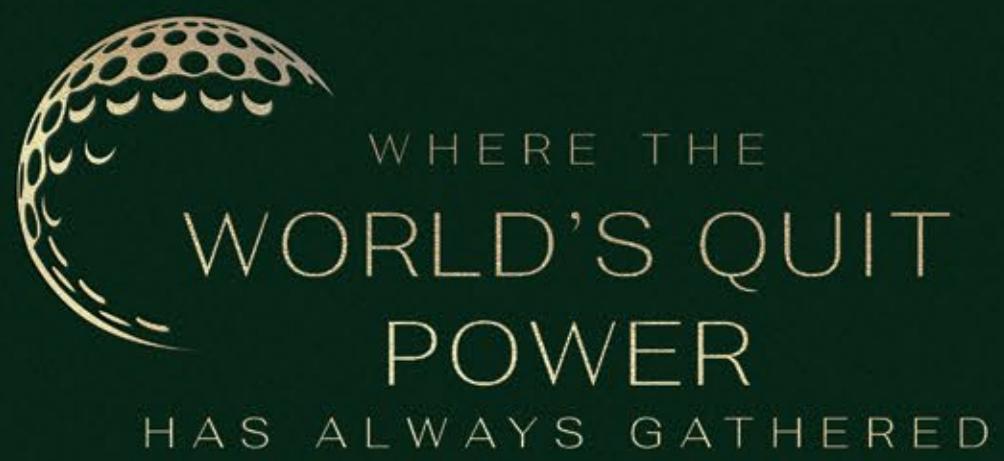






For Ages Golf Has Been The Choice Of The Elite



WHERE THE
WORLD'S QUIT
POWER
HAS ALWAYS GATHERED



Beyond the Game
A Statement of Luxury



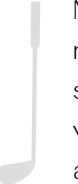
ARTISTIC IMPRESSION

M3M redefined luxury living by elevating golf into an experience beyond the sport. Crafting Gurgaon's most distinguished golf universe, where every fairway, skyline and service resonates with prestige.



Our Most Prestigious Golf Address
Inspired By
The St. Andrews,
Scotland.



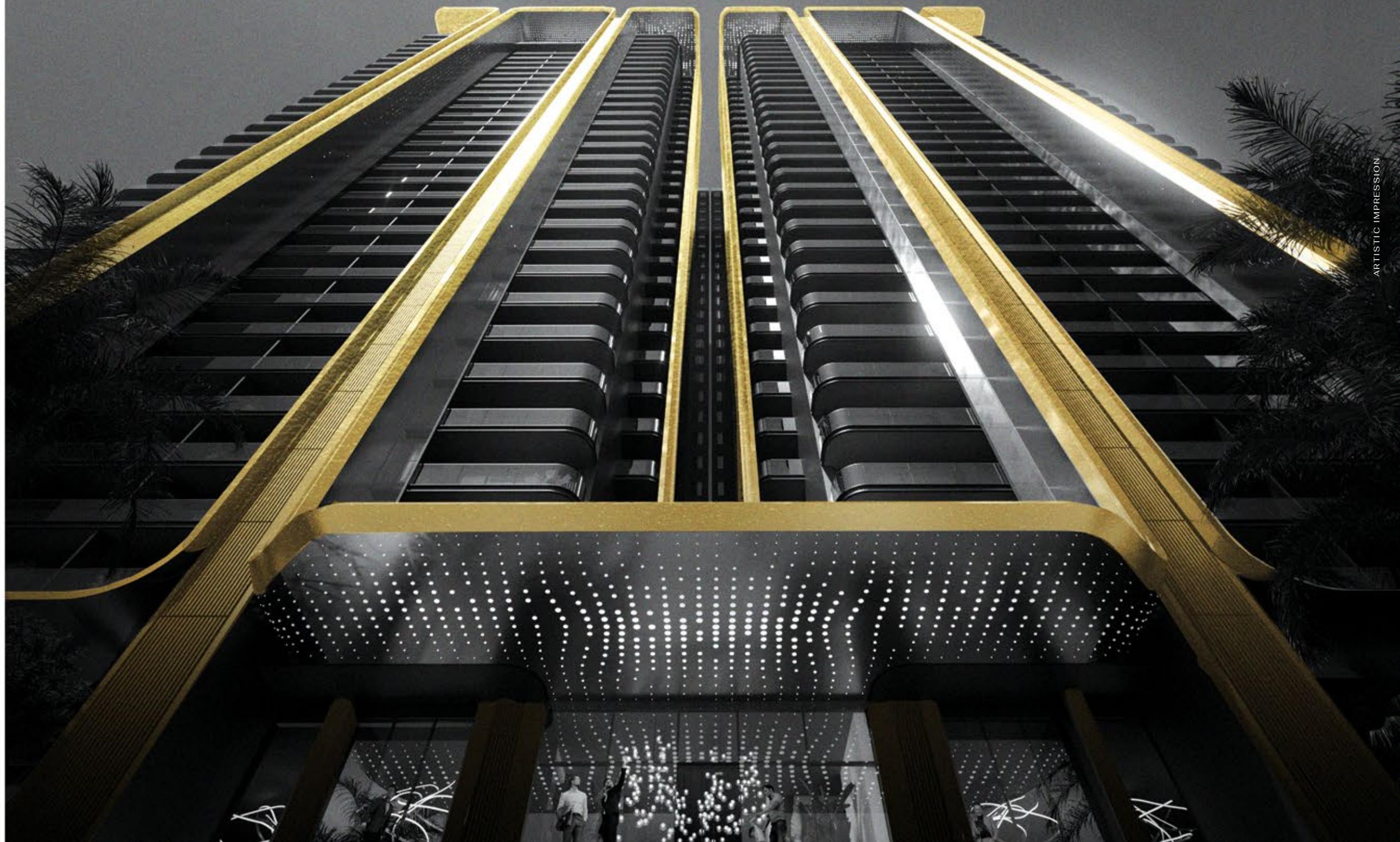
 M3M St. Andrews at Golfestate set a new benchmark in luxury living. With striking architecture, panoramic golf views and refined detailing, it became a true symbol of success and stature.



NOW WELCOME THE
NEXT EVOLUTION
FROM M3M ST. ANDREWS



Introducing
The Most Coveted Golf Residences



ARTISTIC IMPRESSION



A Name Known To The World.
A Home Known To A Few.

M3M St. Andrews at SCDA, where
two iconic towers rise as the ultimate
address for those who value distinction
as much as prestige. Within, a world
exists solely for its residents.



LIVE TWICE
AT THE EPITOME OF
GOLFSIDE EXCLUSIVITY

Two Towers



One Address



These aren't just two exclusive towers. They're two worlds within, each more indulgent, more exclusive, more alive than the other. Together, they redefine what it means to truly live twice.

Two Views



One Address



STOCK IMAGE

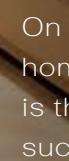
Homes extend into wrap-around balconies and open decks, blurring the line between indoors and outdoors. Here, endless greens unfold before you by day and the city skyline comes alive by night. A lifestyle reserved for the truly discerning.



Two Lives



One Address



On the greens, partnerships are forged. Back home, your every need is anticipated. This is the rhythm of life at St. Andrews where success flows seamlessly into indulgence.



Crafted for The Evolving Elite.
M3M St. Andrews Rises in The Heart of



ARTISTIC IMPRESSION

Smart City Delhi Airport on Dwarka Expressway reimagines urban living through intelligent planning, sustainability and well-being. Envisioned as a destination where everyday life thrives, it brings together vibrant communities, expansive green spaces, pedestrian-friendly avenues and world-class infrastructure. With thriving golf-inspired and resort-style neighborhoods, SCDA offers a lifestyle where leisure and opportunity coexist seamlessly.



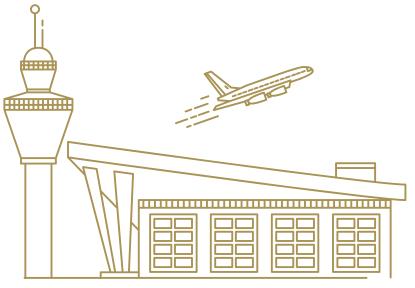
Close To Everything,
Far From Ordinary.

Located in Sector 113 at the cusp of Delhi and Gurugram, SCDA brings together planned infrastructure, open spaces and landmark developments to create a lifestyle that's calm, connected and complete.



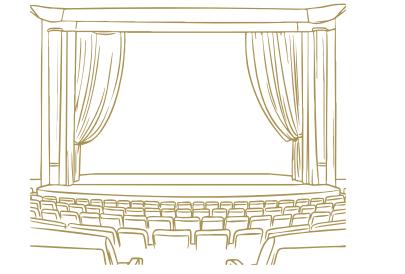


Moments Away From Iconic Destinations



Indira Gandhi International Airport

India's busiest airport, connecting you to countless destinations, just minutes from home.



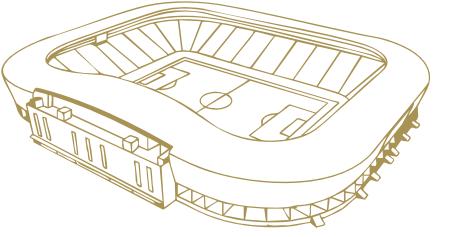
Yashobhoomi Convention Centre

Asia's largest convention hub, hosting global audiences and world-class exhibitions, just around the corner.



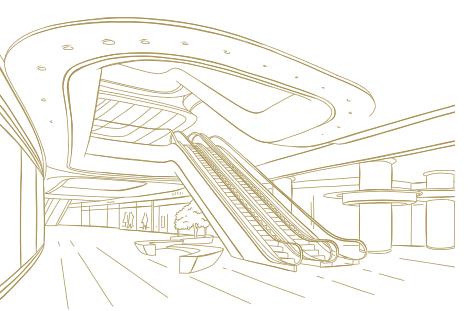
Bharat Vandana Park

A 200-acre green landmark celebrating India's heritage, only moments away.



India International Sports Complex

A premier sporting arena for global tournaments and recreation, minutes from where you live.



World-Class Hospitality & Retail

From luxury hotels to fine dining and shopping at Aerocity, everything is at your doorstep.



Every Great Story Begins with a Grand Arrival

This is yours, to make it unforgettable.

The moment you arrive, feel the pride of coming home to something truly special. This grand entrance isn't just about impressing visitors, it's about creating a space that's inviting, secure and unmistakably yours.



First Impressions,
Forever Imprinted.

Step into a majestic double-height lobby, where natural light pours in, illuminating spacious interiors designed to soothe the senses. This tranquil sanctuary invites you to slow down, breathe deeply and truly arrive.



Crafted to Complement
Your Lifestyle



Walk-in Closet

STOCK IMAGE



Fully Fitted Kitchen

STOCK IMAGE

4 BHK + Lounge + S
For those who need more

Crafted to exceed the expectations of modern families, these homes feature expansive bedrooms and a wrap-around balcony, with interiors that blend thoughtful design and meticulous finishes, a true reflection of your stature and refined taste.

STOCK IMAGE



Let the Horizon
Wrap-Around You



Where panoramic vistas flow seamlessly into your life. Expansive wrap-around balconies and sunlit decks become your retreat, from morning yoga to evening gatherings. Every breeze carries calm, every sunset, a memory.



A LOUNGE OF
PRIVILEGES

WHERE LEISURE & PRESTIGE CONVERGE



A World Curated for
Comfort, Character and Class.
That's the **GQ** Experience.



Reading Room:
For moments of pause,
exploration & endless pages.



Five-Star Workspaces:
Professional workspaces crafted for comfort and focus.





GQ Club

More than a club, this is your signature space.

Reserved for the few who define taste and move the world forward, it offers indulgence at a scale few can imagine. Exclusive to St. Andrews, every space, every service, every moment are orchestrated to echo power, permanence and prestige.

Ideal for informal meetings, networking or downtime.





The Private Fitness Retreat for St. Andrews



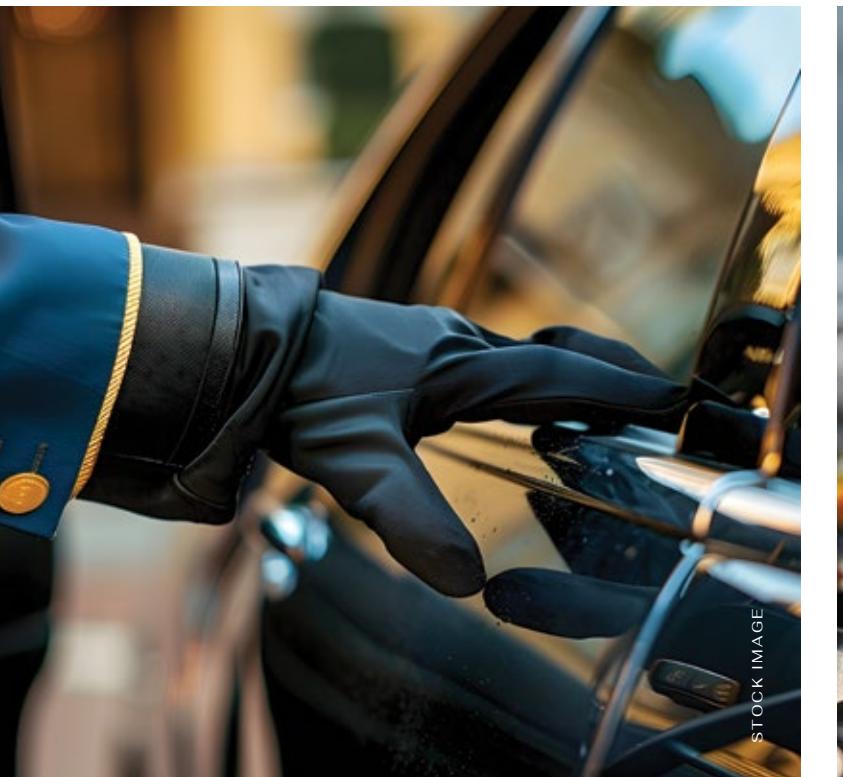
Designed to support your fitness goals with modern facilities. Workout anytime, in a space tailored just for you.







Infinia Luxe Services



Luxury car on call

Seamless journeys, with a premium car ready whenever you are.



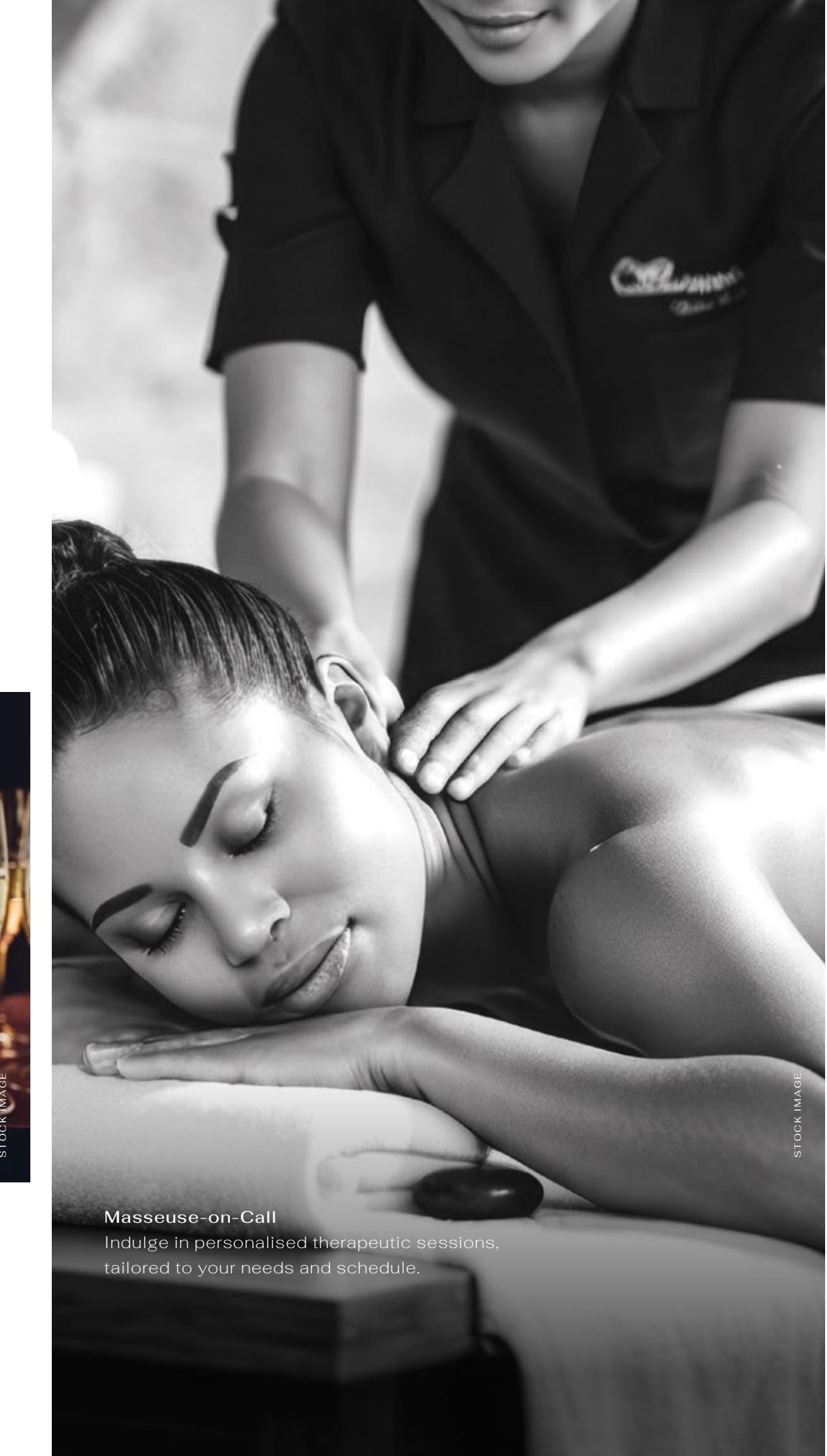
Chef-on-Call

Savour bespoke cuisine, crafted to perfection in your own home.



Butler-on-Call

Impeccable attention to detail, delivered with discreet elegance.



Masseuse-on-Call

Indulge in personalised therapeutic sessions, tailored to your needs and schedule.



Mixologist-on-Call

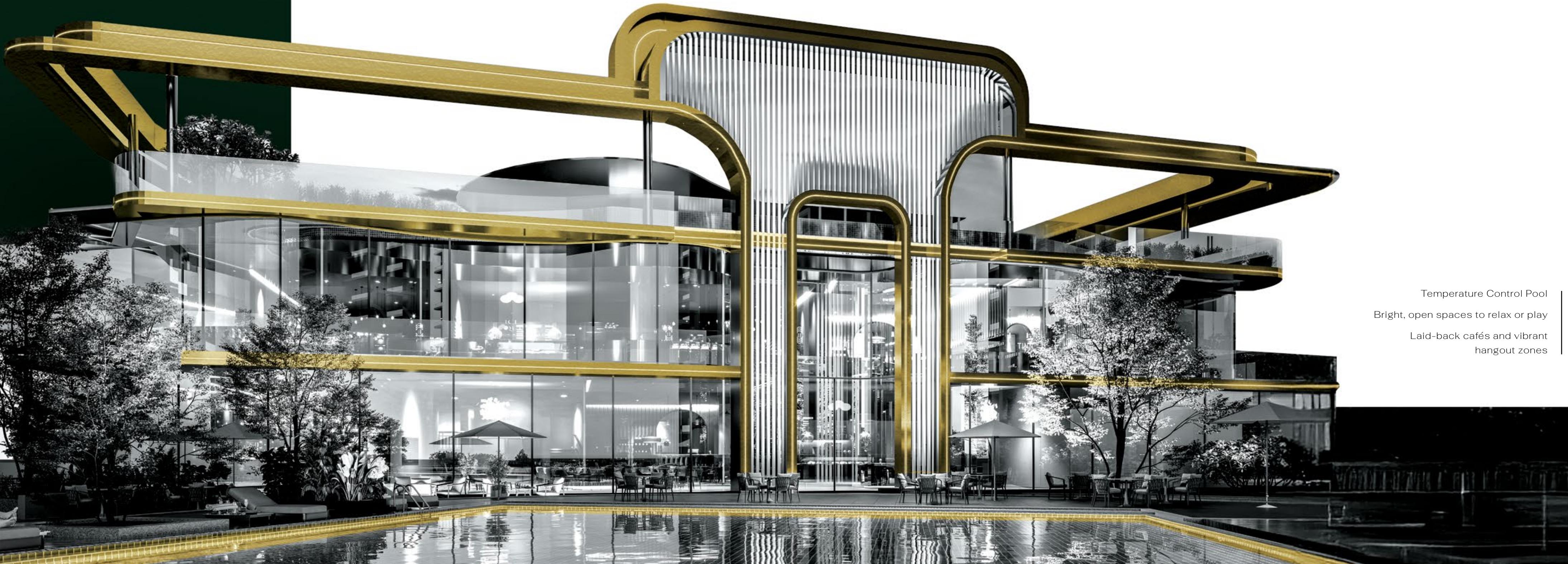
From classics to creations, your personal mixologist is just a call away.



Where Life Picks Up Its Pace

Whether it's a weekend match, a splash in the pool with your kids or a casual dinner with friends, this is where fun, fitness and community come together.

Club
Imperial



Temperature Control Pool

Bright, open spaces to relax or play

Laid-back cafés and vibrant
hangout zones



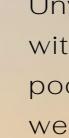
A Mark of Distinction

A realm of unparalleled leisure, recreation and entertainment, designed to elevate the lifestyle of every family member. Expansive club spaces, cutting-edge facilities and a wide range of fitness, wellness and social amenities create experiences that are as indulgent as they are unforgettable.

Club
Opel



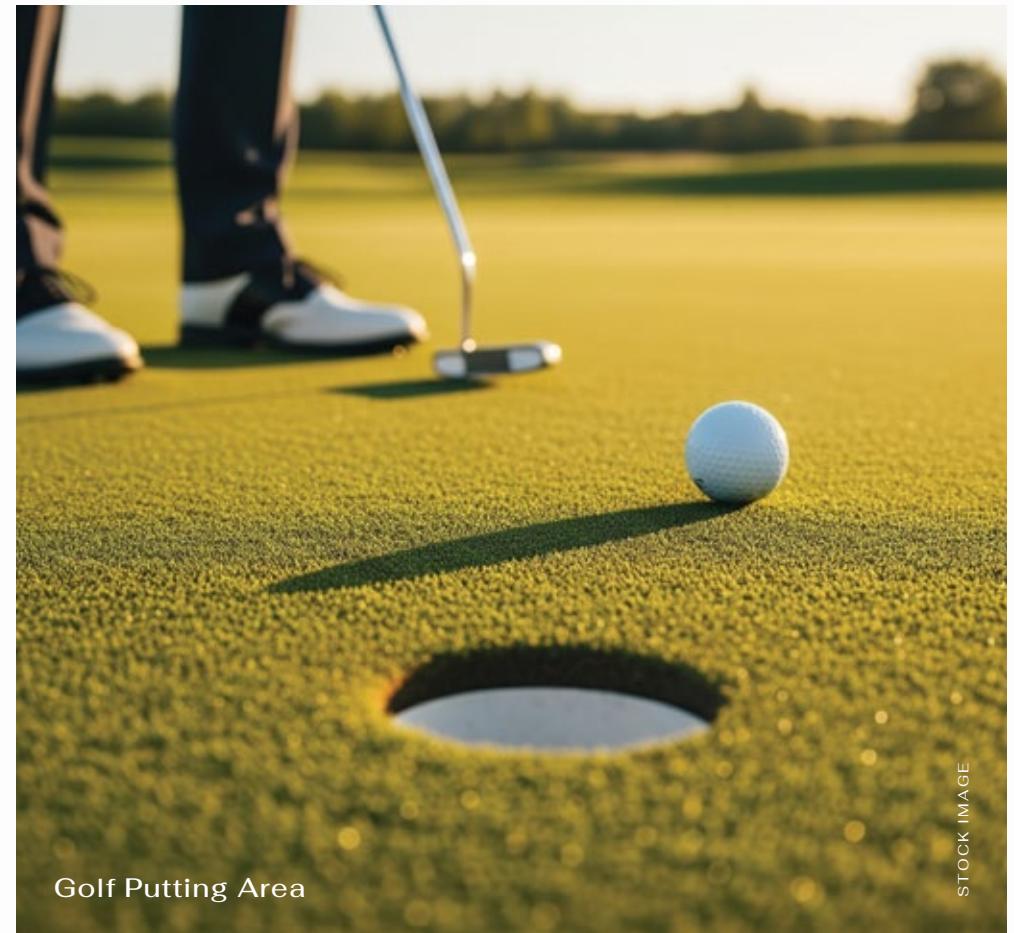
Poolside Elegance

 Unwind and refresh in style with three stunning outdoor pools. A breathtaking all weather terrace infinity pool.



Where Community Finds Its True Connection

From lively gatherings under the open sky to peaceful corners for reflection, every space here nurtures bonds that matter.





Wellness Begins Right
Where You Live





Cricket Box



Lawn Tennis Courts



Challenging Climbing Wall

Play, Compete And
Conquer Your Passion



SITE PLAN





Experience The Most Coveted Golf Living
At Smart City Delhi Airport





SMART CITY DELHI AIRPORT
CENTRE OF DELHI NCR'S MOST
PRESTIGIOUS ADDRESSES



UNION PRIVATE LIMITED
(CIN - U70100HR2010PTC086524)

Registered Office Address
41st Floor, Tower-1, M3M International Financial Center, Sector-66, Gurugram-122191. Haryana

Sales Gallery
M3M Experia, Sector 113, Dwarka Expressway. Smart City Delhi Airport, Gurugram

CRM Lounge
10th Floor, M3M Urbana Business Park, Tower A, Sector 67, Golf Course Road (Extn.), Gurugram 122101, Haryana, India

Project Site
M3M St. Andrews, Sector 113 Smart City Delhi Airport, Gurugram