



TRANSFORMING  
SKYLINES

BUILDING OUR LEGACY  
WITH A SPECTRUM

— Of 45 FINEST DEVELOPMENTS —  
OVER A DECADE

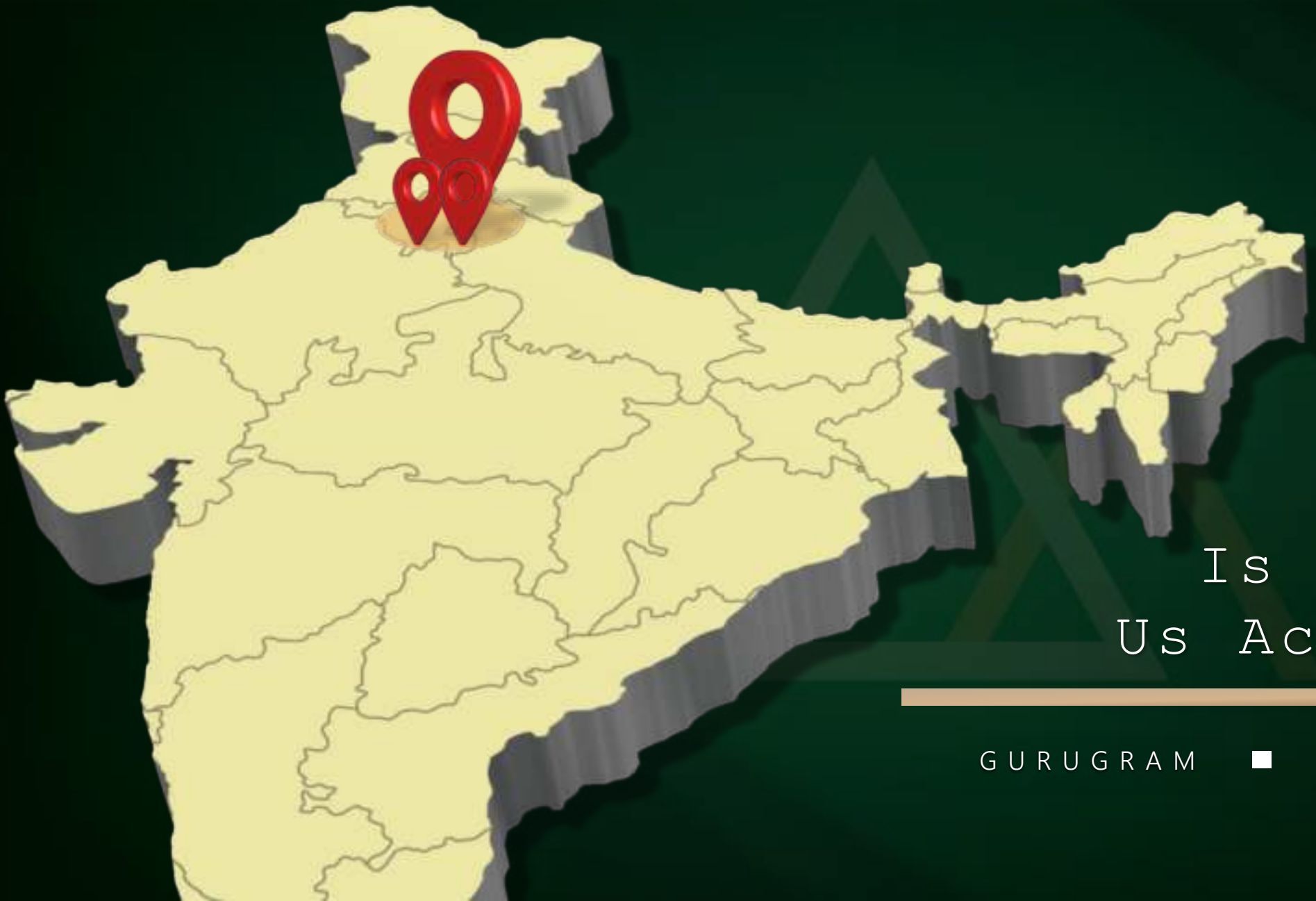


वसुधैव  
कुटुम्बकम्

THE WORLD IS ONE FAMILY

A Belief That  
Binds Us Together

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Is Now Taking  
Us Across India

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GURUGRAM ■ NOIDA ■ PANIPAT

# Growth Journey

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

**3,000 Acres**  
of Land Bank

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

**Largest**  
Indian Realty Company In Terms of Sales

**6 Cr. Sq. Ft.**  
Of Area Under-construction



ACROSS  
GROWTH SECTORS OF GURUGRAM



Golf Course  
Road Extn.



Southern  
Peripheral Road



New  
Gurugram



Dwarka  
Expressway

DEVELOPED  
AN ICONIC PORTFOLIO

45 Iconic Projects

15

DELIVERED  
RESIDENTIAL

8

UNDER  
CONSTRUCTION  
RESIDENTIAL

14

DELIVERED  
COMMERCIAL

7

UNDER  
CONSTRUCTION  
COMMERCIAL

LUXURY

BOUTIQUE  
FLOORS

PRESENTING

# LUXURY FLOORS

IN THE LAP OF NATURE



**M3M**

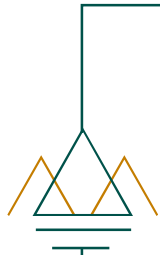
ANT  LYA

HILLS

A TRIBUTE TO NATURE

SECTOR 79, GURUGRAM

**WHAT !F** ALL YOUR  
DESIRES OF LIVING NEAR  
HILLS COME TRUE  
WITHOUT HAVING TO  
LEAVE THE BENEFITS OF  
CITY LIFE?





WHERE CAN YOU TURN  
ALL YOUR **WHAT !Fs**  
INTO REALITY?





**M3M**

ANTALYA

HILLS

A TRIBUTE TO NATURE

TURN YOUR WHAT !Fs INTO REALITY

- Ecosystem for fulfilling all your desires
- Perks of city life along with the desire of being close to nature
- Sustainable, technology driven, future ready, nature first ecosystem





COME HOME TO A GRAND SENSE OF ARRIVAL



WAKE-UP TO THE EVERLASTING VIEW OF THE ARAVALI HILLS, EVERYDAY!



WALKING TRACK | KID'S PLAY AREA | COMMUNITY GARDEN





MOVE UP YOUR LIFE AT WELL-APPOINTED CLUBS



MULTIPLE SPORTS AMENITIES





LUSH LANDSCAPE & SERENE WATER BODIES





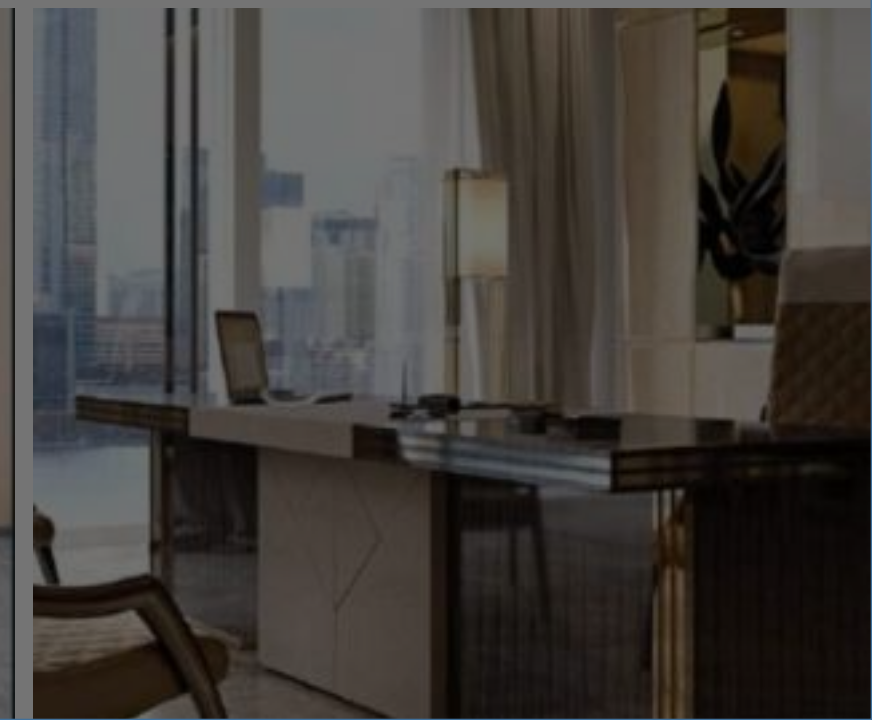
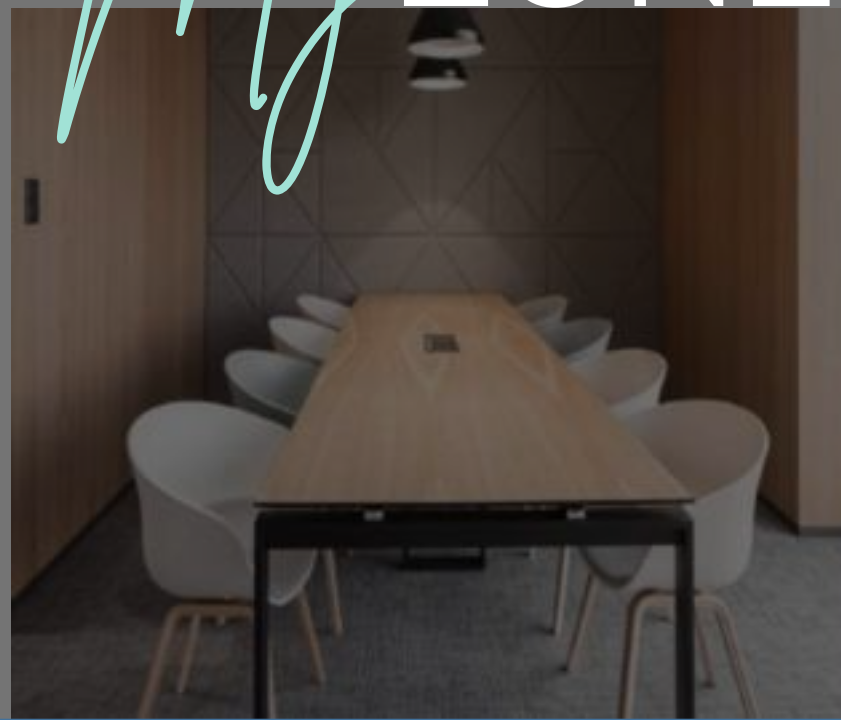
SPACIOUS LIVING SPACES





YOUR PERSONAL ZONE IN THE BASEMENT

# My ZONE





OWN A SLICE OF HEAVEN

*My* AER-LOUNGE



# PROJECT FEATURES



An aerial photograph of a large, multi-lane highway interchange with several overpasses and ramps. The highway is filled with cars. In the background, a dense urban area with many buildings and green spaces is visible under a clear sky.

## WELL-CONNECTED LOCATION

“A promising location where development, connectivity, serenity & everything will revolve around you.”





**McM**  
**ANTALYA**  
HILLS

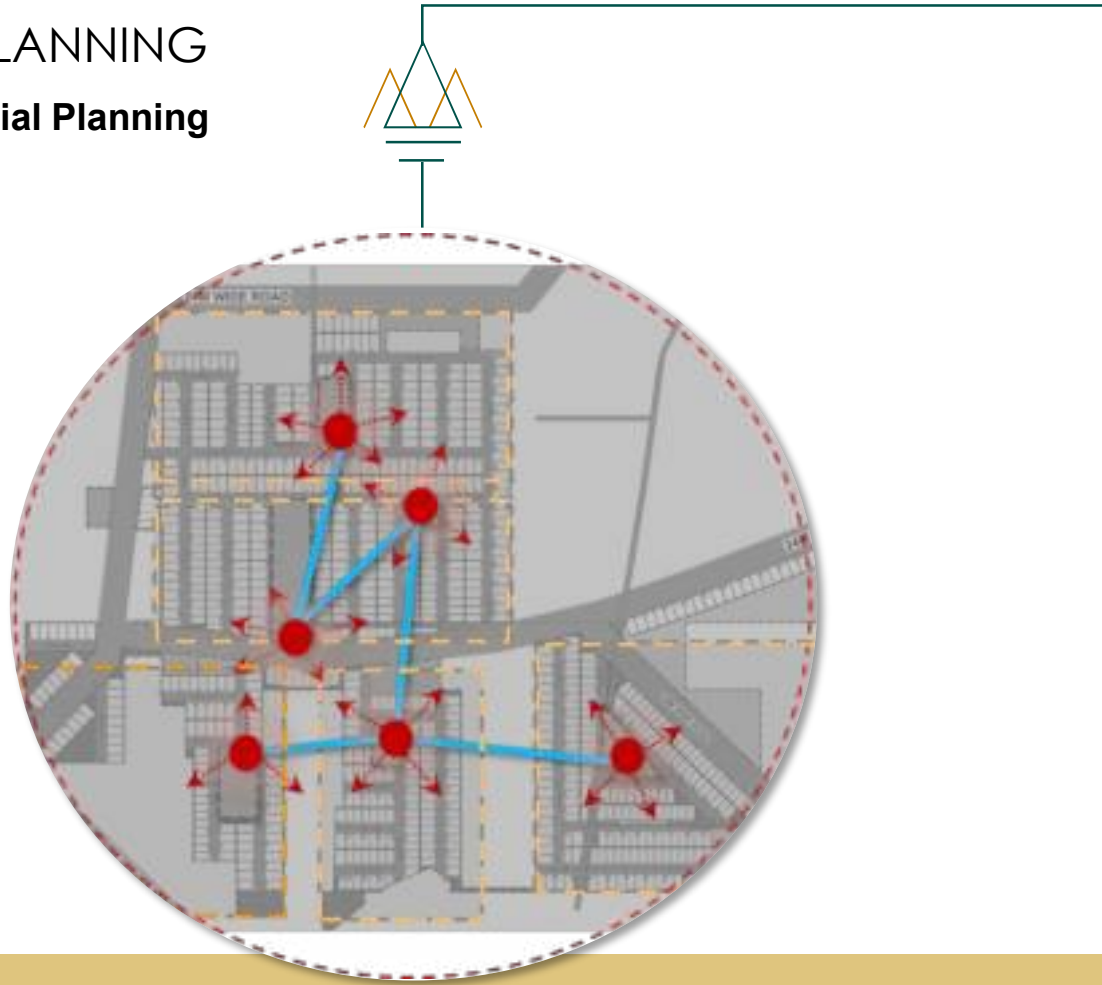
**ROBUST CONNECTIVITY**  
NH-8 | SPR | GCRE | KMP Expressway | IGI Airport



**Well planned & superior  
SITE PLAN**

EFFICIENT

**SITE LEVEL PLANNING**  
**Integrated Spatial Planning**



**YOUR HOME IS AT THE CENTRE OF EVERYTHING**

Say goodbye to walking long distance to reach the "State of the Art Clubhouse, Kid's Play Area or other amenities". With interconnected clusters, all the pockets are made self-sufficient where all the facilities are stone's throw away.



**DECENTRALIZED PLANNING**



**GREENS**



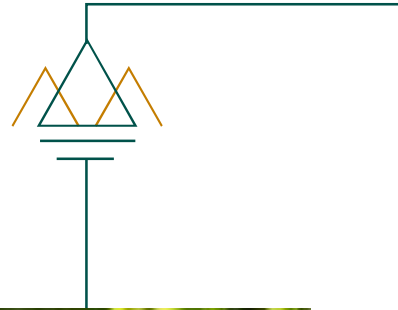
**WALKABILITY**



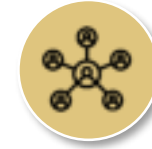
## AMENITIES FOR ALL

“Quality of life comes when every member of the family gets to enjoy life on their own terms.”

## MULTIGENERATIONAL AMENITIES



Every block is curated with amenities to cater to the needs of all age groups.



## Social Planning for Everyone



Recreational Spaces for all ages



Tie up with Hospitality partner



Vehicular service to nearest landmark



Travel Safety at night



Community Gardens



Surveillance for Children & Seniors



Friendly Workspaces



Preliminary First Aid Assistance



Pet Friendly Parks



Indoor & Outdoor Games



Gadget Friendly Premises



Kids & Elder Centric Spaces



OUR  
MASTER DEVELOPMENT



MASTER PLAN

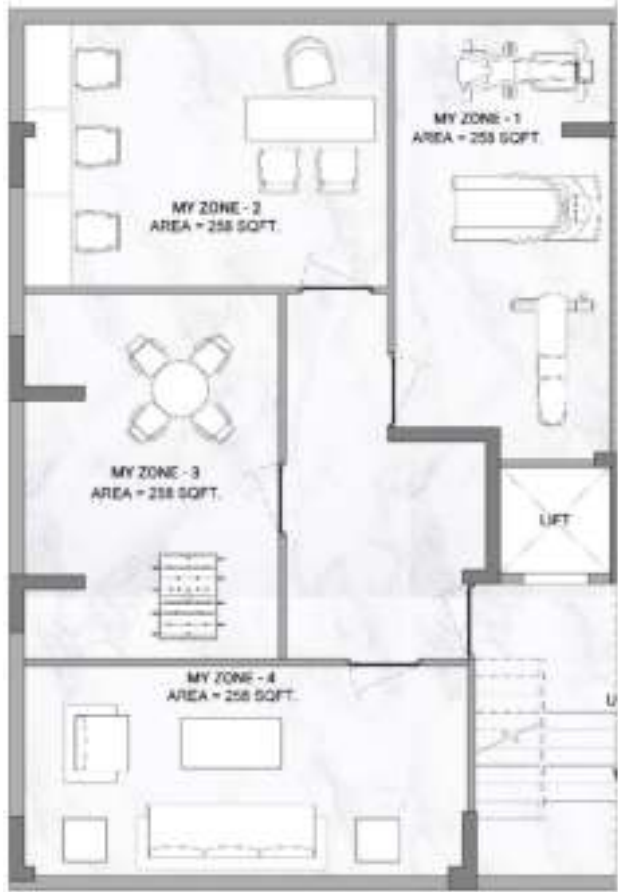


UNIT PLANS  
3.5 BHK

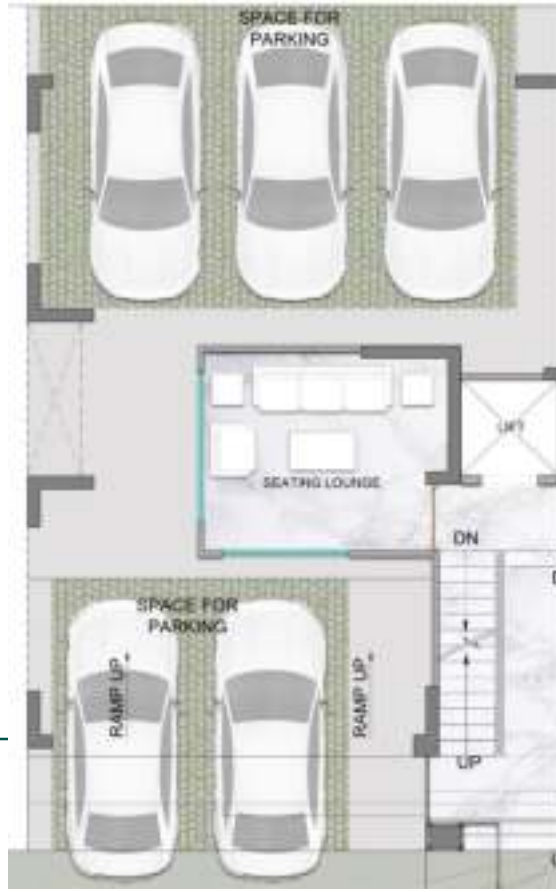




# UNIT PLAN - 3.5 BHK



MY ZONE



STILT FLOOR



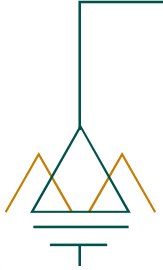
TYPICAL FLOOR



MY AER-LOUNGE



UNIT PLANS  
2.5 BHK



# UNIT PLAN - 2.5 BHK



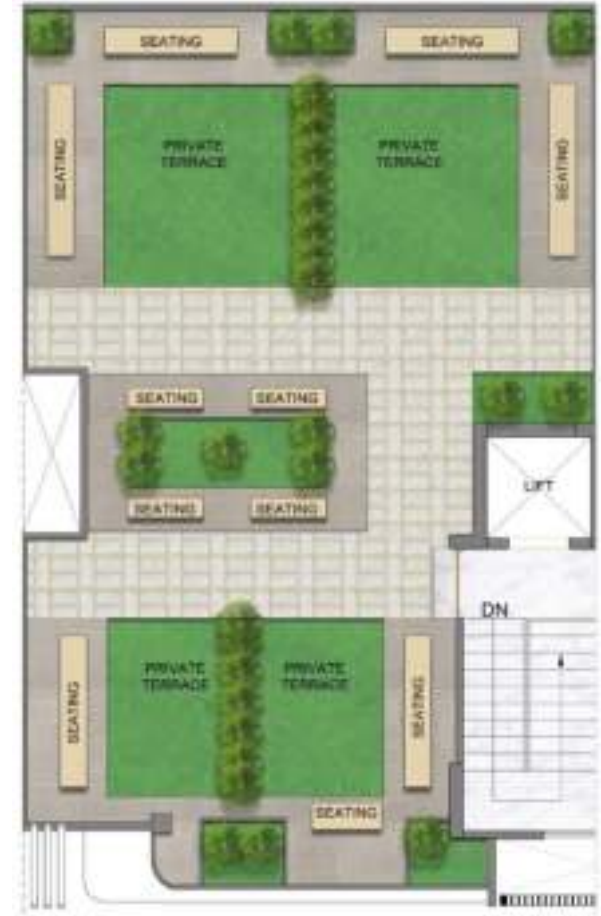
MY ZONE



STILT FLOOR



TYPICAL FLOOR



MY AER-LOUNGE

**\$BIG  
BILLION  
PROPERTY SALE**

TAKING FORWARD THE SUCCESS..

PRESENTING..

BOOK YOUR

**HOME**

FOR

**FREE**

# PRICE

THE  
**PINE**  
AT M&M ANT& LYA HILLS

BSP

₹ **9450** psf

THE  
**MAPLE**  
AT M&M ANT& LYA HILLS

BSP

₹ **9700** psf

THE  
**EBONY**  
AT M&M ANT& LYA HILLS

BSP

₹ **9800** psf

TILL POSSESSION

POST POSSESSION

PAY  
**NOTHING\***

GET  
**15 LAKHS\***

HOME LOANS @  
**7%**  
FOR 5 YRS.\*

**ZERO**  
MAINTENANCE\*

OFFER VALID FOR 1<sup>ST</sup> 100 UNITS ONLY

## SUBVENTION PLAN

## RENTAL PLAN

### PLAN: 5:95

PAY = 5%

GET = 5%

HOME LOAN FIXED AT = 7%\*

### PLAN

### RENTALS

90:10 = 15%

75:15:10 = 14%

60:30:10 = 12%

30:30:30:10 = 9% / 11%



# CUSTOMER GIFTS



iPhone 14 Pro



20gms GOLD



International Trip  
Vouchers



Macbook



65 inch TV

LET'S RECREATE THE MAGIC!

BOOK YOUR  
**HOME**  
— FOR —  
**FREE**