



Creating Magnificence  
Delivering Masterpieces

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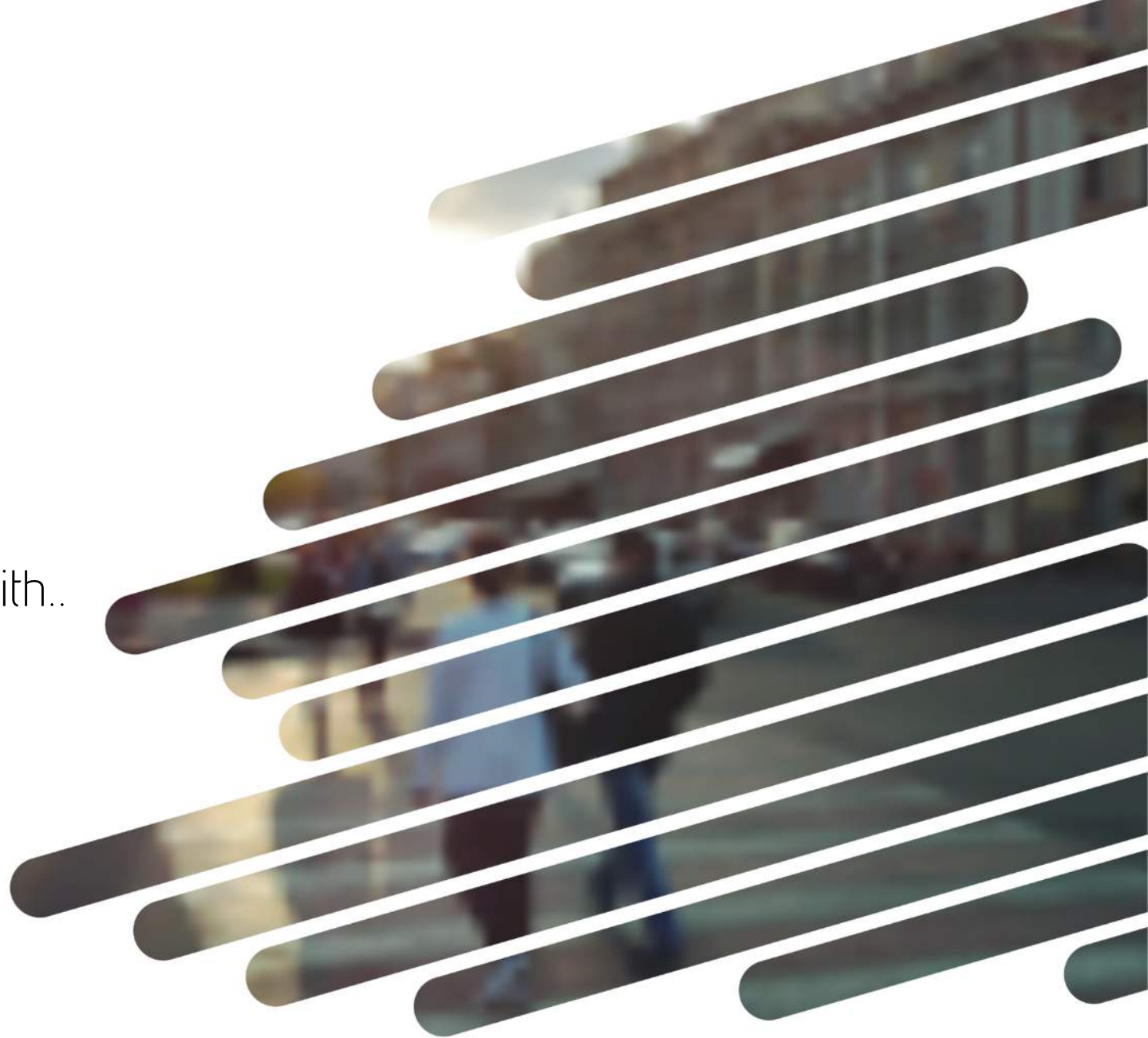
For detailed terms and conditions and other information please contact Company's office at "The Experia" Golf Course Extension Road, Sector 65, Gurugram -122001, Haryana, India. Use of the information shall be governed by Indian laws, RERA and subject to the jurisdiction of the Competent Authority under RERA, courts at Gurugram and Hon'ble High Court of Punjab and Haryana, India.

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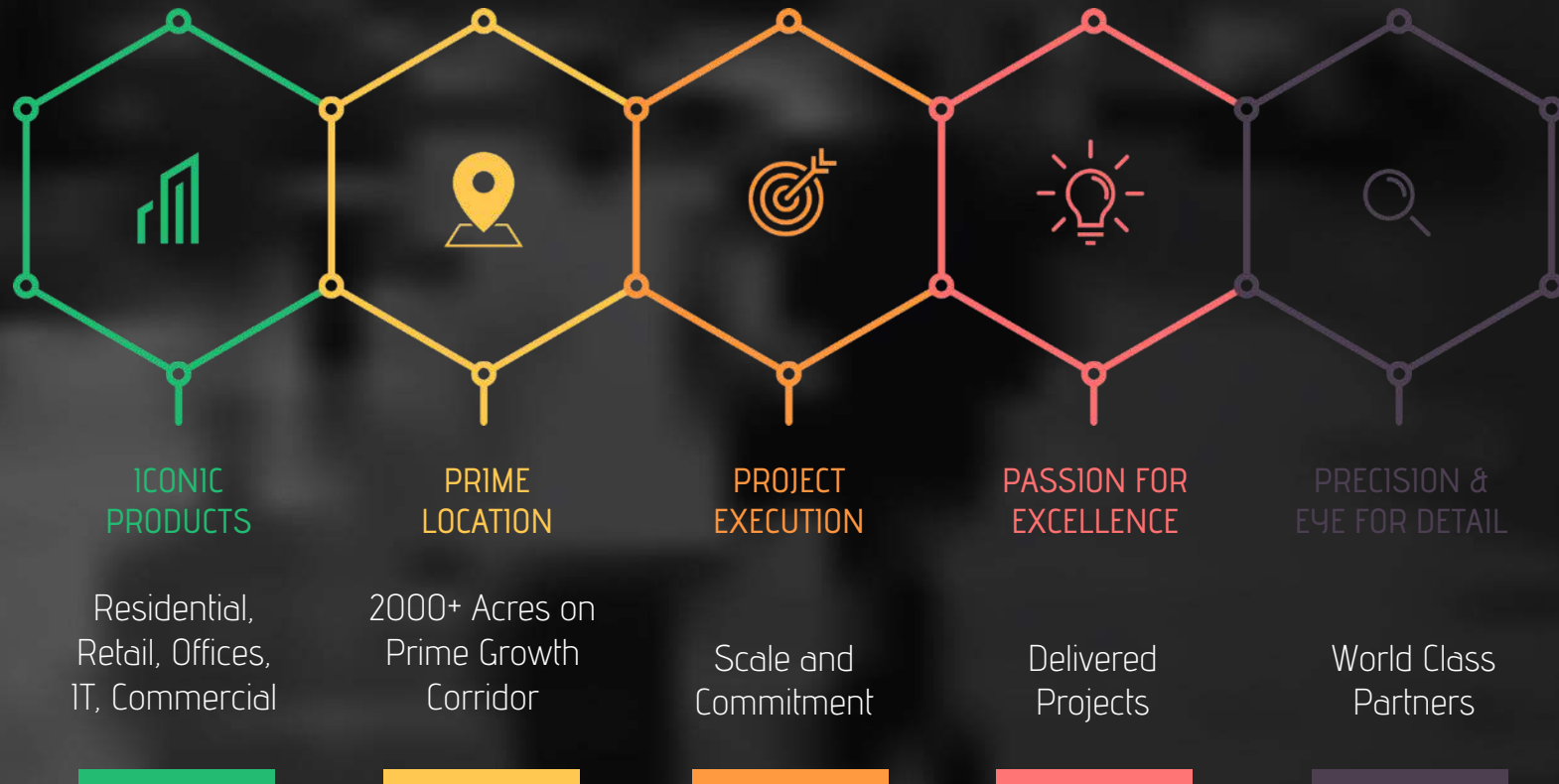
*\*Terms and Conditions Apply*

1 Hect.=2.47105 Acres, 1 Acre=4840 sq.yds. or 4046.864 sq. mtrs., 1 sq.mtr.=10.76 sq.ft.

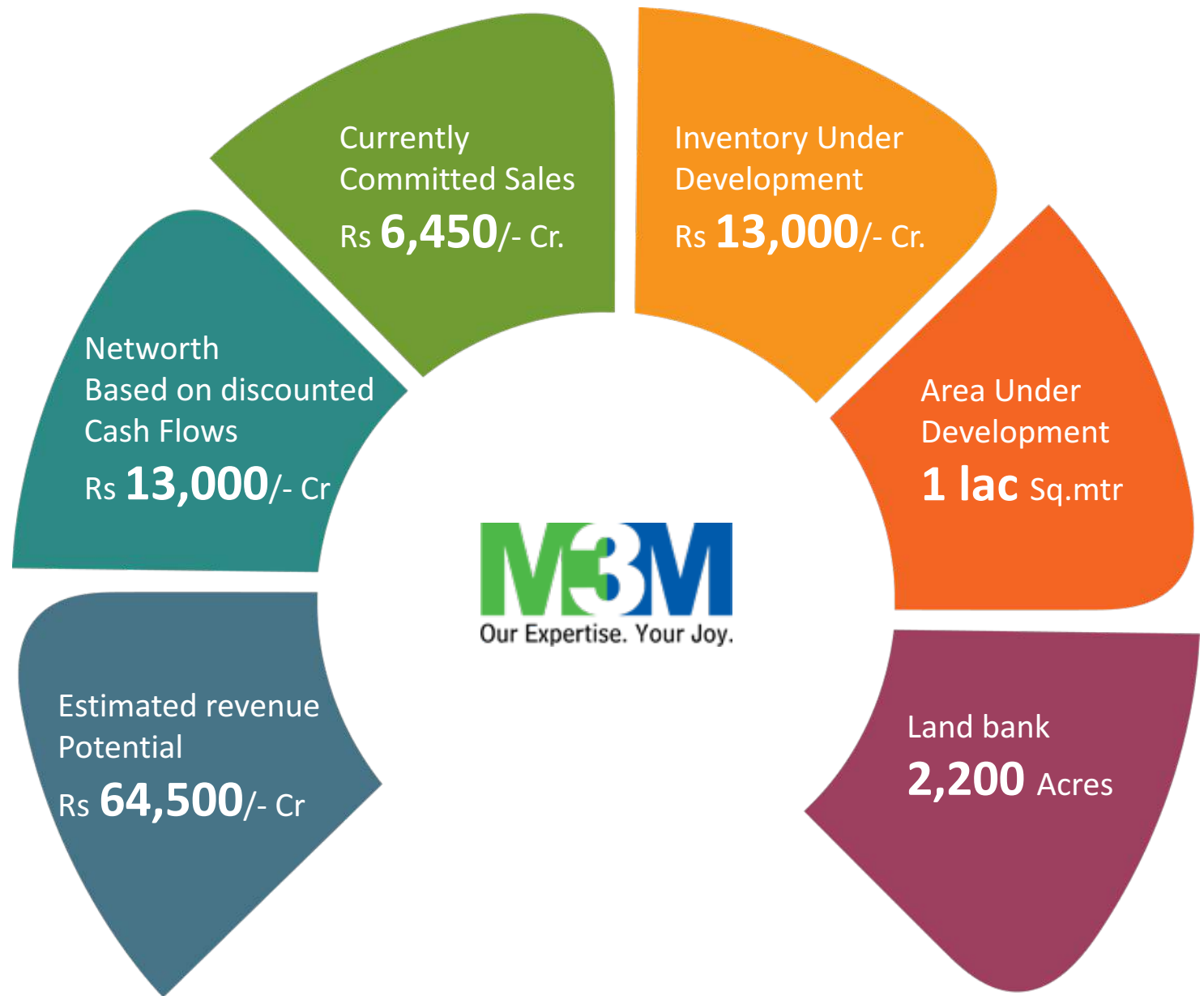
Five Aspects that Make M3M  
A Name to Reckon With..



# Pillars of our **Towering Presence..**



# The M3M's Growth Story!



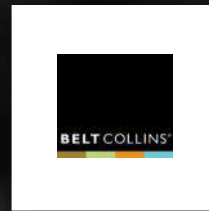
\* 1 Acre = 0.404685642 Hectare  
• 1 Sq.mtr = 10.7639 sq.ft  
• The numbers are approximate.

# KEY ASSOCIATES

## ARCHITECTS



## LANDSCAPE



## CONSTRUCTION





# KEY ASSOCIATES

## INTERIOR DESIGN



## GOLF COURSE DESIGN



## STRUCTURAL CONSULTANTS



## EQUIPMENTS



# Awards & Accolades!



Federation of Indo Americans of Northern California





The background is a dark, out-of-focus photograph of a city street at night. A person is visible in the center, walking away from the camera. The street is illuminated by streetlights, and there are buildings and trees in the background.

## Delivered Projects

# M3M Golf Estate

Over 50 acres of India's first in-city Golf-resort themed lifestyle destination.





# M3M Merlin

A magical charm of Singapore-style world-class residences spread across 13.34 acres with beautiful landscaped greens





# M3M Woodshire

Premium Residences nestled in 19 acres with pristine greens





3.25 lac sq. ft. of premium retail and office space

3.25 lac sq. ft. of premium retail and office space

C O M M E R C I A L







M3M Urbana- 17 acres integrated complex

Delivered

1) M3M Urbana

Under Progress:

2) M3M Urbana Premium

3) M3M Royal Regalia & One Key Resiments

4) M3M Urbana Business Park



# M3M Urbana

Part of the largest integrated commercial development, spread over 17 acres!  
3.3 lac sq.ft. of retail and 1.4 lacs sq.ft. of office space



## BRANDS SIGNED UP



SNA Subramaniam  
& Associates  
Attorneys-at-Law • Patent and Trademark Agents

MR.SUB  
YOURS SINCE 1968



UNBOX  
TASTE  
NORTH INDIAN CUISINE

BARISTA

TIVOLI  
HOTEL & RESORTS



fairwealth  
Stock Broking | Housing | Tours & Travel

jims  
Sector - 5, Rohini, Delhi

efendi  
Unisex Salon

DR. BANSAL'S  
DENTAL CARE  
IMPLANT CLINIC

buéno®  
Premium Sandwich & Bakery Café

LOOKS  
UNISEX SALON

BR baskin  
robbins®

JESS  
Security Pvt. Ltd.  
All Round Security

the spicewok™  
Comfort Chinese

JOCKEY



My Chemist

CHAI POINT

SALLEEM'S  
SELECT  
BY MOIEN QURESHI

INNOVEST  
creating value...



CUT & STYLE  
SALON FOR ALL

CLASSIC  
HOME DECOR



Pure Play



the spicelab

Swiss International  
HOTELS & RESORTS



And more..



# Marvels in the Making..

## RESIDENTIAL



## COMMERCIAL



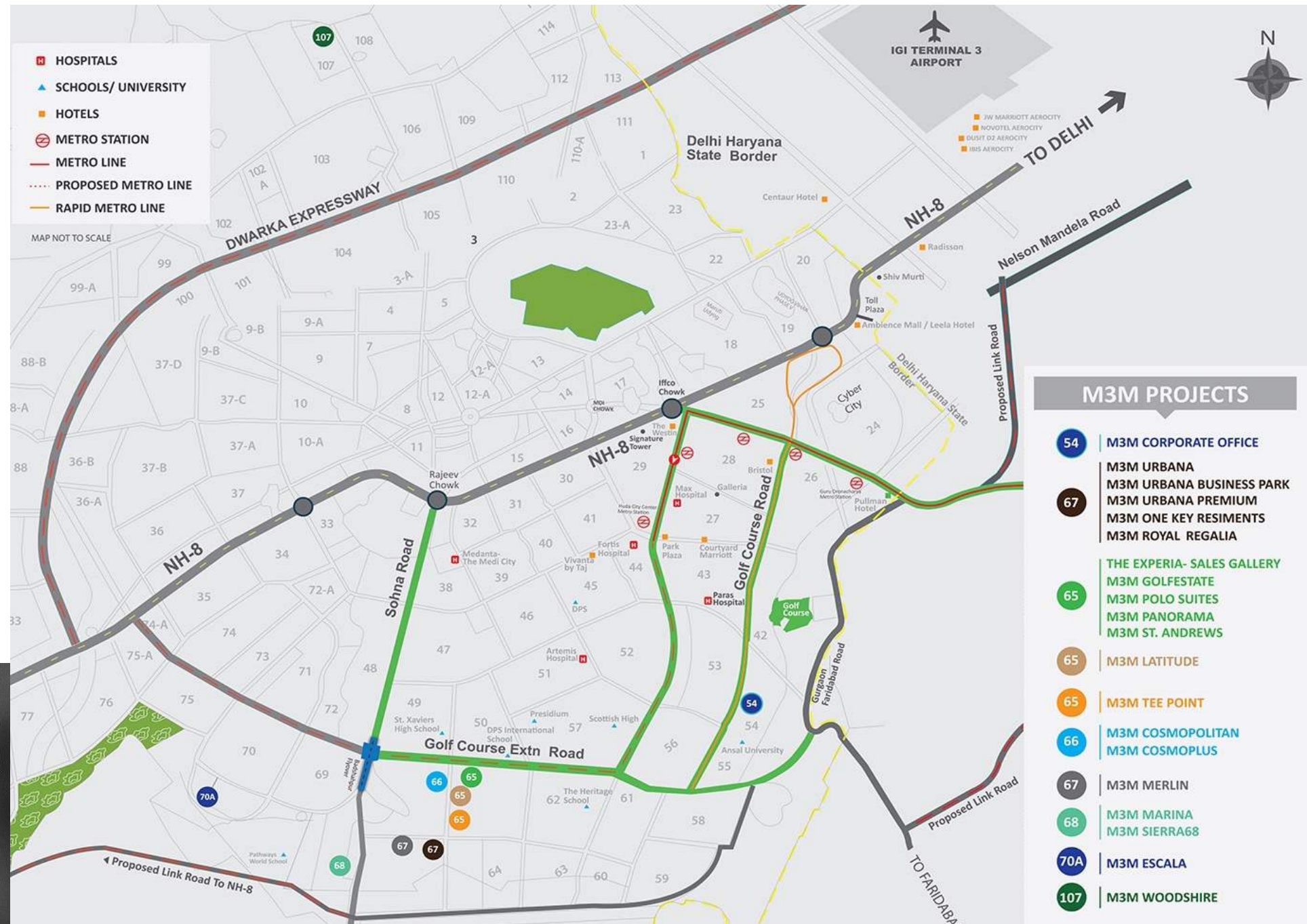
## SERVICE APARTMENTS



## IT PARK



# M3M Footprints in Gurgaon!





What's Next

Ever dreamt of a life which is  
**ALIVE** and **HAPPENING**...??





## DUBAI MARINA

A night view of chic  
Retail at Jumeirah Beach  
Towers





## SINGAPORE

The buzzing life at the  
Orchard Street..  
Life at its best !





## HONGKONG

Tsim Sha Tsui is a luxury brands shopping street in Hong Kong with premium retail brands like Hermes, Salvatore Ferragamo and Chanel etc. and residences above

- Asia's most cosmopolitan city
- One of the safest cities of the world
- Buzzing nightlife and compact size
- Exciting Social life and Culture





## ROCKEFELLER CENTRE, MANHATTAN

- Urban and sophisticated
- Busy and active place to be in
- Blend of businesses, office buildings, residential apartments and vintage brownstones
- Convenience of Choice
- Safe and secure





The world is moving towards  
a new direction...

**URBAN LIVING...**

We are sure,

YOU ARE READY TOO!

PRESENTING

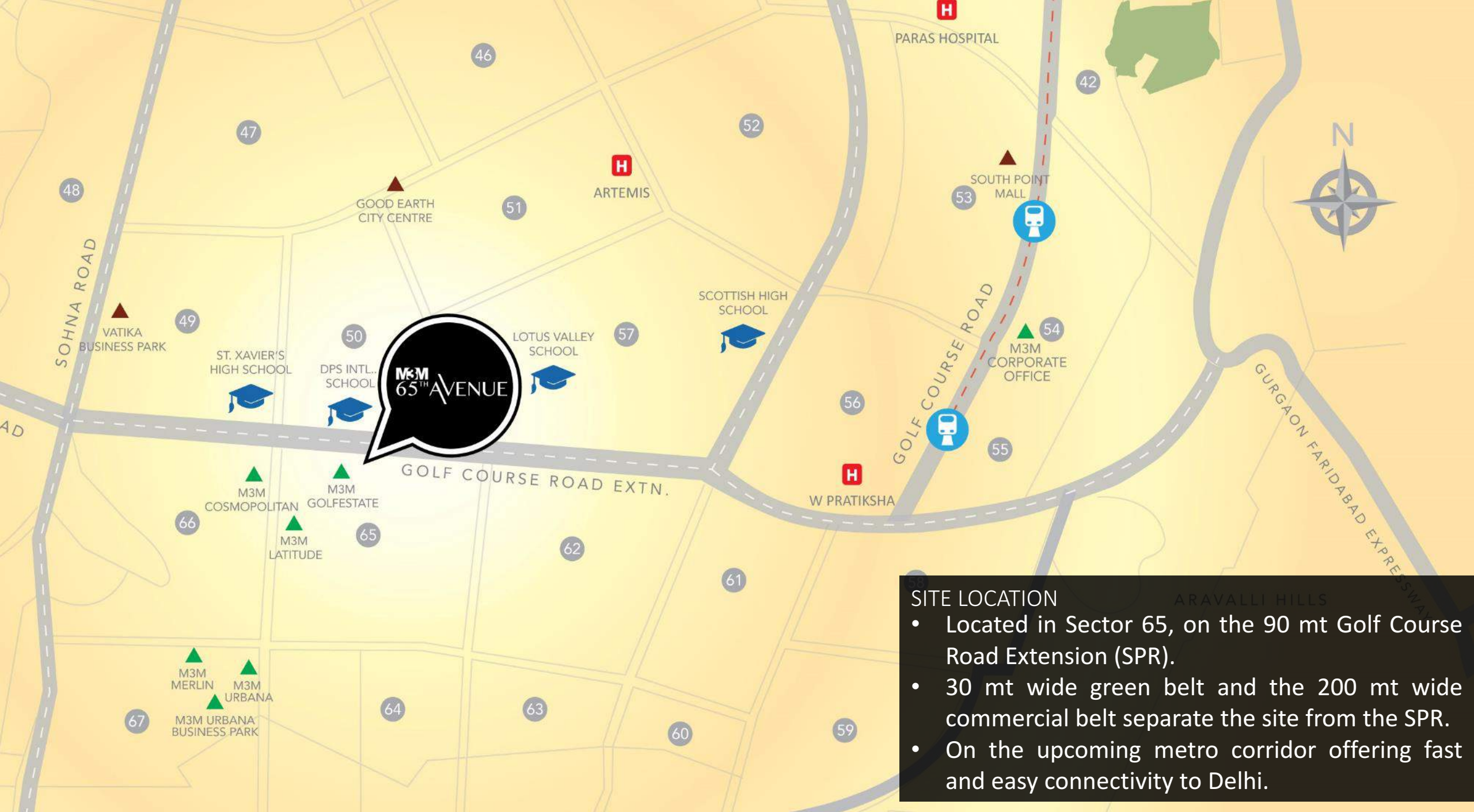
The **BEST** of all the Cosmos  
across the **GLOBE**



RETAIL | F&B | ENTERTAINMENT

A Project by Manglam Multiplex Private Limited





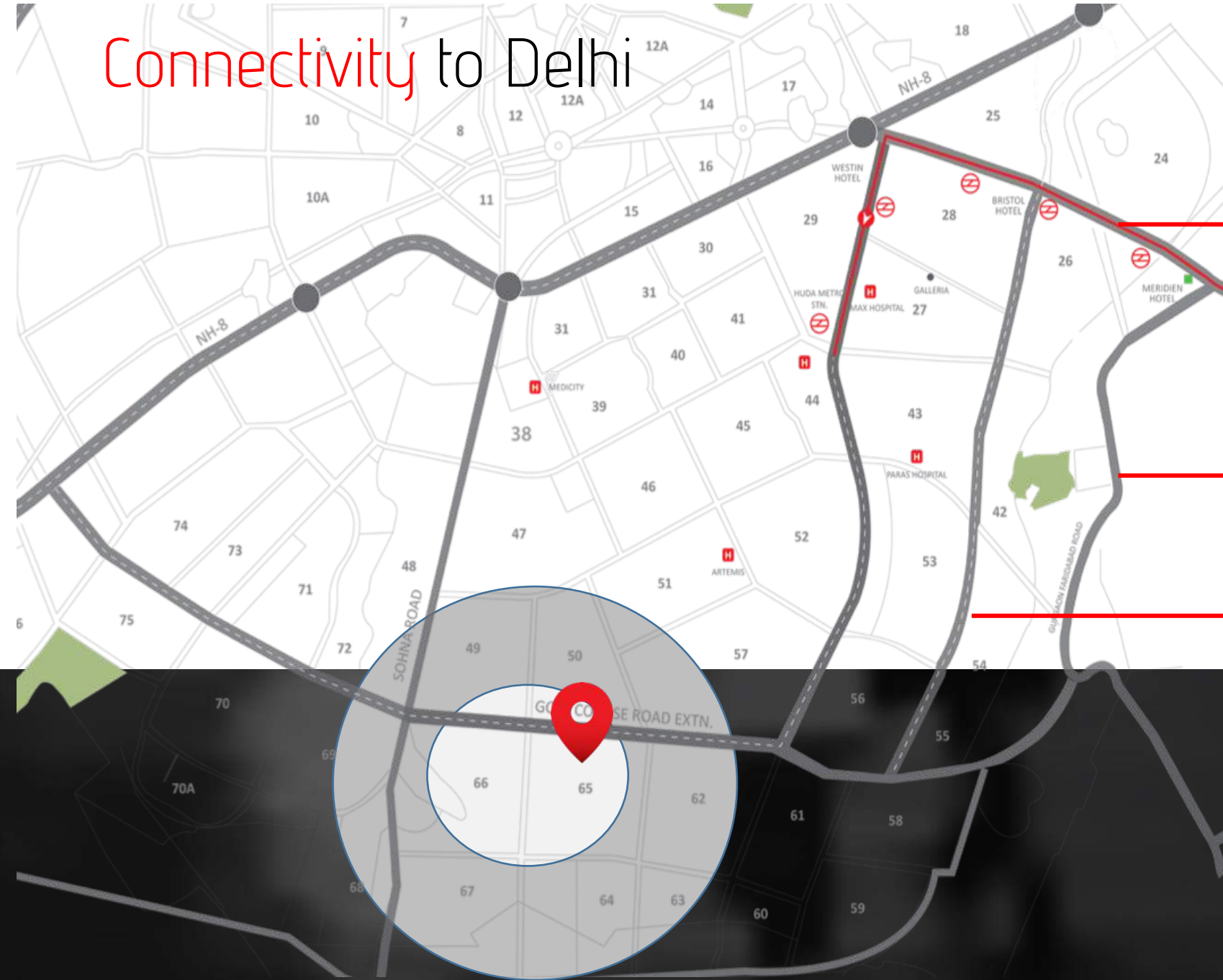
#### SITE LOCATION

- Located in Sector 65, on the 90 mt Golf Course Road Extension (SPR).
- 30 mt wide green belt and the 200 mt wide commercial belt separate the site from the SPR.
- On the upcoming metro corridor offering fast and easy connectivity to Delhi.

# Location: At a Glance

- Access to South Delhi via key link roads:
  - Existing link via the Mehrauli Gurgaon Road (MG Road) connecting South Delhi and Gurgaon;
  - Future link through the 90 metres wide road link connecting Nelson Mandela Road in Vasant Kunj in Delhi to Mehrauli Road in Gurgaon through the Biodiversity Park;
  - 90 metres wide road link from Andheria Mor in Delhi to Gurgaon-Faridabad Road in Gurgaon through Mandi and Gwal Pahari.

# Connectivity to Delhi



Connectivity through  
M.G. Road

Connectivity through  
Faridabad Road

Connectivity through  
Golf Course Road

# Locational Advantage

Access to all social amenities in the vicinity :

Social Amenities	Key Names
Schools	St. Xavier's High School, Paras World School, The Heritage School, Scottish High School, Pathways School, GD Goenka World School, DPS International School, Amity School, etc.
Heath Care	Medanta - Medicity, Fortis, Artemis, Max Hospital, Alchemist, etc.
Retail	Malls and retail outlets on Sohna Road and Golf Course Road, upcoming high street retail - Urbana, Urbana Premium, Tee Point, Good earth, Cosmopolitan in the vicinity
Restaurants	Numerous eating options on Golf Course Road, SPR, Sohna Road like McDonalds, KFC, Pizza Hut, Burger King, Haldiram, Bikanerwala, Golden Dragon etc.
Hospitality	Double Tree - Hilton, Fortune Hotel, Taj Vivanta, Country Inn & Suites, Crowne Plaza, etc.
Office Buildings	Urbana, Cosmopolitan, Urbana Premium, Urbana Business Park and other prominent office buildings on Golf Course Road, SPR and Sohna Road

# Premium Catchment

- The project boasts a premium catchment profile due to its strategic location
- Surrounded by upscale residential developments from some of India's best known developers
- High net worth families with a propensity to spend
- Floating population to converge because of Destination project .

M3M Heights  
(1100 families)

M3M GE (FW & FE)  
(1800 families)

M3M Merlin  
(525 families)

Victory Valley  
(1000 families)

Escencia  
(300 families )

Marbella Villas  
(500 families)

Emerald floors  
(1000 families)

South City 2 &  
Nirvana Country  
(5000 families )

and COUNTING...



## A Hub of Action:

40,000 sq. ft. of  
Central Atrium

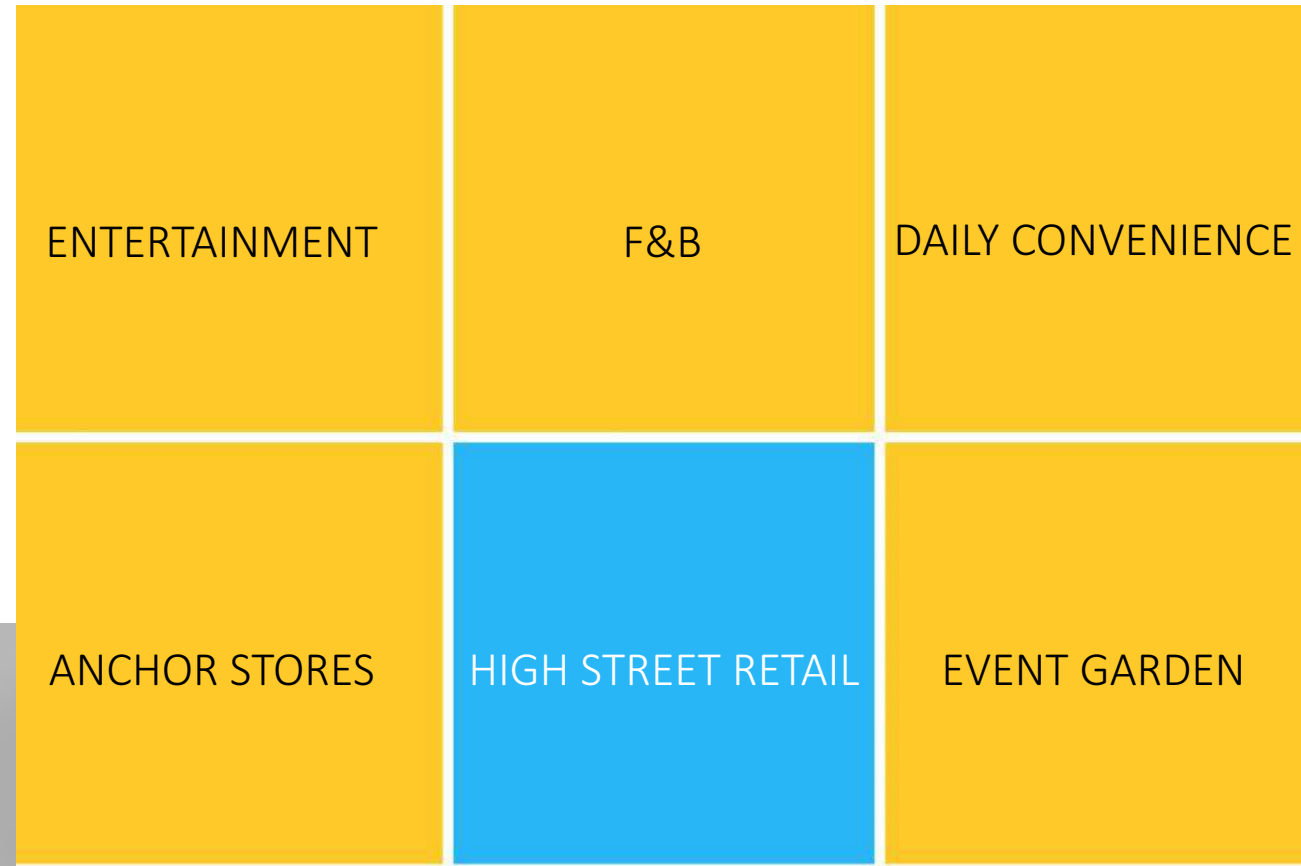






Redefining  
City's Future  
Urban Living!

# Master Of Urban Lifestyle: LIFE MADE EASY



# EVENT GARDEN





Approx.  
40,000 sq.ft of  
open space

Visibility &  
Access from all  
floors

Architectural  
Marvel

Activity zones/  
Promotional  
areas



# Ideal for Product Launches



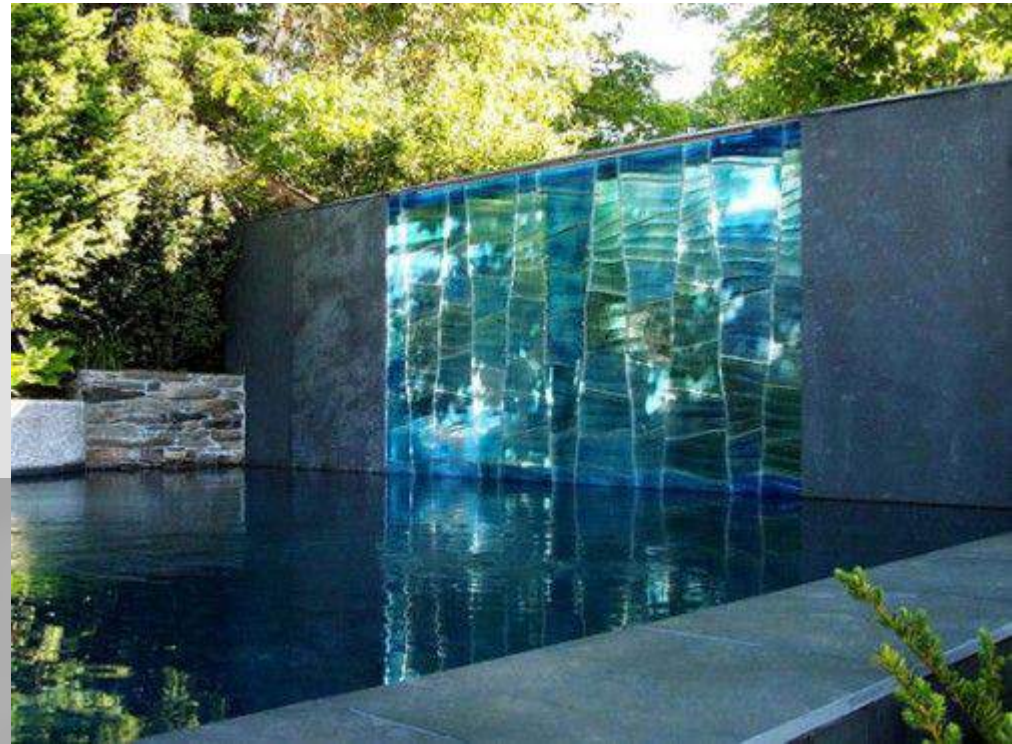


# Ideal Activity Zone





# Water Bodies





# Palm Seating Courts



Ilya Varlamov | zyalt.livejournal.com | 28-300.ru Photo Agency

# HI-STREET RETAIL





# Specially Curated Lifestyle

- Double Height & Conventional Retail Shops
- Efficient floor plans for Space Optimization
- Distinct advantage with a clear height of 4.5 mtrs
- Dedicated Pick Up & Drop Off Zones



# DOUBLE HEIGHT SHOPS







**Front facing  
&  
Strategically  
located**

**Overlooking  
the bustling  
Sector Road  
(24 meter)**

**Maximum  
Footfalls  
Guaranteed**

**Shop Range:  
1350 sq.ft –  
2500 sq.ft**



# Conventional Shops: Excellence Meets Convenience

- Clear height of 4.5 mtrs
- Efficient floor plans with well planned traffic flow
- Convenient inter flow movement across all retail floors



Optimum Unit sizes with maximum frontage

- LG : 400 sq.ft – 2000 sq.ft
- UG : 300 sq.ft – 1400 sq.ft
- FF : 200 sq.ft – 1470 sq.ft

# ANCHOR STORES





## Anchor stores: Trend spotting!

- Multiple anchor stores
- Well connected with central atrium
- Easily accessible
- Destination of choice for world class brands



ENTERTAINMENT





PRESENTING



MULTI SCREEN SUPERPLEX

# Superplex: High on life!!

- Multiple screens
- Seating for more than 1500 Pax
- Dedicated lounge for Gold & Standard screens
- Set to host India's best brand

## Other Entertainment Zones:

- Themed pedestrian boulevards
- Multiple kiosks
- Multiple activity areas throughout the complex
- In house game provisions & much more





F&B



*We know...*

*“There is no love sincerer than the love of food.”*

— George Bernard Shaw

So we have taken care of it very well:

- Dedicated F&B zone on LG, UG, & 1<sup>st</sup> floor
- A variety of café/restaurant/ juice bars etc.
- A separate food court on 1<sup>st</sup> floor
- 13 kiosks with app. 130 seating capacity
- Professionally planned wet areas, exhaust systems, HVAC, branding, Service & delivery areas, garbage disposable etc.





CONNECTIVITY!

SKY BRIDGES



# Horizontal & vertical connectivity- Life made easy

- Strategically planned multiple access points
- Well-appointed elevators, escalators & sky bridges
- Connects all the floors at multiple points
- Establishes seamless connectivity





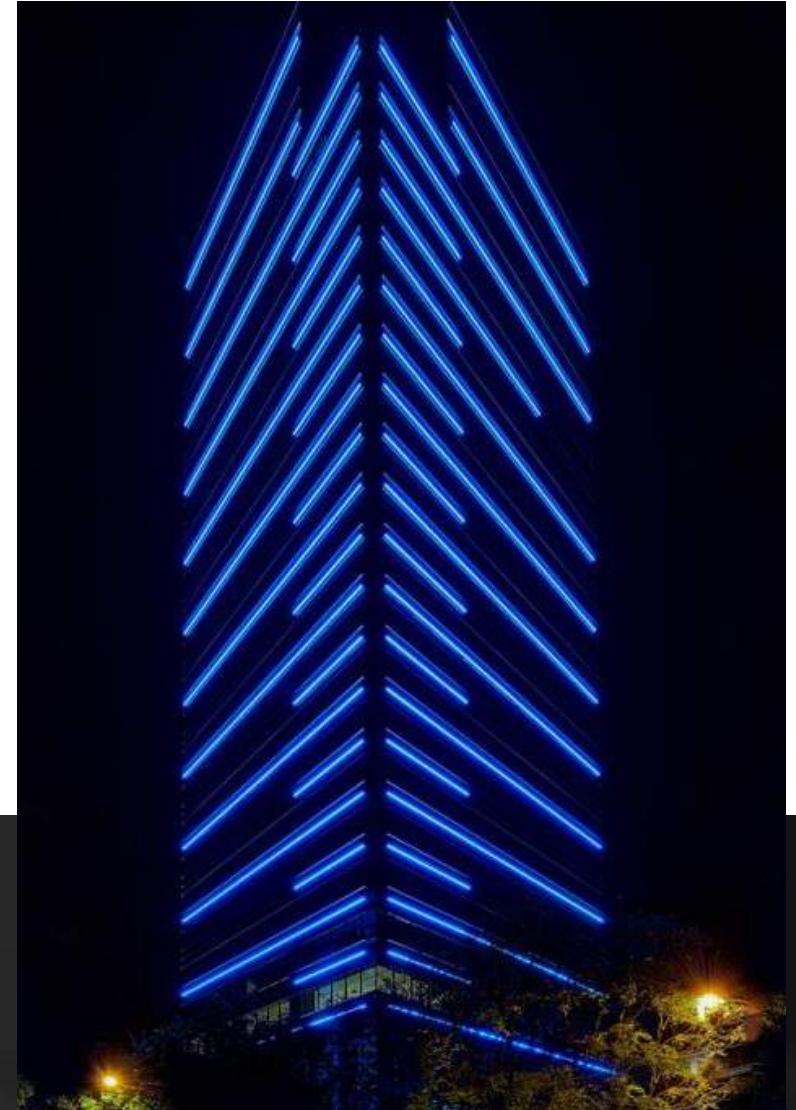
# Pedestrian friendly (theme based):

- Well planned, wide access to all retail shops
- Theme based boulevards: 10-12 mtr wide boulevards
  - Wall street
  - Park avenue
  - Broad way



## Other **Highlighting** Features:

- LED lights for thematic façade lighting
- Air conditioning – state-of-the-art centralised DX air conditioning
- High speed elevators
- Appropriate shading device
- Misting facility: soothing air cooled environment
- Security- Multiple level security: ranging from boom barriers, security cameras, access cards, RFID etc.





# Construction **Already Started!**





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SALES@M3MINDIA.COM