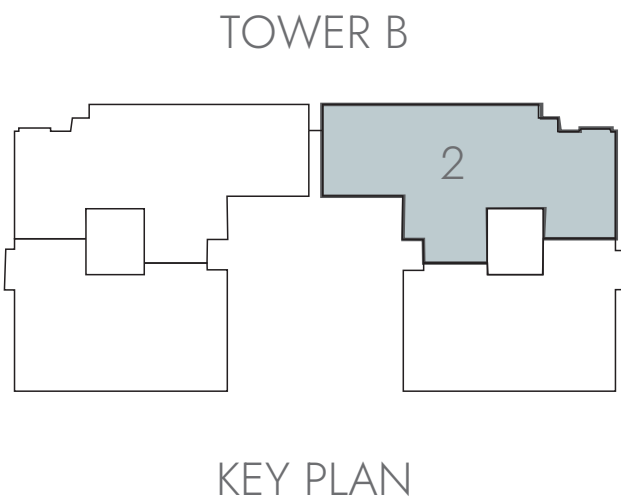
The floor plan is illustrative/tentative/indicative only and subject to change at any time in the future as per requirement of the Company/Competent Authority without any prior notice. All images and graphical depictions are purely artistic in nature and may not represent the actual final product.



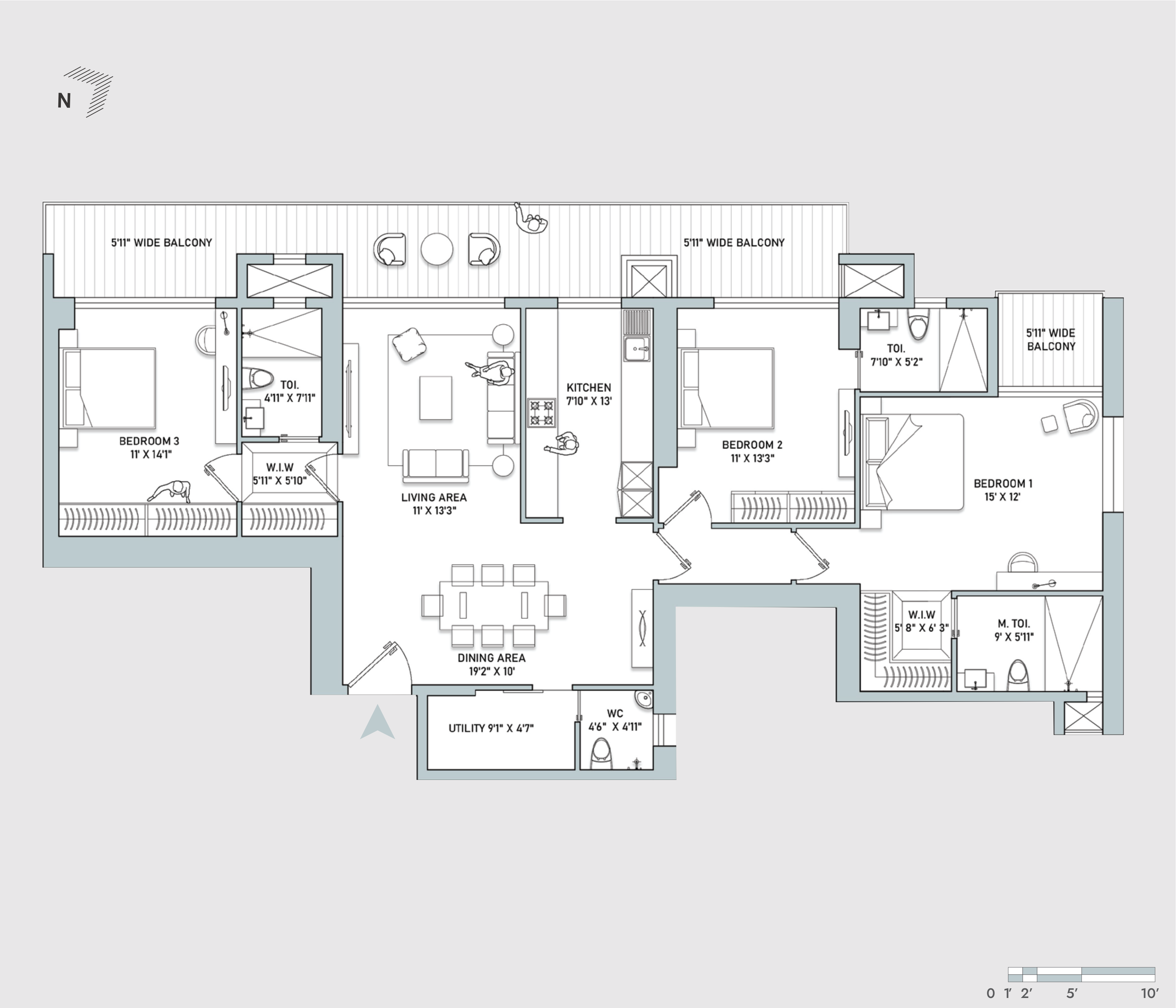
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TOWER B
THREE - BEDROOM
APARTMENT + UTILITY

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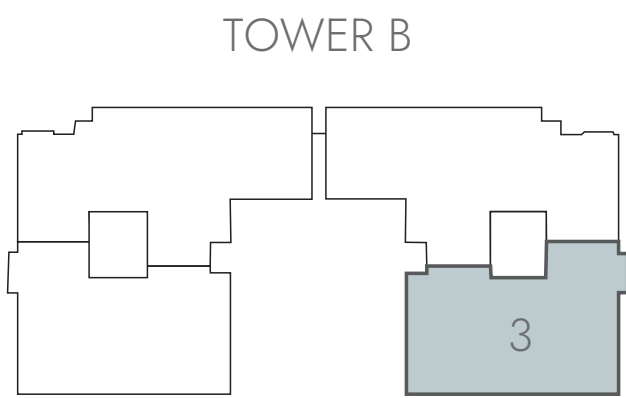
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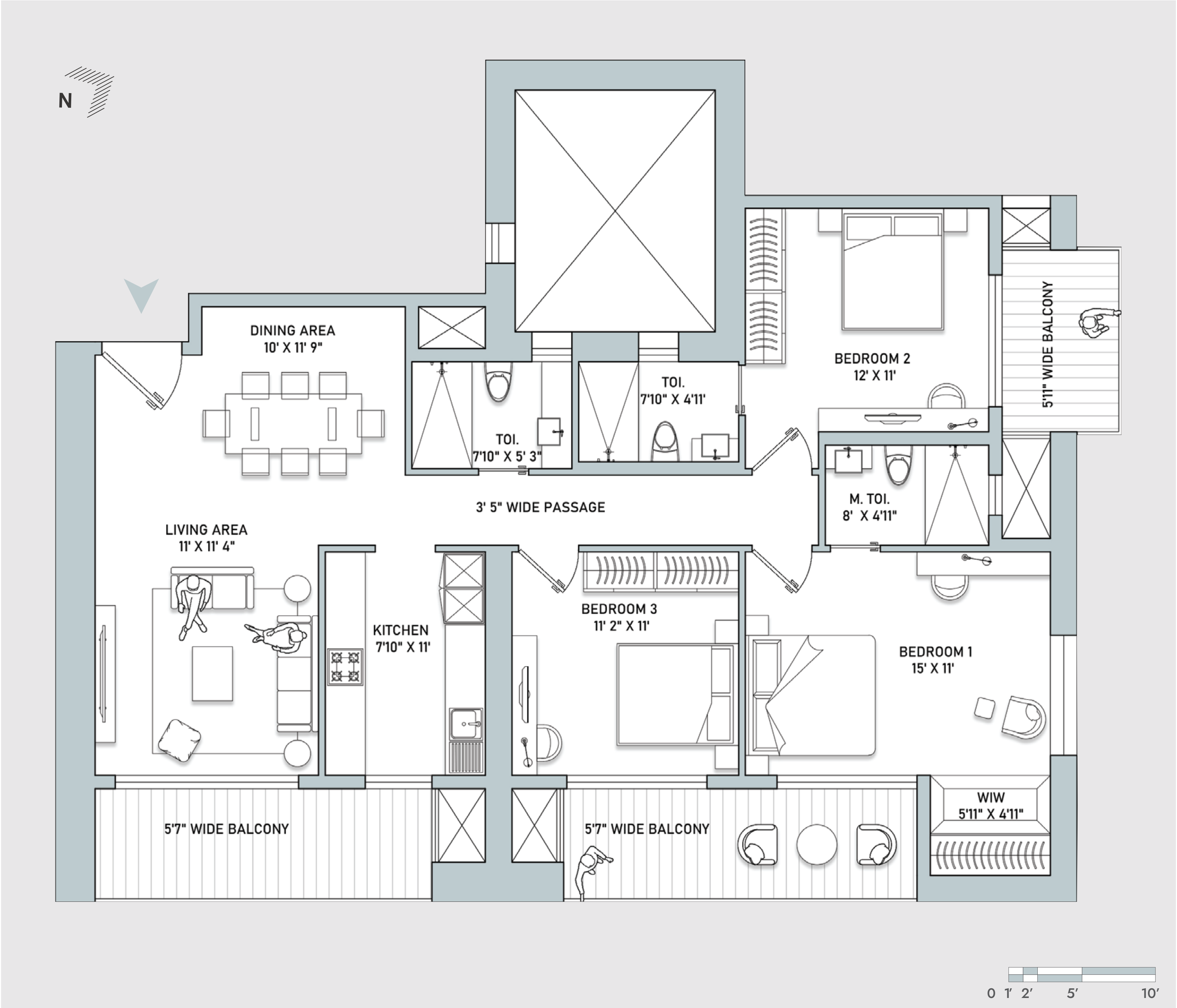
TOWER B
THREE - BEDROOM
APARTMENT

RERA CARPET : 1,100 SQ.FT.
BALCONY AREA : 243 SQ.FT.
SUPER AREA : 1,880 SQ.FT



KEY PLAN

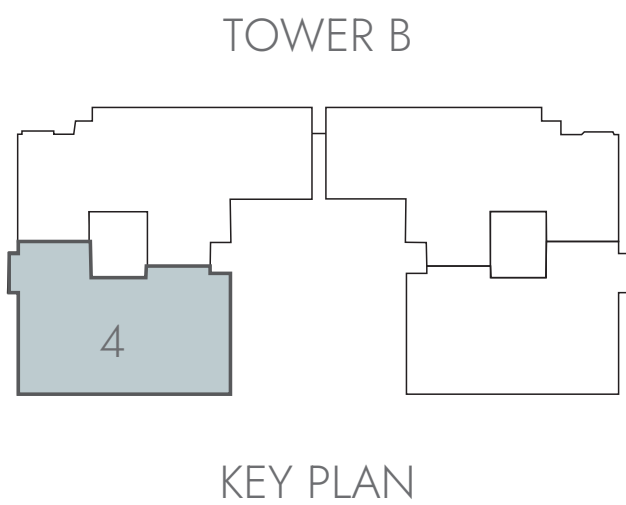
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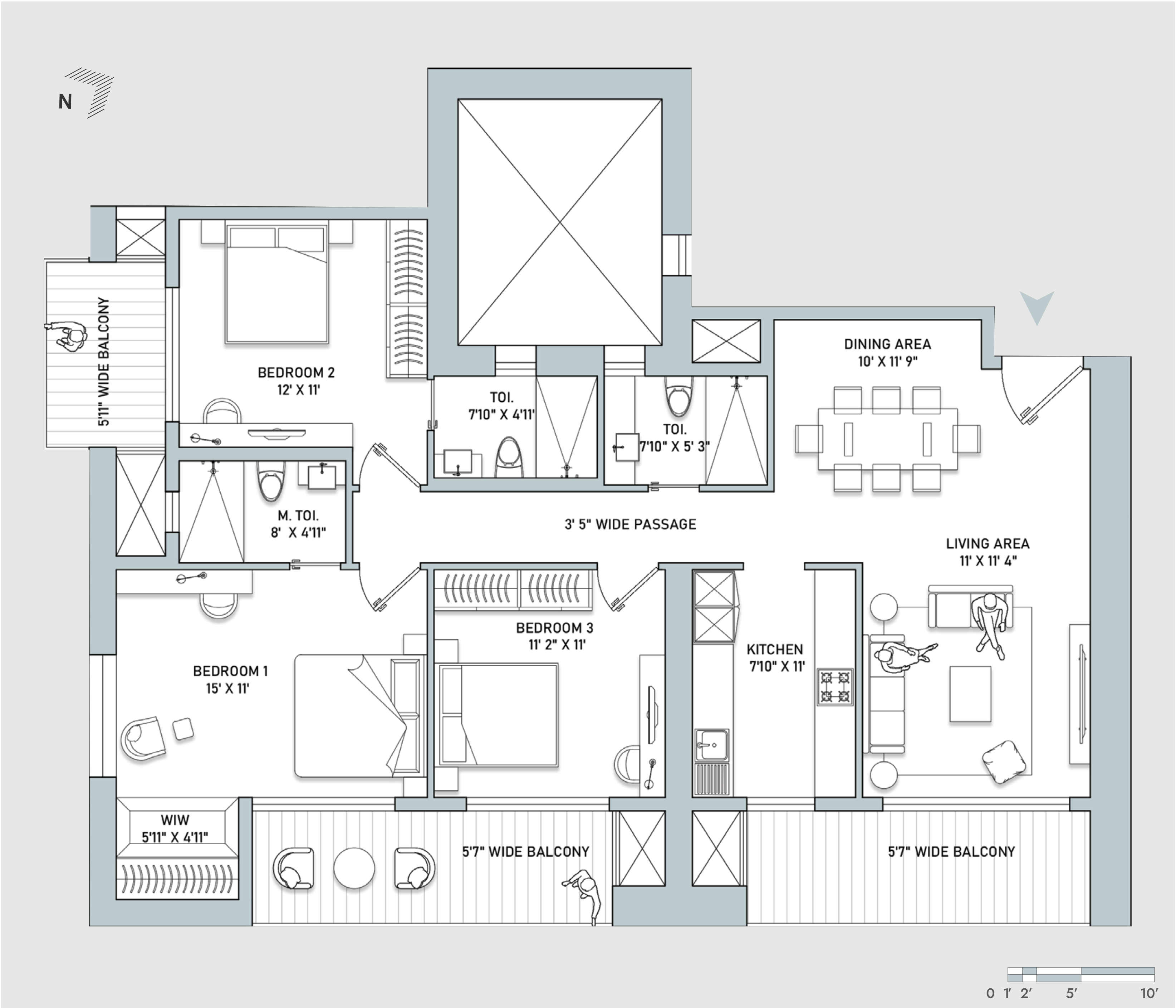
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APARTMENT

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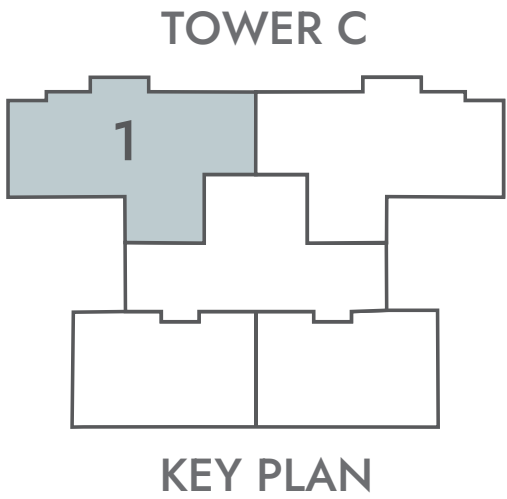
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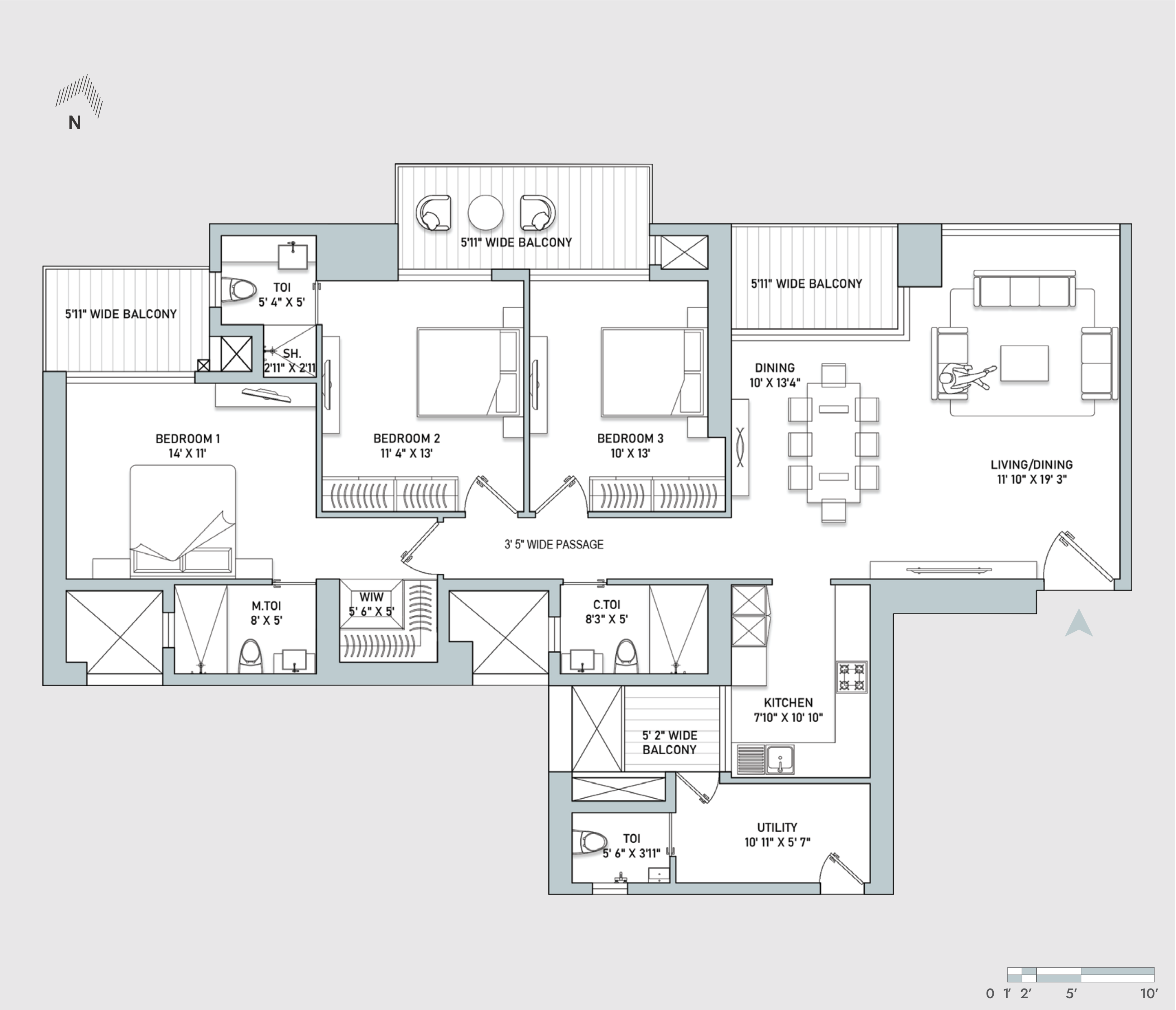
INDIABULLS HEIGHTS

TOWER C
THREE - BEDROOM
APARTMENT + UTILITY

RERA CARPET : 1,259 SQ.FT.
BALCONY AREA : 221 SQ.FT.
SUPER AREA : 2,072 SQ.FT



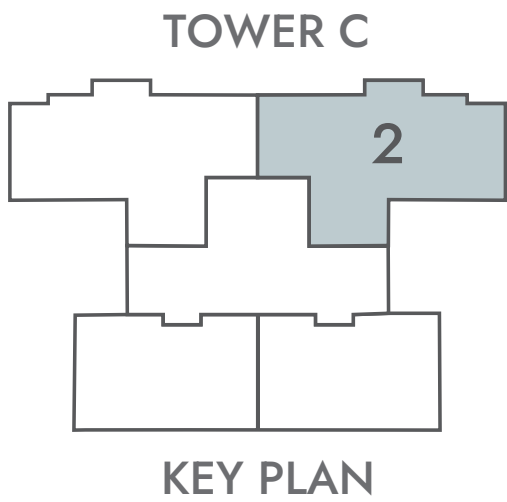
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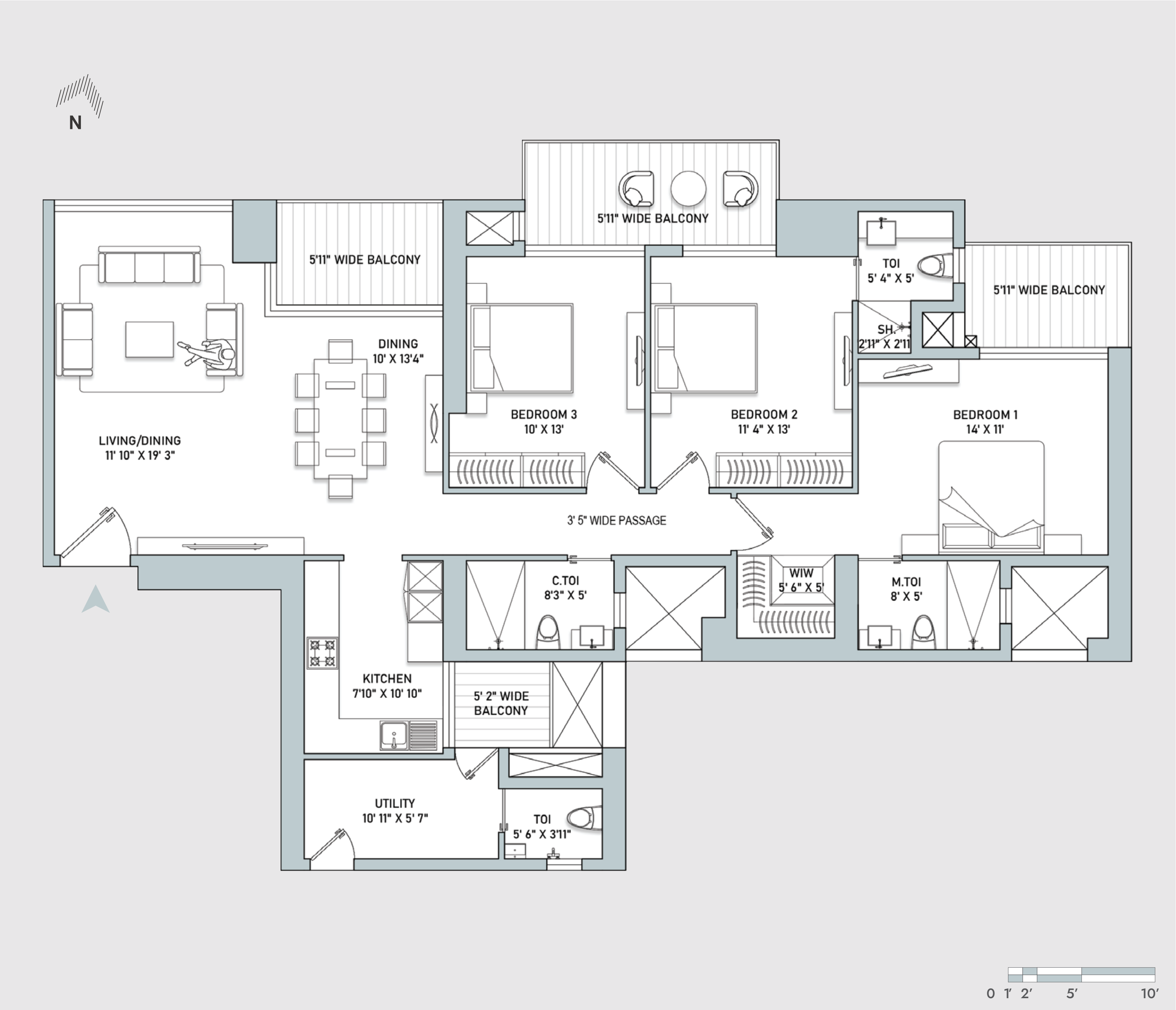
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THREE - BEDROOM
APARTMENT + UTILITY

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SUPER AREA : 2,072 SQ.FT



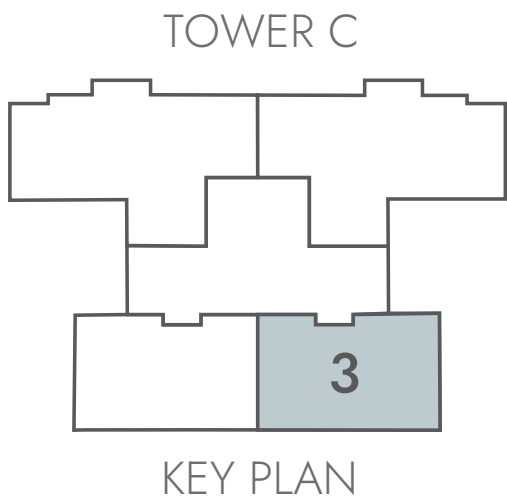
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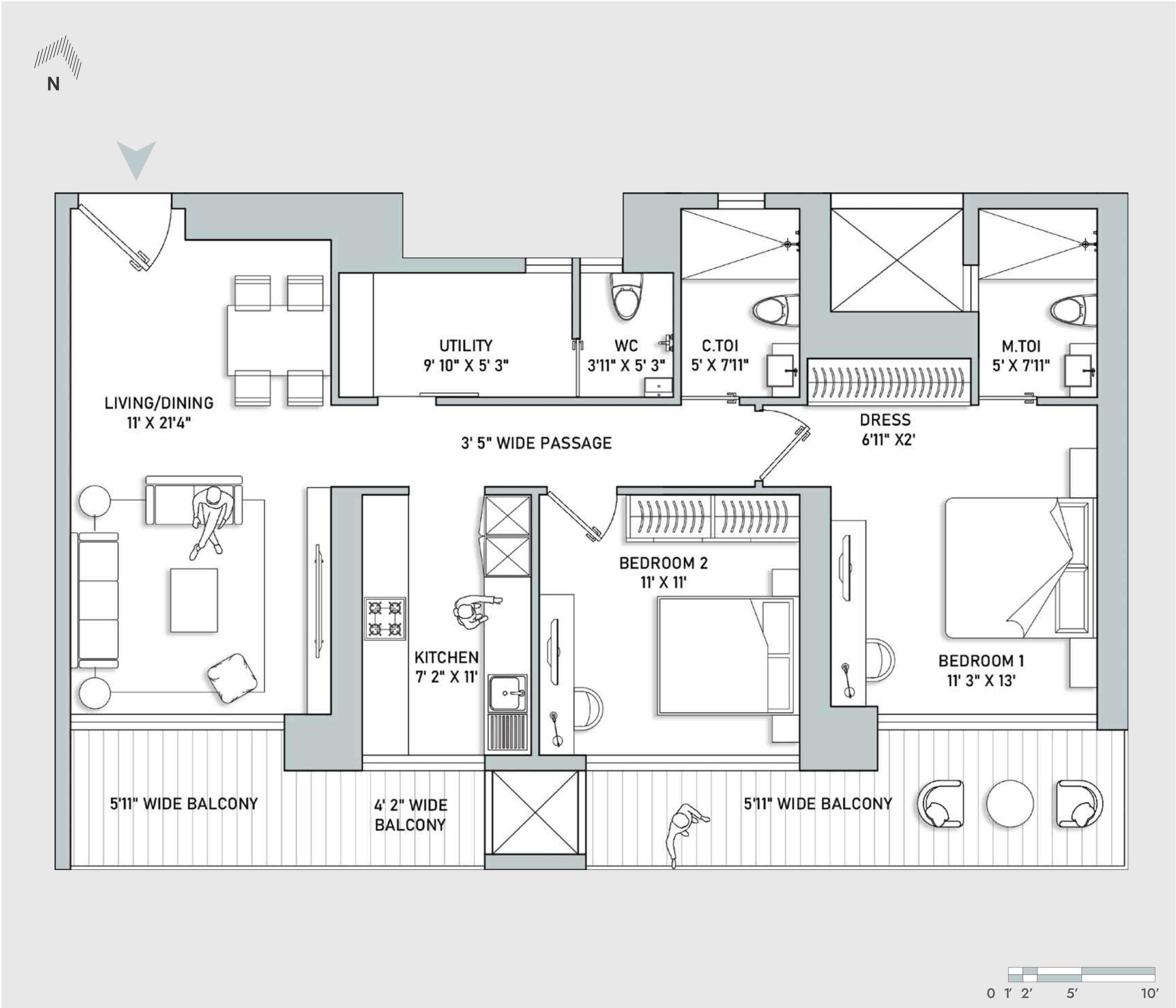
INDIABULLS HEIGHTS

TOWER C
TWO - BEDROOM
APARTMENT + UTILITY

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



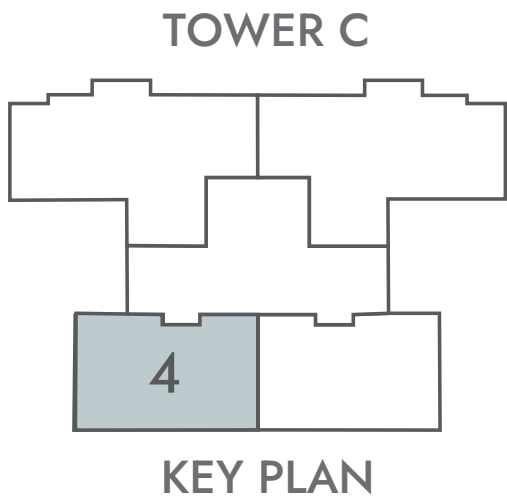
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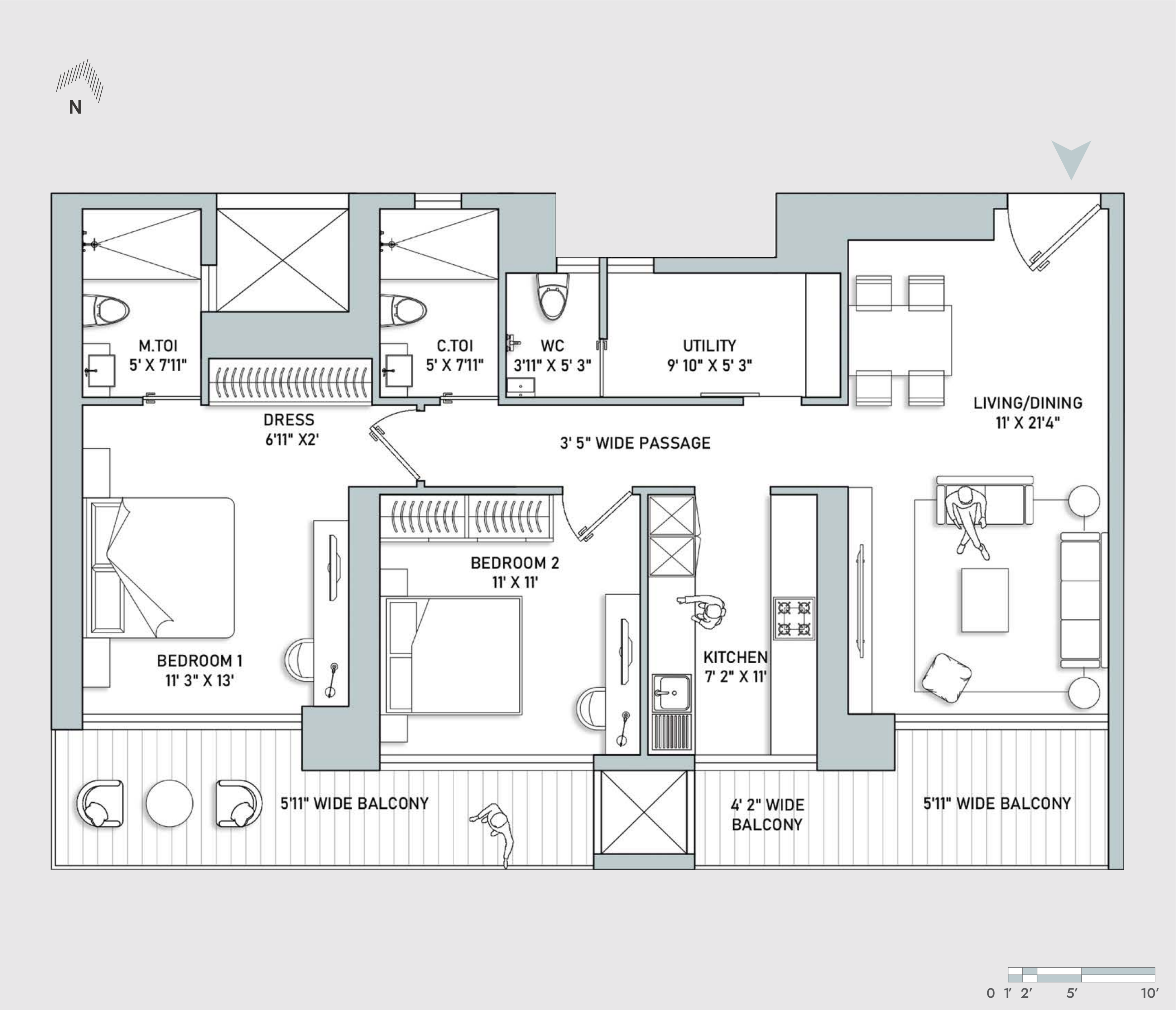
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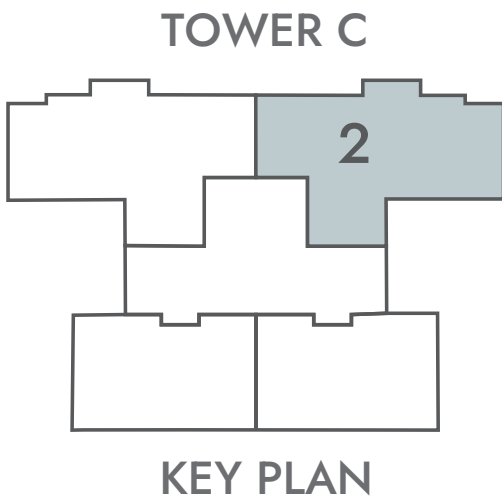
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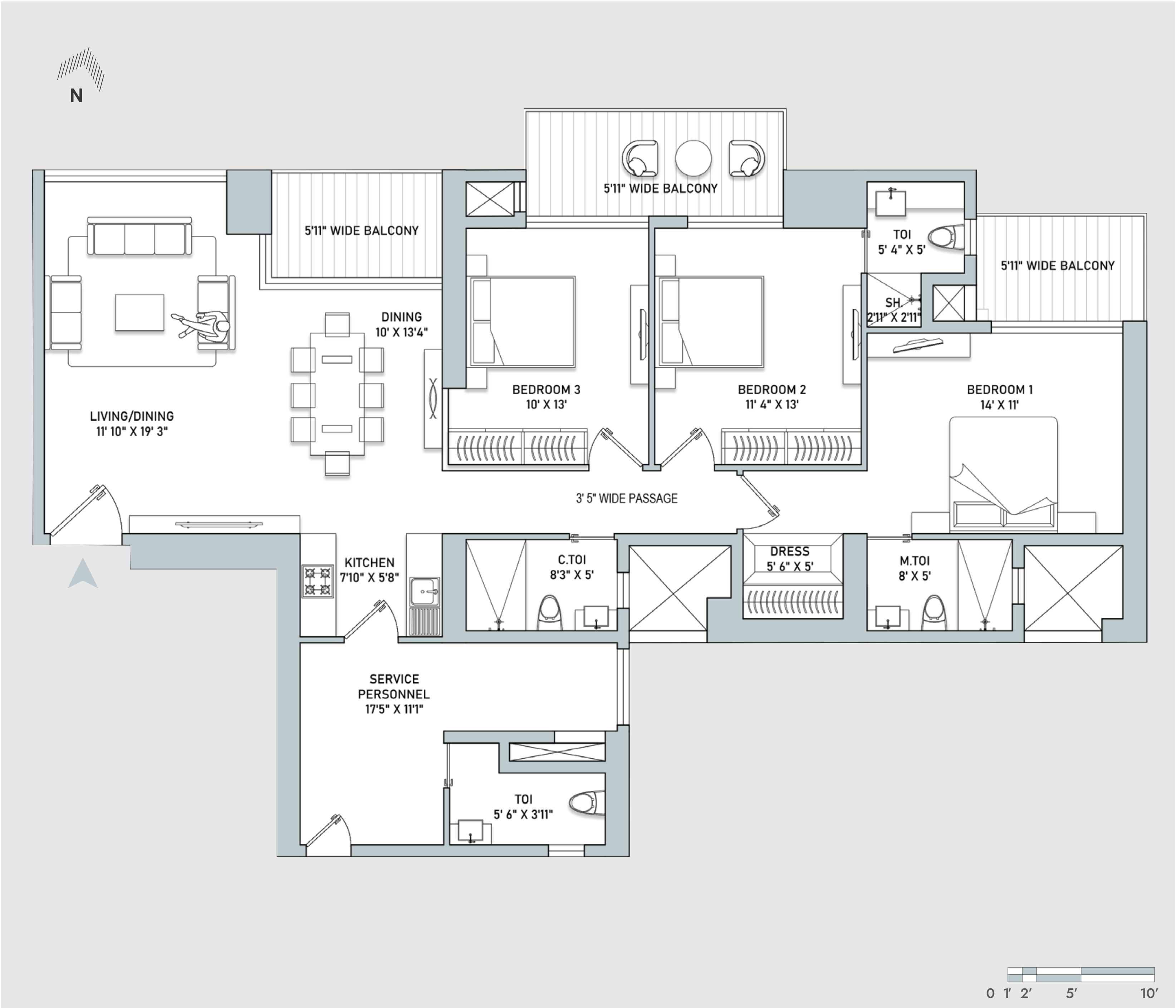
INDIABULLS HEIGHTS

TOWER C
THREE - BEDROOM
APARTMENT + SERVICE
PERSONNEL

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



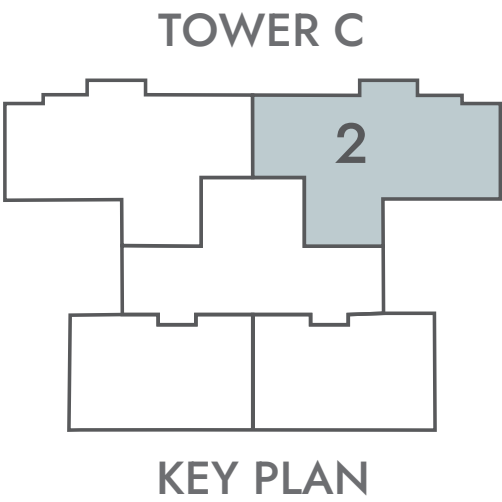
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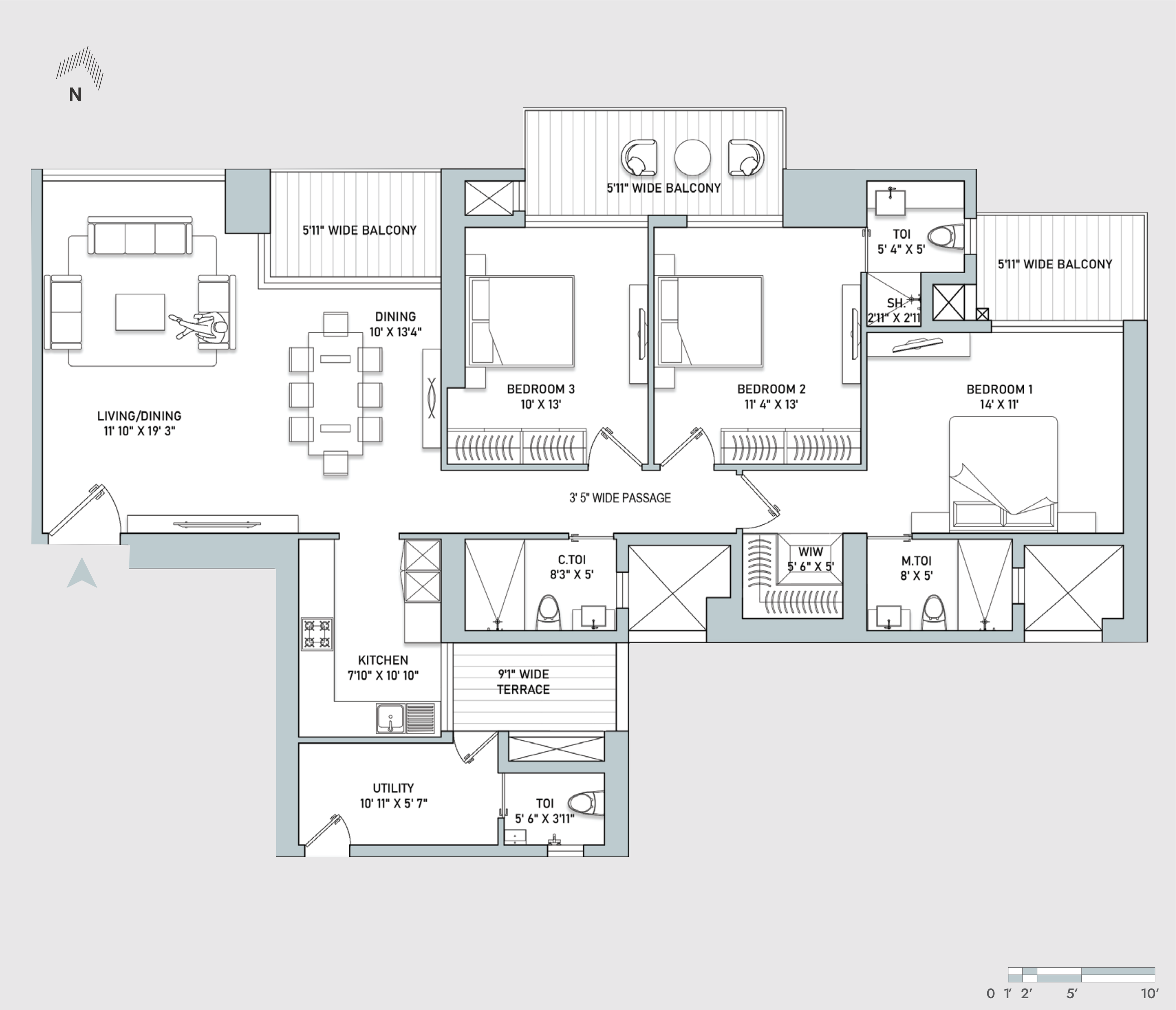
INDIABULLS HEIGHTS

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



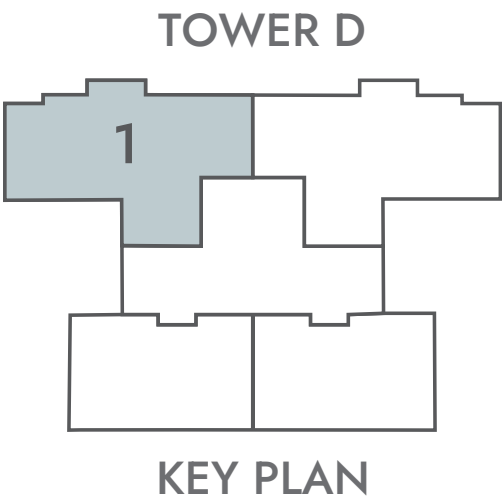
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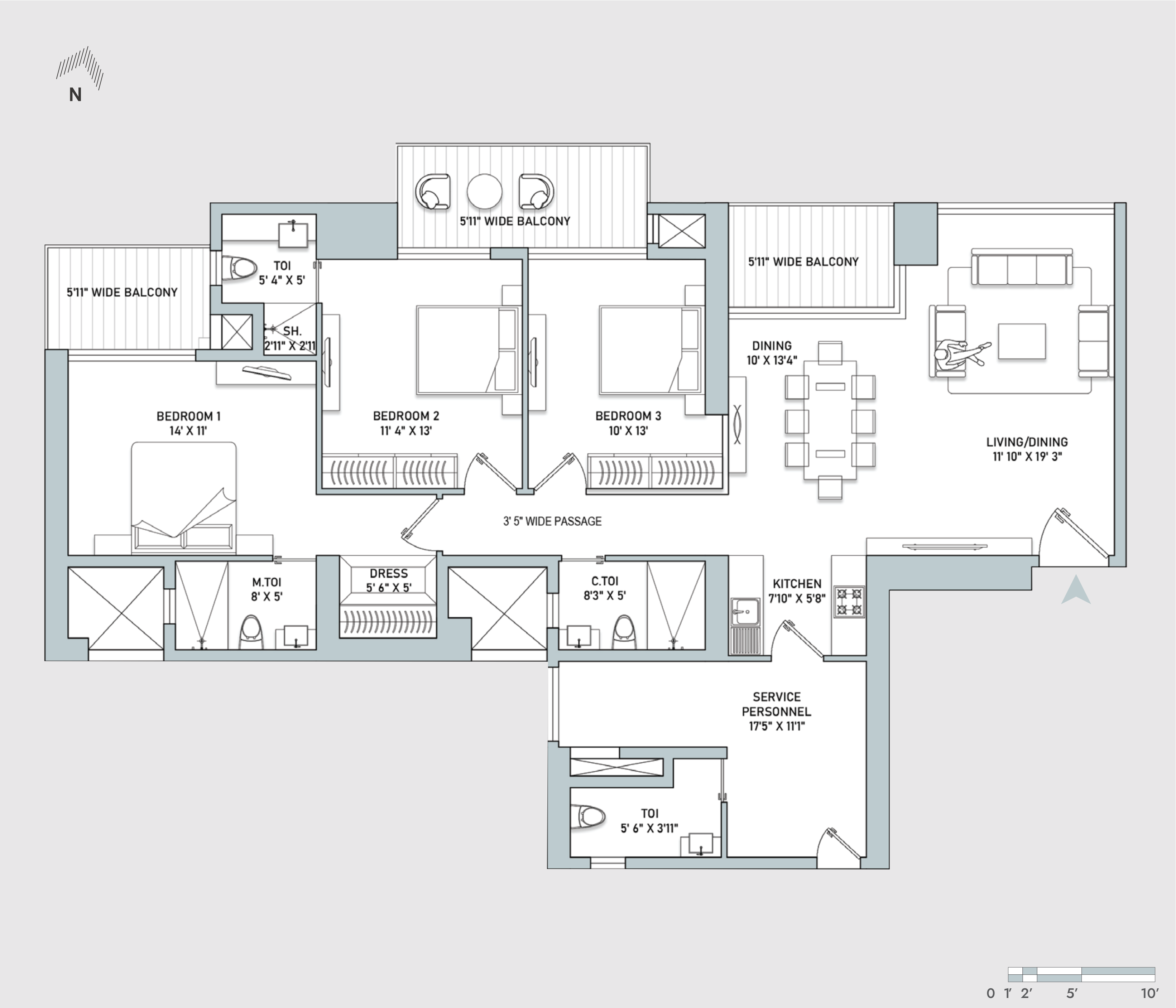
INDIABULLS HEIGHTS

TOWER D
THREE - BEDROOM
APARTMENT + SERVICE
PERSONNEL

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



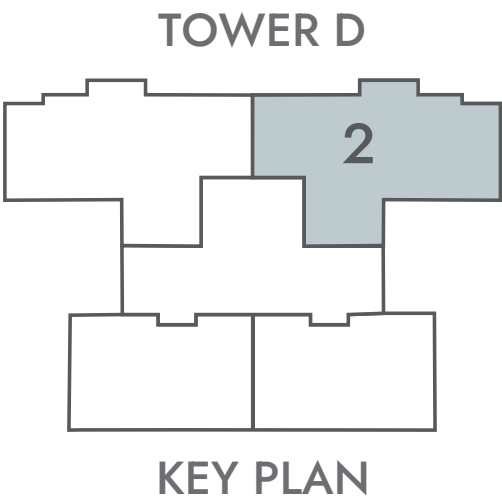
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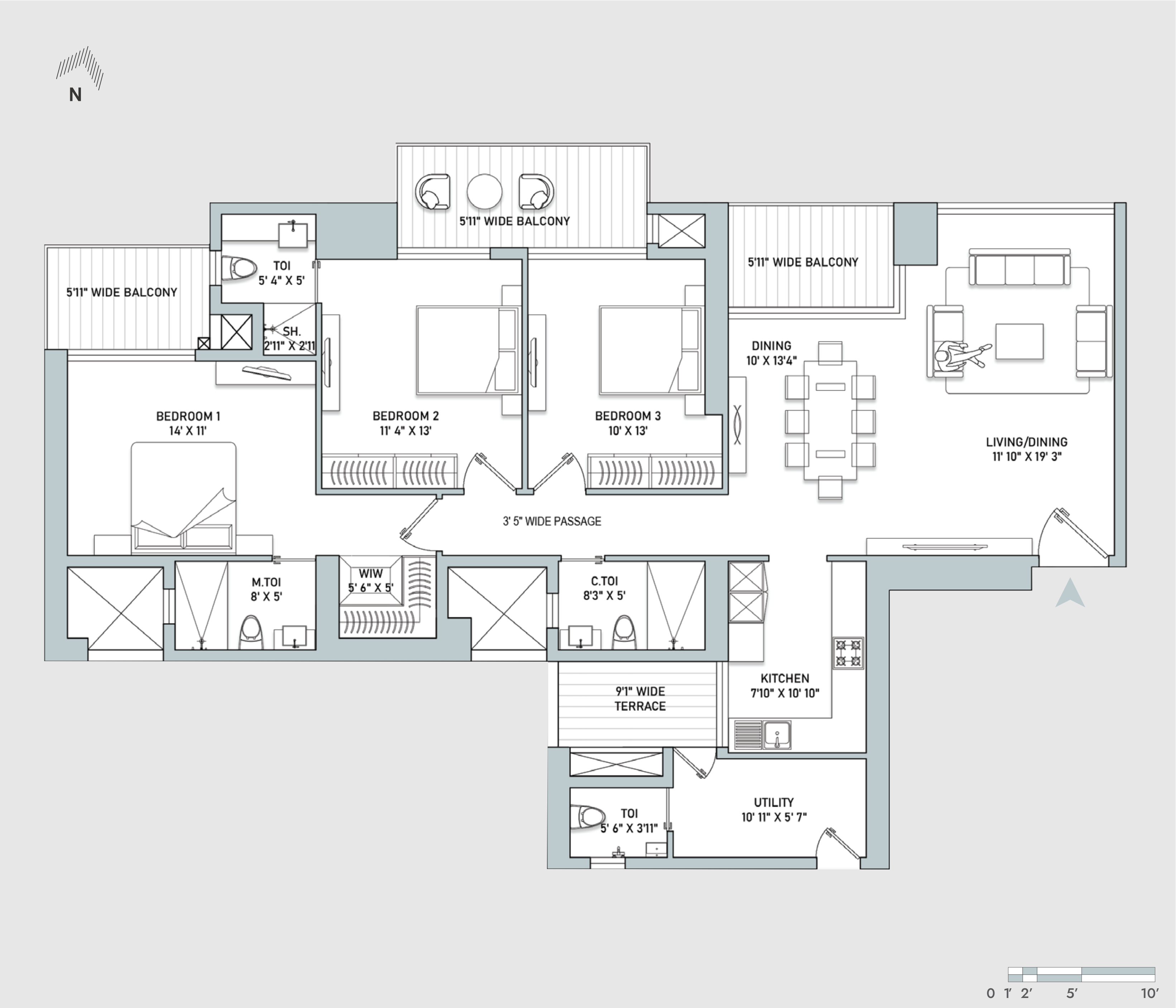
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APARTMENT + UTILITY
(PART TERRACE)

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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

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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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