





**M&M**  
**URBANA™**  
The Latest in the Evolution of Urban Business & Retail





# CALIFORNIA STYLE: retail-cum-office complex

California style California style California style



## california style retail-cum-office complex

A commercial haven, M3M Urbana breaks all boundaries of grace and exclusivity with the perfect blend of style, beauty & functionality.

The much celebrated California-style architecture, accentuated by open gallery spaces, breathtaking decor and an aura of freshness and modernism is bound to captivate your imagination. The mesmerizing experience will overwhelm your senses.



# THE URBANA EXPERIENCE

the urbana experience the urbana experience





# THE URBAN EVOLUTION

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## the urban evolution

Evolution often begins from the futuristic establishment. Progress originates from there and ripples through the race in order to change the present for a better future.

M3M Urbana is an establishment of the same caliber. It is the genesis of the evolution that is set to redefine the retail and commercial world by metamorphosing the prevalent standards and elevating perfection to a new level.



# THE SUSTAINABLE REVOLUTION

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## the sustainable revolution

Planning Ideology: Our planning exemplifies our principles of creating the perfect blend of art and robustness in a structure. M3M Urbana embodies a perfect urban and sustainable building with smart growth principles.

Architectural Ideology: We ensured that the structure was contemporary and progressive enough to set benchmarks in modern-day commercial centres.

Experiential Ideology: M3M Urbana is built on two very basic principles, a diverse experience for retail shoppers and a refreshing and effective work environment for office goers.



# THE RETAIL WORLD

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## the retail world

Shopping is an art everyone adores and some envy. M3M Urbana spruces up the retail therapy with a platter of choices. Indulge in restaurants, health clubs, spas, beauty clinics, boutiques, cafes and world-class retail spaces.

# THE WORK TERMINAL

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## the work terminal

Imagine every Monday morning without the blues, but with a joy of expectancy, an enthusiasm to shine, and an anxiousness to be a part of your office, combined with a sense of optimism to excel at work every single day of your life. You may even hate the weekends!

M3M Urbana offers you an office-life to dream of, carefully designed office environs to help you feel your best every moment you spend in that space. Lined with suitably located cores and lobby spaces, the place will have an ideal working atmosphere with a secured and controlled access. Each office space is built keeping you in mind, and each corner is designed with a profound sense of detail. Find out how every wall and window in your office helps convert your working hours into bliss.



# THE GOURMET HUB

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## the gourmet hub

With a plethora of fine-dining options that are in the premises, the next favourite destination for all food lovers will be M3M Urbana. Coming from the stable of M3M, M3M Urbana will surely be world-class and laden with all modern amenities. Slated to develop as a gourmet food hub due to its unmatched location surrounding premium residential catchments, it would have multi-cuisine, fine-dining restaurants and food court to cater to all taste buds across all age groups.



# SITE PLAN & LOCATION

## SITE PLAN

## LOCATION MAP



- ✈ 30 mins from Delhi International Airport
- 🚇 5 mins from Metro station
- ✚ 10 mins from Medanta Hospital

Map not to scale.



# SPECIFICATION

## RETAIL

RETAIL SHOPS	<ul style="list-style-type: none"><li>• Retail Floors - Ground, First &amp; Second</li><li>• Large store fronts and glazing area for retail units</li><li>• Arcade along all retail units</li><li>• Dedicated signage areas for all units as per design</li><li>• Restaurants with terrace dining provided on second floor</li></ul>
STRUCTURE	<ul style="list-style-type: none"><li>• RCC framed structure with masonry partitions</li></ul>
LANDSCAPE	<ul style="list-style-type: none"><li>• Richly landscaped central plaza</li><li>• Pedestrian plaza designed with seating areas and food kiosks</li><li>• Dedicated drop-off zone and entrances for retail</li><li>• On-site parking areas with lush canopy trees and landscape features</li></ul>
FINISHES Exterior Basement Tenant Floor Finish Common Toilets	<ul style="list-style-type: none"><li>• Combination of plaster finish with long lasting paint &amp; premium tiles/natural stone</li><li>• Broom finish concrete</li><li>• Concrete floor</li><li>• Finished toilets with modern fittings and fixtures</li></ul>
PARKING	<ul style="list-style-type: none"><li>• Multilevel basement for parking and services</li><li>• Adequate surface parking</li><li>• Provision of access control and CCTV surveillance</li></ul>
SECURITY CCTV Surveillance Manned Security	<ul style="list-style-type: none"><li>• Basement parking, basement &amp; ground floor lobbies</li><li>• Boom barriers at all vehicular entry &amp; exit points</li></ul>
LIFE SAFETY Wet Riser, Hose Reels, Sprinklers, Fire Extinguishers, External Fire Hydrants	<ul style="list-style-type: none"><li>• Provided as per norms</li><li>• Provided as per norms</li></ul>
HVAC AC system Ventilation and Exhaust	<ul style="list-style-type: none"><li>• Space provision for split AC units</li><li>• Provided for common toilets and basements</li></ul>
ELECTRICAL Distribution Metering Lightening Protection & Earthing Pits	<ul style="list-style-type: none"><li>• Provision of cable upto tenants distribution board</li><li>• Tenant load will be metered</li><li>• Provided</li></ul>
DIESEL GENERATORS	<ul style="list-style-type: none"><li>• 100% automatic backup provided for lighting, power and AC</li><li>• Provided with PLC based auto load manager</li></ul>
SIGNAGE Directional Signage	<ul style="list-style-type: none"><li>• External signage as per developers design and conditions</li></ul>
COMMUNICATION Cable TV Connection Telephone	<ul style="list-style-type: none"><li>• Provision for cable TV</li><li>• Provision for fixed line</li></ul>

## OFFICE

OFFICE SUITE	<ul style="list-style-type: none"><li>• Office Floors - Second to Fifth</li></ul>
STRUCTURE	<ul style="list-style-type: none"><li>• RCC framed structure with masonry partitions</li><li>• Passenger &amp; service elevator and staircase connecting office levels</li></ul>
LANDSCAPE	<ul style="list-style-type: none"><li>• Richly landscaped central plaza</li><li>• Pedestrian plaza designed with seating areas and food kiosks</li><li>• Dedicated drop-off zone and entrance for office</li></ul>
FINISHES Exterior Lobbies Basement Tenant Floor Finish Common Toilets	<ul style="list-style-type: none"><li>• Combination of glazed facade with plaster and exterior paint</li><li>• Combination of premium tiles, natural stone and plaster with paint</li><li>• Broom finish concrete</li><li>• Concrete floor</li><li>• Finished toilets with modern fittings and fixtures</li></ul>
PARKING	<ul style="list-style-type: none"><li>• Multilevel basement for parking and services</li><li>• Adequate surface parking</li><li>• Provision of access control and CCTV surveillance</li></ul>
SECURITY CCTV Surveillance Manned Security	<ul style="list-style-type: none"><li>• Basement parking, basement &amp; ground floor lift lobbies</li><li>• Boom barriers at all vehicular entry &amp; exit points</li></ul>
LIFE SAFETY Wet Riser, Hose Reels, Sprinklers, Fire Extinguishers, External Fire Hydrants	<ul style="list-style-type: none"><li>• Provided as per norms</li><li>• Provided as per norms</li></ul>
HVAC AC System Ventilation and Exhaust	<ul style="list-style-type: none"><li>• Split AC units provided</li><li>• Provided for common toilets and basements</li></ul>
ELECTRICAL Distribution Metering Lightening Protection & Earthing Pits Emergency Lighting	<ul style="list-style-type: none"><li>• Provision of cable upto tenants distribution board</li><li>• Tenant load will be metered</li><li>• Provided</li><li>• Emergency lighting in selected common area</li></ul>
DIESEL GENERATORS	<ul style="list-style-type: none"><li>• 100% automatic backup provided for lighting, power and AC</li><li>• Provided with PLC based auto load manager</li></ul>
SIGNAGE Internal	<ul style="list-style-type: none"><li>• Main lobby equipped with tenant directory and directional signs</li></ul>
COMMUNICATION Cable TV Connection Telephone	<ul style="list-style-type: none"><li>• Provision for cable TV</li><li>• Provision for fixed line</li></ul>



# WE ARE M3M™

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we are M3M™



The Group, M3M stands for "Magnificence in the trinity of Men, Materials and Money."

Simply put, the organisation has a philosophy that strives for excellence culminating in absolute magnificence in every aspect of its character, ethics and way of doing business. This aura of magnificence mainly has a purview over the human element, which are our customers and our employees.

What the Group stands for is in sync with our slogan of "Our Expertise, Your Joy". The organisation firmly believes in achieving brilliance through true professionalism and cutting edge technology.

## other projects

### RESIDENTIAL



A 7-star super-luxury golf living experience



The royal lifestyle of the gentry, blended with the royal game



The best of Singaporean lifestyle



Away from the crowd, yet in the heart of Gurgaon

### COMMERCIAL



The grand ensemble of stylish retail and commercial hub