



# Building Lifestyles

A N o t c h A b o v e



A person in a dark suit stands in the center of an airport terminal, looking out a large window. An airplane is visible in the sky outside. The scene is dimly lit, with the person and the airplane silhouetted against the light from the window. The floor is highly reflective, showing the person and the airplane.

Today, We Are Here

TO ADDRESS THE MISSED OPPORTUNITIES

In Life



An Opportunity to Own a Life  
In the Most Prestigious Developments of Gurugram

M&M  
FAIRWAY WEST

20,000 PSF

M&M  
FAIRWAY EAST

25,000 PSF

M&M  
latitude  
LIVING WITH ATTITUDE

25,000 PSF

M&M  
ST. ANDREWS  
GOLF RESIDENCES

26,000 PSF

M3M POLO SUITES  
WHERE THE GENTRY RESIDE

27,000 PSF

TRUMP  
TOWERS  
DELHI NCR

31,000 PSF



Are You Ready For City's

**BIG REVEAL?**



## ICONIC LOCATION: OF THIS SUPER LUXURY ICON

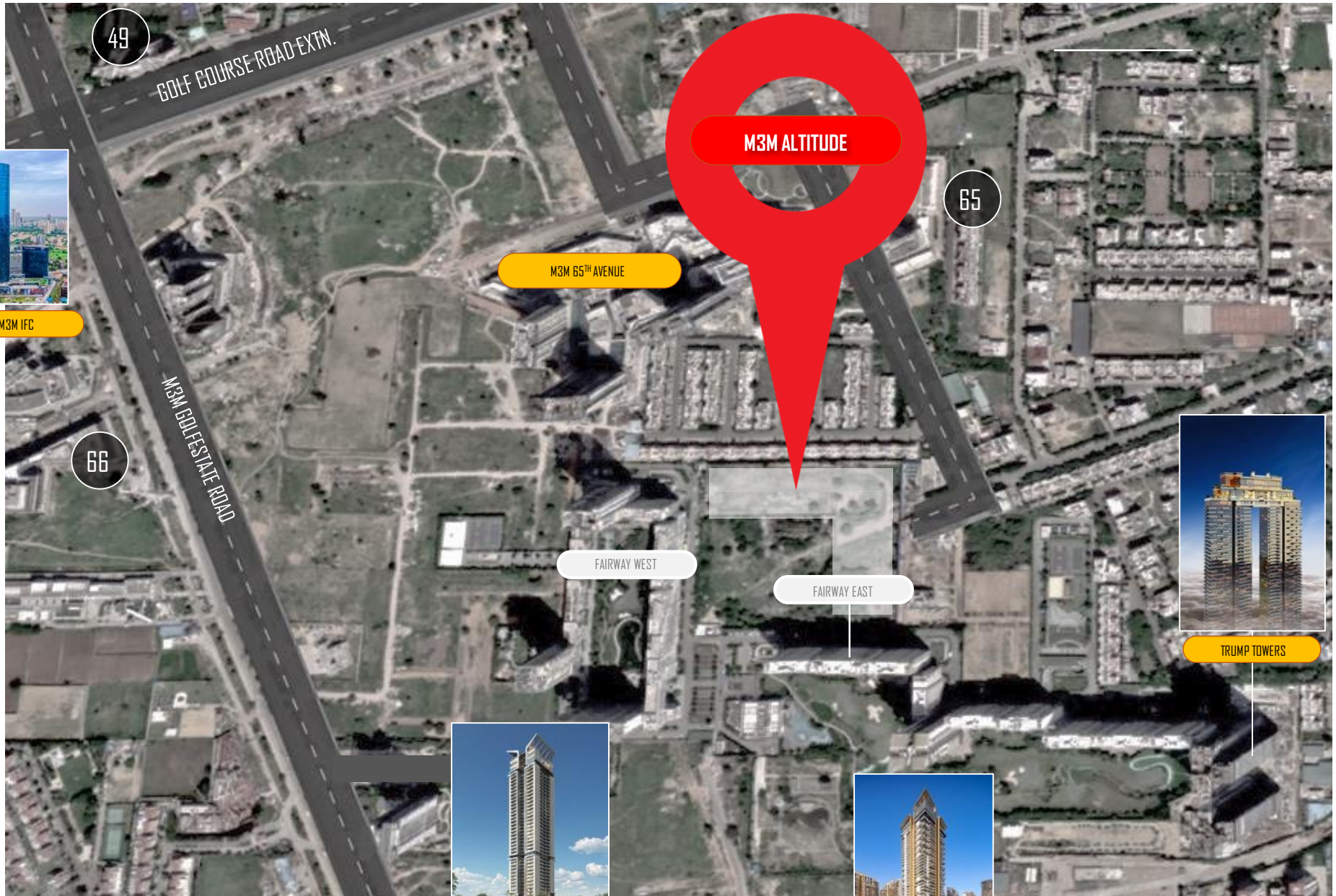
Right next to the Golf Course  
Road Extn.,

Proximity of iconic luxury  
projects: **Trump Towers,**  
**M3M Golfstate** and the likes.

International Schools Uber  
Retail  
Gastronomic delights



M3M IFC



M3M ALTITUDE

M3M 65TH AVENUE

66

65

FAIRWAY WEST

FAIRWAY EAST



TRUMP TOWERS



M3M LATITUDE



M3M ST. ANDREWS





M&M  
ALTITUDE

SPORTS ARENA

FAIRWAY  
WEST

VIP CLUB  
GOLF CART  
ACCESS

GOLF COURSE  
ROAD EXTN  
ACCESS

SPORTS ARENA

ELEVATE CLUB  
ACCESS

SPORTS ARENA

TEMPLE

FAIRWAY EAST

TRUMP  
TOWERS

POLO SUITES

ST. ANDREWS

GOLFESTATE  
ROAD ACCESS

LATITUDE

TRUMP TOWERS  
ACCESS





## A FEAT of MODERN ENGINEERING!

- A state-of-the-art, **world-class living**
- **Exceptional architecture**
- **Hotel-style services** - An ultimate urban resort.

A black and white photograph of two men in an architectural studio. The man on the left is older, with glasses and a dark sweater, looking towards the younger man. The man on the right is younger, with glasses and a light-colored shirt, leaning over a table and working on a physical architectural model. The table is covered with blueprints, a rolled-up set of plans, and a white mug. In the background, there are computer monitors and studio lighting. The overall atmosphere is professional and collaborative.

Envisioned By A Globally Renowned  
**ARCHITECTS**



# MASTERCRAFTSMEN



Jonas Upton-Hansen  
Founding Director



© Ricardo Mateu  
Director

uha

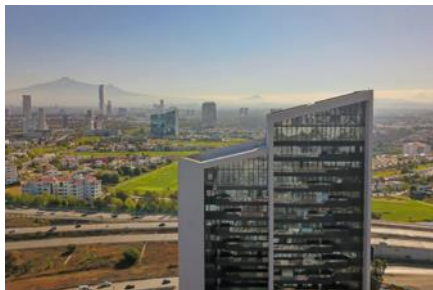
UHA is one of the **most awarded** architecture design firm, based out of London



UHA on the Big Screen

Oscar-nominated Netflix Original film *The White Tiger* starred four of UHA's Delhi-based projects..

All M3M projects!!



Sadro Residencias  
Puebla, Mexico



Qingdao Waterfront  
Qingdao, China



Al Fujairah  
Dubai, UAE



Infinity Towers  
Limassol, Cyprus

## MASTERPLAN ARCHITECT

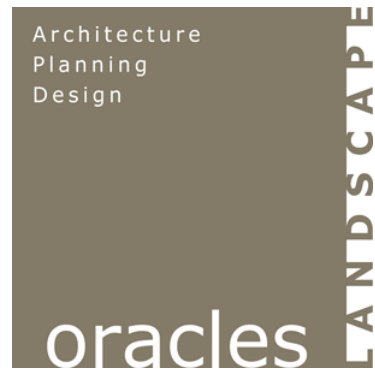


PRINCIPAL ARCHITECT  
GYAN PRAKASH MATHUR



A leading architecture and design firm with four decades of experience **revitalising urban India through its work.**

## LANDSCAPE ARCHITECT



**ORACLES LANDSCAPE** is India's leading landscape design studio

Extensive experience in conceptualizing and delivering projects.

M3M  
LATITUDE

CYBERCITY

MAHENDRA LUMINAIRE

BAY ISLAND  
RESORT PORT BLAIR

AEROCITY,  
NEW DELHI

EMAAR  
DIGI HOMES

HYATT  
JAISALMER

MUMBAI INTL.  
CRUISE TERMINAL

DLF  
CREST

DLF  
MAGNOLIAS

M3M  
GOLFESTATE

DLF  
GOLF CLUB





## DESIGN THOUGHT & INSPIRATION

The facade design inspiration from the **graceful cascading movement of waterfalls**.

This design element accentuates the **fluidity & movement**

A **visually captivating representation of nature's beauty**.



# A UNIQUE CONCEPT

That Covers Every Aspect  
Of Living



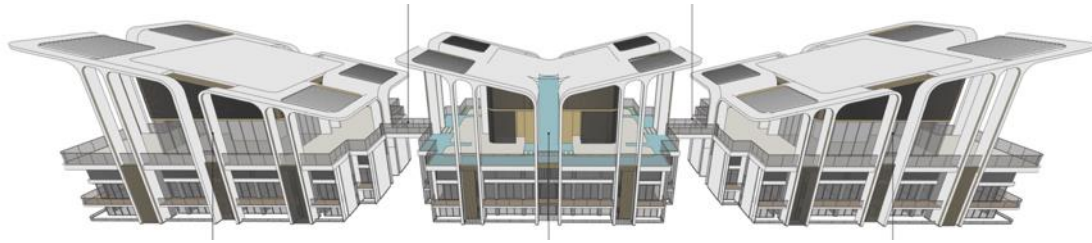
## BEYOND IMAGINATION A SPECTACULAR VIEW

- An unparalleled façade design, where every line, exudes **luxury** and refinement
- All units get **outdoor visual experience**
- 4-to-a-core cluster gives corner units providing **two-sided outdoor experience**



# THE CROWN

A BEACON OF ELEGANCE AND AUTHORITY



Standing tall atop the tower, the crown **gleams with an aura of sophistication and power and a sense of regal authority.**





A GRAND ARRIVAL



M&M  
ALTITUDE





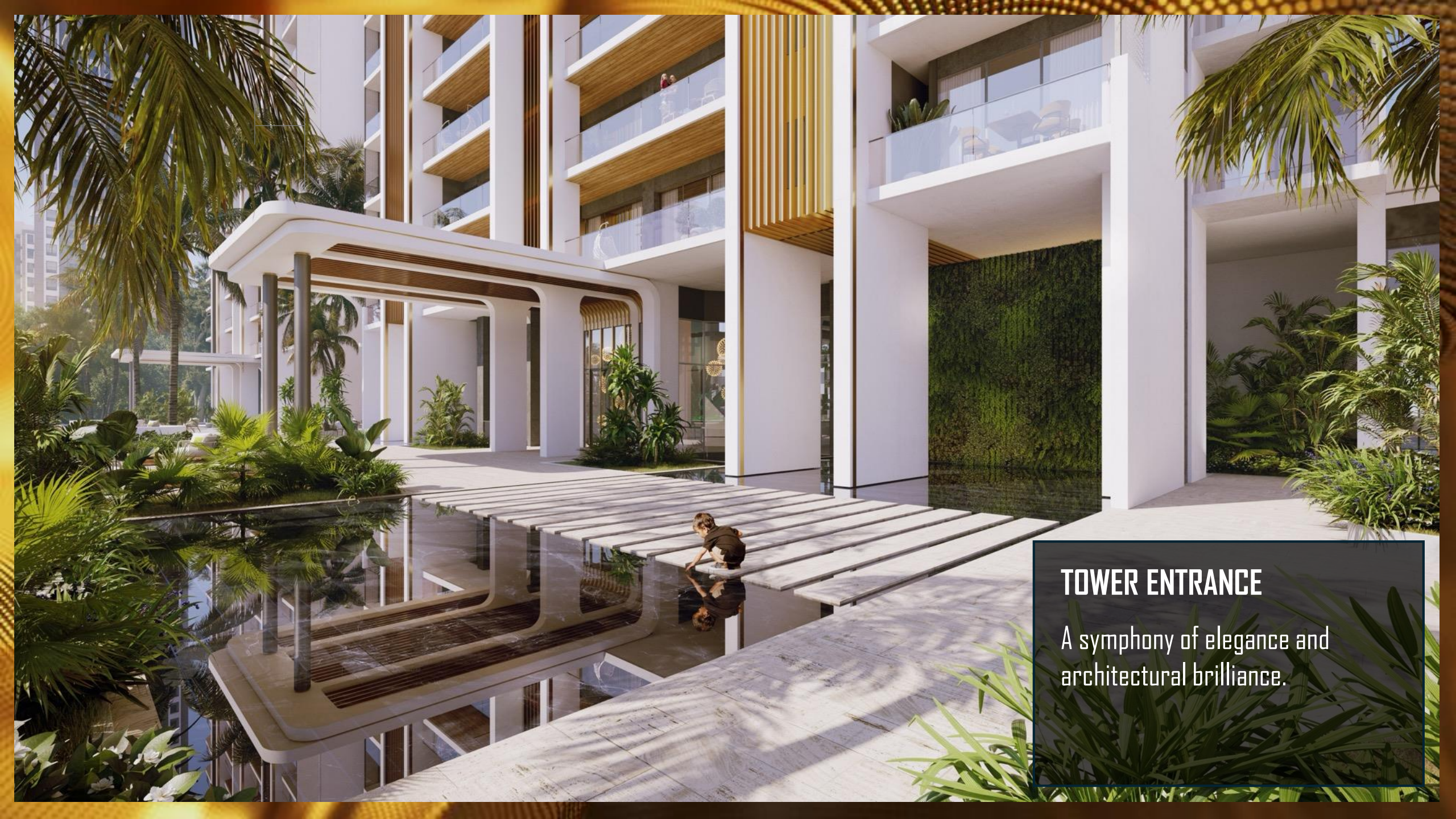
DROP-OFF



LOWER GROUND LEVEL







## TOWER ENTRANCE

A symphony of elegance and architectural brilliance.





A world where **luxury** meets  
**leisure**





# IT ISN'T JUST ABOUT LIVING

It's An Experience That **Takes**  
**Your Breath Away**

**Only A Few Names  
Across The Globe Offers  
A SCINTILLATING EXPERIENCE  
IN THE SKY**



Marina Sands Bay, Singapore



The Skypark, Hong Kong



Oxley & Stirling Residences, Australia



Pinnacle@Duxton, Singapore





Now Experience The Same In

**GURUGRAM**



LIVE THE LARGEST  
**AIR CLUB EXPERIENCE**

In Gurugram



# THE CROWNING GLORY

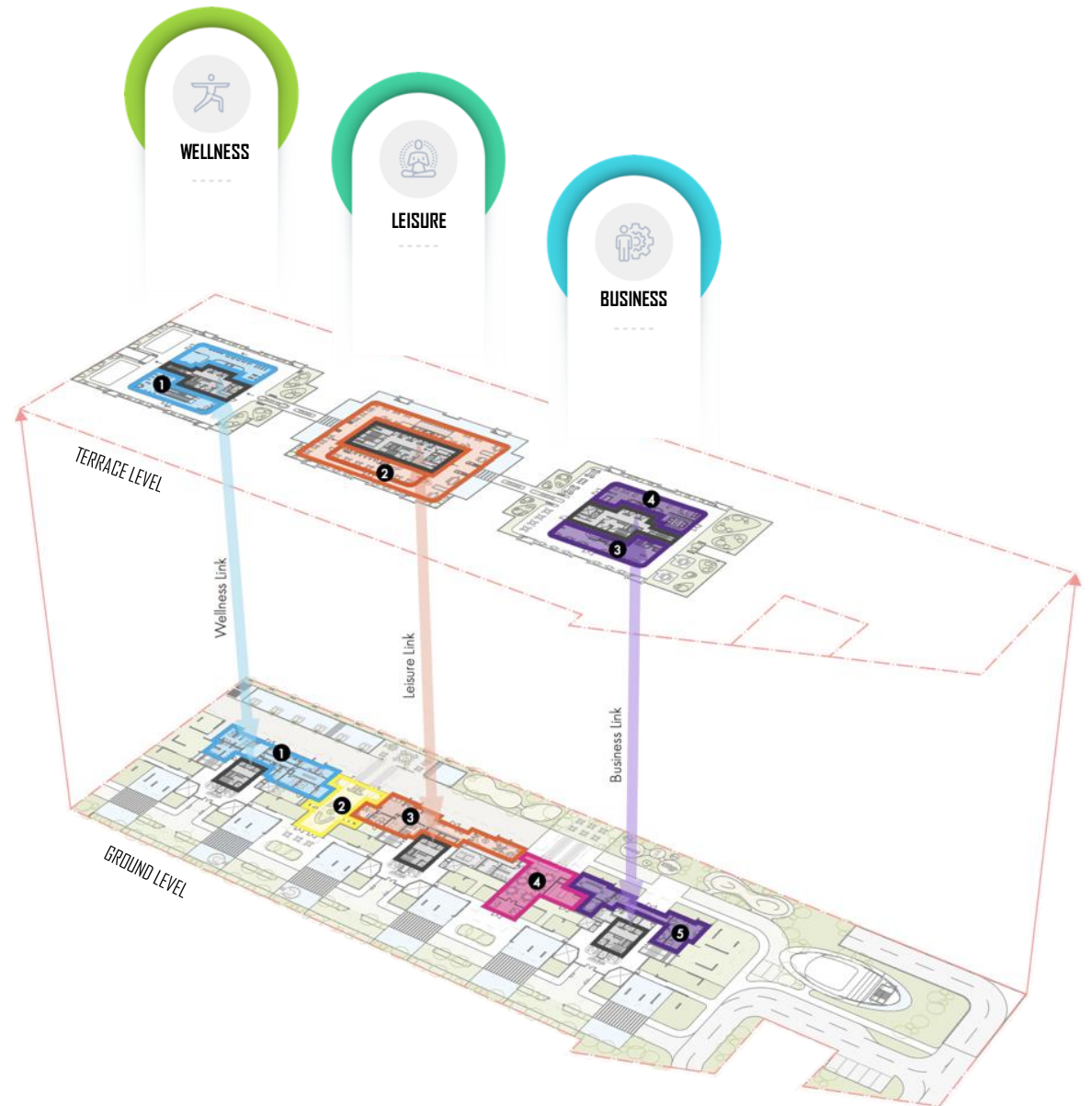
That Is Set To Become the Beacon Of Luxury,  
Adorned By A Waterfall Design





## A UNIQUE CONCEPT OF ZONING AND CONNECTIVITY

- The club's program is distributed across the **ground floor** and the **rooftop**
- These are **linked by elevators**.
- Amenities within each tower are **paired based on their nature**:
  - the Spa is linked with the Gym,
  - the Family Zone with the Lagoon Restaurant
  - the Business Club with both the bar and Executive Lounge.







AirBridges connecting AirClub atop majestic towers

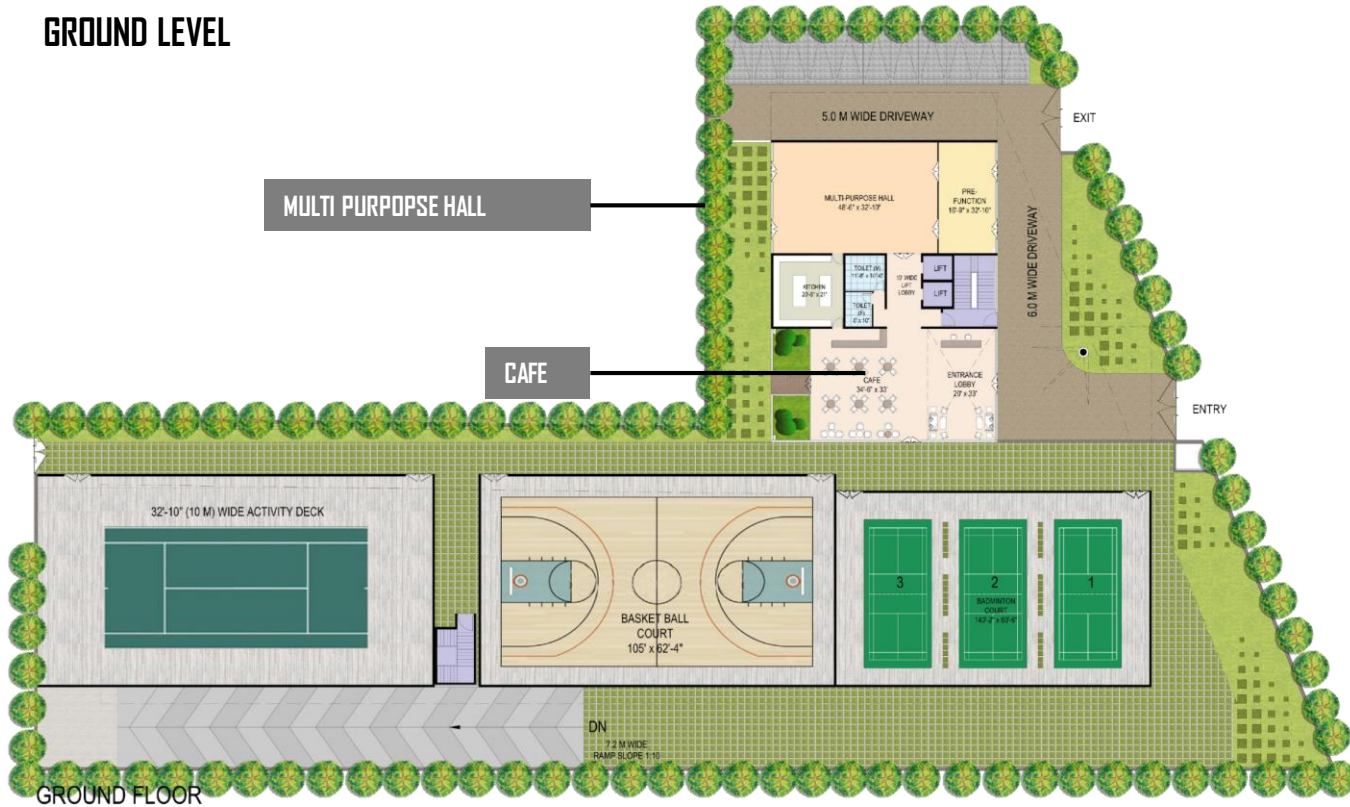
~1,25,000 SFT  
Of Club Amenities

Connected Through  
A Glass **AirBridge**

Making It **The Largest Interconnected Sky  
Experience**  
In Gurugram

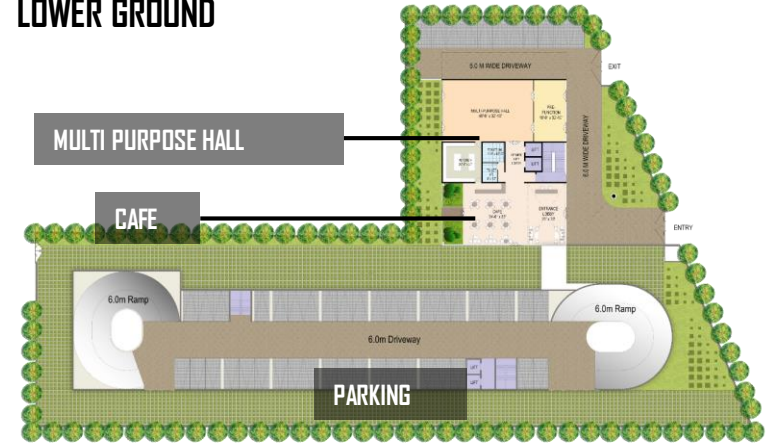
# STATE-OF-THE-ART SPORTS CLUB

## GROUND LEVEL

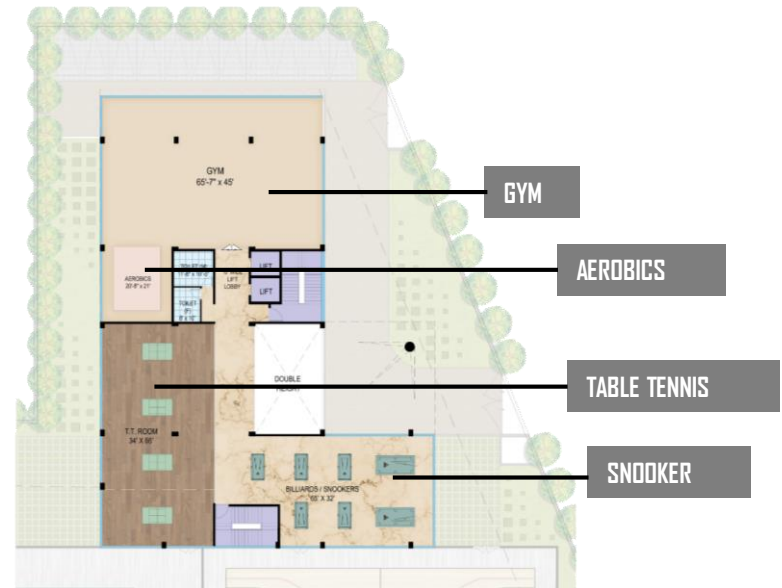


GROUND FLOOR

## LOWER GROUND



## LEVEL - 1







# CREATING A PERFECT ECOSYSTEM

For Every Desire Of Live, Work,  
Leisure And More..



# WELLNESS

The Healing Zone



- Skating Area
- Yoga
- Amphitheatre
- Garden
- Meditation Zone
- Games Area
- Sunken Ponds
- Swimming Pool
- Sauna
- Hamam
- Ice Room
- Steam Room
- Outdoor Fitness
- Water Feature
- Cloud Meditation
- Outdoor Classes
- Cardio
- Climbing Wall
- Banquet Hall
- Spa
- Playground
- Banquet Lawn



Wellness Retreat  
At the **AirClub** !







# LEISURE

The Aquatic Luxury



- Cafe
- Island Dining
- Art Room
- Lounge
- Music Room
- Sky Dining
- Water Restaurants
- Banquet Lawn
- Shallow Water Feature
- Green Pods
- Arcade Room
- Waterfall
- Restaurant
- Games Room
- Outdoor Sculpture Plan
- Virtual Gaming Room
- Karaoke Room







Mesmerizing **Water lagoon** in front of club





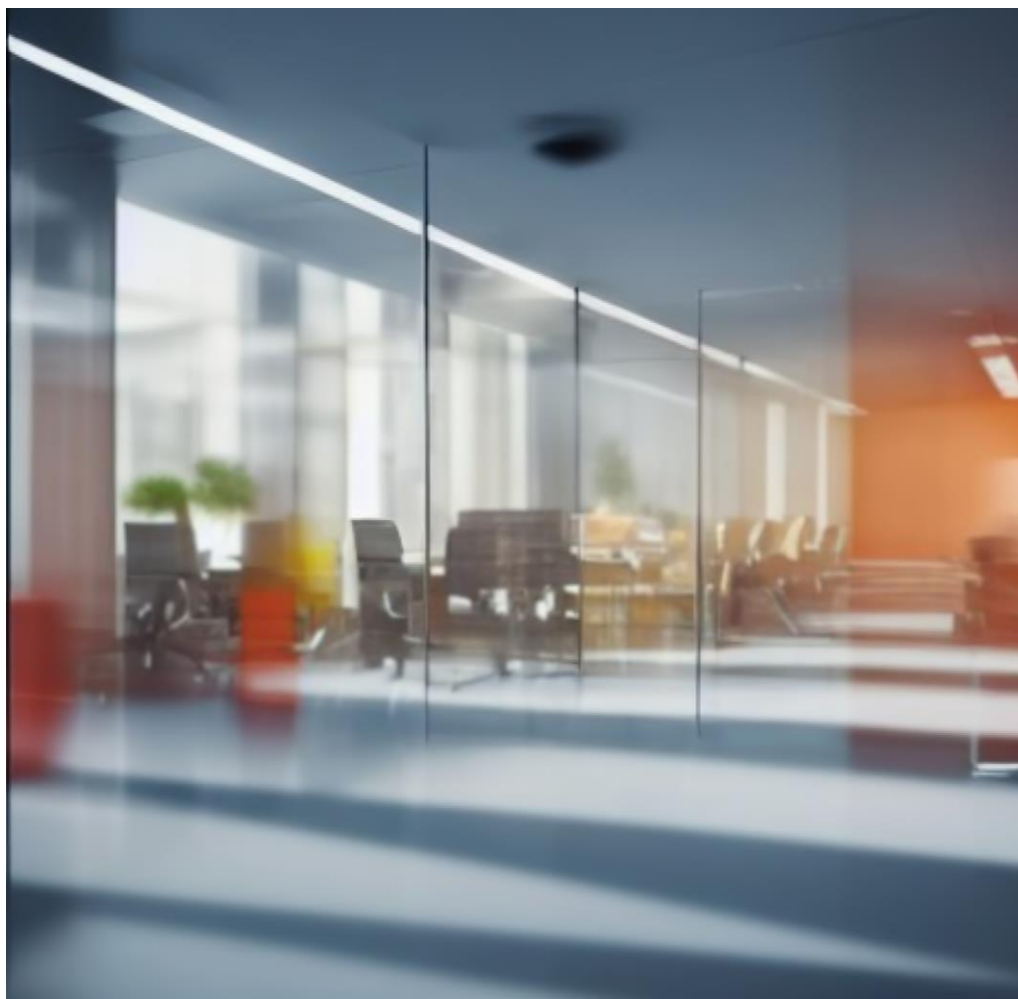


EXPERIENCE THE SPLENDOR OF NATURE  
**BREATHTAKING WATERFALL!**



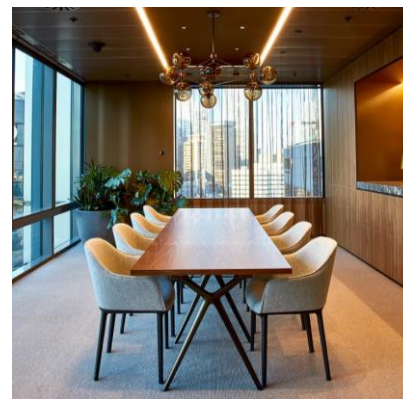






# **BUSINESS**

The Aquatic Luxury



Conference Room

Meeting Room

Agile Working

Co-working Area

Relaxation Garden

Sky Bar

Outdoor Lounge Area

Informal Meeting

Pre-function Area

Board Room

Offices

Business Centre Lounge

Executive Lounge

Banquet

Outdoor Bar

Executive Bar

Library

Sky Lounge



Indulge in serenity at the **AirClub**,  
with breath-taking horizons





WHAT SETS APART M3M ALTITUDE?

A WORLD

Above Everything Else

200+

Amenities

2 Lakh+

Sq. Ft. Of Club Area

50000+

Sq. Ft. Of Sports Amenities

6+

Clubhouses

6+

Restaurants

5+

Pools

5+

Fitness Centres

And Just 15 Apartments Per Acre





An Exclusive Opportunity, If You

**BOOK NOW**

LIMITED PERIOD  
OFFER

Basic Price\*

Rs. **20,900**<sup>\*</sup> psf

Payment Plan\*

**35:35:30**<sup>\*</sup>

\*Other charges extra





# Building Lifestyles

A N o t c h A b o v e

