

PRESENTING...A COMPLEMENTARY OFFERING:



THE  
MARINA



SIERRA<sub>68</sub>

A PROJECT BY...







# Creating Magnificence Delivering Masterpieces

## The M3M Way..

- M3M has been known to develop the most prolific concepts and brand icons
- We recently launched the most coveted Trump Towers Delhi-NCR
- We also delivered 8 iconic projects changing the contour of real estate of Gurugram..





## Delivered Projects

### RESIDENTIAL



M&M  
golfestate  
Fairway



M&M  
WOODSHIRE



M&M  
MERLIN  
SINGAPORE STYLE WORLD-CLASS APARTMENTS



M&M  
golfestate  
Fairway



M&M POLO SUITES  
WHERE THE GENTLY RESIDE



M&M  
PANORAMA  
— EXCLUSIVE 36 SUITES —

### COMMERCIAL



M&M  
COSMOPOLITAN  
STYLISH RETAIL & COMMERCIAL HUB



M&M  
URBANA  
The Latest in the Evolution of Green Business & Retail

# Marvels in the Making..

## RESIDENTIAL

M&M  
ST. ANDREW'S  
GOLF RESIDENCES

M&M  
HEIGHTS  
865<sup>TH</sup> AVENUE

M&M  
latitude  
CHINA WITH ATTITUDE

M&M  
MARINA

M&M  
SIERRA<sup>68</sup>

M&M  
ESCALA

TRUMP  
TOWERS  
RESIDENCES

## COMMERCIAL

M&M  
65<sup>TH</sup> AVENUE

M&M  
IFC  
NEW INTERNATIONAL  
FINANCIAL CENTER

URBANA  
premium

M&M  
CORNER WALK

M&M  
TEEP<sup>o</sup>INT

## SERVICE APARTMENTS

M&M  
ONE-KEY  
RESIDENCES

M&M  
ROYAL  
REGALIA

## IT Park

M&M  
URBANA  
The Workplace of the Future





Situated on 30m wide sector road

Just 30 minute drive from Delhi International Airport.

The site is prominently located just off Sohna road and has easy access from Golf Course Road Extn. & NH-8.

Located near Metro corridor, offering fast, convenient and comfortable connectivity.

## COMPLEMENTARY PRODUCT OFFERINGS

M&M  
MARINA

M&M  
SIERRA<sup>68</sup>

ECLECTIC MIX OF  
CONFIGURATIONS

2BHK, 3BHK+2T  
& 3BHK+3T

2BHK &  
2BHK+S

CHOICE OF  
DEVELOPMENT TYPE

G+23 TO G+32  
HIGH-RISE

G+14  
MID-RISE

PREMIUM  
SPECIFICATIONS

M&M QUALITY  
ASSURANCE



# An Island that is surrounded by comforts & prosperity

M3M URBANA  
M3M  
COSMOPOLITIAN  
EROS CITY SQUARE  
RAHEJA MALL  
UNITECH ARCADIA  
RODEO DRIVE

MCDONALD'S  
BIKANERWALA  
DOMINO'S  
HALDIRAMS  
THE OUTBACK  
PIZZA HUT  
Many More

  
**MARINA**  
THE  
  
**SIERRA<sub>68</sub>**

PATHWAYS WORLD  
SCHOOL  
GD GOENKA WORLD  
SCHOOL  
DPS INTERNATIONAL  
ST. XAVIER'S HIGH  
SCHOOL  
HERITAGE SCHOOL

MEDANTA  
MAX  
PARAS  
FORTIS  
ARTEMIS



# Site Plan























Driveway, Drop-off and Basement, Surface Parking



Entry Plaza with Water Features





3-Tier Security for your safety



Towers surrounded by Landscaped views





Shallow water Body with Alfresco



Youth Garden, Fitness Court, Yoga Centre



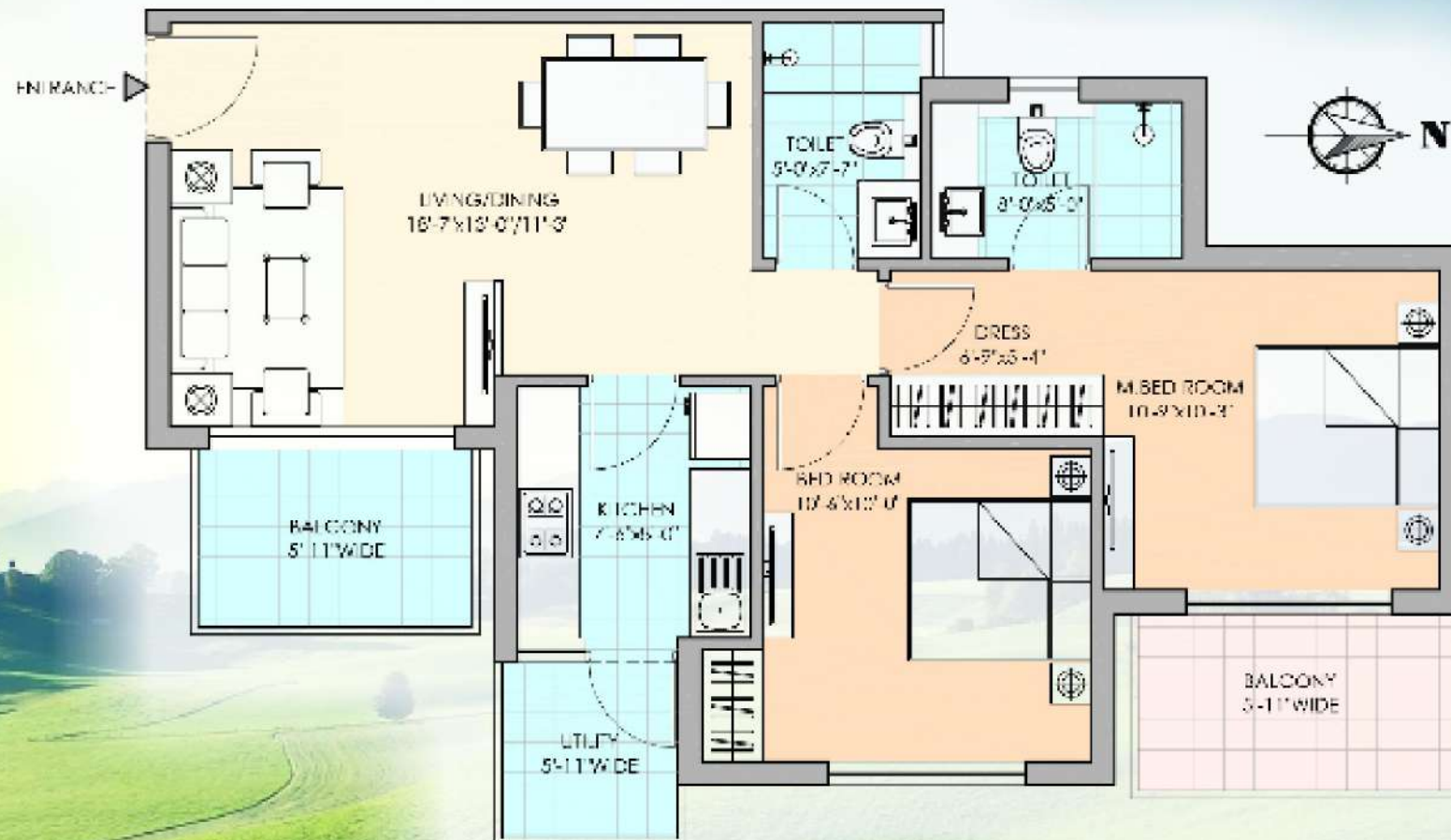


Multi-functional Areas that cater to all age-groups



Club-house with Terrace Pool





- East west orientation enabling well lit and well ventilated apartments
- Efficiently designed layouts





- East west orientation enabling well lit and well ventilated apartments
- Efficiently designed layouts



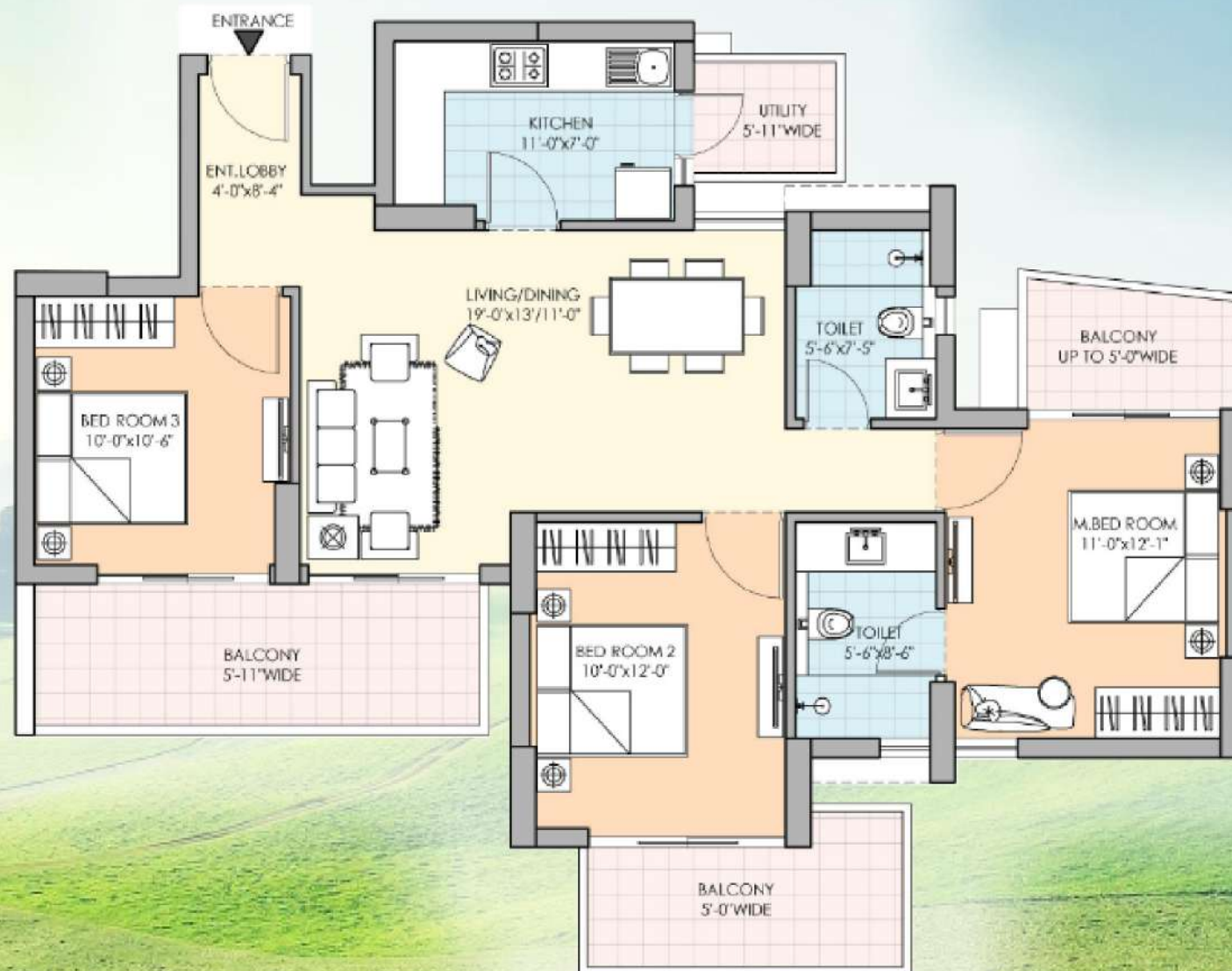
## FLOOR PLANS



### 2 BHK

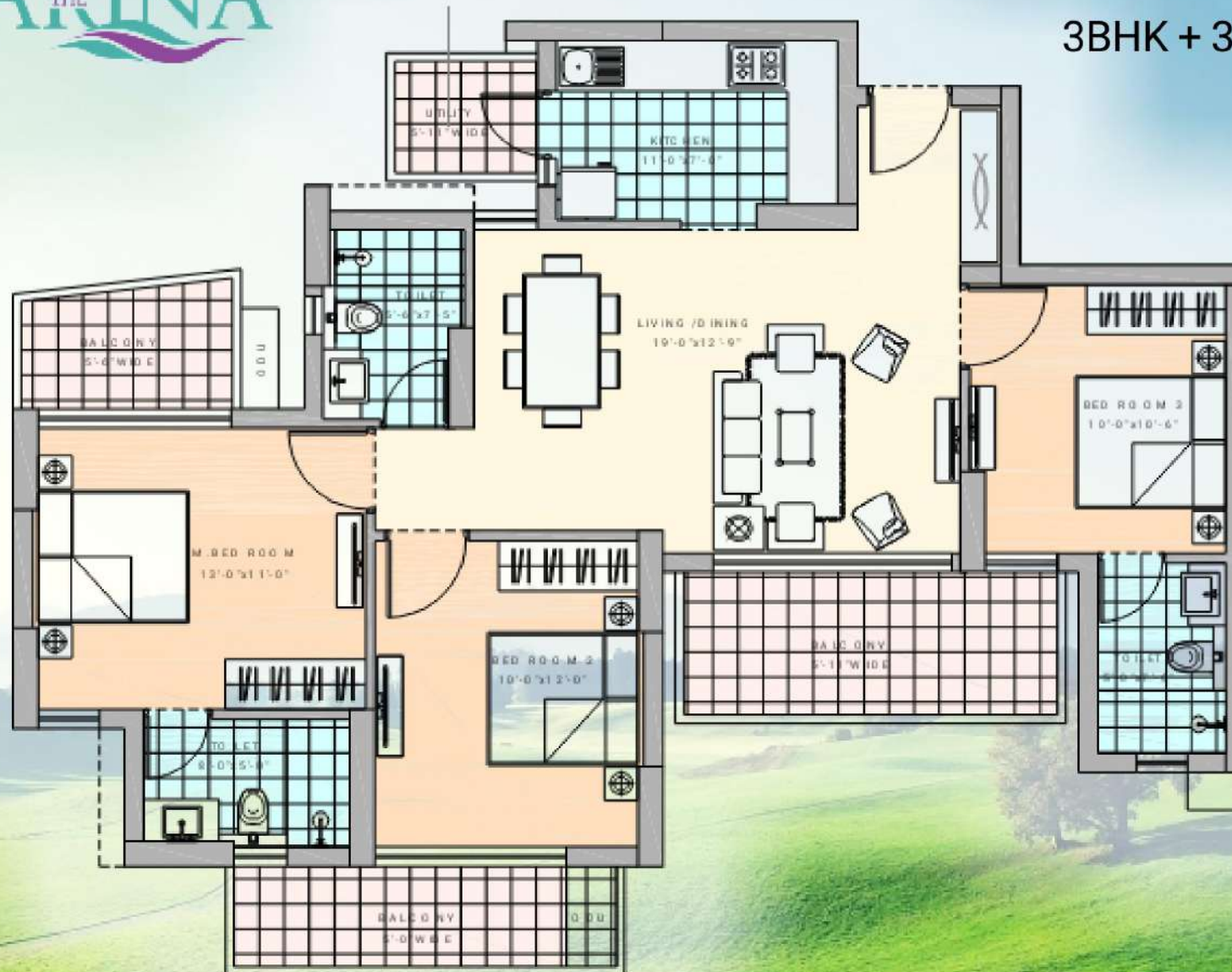






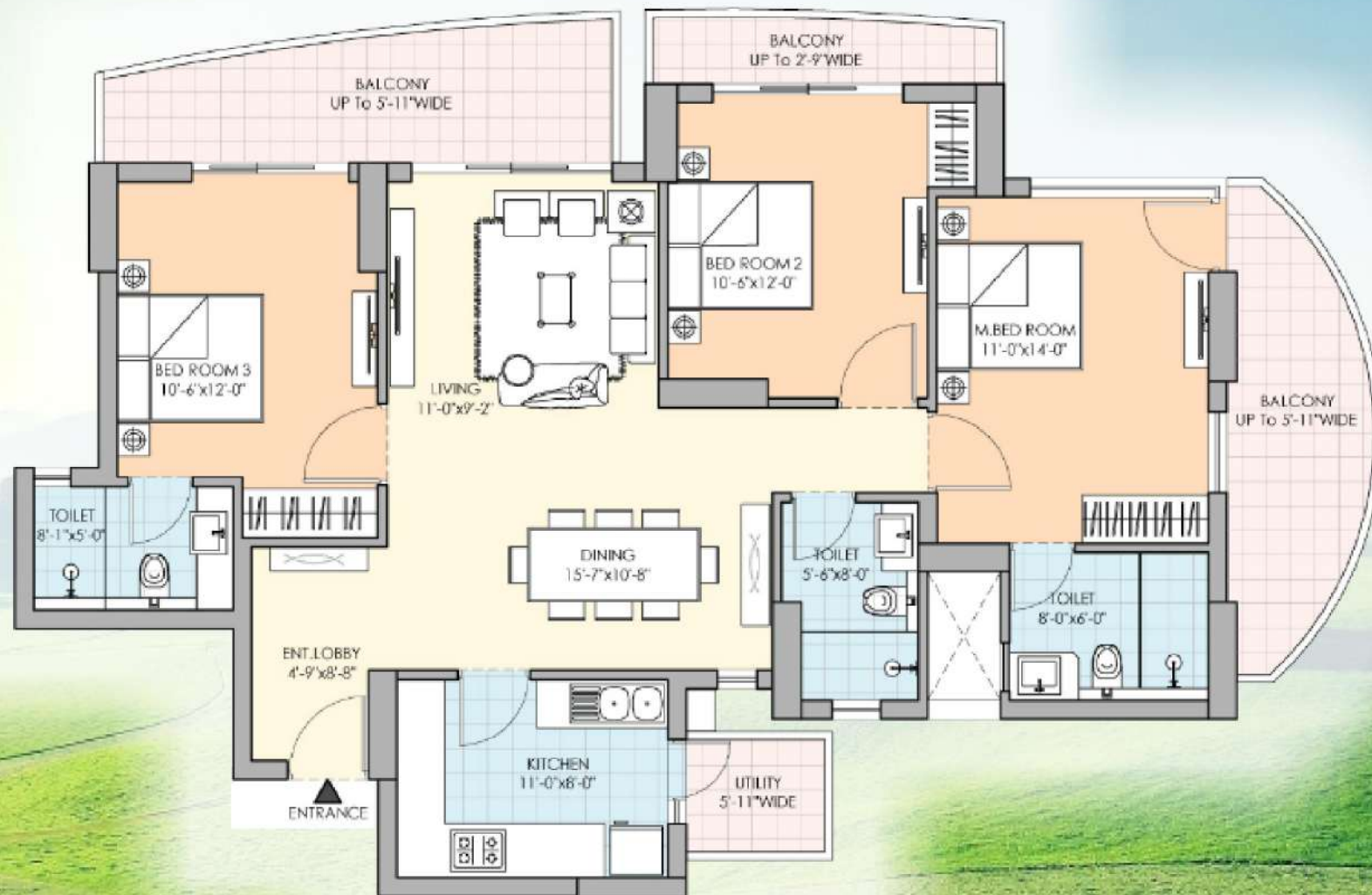


3BHK + 3T



- East west orientation enabling well lit and well-ventilated apartments
- Efficiently designed layouts







# Specifications & Finishes





## 2 BHK, 2 BHK + STUDY, 3 BHK

### Bedrooms

Walls: Plastic Emulsion  
Floors: Laminated wooden flooring  
Doors: Hard Wood Door Frame with Flush Shutter  
Windows : UPVC/ Powder coated or Anodized Aluminum Glazing  
Ceiling: Plastic Emulsion

### Living/Dining Room

Walls: Plastic Emulsion  
Floors: Vitrified Tiles  
Doors: Hard Wood Door Frame with Flush Shutter  
Windows: UPVC/ Powder coated or Anodized Aluminum Glazing  
Ceiling: Plastic Emulsion

### Kitchen

Walls: 2' high ceramic tiles above counter, balance OBD paint  
Floors: Vitrified Tiles  
Doors: Hard Wood Door Frame with Flush Shutter  
Windows: UPVC/ Powder coated or Anodized Aluminum Glazing  
Ceilings: Oil Bound Distemper Paint  
Others: Polished Granite counter with SS sink and CP fittings





## 2 BHK, 2 BHK + STUDY, 3 BHK

### Toilets

Walls: Combination of Ceramic Tiles, Oil Bound Distemper & Mirror.

Floors: Anti skid Ceramic tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceilings: Oil Bound Distemper Paint

Others: Granite Marble Counter with White Sanitary fixtures and CP fittings

### Lift Lobbies

Walls: Selected stone cladding & Oil bound Distemper paint

Floors: Combination of Natural Stone & tiles

Doors: Stainless Steel finished lift doors

Ceilings: Oil Bound Distemper Paint

Air-conditioned Ground Floor Lobby

### External Façade

Walls: Combination of stone and durable paint





# M3M Sierra68

Type	Size (Sqft)	BSP (PSF)
2BHK	1200	Rs 6299
2BHK + Study	1478	Rs 6499

Masterstroke 2	
Type	Rental
2BHK	Rs 20,000 P. M
2BHK + Study	Rs 25,000 P. M
For 2 Years post possession	

Payment Plan	Masterstroke 1
Subvention 5: 75: 20	15% Assured Rental till Possession.
PLP 40: 60	9% Assured Rental till Possession.



# M3M The Marina

Type	Size (Sqft)
2BHK	1300
3BHK + 2T	1620
3BHK + 3T	1716
3BHK + 3T	1914

Masterstroke 2	
Type	Rental
2BHK	Rs 22,000 P.M
3BHK + 2T	Rs 28,000 P.M
3BHK + 3T (1716 Sqft)	Rs 30,000 P.M
3BHK + 3T (1914 Sqft)	Rs 35,000 P.M

For 2 Years post possession

Payment Plan	BSP (Per Sqft)	Masterstroke 1
Subvention 5: 75: 20	Rs 7250/ Rs 7600	15% Assured Rental till Possession on the booking amount
PLP 40: 60	Rs 7050/ Rs 7350	9% Assured Rental till Possession on the booking amount



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