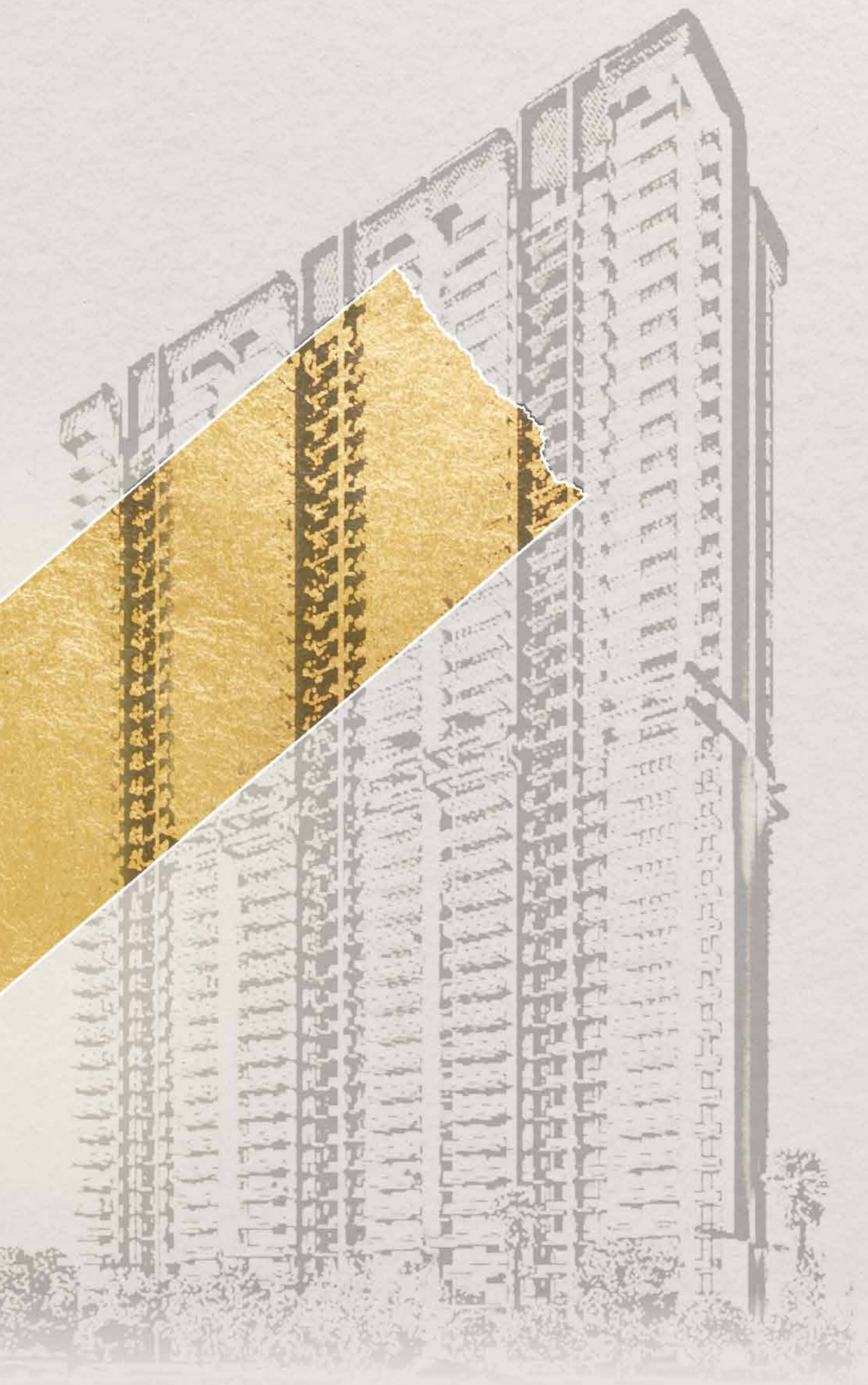


M3M

CAPITAL

GOLF STYLE LIVING

SECTOR-113, SMART CITY DELHI AIRPORT, GURUGRAM



FROM JUST A LOCATION TO A LANDMARK



Imagine living at the centre of everything. Sector 113 offers you an opulent lifestyle where everything is located just minutes away from your doorstep.

LANDMARK

FROM JUST A HOME TO A LARGER THAN LIFE DEVELOPMENT



Walk to Shop



Walk to Work



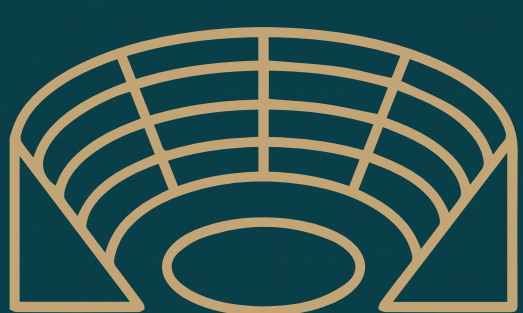
Acres of Green



Holistic Living



Safe & Secure
Environs



Activity Zones

Whether you want to indulge in some tempting cuisine or get your staples, this paradise will take care of your every need.

FROM
JUST A LIFE TO
A LIFESTYLE..



THE SENSE OF WELL-BEING

A lifestyle with your world around, a luxury that everyone craves for, where an innovative open living design merges seamlessly with rich experiences.



PRESENTING

M3M CAPITAL

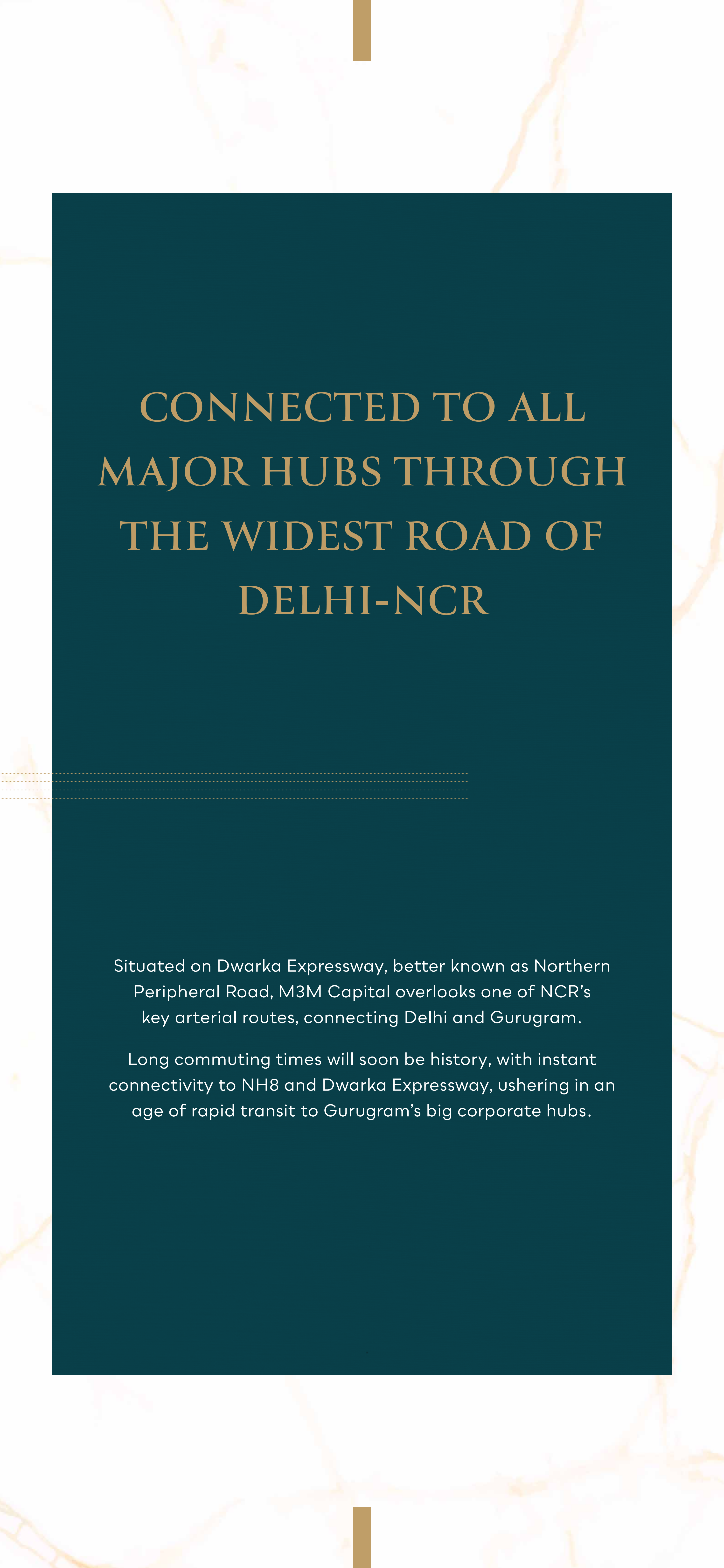
EXPERIENCE A WORLD OF
INDULGENCE WITH
GOLF STYLE LIVING!

Reaching for the stars is no more a metaphor when you live & experience a lifestyle in one of these Golf-style residences amidst the throbbing city of Gurugram.

Treat yourself to an exclusive lifestyle where nothing distracts you from the effortless pleasure of living.

DISCOVER AN
EXUBERANT LIFESTYLE
IN THE HEART OF A
THRIVING CITY





CONNECTED TO ALL MAJOR HUBS THROUGH THE WIDEST ROAD OF DELHI-NCR

Situated on Dwarka Expressway, better known as Northern Peripheral Road, M3M Capital overlooks one of NCR's key arterial routes, connecting Delhi and Gurugram.

Long commuting times will soon be history, with instant connectivity to NH8 and Dwarka Expressway, ushering in an age of rapid transit to Gurugram's big corporate hubs.

AT THE CENTER OF EVERYTHING

7 Mins Travel Time to International Airport (IGI)

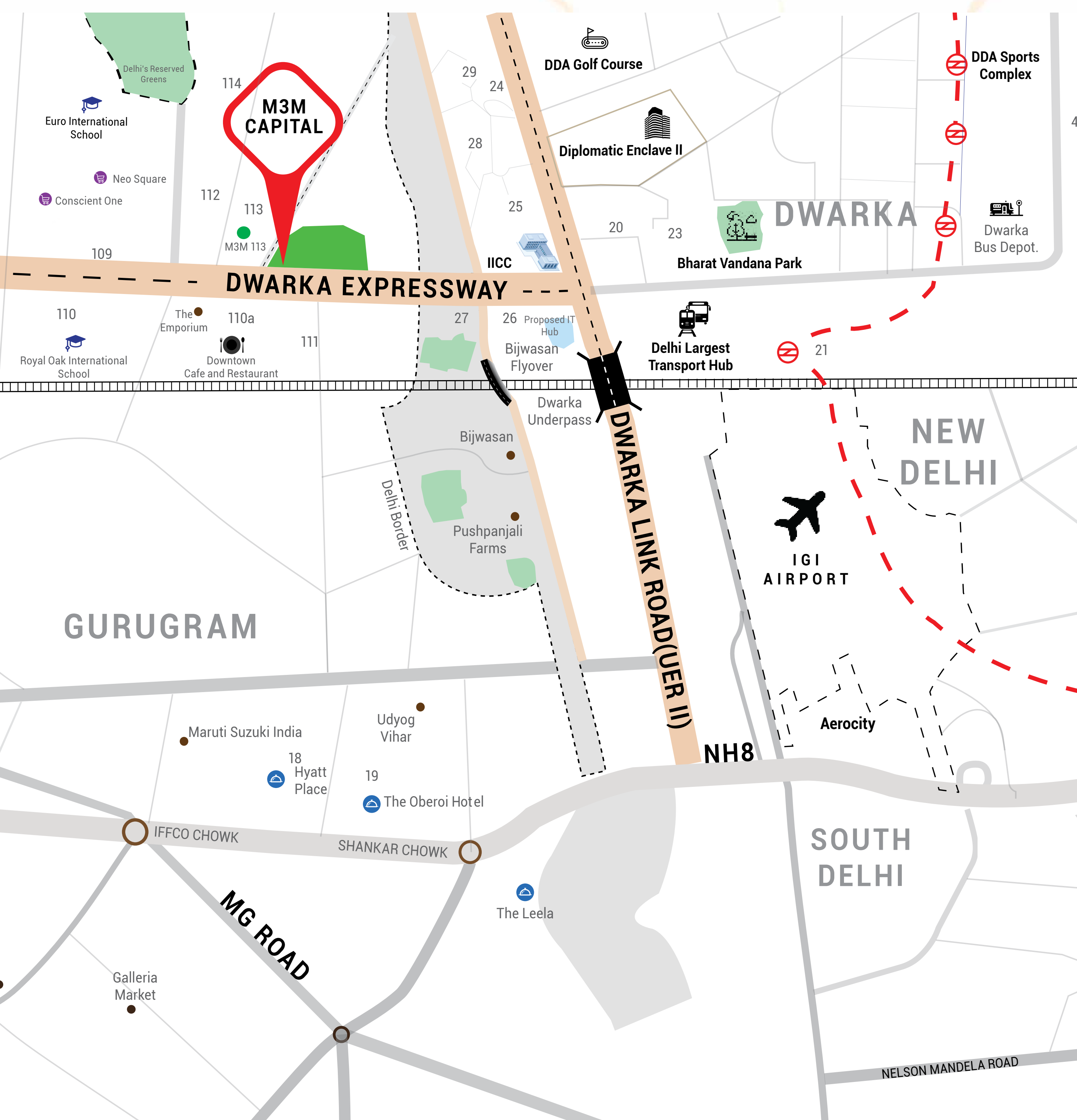
3 Mins Travel Time to Asia's Largest Convention & Exhibition Centre

5 Mins Travel Time to Diplomatic Enclave II

20 Mins Travel Time to South Delhi

7 Mins Travel Time to Delhi's Largest Transportation Hub

15 Mins Travel Time to International Sports Complex



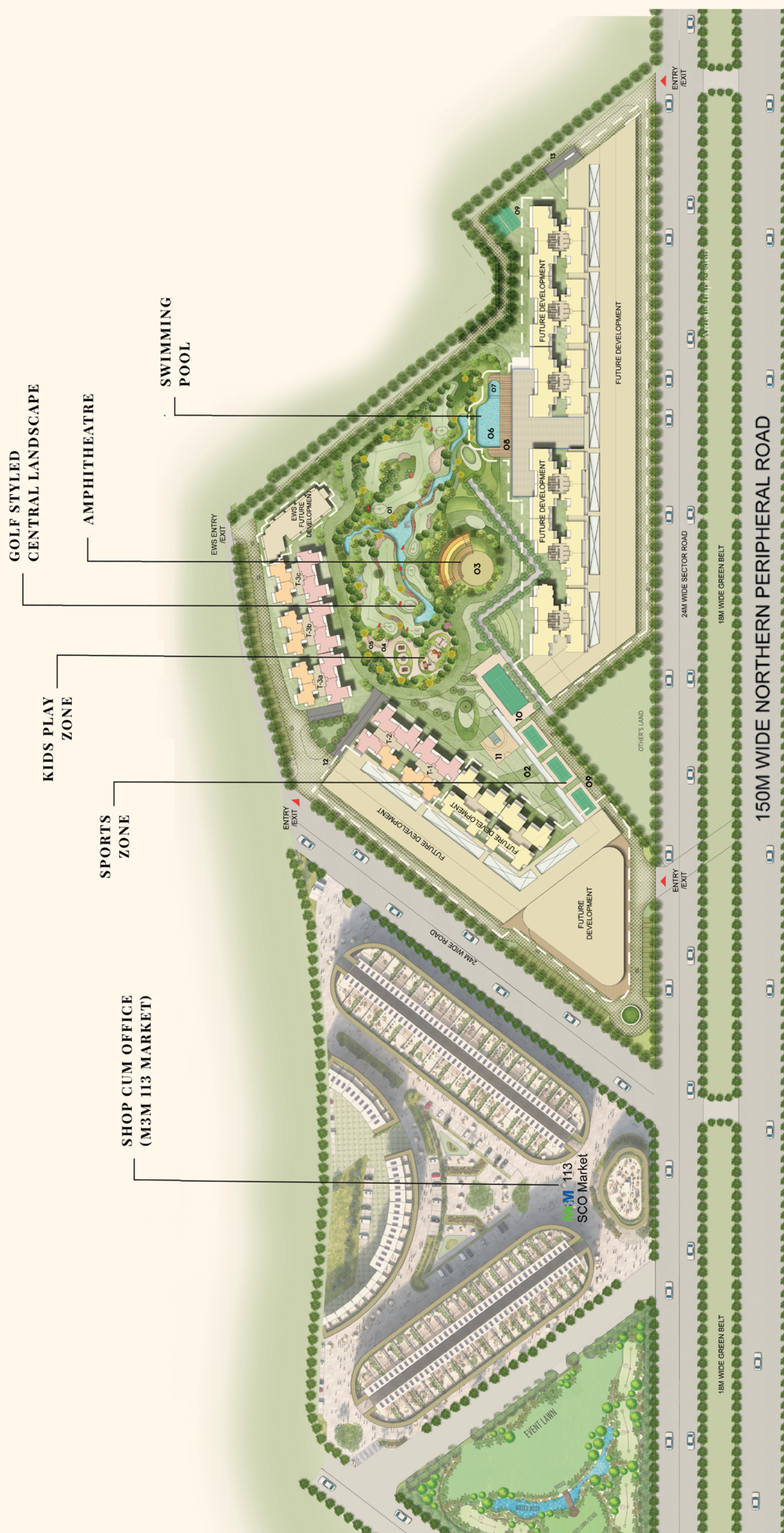
ENJOYING THE SOCIAL FABRIC OF DELHI AND GURUGRAM

15+
International Schools

8+
Multi-speciality Hospitals

5+
Five Star Hotels

A SITE PLANNED FOR A HOLISTIC LIVING EXPERIENCE



The fine balance of nature and a premium lifestyle is designed for a healthier and fuller life, making it the most thoughtful property in Delhi NCR. With developments concentrated on the periphery, the center is marked with beautifully landscaped golf greens. The pathways are flanked by verdant greens offering you a delightful, well-planned layout.

OPULENCE OF THE HIGHEST ORDER TO MARK YOUR ARRIVAL



Artistic Impression

A welcoming and spectacular arrival experience, the grand entrance ushers you into an alluring world of extravagance with bespoke interiors offering you a 5-star experience. As you walk along the plush lobby, get down to the high-speed elevator that transports you to your luxurious abode, you know, you have arrived where only a few can make it.



Artistic Impression

MAGNIFICENT LOBBY-AN AESTHETIC OF SIMPLE, SUBTLE, AND UNOBSTRUSIVE BEAUTY.

The grandeur of the aesthetically designed entrance leads you to the first step into opulence, as visitors are greeted by a grand lobby. It will always remain a statement of luxury unlike any other, giving visitors an insight into the world of indulgence. It's a lounging area that makes every minute of wait worth it.

OPTIMIZED RESIDENCES LARGE ENOUGH TO ACCOMMODATE YOUR DREAMS.



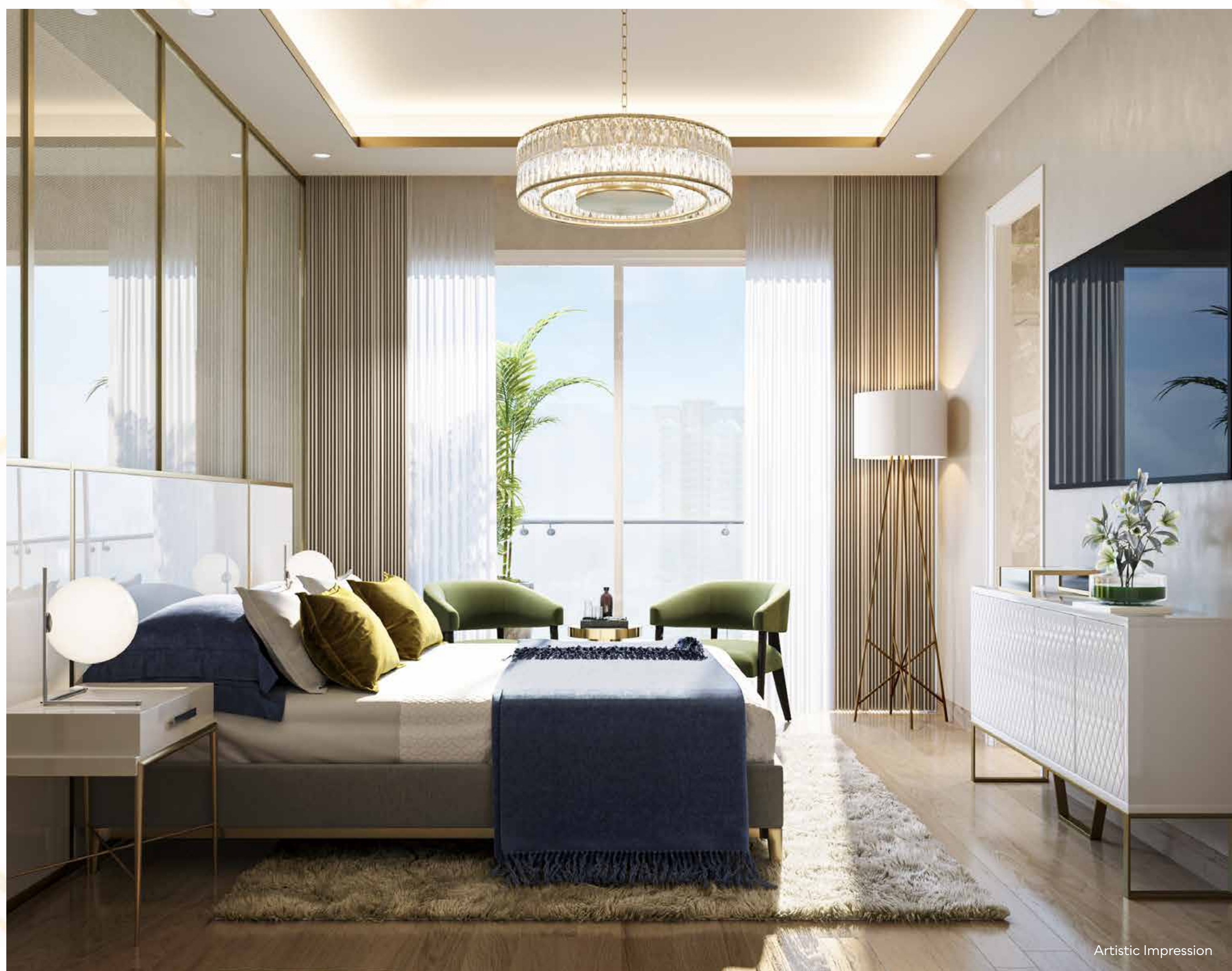
Artistic Impression

Far from just rooms within four walls, residences at M3M Capital have been designed to provide what is important and most valuable to you. Every square inch has a grand sense of arrival immersing you into true luxury. Each residence is served by a private foyer, spacious balcony, that reflects the intuitive details that make these golf-style residences a joy to behold.



Artistic Impression

It will be love at first sight, as you step into your abode. Crafted with care, with the tiniest details in mind, the spaces are magnificent as well as comfortable. Replete with every modern amenity and captivating design, each of the homes here is the best in quality with zero space wastage that gives a distinct experience throughout.



Artistic Impression

A VERSATILE ADDITION



Artistic Impression

Home Office

M3M
0.5 Edge

M3M is renowned for offering customers a little extra. At M3M Capital, you get to craft your 0.5 extra space reflecting the lifestyle you aspire. Instill some creativity by personalising your space into a private gym, a home office, a room dedicated to your favourite hobby, or just a place to pause and reflect, and discover a more fulfilling life.



Home Gym



Home Library



Entertainment Zone

FIND SERENITY AMIDST THE CHAOS OF LIFE



A SPACIOUS RETREAT OF MAGNIFICENCE



Artistic Impression

Enjoy uninterrupted views from a spacious balcony right next to your bedroom, tailored to offer you the best of living experience and is the perfect relaxing spot for your morning coffee or an evening read.

INDULGE IN A SPECTRUM OF LIFESTYLE OFFERINGS



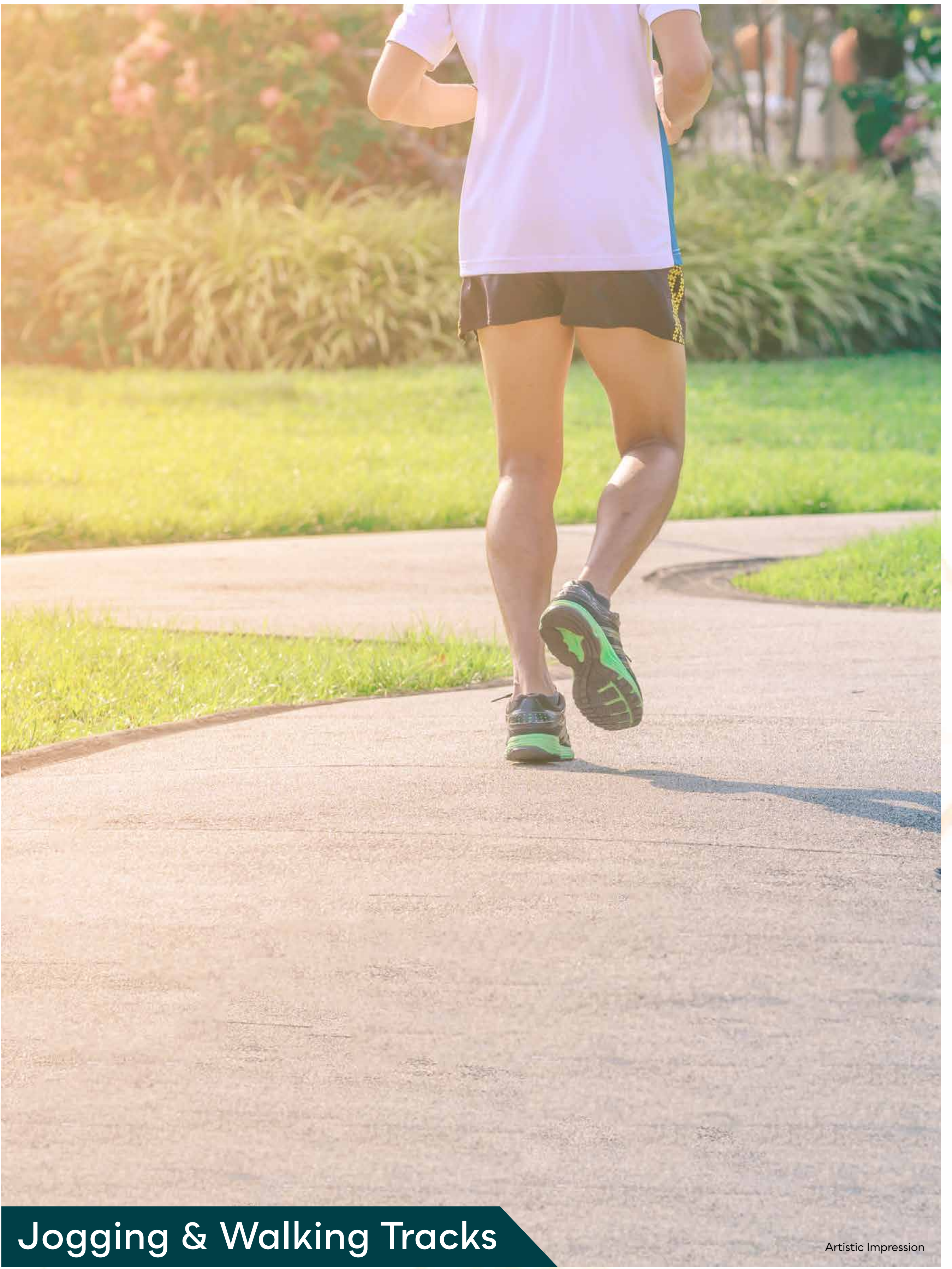
Sports Arena

Artistic Impression



Kids Zone

Artistic Impression



Jogging & Walking Tracks

Artistic Impression



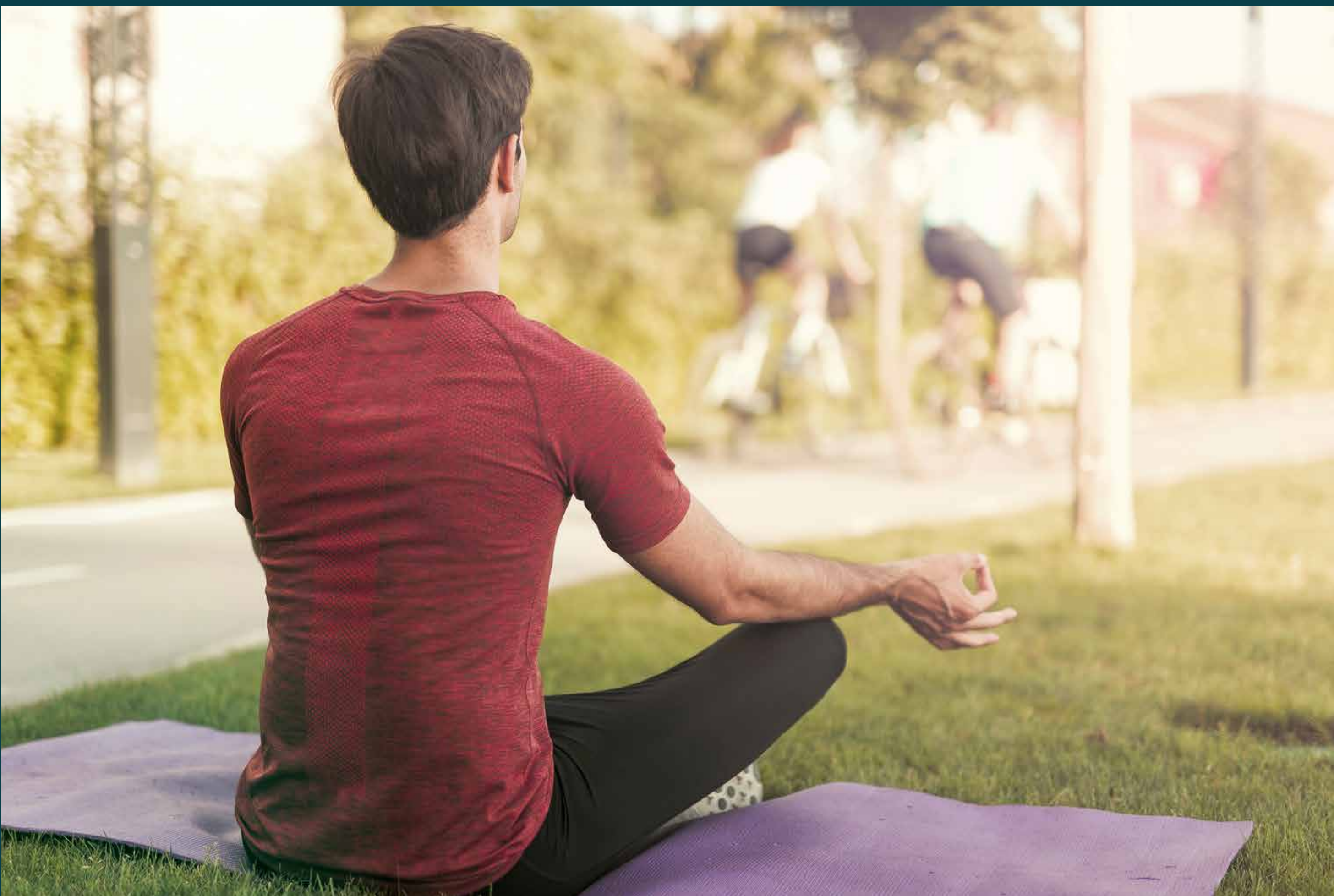
Activity Zones

Artistic Impression



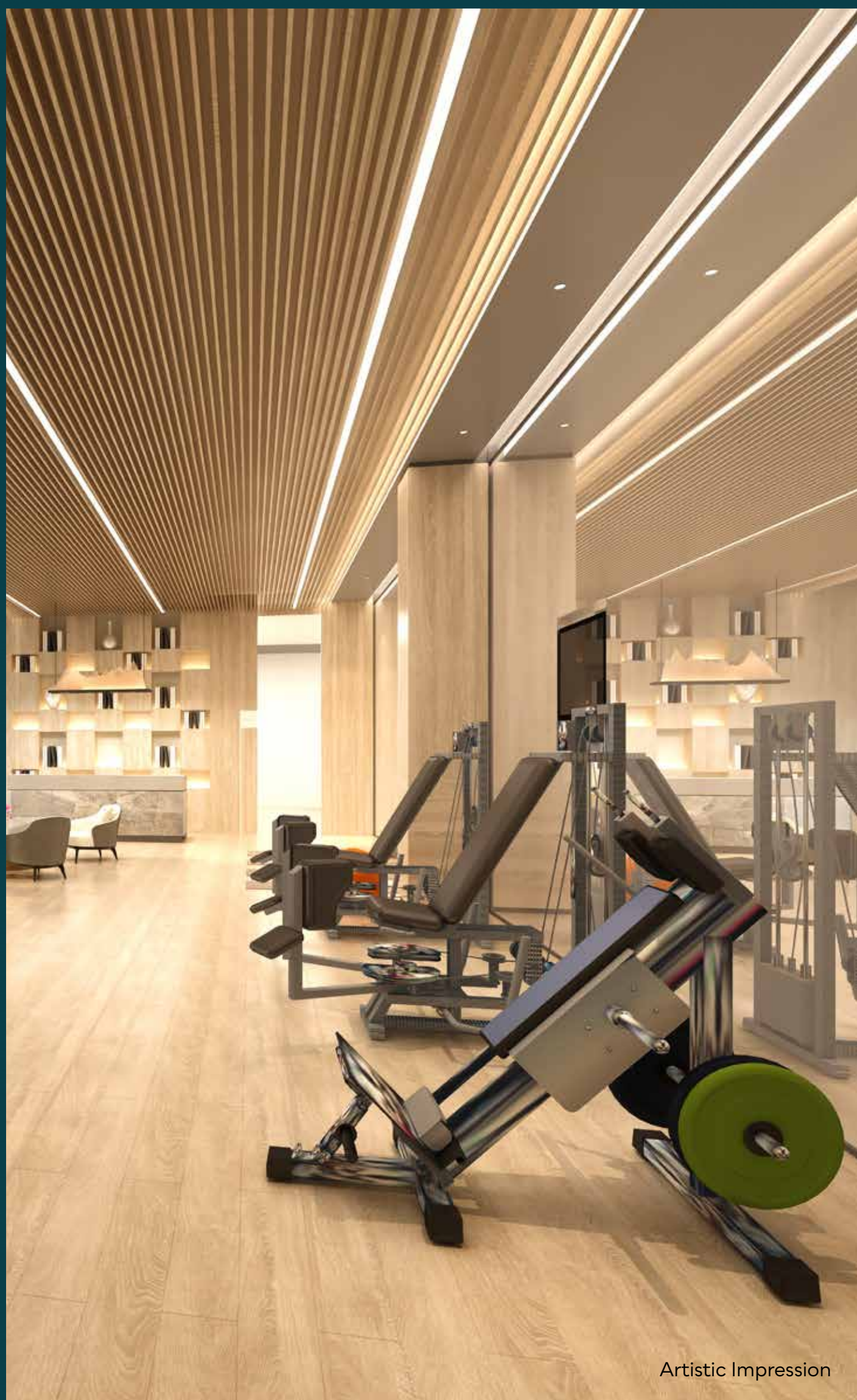
Water Bodies

Artistic Impression



Meditation Zones

Artistic Impression



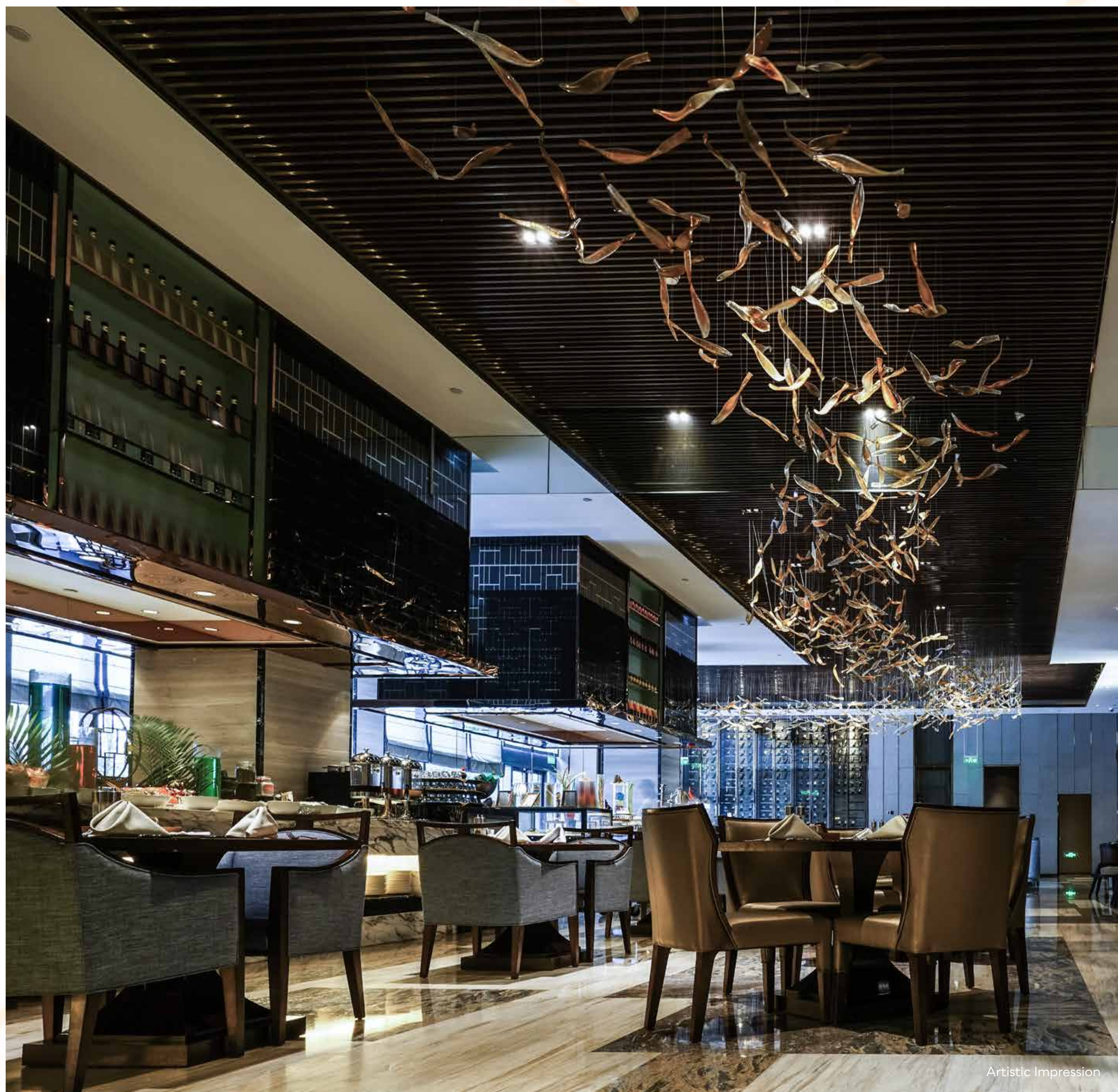
Artistic Impression

Keep Your Fitness Freak Alive



Artistic Impression

Soothe Your Senses in a Perfect Setting



Artistic Impression

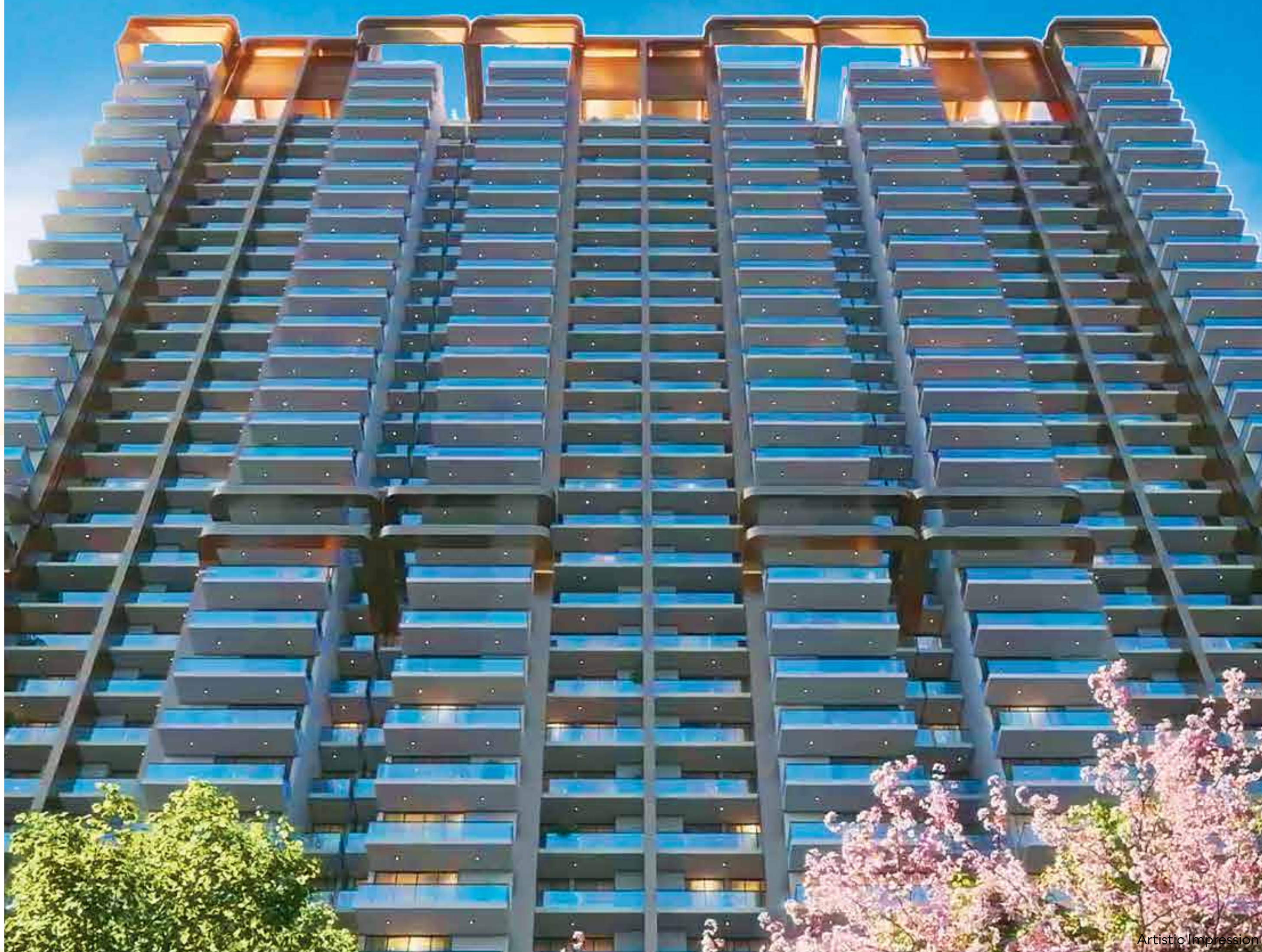
Dine-in Amidst a Perfect Ambience

What's life without the finer things that bring us joy? For residents of M3M Capital, the massive clubhouse is that portal to happiness, where they can appeal to their higher instincts while they sample gourmet food in an exquisite setting, take a relaxing dip in the pool, work away the stress, indulge in some friendly competition, soothe their senses, or even get a stylish makeover. Talk about being spoiled for choices!

AN ENGINEERING MARVEL DESIGNED TO PERFECTION

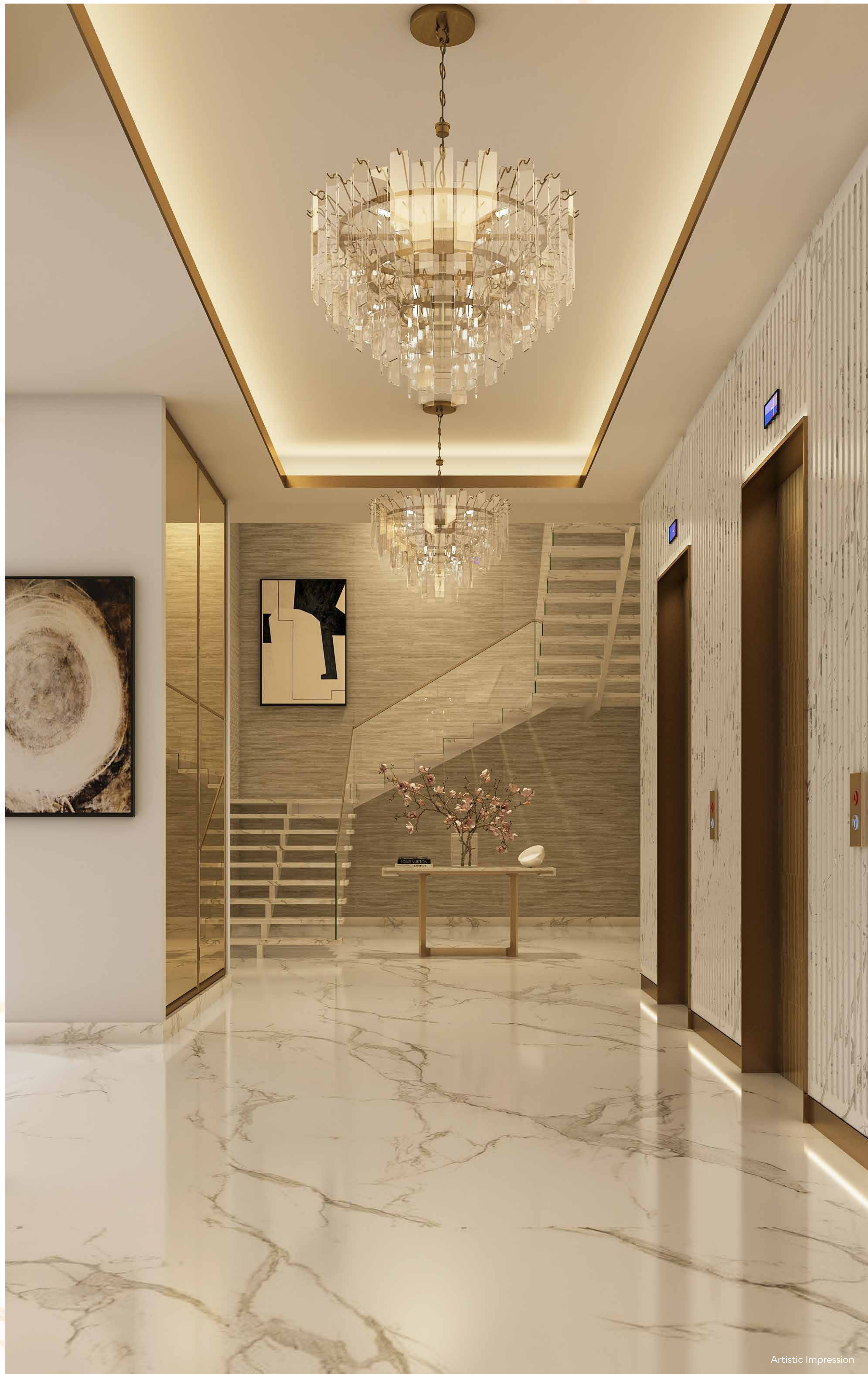


M3M Capital, a thoughtfully crafted sustainable design made in sync with the environmental needs. No wonder it holds the accreditation of a 4-star GRIHA rating.

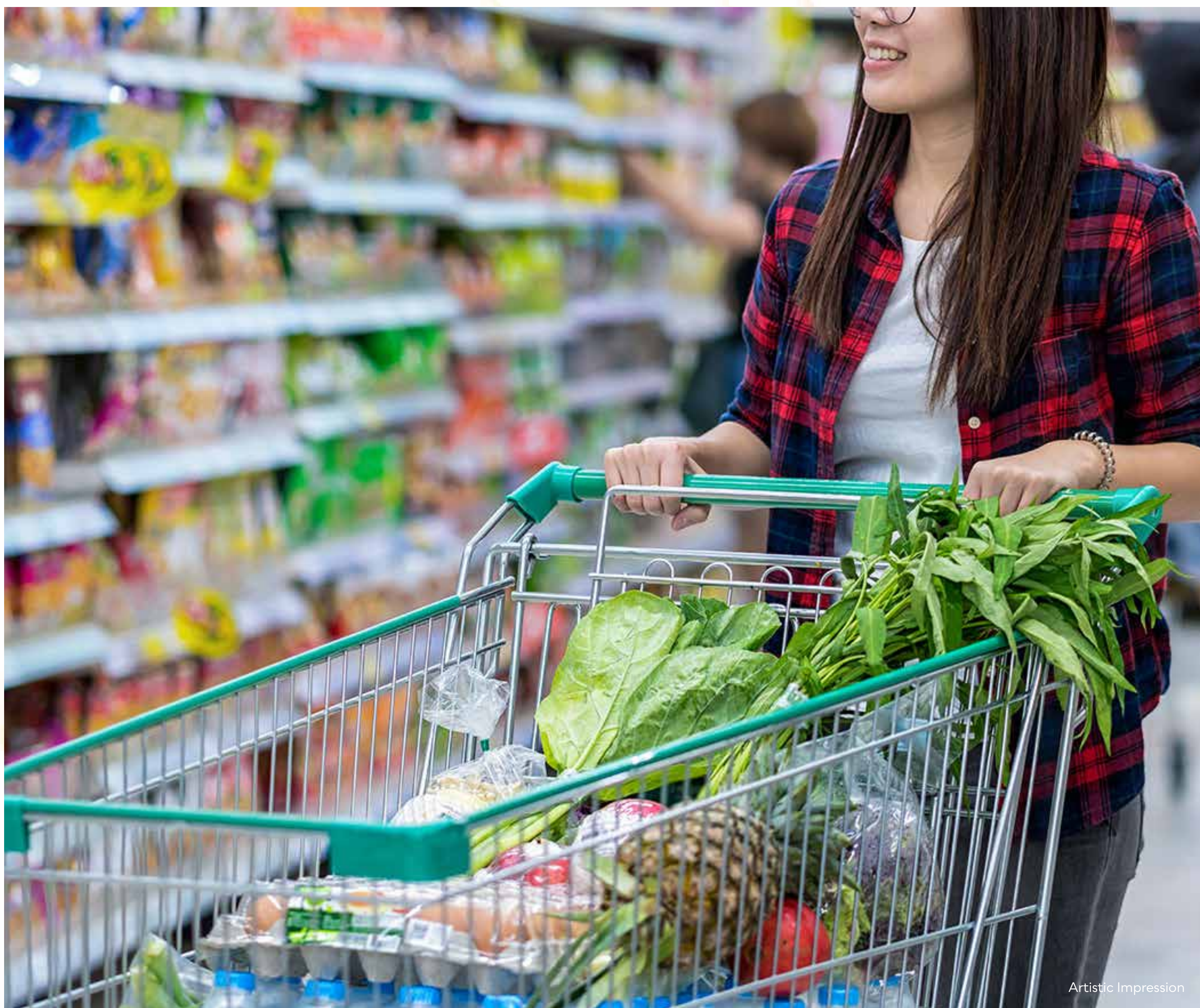


THE ELEVATOR LOBBY IS A PREVIEW TO THE ELEVATED LIFESTYLE

High-speed Elevators



A DEVELOPMENT
PLANNED WITH EVERY
CONVENIENCE IN MIND



Artistic Impression

Daily Need Store

Ample Parking Spaces



Artistic Impression



Artistic Impression

24x7 Security

From plentiful parking and a 3-tier security system to a daily need store next door, M3M makes life as easy as possible for residents.

PROJECT SPECIFICATIONS

BEDROOMS

WALLS: Gypsum plaster with acrylic emulsion paint
(MIVAN formwork & blockwork)

FLOOR: Laminated wooden flooring/International stone finish tiles

DOORS: Moulded skin door/painted flush doors/laminated flush doors

WINDOWS/GLAZING: UPVC/aluminium glazing
(powder coated or anodized)

CEILING: Oil bound distemper

LIVING/DINING ROOM

WALLS: Gypsum plaster with acrylic emulsion paint with roller finish
(MIVAN formwork & blockwork)

FLOOR: International stone finish tiles

DOORS: Veneered polished flush doors

WINDOWS/GLAZING: UPVC/aluminium glazing (powder coated or anodized)

CEILING: Oil bound distemper

KITCHEN

Modular Kitchen with HOB and Chimney

Polished Granite counter-top with stainless steel sink and CP faucet

WALLS: 2' High International stone finish tile above counter and balance
oil bound distemper

FLOOR: International stone finish tiles

DOORS: Moulded skin door/painted flush doors/laminated flush doors

WINDOWS/GLAZING: UPVC/aluminium glazing (powder coated or anodized)

CEILING: Oil bound distemper

TOILETS

WALLS: Stone finish tiles and rest oil bound distemper

FLOOR: International stone finish tiles

DOORS: Moulded skin door/painted flush doors/laminated flush doors

WINDOWS: UPVC/aluminium glazing (powder coated or anodized)

CEILING: Partial false ceiling

FIXTURES: Single lever with branded CP fittings and white sanitaryware

Others: Granite counter

LIFT LOBBIES

WALLS: Combination of one and more of International stone finish tiles cladding and acrylic emulsion

FLOOR: Combination of one and more tiles

CEILING: Acrylic emulsion

Air-conditioned ground floor lobby

EXTERNAL FACADE

WALLS: Combination of one and more of stone/tile cladding, plaster with exterior grade paint, glazings

STUDY/UTILITY ROOM

WALLS: Acrylic emulsion paint

FLOOR: International stone finish tiles

WINDOWS: UPVC/aluminium glazing (powder coated or anodized)

DOORS: Moulded skin door/painted flush doors/laminated flush doors

CEILING: Oil bound distemper

BALCONY/UTILITY BALCONY

FLOOR: International stone finish tiles

WALLS: Durable exterior paint

Light Fixtures in all balcony

STAIRCASES

WALLS: Oil bound distemper paint/enamel paint

FLOOR: Matt/anti-skid tiles

DOORS: Fire resistant door shutter

CEILING: Oil bound distemper paint

ELECTRICAL EQUIPMENTS

Split air conditioning for living, dining & bedrooms

3-tier security system

High speed elevators

Power backup round the clock with suitable diversity & suitable load factor

FIRE SAFETY

Automatic sprinkler system, wet riser, fire detection & alarm system

OTHERS

Round the clock treated water supply

Environment friendly solid waste/Garbage Management System



LUXURIOUS RESIDENCES
INGENIOUSLY PLANNED FOR
YOUR EVERY NEED



UNION BUILDMART PRIVATE LIMITED

(CIN- U70100HR2012PTC089615)

Registered Office :

Unit No. SB/C/5L/Office/008, M3M Urbana Sector-67
Gurugram, Manesar, Urban Complex, Gurugram-122102 , Haryana, India

Sales Gallery

M3M Experia, Sector-113, Smart City Delhi Airport, Dwarka
Expressway, Gurugram-122017, Haryana, India

CRM Cell

M3M Urbana Business Park, 10th Floor, Tower A, Sector - 67, Golf
Course Road (Extn.), Gurugram-122101, Haryana, India

Project Site

M3M Capital, Sector-113, Smart City Delhi Airport, Dwarka
Expressway, Gurugram-122017, Haryana, India

I www.M3MCapital.com

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"M3M Capital" is a residential Group Housing Colony which is registered with Haryana Real Estate Regulatory Authority vide Regn. No. RC/REP/HARERA/GGM/531/263/2022/06, dated 02.02.2022, being developed on the Project land admeasuring 4.856 acres being part of total licensed land admeasuring 15.03125 acres, situated at Sector-113, Gurugram, Haryana. The project is being developed by M/s Union Buildmart Private Limited vide a license from DTCP under New Integrated Licensing Policy- 2016. All facilities and Project details mentioned in this advertisement are actual specifications, amenities and facilities provided by the Promoter Company as per approved plans. The use of word 'M3M' shall in no manner be construed or interpreted as M3M India Pvt. Ltd. being the Promoter and / or Developer of the Project. Dispute with regard to the interpretation of information will be subject to the exclusive jurisdiction of District Courts at Gurugram and Hon'ble High Court of Punjab & Haryana at Chandigarh, India.

*Taxes and statutory charges extra as applicable and terms and conditions apply

**Terms & Conditions apply. 1 Hect. = 2.471Acres, 1 Acre = 4840 sq. yds. or 4046.86 sq. mtrs., 1 sq. mtr. = 10.764 sq.ft.