



Creating Magnificence  
Delivering Masterpieces



# About M3M



1 Acre = 0.404685642 Hectare  
1 Sq.mtr = 10.7639 sq.ft  
The numbers are approximate.

## The M3M Way..

- M3M has been known to develop the most prolific concepts and brand icons
- We recently launched the most coveted Trump Towers Delhi-NCR
- We also delivered 8 iconic projects changing the contour of real estate of Gurugram..



# Project Portfolio: Delivered

## RESIDENTIAL

M&M  
**golfestate**  
Fairway  
RESIDENCE

M&M  
**WOODSHIRE**

M&M  
**MERLIN**  
SINGAPORE STYLE WINDY CLASS APARTMENTS

M&M  
**golfestate**  
Fairway  
RESIDENCE

**M3M POLO SUITES**  
WEARING THE COUNTRY AESTHETIC

M&M  
**PANORAMA**  
EXCLUSIVE 36 SUITES

## COMMERCIAL

M&M  
**COSMOPOLITAN**  
STYLISH RETAIL & COMMERCIAL HUB

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



# Project Portfolio: Under Construction

RESIDENTIAL	COMMERCIAL	SERVICE APARTMENTS	IT PARK
  	 		
  	 		
			

# Awards & Accolades!

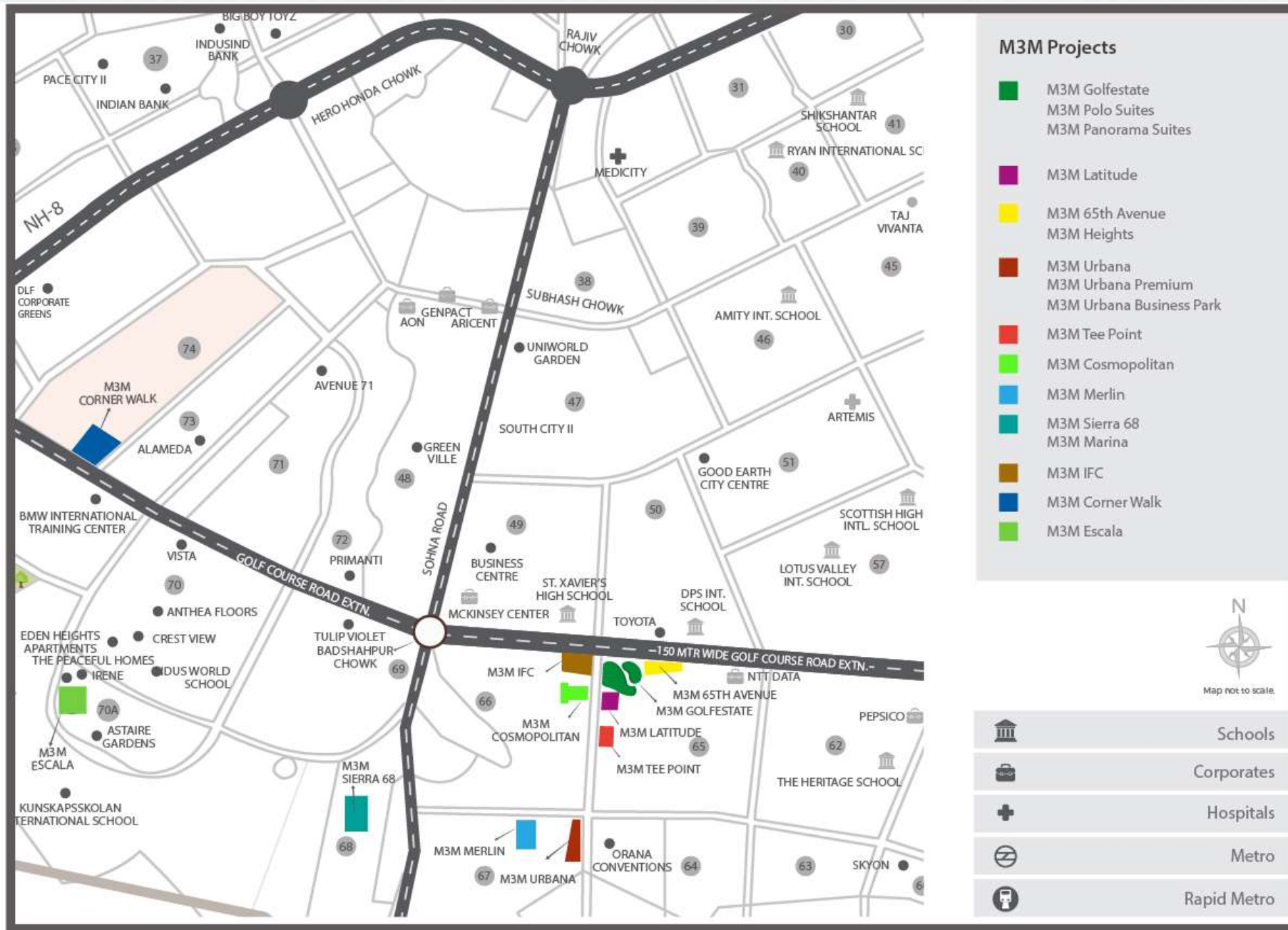


Federation of Indo Americans of Northern California



# M3M Group's footprint in Gurugram










### M3M Projects

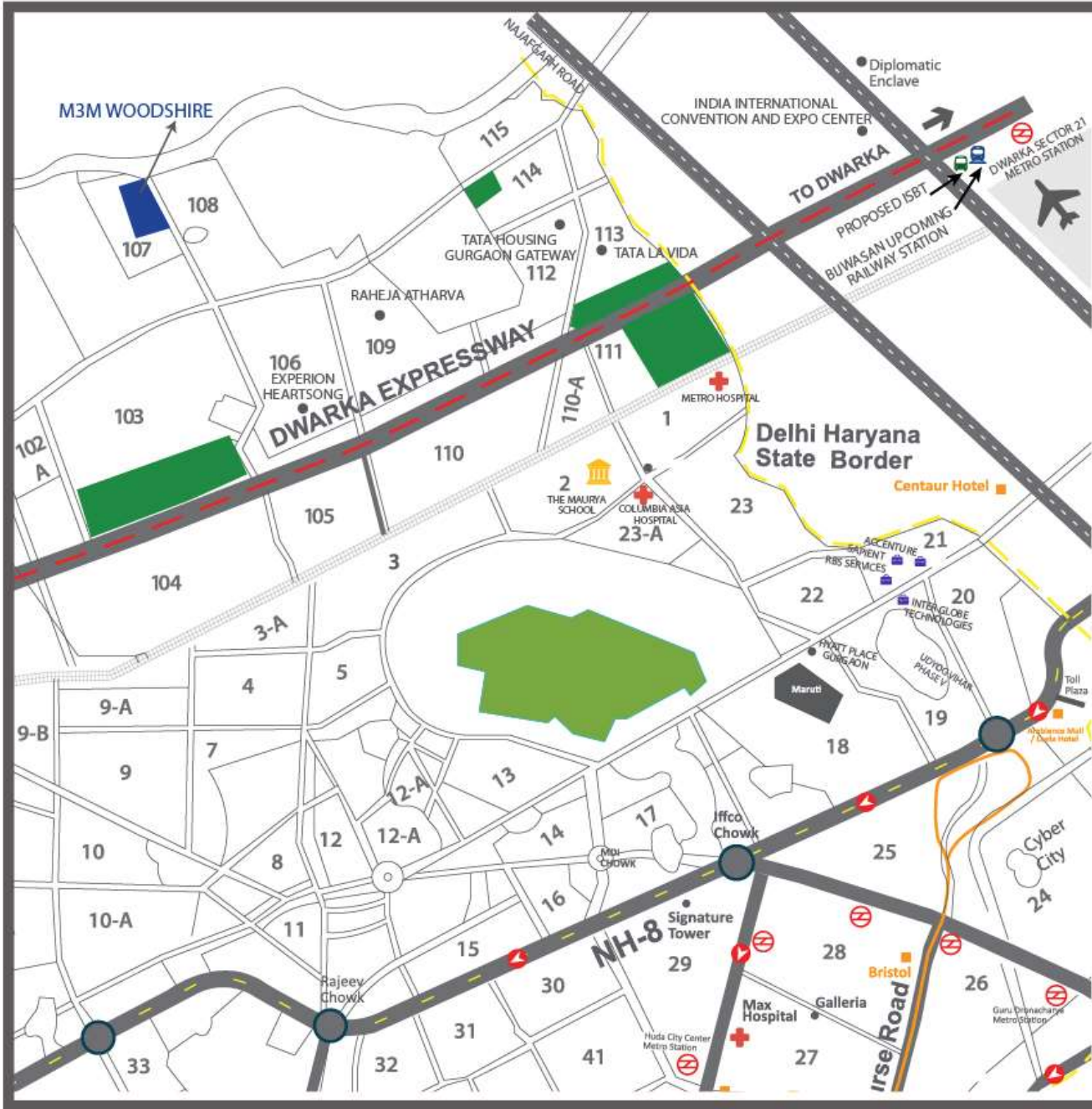
- M3M Golfestate  
M3M Polo Suites  
M3M Panorama Suites
- M3M Latitude
- M3M 65th Avenue  
M3M Heights
- M3M Urbana  
M3M Urbana Premium  
M3M Urbana Business Park
- M3M Tee Point
- M3M Cosmopolitan
- M3M Merlin
- M3M Sierra 68  
M3M Marina
- M3M IFC
- M3M Corner Walk
- M3M Escala



Map not to scale.

	Schools
	Corporates
	Hospitals
	Metro
	Rapid Metro










### M3M Projects

- Future Developments
- M3M Woodshire



Map not to scale.

	Schools
	Coprorates
	Hospitals
	Metro
	Rapid Metro

# More than 100 Brands Signed Up



And more..



“You can't make something great without passion”

– Juan Sanchez





Standing tall in full glory!

Standing tall in full glory!

FAIRWAY WEST





FAIRWAY WEST

Gateway to an  
Extraordinary World!





The Iconic Golf Resort Lifestyle Living!

FAIRWAY EAST

The Iconic Golf Resort Lifestyle Living!



## Designed By The Best: Our Partners

### Architectural Design

Architectural design by world's leading Architectural firm - Arcop International, Montreal Canada..



### Landscaping

Landscaping by GCH Planning & Landscape Architecture (Geyer Coburn Hutchins), USA,



### Execution

Execution of this one of its kind luxury Golf Living by L&T for structure as well as the finishes.



### Golf Course Design

9-Hole Executive Golf Course designed by Golf Plan, USA;



### Interior Designing

Interior designing by leading international firm M/s BLD (Bilkey Llinas Design), USA.



### Structural Consulting

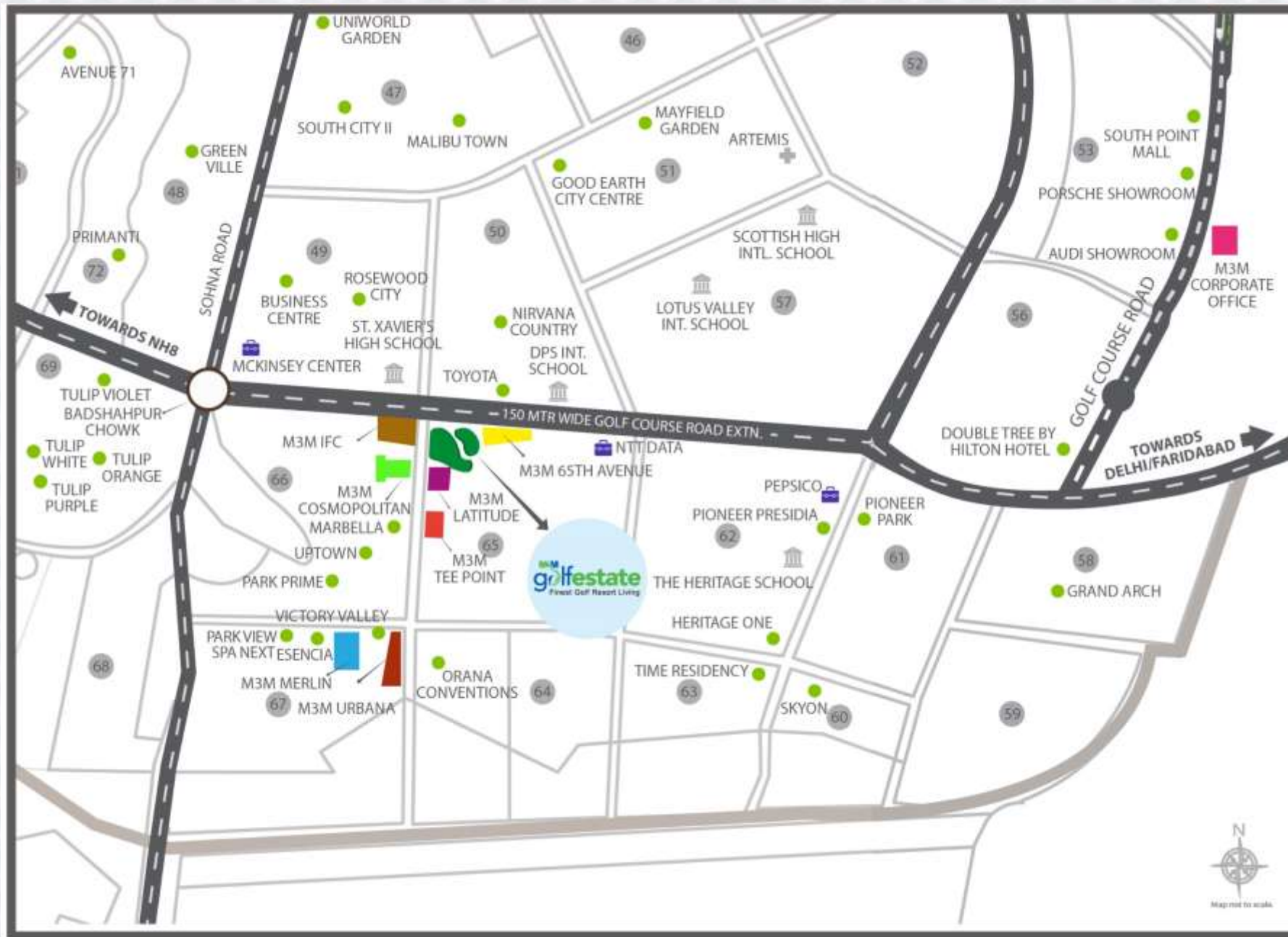
By LERA. Leslie E Roberts and Associates (LERA), USA



### Lighting Consultant

Common area, External Lighting and Facade Lighting Consultants: M/s Bo Steiber, Singapore





Location Map



# Location: At a Glance

## **Enviably Location:**

- Right on the 150 mtr. Golf Course Road Extension.
- 30 minutes away from Delhi International Airport.

## **Catchment:**

- Surrounded by neighbourhood of young and affluent families with good concentration of social and infrastructure facilities
- Catchment of high end projects like M3M Merlin, M3M Latitude, Emaar Marbella & Ireo Victory Valley with HNI population of more than 15,000 families.
- Surrounded by mixed used developments (M3M Urbana, M3M Cosmopolitan, M3M International Financial Center, M3M 65<sup>th</sup> Avenue)
- Walk to work with 1,000 Retail shops & offices in the vicinity

# Locational Advantage

Access to all social amenities in the vicinity including:

Social Amenities	Some Prominent Brands in Vicinity
<ul style="list-style-type: none"><li>Schools</li></ul>	<ul style="list-style-type: none"><li>St. Xavier's High School, Paras World School, The Heritage School, Scottish High School, Pathways School, GD Goenka World School, DPS International School, Lotus Valley etc.</li></ul>
<ul style="list-style-type: none"><li>Health Care</li></ul>	<ul style="list-style-type: none"><li>Medanta - Medicity, Fortis, Artemis, Max Hospital, Pratiksha etc.</li></ul>
<ul style="list-style-type: none"><li>Retail</li></ul>	<ul style="list-style-type: none"><li>Malls and retail outlets in the vicinity including upcoming high street retail – M3M 65th Avenue, M3M Urbana, M3M Urbana Premium, M3M Tee Point, Good Earth, M3M Cosmopolitan</li></ul>
<ul style="list-style-type: none"><li>Restaurants</li></ul>	<ul style="list-style-type: none"><li>Numerous eating options including restaurants, cafes etc.</li></ul>
<ul style="list-style-type: none"><li>Hospitality</li></ul>	<ul style="list-style-type: none"><li>Double Tree - Hilton, Fortune Hotel, Taj Vivanta, Country Inn &amp; Suites, Crowne Plaza, etc.</li></ul>
<ul style="list-style-type: none"><li>Office Buildings</li></ul>	<ul style="list-style-type: none"><li>M3M International Financial Center, M3M Urbana, M3M Cosmopolitan, M3M Urbana Premium, M3M Urbana Business Park and other prominent office buildings on Golf Course Road, Golf Course Road Extn. and Sohna Road</li></ul>





## SITE PLAN

- Spread over 56+ acres, largest group housing development in NCR

Multiple access point to the site:

- Grand entrance from the 800 ft. long and 200 ft. wide palm lined driveway
- Surrounded by low rise development on all sides; Emerald Hills and Marbella;
- High-end luxury residential and commercial developments in the vicinity. The site is in close proximity to the high street retail and commercial complexes - M3M Urbana & Cosmopolitan.



# M3M Golfestate: Lifestyle Features





The Magnificent Entrance





Palm-Lined Driveway





Well Appointed Drop-Off  
Zone



Double Height Entrance  
Lobby





Immaculate Lobby Interiors





Spacious Balconies with Louvers

Spacious balconies with Louvers





9 Hole Executive Golf Course





Rooftop Temperature Controlled Pool





VIP CLUB: Gorgeous space of style and class







Grand Lobby





Banquet Hall





Mini-Theatre





Restaurant





Cafe





Snooker Room





Lounge

# State-of-the-art Air Conditioned Sports Arena





- Cricket Pitch on German turf flooring
- Ductable Air-Conditioning
- Kids play area with wading pool

# Sports Amenities



TENNIS COURT



BASKETBALL COURT



GYMNASIUM



INDOOR BADMINTON COURT



CHESS



ROOFTOP JOGGING TRACK

- Basketball and Tennis Court on Epoxy Flooring
- Badminton Court on Tarkett Sports Flooring



# Other Features & Amenities



AMPHITHEATRE



KIDS PLAY AREA



COMMUNITY SPACES



SIT OUT ZONES

# Other Amenities and Lifestyle Elements



## Security

5-Tier security for your complete peace of mind (CCTV, manned security, automatic boom barriers)



## Parking

Adequate parking spread across 2 level basements throughout the project



## Pet Areas

Defined pet areas



## Concierge

Concierge on call

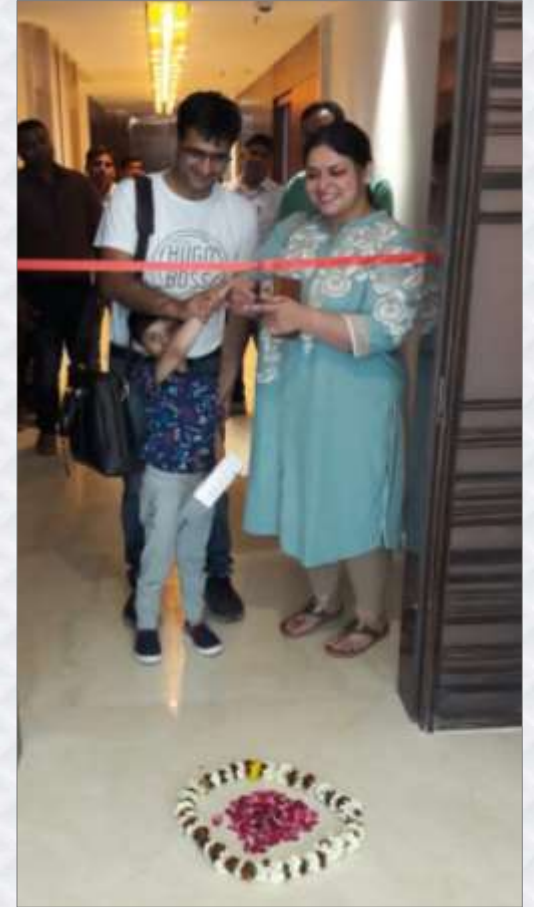


# Bustling Life @ M3M Golfestate





More than 150 families already moved-in!





# Specifications

- Air-conditioning: VRF/VRV in all units
- Apartment Security System: Door Phone camera with intelligent access control panel and panic alarm button connected to security room and management office
- Walls & Ceiling Finishes: Living Room/Dining/Family Room/Foyer/Study, Master Bedroom/Other Bedrooms have Gyprock with Acrylic Emulsion Paint on Walls and Ceiling.
- Kitchen: Modular Kitchen with equipment
- Flooring: Imported marble flooring living/dining, common areas. Engineered hardwood flooring in all bedrooms.
- STP treated water for landscaping;
- Rain Water Harvesting within the complex.
- Elevators: Speed of 3.0 m/s for iconic, 1.75 m/s for the mid rise and 1.6 m/s for low-rise towers
- Washrooms: Complete washrooms with world class fixtures

# Brands in Association

The logo for DURAVIT, featuring a stylized blue bird-like icon to the left of the word "DURAVIT" in a bold, blue, sans-serif font.The logo for TOTO, with the word "TOTO" in a bold, black, sans-serif font, a registered trademark symbol, and the tagline "Perfection by Design" in a smaller, italicized font below it.The logo for DAIKIN, featuring a blue and black stylized icon to the left of the word "DAIKIN" in a bold, blue, sans-serif font.The logo for MITSUBISHI, consisting of a red three-pointed star symbol above the word "MITSUBISHI" in a bold, black, sans-serif font.The logo for GROHE, with the word "GROHE" in a bold, black, sans-serif font, and three wavy lines below it.The logo for Miele, featuring the word "Miele" in a bold, white, sans-serif font inside a red rectangular box.





A Mock Up of Apartment





A Mock Up of Apartment





A Mock Up of Apartment





A Mock Up of Apartment





Wide, Welcoming &  
Beautiful





Luxurious Inside, Pristine  
Outside





Spectacular View of Towers  
1-4





A lifestyle created by passion delivered for The Few!!