

The New *Fashion* Address Of *Gurgaon*

**M&M**  
**Route65**



# *Fashion* The Next Big Thing In Gurugram's Retail



Fashion & apparel is leading the retail segment



**60%-65%** of a retail space revenue is generated by its fashion stores



Gurugram is planned to become the apparel hub of India



**23%** of retail leasing is done by apparel brands



Approx. **60%** of mall space in India is occupied by fashion stores



# A Premium *High-street* And F&B Experience Awaits

After launching **40** successful projects across various areas of Gurugram, M3M is now introducing a premium fashion & dining experience in one of the most bustling locations of this city. With top corporates moving to this area and with the launch of premium residential projects, this area is set to become the Next CBD of Gurugram. The amalgam of such a premium neighbourhood and strong social infrastructure will make this development the first choice of every investor as well as shopper.



# Located Amidst A Huge *Catchment*

Prospective Residential Catchment  
of (Approx.) **2 Lakh+** People

(Approx.) **3.5 Lakh Sq. M.**  
(38 Lakh Sq.Ft.) of Commercial Space

## Top Corporates in the Vicinity



**5 MINS**  
Drive From  
Golf Course Road

**8 MINS**  
Drive From Rapid Metro  
Station, Sector 55-56

**15 MINS**  
Drive From  
NH - 48

**30 MINS**  
Minutes Drive  
From IGI Airport

*The Finest*

# Shopping & Dining Experience In Gurugram

SPREAD ACROSS **4 ACRES**

3-level  
retail

Dedicated  
spaces for F&B  
and food court

Anchor at  
every level





## Design That Ensures *Higher Visibility*

- Double-height showrooms
- Huge central atrium provides uninterrupted views of the outlets
- Glass frontage for higher visibility
- Wide boulevards for a better movement & vision
- Open-to-sky-cut outs

# A Strategically *Crafted Site*

- Seamless accessibility from the main 60 m wide road along with a side PWD road for secondary connectivity
- Premium residences in the vicinity like **Emerald Floors, Emerald Estate, Trump Towers, M3M Golfstate, Nirvana, Heritage One, M3M Skycity, M3M Heights, M3M Merlin, Samsara Vilasa, Skyon** and Many More
- Landscaped plaza
- Separate vehicular and pedestrian movement
- Sit-outs amidst water-bodies





# A Destination for Your *Every Need*

LEVEL B1, B2:  
PARKING

LOWER GROUND FLOOR:  
HYPERMARKET

3-LEVEL SHOPPING  
EXPERIENCE

TOP FLOOR  
DEDICATED TO F&B  
AND RESTAURANTS



# Curated to Generate High *Footfalls*

- Multiple activity arena
- Spaces for kids area and hypermarkets





Artistic Impression

## A Perfect Dining *Ambience*

- Dedicated space for food court
- F&B spread across three levels
- Wide-open terrace cafes



## **MANGLAM MULTIPLEX PVT. LTD.**

(CIN: U55101HR2003PTC044839)

### **Registered Office Address**

Cabin-1, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1,  
Gurugram 122002, Haryana, India

### **Sales Gallery**

'The Experia' Golf Course Road (Extn.), Sector 73,  
Gurugram 122004, Haryana

### **CRM Lounge**

10<sup>th</sup> Floor, 'M3M Urbana Business Park', Tower A, Sector - 67,  
Golf Course Road (Extn.), Gurugram - 122101, Haryana, India.

### **Project Site**

M3M Route65, Sector 65, Gurugram 122102, Haryana, India

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Further, the contents are subject to terms and conditions as stated in the (i) Application Form and Buyer's Agreement; (ii) License No. 84 of 2022 dated 06.07.2022 in favour of M/S Manglam Multiplex Private Limited and (iii) Building Plan Approval Memo No. 24270 dated 16/08/2022; accorded by the Competent Authority in favour of M/S Manglam Multiplex Private Limited for setting up of a Commercial Colony on the land comprising of 1.61874 Hectares (4.00 acres) ("Land") in Sector 65, Gurugram, Haryana. Copies of approvals are available for inspection at Company's office at 10th floor, M3M URBANA BUSINESS PARK, Tower A, Golf Course Road (Extn), Gurgaon-122101. The Project has been registered with Haryana Real Estate Regulatory Authority at Gurugram with Registration bearing no. RC/REP/HARERA/GGM/605/337/2022/80 dated 31.08.2022. 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 and make independent judgment of their own after due diligence at their end. In no event will the Company and its officials and representatives be liable to the reader or any third party for any incidental, consequential, indirect, special, or exemplary damages, including, without limitation, loss of business, loss of profits, business interruption, or any pecuniary loss, arising out of, in connection with, or relating to the use or performance of the information based out of or contained herein. 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