

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



Project Portfolio: Under Construction



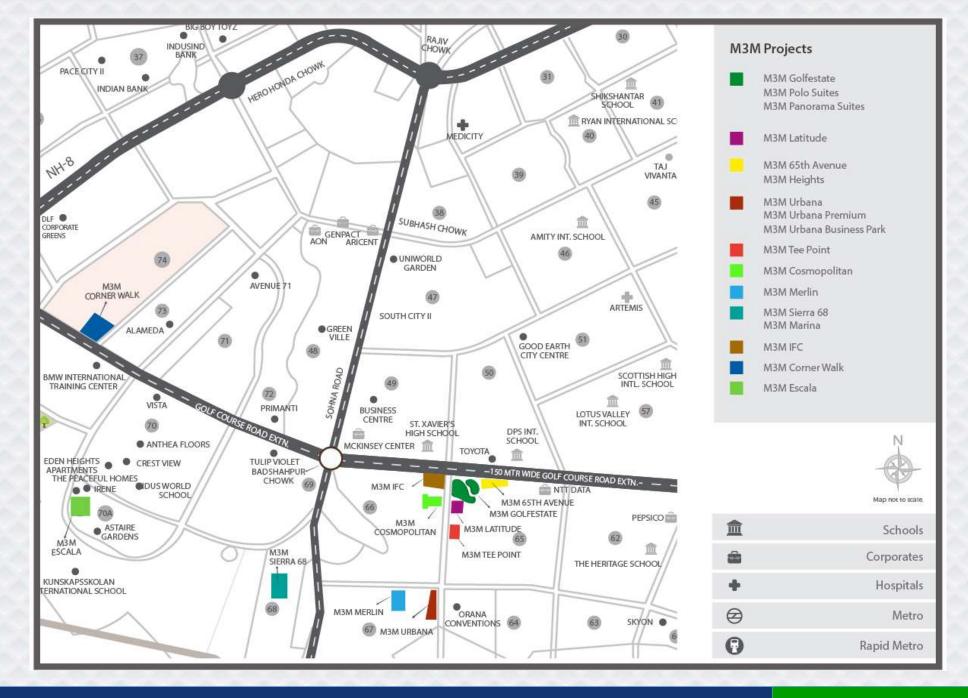
Awards & Accolades!

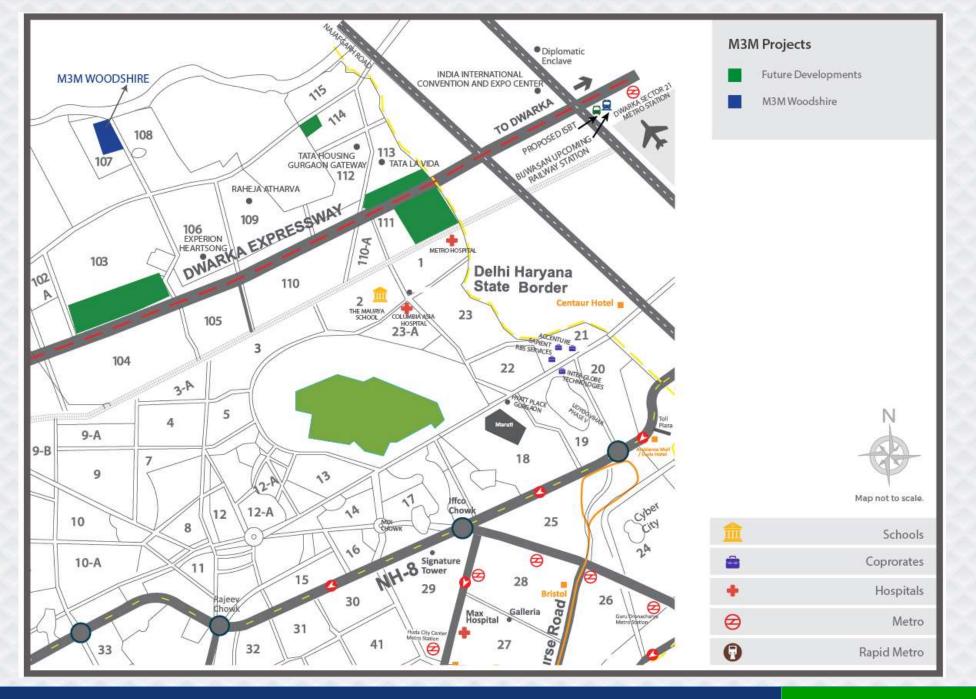


Federation of Indo Americans of Northern California



M3M Group's footprint in Gurugram





More than 100 Brands Signed Up



"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.









The Iconic Golf Resort Lifestyle Living!











Architectural Design

Architectural design by world's leading Architectural firm - Arcop International, Montreal Canada..

ARCOP

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.



Larsen & Toubro

Golf Course Design

Designed By The

Best: Our Partners

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

uhalondon

Lighting Consultant

Common area, External Lighting and Facade Lighting Consultants: **M/s Bo Steiber, Singapore**





Location Map

Location: At a Glance

Enviable 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				
• Schools	 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. 				
Heath Care	• Medanta - Medicity, Fortis, Artemis, Max Hospital, Pratiksha etc.				
• Retail	 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 				
Restaurants	Numerous eating options including restaurants, cafes etc.				
Hospitality	Double Tree - Hilton, Fortune Hotel, Taj Vivanta, Country Inn & Suites, Crowne Plaza, etc.				
Office Buildings	 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





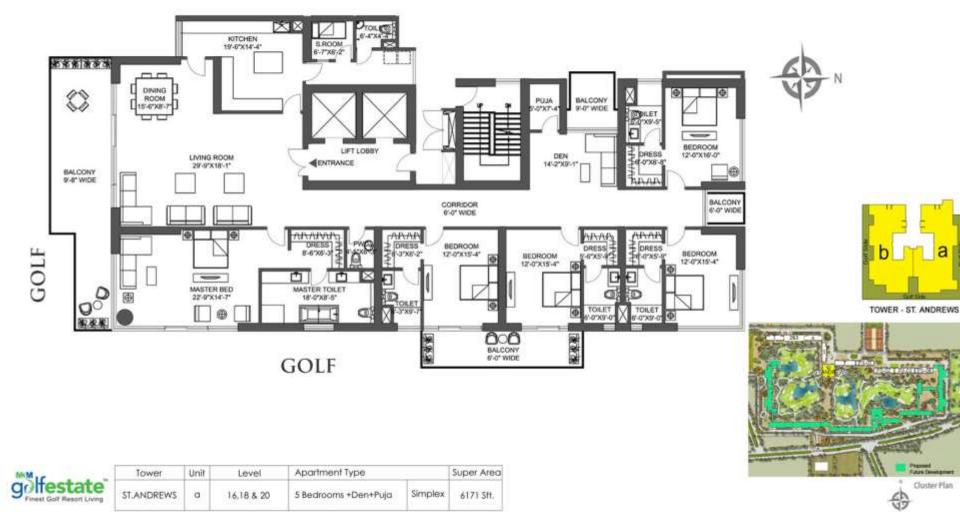
SITE PLAN

 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.





Disclaimer. The designs, layouts, floor plans, areas, dimension, 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 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 conceptal/azation and not a legal offairing. Soft furnishing, furniture & futures, gadgets are not part of offering. All areas & figures are indicative; and the units mertioned herein are subject to availability. Further, the contents are subject to availability. Further, the contents are subject to availability for the Application Forms and the Buyer's Agreement; Competent Authority in favour of Mis. Mangiam Multiplex Pvt. Ltd. & Ors. for setting up of a Group Housing Colony in the iand measuring 26.51655 hectares (66.51225 acres) in Sector-65, Guipaon Marvessar uthan Complex, and (iii) Buiking Plan Approval No. 2P-37/UD(85)/2012(14)/14 dated 01.0.2012 (readwith revision these of dated 2P-357/4D(Ra)/2015/4D/14) dated 01.0.2012 (readwith revision these of dated

ST. ANDREWS



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thereof dated ZP-357/AD(RA)/2015/HD7 dated 09.01.2015) accorded by the Competent Authority. M3M St. Andrews Golf Residences will be part of the aloresaid 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 Pariss 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 mesnt or intended to be so and customers dealing with such information are required to undertake full and independent analysis thereof. Terms & conditions apply.

ST. ANDREWS GOLF RESIDENCES



	Tower	Unit	Level	Apartment Type		Super Area
	ST_ANDREWS	ь	22,24,26,28 30 & 32	4 8ed Rooms + Den + Puja	Simplex	6365 Sfl.

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www.m3mindia.com

Cluster Plan

M3M Golfestate: Lifestyle Features



The Magnificent Entrance



Palm-Lined Driveway



Well Appointed Drop-Off Zone



Double Height Entrance Lobby



Immaculate Lobby Interiors

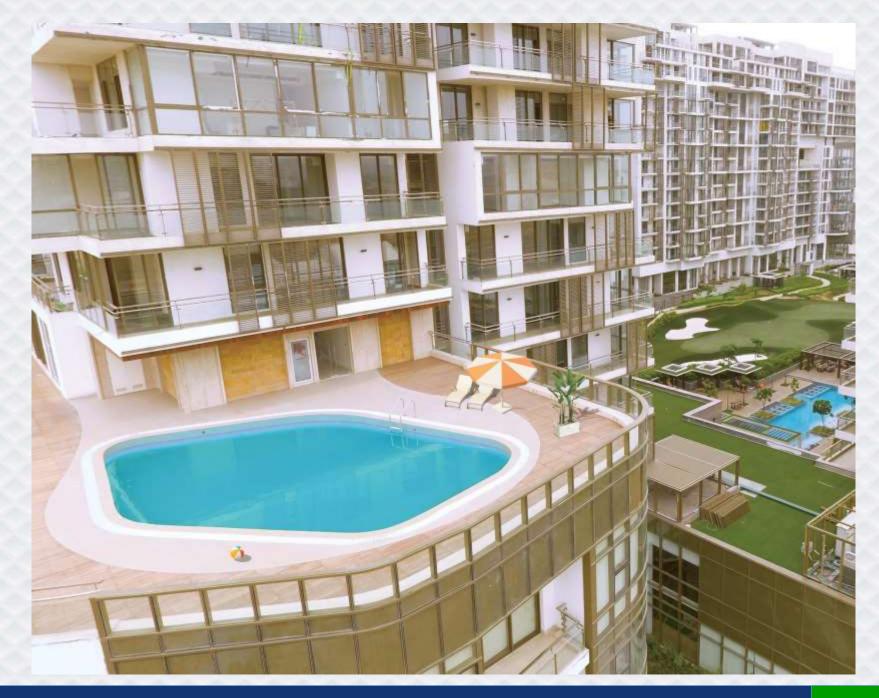


Spacious Balconies with Louvers

Spacious daicomes with Louvers



9 Hole Executive Golf Course

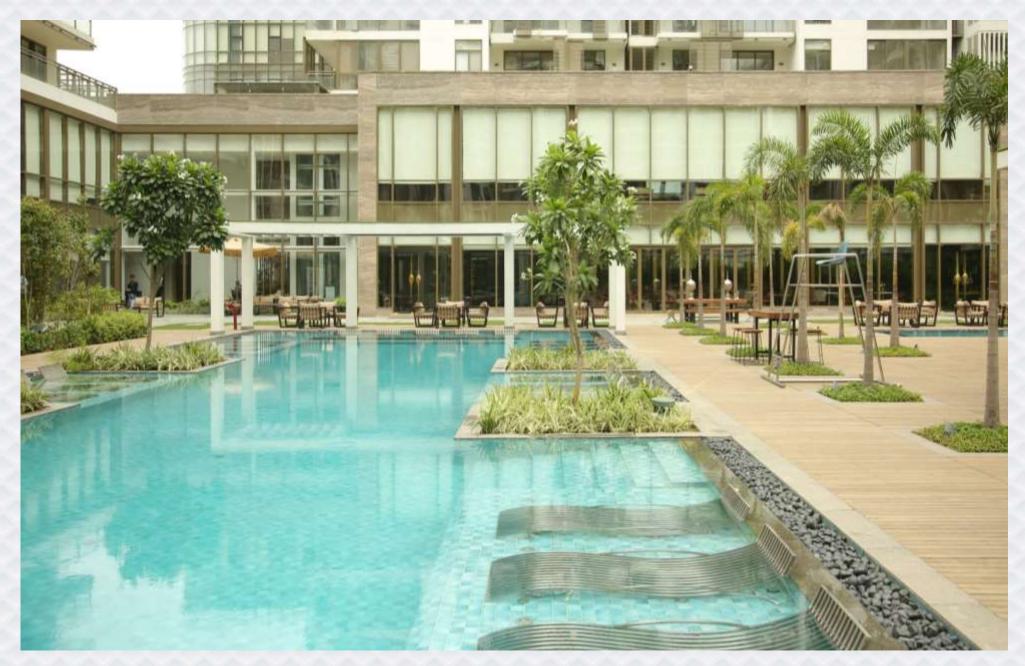


Rooftop Temperature Controlled Pool

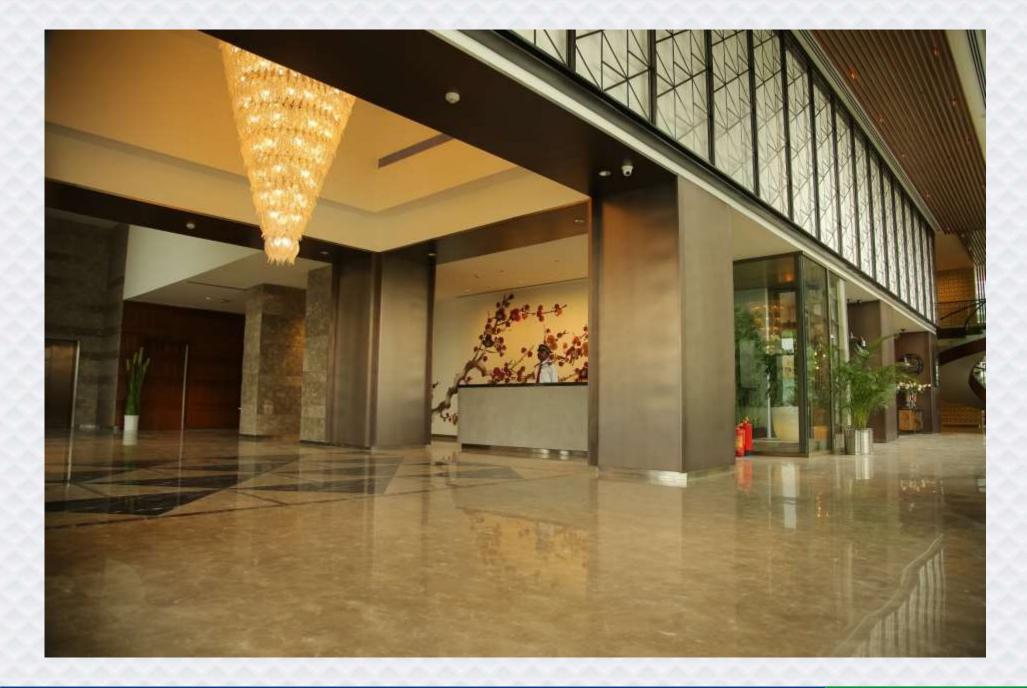




Magnificent Entrance



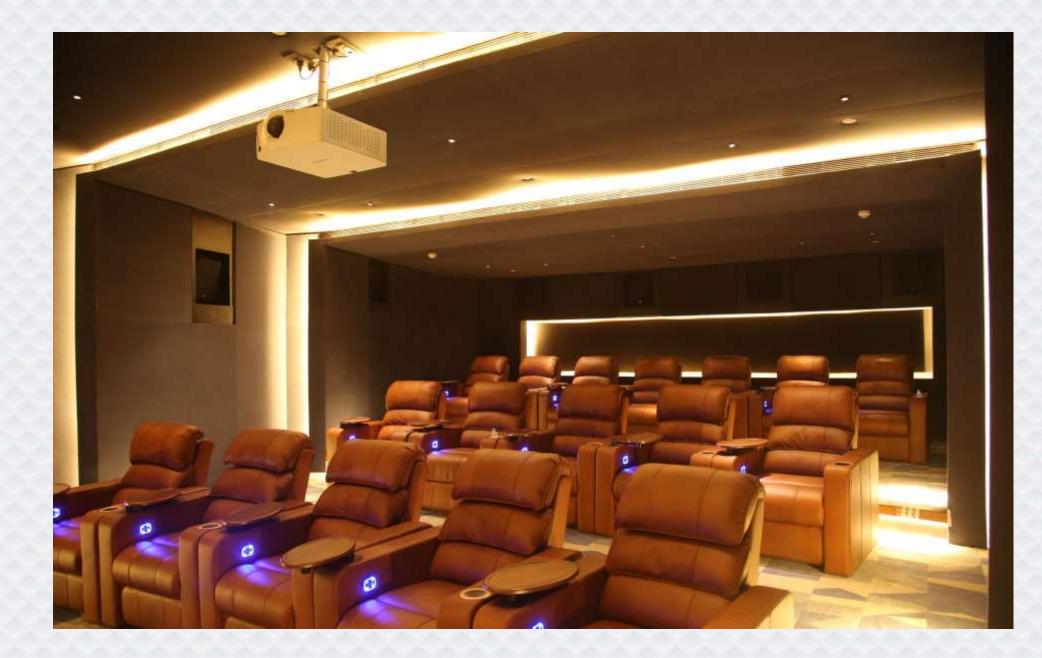
Gorgeous space of style and class



Grand Lobby



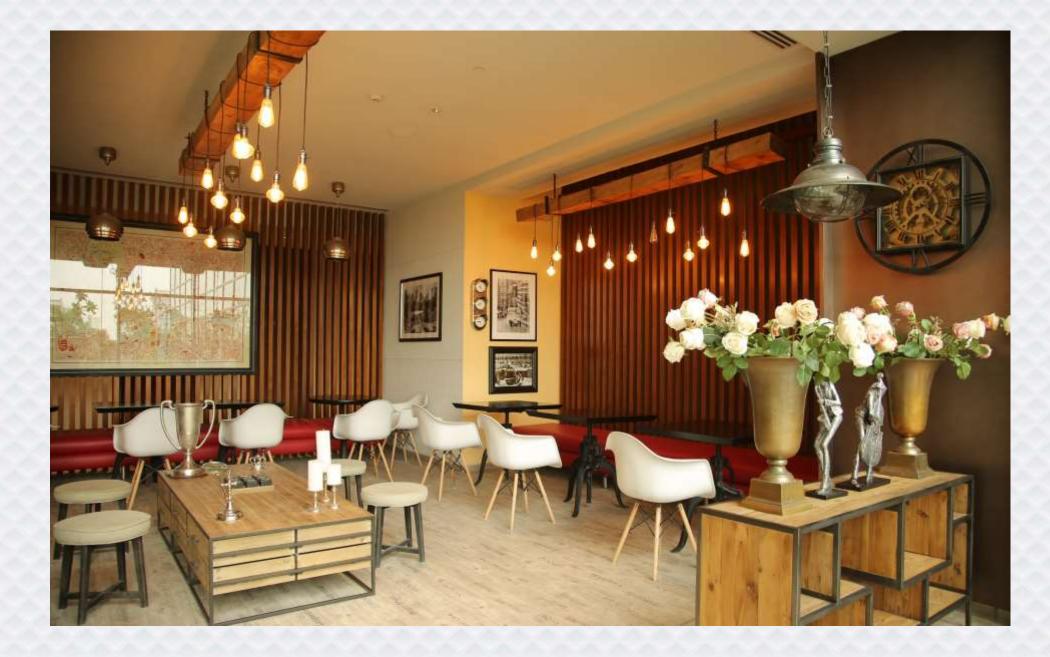
Banquet Hall



Mini-Theatre



Restaurant



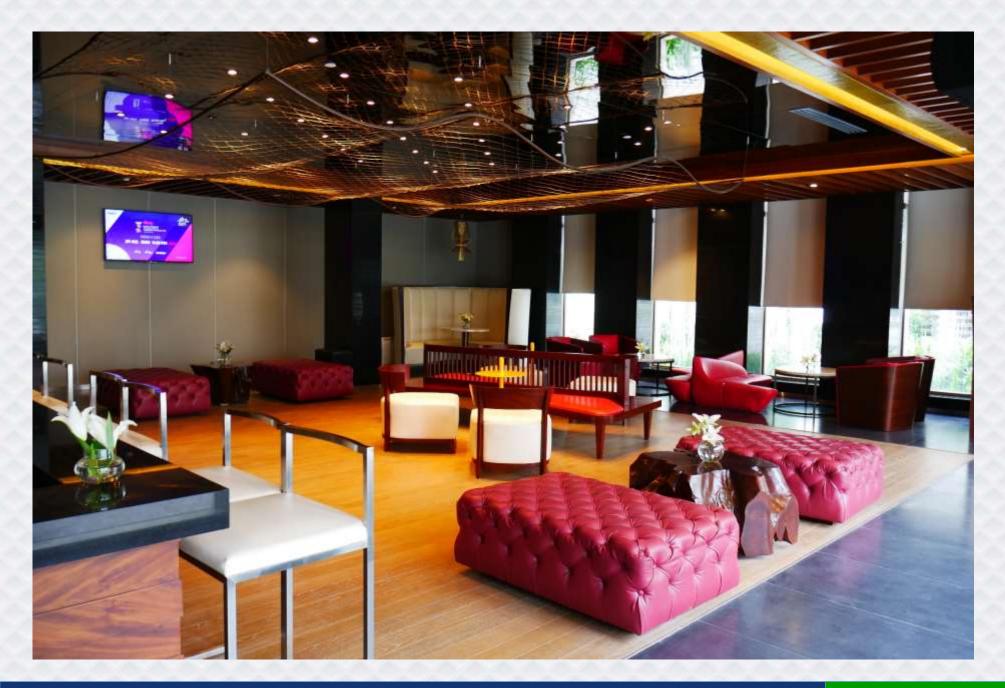




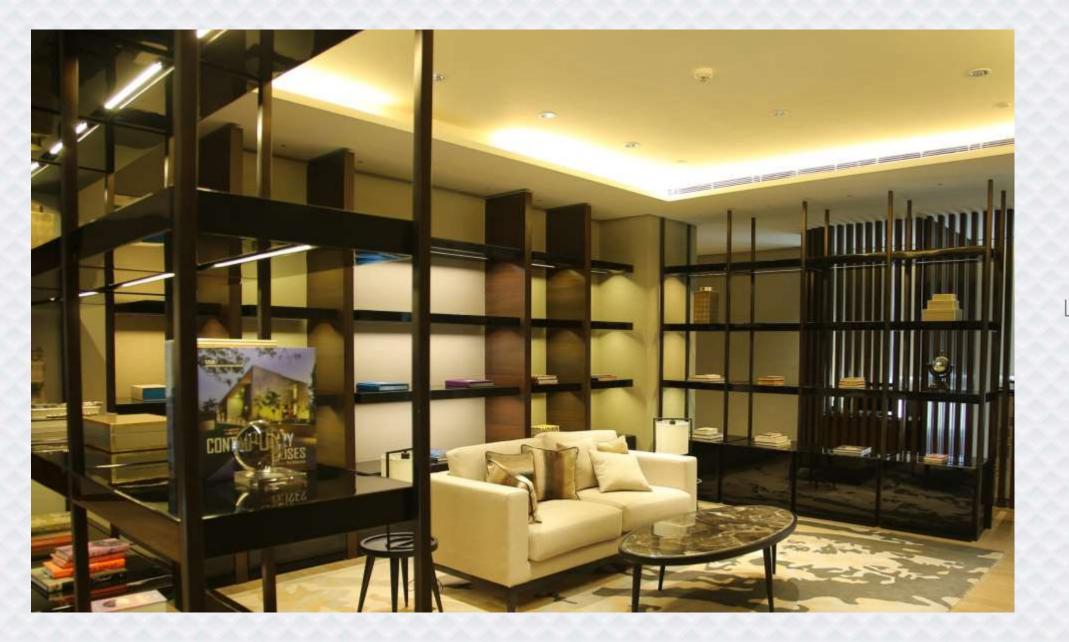
Snooker Room



Table Tennis Room



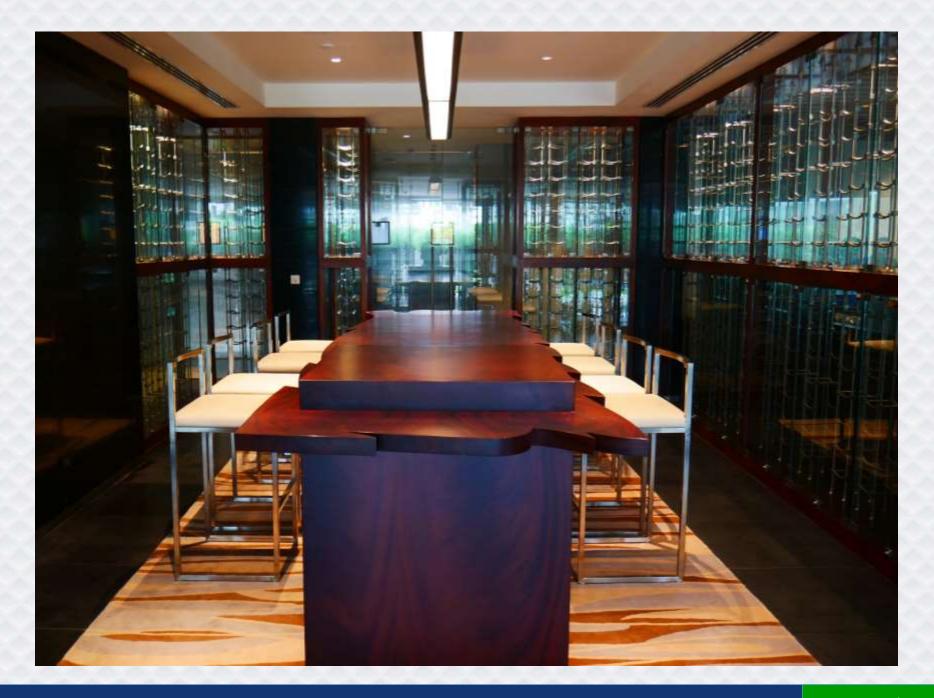
ounge



ibrary



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



- 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

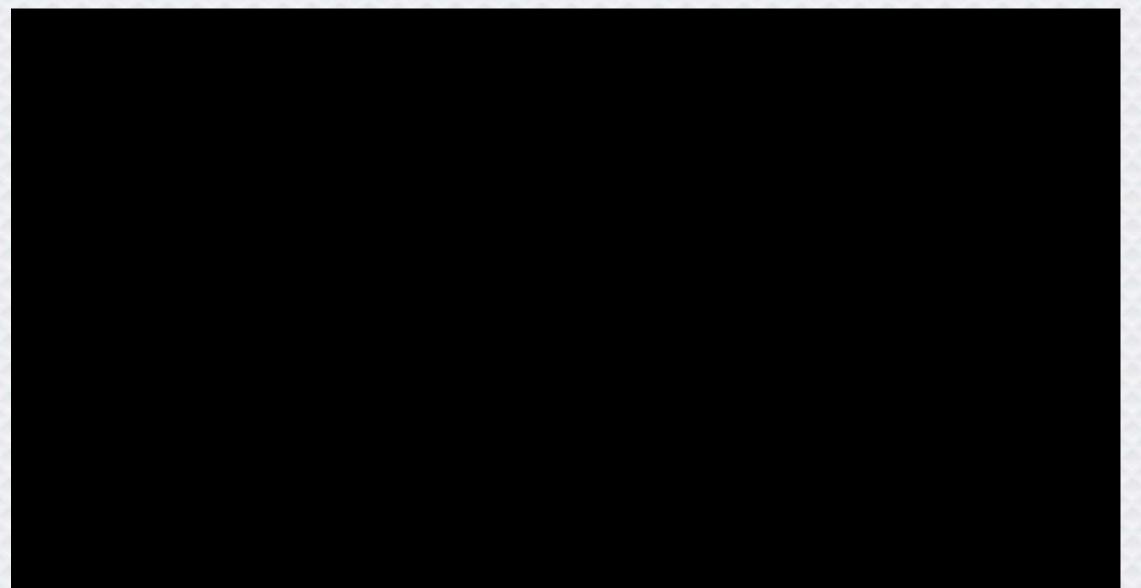
Bustling Life @ M3M Golfestate



More than 200 families already moved-in!



Testimonial of Happy GE Residents





A lifestyle created by passion delivered for The Few!!