



HERO HOMES WORLD OF WELLNESS

Hero Homes is brought to you by Hero Realty Private Limited, the real estate arm of Hero Enterprise, one of India’s most reputed business groups. At Hero, they have been market leaders in various categories because of their cutting-edge innovations, customer-centric approach and focus on sustainability.

Based on strong group values of Trust, Care & Nurture, they are developing housing solutions that are elegant and modern, yet sustainable, and creating a vibrant social community.

At Hero Homes, they aim at providing the best quality in real estate at best locations in India. With more than 1.3 million square feet delivered and 4 million square feet ongoing, they are among the top emerging developers in India.

Their projects are built on four pillars – Creativity, Fitness, Sustainability, and Communities. Driven by passion, their projects integrate extraordinary innovation and unmatched quality. Each project is well appointed with parks and greens, moving every step closer to nature. With sustainable development at its core, their projects are designed and built on the principles of reduce, reuse & recycle. Hero Homes reflects the right blend of traditional and the modern in keeping with the ethos of the growing India.

LOCATION

Sector 104,
Dwarka Expressway,
Gurugram.

AREA

9 Acres

SIZE

1099 sqft. onwards

Welcome to a World of Wellness at Hero Homes Gurugram. Located at Sector-104, Dwarka Expressway, this project has 85% open green areas. It offers 2BHK and 3BHK homes that nurture wellness and enhance your lifestyle with a host of unique and modern facilities. The project is loaded with more than 100 amenities such as Oxygen point, Themed Gardens, No vehicular movement on the ground, Electric car charging points, Healing gardens and Tower Alignment as per sun movement to mention a few.

Hero Homes Gurugram is the perfect buy for all those who desire more than a home, promising a holistic, enriched and elevated lifestyle.





Hero Homes

Sector-104, Gurugram

MORE EFFICIENCY

that does not leave room for imagination



Sample Apartment Image

HARERA Registration No. : **RC/REP/HARERA/ GGM/2018/24**

Dated 13th November, 2018



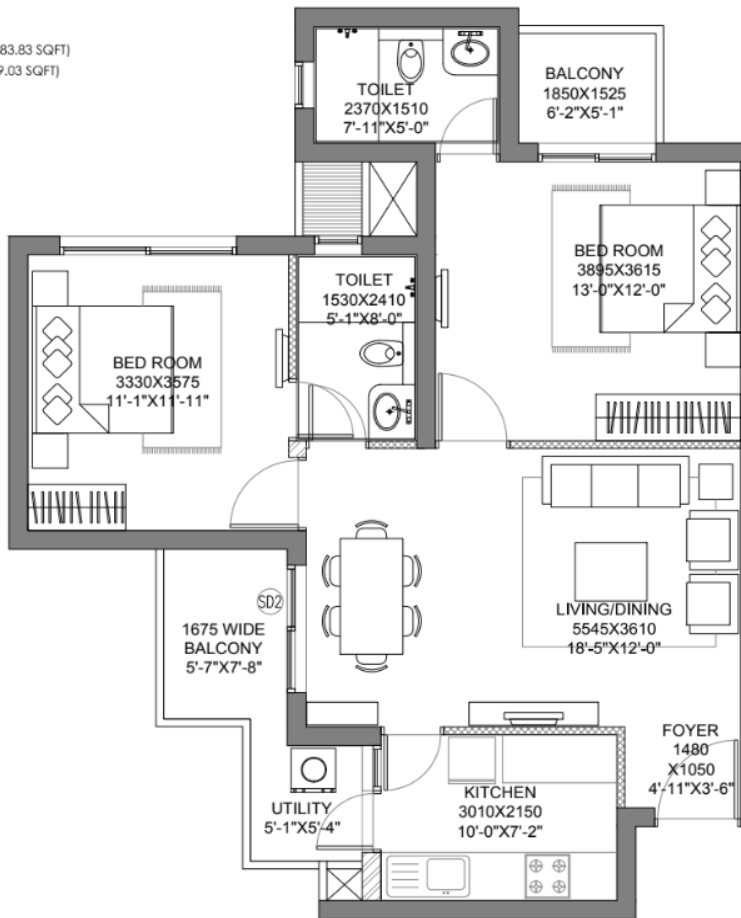
BETTER BY DESIGN

Planned with you in mind



2 BHK

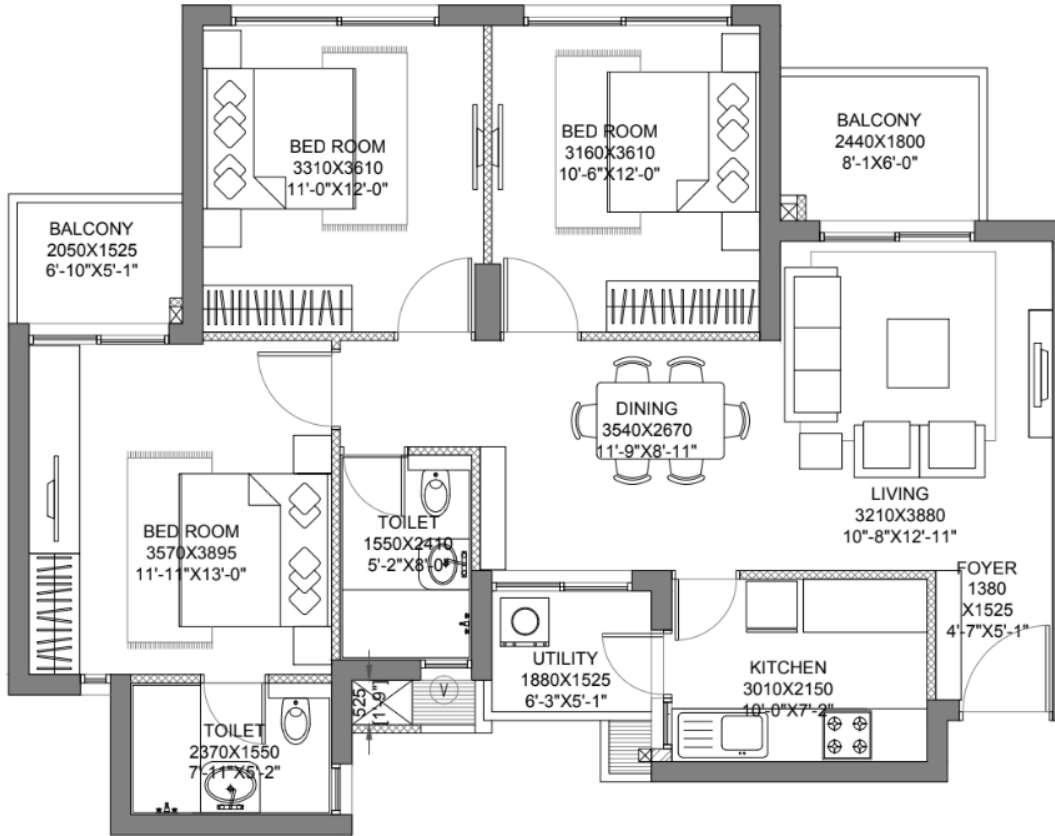
CARPET AREA - 63.53 SQM (683.83 SQFT)
 BALCONY AREA - 9.2 SQM (99.03 SQFT)



NOTE: 1'=300MM
 1"=25MM

3 BHK Compact (Type-1) Unit

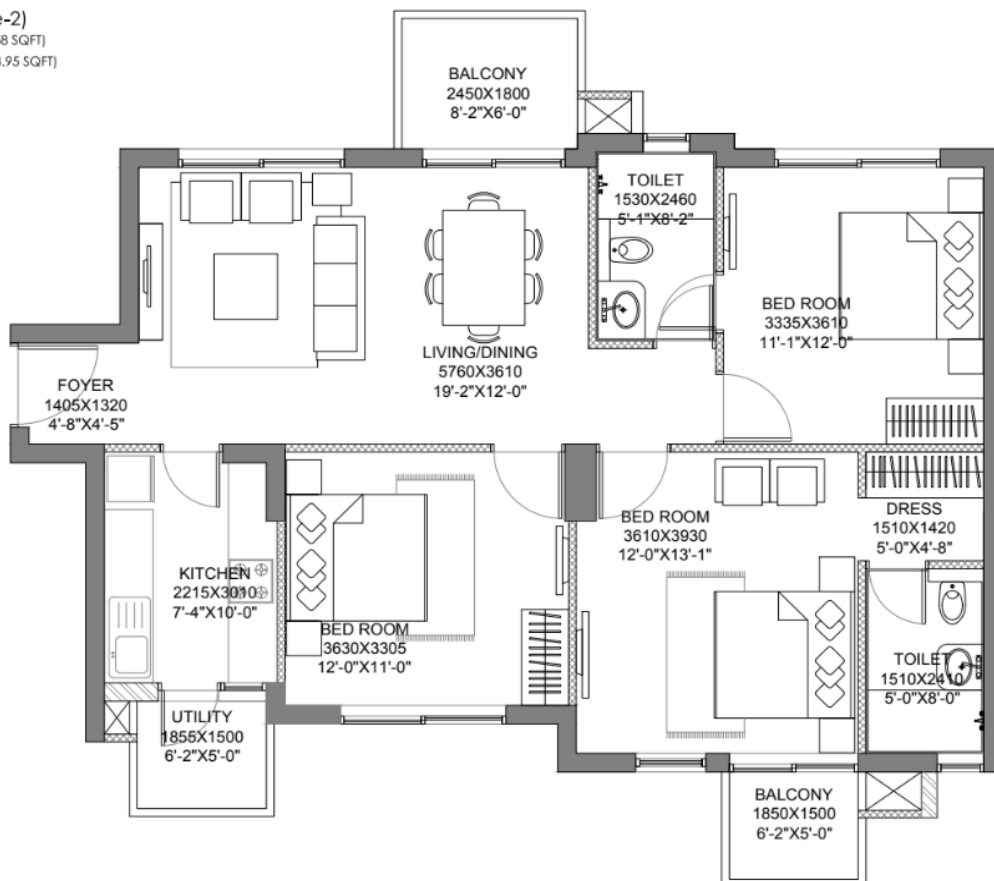
CARPET AREA - 80.08 SQM (861.97 SQFT)
BALCONY AREA - 10.23 SQM (110.11 SQFT)



NOTE: 1'=300MM
1"=25MM

3 BHK Compact (Type-2)

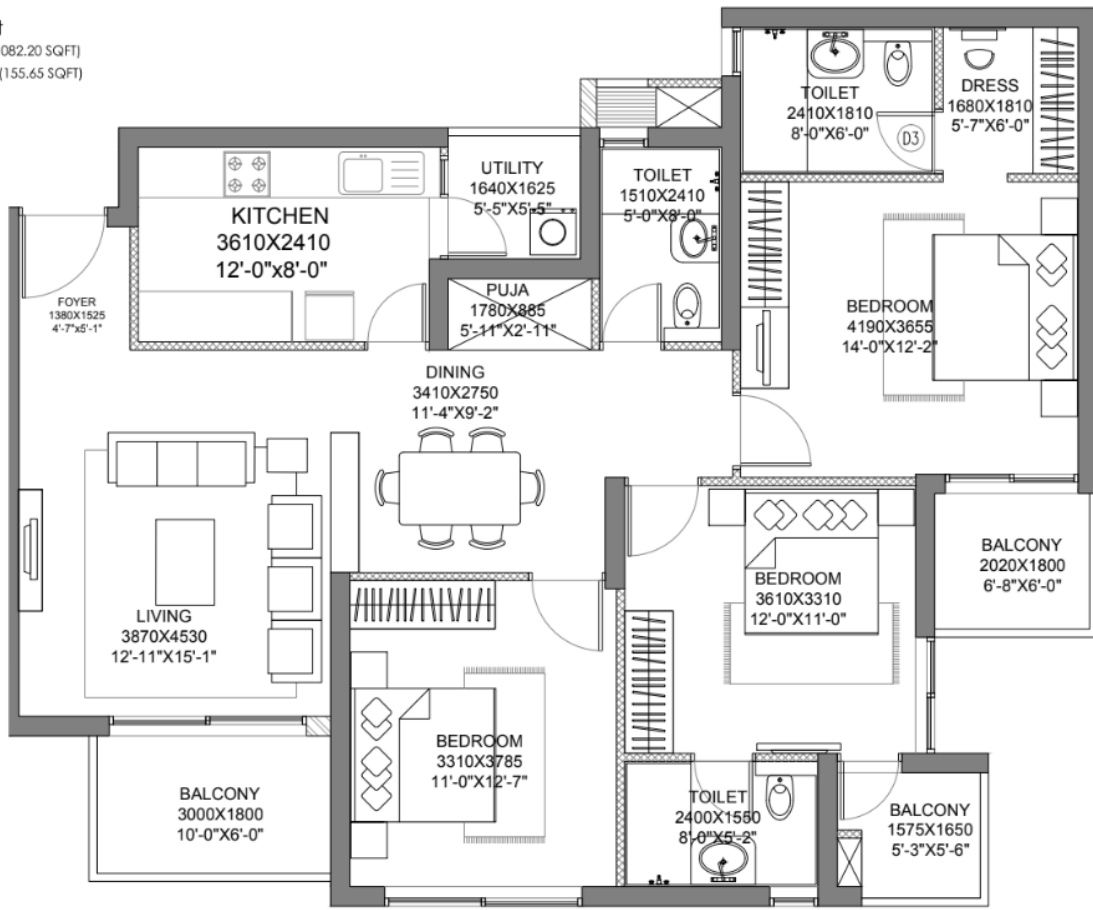
CARPET AREA - 82.18 SQM (884.58 SQFT)
BALCONY AREA - 9.75 SQM (104.95 SQFT)



NOTE: 1'=300MM
1"=25MM

3 BHK Standard Unit

CARPET AREA - 100.54 SQM (1082.20 SQFT)
BALCONY AREA - 14.46 SQM (155.65 SQFT)



NOTE: 1"=300MM
1"=25MM








Hero Homes

Sector-104, Gurugram

**YOUR WAIT FOR THE FINEST ADDRESS
AT DWARKA EXPRESSWAY IS OVER**





Hero Homes

Sector-104, Gurugram

World of Wellness

2/3 BHK Homes ₹68.46 Lacs* onwards

A Hero's Promise

Hero Realty presents most awaited Real Estate Destination of NCR - **World of Wellness** @ Hero Homes, Sector 104, Gurugram.

Extending the concept of efficient bikes to super efficient homes. Amazing carpet area efficiency and effective space utilisation - **A Hero's Promise.**

Seamless Connectivity - Right on Dwarka Expressway. Just 5 minutes drive from Delhi border, 15 minutes drive from Sector - 21 Dwarka & 30 minutes drive from Cyber City & International Airport as of today.

Land Area @ World of Wellness - 9 Acres.

Amazingly Open - 85.5% of Green & Landscaped Areas.

Unique Features:

- Buildings orientation & placement as per Sun Shadow & Wind Movement Analysis.
- **Zero Vehicular movement** @ Ground Level - Greens all around.
- **Five Tier Security**
- Video Door Phones linked with main gate & Tower entrance lobby in each Home
- Balconies with Stainless Steel railing & toughened glass
- **Designed around wellness** with you in mind:
 - * **Oxygen Point**
 - * Electric Car Charging Points
 - * **Fitness Alcove**
 - * Yoga Area
 - * **Aquatic Zone**
 - * Meditation Garden
 - * **Healing Garden**
 - * Ayurveda Hub

- * **Healing Garden**
- * Ayurveda Hub
- * **Reflexology Garden**
- * Colour Garden
- * **Hanging Garden**
- * Tropical Courtyard
- * **Hanging Garden**
- * Organic Farming
- * **Herbal Garden**
- * Aroma Garden
- * **Chess Garden**
- * Community Garden
- * **Reading Corner**
- * Juice Bar
- * **Barbeque Patios**
- * Sports Arena
- * **Indoor Badminton Court**
- * Squash Court
- * **Putting Green**
- * Outdoor Gym
- * **Cricket Pitch**
- * Cycling & Jogging Track
- * **Skating Rink**
- * Adventure Island for kids
- * **Hammock**
- * Toddlers Play Area
- * **Kids pool with water slide**
- * Swimming Pool with cascade water feature

- * **Open Dining Deck**
- * Elderly Park
- * **Amphitheater**
- * Gazebo with WIFI pods
- * **Ultra modern club** with cafe, restaurant, library, terrace garden, gym and host of indoor activities. *All in a blend of thousands of air purifying plants and green walls.*
- * Double Height Tower Entrance Lobbies
- * **Dedicated Pet Zone**
- * Convenience Stores for everyday needs
- * **Play school & Day Care**
- * Graffiti Walls

LIVE PURE @ **World of Wellness..**

Apartment Sizes:
2BHK - 1,099 sft
3BHK - 1,359 sft | 1,389 sft | 1,689 sft

No Surprise Price starting INR 68.46 Lakh^{^^}

^{^^}PLC, Power Backup Charges & Statutory Charges Extra.

HERO HOMES GURUGRAM - MADE OF THE BEST QUALITY MATERIALS

S.No.	Areas	Flooring	Walls	Ceiling	Doors	Windows	Others
1	Living Room	600x1200 Vitrified Tiles	Acrylic Emulsion Paint over Gypsum Plaster	OBD	8' Ft Door, Both side Veneer with Polish, Seasoned hardwood frame	UPVC Windows with toughened glass and provision of net shutters* (2.5 track)	
2	Master Bed Room	Laminated Wooden Flooring	Acrylic Emulsion Paint over Gypsum Plaster	OBD	Seasoned hardwood frame, Flush door with Laminates on both sides	UPVC Windows with toughened glass and provision of net shutters* (2.5 track)	
3	Other Bed Rooms	Laminated Wooden Flooring	Acrylic Emulsion Paint over Gypsum Plaster	OBD	Seasoned hardwood frame, Flush door with Laminates on both sides	UPVC Windows with toughened glass and provision of net shutters* (2.5 track)	
4	Kitchen	Anti-skid ceramic tiles	Acrylic Emulsion Paint over Gypsum Plaster, Ceramic Tiles 2 feet above kitchen counter	OBD	Seasoned hardwood frame, Flush door with Laminates on both sides	UPVC DW with toughened glass	Granite counter with Single Bowl/Single Drain Board
5	Master Toilet	Anti-skid ceramic tiles	Ceramic tiles in dado upto False Ceiling ht	False Ceiling	Seasoned hardwood frame, Flush door with Laminate on outer side, inside enamel paint	Powder Coated aluminium/UPVC windows/ventilators	Granite Stone Counter as per design
6	Other Toilets	Anti-skid ceramic tiles	Ceramic tiles in dado upto False Ceiling ht	False Ceiling	Seasoned hardwood frame, Flush door with Laminate on outer side, inside enamel paint	Powder Coated aluminium/UPVC windows/ventilators	Granite Stone Counter as per design
7	Servant Room	300 x 300 Ceramic Tiles	OBD	OBD	Seasoned hardwood frame, Flush door with Laminate on outer side, inside enamel paint	Powder Coated aluminium/UPVC windows/ventilators	NA
8	Servant Room Toilet	300 x 300 Anti-skid ceramic tiles	Ceramic tiles in dado upto 1200 mm height	OBD	Seasoned hardwood frame, Flush door with Laminate on outer side, inside enamel paint	Powder Coated aluminium/UPVC windows/ventilators	NA
9	Store/Pooja Room	Laminated Wooden Flooring	Acrylic Emulsion Paint over Gypsum Plaster	OBD	Seasoned hardwood frame, Flush door with Laminates on both sides	NA	NA
10	Balconies	300 x 300 Anti-skid ceramic tiles	External Textured Paint Finish	OBD	NA	NA	SS railing with Toughened glass and brick work. Utility Balcony-Block Masonry with SS Railing as per design
11	Electricals	ISI Marked PVC Conduit and Copper Wire with Modular Switch and Sockets as per specifications					
12	C.P. Fittings & Chinaware	High Quality CP fittings & Chinawares of renowned brands like Kohler, Roca or equivalent as per approved design					
13	Common Areas	<ol style="list-style-type: none"> 1. Double Height Ground Floor Entrance Lobby with marble/granite flooring 2. Three lifts per tower including a service lift of Schindler, KONE, Thyssen Krupp, OTIS or equivalent. 3. 5-tier security in the township - Secured boundary wall with barbed wires, CCTV at boundary & ground floor entrance lobby, Boom barrier, Manned security at main gate & tower entrance lobby, EPBAX based intercom facility through Video Door Phone (connecting apartment to main gate & tower entrance lobby) 4. Video Door Phone in all apartments <p style="text-align: right;">(*) provision of net shutters only.</p>					

Hero Homes

Across Hero Homes, the idea is to create an environment where residents feel empathy, a sense of inquiry, and most of all, a desire to create positive social impact.

The Hero Family

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DEEPAK ESTATE

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