



FOR A BROADER
VIEW OF LIFE

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To live life to the fullest, one must move beyond a tunnel-vision to a broader perspective. People with a broader perspective know how to differentiate a need from a want.

They know precisely what they want and how to accomplish it. This is because they have a mind of their own, which is essential if you wish to enjoy life to the utmost. A tunnel-vision is restrictive whereas a broader perspective is all-inclusive. MOM Broadway caters to individuals with a broader perspective because these are seasoned people who have been there and done that and truly deserve the best.





DESIGNED FOR PERFECTION

Promoting a wider perspective, M3M Broadway's open design and wide expansive spaces give a break from the congested city life, where there is always a constriction of space. M3M Broadway has been planned in a way, that enables the eye to wander.



THE ALPHA
AND OMEGA
OF A
SUCCESSFUL
PROJECT

For a project to be successful and impactful in the long run, all it needs is a perfect location and M3M Broadway has it. It enjoys two-way entry from the 150-metre-wide Golf Course Road Extn. comprising of 90-metre road and 30-metre green belt and service road at the front and from a 24-metre wide road at the rear. The 150-metre-wide Golf Course Road Extn. connects NH-8 and Sohna Road giving M3M Broadway the benefit of being at a prime location.

The project is approximately 9 KM (15 minutes) from Rajiv Chowk on NH-8, ensuring remarkable inter-state connectivity. In the vicinity is a lucrative catchment area of residential projects like Eden Heights, Irene, and Pinnardi in the front and Talvam Villas, Atomeda and Nirvana Country 2 at the rear side. The project also lies in close proximity to renowned schools and world-class hospitals.

NESTLED IN THE NEXT GROWTH CORRIDOR

Spread across 3.17 hectares (7.84 acres)

Vital location on the 150-metre-wide Golf Course Road Extn. comprising of 90-metre road and 30-metre of green belt and service road on both sides

Lies in proximity to Sohra Road in well-developed Sector 71, Gurugram

Approximately 8 KM (15 minutes) from Rajiv Chowk on NH-8

The site is positioned along the Transit Oriented Development (TOD) Corridor

When it comes to the perfect location of MGM Broadway, it enjoys seamless connectivity with 3 major roads: Sohra Road, NH-8, and Golf Course Road Extn. This ease in connectivity is bound to usher in a large footfall. There are plenty of high-end residential projects being developed in close vicinity that are expected to substantially increase the total catchment population in the next 3 years.





Long
Boulevards



Office Lobby

Grand Entry

Retail
Drop off

AN ARCHITECTURAL MASTERPIECE DESIGNED BY THE MASTERS IN THE FIELD

Bentel Associates International, an award-winning architectural firm, has spearheaded the design for M3M Broadway. It is based in Illinois, South Africa, with an office based in Mumbai, India. The firm was founded in 1960 with the desire to create practical and innovative designs to ensure an attractive public environment and achieve commercial success for their clients. They specialize in mixed-use, retail and commercial developments all over the world. 50 years on, their passion for excellence in commercial design continues, and their extensive portfolio is a testament to this.

Mr. Zubin Cooper, with over two decades of experience, is the Lead Designer of the project. Some of his signature projects include Dubai Creek, Beirut Waterfront, Belgrade on the Water, Emaar Boulevard, Al Nuha Retail Centre and Sheik Hospitality.

bentel associates international | ba



SCINTILLATING DESIGNS, SPLENDID OFFERINGS

MSM Broadway's design will facilitate a unique mixed-use development with a distinct and contemporary architecture. It enjoys horizontal access from the road leading up to welcoming drop-off points. While being highly functional, the design is true to the essence of splendour. An iconic grand frontage will greet you, setting the stage for an awe-inspiring view of the double height shops, allowing for high visibility and enhancing the experience of the visitors who would walk in every day.

The Family Entertainment Center with Multiplex and Gaming Zone for entertainment will be seamlessly incorporated, as also fabulous F&B outlets for gourmet dining which extend onto an open, landscaped area.



Exquisitely planned and strategically located, M3M Broadway is aimed to be a self-sufficient project containing premium double height shops, food franchises, office spaces and high-end studio apartments. It enjoys a two-way entry that assures of an affluent catchment on both sides. The site shall have state-of-the-art infrastructure including an open landscaped area. The architecture of the project enables horizontal and vertical accessibility, and the boulevards will provide uninterrupted views of the outlets, making each of them hard to miss. The project will be a visual masterpiece with flawless connectivity and strategic positioning, that promises to stand out on the marvelous skyline of Gurugram.

S I T E P L A N





HIGH-STREET
RETAIL FOR
HIGH PROFIT
MARGINS



SEAMLESS
CONNECTIVITY
FOR AN
IMPECCABLE
EXPERIENCE

MGM Broadway has been intelligently planned to allow vertical and horizontal movement and connectivity. It is designed to conjure an international charm with the long, uninterrupted boulevards, which will give a sweeping view of the shops, while transforming the experience of shopping into a visual walk-to-remember.





HIGH-STREET RETAILERS AS TRENDSETTERS

High-Street retail is the next big thing when it comes to the retail sector because of the lucrative opportunities it offers to an extensive target group. High-Street retail has many advantages over traditional retail outlets, as clearly illustrated by a prevalent trend wherein more and more retailers are inclined to move from shopping malls to High-Street due to low operational costs.

RETAIL OUTLETS FOR EXCLUSIVE BRANDS

The project offers effective design advantage to the retail outlets that occupy the Lower Ground, Ground, up to the Second Floor. The Lower Ground and Ground Floor have double height shops that enjoy high visibility and easy access owing to the road frontage. The Lower Ground and Ground Floor offer a variety of shop sizes and ancillary retail outlets such as ATMs, Kiosks, etc. The design extends a flexible advantage in both horizontal and vertical dimensions allowing for bigger anchor stores and large F&B outlets. The High-Street will be developed to make it a hub for shopping, food, entertainment, leisure, outdoor public activities, making it the one place where everything is available.





MARKING TERRITORY IN A SPECTACULAR FASHION

With a grand frontage, MDM Broadway marks its place in the Gurugram skyline in a spectacular way. Its double height shops have an added advantage of higher visibility, and ease of accessibility will make it one of the most coveted destinations in the upcoming time.

PRESENTING THE
ULTIMATE DOOR
TO DELICACIES



THE SHRINE OF A VARIETY OF CUISINES

The space for restaurants and food court is exclusively reserved on the Second Floor, for your customers to indulge their taste buds with some mouth-watering delicacies from various cuisines around the world. Open landscaped terraces with a view of the sprawling Gurugram cityscape will make a perfect setting for any gastronomic adventure. Additionally, the magnificent views and grand ambience will make for an unparalleled premium dining experience.

The shaded outdoor seating in the landscaped area would take the overall dining experience to the next level of sensory delight. Considering the food revolution that we are currently witnessing, the entire F&B section can be leveraged to make a windfall of profits.



A WHOPPING
10 SCREEN* MULTIPLEX
FOR A DAZZLING
CINEMATIC TREAT



AN UBER-TRENDY CINEMATIC FEAT

The Third and Fourth Floor will be exclusively dedicated to the 10-screen* multiplex where the entire cinematic experience will be truly enthralling. Cinema-goers are bound to indulge in some High Street retail shopping to complete their experience of visiting an uber-trendy mixed-use property.

