

Welcome to a World of Calm
Enwrapped in Greens..





M&M
SIERRA 68

SECTOR 68, GURGAON

A PROJECT BY ...





Magnificence in the Trinity of Men, Materials and Money forms the bedrock of M3M's identity. A conglomerate of real estate verticals straddling residential, commercial, retail, hospitality, education & IT/SEZ, M3M is developing 'best-in-class' projects with uncompromising standards in quality, ethics, innovation and customer satisfaction.

Transforming the landscape of Gurgaon with impeccable benchmarks in construction, M3M is enviably poised to take India's realty sector to the next level.



VISION

M3M - an ethical, growth oriented organisation, that strives for customer delight, by delivering the 'best-in-class' projects, with uncompromising quality standards, through innovation and speed.

BASANT BANSAL
CHAIRMAN, M3M GROUP

BUSINESS VERTICALS



M3M BRANDS

M&M
golfestate
Finest Golf Resort Living

M3M
POLO SUITES™
WHERE THE GENTRY RESIDE

M&M
PANORAMA™
— EXCLUSIVE 36 SUITES —

M&M
ST. ANDREWS
GOLF RESIDENCES

M&M
MERLIN
SINGAPORE STYLE WORLD-CLASS APARTMENTS

M&M
ESCALA™

M&M
WOODSHIRE™

M&M
latitude
LIVING WITH ATTITUDE

M&M
URBANA™
The Latest in the Evolution of Urban Business & Retail

M&M
ONE-KEY
RESIDEMENTS

M&M
ROYAL
REGALIA

M&M
URBANA
business park
The Workplace of the Future

M&M
COSMOPOLITAN
STYLISH RETAIL & COMMERCIAL HUB

M&M
COSMO
CONVENIENCE CARE CLINICS

M&M
TEEPOINT

M&M
MARINA

PRESENTING..

M&M
SIERRA 68
SECTOR 68, GURGAON





M3M
SIERRA 68

1

PRIME LOCATION
Situated on 30 meter wide sector road in sector 68

2

GREAT CONNECTIVITY
Just 30 minute drive from Delhi International Airport.

3

SITE MICRO NETWORK
The site is prominently located just off Sohna road and has easy access from Southern Peripheral Road & NH-8.

4

BEST PUBLIC TRANSPORT
Located near Metro corridor, offering fast, convenient and comfortable connectivity.

A Haven that is surrounded by comforts & prosperity

M3M URBANA
M3M COSMOPOLITIAN
EROS CITY SQUARE
RAHEJA MALL
UNITECH ARCADIA
RODEO DRIVE

MCDONALD'S
BIKANERWALA
DOMINO'S
HALDIRAMS
THE OUTBACK
PIZZA HUT etc.

M3M
SIERRA68

PATHWAYS WORLD
SCHOOL
GD GOENKA WORLD
SCHOOL
DPS INTERNATIONAL
ST. XAVIER'S HIGH
SCHOOL
HERITAGE SCHOOL

MEDANTA
MAX
PARAS
FORTIS
ARTEMIS

Site Plan



- LEGEND - STILT LEVEL**
- 1. ENTRY/ EXIT
 - 2. DRIVEWAY
 - 3. PARKING
 - 4. DROP OFF
 - 5. ENTRY FEATURE ELEMENT
 - 6. ENTRY PLAZA
 - 7. MARINA ENTRY
 - 8. TENNIS COURT
 - 9. PALM AVENUE
 - 10. INFORMAL GARDEN OVERLOOKING THE LAKE
 - 11. PATHWAY
 - 12. FLOATING ALFRESCO DESK
 - 13. LAKE
 - 14. ISLAND
 - 15. DECK
 - 16. HALF BASKETBALL COURT

- LEGEND - PODIUM LEVEL**
- 17. ENTRY TO PODIUM
 - 18. ENTRY PLAZA
 - 19. PATHWAY / JOGGING TRACK
 - 20. FEATURE MOUND
 - 21. CLUB GARDEN
 - 22. VIEW TO MARINA DECK
 - 23. COVERD SEATING
 - 24. FITNESS COURT
 - 25. KIDS PLAY AREA
 - 26. YOUTH GARDEN/ SEATING PLAZA
 - 27. YOGA / MEDITATION
 - 28. CENTRAL LAWN
 - 29. AMPHITHEATRE
 - 30. STAGE
 - 31. ELDERLY PARK
 - 32. GARDEN OF CONTEMPLATION
 - 33. SCULPTURE COURT

A Towering Footprint Against
Peaceful Azure Sky !



PROJECT DESIGN & ARCHTECTURE



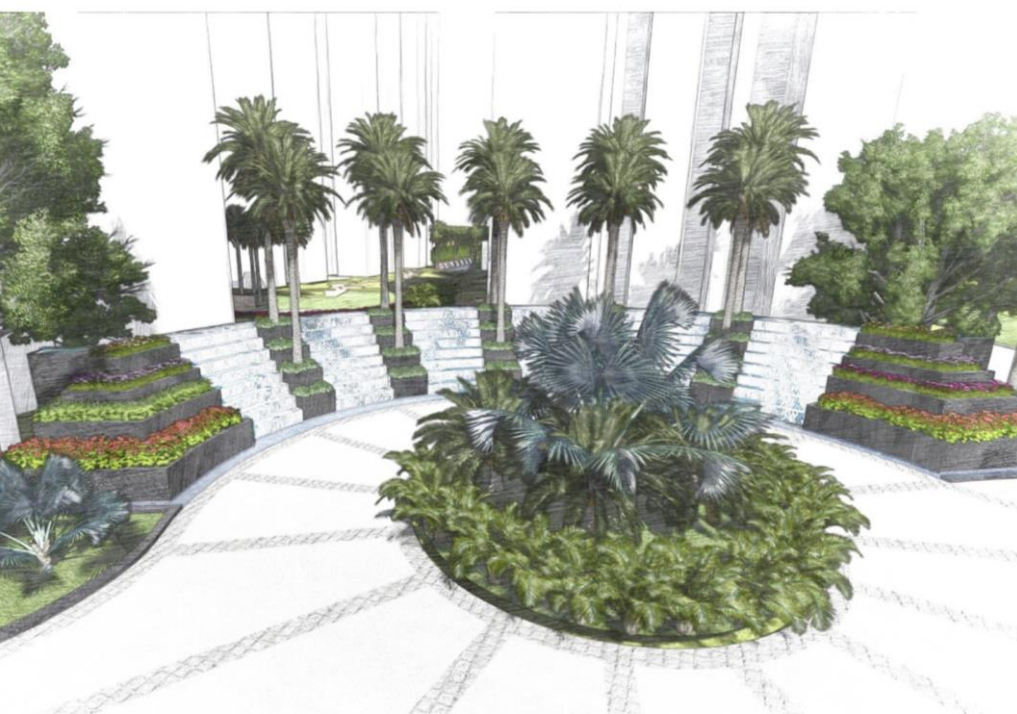


Picturesque to perfection, spread across 13.5 acres of vast land, the towers stand tall at a location that breathes the fresh landscape from one side and modern regalia on the other.

LIFESTYLE ELEMENTS



The Grand Entrance



- Entry Plaza with water features welcomes you with a positive energy
- Placement of trees not only beautifies the grand entrance but also evokes the senses.

The Perfect Driveway



- Driveway on the project periphery for a smooth and unhindered vehicle entry
- Tower Drop Off Zone accentuated with green landscaping and waterfalls



Club House



A well appointed club house spread over 10,000 sq. ft with a terrace pool offers plenty of social and fitness facilities...

Club House Amenities



Terrace Swimming Pool at the Club House



Fitness Room and Snooker area to satisfy the Sporty and Socially You!

Artificial Lake

- A beautifully designed lake enhances the beauty of the place.
- Island formation in the center
- Deck seating arrangement for that perfect feel with Alfresco



Something for all age groups..!



- Water Fountains
- Tot Lots
- Sculpture Court

- Rich landscaping with amenities like Jogging Track, Yoga & Meditation Deck
- Club gardens
- Palm Avenue
- Amphitheatre

High End Security & Safety



- Gated Community with 24 hours security
- Top Notch International Facilities and Amenities to ensure a Safer Surrounding!



Sports Amenities...



Amphitheatre



Tennis Court



Half basketball Court

Proposed Specifications & Finishes

Bedrooms

Walls: Plastic Emulsion with Roller Finish

Floors: Laminated wooden flooring

Doors: Hard Wood Door Frame with Flush Shutter

Windows : UPVC/ Powder coated or Anodized Aluminum Glazing

Ceiling: Plastic Emulsion



Living/Dining Room

Walls: Plastic Emulsion with Roller Finish

Floors: Vitrified Tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceiling: Plastic Emulsion



Proposed Specifications & Finishes

Kitchen

Walls: 2' high ceramic tiles above counter, balance OBD paint

Floors: Anti skid Ceramic tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceilings: Oil Bound Distemper Paint

Others: Polished Granite counter with SS sink and CP fittings



Toilets

Walls: Combination of Ceramic Tiles, Oil Bound Distemper & Mirror.

Floors: Anti skid Ceramic tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceilings: Oil Bound Distemper Paint

Others: Granite/ Marble Counter with White Sanitary fixtures and CP fittings



Proposed Specifications & Finishes

Lift Lobbies

Walls: Combination of stone, tile and Oil bound Distemper

Floors: Combination of Natural Stone & tiles

Doors: Stainless Steel finished lift doors

Ceilings: Oil Bound Distemper Paint

Air-conditioned Ground Floor Lobby



External Façade

Walls: Combination of railings and glazing exterior paint

Balcony/Utility Balcony

Floors: Anti-skid/Non-slippery ceramic/vitrified tiles





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