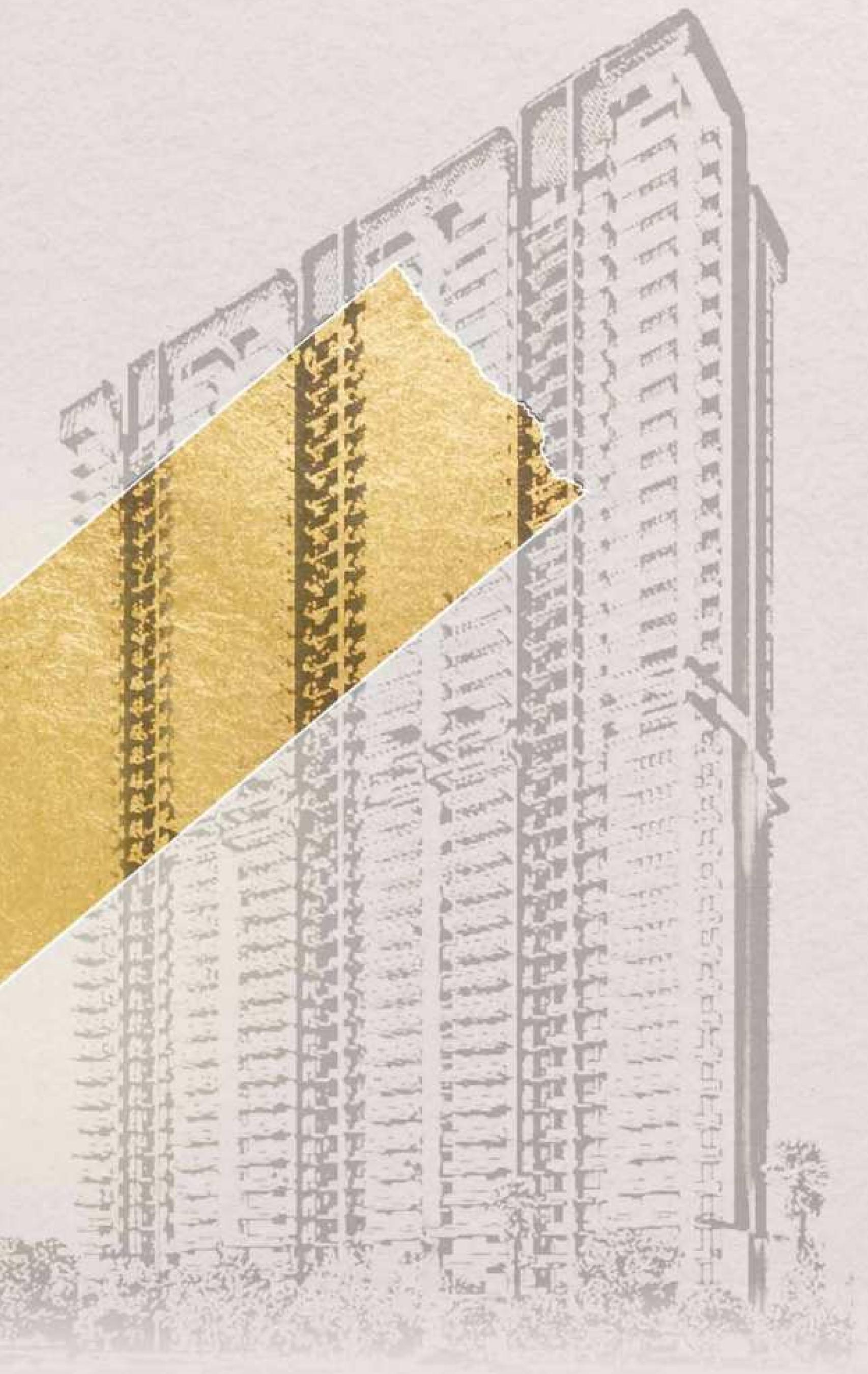


**M3M**

# CAPITAL

GOLF STYLE LIVING

SECTOR-113, SMART CITY DELHI AIRPORT, GURUGRAM



# FROM JUST A LOCATION TO A LANDMARK



Imagine living at the centre of everything. Sector 113 offers you an opulent lifestyle where everything is located just minutes away from your doorstep.

ELANOR MARK

# FROM JUST A HOME TO A LARGER THAN LIFE DEVELOPMENT



Walk to Shop



Walk to Work



Acres of Green



Holistic Living



Safe & Secure  
Environs



Activity Zones

Whether you want to indulge in some tempting cuisine or get your staples, this paradise will take care of your every need.

FROM  
JUST A LIFE TO  
A LIFESTYLE..



A lifestyle with your world around, a luxury that everyone craves for, where an innovative open living design merges seamlessly with rich experiences.

THE SENSE OF WELL-BEING



PRESENTING

# M3M CAPITAL

EXPERIENCE A WORLD OF  
INDULGENCE WITH  
GOLF STYLE LIVING!

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Reaching for the stars is no more a metaphor when you live & experience a lifestyle in one of these Golf-style residences amidst the throbbing city of Gurugram.

Treat yourself to an exclusive lifestyle where nothing distracts you from the effortless pleasure of living.

DISCOVER AN  
EXUBERANT LIFESTYLE  
IN THE HEART OF A  
THRIVING CITY





# CONNECTED TO ALL MAJOR HUBS THROUGH THE WIDEST ROAD OF DELHI-NCR

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Situated on Dwarka Expressway, better known as Northern Peripheral Road, M3M Capital overlooks one of NCR's key arterial routes, connecting Delhi and Gurugram.

Long commuting times will soon be history, with instant connectivity to NH8 and Dwarka Expressway, ushering in an age of rapid transit to Gurugram's big corporate hubs.



# AT THE CENTER OF EVERYTHING

**7** Mins Travel Time to International Airport (IGI)

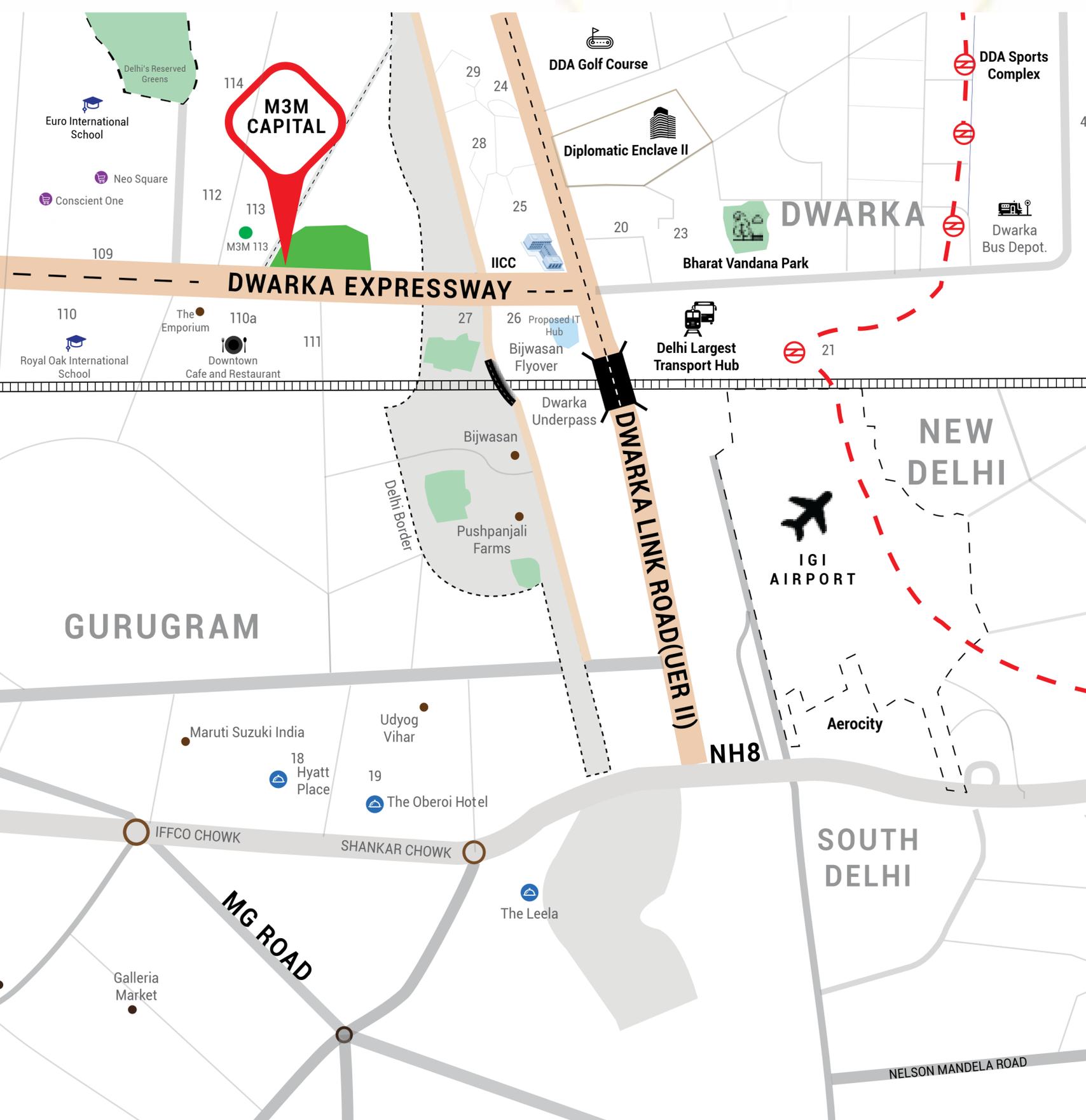
**3** Mins Travel Time to Asia's Largest Convention & Exhibition Centre

**5** Mins Travel Time to Diplomatic Enclave II

**20** Mins Travel Time to South Delhi

**7** Mins Travel Time to Delhi's Largest Transportation Hub

**15** Mins Travel Time to International Sports Complex



ENJOYING THE SOCIAL FABRIC OF DELHI AND GURUGRAM

**15+**  
International Schools

**8+**  
Multi-speciality Hospitals

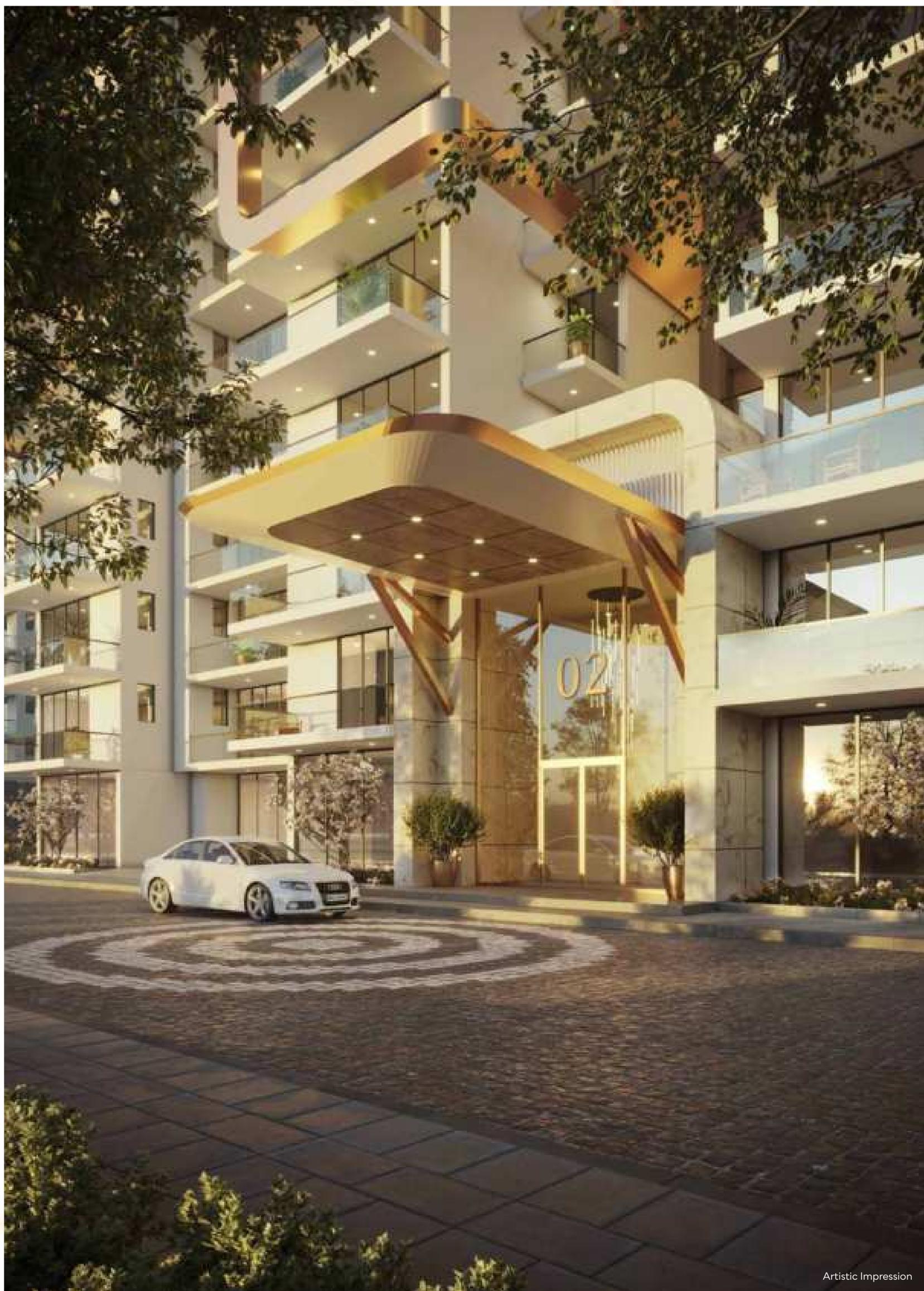
**5+**  
Five Star Hotels

# A SITE PLANNED FOR A HOLISTIC LIVING EXPERIENCE



The fine balance of nature and a premium lifestyle is designed for a healthier and fuller life, making it the most thoughtful property in Delhi NCR. With developments concentrated on the periphery, the center is marked with beautifully landscaped golf greens. The pathways are flanked by verdant greens offering you a delightful, well-planned layout.

# OPULENCE OF THE HIGHEST ORDER TO MARK YOUR ARRIVAL



Artistic Impression

A welcoming and spectacular arrival experience, the grand entrance ushers you into an alluring world of extravagance with bespoke interiors offering you a 5-star experience. As you walk along the plush lobby, get down to the high-speed elevator that transports you to your luxurious abode, you know, you have arrived where only a few can make it.



Artistic Impression

## MAGNIFICENT LOBBY-AN AESTHETIC OF SIMPLE, SUBTLE, AND UNOBTRUSIVE BEAUTY.

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The grandeur of the aesthetically designed entrance leads you to the first step into opulence, as visitors are greeted by a grand lobby. It will always remain a statement of luxury unlike any other, giving visitors an insight into the world of indulgence. It's a lounging area that makes every minute of wait worth it.

# OPTIMIZED RESIDENCES LARGE ENOUGH TO ACCOMMODATE YOUR DREAMS.



Far from just rooms within four walls, residences at M3M Capital have been designed to provide what is important and most valuable to you. Every square inch has a grand sense of arrival immersing you into true luxury. Each residence is served by a private foyer, spacious balcony, that reflects the intuitive details that make these golf-style residences a joy to behold.



Artistic Impression

It will be love at first sight, as you step into your abode. Crafted with care, with the tiniest details in mind, the spaces are magnificent as well as comfortable. Replete with every modern amenity and captivating design, each of the homes here is the best in quality with zero space wastage that gives a distinct experience throughout.



Artistic Impression

# A VERSATILE ADDITION



Artistic Impression

Home Office

**M3M**  
0.5 Edge

M3M is renowned for offering customers a little extra. At M3M Capital, you get to craft your 0.5 extra space reflecting the lifestyle you aspire. Instill some creativity by personalising your space into a private gym, a home office, a room dedicated to your favourite hobby, or just a place to pause and reflect, and discover a more fulfilling life.



Artistic Impression

Home Gym



Artistic Impression

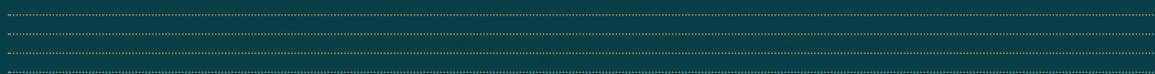
Home Library



Artistic Impression

Entertainment Zone

# FIND SERENITY AMIDST THE CHAOS OF LIFE



# A SPACIOUS RETREAT OF MAGNIFICENCE



Artistic Impression

Enjoy uninterrupted views from a spacious balcony right next to your bedroom, tailored to offer you the best of living experience and is the perfect relaxing spot for your morning coffee or an evening read.

# INDULGE IN A SPECTRUM OF LIFESTYLE OFFERINGS



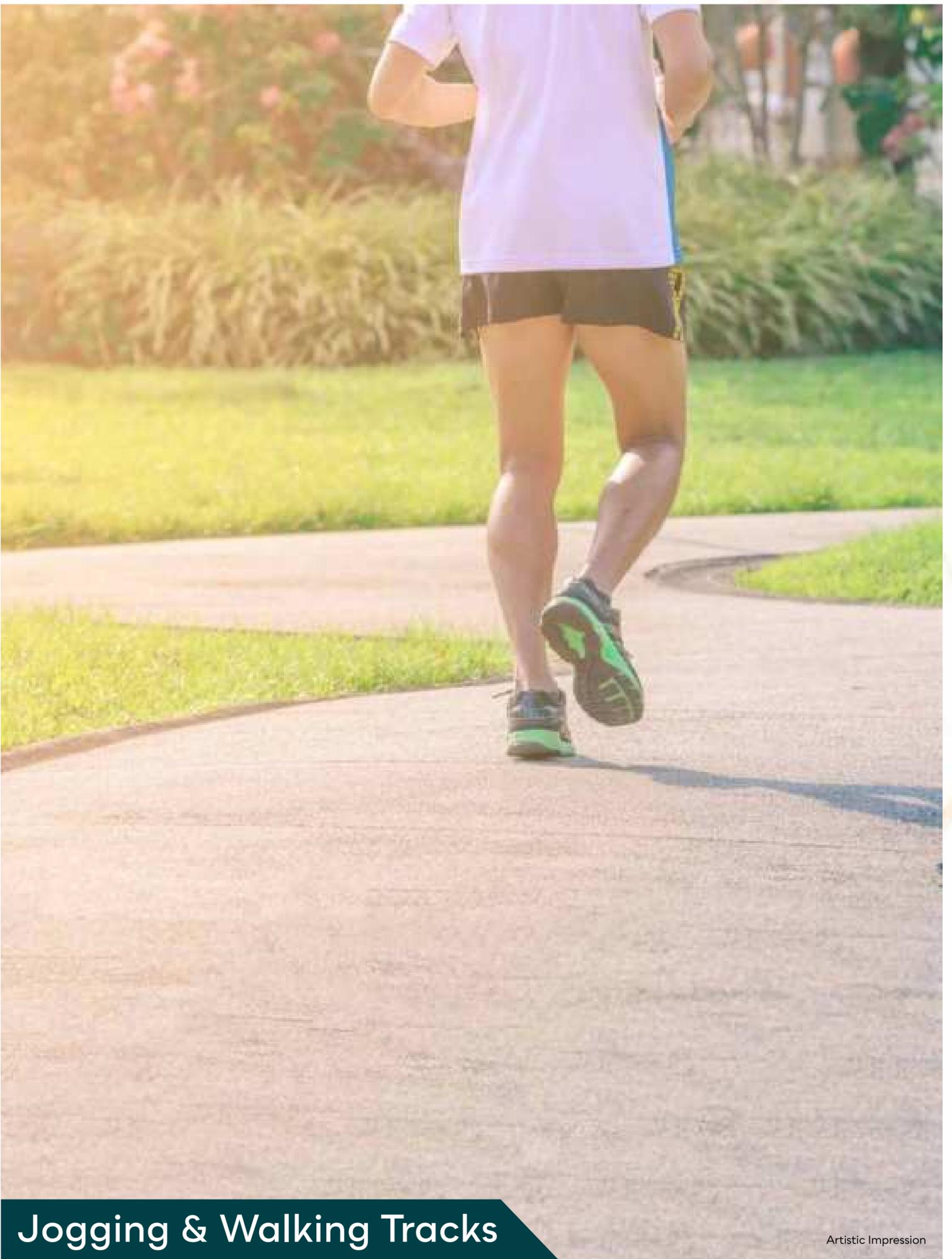
Sports Arena

Artistic Impression



Kids Zone

Artistic Impression



Jogging & Walking Tracks

Artistic Impression



Activity Zones

Artistic Impression



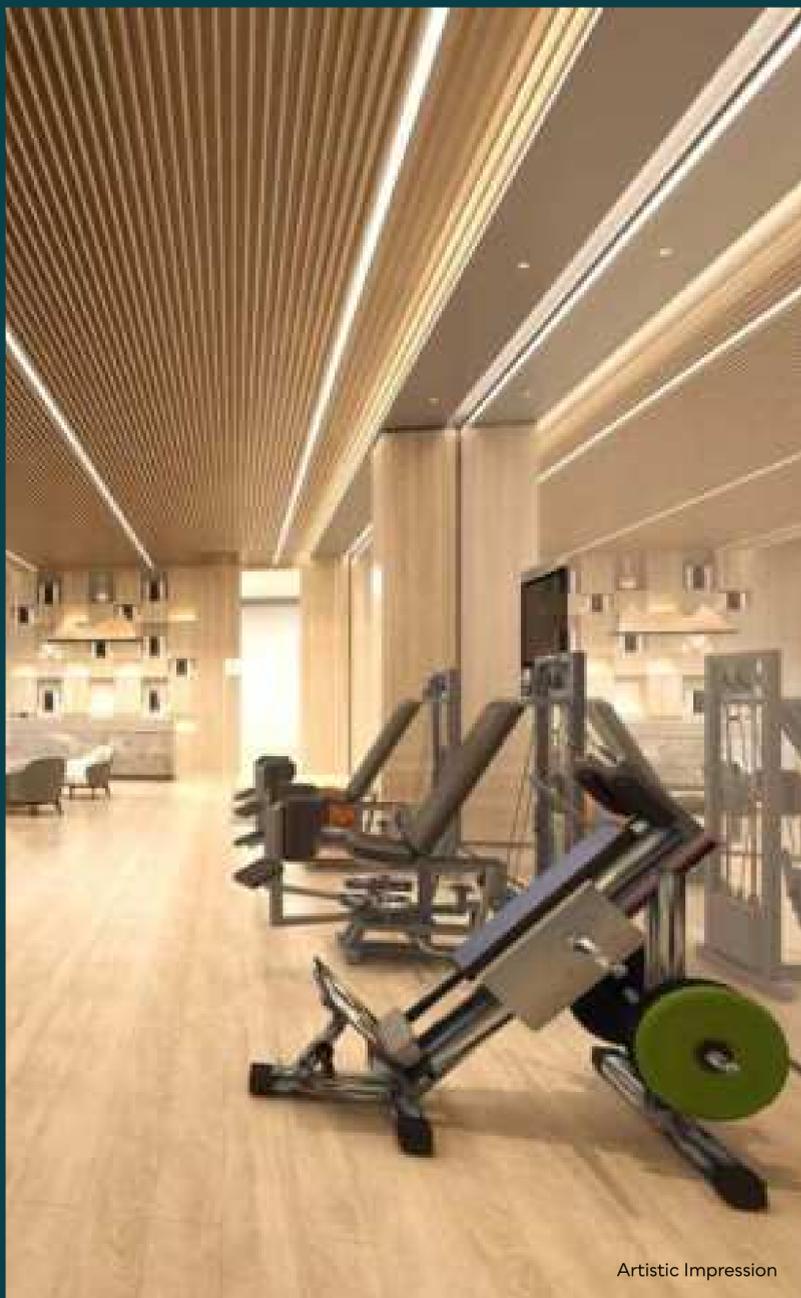
## Water Bodies

Artistic Impression



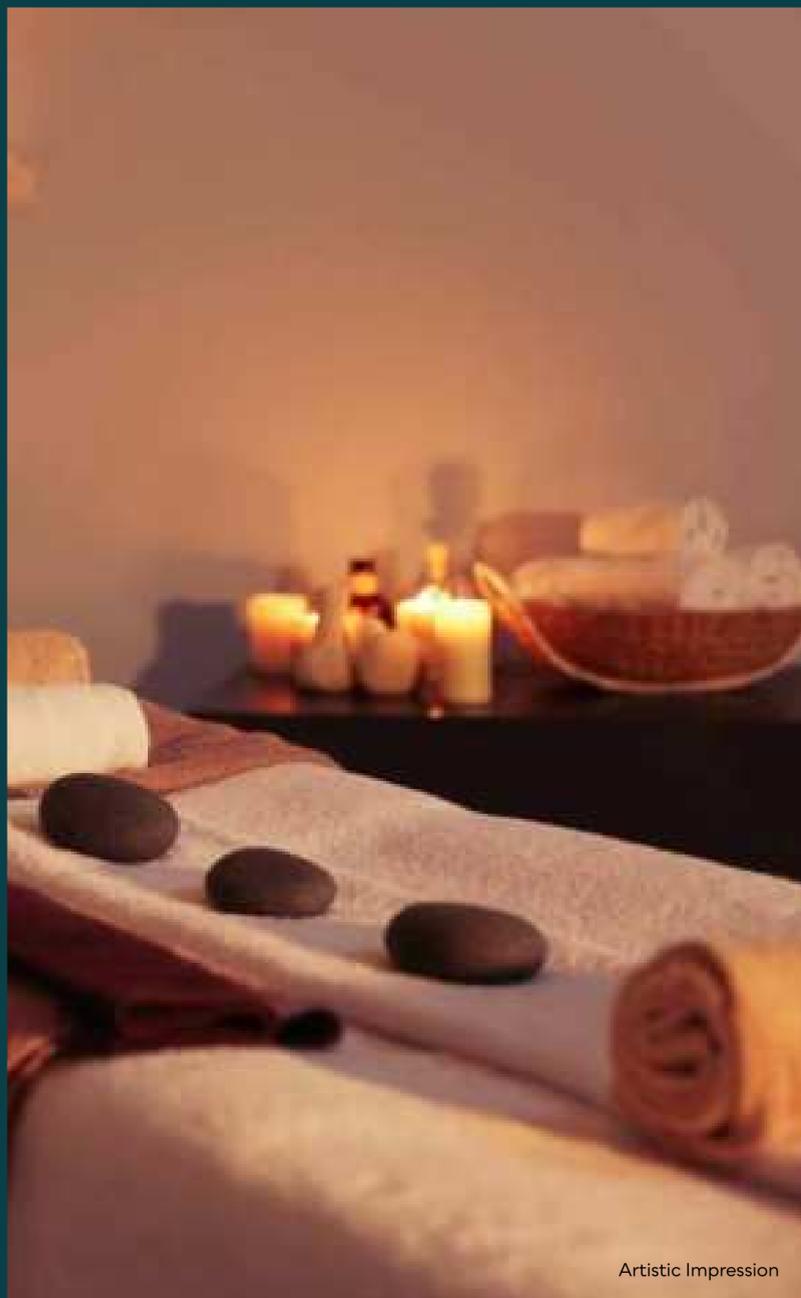
## Meditation Zones

Artistic Impression



Artistic Impression

Keep Your Fitness Freak Alive



Artistic Impression

Soothe Your Senses in a Perfect Setting



Artistic Impression

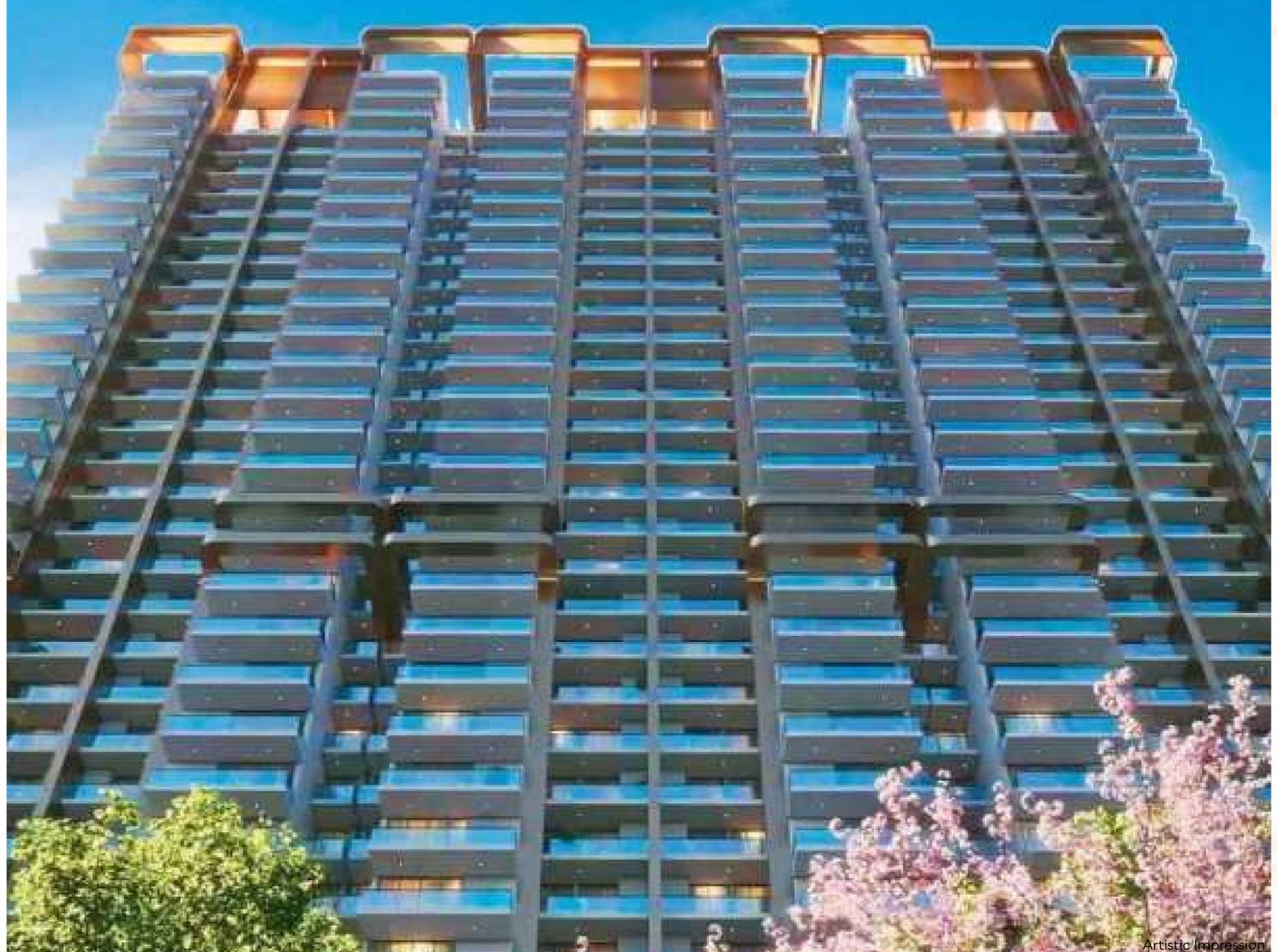
Dine-in Amidst a Perfect Ambience

What's life without the finer things that bring us joy? For residents of M3M Capital, the massive clubhouse is that portal to happiness, where they can appeal to their higher instincts while they sample gourmet food in an exquisite setting, take a relaxing dip in the pool, work away the stress, indulge in some friendly competition, soothe their senses, or even get a stylish makeover. Talk about being spoiled for choices!

# AN ENGINEERING MARVEL DESIGNED TO PERFECTION

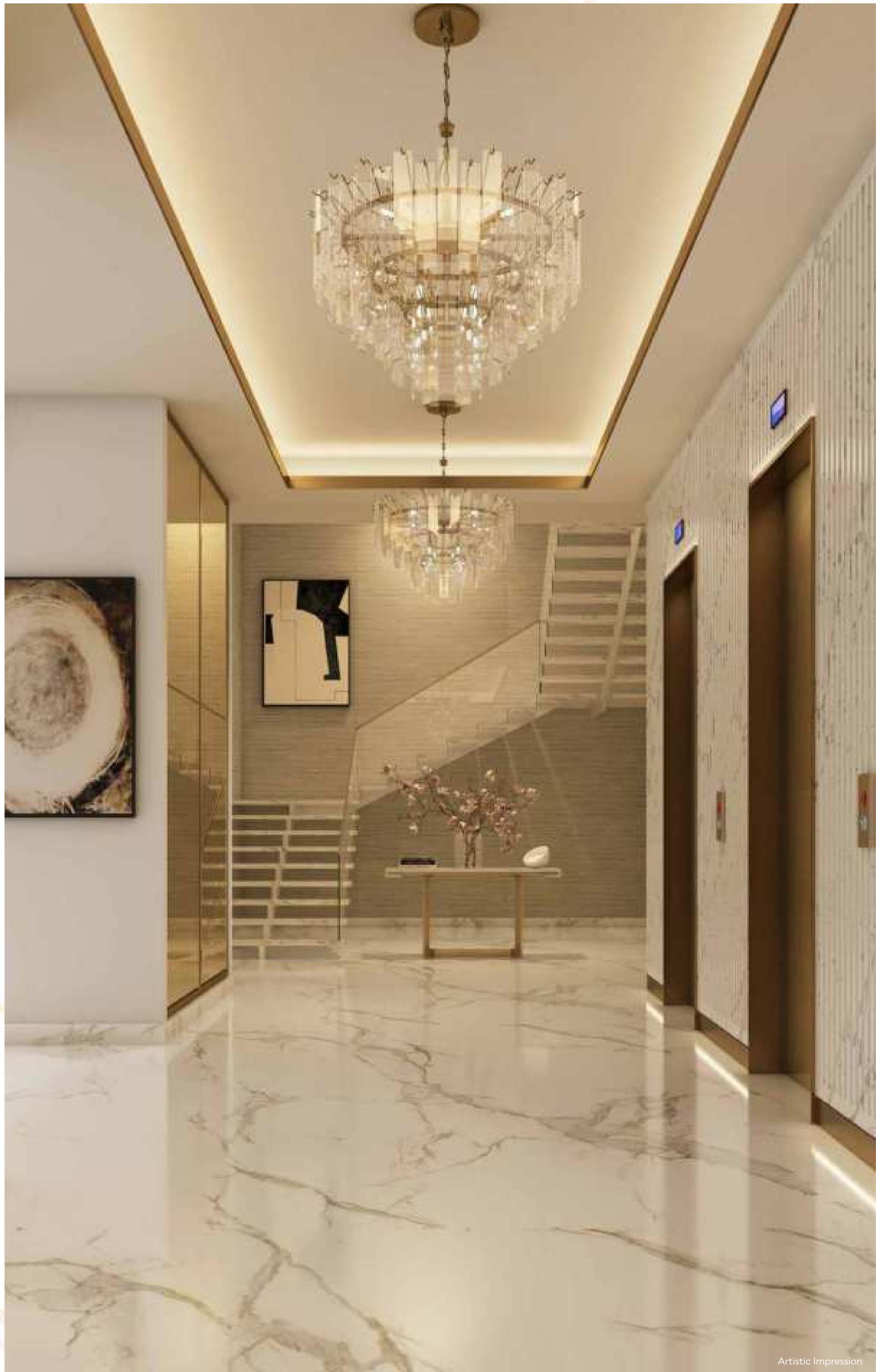


M3M Capital, a thoughtfully crafted sustainable design made in sync with the environmental needs. No wonder it holds the accreditation of a 4-star GRIHA rating.



# THE ELEVATOR LOBBY IS A PREVIEW TO THE ELEVATED LIFESTYLE

High-speed Elevators



A DEVELOPMENT  
PLANNED WITH EVERY  
CONVENIENCE IN MIND



Artistic Impression

Daily Need Store

Ample Parking Spaces



Artistic Impression



Artistic Impression

24x7 Security

From plentiful parking and a 3-tier security system to a daily need store next door, M3M makes life as easy as possible for residents.

# PROJECT SPECIFICATIONS

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## BEDROOMS

**WALLS:** Gypsum plaster with acrylic emulsion paint  
(MIVAN formwork & blockwork)

**FLOOR:** Laminated wooden flooring/International stone finish tiles

**DOORS:** Moulded skin door/painted flush doors/laminated flush doors

**WINDOWS/GLAZING:** UPVC/aluminium glazing  
(powder coated or anodized)

**CEILING:** Oil bound distemper

## LIVING/DINING ROOM

**WALLS:** Gypsum plaster with acrylic emulsion paint with roller finish  
(MIVAN formwork & blockwork)

**FLOOR:** International stone finish tiles

**DOORS:** Veneered polished flush doors

**WINDOWS/GLAZING:** UPVC/aluminium glazing (powder coated or anodized)

**CEILING:** Oil bound distemper

## KITCHEN

Modular Kitchen with HOB and Chimney

Polished Granite counter-top with stainless steel sink and CP faucet

**WALLS:** 2' High International stone finish tile above counter and balance  
oil bound distemper

**FLOOR:** International stone finish tiles

**DOORS:** Moulded skin door/painted flush doors/laminated flush doors

**WINDOWS/GLAZING:** UPVC/aluminium glazing (powder coated or anodized)

**CEILING:** Oil bound distemper

## TOILETS

**WALLS:** Stone finish tiles and rest oil bound distemper

**FLOOR:** International stone finish tiles

**DOORS:** Moulded skin door/painted flush doors/laminated flush doors

**WINDOWS:** UPVC/aluminium glazing (powder coated or anodized)

**CEILING:** Partial false ceiling

**FIXTURES:** Single lever with branded CP fittings and white sanitaryware

**Others:** Granite counter

## LIFT LOBBIES

**WALLS:** Combination of one and more of International stone finish tiles cladding and acrylic emulsion

**FLOOR:** Combination of one and more tiles

**CEILING:** Acrylic emulsion

Air-conditioned ground floor lobby

## EXTERNAL FACADE

**WALLS:** Combination of one and more of stone/tile cladding, plaster with exterior grade paint, glazings

## STUDY/UTILITY ROOM

**WALLS:** Acrylic emulsion paint

**FLOOR:** International stone finish tiles

**WINDOWS:** UPVC/aluminium glazing (powder coated or anodized)

**DOORS:** Moulded skin door/painted flush doors/laminated flush doors

**CEILING:** Oil bound distemper

## BALCONY/UTILITY BALCONY

**FLOOR:** International stone finish tiles

**WALLS:** Durable exterior paint

Light Fixtures in all balcony

## STAIRCASES

**WALLS:** Oil bound distemper paint/enamel paint

**FLOOR:** Matt/anti-skid tiles

**DOORS:** Fire resistant door shutter

**CEILING:** Oil bound distemper paint

## ELECTRICAL EQUIPMENTS

Split air conditioning for living, dining & bedrooms

3-tier security system

High speed elevators

Power backup round the clock with suitable diversity & suitable load factor

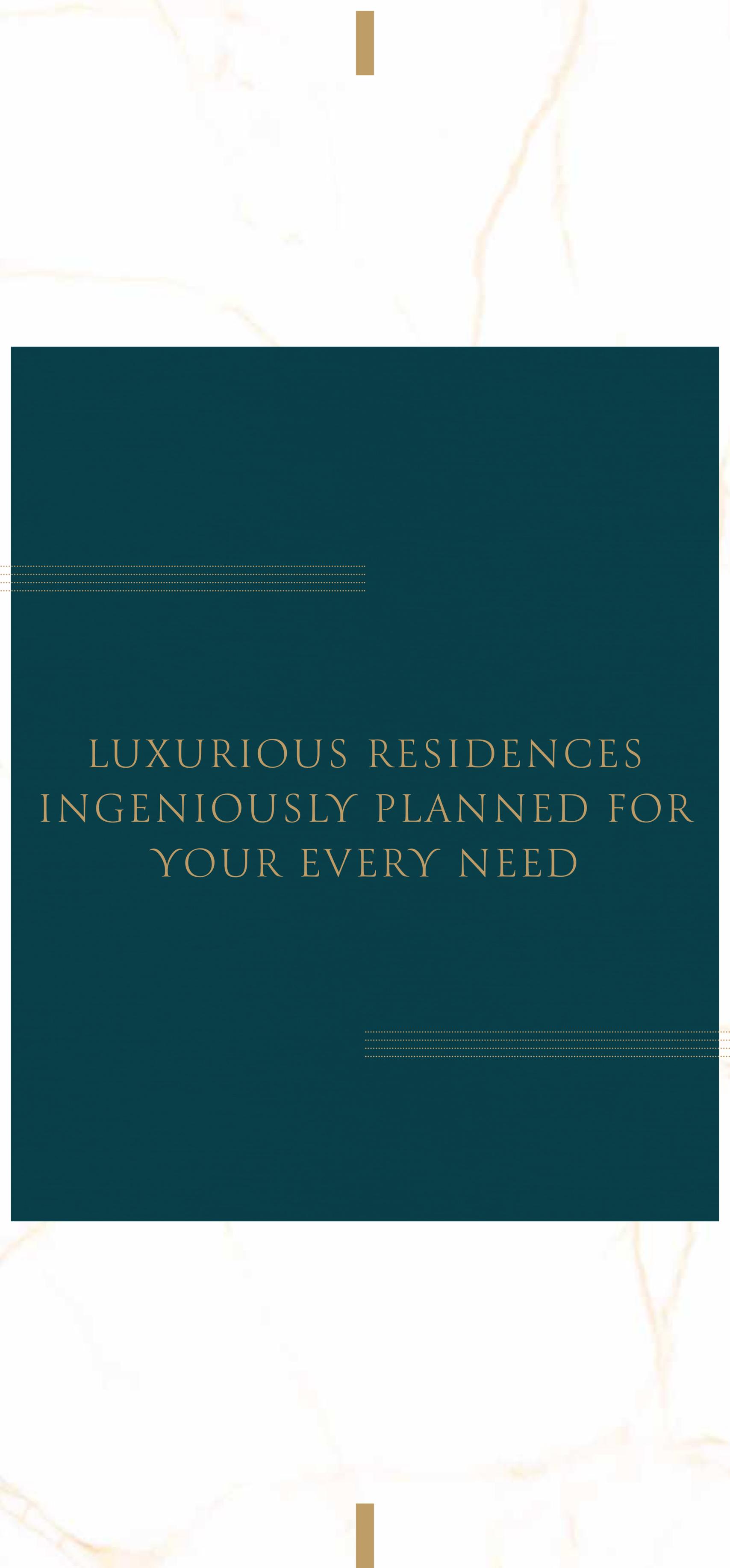
## FIRE SAFETY

Automatic sprinkler system, wet riser, fire detection & alarm system

## OTHERS

Round the clock treated water supply

Environment friendly solid waste/Garbage Management System



LUXURIOUS RESIDENCES  
INGENIOUSLY PLANNED FOR  
YOUR EVERY NEED

