



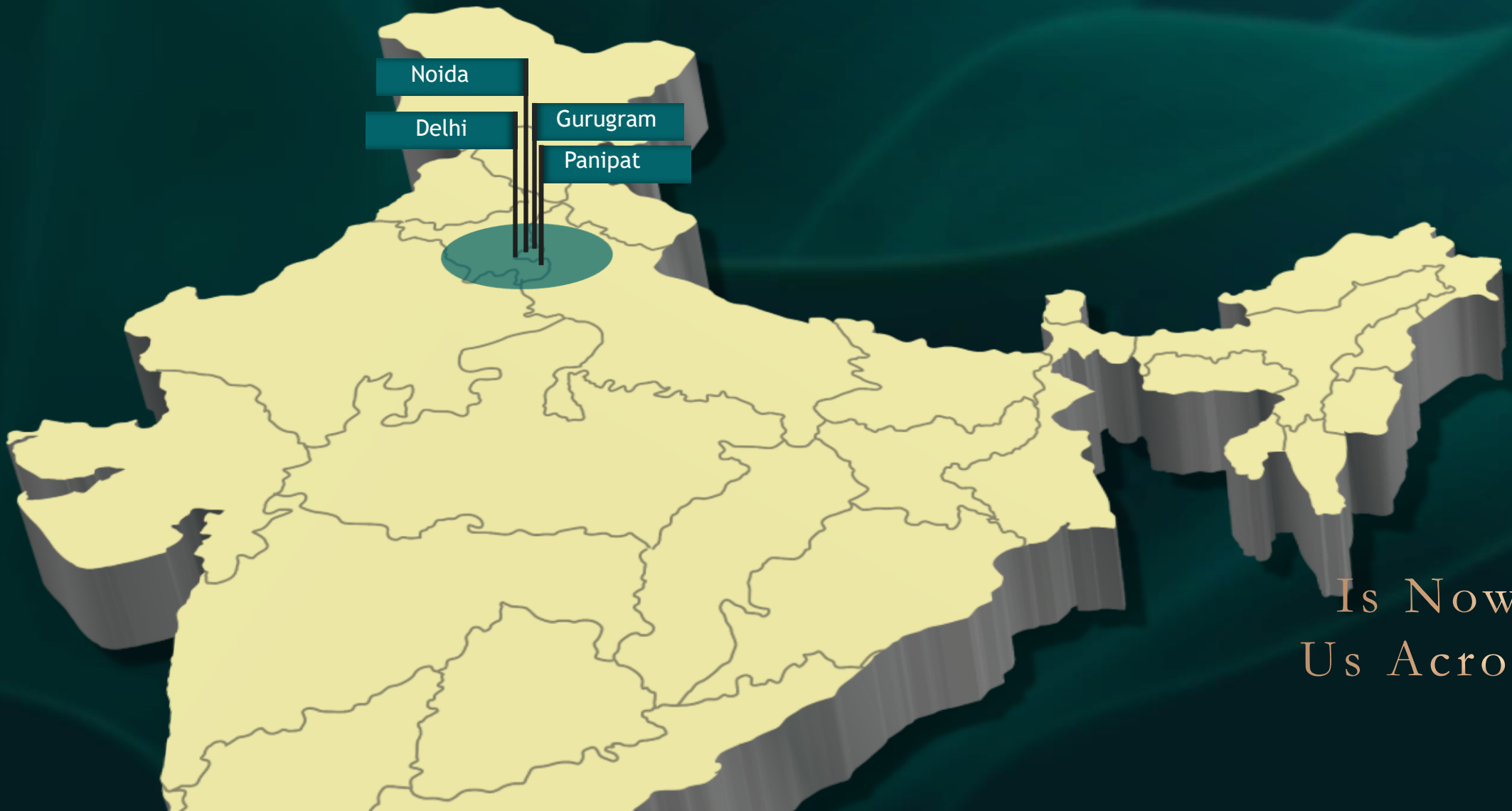
**M3M**  
Our Expertise. Your Joy.

Transforming Skylines





A Belief That  
Binds Us Together



Is Now Taking  
Us Across India

# AN UNPARALLELED GROWTH STORY!

**M3M** **1.0**  
2010-17

**21** PROJECTS LAUNCHED | **08** PROJECTS DELIVERED  
**15,000 Cr. SALES ACHIEVED**

**M3M** **2.0**  
2017-22

**18** PROJECTS LAUNCHED | **12** PROJECTS DELIVERED  
**25,000 Cr. SALES ACHIEVED**

**M3M** **3.0**  
2023-24

**A TOPLINE OF  
1,00,000 CR.**

# Achieved Many Milestones Over The Years



**2 Cr. Sq. Ft.**  
of Area Delivered



**4 Cr. Sq. Ft.**  
of Area Under-construction



**Largest Developer**  
in North India



**3,000 Acres**  
of Land Bank



**1 Lakh Cr.**  
of Estimated Revenue Potential

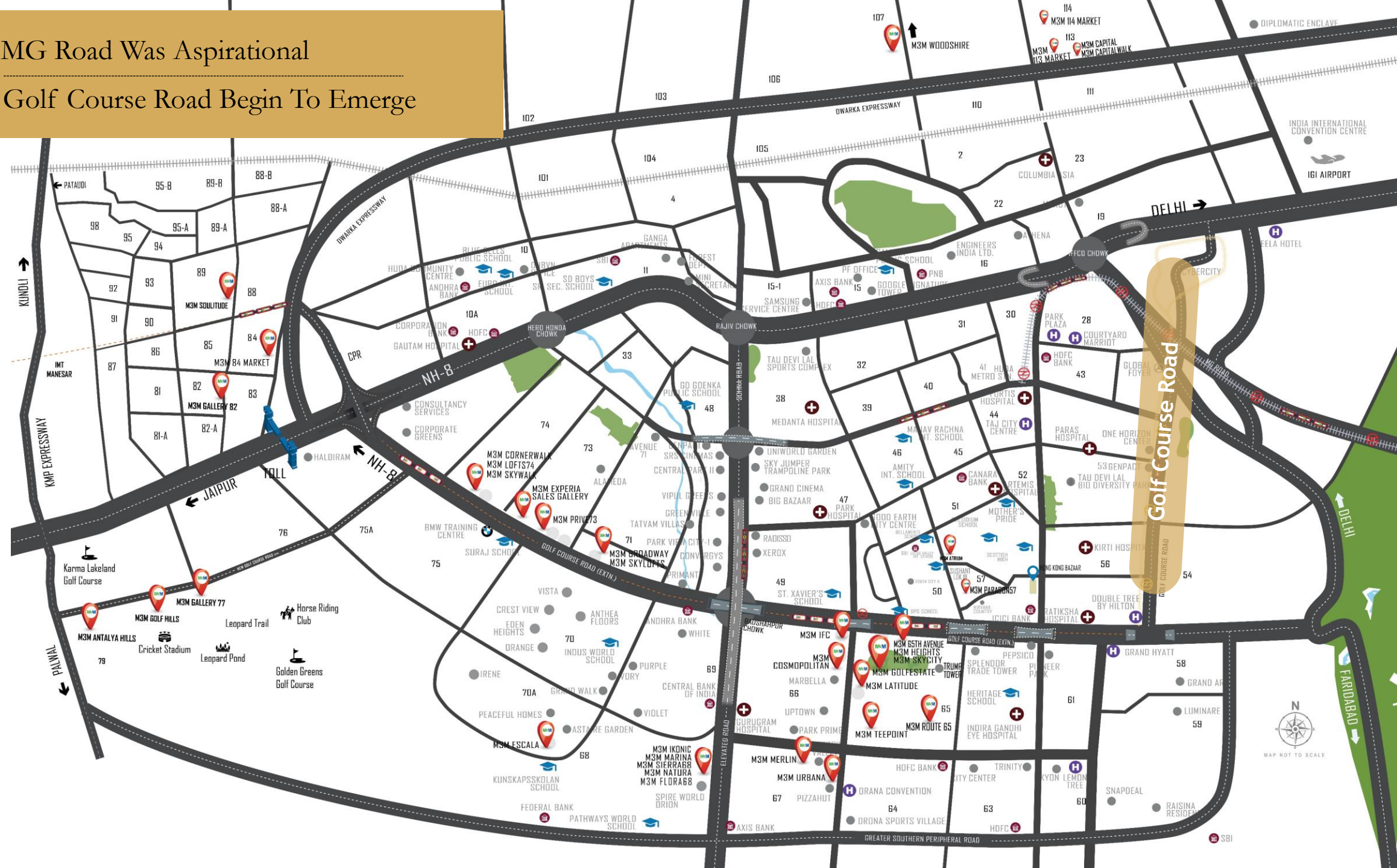
Gurugram Saw Emergence Of  
Many Popular Roads



As The Central Areas Mature, New  
Hotspots Keep Moving South

2002-  
2006

MG Road Was Aspirational  
Golf Course Road Begin To Emerge



2002-2006

MG Road Was Aspirational  
Golf Course Road Begin To Emerge

2006-2010

Golf Course Road Was Aspirational  
Golf Course Road Extn. Begin To Emerge





2002-2006

MG Road Was Aspirational  
Golf Course Road Begin To Emerge

2006-2010

Golf Course Road Was Aspirational  
Golf Course Road Extn. Begin To Emerge

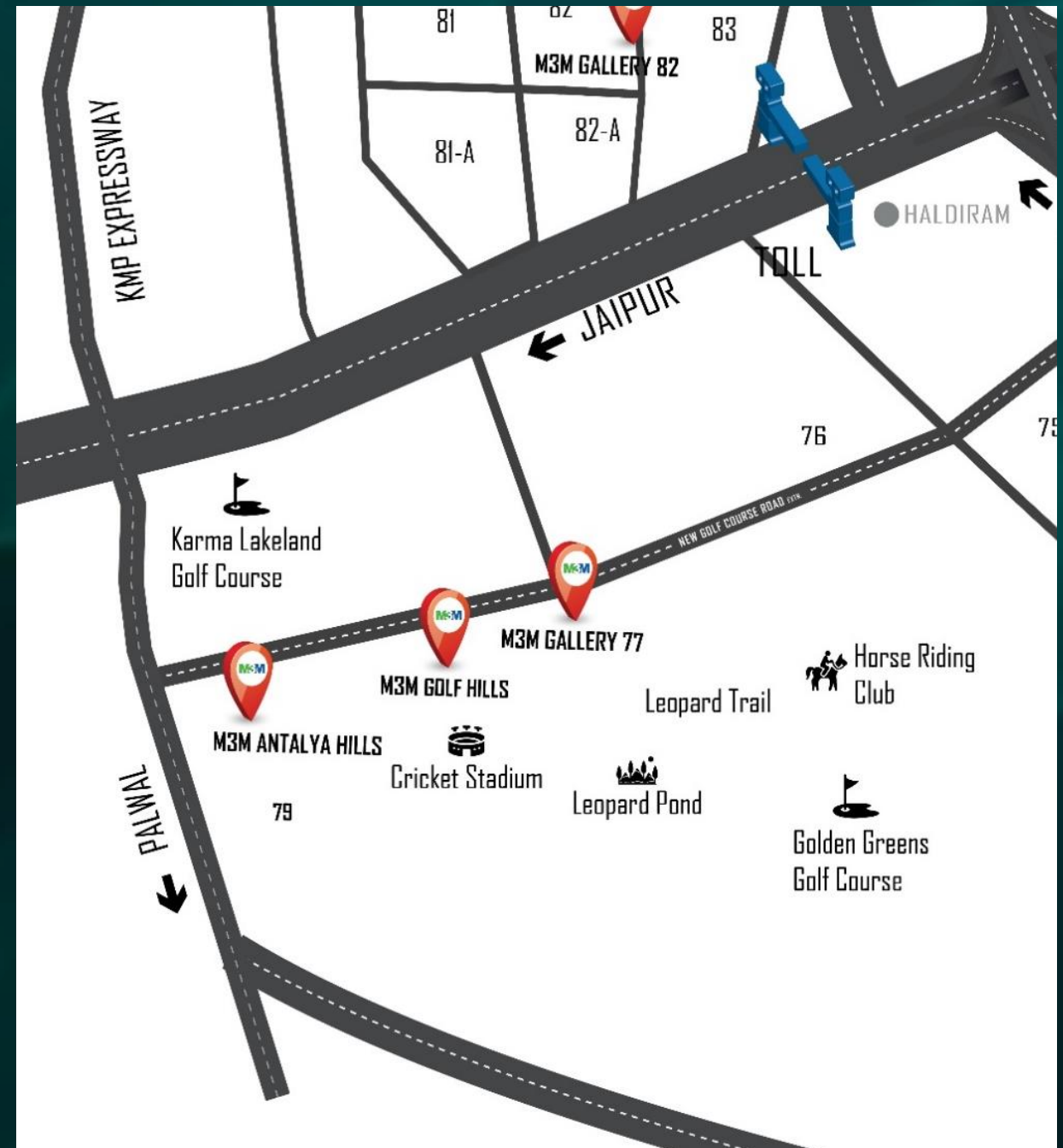
2018-2024

Golf Course Road Extn. Was Aspirational  
SPRE/ New GCRE Is The New Opportunity



# New Golf Course Road Extn.

The New Hotspot of Growth



The One's Who Grabbed The Earlier  
Opportunity At The Right Time



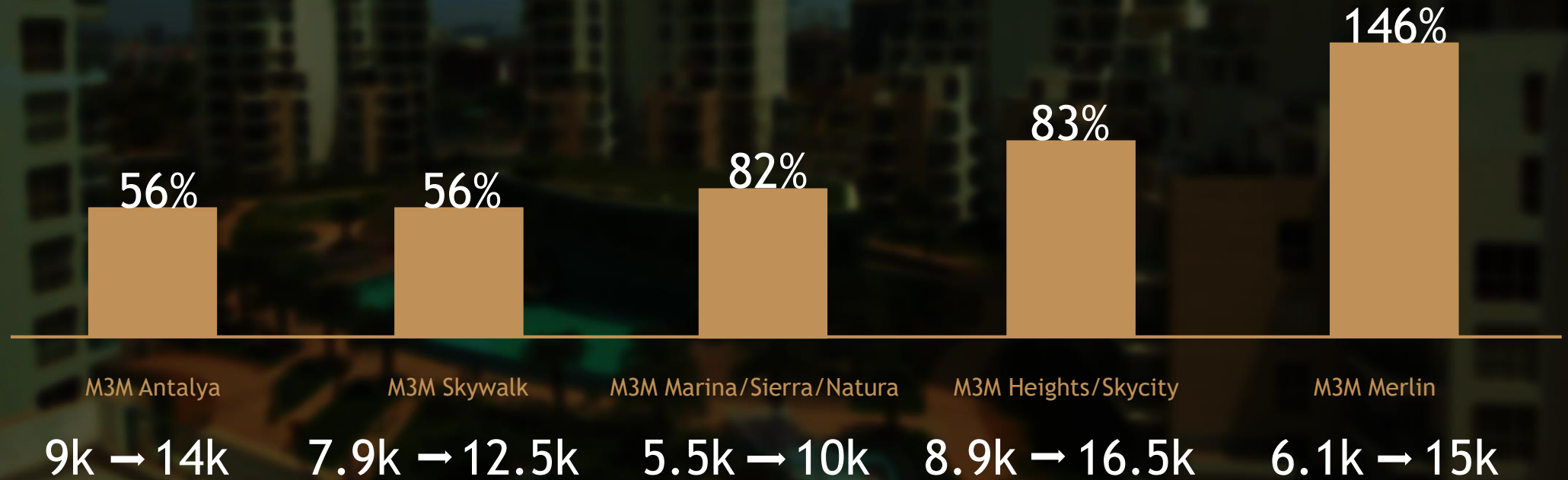
Have Enjoyed Appreciation  
Like No Other

M3M Golfestate: An Iconic Address At An Emerging Growth Corridor Saw A Commendable Rise



# Delivering Appreciation Year-on-Year Across Our Marvels

Price - Per. Sq. Ft.



\*\*Projected price as of year 2026 for Antalya taken as INR 14000 PSF

## Promising Growth In Every Tangent

Project	Years Since Launch	Annual Growth (%)	Rent (PSF)	ROI (%)
M3M Merlin	12	<b>12</b>	34	<b>6.7</b>
M3M Skywalk	3	<b>19</b>	27	<b>4.1</b>
M3M Skycity/Heights	6	<b>14</b>	NA	<b>NA</b>
M3M Marina/Sierra/Natura	8	<b>10</b>	24	<b>5.2</b>
M3M Antalya	3	<b>19</b>	30	<b>4.0</b>



Now The Makers Of  
**M3M GOLFFESTATE**  
Bring To You





Presenting

**M3M**

# GOLF HILLS

SECTOR 79, GURUGRAM



An Address That Offers An Unparalleled Luxury



Marvels Created By

WOW

Across The Globe





# A Central Haven For Every Visitor

## Transport Connectivity

NH-8 | SPR | GCRE | KMP Expressway | Dwarka Expressway

## Recreation

Cricket Stadium | Karma Lakelands Golden Greens Golf & Resorts | Jungle Safari & Trails

## Education

DPS, Manesar | Kunkapaskolan, Gurgaon | Amity University, Gurgaon

Disclaimer: Map not to scale

# Masterplan



1. MAIN ARRIVAL
2. ENTRY GATE/GUARDHOUSE
3. RAMP TO/FROM BASEMENT
4. CLUBHOUSE
5. CASCADES WATER FEATURE
6. REFLECTION POND
7. OUTDOOR WELLNESS POOLS
8. 25M LAP POOL
9. FAMILY POOL
10. LOADING/UNLOADING DOCK
11. SPILL OUT DECK
12. GREAT LAWN
13. ORCHARD GROVES
14. DINING IN THE GROVES
15. OUTDOOR BBQ PIT
16. 9 COURSES PUTTING GREENS
17. ECO PONDS/WETLANDS
18. RELAXATION DECK
19. COMMUNAL GARDEN & KIDSPLAY
20. PET PARK
21. CROPSLAND/EDIBLE GARDEN
22. HARVEST PAVILION
23. PICNIC LAWN
24. AMPHITHEATRE
25. MULTI-PURPOSE LAWN
26. PERFORMANCE STAGE
27. OVER WATER PAVILION
28. COMMUNAL SQUARE
29. YOUTH PARK
30. SKATE BOWL
31. SCENT WALKS
32. THERAPEUTIC GARDEN
33. ENERGY PARK/OUTDOOR FITNESS
34. WALKING/JOGGING PATH
35. DRIVEWAY
36. ENTRY/EXIT

Discover Beautifully Landscaped  
Entrance Plaza On Arrival



Towers on  
the  
Periphery,  
Enjoying  
Views of  
Central  
Greens





Panoramic  
Views &  
Ample  
Natural  
Lighting



For The Nature Lovers Out There



Discover A Whole Range Of  
Gardens Here



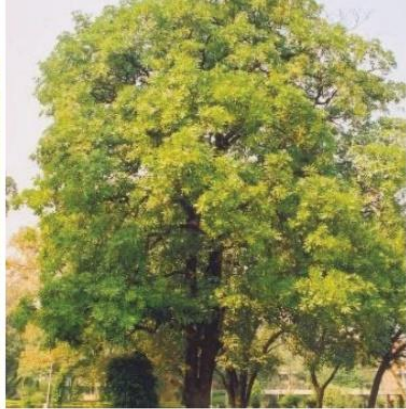
Great Lawn | Orchard Groves Dining | Harvest Pavillion | Edible Garden | Multi-purpose Lawn | Therapeutic Garden



# Embrace Nature: 200+ Tree Species for a Greener, Beautiful, and Healthier Surrounding



NEEM TREE  
*Azadirachta indica*



CHATIAN  
*Alstonia scholaris*



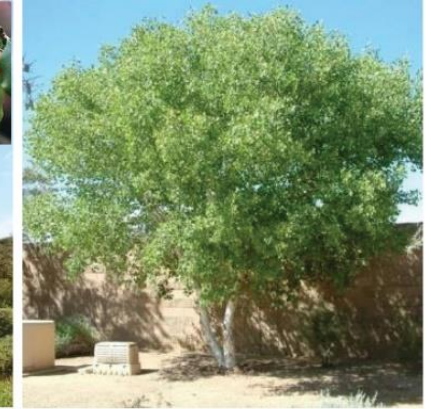
JAMUN BLACK PLUM  
*Syzygium cumini*



SHIRISH  
*Albizia lebbek*

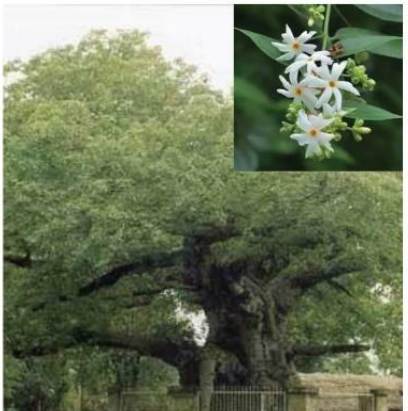


BAULA  
*Mimosops elengi*



SHISHU  
*Dalbergia sissoo*

## FLOWERING TREES



HARSHINGAR  
*Nyctanthes arbor-tristes*



GULMOHAR  
*Jacaranda Mimosifolia*



JARUL  
*Lagerstroemia Speciosa*

## LAWN



ZOYSIA GRASS

## SCREENING PLANT



INDIAN LAUREL FIG (HEDGE)  
*Ficus nitida*

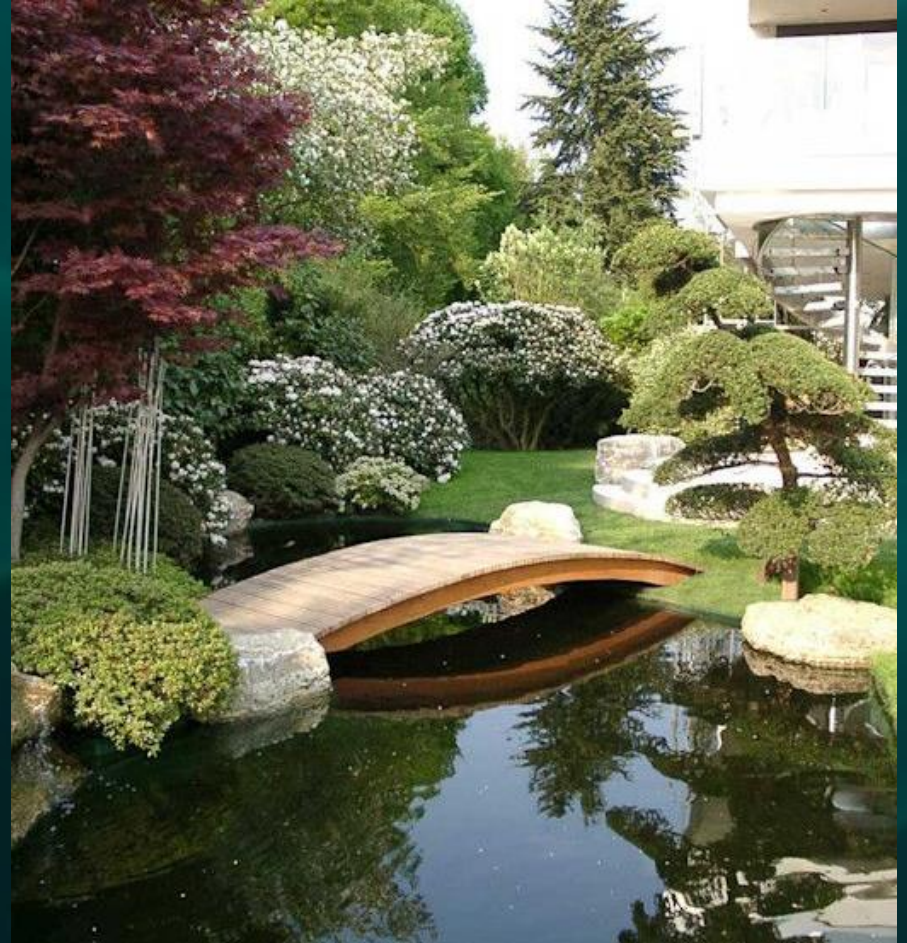


INDIAN LAUREL FIG (COLUMNS)  
*Ficus nitida*

If The Greens Aren't Enough For You



Experience The Serenity Of  
Tranquil Water Bodies



Water Bodies  
For Every Mood

Cascade Water Feature | Pond Lake | Eco Ponds | Reflection Pond



Artistic Impression

Take a Dip In the Family Pool with Your Loved Ones



Life Here Isn't Just About 4 Walls,  
It's About Experiencing Blues & Greens



*Socialize and Connect at Our  
Thoughtfully Designed Communal Plaza*



Unleash Your  
Golfing Skills on  
Breathtaking 9-Hole  
Chip & Putt  
Executive Golf  
Greens



It Doesn't Ends Here



There's More To It

Cherish The Scintillating View  
Of The Aravalli

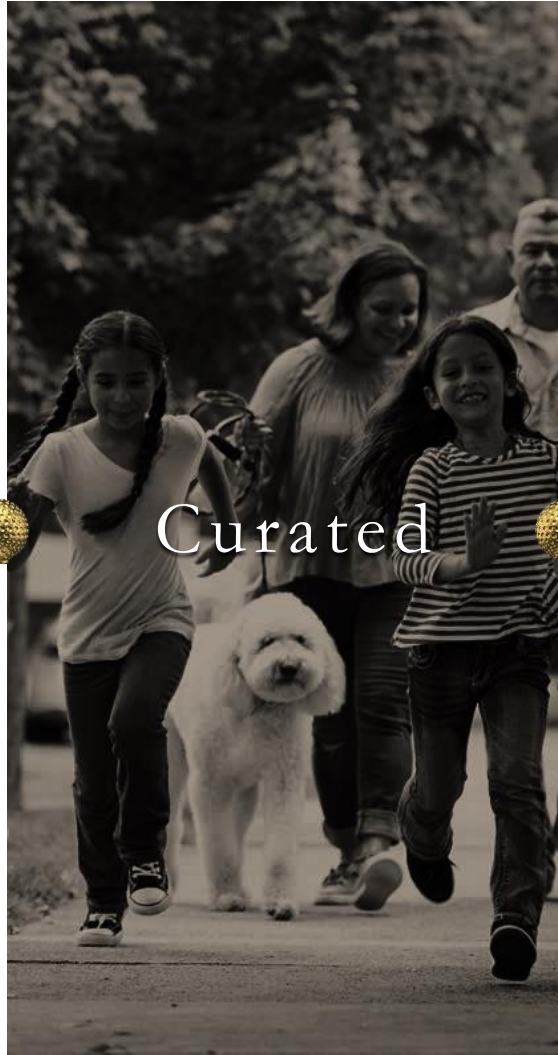




Uncompromised  
Living,  
Exceptional  
Lifestyle.



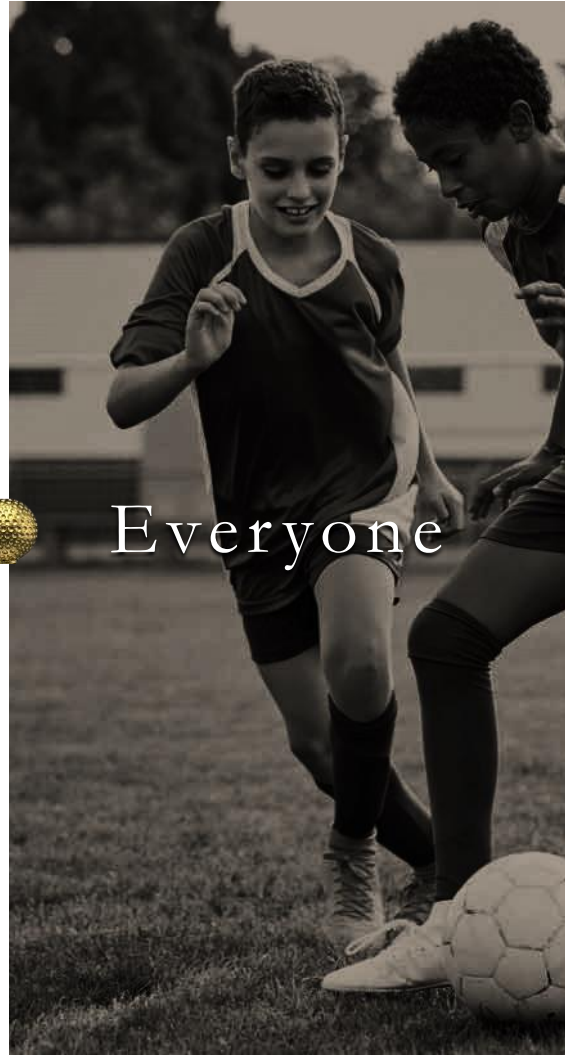
Ecosystem



Curated



For



Everyone

# Outdoor Fitness | Energy Park | Walking Trails | Jogging Park



Mini Water Park | Mini Football Field | Tennis Court | Badminton Court | Indoor Badminton & Squash





Discover A Safe Haven For Your Kids To Run Around



Community Gardens | Kids Play Area | Performance Stage | Skate Bowl | Youth Park



For The Ones Who Love Choices



Experience An Indulgent Life  
At A 1,00,000 Sq. Ft.  
Clubhouse and Amenities

A person is lying on their back in a swimming pool, wearing sunglasses and looking up at the sky. The water is blue and rippling. The background is blurred, showing other people and structures. A white rectangular box is overlaid on the left side of the image, containing the text.

A Lifestyle Experience Like Never Before

Unparalleled Offerings Await At  
Our State-of-the-art Clubhouse



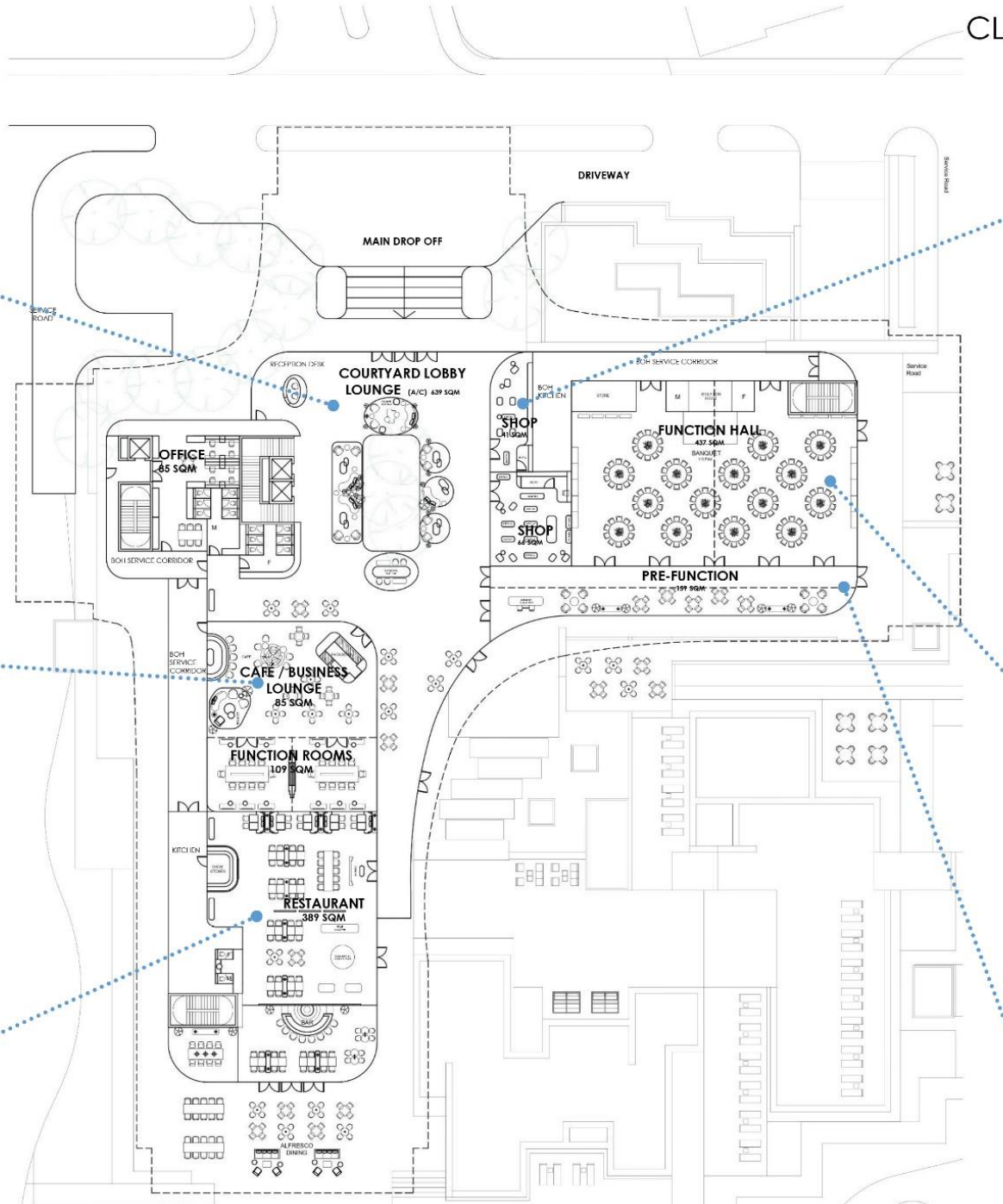
Embark On A Majestic Entrance  
Experience To The Club



# Experience Tranquility By The Pool: Decks For Relaxation And Entertainment

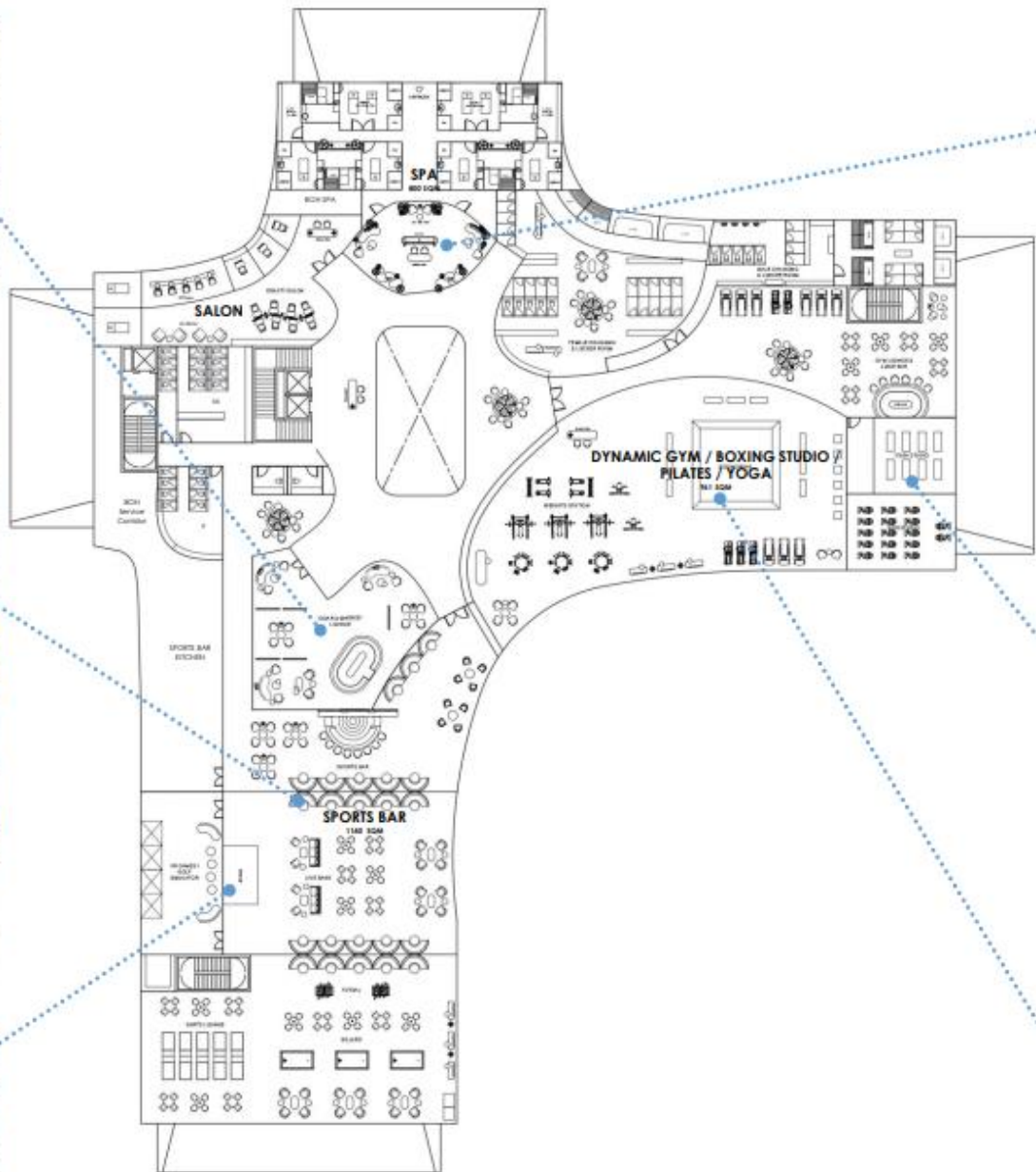


CLUBHOUSE | GROUND FLOOR PLAN





# CLUBHOUSE | 1<sup>ST</sup> FLOOR PLAN



Creche | Pre-function Area | Business Lounge | Base Theatre | Gym | Spa | Yoga Studio



CLUBHOUSE | 2<sup>nd</sup> STOREY (ROOFTOP) PLAN



# Rooftop Dining



# Open To Sky Cafes & Restaurants



CAFÉ/BAKERY  
LIBRARY  
SPA  
MULTIPURPOSE HALL  
DART  
PILATES  
KARAOKE  
BUSINESS LOUNGE  
CIGAR LOUNGE  
CRECHE  
INDOOR PLAY AREA  
BOXING STUDIO

The  
Joy Of  
100+  
Amenities

RESTAURANT/ALL DAY DINING  
SPORTS BAR  
SNOOKER  
THEATRE  
BILLIARDS  
FUTSAL  
PREFUNCTION AREA  
ART AND MUSIC STUDIO  
DYNAMIC GYM  
SQUASH COURT  
SPECIALITY KITCHEN  
YOGA ROOM  
LIVE BAND STAGE

And Many More..

# STOCK SUMMARY PH - 1

UNIT MIX	SIZE
2.5 BHK	1420 Sqft
3 BHK	1902 Sqft
3.5 BHK	2090 Sqft
4.5 BHK	2630 Sqft
Pent houses	5210 to 7876 Sqft

A lush green golf course with a pond in the foreground and trees in the background. The scene is captured in a cinematic style with soft lighting and a rich green color palette. The text is overlaid in a white, serif font.

Come & Luxuriate In An  
Unparalleled Luxury

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Crafted for True Connoisseurs