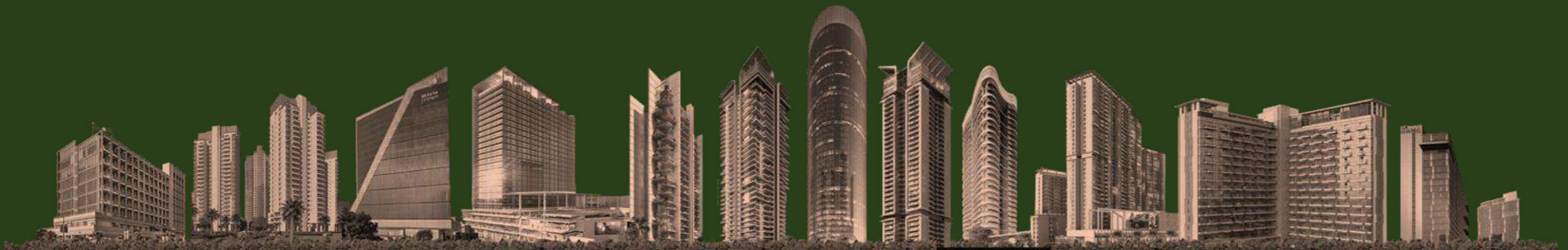


**M3M**  
Our Expertise. Your Joy.

Transforming  
Skylines

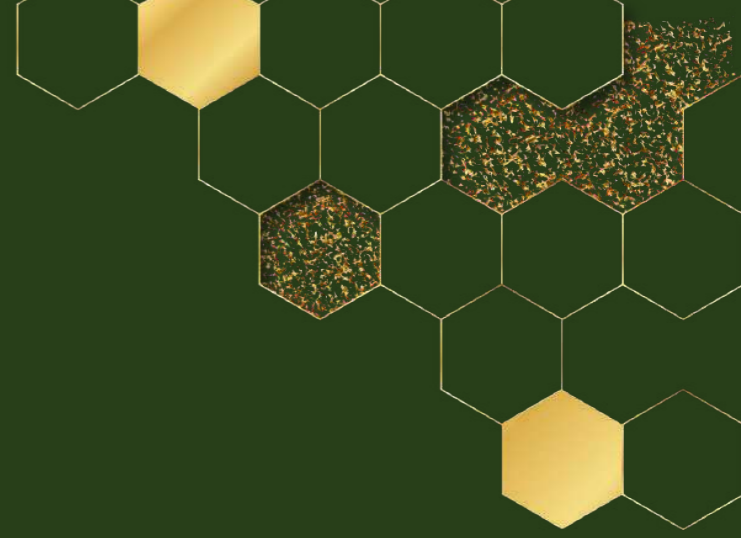
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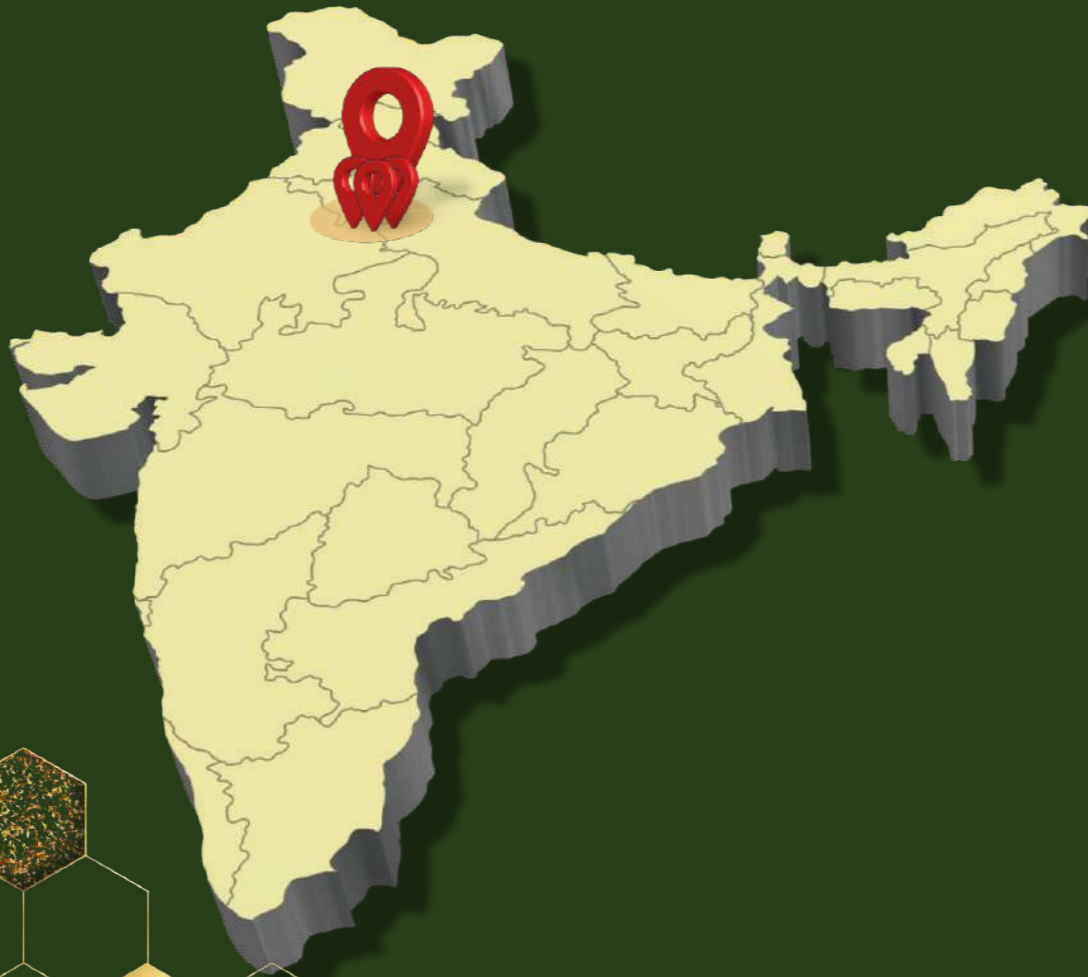




A Belief That  
Binds Us Together

---





## Took Us Across India

Gurugram • Delhi • Noida • Panipat

## And Lead To An Unparalleled Growth Story

M3M 1.0 (2010 – 17)

**21** Projects Launched | **08** Projects Delivered

15,000 Cr. Sales Achieved

M3M 2.0 (2017 – 22)

**18** Projects Launched | **12** Projects Delivered

25,000 Cr. Sales Achieved

M3M 3.0 (2023-24)

A Top Line of  
**1,00,000 Cr.**



With Newer Benchmarks

2

Cr. Sq. Ft.

Of Area Delivered

4

Cr. Sq. Ft.

Of Area Under-construction

3000

Acres

Prime Land Bank

46

Iconic

In Our Portfolio

Largest

Developer

Of North India





## An Iconic Portfolio

### Residential

**16** Projects Delivered | **08** Under-construction

### Commercial

**14** Projects Delivered | **07** Under-construction





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## Spread Across Growth Sectors of Gurugram

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Golf Course Road Extn.

Southern Peripheral Road

New Gurugram

Dwarka Expressway



## And Lead To An Unparalleled Growth Story







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And Now Golf Course Road Extn. Is Set To Witness  
**A One-of-a-kind Development**

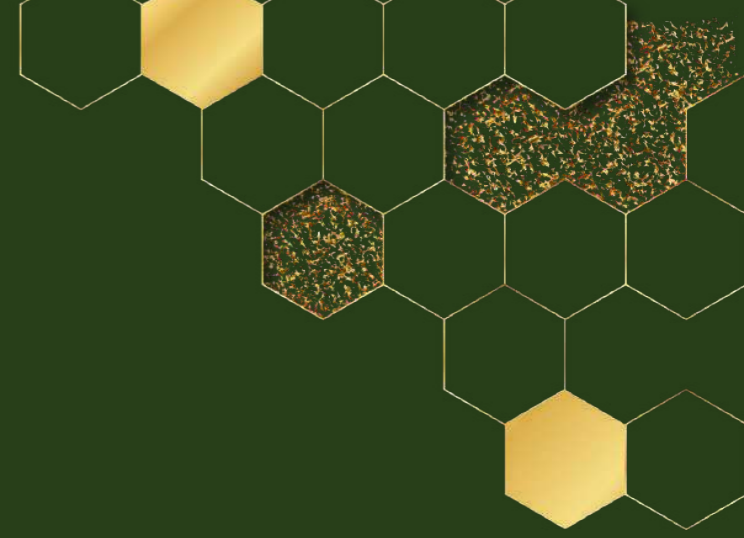
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Curated For The  
Modern Professionals & New Age Urbans

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Inspired By The Downtown Lifestyles Across The Globe

New York



Dubai



Singapore





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# A Perfect Blend Of Luxury & Efficient Living

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Presenting

# 57<sup>TH</sup> SUITES

**M3M**  
**57<sup>TH</sup> SUITES**  
**1 BHK LUXURY**  
DUPLEX APARTMENTS



# Rising In The Heart Of Gurugram Sector 57, Golf Course Road Extn.

Strategically Located | Direct Access from GCRE Rd.



## A Well-connected Location

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7 min. from  
Sohna  
Road



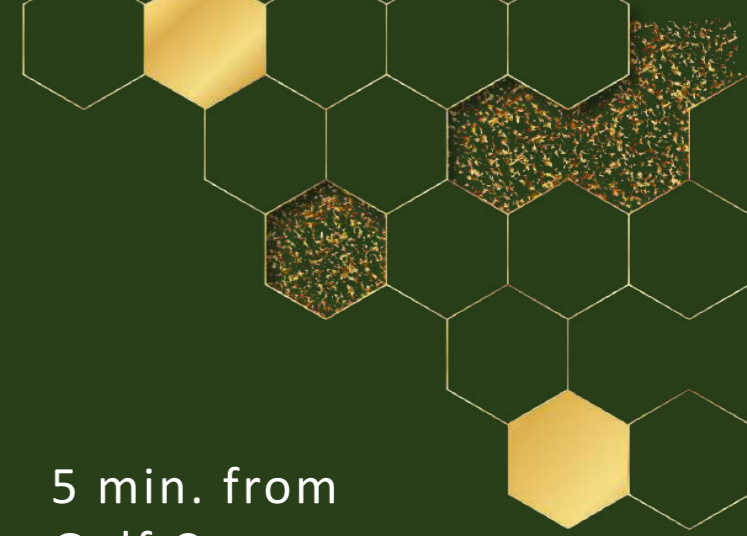
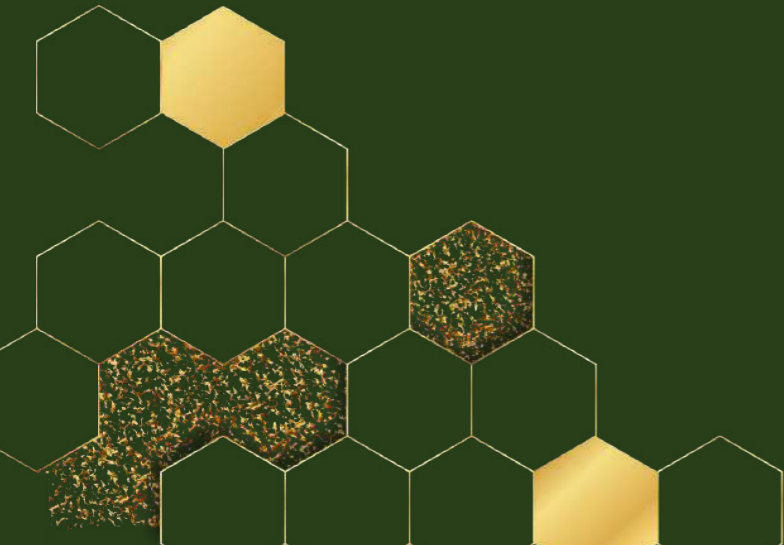
5 min. from  
Golf Course  
Road

20 min.  
from Huda  
City Centre

5 min. to  
nearest Rapid  
Metro- sec-57

25 min.  
from Cyber  
City

35 min  
from the  
airport





# Unmatched Benefits for Your Selection

## M3M 57<sup>TH</sup> Suites : EXPERIENCE UNIQUENESS

The exclusivity of One and Only 1 BHK Apartments in the vicinity

## Prime Location:

Thriving Business District, Surrounded by 500 Fortune Companies

## Emerges As A Dynamic Millennial Hub:

Place for young, ambitious individuals, offering a ecosystem of opportunities & collaboration

## Walk to Work Convenience

Sushant Lok III, Where Your Workplace is Just a Leisurely Stroll Away.

## Strong Social Infrastructure:

Easy Access to Premier Education, Shopping, Entertainment, and Recreation

## Medical Tourism Hub :

Surrounded by remarkable array of world-class hospitals and cutting-edge healthcare facilities like Artemis Hospital, Fortis Healthcare.

## Premium Residential Catchment :

M3M Golf Estate, Nirvana Country and many more.



LIVE. SHOP. PLAY.  
Part Of A Larger-than-life Development

JOY BREEZE

N&M

FOOD COURT

ENTERTAINMENT

Provogue

# A Complete Universe In Itself



A Perfect Living  
Environment



Presence of High-street  
Retail Spaces



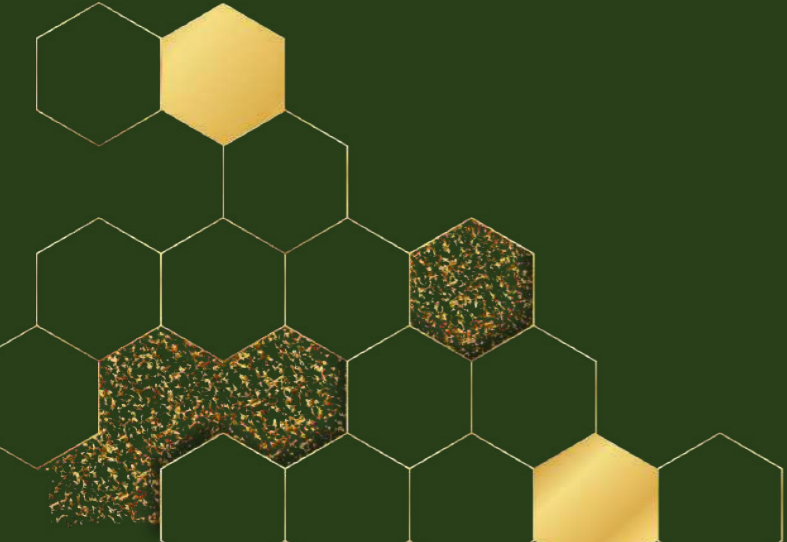
Multiplex Cinema &  
Numerous Entertainment

Blend Architectural and Spatial design



Design Inspiration from

DPA , Singapore



A dedicated Drop off to  
welcome residents



Artistic Impression



Embrace The Extraordinary As  
You Step- In

An Exquisite Double-Height Ceiling Grand Lobby That Exudes  
Luxurious, 5-Star Ambiance



An Exceptional Experience

1 BHK, Fully Finished, Duplex

Floor To Ceiling Height – 19 ft.

Mezzanine Floor

Premium Specifications & High - end installations

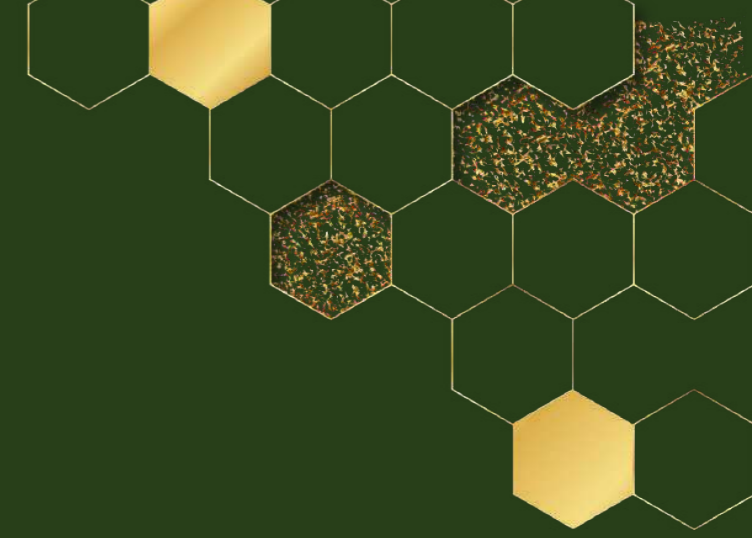


Elevating A Lifestyle With Seamless Assistance

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24x7 Concierge Service





## An Immersive Experience At An Exquisite Clubhouse- 32,200 SQ.FT

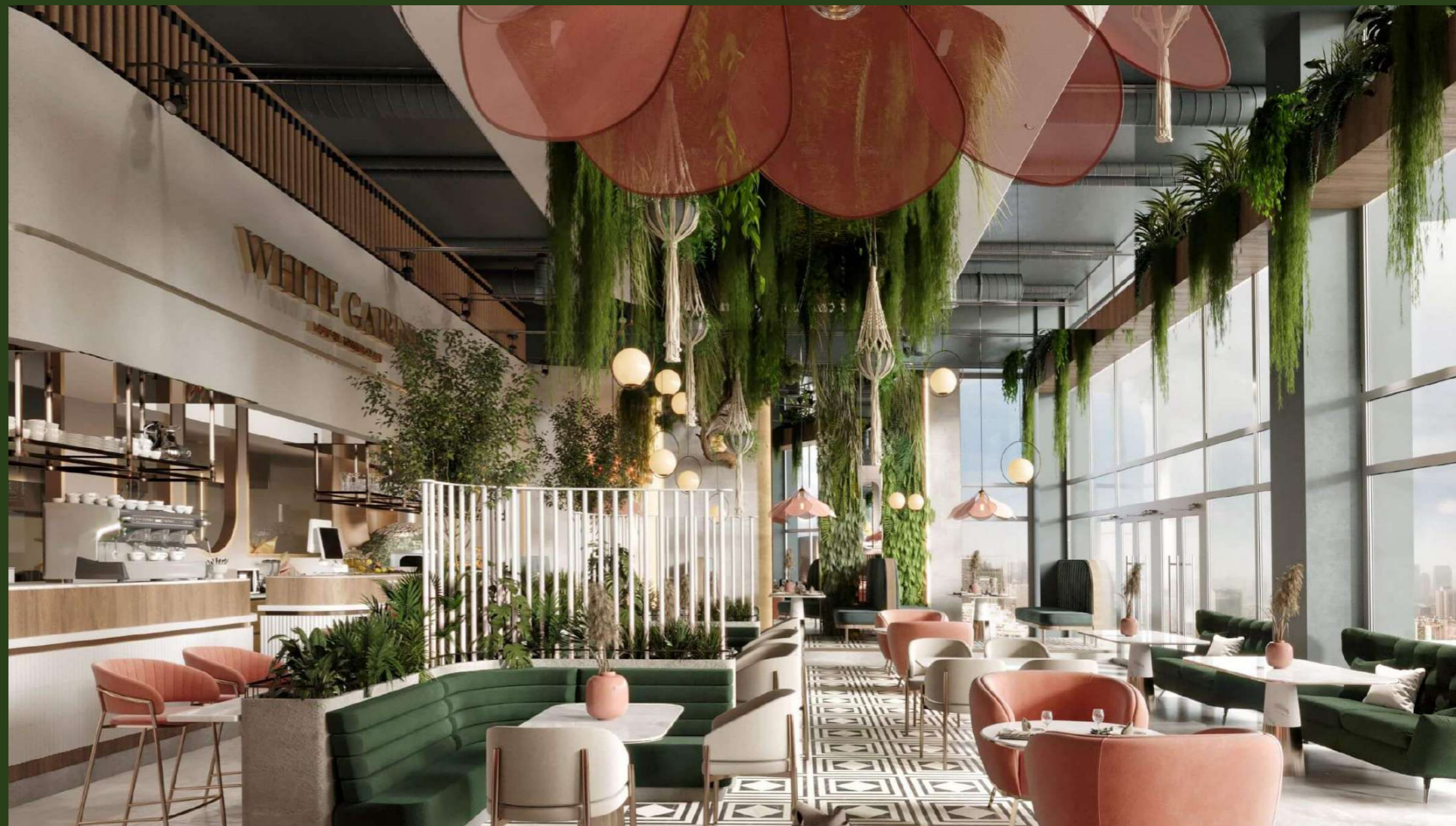
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### Array of Amenities

All day café  
Youth center  
Fitness center  
Restaurant  
Multi-purpose hall  
Pre-function area

Spa  
Business center  
Yoga deck  
Plunge pool  
Function terrace  
Indoor games area

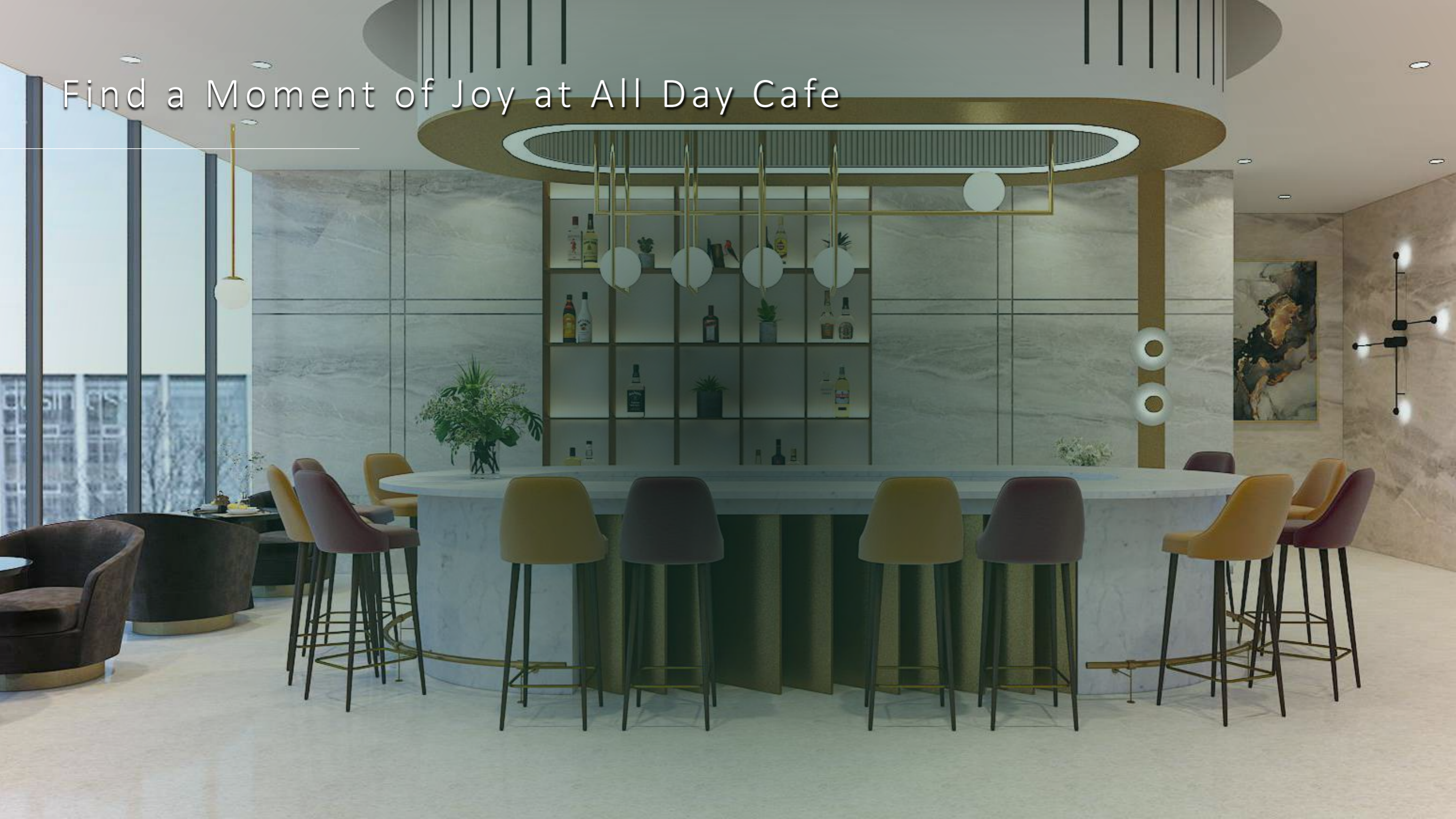
4200 Sq. Ft  
Dedicated Restaurant For  
Residents at 4th floor



Experience the Best of Global Cuisines



Find a Moment of Joy at All Day Cafe



# State-of-the-art Gym for Everyday Fitness



# Yoga Studio for Perfect Mind & Body



Rejuvenate in the Games Arena

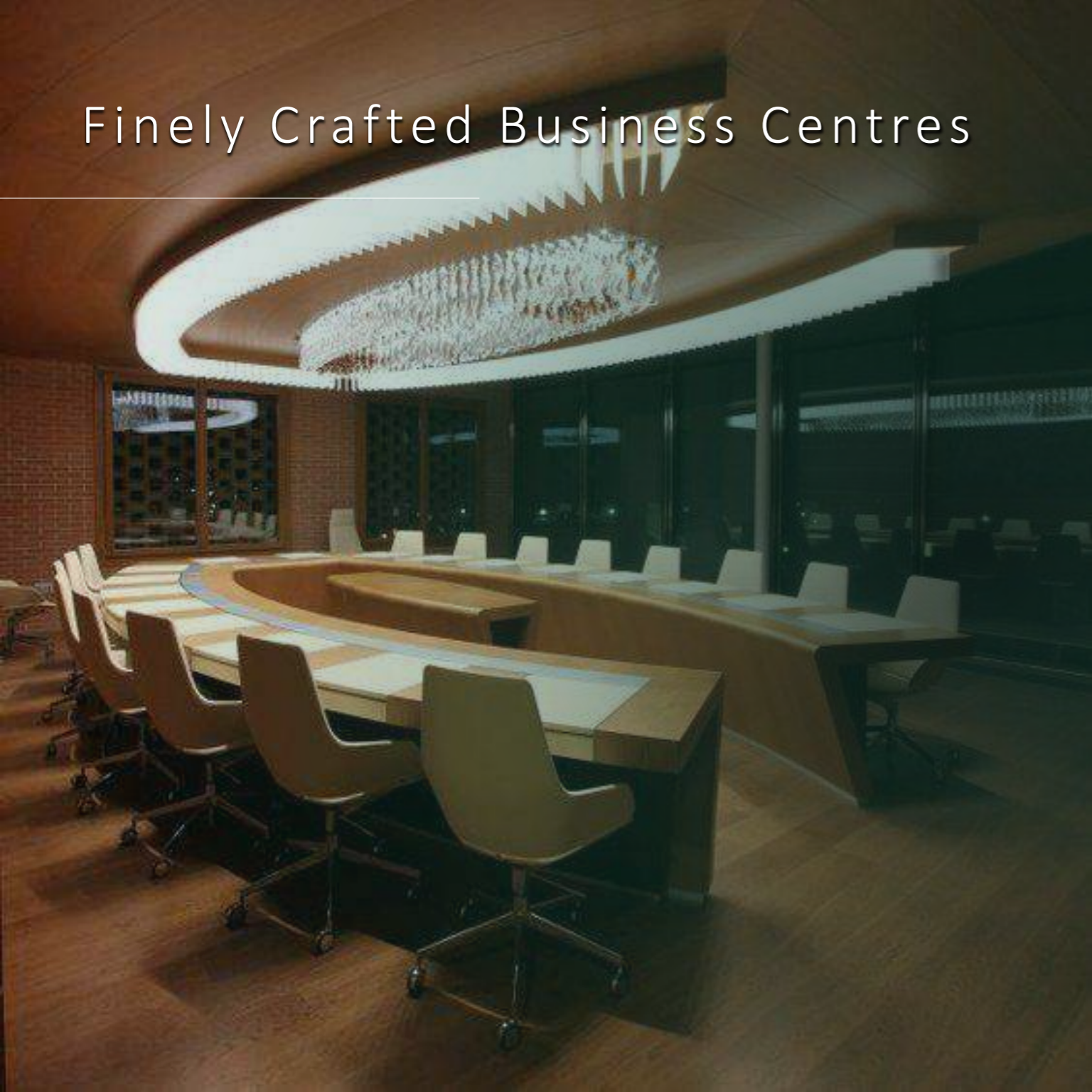


Find Solace at a Perfect Spa





# Finely Crafted Business Centres



Catch the First Ray of the Sun in a Perfect Setting



**3.16**  
ACRES

**1 BHK LUXURY DUPLEX APARTMENTS**

**301**  
LUXURY DUPLEX APARTMENTS

**1210** sq.ft  
SUPER AREA PER UNIT

**4200** sq.ft  
**DEDICATED RESTAURANT FOR RESIDENTS**

**32,200** sq.ft  
CLUB

**0 Minute**  
RETAIL



# SPECIFICATIONS

ROOM	
WALLS	Acrylic Emulsion With roller finish
FLOORS	Laminated wooden flooring/Imported Stone Finish Tiles
DOORS	Hardwood Door frame with Vineer PU Finish/Laminated Flush Doors/Modular Doors
WINDOWS	Powdred coated or Anodized Aluminium Glazing
CEILINGS	False Ceiling with Acrylic Emulsion Paint/ Gypsum Plaster with Acrylic Emulsion Paint

KITCHEN	
WALLS	2' High Imported Stone Finish Tiles above counter
FLOORS	Laminated wooden flooring/Imported Stone Finish Tiles
CEILINGS	Acrylic Emulsion Paint/Enamel paint
OTHERS	Polished Granite Counter with SS Sink and Sink mixer
OTHERS	Under Counter kitchen Cabinates
OTHERS	Hob and Chimney

TOILET	
WALLS	Combination with Imported Stone Finish Tile Dado and Paint with Mirror
FLOORS	Imported Stone Finish Tile
DOORS	Hardwood Door Frame with Vineer PU Finish/Laminated Flush Door/Modular doors
CEILINGS	False Ceiling with Paint
OTHERS	Granite/Marble counter with Branded Sanitary fixtures and CP Fittings

BALCONY	
FLOORS	Imported Stone Finish Anti Skid Tile

# SPECIFICATIONS

## MEZZANINE FLOOR

<b>WALLS</b>	Acrylic Emulsion With roller finish
<b>FLOORS</b>	Laminated wooden flooring/Imported Stone Finish Tiles
<b>Ceilings</b>	False Ceiling with Acrylic Emulsion Paint/ Gypsum Plaster with Acrylic Emulsion Paint
<b>Staircase</b>	Finish with Marble/Tile
<b>Railing</b>	Seamless/SS Glass Railing

## LIFT LOBBIES

<b>WALLS</b>	Selected Stone Cladding /Wooden Paneling /Acrylic Emulsion Paint
<b>FLOORS</b>	Combination of imported stone and tiles
<b>DOORS</b>	Stainless Steel finish with lift doors
<b>CEILINGS</b>	False Ceiling with Paint
<b>OTHERS</b>	Air Conditioned Ground floor lobby

## STAIRCASES

<b>WALLS</b>	Oil Bound Distemper/Enamel Paint/Fluorescent Paint
<b>FLOORS</b>	Tiles in Tread and Risers/Natural Stone
<b>DOORS</b>	Metal Doors/Fire Resistant Shutter
<b>WINDOWS</b>	Powdred coated or anodized aluminium glazing
<b>CEILINGS</b>	Oil Bound Distemper

## POWDER TOILET

<b>WALLS</b>	Combination with Imported Stone Finish Tile Dado and Paint with Mirror
<b>FLOORS</b>	Imported Stone Finish Tile
<b>DOORS</b>	Hardwood Door Frame with Vineer PU Finish/Laminated Flush Door/Modular doors
<b>CEILINGS</b>	False Ceiling with Paint
<b>OTHERS</b>	Granite/Marble counter with Branded Sanitary fixtures and CP Fittings

## OTHERS

- Provision for Chilled Water/VRV/Split Air Conditioning System
- Decorative Light in Toilets and Balconies & Exhaust Fan in Toilet

# Floor Plans



TYPICAL LOWER LEVEL PLAN







# Unit Plans

Typical Unit : 1210 sq.ft



Mezz plan



Lower level plan



Lower level plan



Mezz plan



## Interior Reference

Customize Your Living Space And Enjoy A Life Of  
Comfort And Elegance



## Interior Reference

Customize Your Living Space And Enjoy A Life Of  
Comfort And Elegance

THANK YOU

