

An aerial photograph of a golf course. The top right corner shows a brown sand bunker with a white golf ball resting on its edge. The rest of the image is a lush green golf green.

A LOOK INTO AN INSPIRED LIVING,  
AN INDULGENT LIFESTYLE

**M&M**  
**golfestate**  
Finest Golf Resort Living

ONE OF THE GREAT BEAUTIES  
OF ARCHITECTURE IS THAT EACH TIME,  
IT IS LIKE LIFE STARTING ALL OVER AGAIN.

RENZO PIANO



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**YOUR LIFE AT M3M GOLFFESTATE:  
UNMATCHED AND UNPARALLELED  
IN SHEER CLASS AND LUXURY**

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Live at the pinnacle of life where your wish is the world's command. Where 'Perfection' is not just another word but a way of life. Where the vision of beauty and serenity continues to eternity. That's the world of M3M Golfstate. M3M brings to you India's first in-city 'Golf Resort' themed living experience. Conceptualized around a 9-Hole Executive Golf Course, each residence here is resplendent with luxury and panoramic vistas of the beautiful golf greens.



Occupancy Certificate Received  
\*These are the projects which have been delivered and Occupation Certificate has been granted by the Competent Authority. These are part / phase / constituent / segment / block of a larger development being carried out in a planned and phased manner over a period of time.



Actual Image

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## A GATEWAY TO AN EXTRAORDINARY WORLD

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The aesthetically designed entrance of M3M Golfstate leads you into a luxurious splendour with all the features of a gated community. Stainless steel pillar edifices and premium Satvario stone framework at the entrance, give an insight into the facilities that lie beyond as you approach the forecourt.

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## PATH TO EXCLUSIVITY

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As you cross the colossal arrival area and travel down the palm-lined boulevard, you know that you are approaching a grand and special place. The view is tranquil and colourful with seasonal plants in full bloom. The boulevard culminates into a cascading water body that forms the nodal point between the 2 fairways of the project.

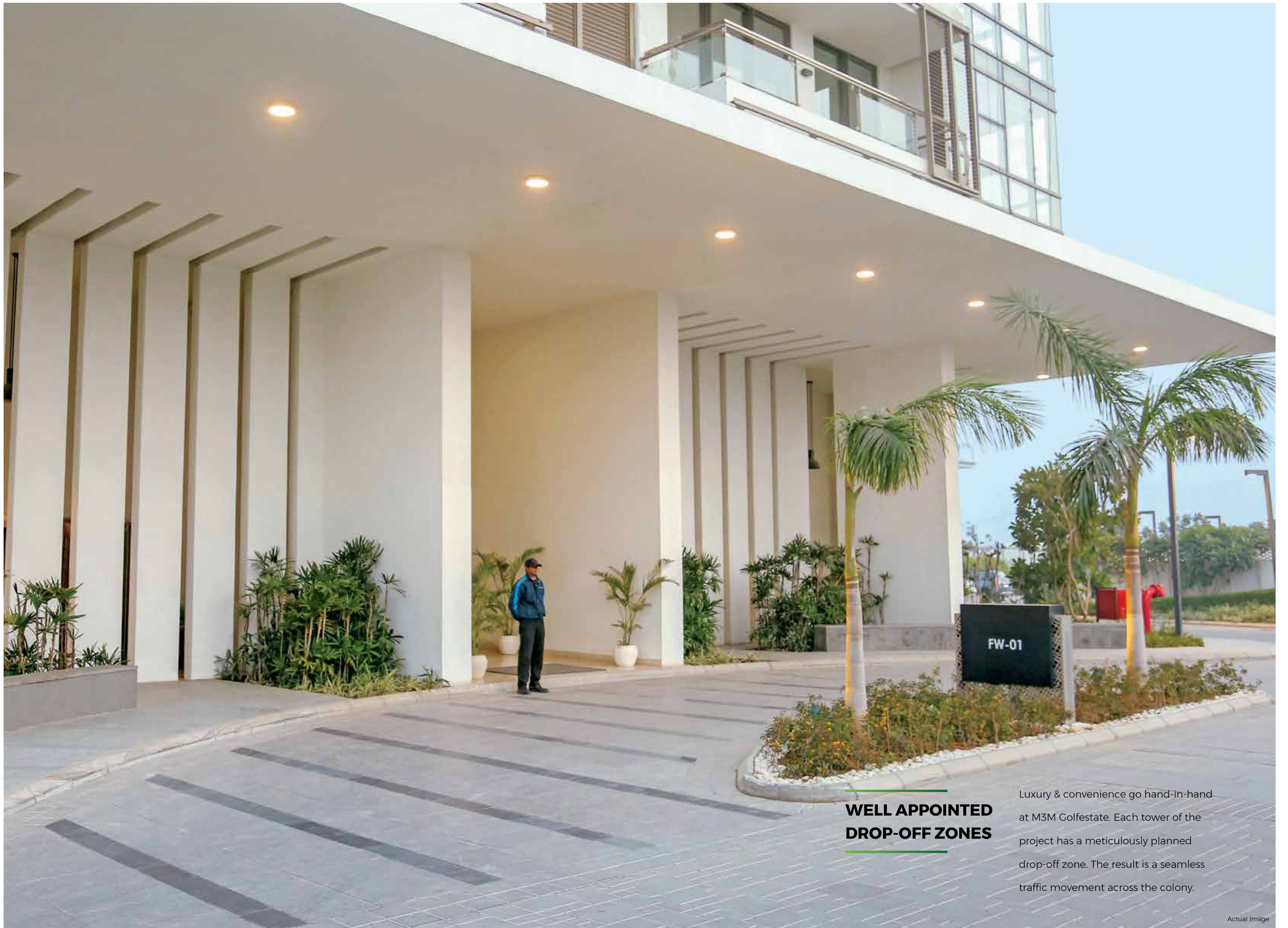


Actual Image

“Architecture is a visual art,  
and the buildings speak  
for themselves.”  
-Julia Morgan

## AN EXTRAORDINARY WORLD

Naturalistic and vivid: the towers at M3M Golfstate denote their own characteristic vibrancy. The development is a combination of high-rise, mid-rise and low-rise towers, each meticulously planned and carefully crafted. Wide sweeping views, endless greens and stunning landscapes, it's an overload of visual delight for a good amount of space. It is what dreams are made of, where bricks & mortar come together to cast a spell of magic.

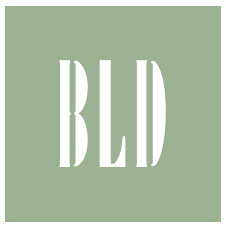


**WELL APPOINTED  
DROP-OFF ZONES**

Luxury & convenience go hand-in-hand at M3M Golfstate. Each tower of the project has a meticulously planned drop-off zone. The result is a seamless traffic movement across the colony.



Actual Image



The immaculate lobbies have been designed by the interior specialist, Bilkey Llinas Designs from the USA. The result is magnificence in design and attention to detail.

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## DON'T LET PANORAMIC VIEWS DISTRACT YOU!

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Different crucial elements such as geotechnical information, environmental conditions, vegetation, slope analysis of the property have been considered to create a well-planned landscape for the grand game at M3M Golfstate. The result is a Golf Course that blends effortlessly into the landscape.

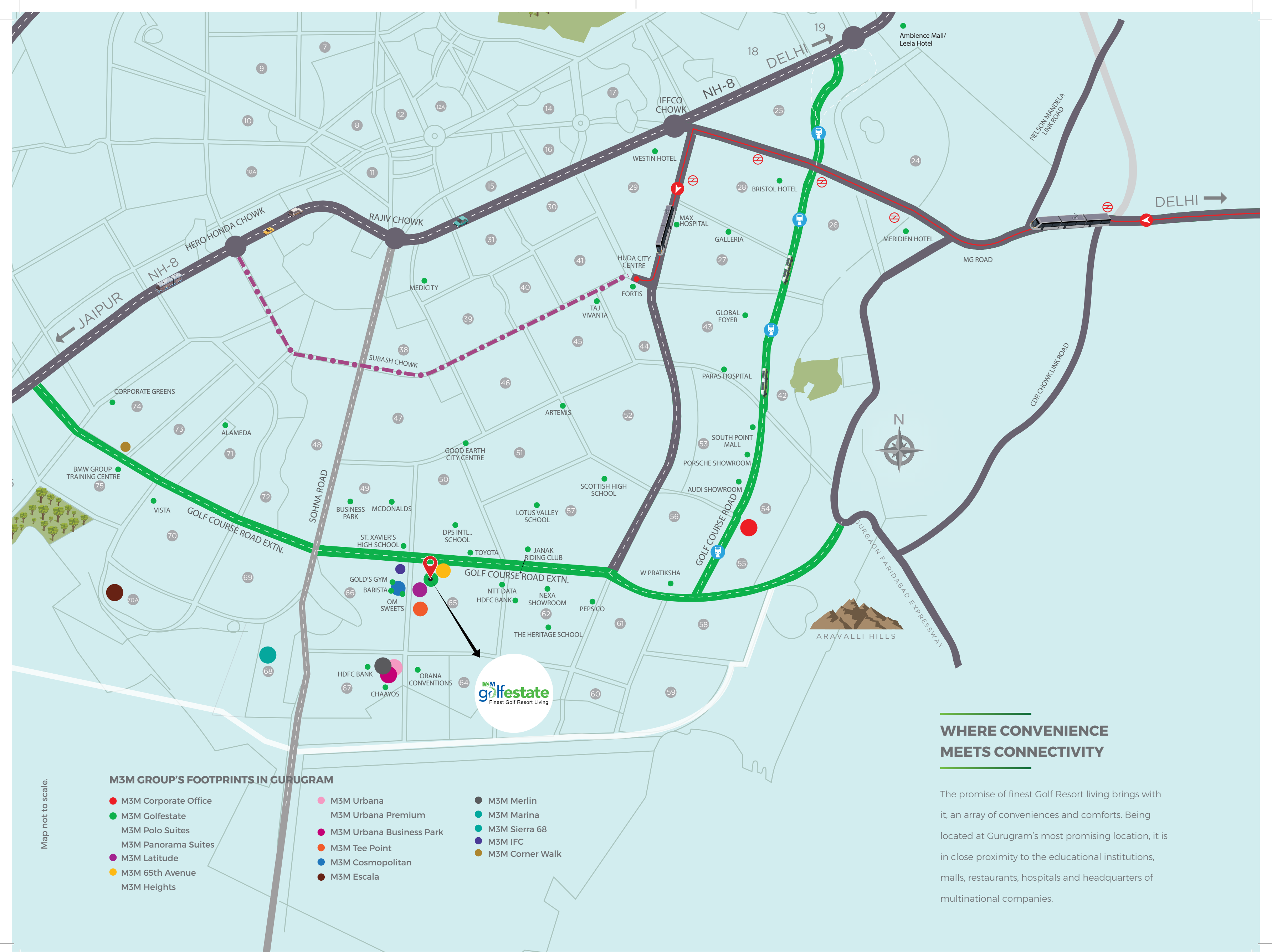
- 9-Hole Executive Golf Course designed by Golf Plan, USA
- Eco-friendly Green Landscape

“Golf-Course at M3M Golfstate has been carefully designed using a comprehensive approach giving careful attention to all fundamental elements of the project. Landscape design, construction economics & efficiency, 'long term' maintenance & appropriate ecological & environmental compatibility considerations have been integral to our design process.”

-Kevin Ramsey, Golf Plan, USA







Map not to scale.

**M3M GROUP'S FOOTPRINTS IN GURUGRAM**

- M3M Corporate Office
- M3M Golfstate
- M3M Urbana
- M3M Urbana Premium
- M3M Urbana Business Park
- M3M Tee Point
- M3M Cosmopolitan
- M3M Escala
- M3M Merlin
- M3M Marina
- M3M Sierra 68
- M3M IFC
- M3M Corner Walk
- M3M Latitude
- M3M Panorama Suites
- M3M Polo Suites
- M3M Heights

**WHERE CONVENIENCE MEETS CONNECTIVITY**

The promise of finest Golf Resort living brings with it, an array of conveniences and comforts. Being located at Gurugram's most promising location, it is in close proximity to the educational institutions, malls, restaurants, hospitals and headquarters of multinational companies.

## WELL THOUGHT OUT 'SITE PLAN'

The well-designed project plan of M3M Golfstate is an embodiment of green, spacious, refined and luxurious living.

- M3M PANORAMA SUITES
- M3M POLO SUITES
- CLUBS
- M3M LATITUDE
- FUTURE DEVELOPMENT



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## THE EXTENSION OF A LIFESTYLE

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Balconies at M3M Golfestate are designed with unmatched planning and precision. These spacious retreats feature smartly designed sunshade louvers which can be adjusted as per the movement of the sun. What's more, they double up as metallic blinds guaranteeing privacy. The balcony decks are big enough to entertain guests and private enough to become your own dynamic space. It is a place to relax and sunbathe, a place to get a breath of fresh air, to get a different perspective of what lies ahead, a place that is meant for you to slip into a mode of relaxation and a space to electrify you with stunning views of the bustling city life on one side and the Aravalli range on the other.



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### **VIP CLUB: A SCENIC ENTRANCE TO A SANGUINE WORLD**

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This is the place where you would want to be if teeing off is not on your mind. There is a 360 degree panoramic view all-around as one slides along the main swimming pool with its collection of inviting Jacuzzi recliners. As you absorb in the view and amenities and head to the stately VIP Clubhouse, you know a host of activities with their promise of languid, lingering entertainment awaits you.

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**VIP CLUB: COMMUNITY BUILDING**  
**THE GORGEOUS SPACE OF STYLE & CLASS**

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The VIP Club at M3M Golfstate is not just a destination but a lifestyle statement. It has been created with an emphasis on exclusivity, luxury and privacy. It has been planned and designed keeping in mind the need of a modern lifestyle - grand lobby, art gallery, mini-theatre, pre-function & banquet area, bakery, golf-pro shops, restaurant, bar, sky light lounge, wine cellar, gym, spa, salon, swimming pool are just some of the amenities on offer. We will spoil you for choices.



Sky Light Lounge



Bakery



Mini-theatre



Fine-dining



Meeting Room



Art Gallery



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## PRESENTING UNPARALLELED PANACHE @ THE CLUB-HOUSE

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The iconic clubhouse @ M3M Golfstate dazzles you with buzzing centres that provide ample opportunities for both work and play. The tall lobby provides a grand sense of arrival as you proceed to wine and dine at the swish restaurant and bar or host your clients at the stately meeting room. Nestled among the host of options and amenities that you get to enjoy here is the innovative mini theatre. Experience uncompromising cinema sound and next-gen visual technology that easily fits into your life. We recommend you to explore for there's so much more  
@ THE EXCLUSIVE M3M GOLFFESTATE CLUBHOUSE.



Restaurant - Actual Image



Table Tennis Room - Actual Image



Library - Actual Image



Business Center - Actual Image



Snooker Room - Actual Image



Mini Theatre - Actual Image



Artistic Impression

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## M-CAFÉ

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Splendid and sumptuous are just a few words that aptly describe the inviting world of enjoyable beverages and patisserie on offer at the M-Café. It's a great place to enjoy a cup of coffee while soaking in the panoramic views of the beach volleyball court and the lake. The tasteful décor, soothing ambience and inviting menu makes this place a must visit. Bon Appetit!

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## TEMPERATURE CONTROLLED POOL

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Dive into M3M Golfstate's world-class, temperature-controlled, rooftop swimming pool that overlooks the sprawling greens of the golf course. Far away from the maddening crowd, it is overwhelming by day and even prettier at night. The stunning outdoor pool is a perfect place to unwind and re-centre yourself under open, beautiful skies.

- Located on the 5th Floor
- Open View of Sprawling Greens
- Provision of Changing Rooms

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## WORK IT UP

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Whether you're looking to stretch or work up a sweat, a trip to the fitness centre at the Clubhouse is a great idea. Meet your health and fitness requirements on-the-go with great ambience and world-class equipments, for they come straight from Italy - courtesy the world-class Technogym. With exclusive spa and sauna, it is a fitness centre that is ideal for both exercise and relaxation. Stay fit and energized!







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## A JOG AT THE TOP

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The 250 mtr. rooftop jogging track allows you to take in breath-taking views of the manicured landscapes of the township and city lines beyond, as you get some exercise. Breathe in fresh air as you fall in love with nature all over again.

- Direct Access Through Lift
- Sitting Area
- Yoga Deck
- Meditation Centre





State-of-the-art indoor air-conditioned sports facility

Actual Image

## PLAY MORE, LIVE MORE

M3M Golfstate has got a host of sports and leisure themed activities and venues facilitating a healthy and active lifestyle. Just start your fitness regime by choosing your favourite activity.

Basketball Court | Tennis Court |  
 Indoor Badminton Court | Squash Court |  
 Indoor Cricket Pitch | Beach Volleyball | Multi  
 Activity Field | Outdoor Exercise Station



Actual Image



Actual Image



Actual Image



Actual Image

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## YOUR PRIVATE POOL HANGOUT

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Soak up the sun in a perfectly designed pool deck besides a beautiful pool. A cool place to hangout.



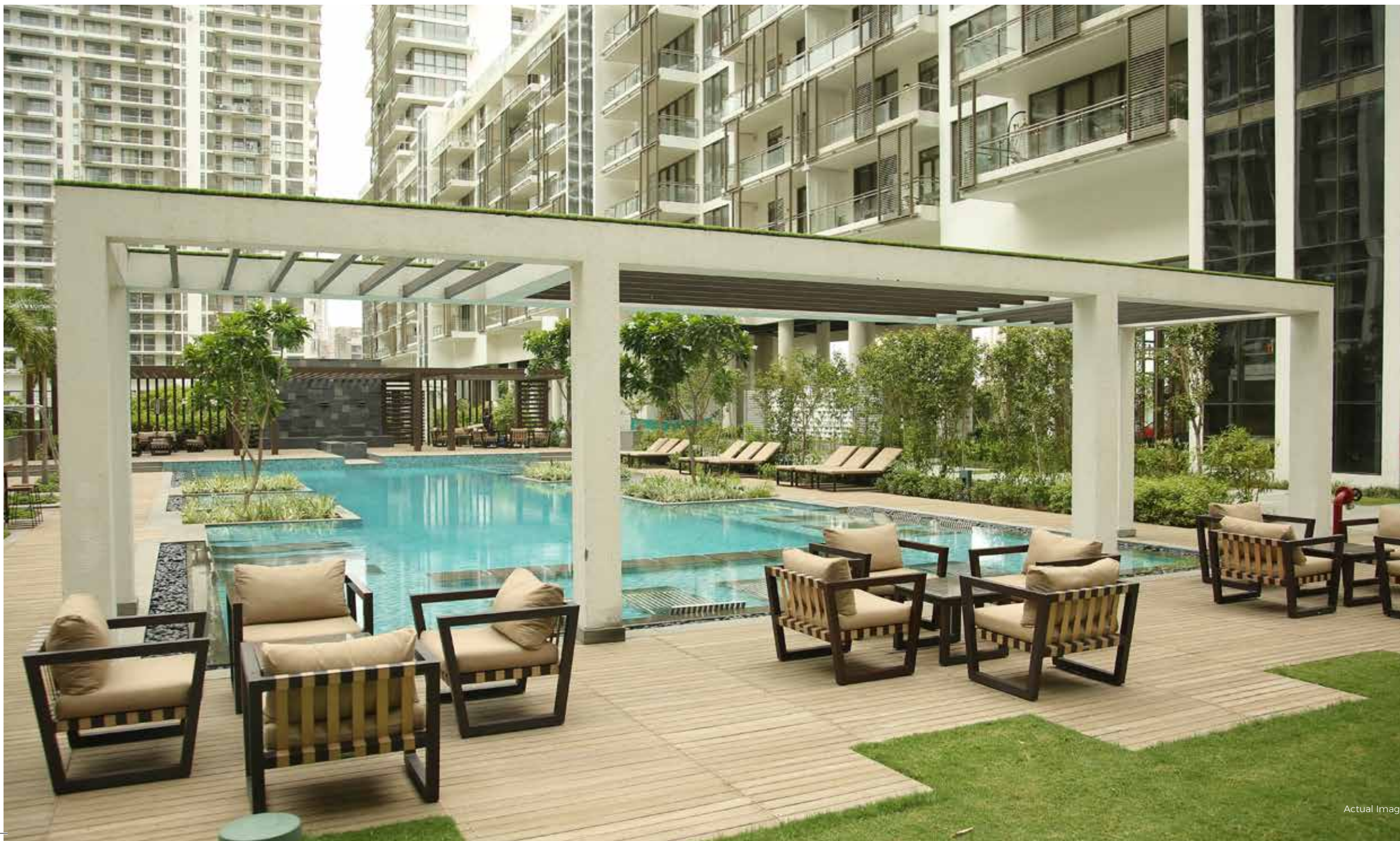
Actual Image

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## GET INTO THE MOOD

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You can have a gala time at the amphitheatre's performance stage, where your family and friends can display their talents. The amphitheatre area is apt for getting you in the mood, be it on sunny winter afternoons or pleasant spring evenings. The pop-up water fountains lend an informal charm to the place.



Actual Image



Actual Image

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## THE TINY TOT HAVEN

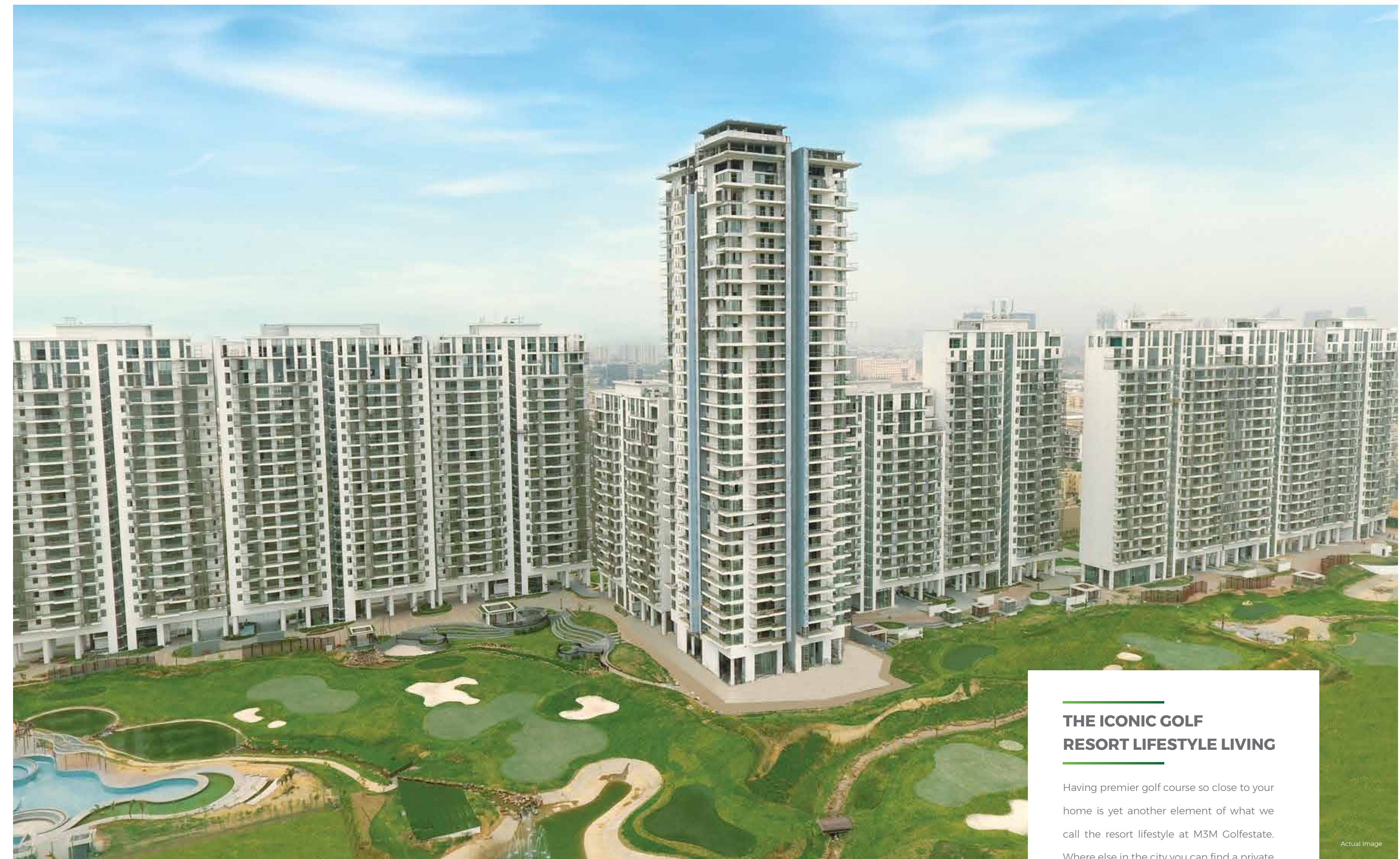
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Your kids are sure to have a great time at the dedicated kids play area, featuring tot lots, sand pits and water play areas that have a wading pool and a splash pool, all in a safe and healthy environment.

Jumping Jets | Water Sprouts | Wet Deck

Water Shooting Game | Children Play Mounds





## THE ICONIC GOLF RESORT LIFESTYLE LIVING

Having premier golf course so close to your home is yet another element of what we call the resort lifestyle at M3M Golfstate. Where else in the city you can find a private paradise that offers easy access to golf, combined with first-class amenities, lush landscape, luxury residential property and a world-class clubhouse to soak it all in.

Actual Image

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Artistic Impression

### CONVENIENT PARKING SPACES

No more driving around looking for space to park. Just drive into your reserved spot at the two level car parking.

- Wide Entry & Exit
- Optimal Space Management
- Well-lit Parking Areas
- Info Signages
- Automatic Boom Barriers

### A PARADISE PROTECTED BY 5 LEVELS OF SECURITY

We stay awake so that you can have a peaceful sleep. Our 5-tier security works round-the-clock just to make sure that you have nothing to worry about.

- CCTV
- Automatic Boom Barriers
- Video Door Phones
- Entry/Exit through Access Card
- Manned Security



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression



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**REAL ASSET, REAL VALUE  
WORLD-CLASS FACILITY MANAGEMENT  
BY FORTUNE 500 COMPANY - JLL**

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At M3M Golfstate, the efficiency and performance of every amenity is constant and at par with global standards. That's why, India's largest and premier facility management company, JLL is at your service 24x7.

JLL specializes in integrated facility management with an extensive geographic footprint across 11 cities.

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## WORLD-CLASS PARTNERS

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### PROJECT ARCHITECT

ARCOP International, Montreal, Canada

### GOLF COURSE DESIGN

Golfplan, California, USA

### LANDSCAPE DESIGN

Geyer Coburn Hutchins (GCH), Seattle, USA

### LIGHTING CONCEPT

Bo Steiber, Singapore

### INTERIORS

- Bilkey Llinas Design (BLD), Florida, USA
- HBA, Singapore

### CONSTRUCTION & FINISHING

Larsen & Toubro (L&T)





## SPECIFICATIONS

Bringing together the finest materials to create the most stunning masterpiece.

AREAS	FLOOR	WALLS/CEILING	DOORS & WINDOWS/GLAZING	OTHER
Master Bedroom/ Other Bedrooms	Master Bedroom: Imported Brand Marble/Engineered Wooden Flooring  Other Bedroom: Engineered Wooden Flooring	POP Punning/Gyp Plaster with Acrylic Emulsion Paint on Walls & Ceiling	Doors: 2.4 meters High Flush Shutters with Polished Veneer  Windows: Aluminium Window Frames with Combination of Double/Single Glazed Panels	<b>Daikin</b> VRV/VRF AC units
Kitchen	Natural Polished Stone	Combination of Premium Tiles & POP Punning/Gyp Plaster with Acrylic Emulsion Paint on Walls  Ceiling Acrylic Emulsion Paint	Doors: 2.4 meters High Flush Shutters with Polished Veneer  Windows: Aluminium Glazing	<b>Miele</b> Modular Kitchen Fully Fitted with Hob, Chimney, Dishwasher, Microwave Oven and <b>Siemens</b> Refrigerator. Granite Counter Top, Stainless Steel Sink and <b>Grohe</b> CP Fittings
Master Toilet & Other Toilets	Imported Brand Marble	Master Toilet: Imported Brand Marble  Other Toilets: Premium Tiles  False Ceiling with Acrylic Emulsion Paint	Doors: 2.4 meters High Flush Shutters with Polished Veneer  Windows: Aluminium Glazings	Master Toilets: 5 Fixture Toilet with <b>Toto</b> Bathtub and Jacuzzi.  Other Toilet: 3 <b>Toto</b> Fixture Toilet  <b>Grohe</b> CP Fittings, Marble Counter Glazed <b>Kohler</b> Shower Enclosure, Exhaust Fan Vented to Exterior, Mirror with Wall Mounted Vanity Lighting

AREAS	FLOOR	WALLS/CEILING	DOORS & WINDOWS/GLAZING	OTHER
Living Room/ Dinning/Foyer/ Family Room/Study	Botticino Marble	POP Punning/Gyp Plaster with Acrylic Emulsion Paint on Walls & Ceiling	Entrance Door: 2.4 meter High Flush Shutters with Polished Veneer and Polished Door Frame  Internal Door: 2.4 meter High Flush Shutters with Polished Veneer  Windows: Aluminium Window Frames with Combination of Double/Single Glazed Panels	<b>Daikin</b> VRV/VRF AC units
Utility/Servant Room	Ceramic Tiles	Oil Bound Distemper Paint	Doors: 2.4 meters High Flush Shutters with Polished Wood Veneer  Windows: Aluminium Glazings	Indian Brand Chinaware and CP Fitting
Balcony/Terraces	Anti-Skid Vitrified Tiles	Exterior Paint	Windows: Aluminium Glazings	

### POWER BACKUP AND CCTV SURVEILLANCE

100% Power backup with suitable diversity and load factor per apartment, round-the-clock treated water supply & all systems for fire safety as per norms.	CCTV for basements, ground floor, lobbies, entry and exit to the development. Automatic boom barriers and manual gates at entry and exits, intelligent access control system, panic alarm button is installed in master bedroom and a video door phone near apartment entrance.	Premium modular switches & sockets, copper wiring
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**Miele**

**DAIKIN**

**MITSUBISHI**

**GROHE**

**DURAVIT**

**TOTO**  
Perfection by Design

**SIEMENS**

**KOHLER**



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## AN ENTERPRISE CREATING INSPIRING SPACES

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M3M, today, is one of India's top 3 real estate developers with a reputation for identifying emerging real estate markets, recognizing aspirations in lifestyle evolution, perfecting the modulations of luxury and responding with projects that capture the unique spirit of changing India.

What really helps us stand out in the real estate industry is our belief - to ensure that every project is delivered with speed and excellence. From the iconic residential developments like M3M Golfestate and M3M Merlin to award winning commercial developments like M3M Urbana and M3M Cosmopolitan, our projects demonstrate our capacity to pursue excellence with unwavering consistency.

Through the undeniable merit of our projects, we have established ourselves as a developer of sound credibility. It's a landmark that has been achieved with principles and hard work.

Our eyes are now set on bigger targets, goals that are yet unaccomplished in the realty sector. Our commitment and belief direct us to believe that the future holds more for us, which is why we are ready with unique developments that will epitomize the new bustling millennium, Gurugram.

## DELIVERED MASTERPIECES

### TRANSFORMING PROMISES INTO REALITY

Much of our success can be credited to our functioning as a progressive organization in terms of delivering better and smarter real estate developments.

With a land bank of more than 8 million square meters at the most desirable locations of Delhi NCR, M3M has delivered 9 iconic projects encompassing residential, commercial, retail and office spaces. And then there are 10 projects that are in advanced stages of development with a targeted delivery in the next few months. This feat of credibility of delivering world-class projects has been possible because of our resolve to bring out the best from the realty sector. Our patron-centric vision has enabled us to come up with concepts and designs that call out for an association with the best architects and designers to implement them.

We are proud to say that our professionalism and continued dedication to detail, have earned us the trust of countless families, leading brands and a host of renowned partners. This is the relationship that we cherish and together, we believe in doing what we repeatedly do - creating landmarks beyond beauty and delivering dreams surpassing expectations.



**M3M golfestate**  
Fairway  
GOLF COURSE ROAD EXTENSION  
SECTOR-65, GURUGRAM



**M3M golfestate**  
Fairway  
GOLF COURSE ROAD EXTENSION  
SECTOR-65, GURUGRAM



**M3M PANORAMA**  
EXCLUSIVE 30 SUITES  
GOLF COURSE ROAD EXTENSION  
SECTOR-65, GURUGRAM



**M3M POLO SUITES**  
SINGAPORE STYLE WORLD-CLASS APARTMENTS  
GOLF COURSE ROAD EXTENSION  
SECTOR-65, GURUGRAM



**M3M MERLIN**  
SINGAPORE STYLE WORLD-CLASS APARTMENTS  
GOLF COURSE ROAD EXTENSION  
SECTOR-67, GURUGRAM



**M3M WOODSHIRE**  
SECTOR-107, GURUGRAM



**M3M ESCALA**  
SECTOR-71A, GURUGRAM



**M3M COSMOPOLITAN**  
STYLISH RETAIL & COMMERCIAL HUB  
SECTOR-66, GURUGRAM



**M3M URBANA**  
The Latest in the Evolution of Urban Business & Retail  
SECTOR-67, GURUGRAM





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## THE M3M WORLD

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The future of luxury-living is here. M3M Life is a venture that will develop high-end housing projects all over the country.



M3M Joy proposes to create an ideal world of entertainment and hospitality. It will spearhead the Company's journey into innovative projects by bringing world-class hotels, serviced apartment and malls to life.



M3M Zone is M3M's own "Silicon Valley". This part of the Company will be responsible for bringing in IT companies and SEZs, to put this area amidst intelligent surroundings.



M3M Learn is a revolutionary effort by M3M India Ltd. that specialise in bringing up the best institutions affiliated with top universities worldwide. It will be responsible for delivering the best in education.



M3M Biz is here to revolutionise shopping and office spaces. This part of the Company specialises in bringing exclusive commercial centres to life. It is here to take on the responsibility of changing our outlook towards office and retail spaces in the near future.



M3M India Ltd. is expanding internationally, forging life-long, mutually beneficial ties. This is in line with the Group's long-term ambitious growth strategy to mark its presence globally. The Group already has a marketing presence in the USA, the UK and the Middle-East.



M3M CARE is the human face of the company that embodies the group's CSR activities. We believe in giving back to our employees, our community and to our natural surroundings.

## REDEFINING THE FUTURE

M3M is all set to march into the future with limitless expansion and inclusive growth by upgrading living concepts and foraying into new sectors.



### Smart City

The mass access to modern amenities in India has made smart living a priority for government and industries. M3M is also planning to develop smart cities designed using the urban informatics and technology to improve the efficiency of services.



### Industrial Warehousing

M3M is entering into the warehousing industry set to grow at a CAGR of 8%–10% and modern warehousing at 25%–30% over the next 5 years.



### Affordable Housing

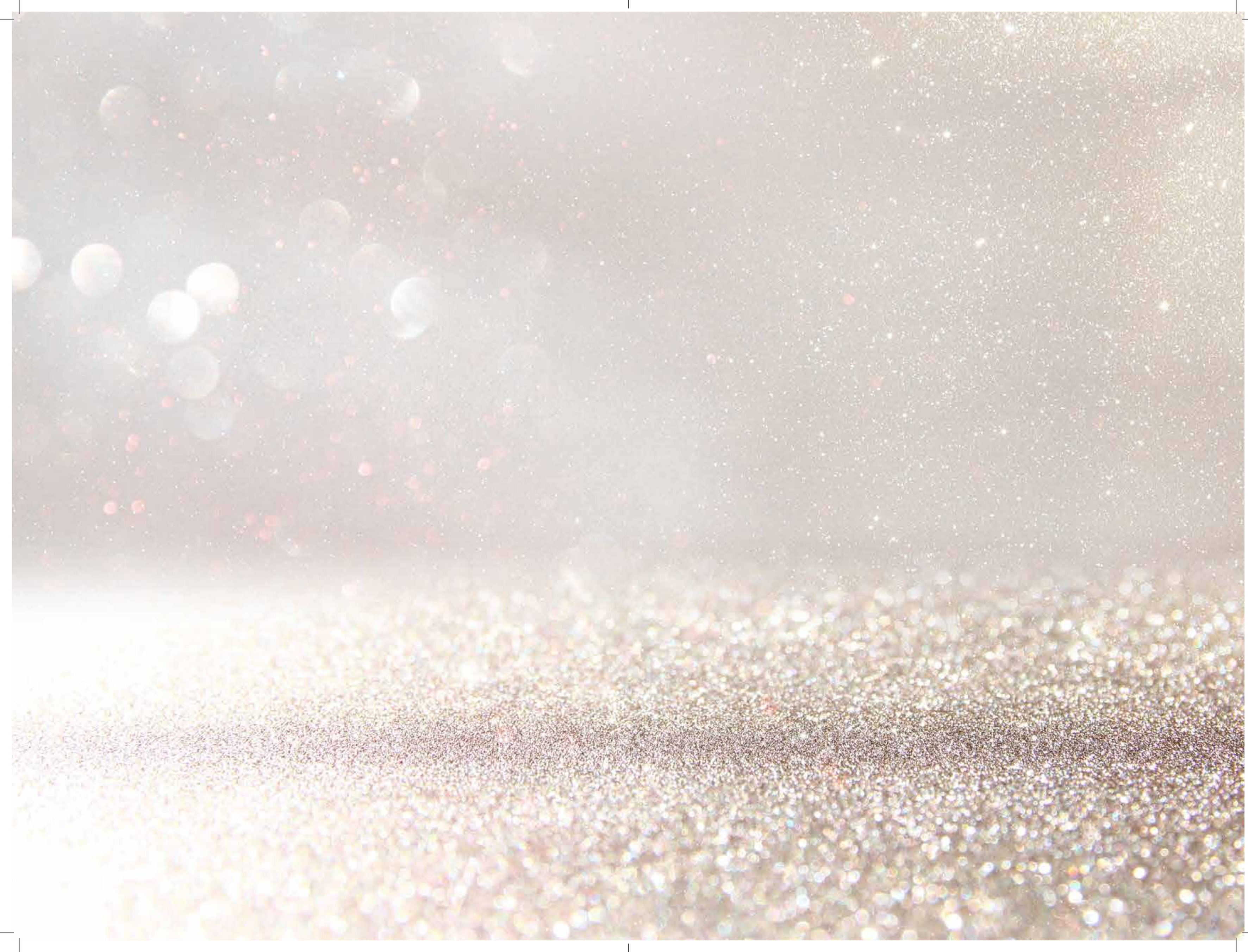
Inspired by the vision of 'Housing for All', M3M is planning to add value to affordable living by providing better homes to Lower Income Groups looking for the luxury of self-owned home.



### Education

M3M believes in providing quality education in order to sow seeds for a better tomorrow. The Group aims to establish institutions which can create leaders who are able to contribute and succeed in the rapidly changing society.


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1 Hect. = 2.47105 Acres, 1 Acre = 4840 sq. yds. or 4046.864 sq. mtrs., 1 sq. mtr = 10.76 sq. ft.





Our Expertise. Your Joy.

CIN No. of M3M (U80903HR2007PTC044491)

 Manglam Multiplex Pvt. Ltd.  
Under Brand License from M3M India Pvt. Ltd.  
The Experia Sales Gallery/CRM Cell  
M3M Cosmopolitan, 12th Floor,  
Sector-66, Gurugram-122002, India

Site  
M3M Golf Estate  
Sector-65, Gurugram-122002, India

 1800 123 3333  
 'M3M' to 56263  
 sales@M3MIndia.com, Info@M3MIndia.com  
 www.M3Mgolfestate.com