



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 10 iconic projects changing the contour of real estate of Gurugram..



Project Portfolio: Delivered

RESIDENTIAL



M3M
golfestate
FORUWU



M3M
WOODSHIRE



M3M
MERLIN



M3M
golfestate
FORUWU



M3M POLO SUITES
WHERE THE SPORTS MEET



M3M
PANORAMA
PREMIUM RESIDENCES



M3M
ST. ANDREWS
GOLF RESIDENCES



M3M
ESCALA

COMMERCIAL



M3M
COSMOPOLITAN
STYLISH RETAIL & COMMERCIAL HUB



M3M
URBANA
The Latest in the Evolution of Urban Business & Retail

Project Portfolio: Under Construction

RESIDENTIAL	COMMERCIAL	SERVICE APARTMENTS	IT PARK
    	    	 	

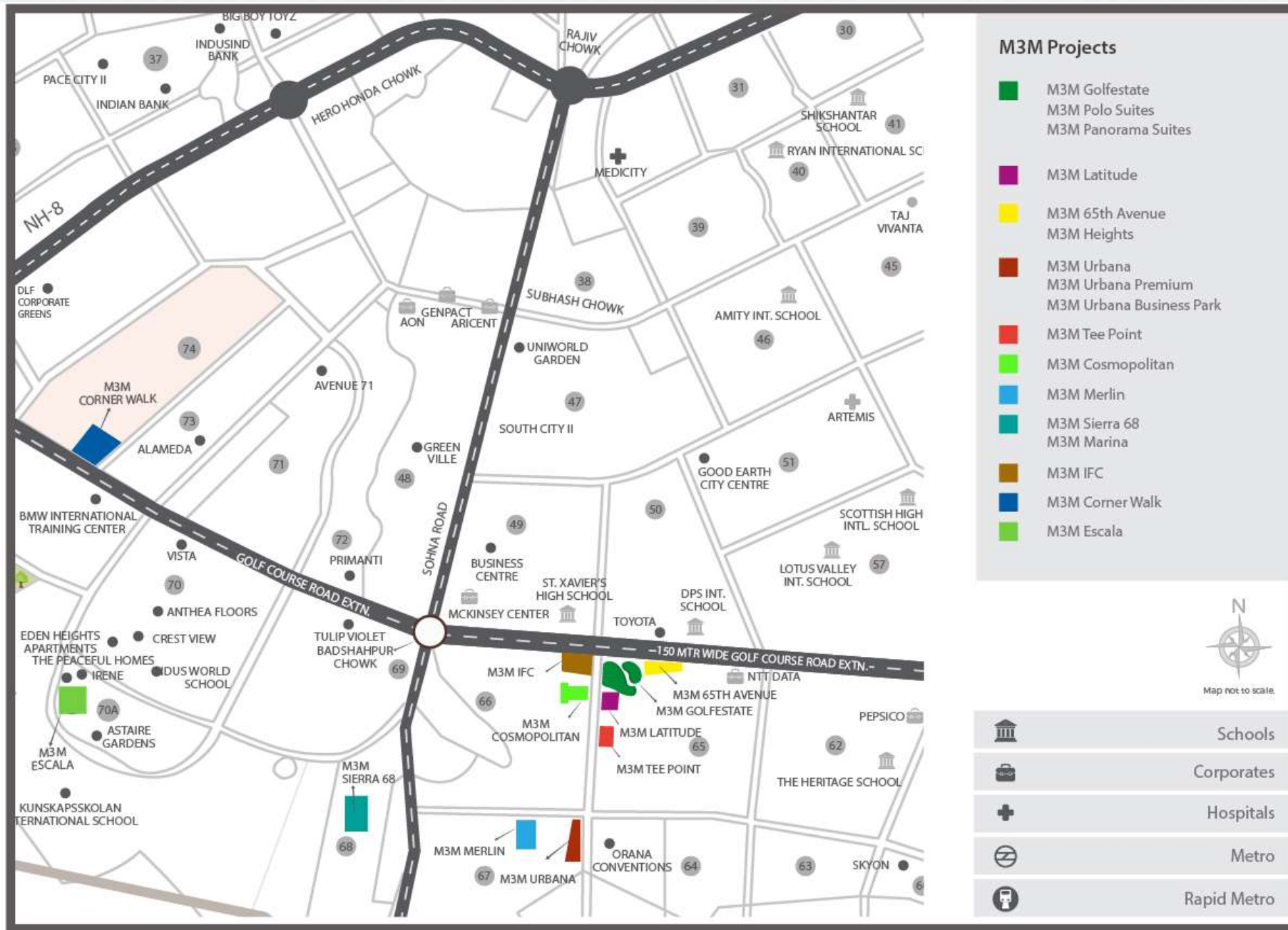
Awards & Accolades!



Federation of Indo Americans of Northern California



M3M Group's footprint in Gurugram








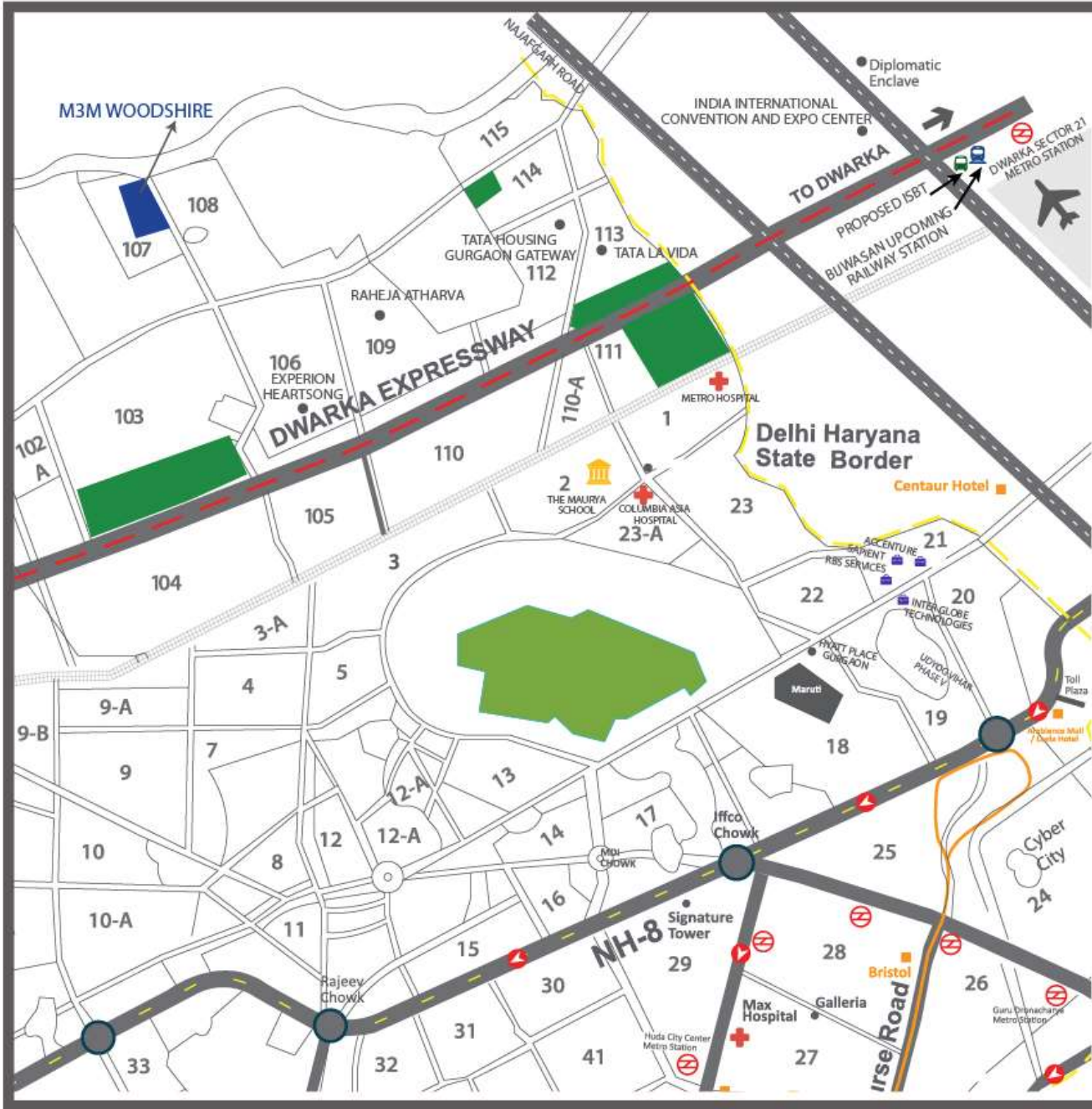
M3M Projects

- 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



A lifestyle created by passion delivered for The Few!!

About M3M St. Andrews Residences

- Part of the 56+ acres Golf Themed residential development M3M Golfestate
- Iconic Tower with only 2 apartments to a core, Only 64 Suites
- All apartments offer breath taking views of the 9-hole executive golf course
- 10 meter High grand Entrance & Palm Lined Entrance Boulevard
- Private lift lobby/lounge & 2 Elevators with every apartment.
- Exclusive Café and Lounge along-with steam, spa & Sauna facility and a Sky Pond on the Rooftop
- 3 Side Open Apartments
- Located strategically on high growth corridor of Golf Course Road Extension, Sector 65, Gurgaon

Unmatched Specifications

- Lavish balconies with 6' to 11' width, which would serve as your extended living spaces – your own private Golf Living Experience.
- Clear Ceiling Height of 10' with every apartment configuration.
- VRF/VRV in all units
- Fully loaded top of the line, ultra luxury specifications in kitchen and washrooms in all units.



Artistic Impression



Artistic Impression



Artistic Impression



The Iconic Golf
Resort Lifestyle
Living!

M3M St. Andrews Residences – Actual Image



Actual Image



Actual Image



Elevate Golf Club – Actual Image



Elevate Golf Club – Actual Image

M3M.S



Elevate Golf Club – Actual Image

M3M



Elevate Golf Club – Actual Image

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.



Exterior Façade & Tower Drop off Design

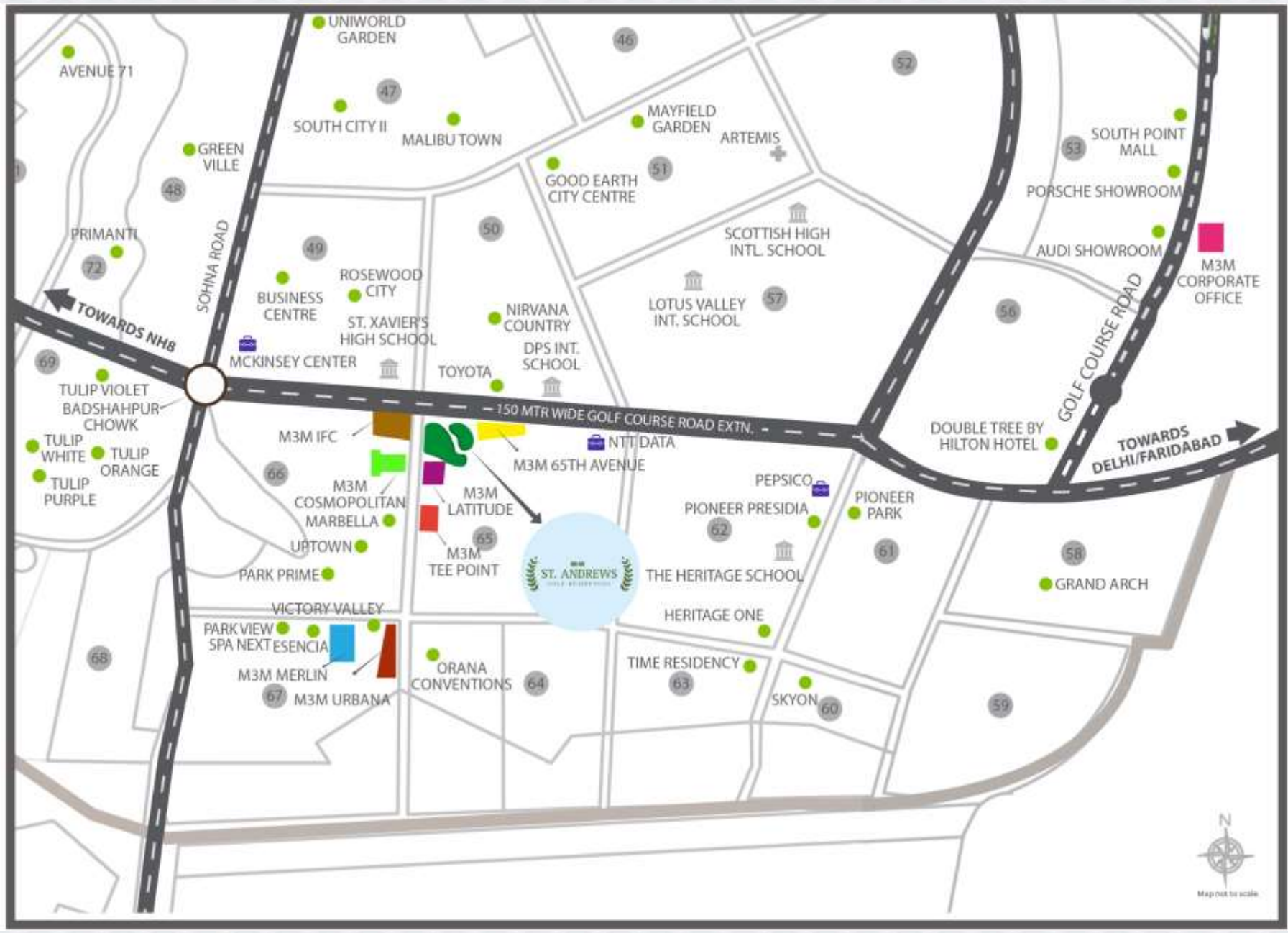
By UHA, London



Lighting Consultant

Common area, External Lighting and Façade 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 65th 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">Schools	<ul style="list-style-type: none">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.
<ul style="list-style-type: none">Health Care	<ul style="list-style-type: none">Medanta - Medicity, Fortis, Artemis, Max Hospital, Pratiksha etc.
<ul style="list-style-type: none">Retail	<ul style="list-style-type: none">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
<ul style="list-style-type: none">Restaurants	<ul style="list-style-type: none">Numerous eating options including restaurants, cafes etc.
<ul style="list-style-type: none">Hospitality	<ul style="list-style-type: none">Double Tree - Hilton, Fortune Hotel, Taj Vivanta, Country Inn & Suites, Crowne Plaza, etc.
<ul style="list-style-type: none">Office Buildings	<ul style="list-style-type: none">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

Iconic Trump Towers in the Neighbourhood





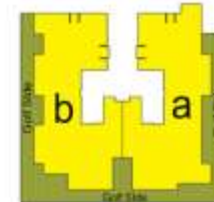
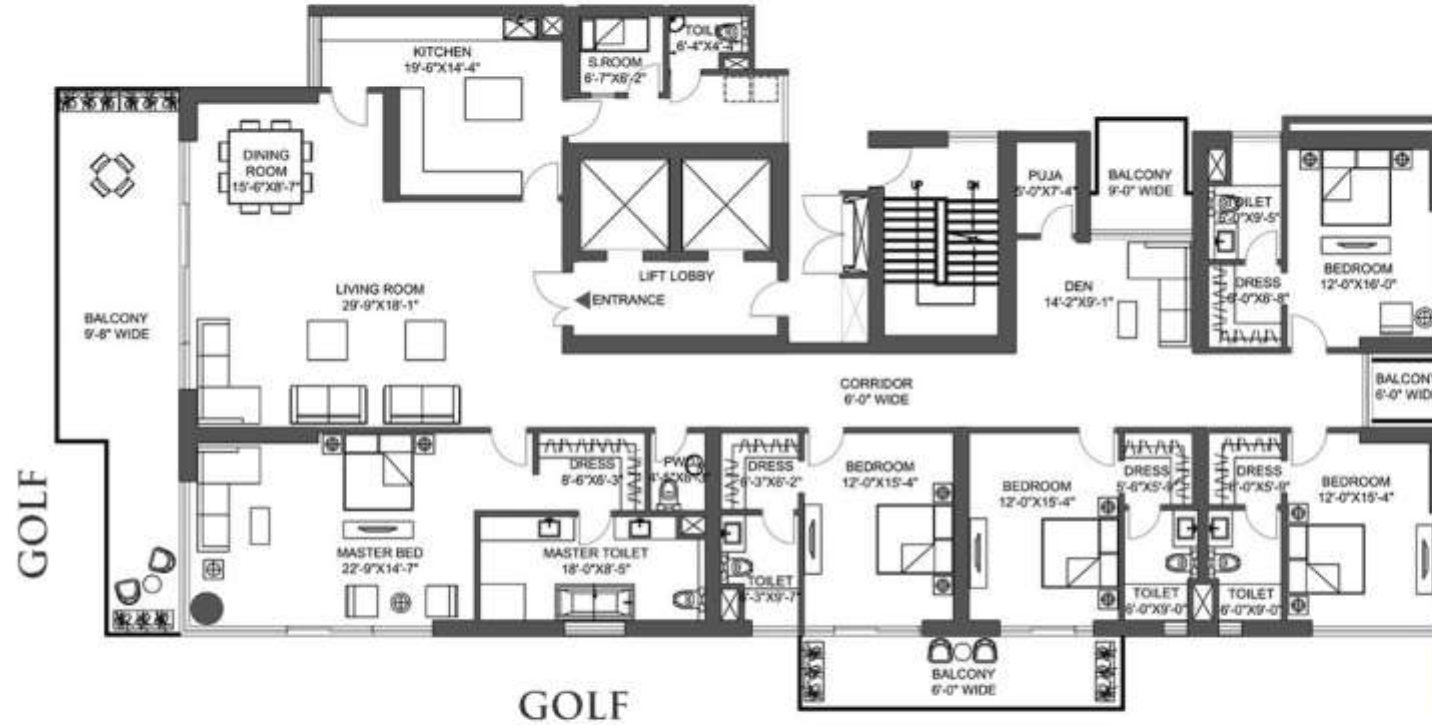
SITE PLAN

- 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.

Floor Plan



TOWER - ST. ANDREWS



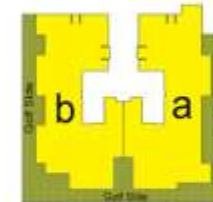
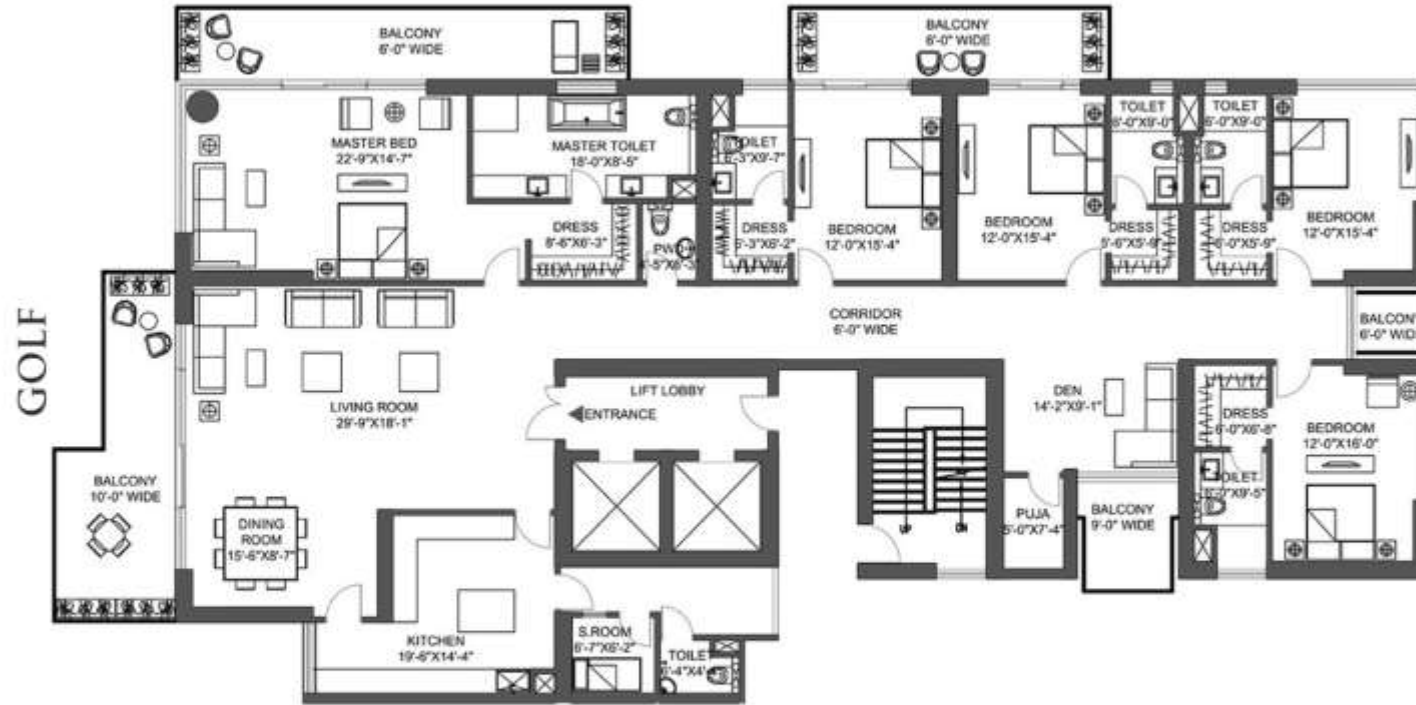
Cluster Plan



Tower	Unit	Level	Apartment Type	Super Area
ST.ANDREWS	a	16, 18 & 20	5 Bedrooms +Den+Puja	6171 Sft.

Disclaimer: The designs, layouts, floor plans, areas, dimensions, specifications, category, services, facilities & infrastructure are only illustrative & indicative, and subject to revision without notice by the Company and/or on account of government norms and / or as may be required by competent authorities. All images are purely artistic conceptualization and not a legal offering. Soft furnishing, furniture & fixtures, gadgets are not part of offering. All areas & figures are subject to availability. Further, the contents are subject to terms as stated in (i) the Application Form and the Buyer's Agreement; (ii) License No. 234 of 2007 dated 16.10.2007 (readwith renewal dated 19.04.2012 & 02.07.2014); 52 of 2009 dated 28.08.2009 (readwith renewal dated 04.12.2013); 35 of 2010 dated 06.05.2010 (readwith renewal dated 08.09.2014); 114 of 2014 dated 20.08.2014; and, 122 of 2014 dated 22.08.2014 accorded by the Competent Authority in favour of M/s. Manglam Multiplex Pvt. Ltd. & Ors. for setting up of a Group Housing Colony on the land measuring 26.91655 hectares (66.51225 acres) in Sector-85, Gurgaon Manesar Urban Complex; and, (iii) Building Plan Approval No. ZP-357/UD/BS/2012/19471 dated 01.10.2012 (readwith revision thereof dated ZP-357/AD/RA/2015/407 dated 09.01.2015) accorded by the Competent Authority. M3M St. Andrews Golf Residences will be part of the aforesaid development of the Group Housing Colony. Total No. of proposed Apartments are 62 Units (M3M St. Andrews Golf Residences). Copies of approvals are available for inspection at Developer's office at Paras Twin Tower, Tower B, 6th Floor, Golf Course Road, Sector 54, Gurgaon, Haryana. Some of the information may give an impression of forward looking statements even though they are not meant or intended to be so and customers dealing with such information are required to undertake full and independent analysis thereof. Terms & conditions apply.

GOLF



TOWER - ST. ANDREWS



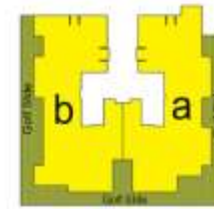
Cluster Plan



Tower	Unit	Level	Apartment Type	Super Area
ST.ANDREWS	b	15, 17 & 19	5 Bedrooms+Den+Puja	Simplex 6265 Sft

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Floor Plan



TOWER - ST. ANDREWS



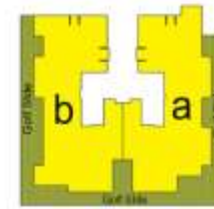
Cluster Plan



Tower	Unit	Level	Apartment Type	Super Area
ST. ANDREWS	a	22, 24, 26, 28 30 & 32	4 Bed Rooms + Den + Puja	Simplex 6335 Sft.

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GOLF



TOWER - ST. ANDREWS



Cluster Plan



Tower	Unit	Level	Apartment Type	Super Area
ST.ANDREWS	b	22,24,26,28 30 & 32	4 Bed Rooms + Den + Puja	Simplex 6365 Sft.

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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





Magnificent Entrance



Gorgeous space of style and class



Grand Lobby



Banquet Hall



Mini-Theatre



Restaurant



Cafe



Snooker Room



Table Tennis Room



Lounge



Library



Business Center



Wine Cellar



Crèche

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



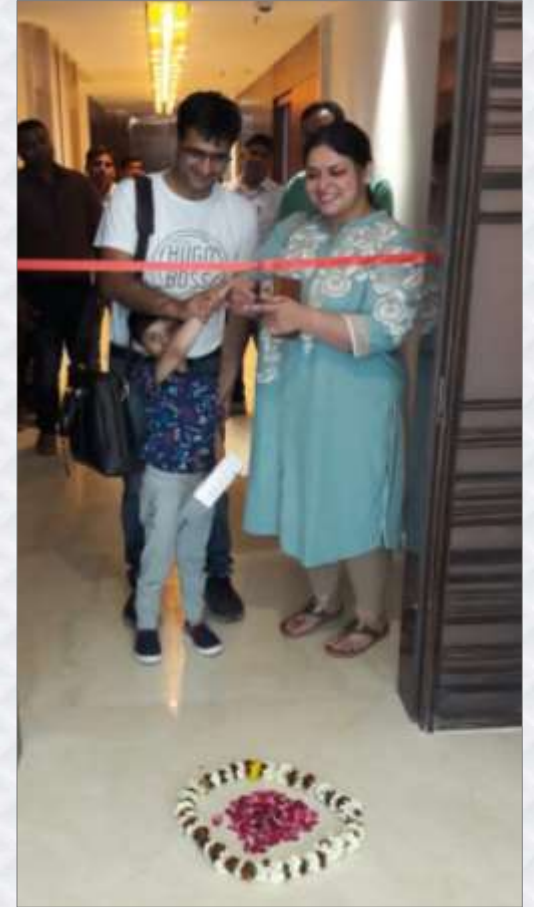
Concierge

Concierge on call

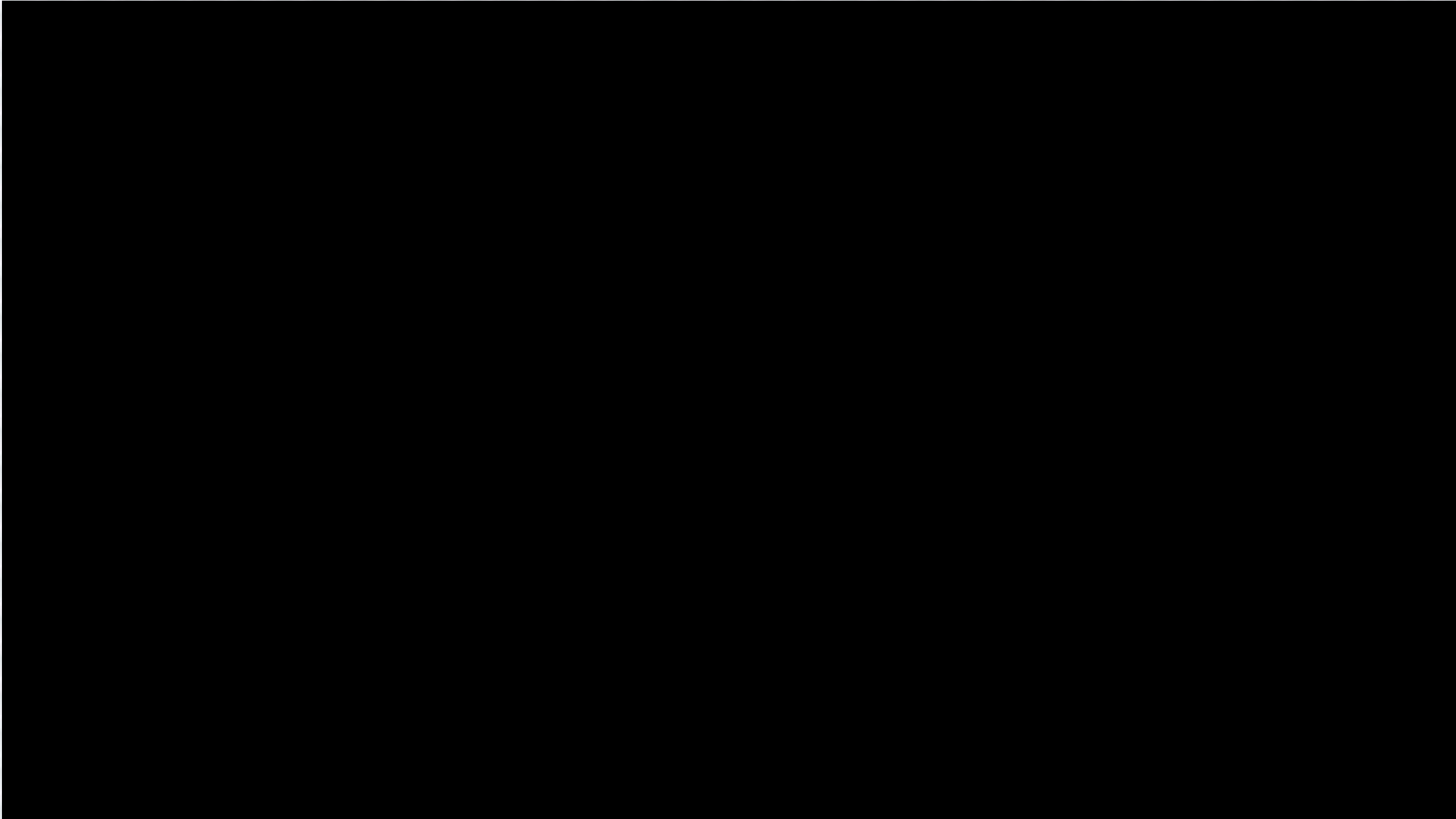
Bustling Life @ M3M Golfestate



More than 200 families already moved-in!



Testimonial of Happy GE Residents





A lifestyle created by passion delivered for The Few!!