



**OWN THE
ROYAL LIFE
YOU DESERVE.**

#NeoRoyalLife

SECTOR 104, GURUGRAM

THE PALATIAL
By **Hero Homes**





THE PALATIAL

By **Hero Homes**



IN COLLABORATION WITH



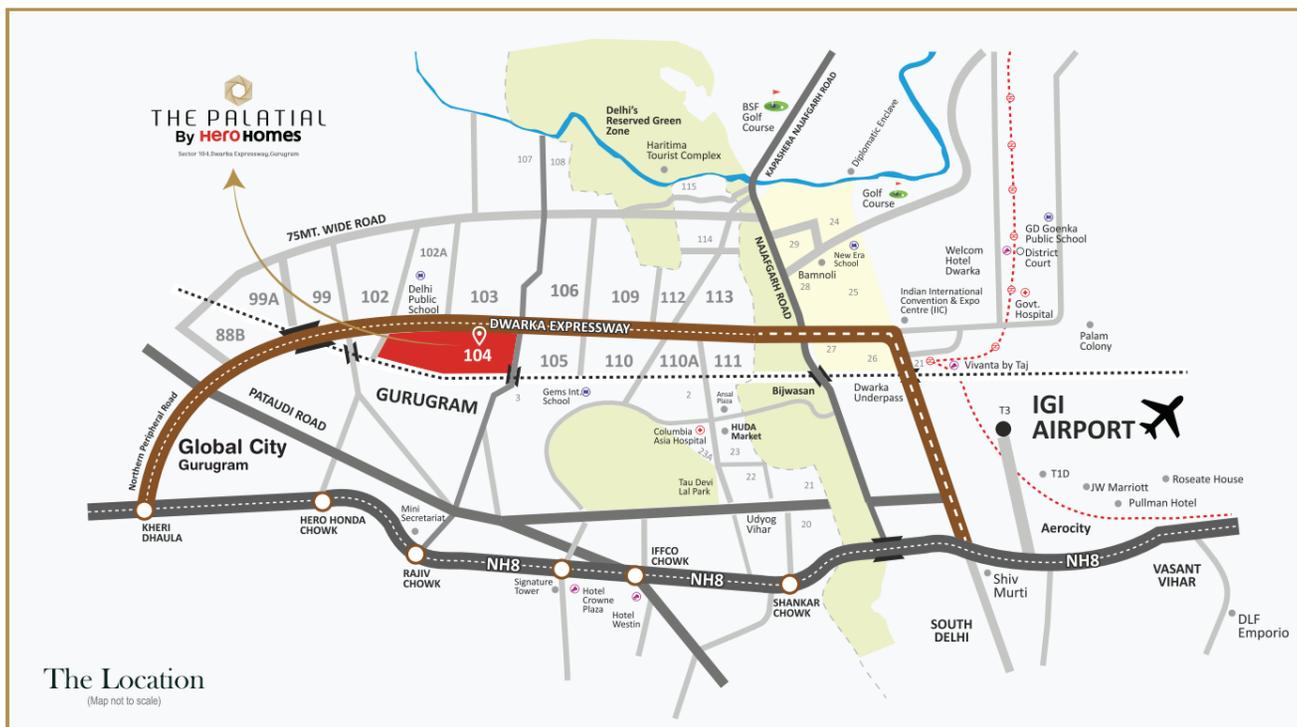
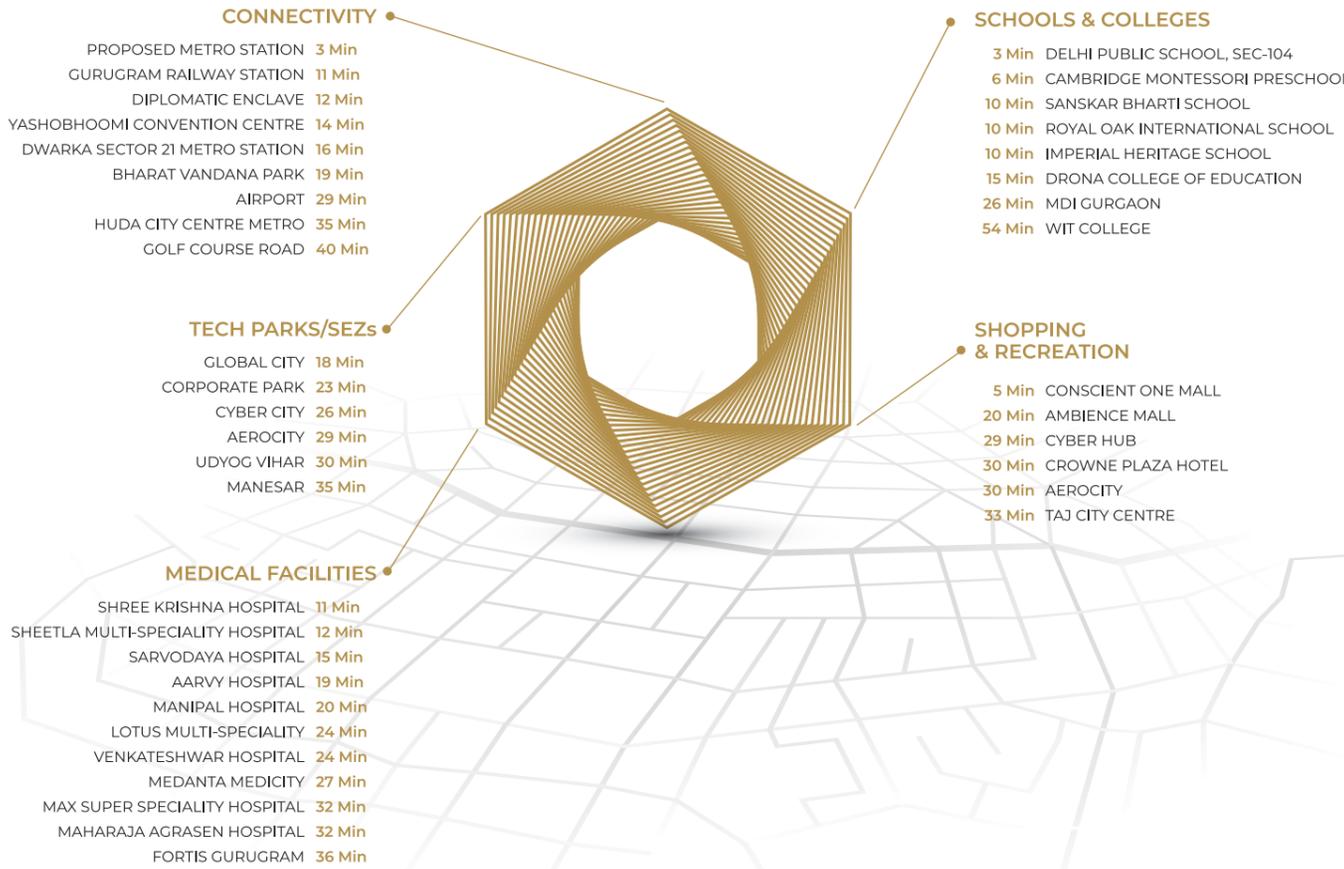
HARERA Registration No : PHASE 1:RC/REP/HARERA/GGM/907/639/2025/10 | PHASE 2:RC/REP/HARERA/GGM/908/640/2025/11 | PHASE 4: RC/REP/HARERA/GGM/906/638/2025/09

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The Palatial ("Project"), a group housing colony is being developed by Hero Realty Pvt. Ltd. ("Developer") The Project will be developed in phases under License no. 199 of 2023 and License. No. 15 of 2024. All the views are artistic impressions & are subject to change at the sole discretion of management. The fixtures & interiors shown inside the apartment are not the part of standard apartment. Promoter urges every applicant to inspect the project site and, therefore, requests to make personal judgment prior to submitting an application for allotment. Unless otherwise stated, all the images, visuals, materials, and information contained herein are purely creative/artistic and may not be actual representations of the product and/or any amenities. Further, the actual design may vary in the fit and finished form, from the one displayed above. Journey time shown, if any, is based upon Google Maps which may vary as per the traffic at a relevant point of time. The dimensions specified, if any, are inclusive of wall-to-wall measurements, excluding finishing margins. Potential offsets within rooms may occur due to structural elements. *Rate mentioned above, if any, does not include GST and other statutory charges as applicable. T & C Apply 1 sq. mt. 10.7639 sq. ft.

YOU BELONG AT THE HEART OF IT ALL.



CENTRALLY PLACED DISTINCTLY ROYAL.



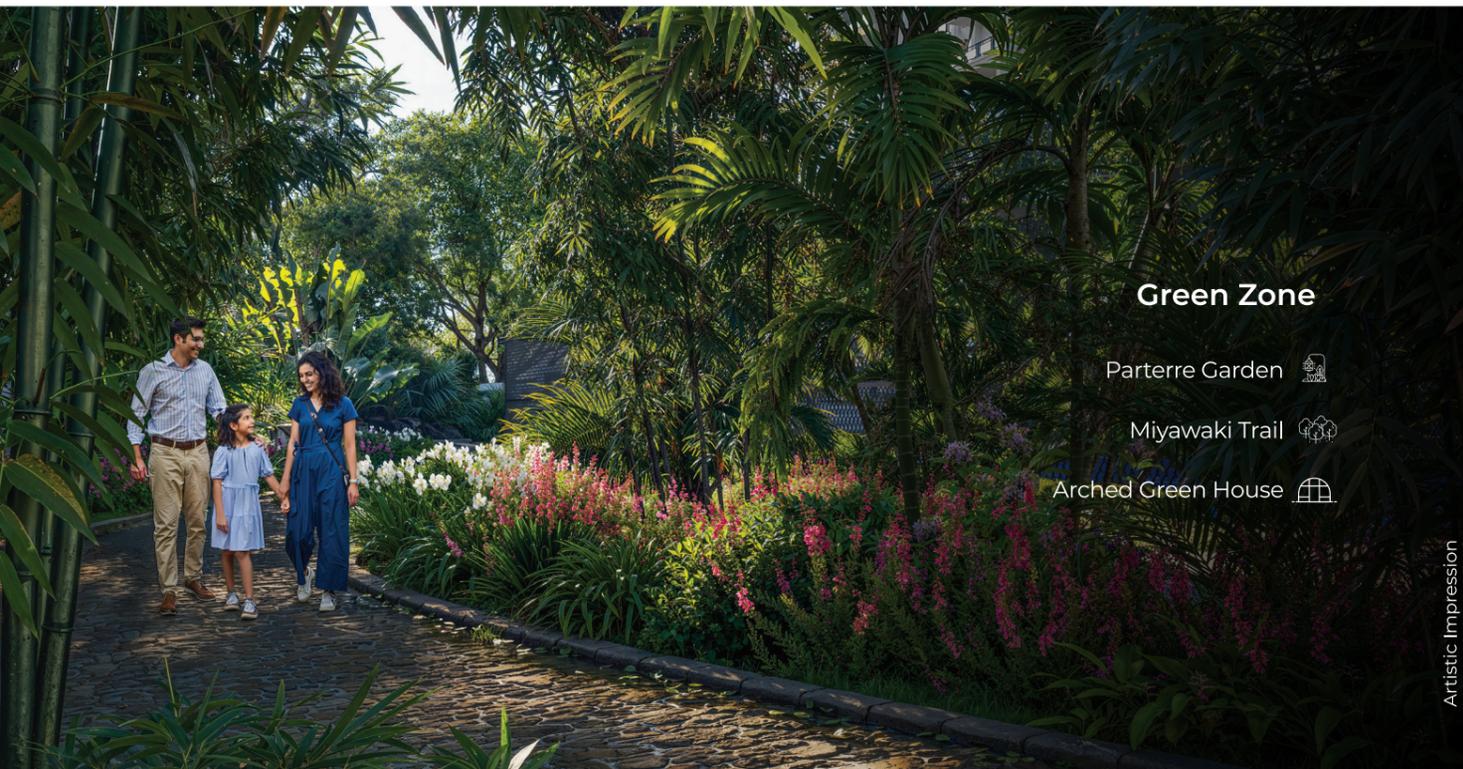
EVERY CONVENIENCE AT YOUR COMMAND.

Building Amenities

-  Vehicle-Free Surface Zone
-  Multi-Tier Digital Security
-  Double-Height Tower Entrance Lobby
-  Majestic Clubhouse
-  Water Feature



A ROOFTOP REGAL FEAST, OR A ROYAL SHOPPING ESCAPE, JUST AN ELEVATOR RIDE AWAY.



Green Zone

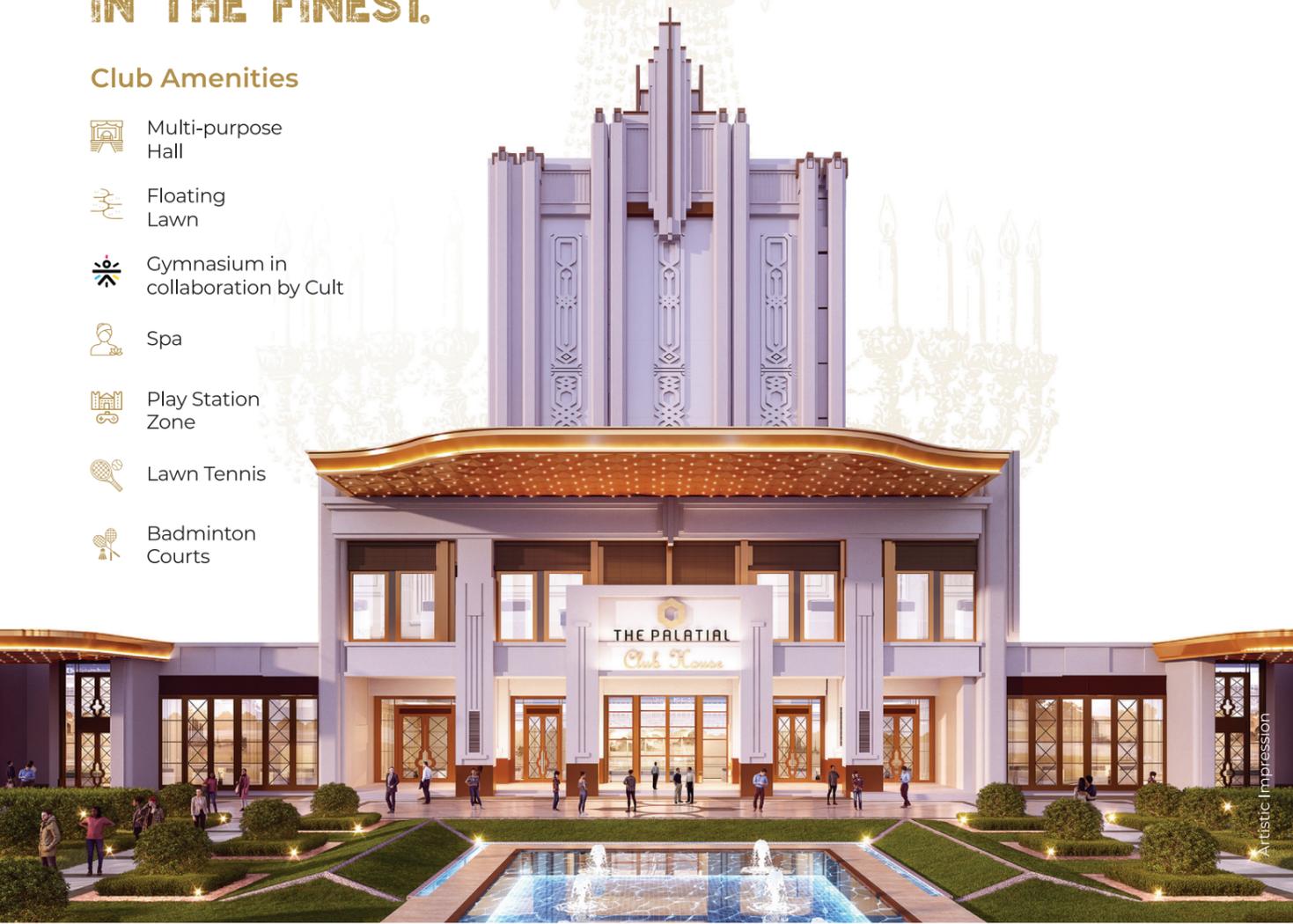
-  Parterre Garden
-  Miyawaki Trail
-  Arched Green House



YOU INDULGE IN THE FINEST.

Club Amenities

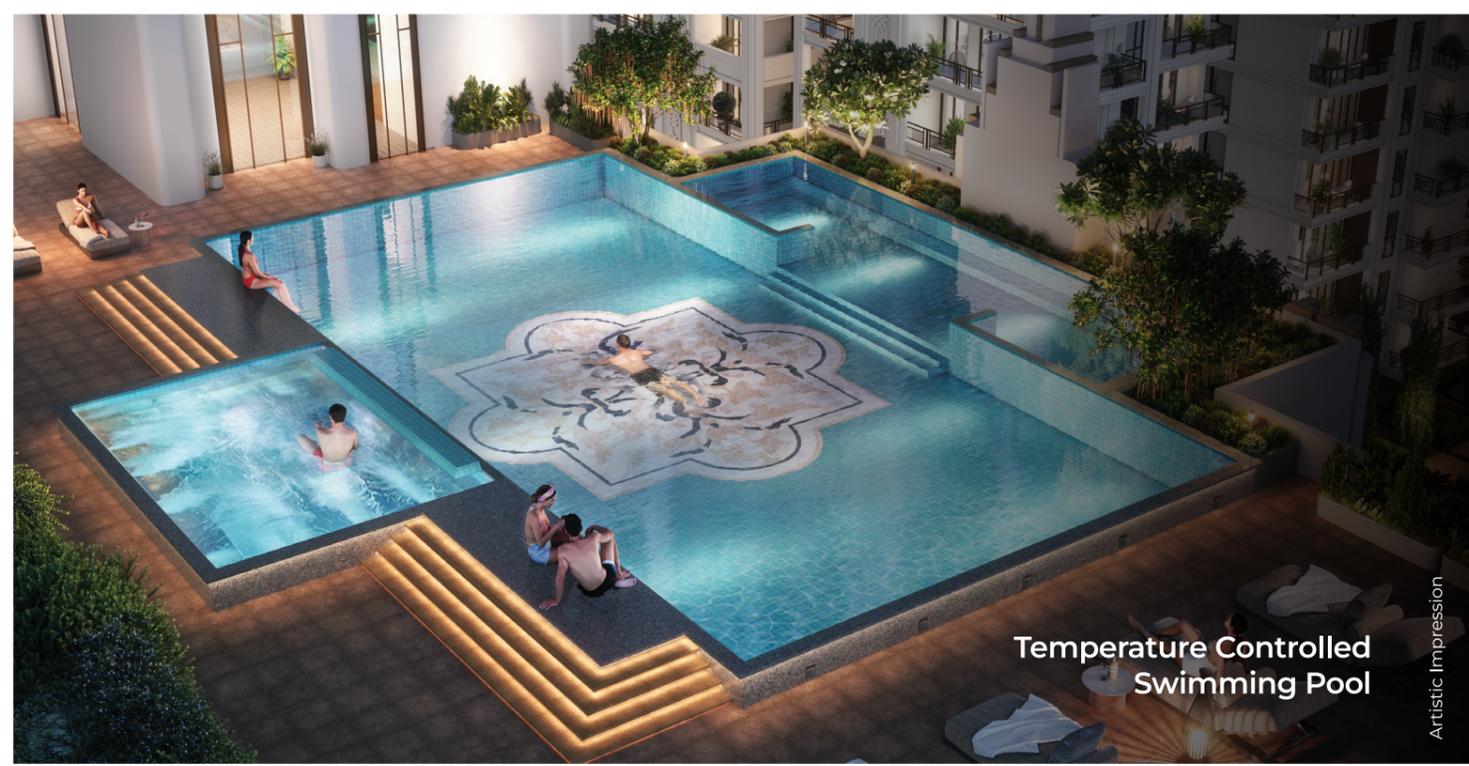
-  Multi-purpose Hall
-  Floating Lawn
-  Gymnasium in collaboration by Cult
-  Spa
-  Play Station Zone
-  Lawn Tennis
-  Badminton Courts



YOUR DEN EXUDES TIMELESS OPULENCE.

Apartment Features

-  Wrap-around Balconies
-  Customizable Interiors
-  Designed by Global Experts



MASTER PLAN

24 M WIDE SERVICE ROAD

18 M WIDE GREEN BELT

150 M WIDE DWARKA EXPRESSWAY

LEGEND

- | | | |
|----------------------------|--------------------------|---------------------------|
| 1. Residential Entry | 12. Entry Plaza | 22. Floating Lawn |
| 2. Residential Exit | 13. Entry To Basement | 23. Mounds |
| 3. Retail Promenade | 14. Exit From Basement | 24. Central Water Feature |
| 4. Entry Water Feature | 15. Buffer Planting | 25. Cricket Pitch |
| 5. Berms | 16. Arched Green Wall | 26. Guard Room |
| 6. Parterre Garden | 17. Open GYM | 27. Lawn |
| 7. Retail Informal Seating | 18. Children's Play Area | 28. Swimming Pool |
| 8. Commercial Entry | 19. Multipurpose Court | 29. Kids' Pool |
| 9. Commercial Exit | a. Volleyball | 30. Deck Area |
| 10. Driveway | b. Lawn Tennis | 31. Amphitheatre |
| 11. Water Feature | c. Football | 32. The Grand Portal |
| | 20. Stepped Seating | 33. Jacuzzi |
| | 21. Miyawaki Trail | 34. Services |

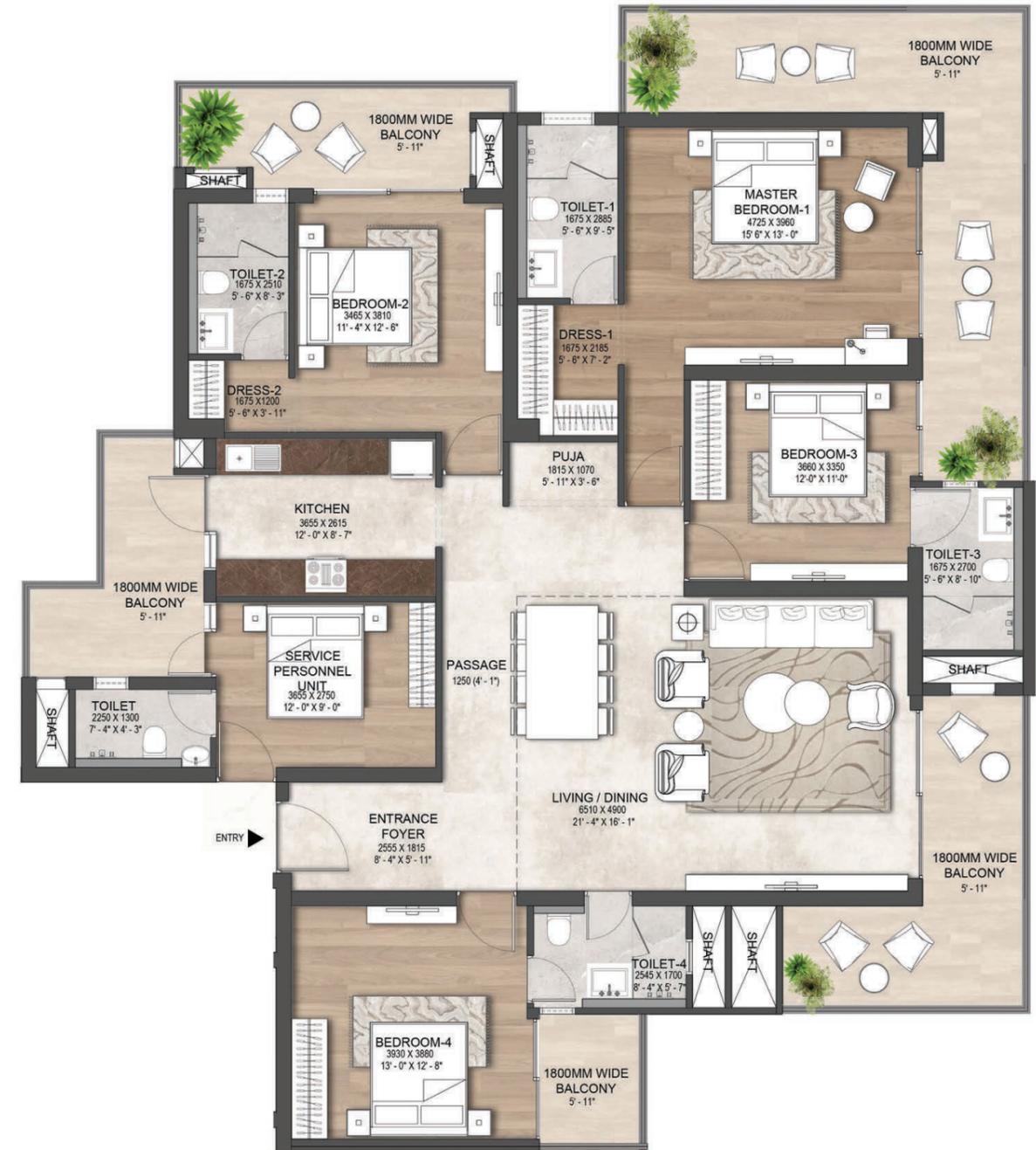


UNIT PLAN

TOWER D
3 BHK + SPR (2,833 Sq. Ft.)



TOWER A
4BHK + SPR (3,457 Sq. Ft.)



SPECIFICATION

LIVING ROOM/FOYER

Flooring	Imported Marble/Equivalent
Walls	Acrylic Emulsion Paint (Wallpaper/Wall Paneling As Per Design)
Ceiling	Gypsum False Ceiling And Downlights As Per Design
Doors	Seasoned Hardwood Door Frame 8' Ht., Both Sides Veneer With Polish & Pattern
Windows	Al/UPVC Door/Windows With DGU And Net Shutter Provision
Others	Video Doorbell With Digital Locks At The Main Door

MASTER BEDROOM

Flooring	Laminated Wooden
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/False Ceiling And Downlights As Per Design
Doors	Seasoned Hardwood Frame, Flush Door Veneer Polish Finish
Windows	Al/UPVC Door/ Windows With DGU And Net Shutter Provision
Wardrobes	(Modular Of Standard Make) In All Bedrooms

OTHER BEDROOM

Flooring	Laminated Wooden
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint/False Ceiling And Downlights As Per Design
Doors	Seasoned Hardwood Frame, Flush Door Veneer Polish Finish
Windows	Al/UPVC Door/Windows With DGU And Net Shutter Provision
Wardrobes	(Modular Of Standard Make) In All Bedrooms

KITCHEN

Flooring	Imported Marble/Equivalent
Walls	Acrylic Emulsion Paint, Ceramic Tiles Above Kitchen Counter
Ceiling	Acrylic Emulsion Paint/False Ceiling And Downlights As Per Design
Doors	N/A
Windows	Al/UPVC Door/Windows With Toughened Glass
Others	Granite Counter Top With Sink With Double Bowl Modular Kitchen With Under And Above Storage Cabinets With Hob & Chimney Granite Countertop, Dado Tiling, Kitchen Sink With CP Fittings
Appliances	Hob, Chimney, Free Standing Microwave, Under Mounted RO, Refrigerator- 600-liter Capacity

MASTER TOILET

Flooring	Anti-skid Ceramic Tiles
Walls	Ceramic Tiles
Ceiling	False Ceiling
Doors	Seasoned Hardwood Frame Flush Door Veneer Polish Finish On One Side And Laminate On Other Side
Windows	Al/UPVC Windows/Ventilators
Others	Counter As Per Design
Appliances	Vanity With Mirror, Geysers In All Washrooms, Shower Partition As Per Design

OTHER TOILET

Flooring	Anti-skid Ceramic Tiles
Walls	Ceramic Tiles
Ceiling	False Ceiling
Doors	Seasoned Hardwood Frame Flush Door Veneer Polish Finish On One Side And Laminate On Other Side
Windows	Al/UPVC Windows/Ventilators
Others	Counter As Per Design
Appliances	Vanity With Mirror, Geysers In All Washrooms, Shower Partition As Per Design

SERVANT ROOM

Flooring	Ceramic Tiles
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Doors	Seasoned Hardwood Frame, Flush Door Veneer Polish Finish
Windows	Al/UPVC Windows/Ventilators
Others	N/A

SERVANT ROOM TOILET

Flooring	Anti-skid Ceramic Tiles
Walls	Ceramic Tiles
Ceiling	Acrylic Emulsion Paint
Doors	Seasoned Hardwood Frame, Flush Door With Both Side Laminate
Windows	Al/UPVC Windows/Ventilators
Others	N/A

BALCONIES

Flooring	Anti-skid Ceramic Tiles
Walls	Exterior Texture Paint
Ceiling	Exterior Paint
Doors	N/A
Windows	N/A
Others	Ms Railing, Utility Balcony-Block Masonry With MS Hand Railing As Per Design

ELECTRICALS

ISI Marked PVC Conduit And Copper Wire With Modular Switch And Sockets As Per Specifications

AIR CONDITIONING

VRV/ VRF

CP FITTINGS & CHINAWARE

High Quality CP Fittings & Chinaware Of Renowned Brands Like Kohler, Roca, Jaguar Or Equivalent As Per Approved Design

COMMON AREAS

Double-height Ground Floor Entrance Lobby With Marble flooring

Typical Floor Lift Lobby - Vitrified Tiles, Staircase - Stone Finish/Marble

Five Lifts Including A Service Lift

Multi-tiered Security In The Township