



Our Expertise. Your Joy.

M3M India Private Limited

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## Cool waters... Soft sands

Can you imagine an oasis in the middle of land locked Gurgaon!  
Well we at M3M will present a "Marina like" water body that  
resembles Singapore waterfront or the 'Dubai Marina' right  
here in Gurgaon's sector 68!! A dream come true.

What a concept!





## EXUBERANCE OF YOUTH

The joy of being young and alive is a feeling that must be experienced. A life that is sporting and joyful is what we crave for. And we at M3M want to present this 'life' to you. At The Marina you get a lushly landscaped 5.26 hectares (13 acres) project that comes with its very own waterfront enclave and state-of-the-art Marina Lake views from well appointed residences. What else can one ask for!



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**M&M**  
**MARINA™**

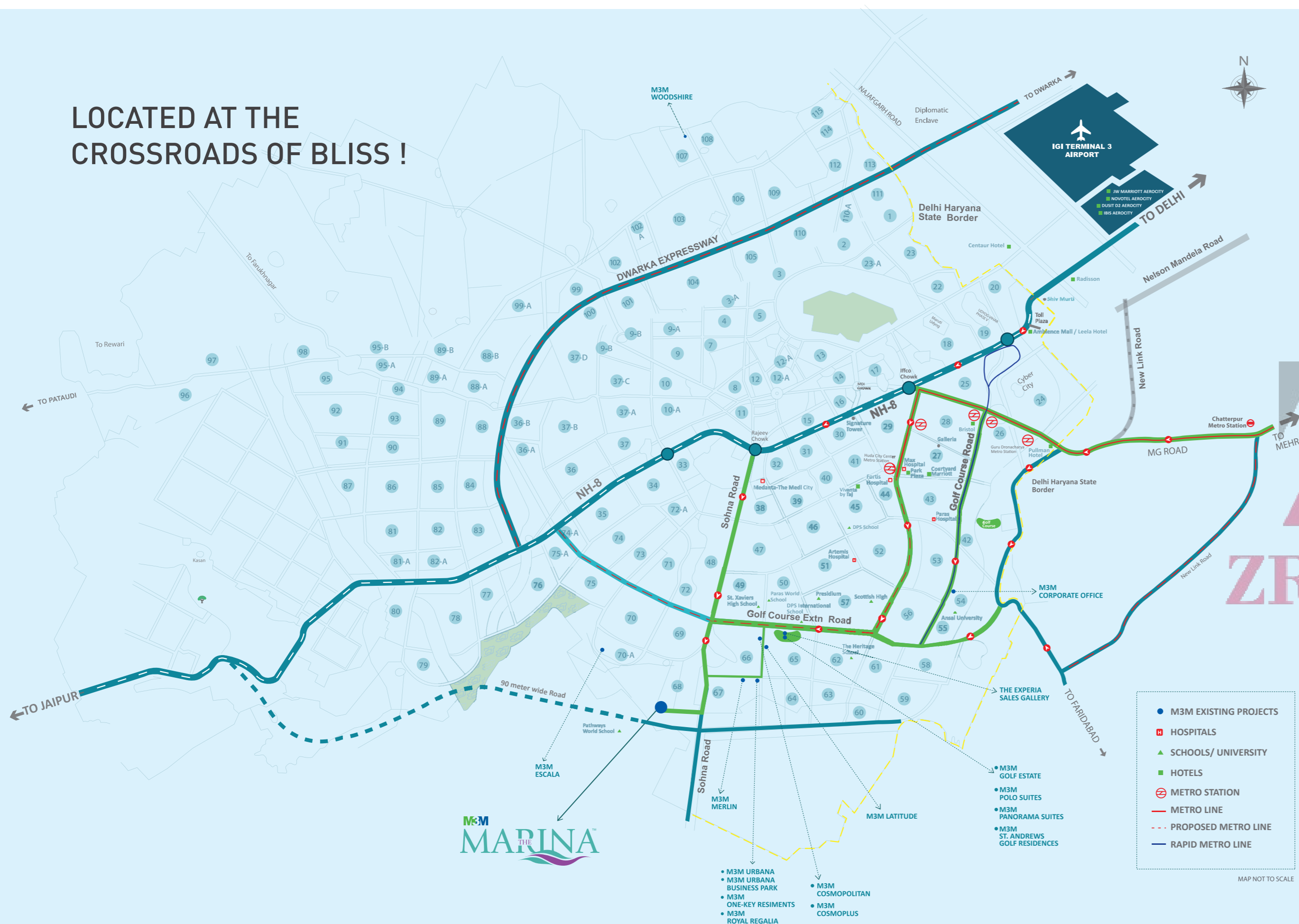
M3M Presents, The Marina. Where sandy beaches greet you along with a grand porte-cochere entrance with fountain. A project where you live what it feels like to sail the Seven Seas in true style. A one of its kind concept for those who demand privacy, world-class amenities and first-class services. All the towers at The Marina have a view of expansive waterfront paradise. Giving a true resort-style ambience, you will find a pool deck here that will deliver stunning waterfront views. After all living on your own terms doesn't get better than this.



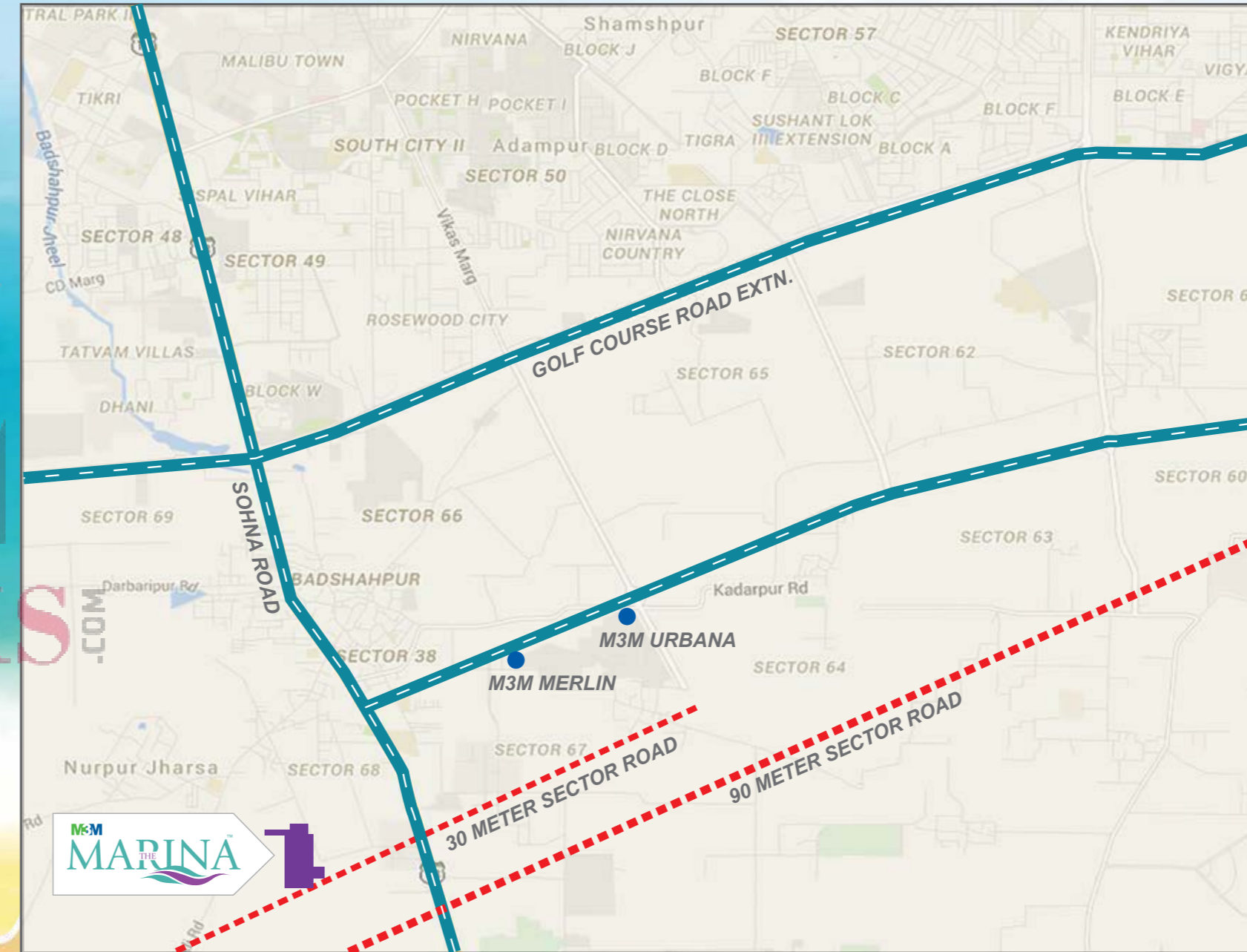
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LOCATED AT THE CROSSROADS OF BLISS !



CONNECTIVITY UNLIKE ANY OTHER



- Situated on 30 meter wide sector road.
- The site is prominently located just off Sohna road and has an easy access from Southern Peripheral Road & NH-8.
- Just 30 minute drive from Delhi International Airport.
- Located on the Metro corridor, offering fast, convenient and comfortable connectivity.
- Strategically linked to all major Business Hubs & Retail destinations.
- Close to major Hospitals like Medicity, Fortis, Max, Artemis etc. & schools like Pathways World School, G. D. Goenka World School, St. Xavier's High School, DPS International and Heritage School etc.

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M3M MARINA

M3M MARINA

MAP NOT TO SCALE

MAP NOT TO SCALE



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## IT 'MUST' BE 'THE MARINA'!

- High rise 19-29 storey residential towers with spacious interiors.
- Expansive Beach Lake with Yacht Club.
- Secured gated community with guard rooms, CCTV, boom barriers and visitor management system.
- Pool deck with beach-entry pool and cabanas.
- Every balcony overlooks a lush green open area.
- Provision for power backup.
- Rainwater harvesting and STP provided to make the campus sustainable.
- Well ventilated, sun-lit apartments with spacious rooms.
- Superior quality of construction ensuring long life span.
- Sufficient parking available in basement, under podium level and in the open surface at ground level. Provision for guest parking as well.



## AN ISLAND THAT IS SURROUNDED BY COMFORTS & PROSPERITY

### NEARBY PROJECTS

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

### WORLD CLASS SCHOOLS

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

### STATE-OF-THE-ART HOSPITALS/ CLINICS

MEDANTA  
MAX  
PARAS  
FORTIS  
ARTEMIS  
M3M COSMO+

### FOOD JOINTS & EATERIES

MCDONALD'S  
BIKANERWALA  
DOMINOS  
HALDIRAMS  
THE OUTBACK  
PIZZA HUT

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'THE SPECTACULAR WATERFRONT'

UNPARALLELED PLANNING



- LEGEND
- |                                   |                                     |  |
|-----------------------------------|-------------------------------------|--|
| 1. ENTRY / EXIT                   | 14. YOUTH GARDEN / SEATING PLAZA    | 27. FEATURE MOUND                        |
| 2. DRIVEWAY                       | 15. FITNESS COURT                   | 28. TIMBER PIER                          |
| 3. PARKING                        | 16. YOGA / MEDITATION GARDEN        | 29. FLOATING ALFRESCO DECK               |
| 4. DROP OFF                       | 17. REFLEX OLOGY                    | 30. PALM AVENUE                          |
| 5. DROP OFF FEATURE ELEMENT       | 18. CENTRAL LAWN                    | 31. LAKE                                 |
| 6. ENTRY PLAZA WITH WATER FEATURE | 19. COLOR GARDEN                    | 32. ISLAND                               |
| 7. EAST CRESCENT                  | 20. WATER FOUNTAIN WITH SCULPTURE   | 33. POOL                                 |
| 8. WEST CRESCENT                  | 21. SCULPTURE MOUND                 | 34. FEATURE WALL WITH WATER FOUNTAIN     |
| 9. CRICKET PITCH                  | 22. ENTRY COURT TO CLUB             | 35. INFORMAL GARDEN OVERLOOKING THE LAKE |
| 10. ENTRY COURT                   | 23. FEATURE WALL WITH WATER FEATURE | 36. PAVILION AT THE LAKE EDGE            |
| 11. STEPPING STONES               | 24. CONNECTION TO MARINA            | 37. DECK                                 |
| 12. PATHWAY / JOGGING TRACK       | 25. TENNIS COURT                    | 38. HALF BASKET BALL COURT               |
| 13. AMPHITHEATRE                  | 26. ALFRESCO SEATING                |  |





## WATER-SURROUNDED

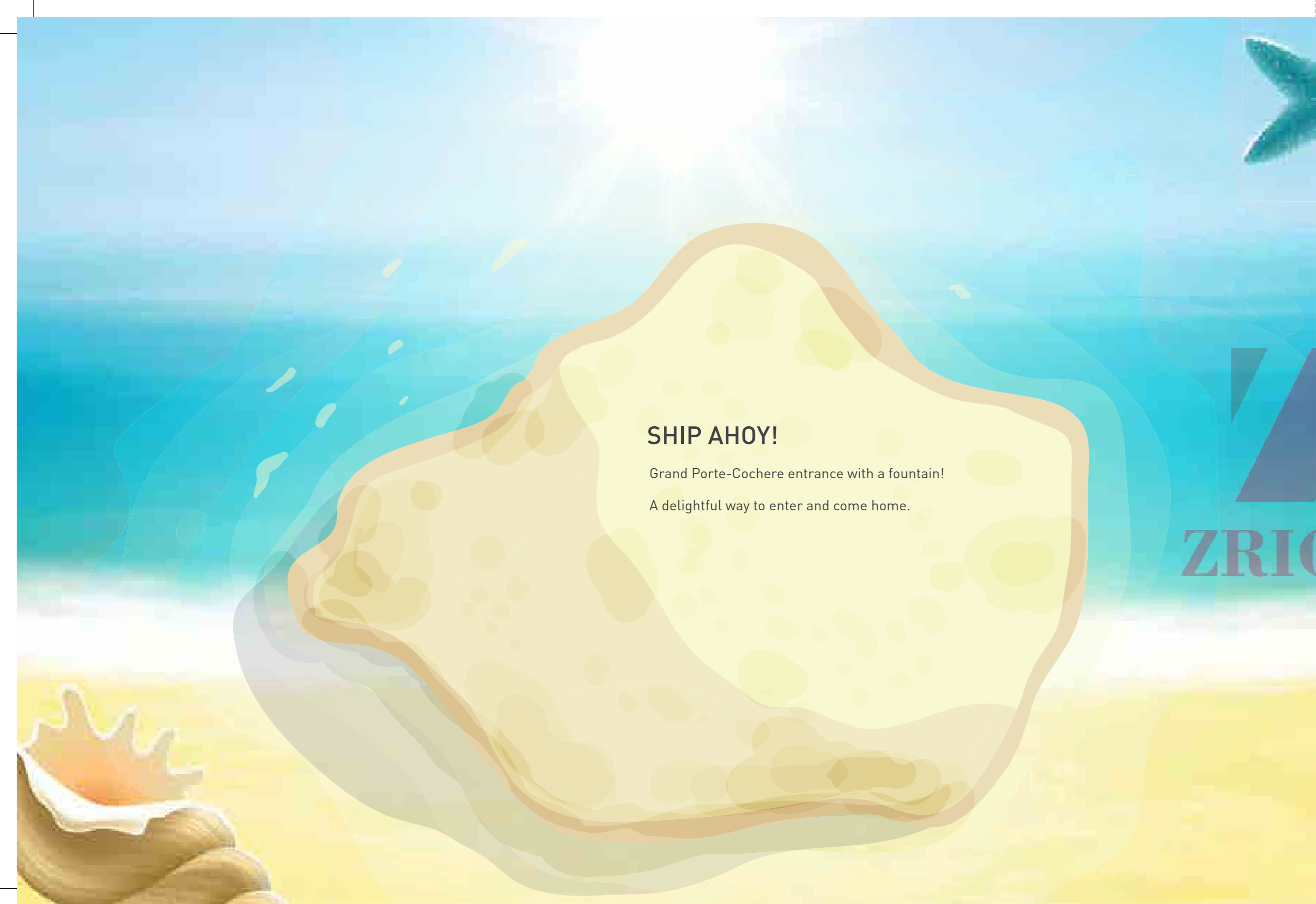
M3M The Marina has an allure unlike any-other. Embodying the coast side living to the core this project offers an expansive water body with sandy beaches that are lined with palm trees created to provide a feeling of comfort and joy with an impeccable design and distinct cheerfulness.

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## SPRAWLING GREEN

Continuous sprawling greens at The Marina spells the enchantment of nature. Beautifully landscaped with strategically placed parks, 90% of the apartments here give an enticing view of the central greens. Interspersed with water bodies it makes sure to get an admiration every time you step out of your home at The Marina.



## SHIP AHOY!

Grand Porte-Cochere entrance with a fountain!

A delightful way to enter and come home.

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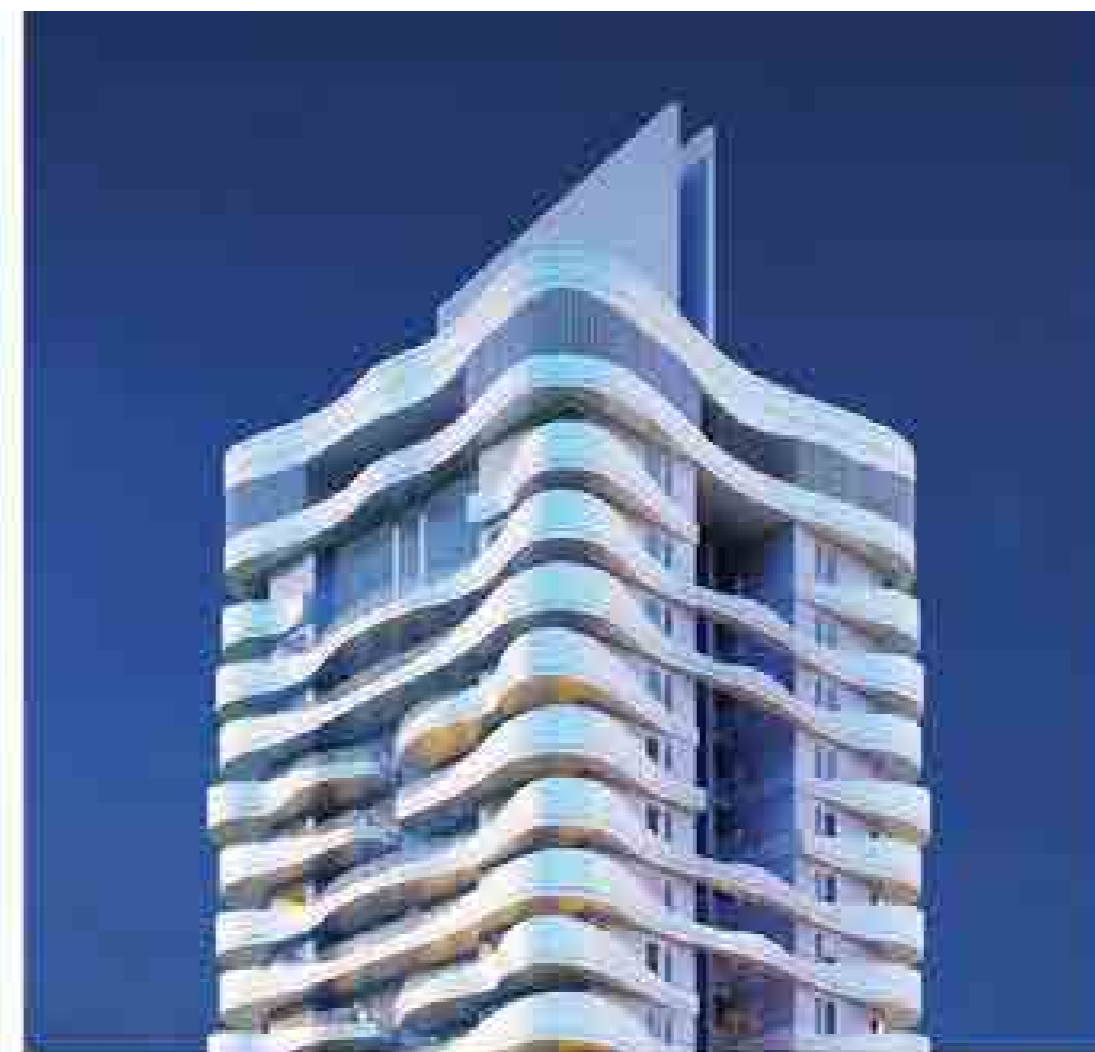


## ICONIC RIPPLE TOWER

Breaking the usual clutter The Marina has an iconic tower sporting a 'ripple design'. The form of this tall tower resemble water waves, creating a strong connection between the project and its landscape.

Keeping true to the overall theme of the project this iconic tower creates a conducive yet thematic presence, and blends seamlessly in the project. The amazing composition of this tower is further accentuated by curved balconies and terraces, thus increasing space and giving better views of The Marina.

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## STEERING YOU TO A HEALTHY, HAPPY LIFE

M3M The Marina is architected to inspire a wholesome lifestyle by world-class architects. Smaller sized units, standard fitted with modular doors, windows & bathrooms, happy healthy colours, greens & water bodies, outdoor areas and 'street furniture' make The Marina a delightful place to stay. The structure has been made to perfectly complement its green and natural surroundings.






## A SEA OF GARDENS Lavish Garden & Landscapes

The landscaping at The Marina has been planned by an internationally renowned landscape partner. It extends a concept, that of an island with beach front tranquility and scenic beauty amidst a land-locked plethora of arid land and sprawling condominiums. Very 'Mediterranean' like complex, with apartments surrounding a water body with a white sand beach.

Positive, bright, colourful, healthy and happy, the whole landscape concept presents an infinite picture of perfection that will overwhelm the senses !





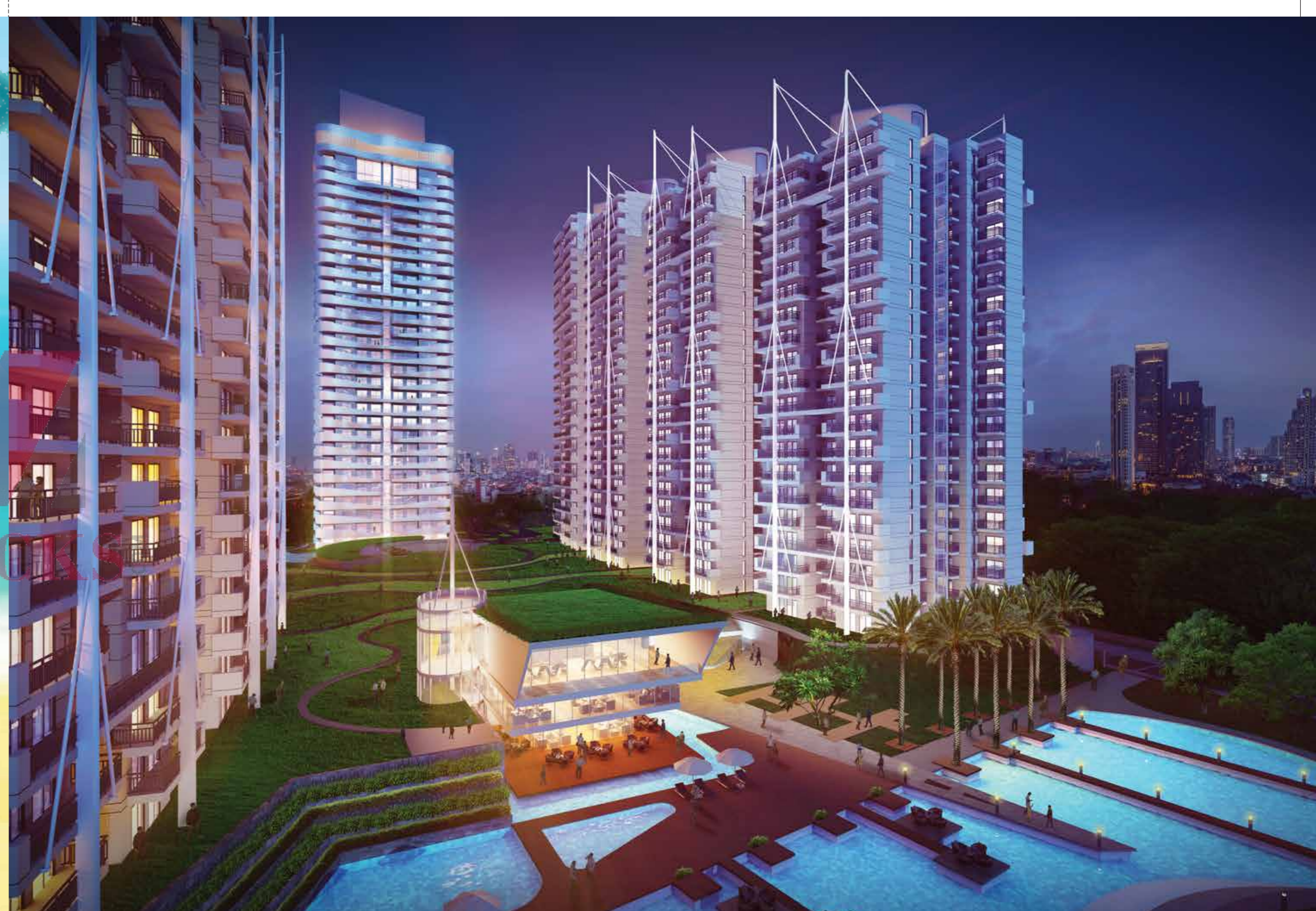
## 'FLOAT-OUTS'

All towers are surround by an expansive water body,  
resort-style pool deck with stunning waterfront views.

The water-front here is surrounded by palm trees giving  
the whole setting a complete feeling of a beach!



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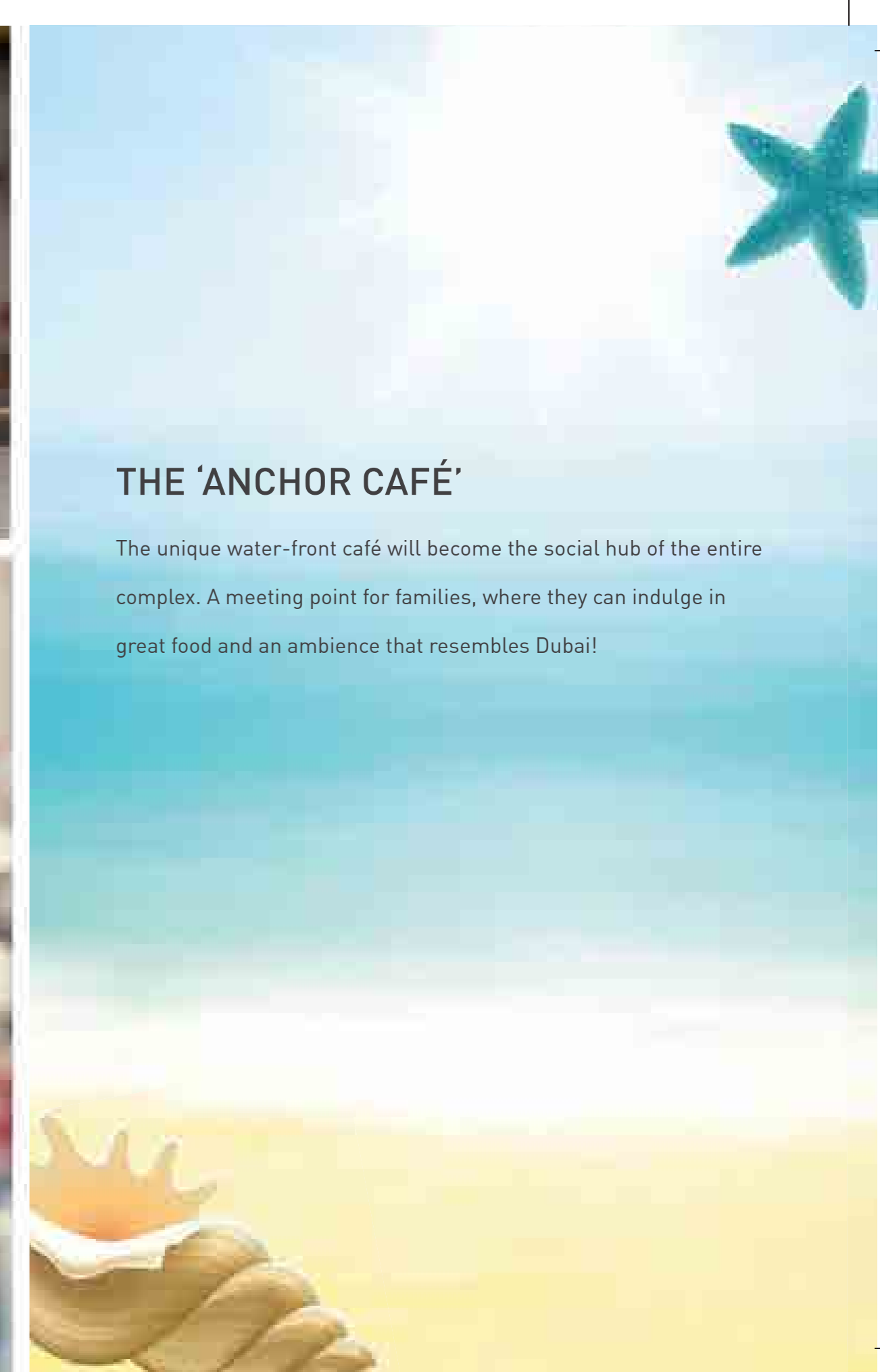
## THE CLUBHOUSE

Set against the immediate background of the water in the landscape is an iconic and striking clubhouse rising out of the central green landscaped podium. This 650 sq. mtr. (7,200 sq. ft.) - 2 storey clubhouse has plenty social and fitness facilities. The Clubhouse is planned around The Marina inspired waterfront and a beach like environment creates a very comfortable feel of a community where people of all ages can interact.

Over-looking the vast water body is The Marina Yacht Club.

- **Open-deck lounge and cafeteria**
- **Sun-deck spa and gym**
- **Library and entertainment centre**
- **Banquet area and music hall**
- **Billiards and pool room**
- **Squash Court**



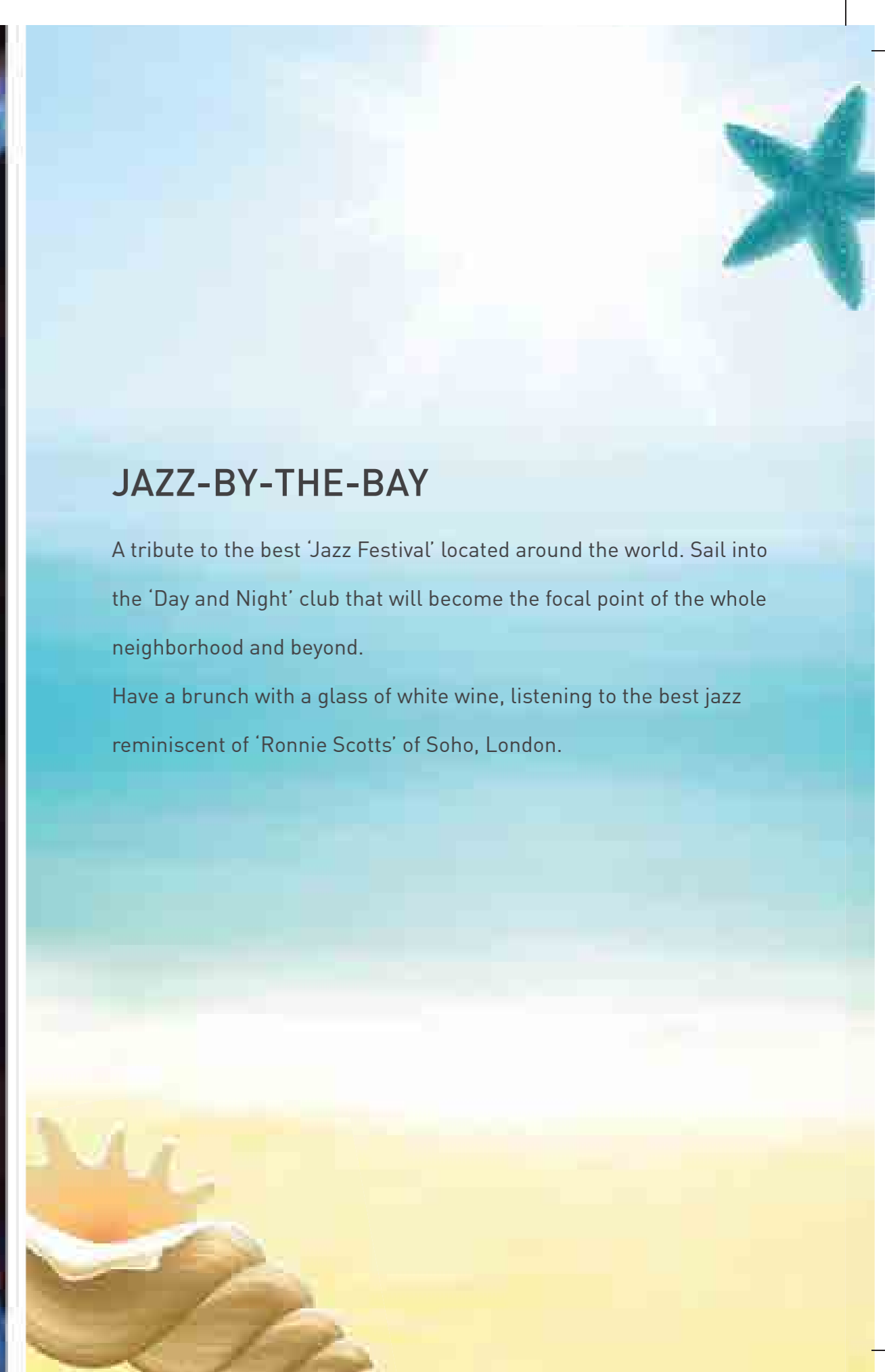


## THE 'ANCHOR CAFÉ'

The unique water-front café will become the social hub of the entire complex. A meeting point for families, where they can indulge in great food and an ambience that resembles Dubai!

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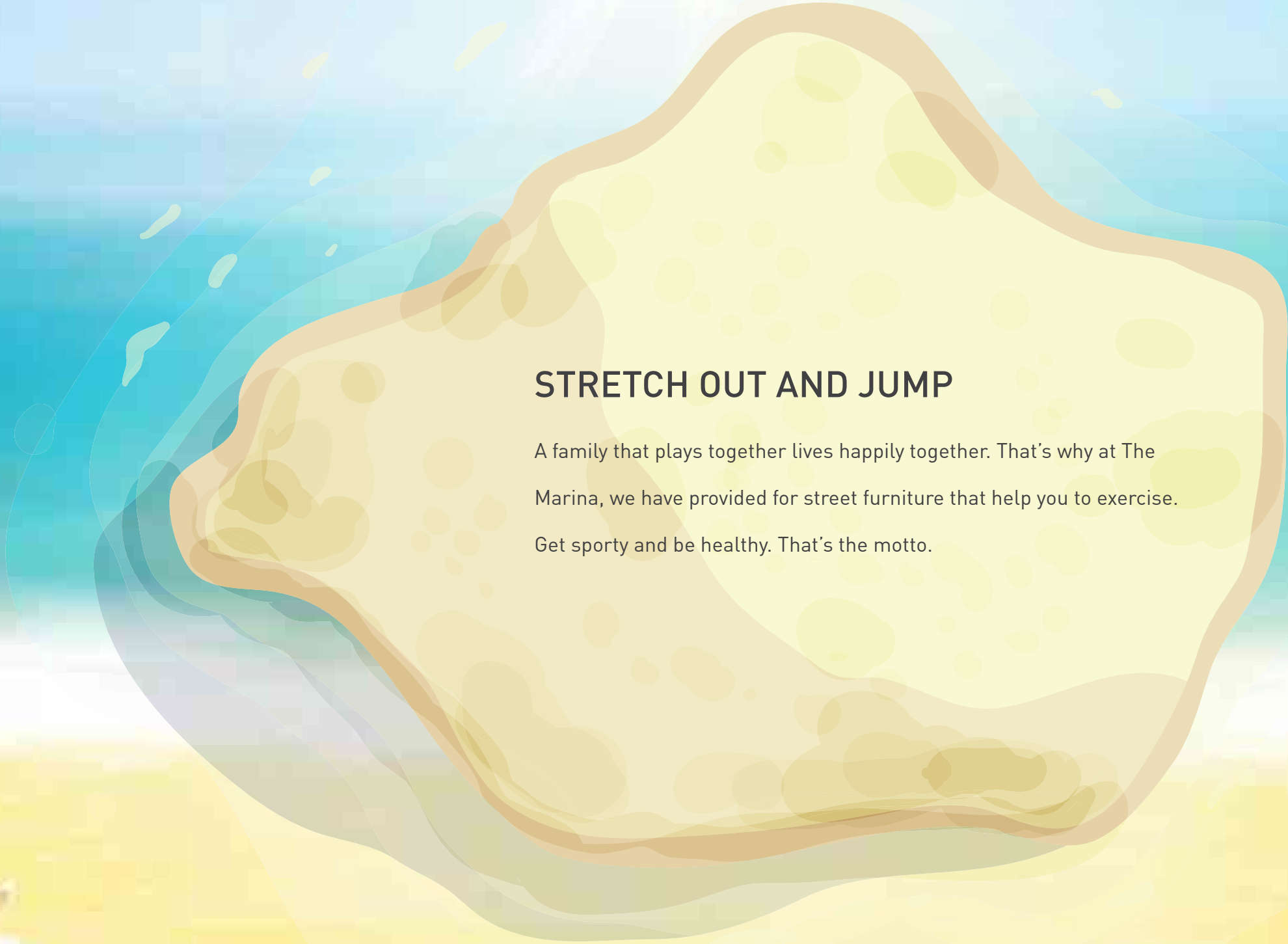




## JAZZ-BY-THE-BAY

A tribute to the best 'Jazz Festival' located around the world. Sail into the 'Day and Night' club that will become the focal point of the whole neighborhood and beyond.

Have a brunch with a glass of white wine, listening to the best jazz reminiscent of 'Ronnie Scotts' of Soho, London.



## STRETCH OUT AND JUMP

A family that plays together lives happily together. That's why at The Marina, we have provided for street furniture that help you to exercise. Get sporty and be healthy. That's the motto.



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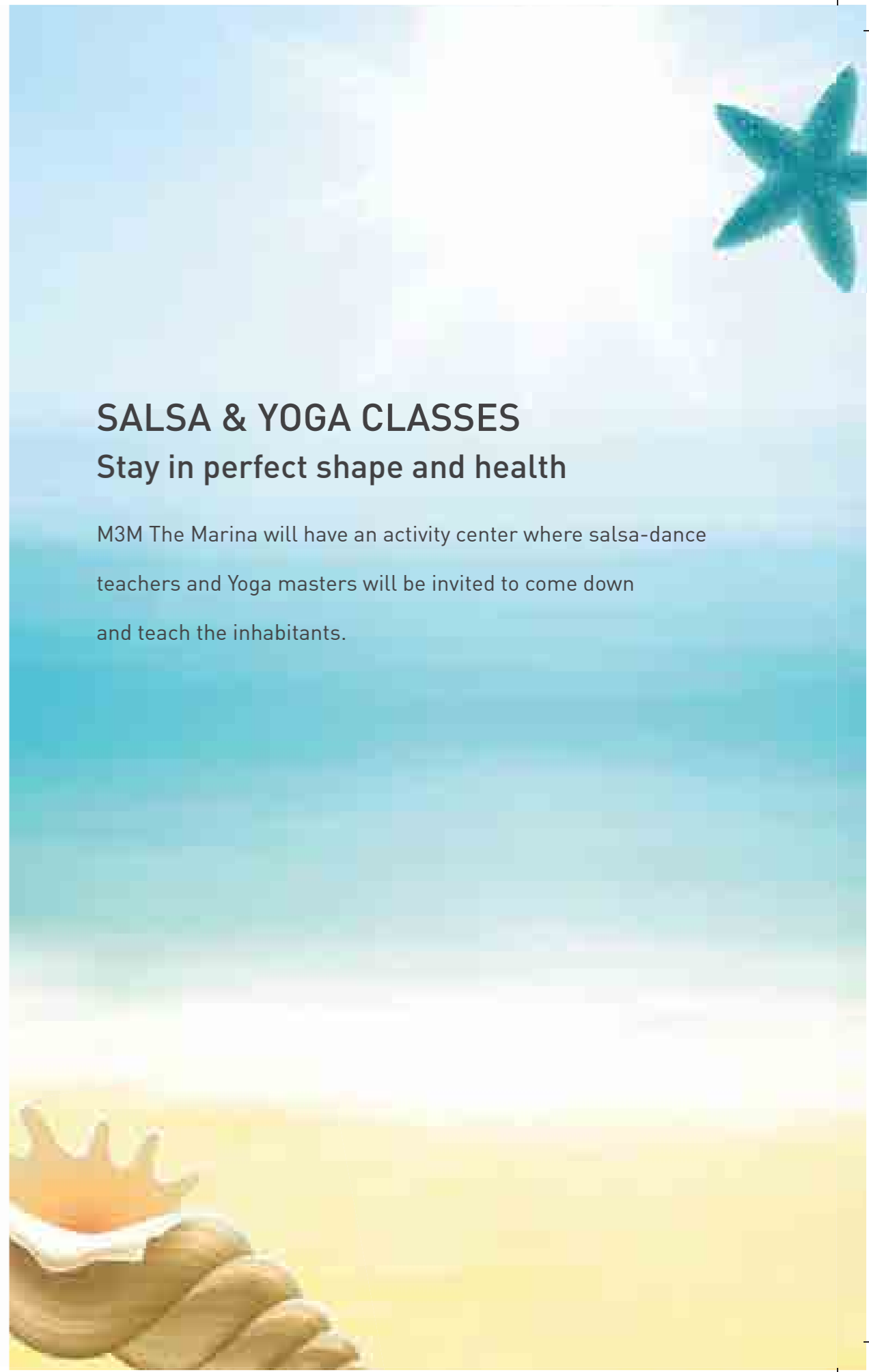




Be Healthy. Live Healthy.  
Live Longer. Live Happier.

- Exercise Park
- Cricket Pitch
- Bicycle Track
- Kids' Play Area
- Tennis Court

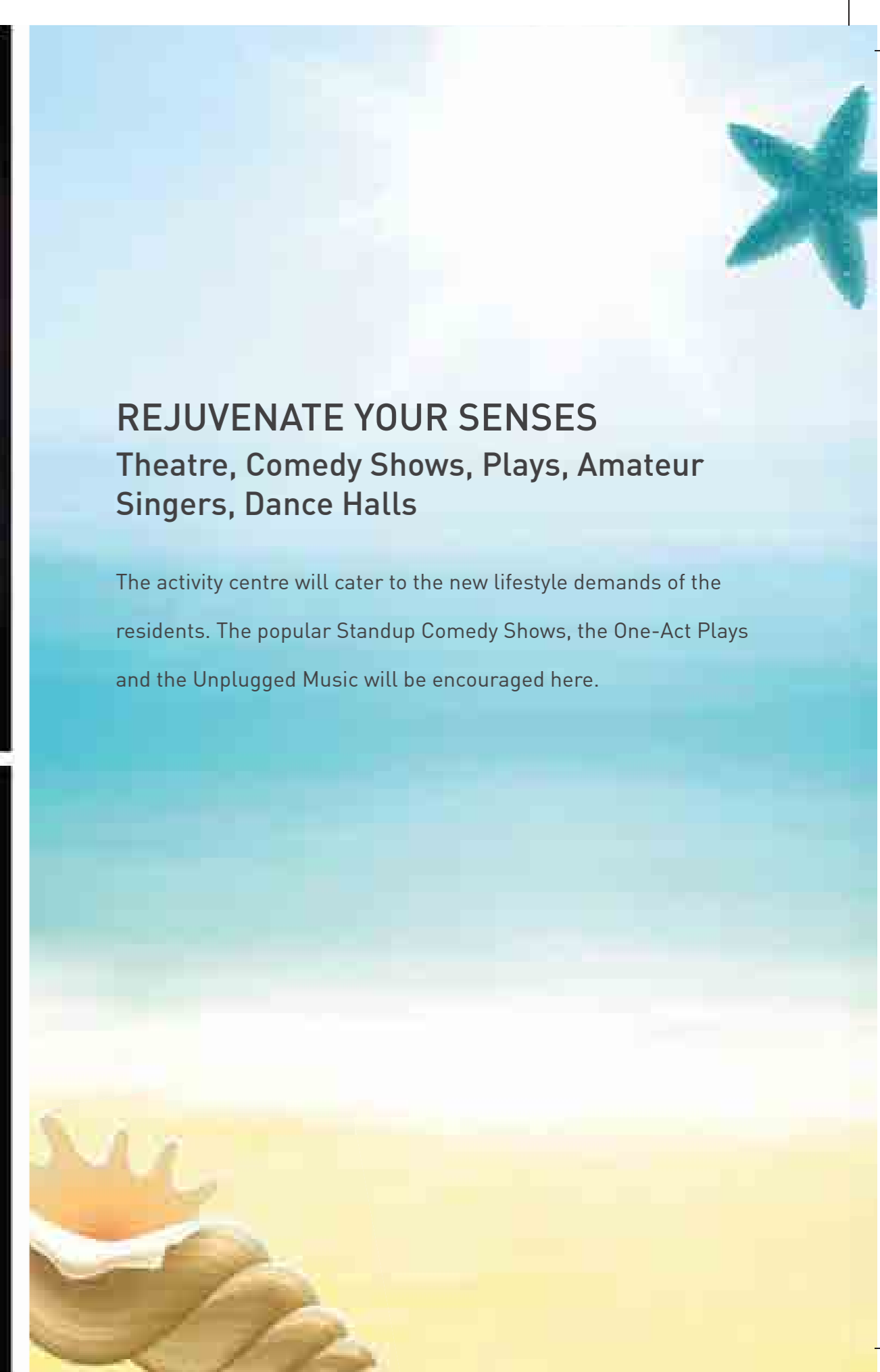




## SALSA & YOGA CLASSES

Stay in perfect shape and health

M3M The Marina will have an activity center where salsa-dance teachers and Yoga masters will be invited to come down and teach the inhabitants.



**REJUVENATE YOUR SENSES**  
Theatre, Comedy Shows, Plays, Amateur Singers, Dance Halls

The activity centre will cater to the new lifestyle demands of the residents. The popular Standup Comedy Shows, the One-Act Plays and the Unplugged Music will be encouraged here.



## TOP NOTCH INTERNATIONAL FACILITIES AND AMENITIES

- 3-Tier Security for your safety.
- Landscaped garden.
- Amenities like Laundromat etc.
- Towers surrounded by expansive and stunning waterfront views.

## 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



### KITCHEN

**Walls:** 5 0.8 mm (2 inch) 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



### WASHROOMS

**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:** Selected stone/ Tile cladding 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 glazing's and exterior paint



### DOMESTIC/UTILITY ROOM

**Walls:** Oil bound distemper

**Floors:** Ceramic / Vitrified tiles

**Doors:** Hard Wood Door Frame with Flush Shutter

**Windows:** UPVC/ Powder coated or Anodized Aluminum Glazing

**Ceilings:** Oil Bound Distemper Paint



### BALCONY/UTILITY BALCONY

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



### STAIRCASES

**Walls:** Oil Bound Distemper Paint

**Floors:** Kota Stone/ Tiles/ Exposed RCC

**Doors:** Steel fire doors/fire resistant shutter

**Ceilings:** Oil Bound Distemper Paint



### ELECTRICAL EQUIPMENT

Ceiling fans & Light fittings

Split AC in Bedrooms, Living & Dining

Geyser in Master-bed Toilet



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The group M3M stands for Magnificence in the trinity of Men, Materials and Money. Simply put, the organization has a philosophy that strives for excellence culminating in absolute magnificence in every aspect of its character, ethics and way of doing business. What the group stands for is in sync with its slogan of "Our Expertise. Your Joy." The organization firmly believes in achieving brilliance through true professionalism and cutting edge technology.



The M3M Life, a part of M3M Group's residential projects has always been versatile in its approach towards perfection. In the quest to present a flourishing premium lifestyle these apartment configurations range from well-planned and spacious duplexes to palatial 3-level penthouses while keeping the needs and requirements of our customers in mind. Keeping our customers ease and comfort upfront, we made sure that all our projects are strategically located in Gurgaon's top residential sectors and in vicinity to the corridor that will connect Delhi with Gurgaon, thus giving the best there can be in a complete package.

## THE WORLD OF M3M

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A constant pursuit of joy in creation of a happy and networked residential society that is rewarding to the families and completely secure.
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Forming prime commercial & retail spaces, most luxurious shopping destinations and the most sophisticated offices.
- 

Redefining the aura of hospitality through unmatched services and unfathomable care to provide the utmost comfort and a fulfilling experience.
- 

Developing the future, through world class and truly global workspaces for IT/ITES & SEZs.
- 

Enhancing enlightenment of minds through holistic education and world class schools and institutions.
- 

Establishing a global footprint through international associations and commendable tie-ups for technologically superior and world class infrastructure.
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M3M CARE is the human face of the company that embodies the group's CSR activities. We believe in giving back to our employees, our community and to our natural surroundings.

## OTHER M3M PROJECTS

### RESIDENTIAL

 <p>Finest Golf Resort Living SECTOR-65, GURGAON</p>	 <p>SECTOR-65, GURGAON</p>	 <p>EXCLUSIVE 34 SUITES SECTOR-65, GURGAON</p>	 <p>SECTOR-65, GURGAON</p>
 <p>SECTOR-67, GURGAON</p>	 <p>SECTOR-107, GURGAON</p>	 <p>SECTOR-30A, GURGAON</p>	 <p>SECTOR-65, GURGAON</p>

### COMMERCIAL

 <p>SECTOR-67, GURGAON</p>	 <p>SECTOR-67, GURGAON</p>	 <p>SECTOR-64, GURGAON</p>	 <p>SECTOR-64, GURGAON</p>
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### SERVICED RESIDENCES

 <p>SECTOR-67, GURGAON</p>	 <p>SECTOR-67, GURGAON</p>
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