



02. Welcome to Sero Tower: Modern Living Redefined

Discover Sero Tower, the pinnacle of innovative architectural design in the heart of Henderson Town Centre. This striking new residential high-rise seamlessly blends luxury, convenience, and contemporary living, so you may enjoy the numerous lifestyle options on your doorstep.

Sero Tower is proudly brought to you by Leehan Living: **Shaping Communities, Elevating Lifestyles**

At Leehan Living, we are dedicated to crafting vibrant residential developments that redefine modern living. With a commitment to quality, innovation, and sustainability, we create spaces that inspire connection and enhance the well-being of those who call them home.

With the rejuvenated City Rail Link 3 minutes walk away you can arrive to the CBD in just 25 minutes and return home to the peace and quiet, enjoying a drink on the balcony as the sun sets over the Waitakere Ranges or the Waitemata Harbour.

Sero Tower prioritises convenience and connectivity.

Privacy & Security

Enjoy true peace of mind, where gated access and a secure entry ensure your privacy and safety, every single day.



Quality & Craftsmanship

Assuring buyers that their investment is backed by superior construction and design.



Innovation & Sustainability

Addressing the growing demand for eco-conscious and future-proof living spaces.



Community & Connectivity

Sero Tower is not just a residence but a hub for connection and urban convenience.



Elevated Lifestyle

A refined, comfortable, and aspirational living experience.



Waitakere College

Henderson North School

Pomaria Primary School

Henderson Intermediate

Lincoln Road Shops & Restaurant

111 Lincoln Shopping Centre

Waitakere Hospital

Te Pai Park

Auckland CBD & Harbour

The Trust Arena

Pacific Tower

Police Station

Sero Tower

Train Station 10 minutes walk





03. An Iconic Address
Cnr Wadier Place and Great North Road, Henderson

Situated in the vibrant heart of Henderson Town Centre, Sero Tower offers unparalleled access to a dynamic lifestyle.

Step outside to explore chic cafes, trendy boutiques, and cultural hotspots, all just moments from your door.

With excellent connectivity to major transit routes, the city's best is always within reach.



04. Designed for Every Lifestyle

Whether you're a young professional, a couple starting fresh, or someone looking to downsize without compromise, Sero Tower is a very attractive option that delivers genuine value for money. Apartments start from just \$680,000.



Two-Bedroom Units: Ideal for couples, young families and professionals looking for a balance of space and modern design.



Three Bed/Dual Key: For those who desire an elevated living experience with breathtaking views. Suitable for families with children or teenagers.



Innovative Architectural Design

Sero Tower isn't just a place to live — it's a statement. The cutting-edge design combines sleek lines, sustainable materials, and energy-efficient features to create a home that's as beautiful as it is functional.

Large windows invite natural light while offering stunning panoramic views of Auckland and the Waitakere ranges.



05. Amenities That Elevate Everyday Life

Life at Sero Tower comes with exclusive access to refined and easy to manage living:

Residents Lounge: A cozy yet sophisticated space for relaxation or hosting private events.

Secure Parking: Peace of mind and convenience, 24/7.

Lock up & leave convenience: for busy digital professionals, or investment buyers wanting a hands off approach.

Innovative Car Stacker

Imagine a parking solution that feels like something from the future – sleek, efficient, and incredibly space-savvy.

Our game-changing car stacker will stack cars 20 levels high using an automated system, placing up to 66 cars in empty slots within the racks.

This saves on space, and allows residents affordable parking options.



Sustainability at the Core

At Sero Tower, we believe in building a better future. Our innovative design incorporates green building practices, including energy-efficient lighting, water-saving fixtures, and eco-friendly construction materials.

It's modern living that respects the environment.



07. Our Partners



Developer



Architectural Design



Contractor

URBANSTRA

Development Manager



Structural Engineer

06. Frequently Asked Questions

Are the titles freehold?

Yes. Sero Tower apartments will be under a Stratum in Freehold title, commonly known as a unit title.

Does the development rely on a minimum number of pre-sales?

No, it does not. The build is already well underway. The upper levels are expected to be completed by the end of 2026.

Are there progress payments during the build?

No, once you've paid your 10% deposit, the remaining balance is only due at settlement. Settlement occurs once the building is complete and the Titles and CCC have been issued. At that point, our lawyer will notify yours with a 10-working-day settlement notice.

Is there a Body Corporate?

Yes, like all apartment developments, Sero Tower will have a Body Corporate. The estimated Body Corporate levies for each apartment can be found on the plans and pricing page of our website or in the sales suite. These figures are estimates based on a draft budget.

The final budget will be set just before settlement, and the first levy will be included in your settlement statement. The Body Corporate requires these initial funds to cover essentials like insurance. The schedule for subsequent payments will be determined at the first Body Corporate meeting.

Are there any additional ongoing expenses I should consider?

Our developments are designed with your cost efficiency in mind, which is always a plus. So apart from the annual Body Corporate levy, you'll need to budget for Auckland Council rates, utilities like water and power (which are metered individually), and your own contents insurance since building insurance is covered in the Body Corporate fee.

Do you allow Pets?

Yes, pets are absolutely welcome! - you'll need written permission from the Body Corporate to check everything is in order. We couldn't live without ours either.

Your New Chapter Starts Here

Embrace the luxury, comfort, and convenience of Sero Tower. With its unbeatable location, thoughtfully designed residences, and an array of premium amenities, it's more than just a home — it's a lifestyle.

Come Home to Sero Tower. Register Your Interest Today!



CLEVER LIVING

www.serotower.co.nz