

Building

is



city

A N O T C H A B O V E

3M
Our Expertise. Your Joy.

A woman with long brown hair in a ponytail is running on a modern, curved metal bridge. She is wearing a grey patterned long-sleeve top and blue leggings. The background shows a city skyline with tall buildings under a clear sky. The bridge has a distinctive curved metal railing.

The Urban Living Landscape Is Evolving

With Evolution Comes Modern Day Problems

- Cluttered Roads
- Low Air Quality
- Lack of Community Spaces
- Lack of Safe & Secure Environs
- Lack of Holistic Environs
- Parking Hassles & Absence of Walkable Spaces

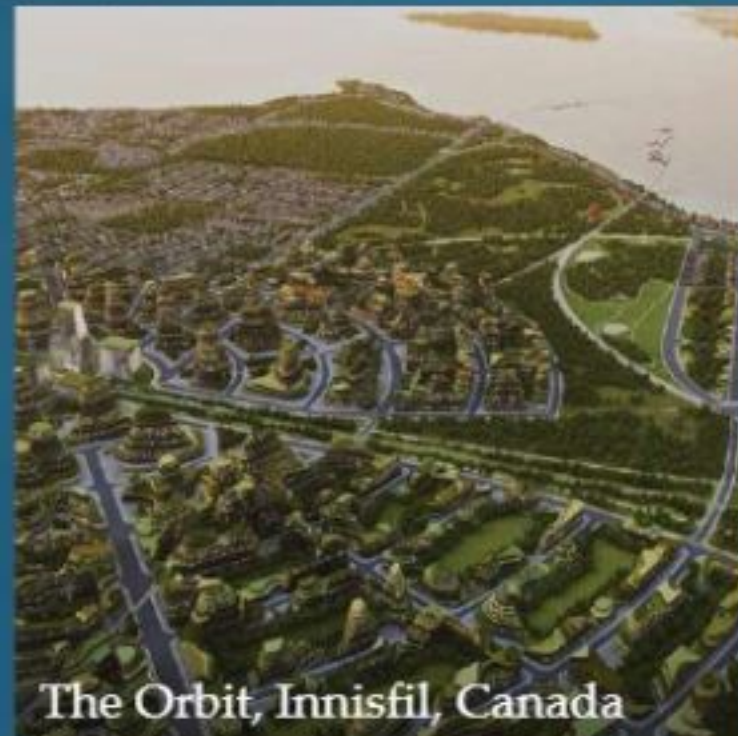


We Studied That **Global Developments** Have Effectively Addressed These Issues



The Line Neom, Saudi Arabia

- 100% Renewable Energy
- Interconnected Communities
- Sustainable Development
- Hyper Mixed-Use Development
- Futuristic Planning
- Renowned Architect



The Orbit, Innisfil, Canada



Palm Jumeirah, Dubai

A close-up, slightly blurred photograph of a person's hand pointing at a document on a wooden table. The table is covered with various papers, including a color palette, several sticky notes in green, yellow, and pink, and other documents. The scene suggests a collaborative workspace or a meeting. The text is overlaid on the center of the image.

We Partnered With **Leading
Research Firms** To Grasp Insights
And Shape The Largest Smart City

COLLABORATED WITH

World-renowned Names

To Build An Iconic City In India

The logo for AECOM, featuring the word "AECOM" in a bold, black, sans-serif font. The letter "E" is stylized with a horizontal bar that is colored with a gradient from blue to green.

USA

The logo for GPA Architects, featuring the letters "GPA" in a large, bold, black font, with "ARCHITECTS" in a smaller font below it. A stylized graphic element resembling a building or a set of stairs is positioned to the right of the letters.

Singapore

The logo for Gensler, featuring the word "Gensler" in a bold, red, sans-serif font.

India

The logo for Michael Graves Design, featuring the words "MICHAEL GRAVES DESIGN" in a black, sans-serif font, stacked vertically. A small red horizontal bar is located below the word "DESIGN".

USA

The logo for SWA Architects, featuring a red square with a white curved line inside, and the letters "SWA" in white above the word "ARCHITECTS" in a smaller font.

USA

Design & Township Planning Consultants



BUT THE QUESTION WAS

Where?

We Identified A Land Parcel As Big As Our Vision
That Could Encompass The Grandeur Of Our City

TAKING SHAPE AT A VITAL LOCATION

Dwarka Expressway

The Largest Expressway Of India



SCDA

**SMART CITY
DELHI AIRPORT**

250 Acres

Of Master Development



The New **Urban Vision** Of Tomorrow



A World that
is **Smart**



A World that
Has a Scale of a **City**



A World That Models
National Capital - **Delhi**



A World Next To Fastest
Connectivity - **Airport**



Surrounded By
Iconic Landmarks

Surrounding **Landmarks**



IGI Airport

Amongst World's Top 10 Busiest Airport

70 Mn Passengers, in a year

Awarded as Best Airport in Asia



Yashobhoomi

Putting India on the Global Map

Over 1 Million Sq. Mtr. of Built-up Space

Multi-purpose Area with Capacity of 20,000 People



Diplomatic Enclave II

A New Destination for Diplomats & Expats

39 Embassies and Diplomatic Residences

Going to be the Next Chanakyaपुरi

Surrounding **Landmarks**



Bharat Vandana Park

India's Largest Theme Park

Spread Over 220 Acres

Floating Island, Cafes

Replicas of 39 National Monuments

International Sports Complex

Spread Over 62 Acres

International Cricket Pitch, Soccer Stadium

Multiple Tennis Courts, Pools & Gymkhana Club

Delhi Golf Club - II

India's Longest Golf Course

18-Hole Night and Day Golf Course

Children's Golf Academy

Based On The Ethos Of **Live. Work. Shop. Entertain**



Living Spaces



Shopping Centres



Work Spaces



Dining Spaces



Entertainment Spaces

Building On The Principle Of **Sustainable Living**



Interconnected
Communities



Biophilic Design &
Sustainable Features



A City with
Smart Systems



Balanced Ecology for a
Perfect Micro-climate

Well-constructed Spaces For **Effortless Mobility**



Car Free Surface Level



Cycling & Walking Tracks



Golf Carts



Smart Parking



EV Charging Points

A Multi-generational Living



Kids Play Area



Leisure Zones



Senior Citizen Zones



Sports Arenas

One Development, Endless **Lifestyle Choices**



Community Spaces



Hangout Areas



Open Gym



Golf Putting Greens

M3M Market 113

M3M Capital

M3M Capital
Walk

M3M Crown
Walk

A Master Development witnessing the rise of

Luxury

Residential & Commercial
Developments



But Is Yet To Witness The _____

Grandest

Lifestyle Ever Of Delhi NCR



A GRAND LIVING FOR THE

Class Apart

A LUXURY INSPIRED

By Golf

A LIFESTYLE HANDPICKED FOR THE

Chosen Few

Presenting



M3M

MANSSION





GRAND RESIDENCES, GRANDEUR

Lifestyle



A Lavish Retreat

LET'S TAKE YOU ON A TOUR OF

Magnificent Living

The Site

|

The Brains Behind the Marvel

|

The Connect to Nature

|

The Road to Your Residence

|

A Design that Reflect Your Soul

|

The Secure Environs

|

The Club Life



A Site To Fall In Love With

Located in Smart City Delhi Airport:
Part of a **250 Acres** Development

Project Size- **10 Acres**

Upto- **32 Floors**



THE BRAINS BEHIND THE
Marvel

Designed By The **Best In The Country**



Landscape Partner



— Interior Designers —





THE CONNECT TO

Nature





A LUXE

Golf Retreat

9+ 9 Holes

Chip and Putt

Golfing Scape

Spread Over

1.25 Acres



7.5 Acres Of Central Vistas
Designed to keep fluidity of walking pathways



Rejuvenating **Aquatic** Serenity

Meandering Water bodies and
Fountains Through Lush Grass Carpet



Perfect **Relaxation Spots**



Shaded Benches and
Gazebos for Sitting Spaces



A thoughtful Selection Of Flora For Ecology, Health and Vibrancy

Trees



Azadirachta indica



Bauhinia purpurea



Butea monosperma



Cassia fistula



Delonix regia



Grevillea robusta



Lagerstroemia speciosa



Michelia champaca



Plumeria obtusa



Tabebuia rosea



Ficus religiosa

Palms



Phoenix sylvestris



Roystonea regia



Washingtonian robusta



Wodyetia bifurcata



Chrysalidocarpus lutescens



Rhapsis excelsa



Licuala grandis

- Towering trees for shade
- High oxygen releasing species for maintaining air quality
- Medicinal species for health



THE ROAD TO YOUR

Residence



An **Unhindered Drive** To Your Residence



Grand Entrance Plaza with welcoming
water features



Wide and exclusive Entry
and Exit Gates



Boom Barriers controlled
access





Central Water Fountains



A **Grand Lobby** To Host Your Visitors

Exquisitely shiny, double-height floor to ceiling height

- Two-side open for exquisite Golf views

- Air-conditioned with aesthetic interiors

- Multiple sit-out areas for informal meetings




Enroute To A World Of Opulence

4 High speed air-conditioned
elevators in every tower

Speed @ 2.5m/s

Air-conditioned Lift Lobbies
on all floors

A woman with her hair in a bun, wearing a black dress and high-heeled sandals, sits on a light-colored, tufted chair. She is looking to the left. The room is dimly lit, with a lamp behind her and a scale on a table in the background. The overall mood is elegant and sophisticated.

A DESIGN THAT REFLECTS

Your Soul



Spectrum Of Choices To Pick From

- 2100- 7000 Sq. Ft.
- 3.5 , 4.5 and 5 BHK
- Option of Family Lounge, Study Spaces and Puja Room
- Independent House Help Unit



Interiors- key Specifications

- Imported Marble
- Engineered Wooden Flooring
- VRV Air-conditioning



A Branded Kitchen

- European Branded Fully Fitted Kitchen
- Hob, Chimney, OTG



A Luxury Of Extended
Living Spaces



Unobtrusive and large size
Wrap Around Balconies

Terraces that can be your
elevated garden space

Elegant Deck
Spaces



EASE WITH HOME

Automation

Automated Curtains

Mood Lighting

Biosensing Doors



Stroll Stress-free With Smooth Internal Traffic Flow

- Vehicular movement restricted to outer periphery
- Allows uninterrupted spaces for walking, playing and enjoying the landscaped areas.
- Ample Visitor Parking



A woman with long dark hair is lying on her back in a swimming pool, wearing sunglasses and holding a drink. The background is a blurred outdoor pool setting with a building in the distance. The text 'THE Club Life' is overlaid in a light beige, sans-serif font. 'THE' is in a smaller font size above 'Club', and 'Life' is in a larger font size to the right of 'Club'.

THE Club Life

EXPERIENCE THE LUXURY OF _____
Exquisite Club Life



Club
Imperial

Discover A New Indulgence Everyday



Club
Imperial

Five Star Lobby with sit out zones and Café



Take A Dip Into The **Aqua Luxury**

- A Grand Outdoor Swimming Pool
- Kids Swimming Pool
- Temperature Regulated Terrace Pool





Outdoor Pools



Temperature Controlled Terrace
Pool





Let Your Every Celebration **Be Grand**

- Banqueting facility with large sitting capacity
- Designed for Both Indoor and Outdoor Gatherings





Savour A Delightful **Culinary Experience**

■ All Day Dining Restaurant | Patisserie

■ Bakery | Snack Bar

■ Terrace Café | Sports Bar





Uncover The Sportsperson In You

- Golf Putting | Squash | Tennis
- Badminton | Cricket | Basketball
- Climbing Wall | Skating Rink





Discover Joy In **Every Moment**

- Bowling Alley | Play Station Room
- Cigar Lounge | Karaoke Party Rooms
- Mini Theatre





Wellness And **More..**

Spa & Salon

Creche

Business Centre



Socialize And More..

Amphi-theatre

Spiritual Spaces

Sit-outs & Pathways

Pet Parks | Senior Citizen Lounge



Comfort _____ & Convenience

Vigilant **Eyes**

- Indoor and Outdoor CCTV Cameras
- Manual Boom Barriers
- Access Controls by Electromagnetic Locks



- Double Basement
- Adequate visitor parking at surface level



No Parking **Woos**



Sizes

Apartments

Typology	Size
3.5, 4.5 & 5 Bed + Study + House help	2100- 3800 Sq FT

Pent Houses

Typology	Size
3, 4, 5 Bed + Study + Family Lounge + House help	4300 to 7000 Sq FT

Floor Plans

Apartments

FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
H, J & K	1	3.5 BHK	2336 Sq. Ft

FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
E	2A	3.5 BHK	2316 Sq. Ft

FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
C, F & G	3	3.5 BHK	2077 Sq. Ft

FLOOR PLANS



4.5 BHK



TOWER	TYPE	APARTMENT	AREA
A& B	1	4.5 BHK	3753 Sq. Ft

FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
A & B	2	4.5 BHK	3520 Sq. Ft

FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
K	3	4.5 BHK	3442 Sq. Ft

FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
H, J & K	4	4.5 BHK	3152 Sq. Ft

FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
H	4A	4.5 BHK	3244 Sq. Ft

FLOOR PLANS



4.5 BHK

TOWER	TYPE	APARTMENT	AREA
A & B	5	4.5 BHK	2848 Sq. Ft

FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
E	5A	4.5 BHK	3046 Sq. Ft

FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
D	5B	4.5 BHK	2975 Sq. Ft

FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
C, F & G	6	4.5 BHK	2705 Sq. Ft

Floor Plans

Penthouses

FLOOR PLANS



TOWER	PENTHOUSE	AREA
C	4 BHK + FAMILY LOUNGE + SERVANT ROOM	5637 sq.ft.

FLOOR PLANS



TOWER	PENTHOUSE	AREA
C	3 BHK + FAMILY LOUNGE + STUDY + SERVANT ROOM	4311 sq.ft.

FLOOR PLANS



TOWER	PENTHOUSE	AREA
D	4 BHK + BAR + SERVANT ROOM	5906 sq.ft.

FLOOR PLANS



TOWER	PENTHOUSE	AREA
D	3 BHK + STUDY + SERVANT ROOM	4300 sq.ft.

FLOOR PLANS



TOWER	PENTHOUSE	AREA
E	4 BHK + FAMILY LOUNGE + BAR + POOJA ROOM + SERVANT ROOM	5971 sq.ft.

FLOOR PLANS



TOWER	PENTHOUSE	AREA
F, G	4 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	5637 sq.ft.

FLOOR PLANS



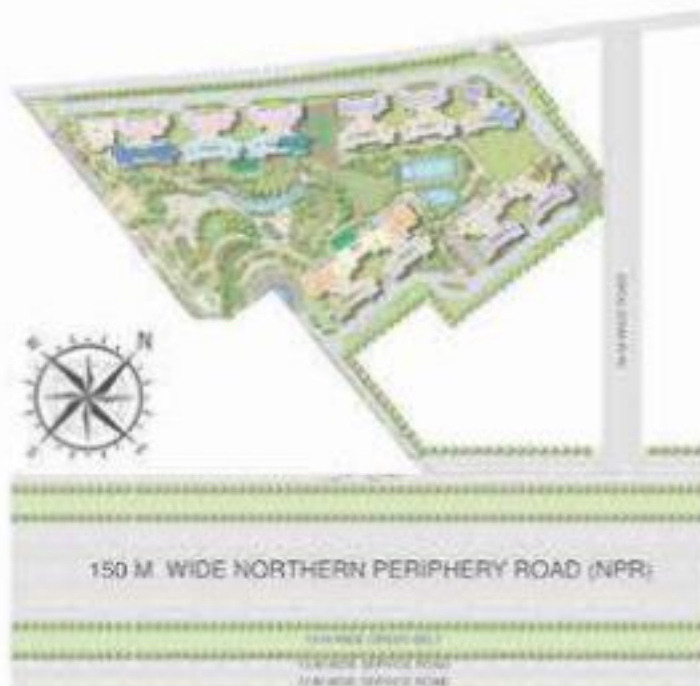
TOWER	PENTHOUSE	AREA
H	5 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	6571 sq.ft.

FLOOR PLANS



TOWER	PENTHOUSE	AREA
J	5 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	6478 sq.ft.

FLOOR PLANS



TOWER	PENTHOUSE	AREA
K	5 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	6769 sq.ft.

THANKS