

PRESENTING

M3M
HEIGHTS
AT 65TH AVENUE

2 & 3 BHK RESIDENCES



FOR SALES QUERY - 8750 868686

AN ELEVATED LIVING
IN THE MOST
PROMISING LOCATION
OF GURUGRAM!

Welcome to M3M Heights!

Uber residences that give you an elevated lifestyle experience. The perfect refuge that will leave your senses mesmerized. First ever combination of grand living with all the glam and glory of metropolitan living, that's all set to shine in the skyline of Gurugram as an outstanding pole star.

REDEFINING
CITY'S FUTURE URBAN LIVING
AT AN ELEVATED LEVEL!





LIVING SPACES

M3M Heights is not a cluster of mundane homes and erratic retail; rather it is an abode of perfection and plenitude set amidst meticulously crafted landscape. Here, nothing is commonplace because exclusivity is the only way of life. Make a lavish life statement with the traits of the new urban living.

2 & 3 BHK Residences

Exclusive Air-conditioned Double Height Entrance Lobbies at Ground level

Uniquely Personalized Experience in terms of serenity and being part of nature

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WALK IN THE CLOUDS

Whether you prefer walking or some serious jogging; the bottom line is the harder you work out the more calories you burn. And the best way to do so is by being in a setting where you are surrounded by the beauty of nature and where you are always welcomed by a gentle breeze of rose and jasmine. Which brings us back to M3M Heights, the perfect place where you get to exercise outdoor as well as enjoy the magnificent views of the vast landscapes and city lines while maintaining privacy.

- Walkway
- Rooftop jogging tracks
- Themed spaces
- Water bodies
- Leisure spaces
- Healing garden
- Outdoor fitness area
- Seating court





Artistic Impression



Artistic Impression



Artistic Impression

UNWIND A LITTLE LONGER

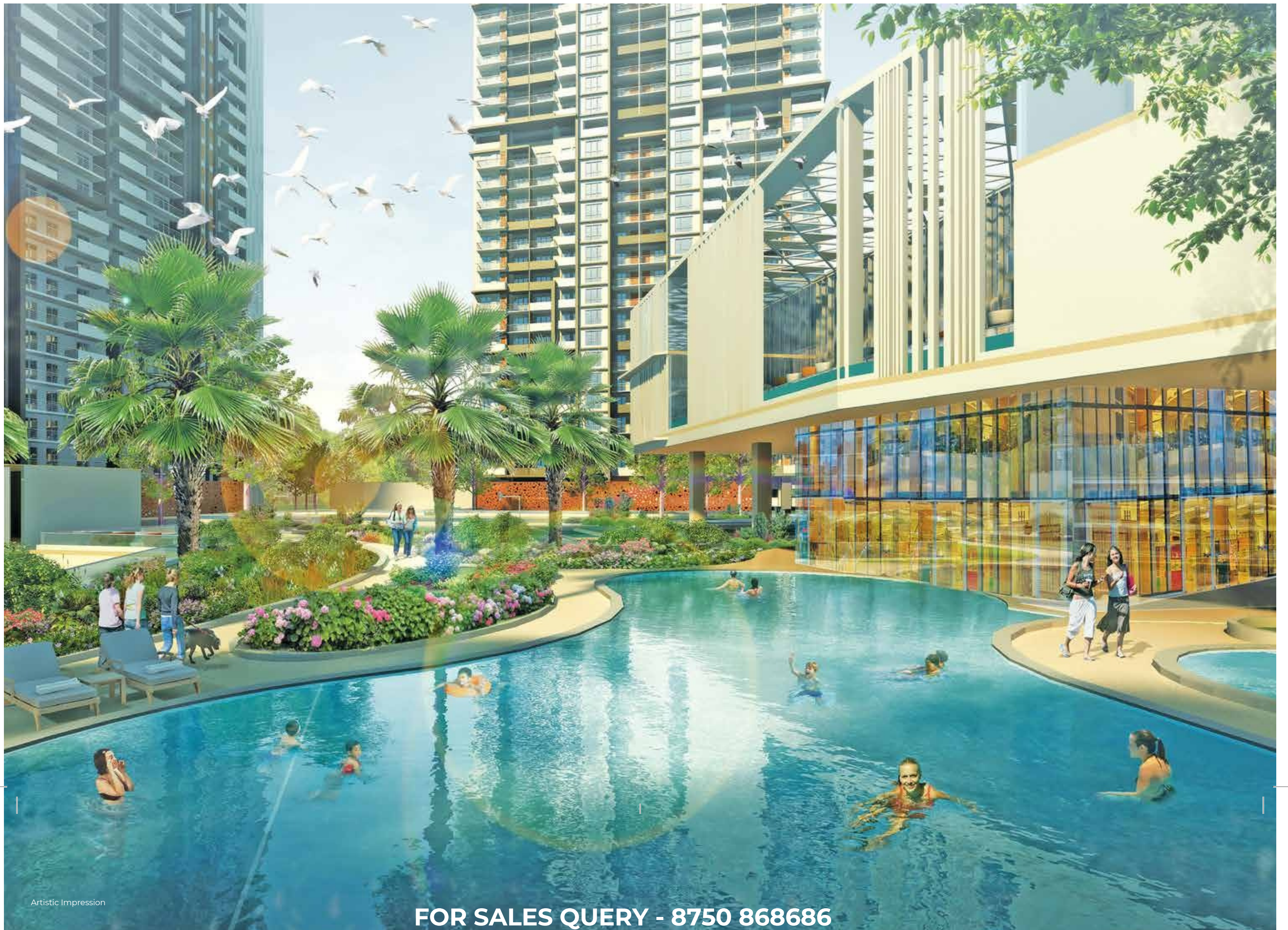
M3M Heights has two exclusive clubhouses at the podium level integrated with unique landscape designed to create a pleasure paradise for the residents in a way that it helps them unwind for a little longer. The facility is equipped with a range of international amenities in order to make sure every evening feels special.

- Multipurpose lawns
- Multipurpose hall
- Sauna & Steam
- Restaurant
- Bar & Lounge
- Open to sky green terrace
- Toddlers area
- Library

DROP INTO THE OASIS OF LEISURE

The two clubs at M3M Heights are designed to jazz up your day. Start your day with a satisfying workout session at the gym. Then plunge into the pool for a refreshing lap or two. Spend your evenings at the gaming zone and pick from an endless array of games to play with your friends. The excitement never ends at M3M Heights.

- Swimming Pool surrounded with lush landscape
- Pool deck
- Digital gaming zone
- Gymnasium
- AV room
- Meditation/Aerobics room
- Yoga court
- Dedicated kids pool



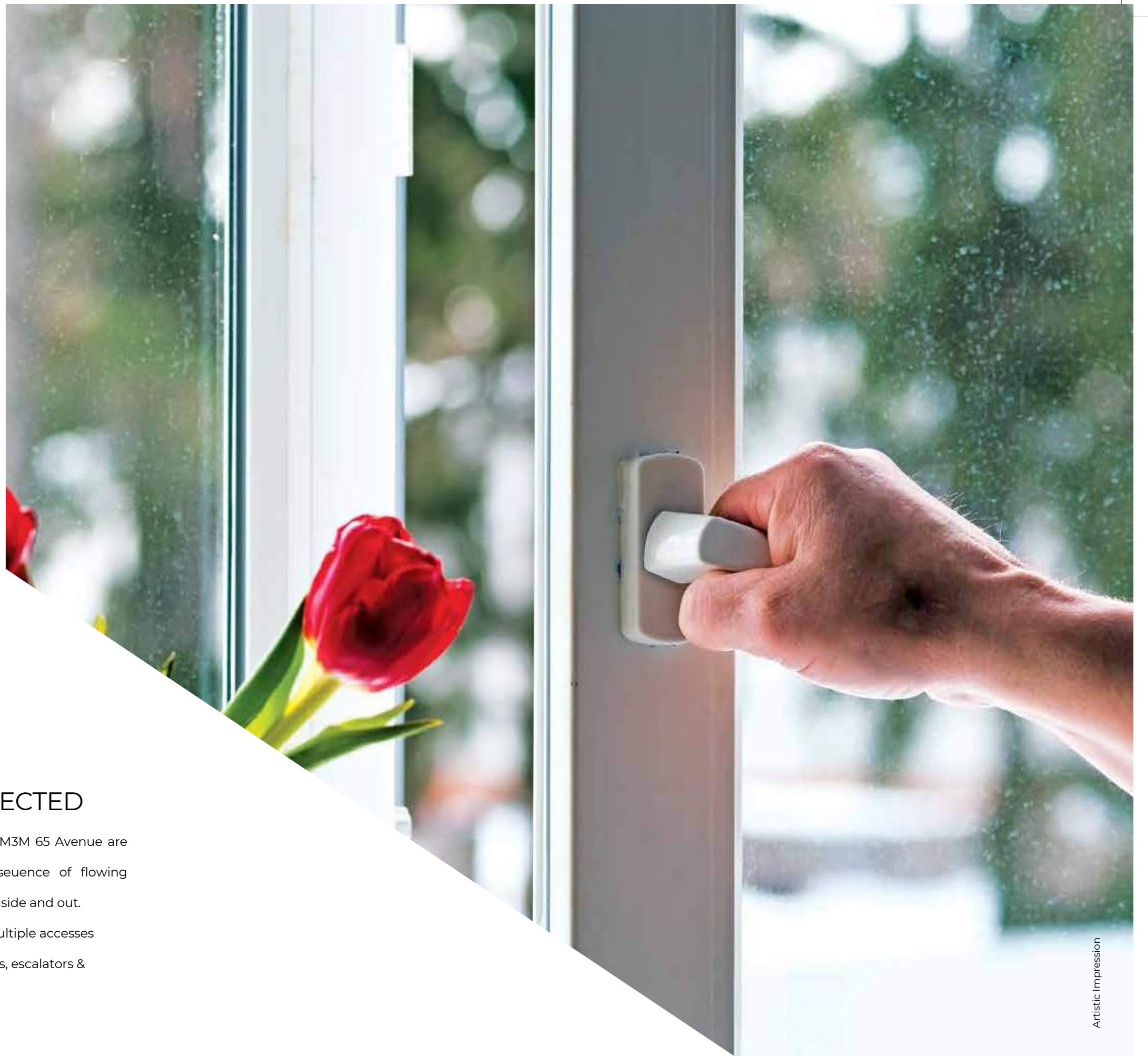


Artistic Impression

LIFE AT M3M HEIGHTS IS HEALTHIER, SPORTIER AND LIVELIER

M3M Heights offers an integrated sports and leisure themed activities, facilitating a healthy and active lifestyle.

- Cricket pitch
- Kids play area
- Sit-outs for Sr. Citizen
- Basketball Court
- Squash Court
- Indoor Badminton Court
- Reflexology trail
- Pool & table tennis room
- Pedestrian activity streets



SMART & WELL CONNECTED

Retail & living spaces at M3M 65 Avenue are designed to create a sequence of flowing interconnected spaces, inside and out.

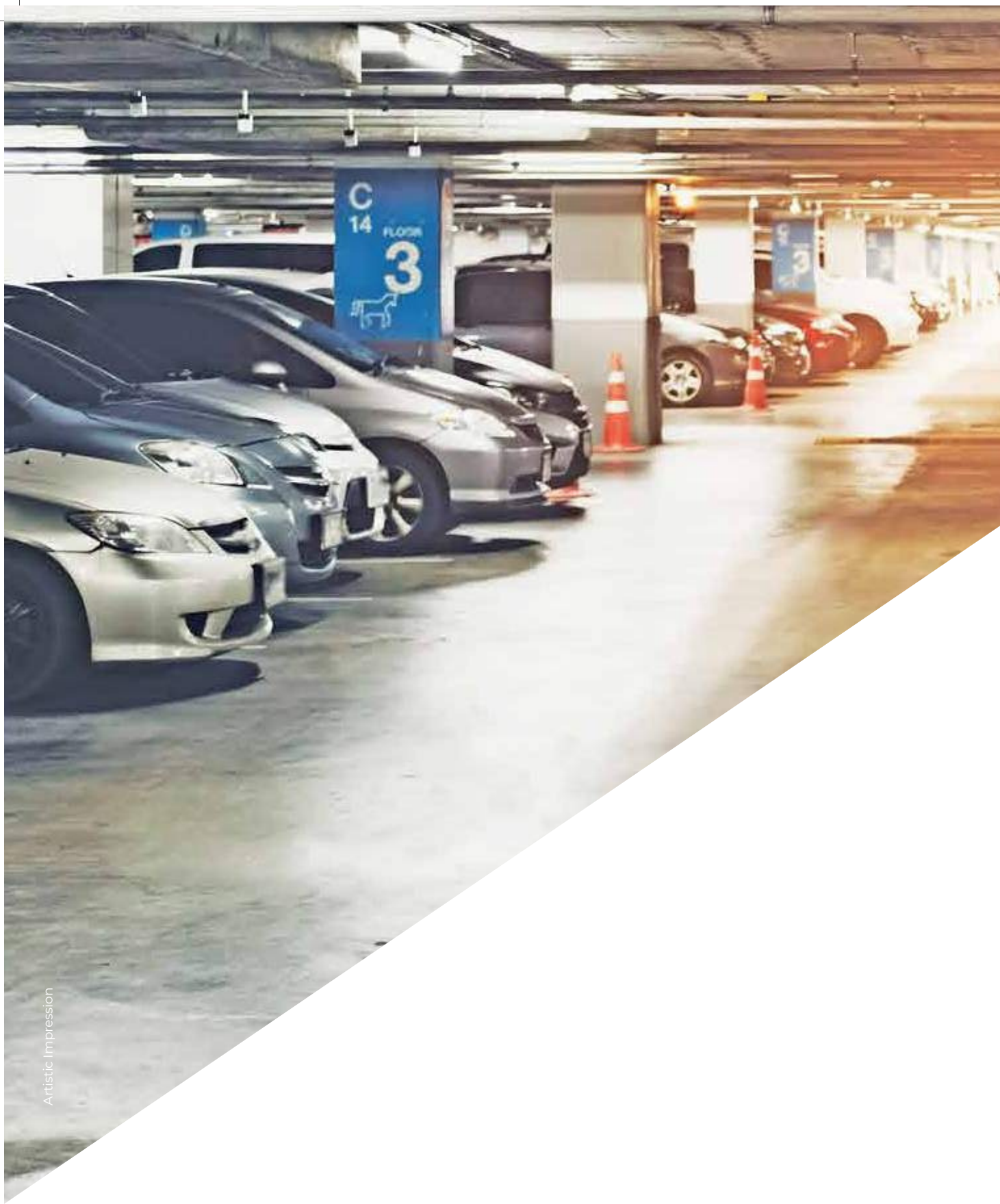
- Strategically planned multiple accesses
- Well-appointed elevators, escalators & connecting bridges



Artistic Impression



Artistic Impression



Artistic Impression

CONVENIENT PARKING SPACES

M3M 65 Avenue is a concept that reflects opulence in each detail. One illustration is the meticulously planned parking space.

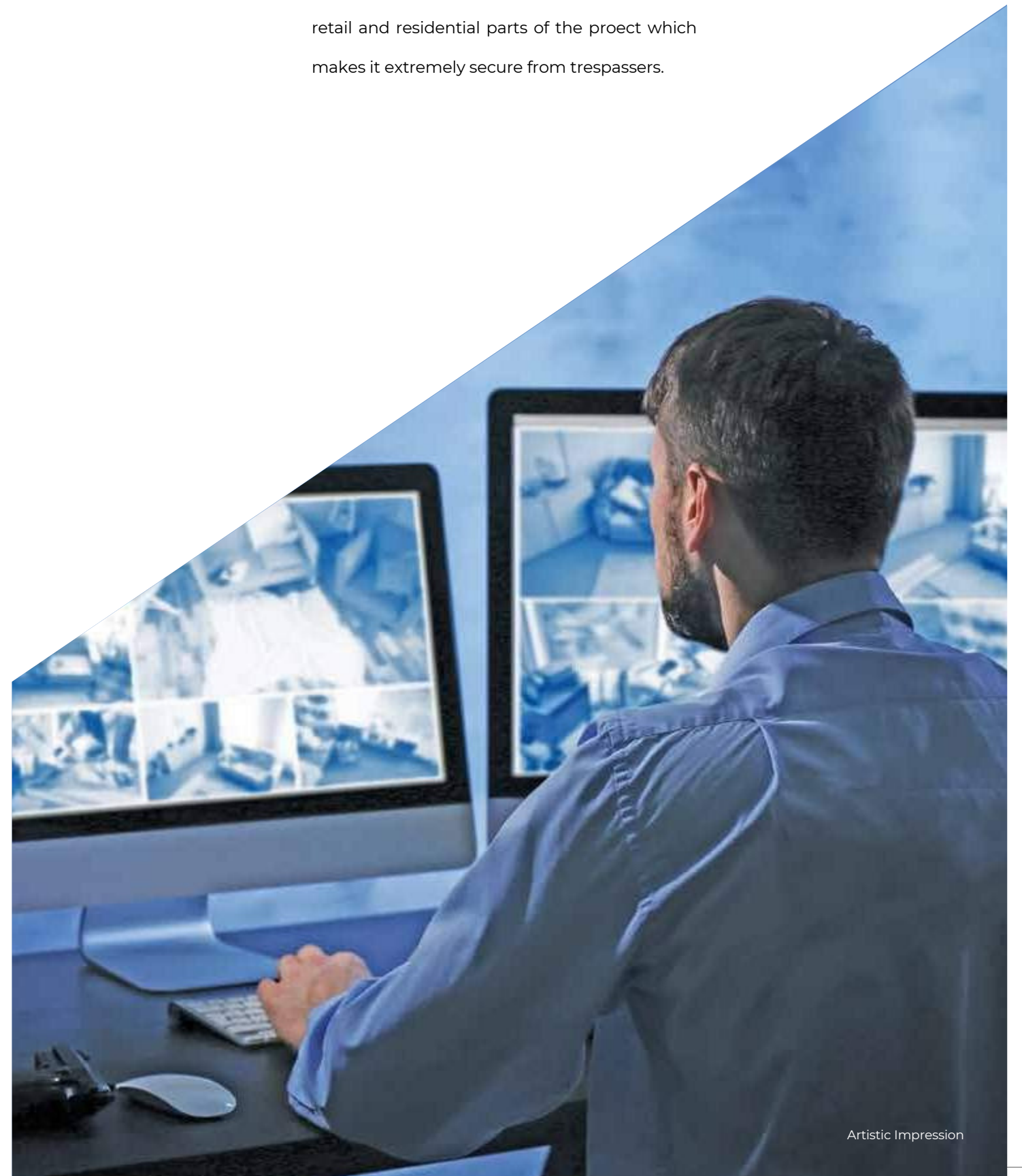
- Separate parking area for residential & retail
- Ample basement parking
- Properly planned congestion free vehicular movement around the periphery
- Separate entry/exit points for residential & retail areas

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ROUND-THE-CLOCK SECURITY

As a mix-use project, M3M 65 Avenue has put-in multi levels of security and surveillance to ensure maximum safety of businesses and people. There are separate entry points for the retail and residential parts of the project which makes it extremely secure from trespassers.



Artistic Impression

RESIDENTIAL GROUP HOUSING SPECIFICATIONS

BEDROOMS

- Walls: Acrylic Emulsion
- Floors Laminated wooden flooring
- Doors: Moulded Skin Door/Painted Flush Door
- Windows PC/Aluminium Glazing Powder coated or Anodized
- Ceiling Oil Bound Distemper

LIVING/DINING ROOM

- Walls: Acrylic Emulsion with Roller Finish
- Floors itried/Ceramic Tile Flooring
- Doors: Veneered Polished Flush Door
- Windows PC/Aluminium Glazing Powder coated or Anodized
- Ceiling Oil Bound Distemper

KITCHEN

- Modular Kitchen with HOB Chimney
- Polished Granite Counter with SS sink and CP faucet
- Walls 2 high ceramic tiles above counter balance Oil Bound Distemper
- Floors Anti-skid Ceramic/itried tiles
- Doors: Moulded Skin Door/Painted Flush Door
- Windows PC/Aluminium Glazing Powder coated or Anodized
- Ceilings Oil Bound Distemper

TOILETS

- Walls Ceramic/itried tiles dado and Rest Oil Bound Distemper
- Floors Anti-skid Ceramic/itried tiles
- Doors: Moulded Skin Door/Painted Flush Door
- Windows PC/Aluminium Powder coated or Anodized window
- Ceilings False Ceiling
- Fixtures Single Lever with Branded CP ttings and White Sanitaryware
- Others Granite Counter

LIFT LOBBIES

- Walls Combination of one and more of stone cladding tiles and acrylic emulsion
- Floors Combination of one and more tiles
- Ceilings Acrylic emulsion
- Air-conditioned Ground Floor Lobby

EXTERNAL FAÇADE

- Walls Combination of one and more of stone/tile cladding plaster with exterior great paint glazings

SERVANT/UTILITY ROOM

- Walls Oil bound distemper
- Floors Ceramic/itried tiles
- Windows PC/Aluminium Glazing Powder coated or Anodized
- Doors: Moulded Skin Door/Painted Flush Door
- Ceilings Oil Bound Distemper

BALCONY/UTILITY BALCONY

- Floors Anti-skid Ceramic/itried Tiles
- Walls Durable Exterior Paint

STAIRCASES

- Walls Oil Bound Distemper Paint
- Floors Matt/Anti-Skid Tiles
- Doors: Fire Resistant Door Shutter
- Ceilings Oil Bound Distemper Paint

ELECTRICAL EQUIPPMENTS

- Split Air Conditioning for Living Dining Bedrooms
- Three 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



AN ENTERPRISE CREATING INSPIRING SPACES

M3M is India's fastest growing real estate conglomerate 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 Golfstate and M3M Merlin to award winning commercial developments like M3M rbana 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.

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 CR M3M has delivered 11 iconic projects encompassing residential commercial retail and office spaces. And then there are 8 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's PROJECT PORTFOLIO

Seven of the iconic delivered luxury residential developments are:

1. M3M Golfstate Fairway West and Fairway East- India's first in-city Golf Lifestyle destination.
2. M3M Panorama Suites - Part of M3M Golfstate Master Development 36 Exclusive Suites
3. M3M Polo Suites - Part of M3M Golfstate Master Development Exclusive Suites designed for globe-trotting gentry, Polo living at its machismo best.
4. M3M St. Andrews Part of M3M Golfstate Master Development Exclusive bold residences amongst the 50+ acres of iconic golf living.
5. M3M Merlin - the Singaporean style world-class residences.
6. M3M Woodshire - Premium residences located in Sector 107 Gurugram.
7. M3M Escala - Exclusive Condominium Complex with 90 open space.

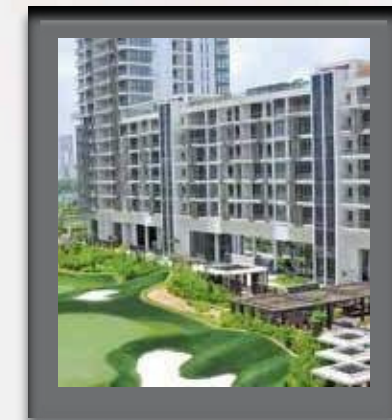
Three of the delivered commercial developments are:

1. M3M Urbana largest integrated mix-use commercial development.
2. M3M Cosmopolitan the first high street retail on Golf Course Road Extension.
3. M3M One-Key Residences Serviced apartments based on minimalistic technology-driven units

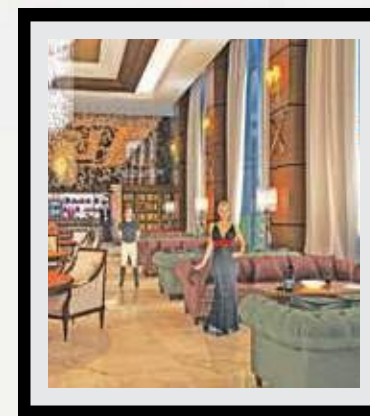
DELIVERED MASTERPIECES



M3M golfstate
Fairway
GOLF COURSE ROAD EXTENSION
SECTOR-65, GURUGRAM



M3M PANORAMA
— EXCLUSIVE 36 SUITES —
GOLF COURSE ROAD EXTENSION
SECTOR-65, GURUGRAM



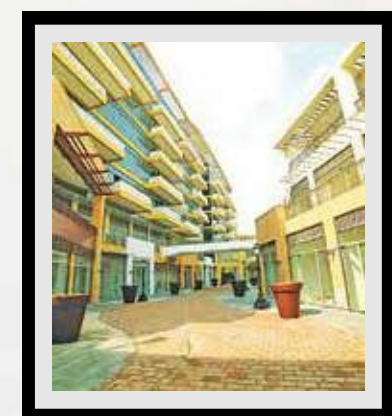
M3M POLO SUITES
— THE CENTRE OF SPORTS —
GOLF COURSE ROAD EXTENSION
SECTOR-65, GURUGRAM



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



M3M WOODSHIRE
SECTOR-107, GURUGRAM



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



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

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MARVELS IN THE MAKING

With a host of ambitious projects rapidly taking shape, today M3M stands at the threshold of bringing in more landmarks and more innovative concepts of home, retail and business.

Future beckons and we are ready for it.

RESIDENTIAL 6

OFFICE/RETAIL/FB 2

SERVICED APARTMENTS 2

IT PARK 1

THE M3M WORLD



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 alley. 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 global. The Group already has a marketing presence in the SA, the K 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, broadband 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 the affordable living by providing better homes to the Lower Income Group 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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