



Building
Lifestyles A N o t c h A b o v e



A person in silhouette stands in an airport terminal, looking out a large window at an airplane taking off. The scene is dimly lit, with the airplane's lights visible against the sky. The person is holding a briefcase. The terminal floor is reflective, showing the person and the chairs.

Today, We Are Here

**TO ADDRESS THE MISSED
OPPORTUNITIES**

In Life

— An Opportunity to Own a Life —
In the Most Prestigious Developments of Gurugram

M&M
FAIRWAY WEST

20,000 PSF

M&M
FAIRWAY EAST

25,000 PSF

M&M
latitude
LIVING WITH ATTITUDE

25,000 PSF

M&M
ST. ANDREWS
GOLF RESIDENCES

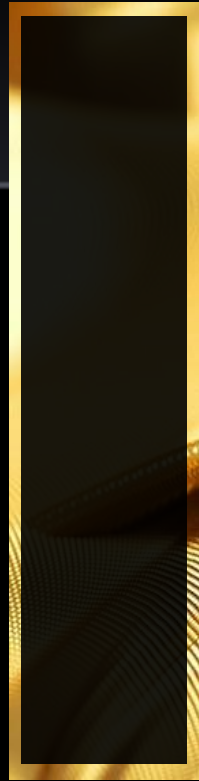
26,000 PSF

M3M POLO SUITES
WHERE THE GENTRY RESIDE

27,000 PSF

TRUMP
TOWERS
DELHI NCR


31,000 PSF



HOLD YOUR BREATH

INTRODUCING

The LAST MASTERPIECE
AT M3M GOLFESTATE



Are You Ready For City's

BIG REVEAL?

ICONIC LOCATION: OF THIS SUPER LUXURY ICON

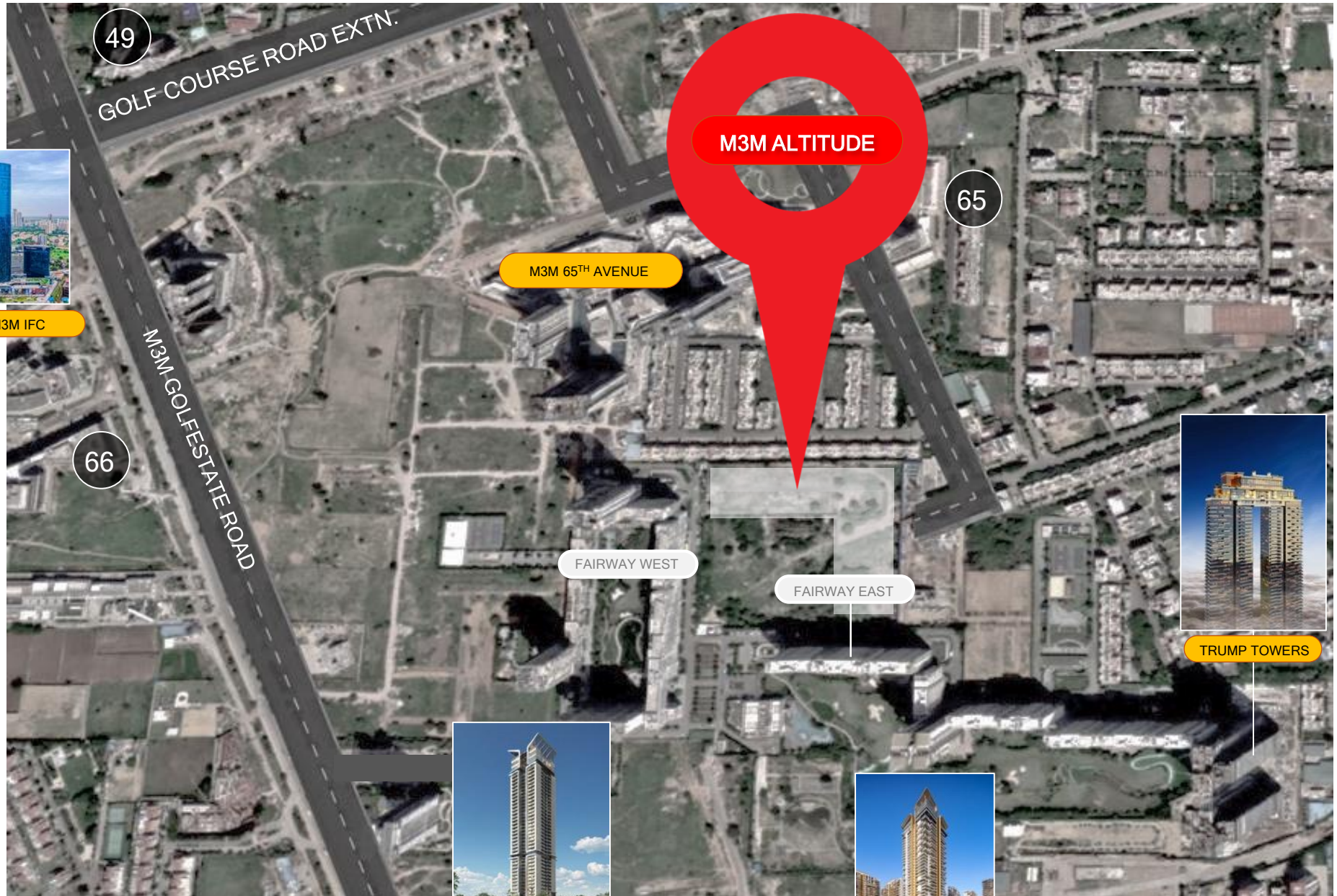


M3M IFC

Right next to the Golf Course Road Extn.,

Proximity of iconic luxury projects:
Trump Towers, M3M Golfestate and the likes.

International Schools
Uber Retail
Gastronomic delights



M3M LATITUDE



M3M ST. ANDREWS



TRUMP TOWERS



M&M
ALTITUDE

GOLF COURSE
ROAD EXTN
ACCESS

SPORTS ARENA

VIP CLUB
GOLF CART
ACCESS

SPORTS ARENA

FAIRWAY
WEST

TEMPLE

ELEVATE CLUB
ACCESS

SPORTS ARENA

FAIRWAY EAST

TRUMP
TOWERS

POLO SUITES

GOLFSTATE
ROAD ACCESS

LATITUDE

ST. ANDREWS

TRUMP TOWERS
ACCESS



A FEAT of MODERN ENGINEERING!

- A state-of-the-art, **world-class living**
- **Exceptional architecture**
- **Hotel-style services** - An ultimate urban resort.

A black and white photograph of two men in an architectural studio. The man on the left is older, wearing glasses and a dark sweater, looking towards the man on the right. The man on the right is younger, wearing glasses and a light-colored shirt, leaning over a table and working on a physical architectural model. The table is covered with blueprints, a rolled-up set of plans, and a white mug. In the background, there are computer monitors and studio lighting. The overall atmosphere is professional and collaborative.

Envisioned By A Globally Renowned
ARCHITECTS

MASTERCRAFTSMEN



Jonas Upton-Hansen
Founding Director



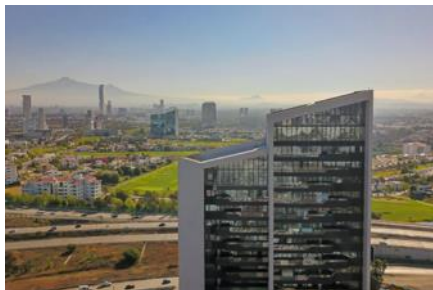
© Ricardo Mateu
Director



UHA is one of the
most awarded
architecture design
firm, based out of
London



UHA on the Big Screen
Oscar-nominated
Netflix Original
film *The White
Tiger* starred four of
UHA's Delhi-based
projects..



Sadro
Residencias
Puebla, Mexico



Qingdao Waterfront
Qingdao, China



Al Fujairah
Dubai, UAE



Infinity Towers
Limassol, Cyprus

All M3M projects!!

MASTERPLAN ARCHITECT

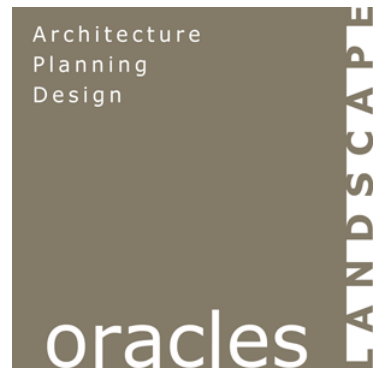


PRINCIPAL ARCHITECT
GYAN PRAKASH MATHUR



A leading architecture and design firm with four decades of experience **revitalising urban India through its work.**

LANDSCAPE ARCHITECT



ORACLES LANDSCAPE is India's leading landscape design studio

Extensive experience in conceptualizing and delivering projects.

M3M
LATITUDE

CYBERCITY

MAHENDRA
LUMINAIRE

BAY ISLAND
RESORT PORT
BLAIR

AEROCITY,
NEW DELHI

EMAAR
DIGI HOMES

HYATT
JAISALMER

MUMBAI INTL.
CRUISE
TERMINAL

DLF
CREST

DLF
MAGNOLIAS

M3M
GOLFESTATE

DLF
GOLF CLUB

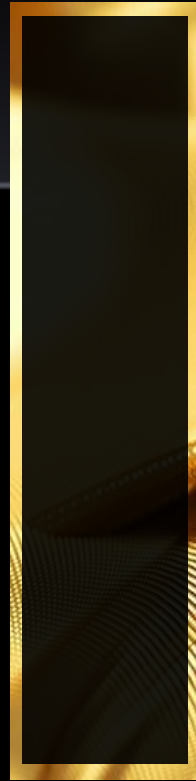


DESIGN THOUGHT & INSPIRATION

The facade design inspiration from the **graceful cascading movement of waterfalls**.

This design element accentuates the **fluidity & movement**

A **visually captivating representation of nature's beauty**.



A UNIQUE CONCEPT

That Covers Every
Aspect Of Living

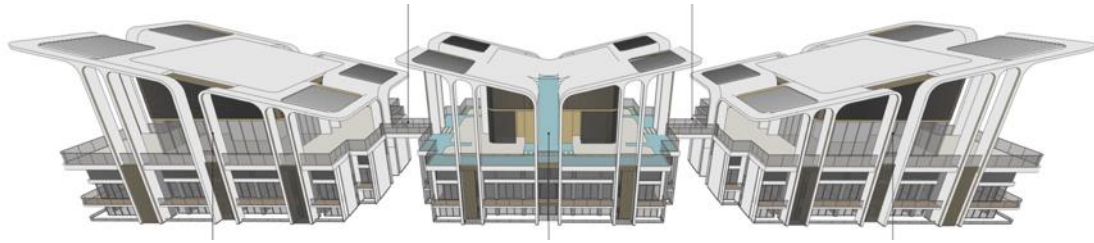
BEYOND IMAGINATION A SPECTACULAR VIEW

- An unparalleled façade design, where every line, exudes luxury and refinement
- All units get **outdoor visual experience**
- 4-to-a-core cluster gives corner units providing **two-sided outdoor experience**



THE CROWN

A BEACON OF ELEGANCE AND AUTHORITY



Standing tall atop the tower, the crown gleams with an aura of sophistication and power and a sense of regal authority.



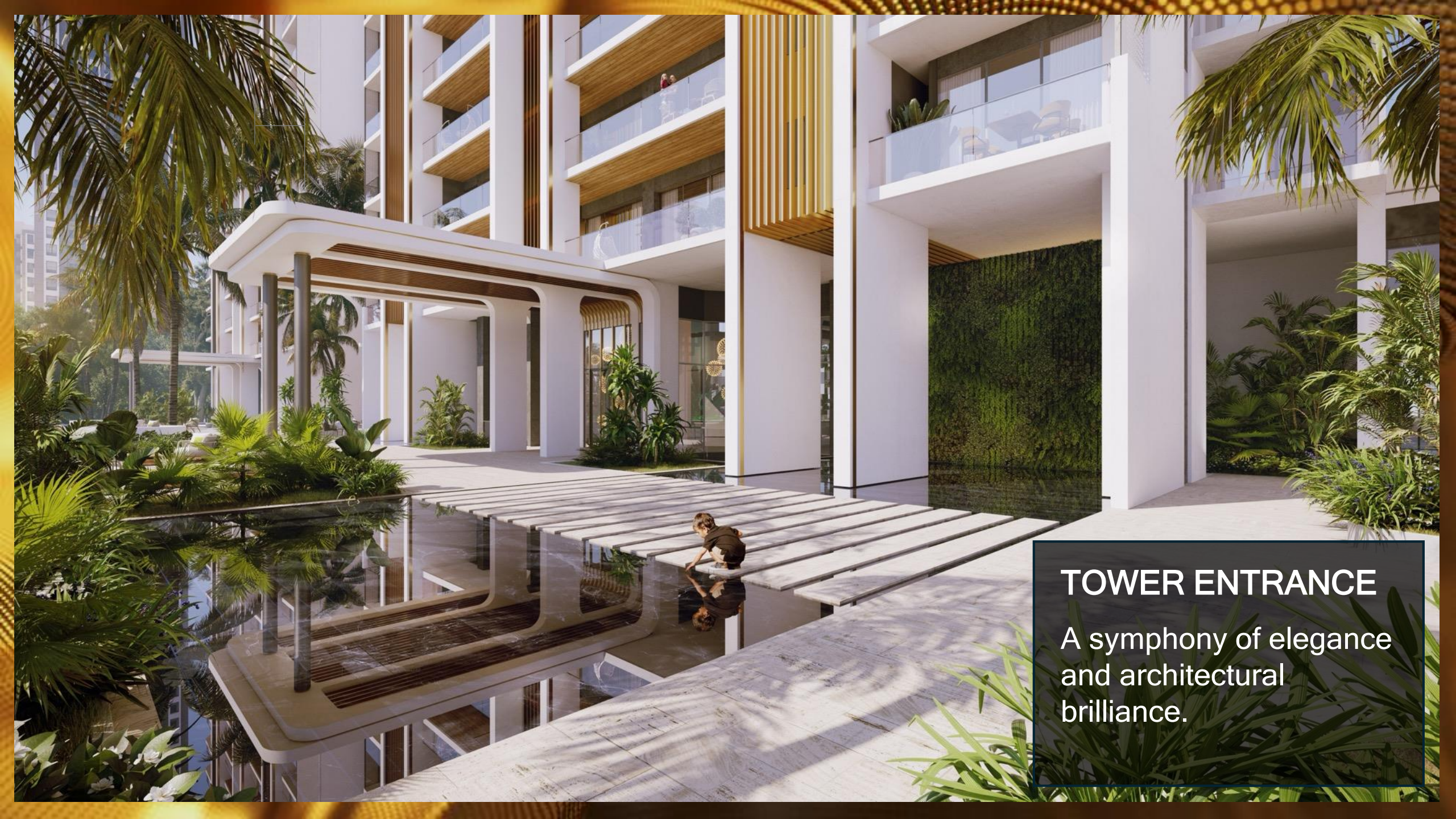
A GRAND ARRIVAL



DROP-OFF

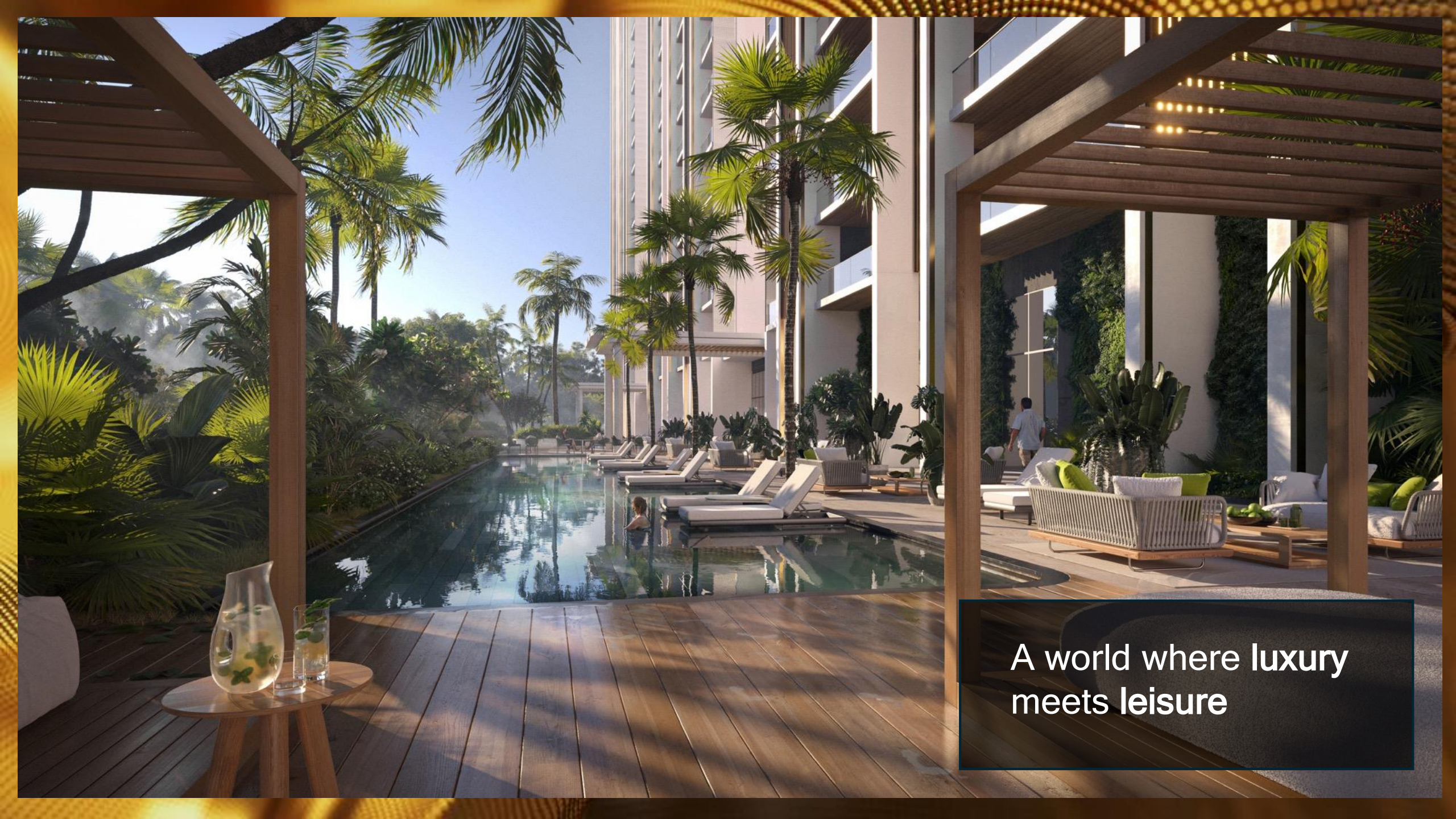
LOWER GROUND LEVEL





TOWER ENTRANCE

A symphony of elegance and architectural brilliance.



A world where luxury
meets leisure



IT ISN'T JUST ABOUT LIVING

It's An Experience That
Takes Your Breath Away

Only A Few Names
Across The Globe Offers
A SCINTILLATING EXPERIENCE
IN THE SKY



Marina Sands Bay, Singapore




The Skypark, Hong



Oxley & Stirling Residences, Australia



Pinnacle@Duxton,



Now Experience The Same In

GURUGRAM



LIVE THE LARGEST
AIR CLUB
EXPERIENCE

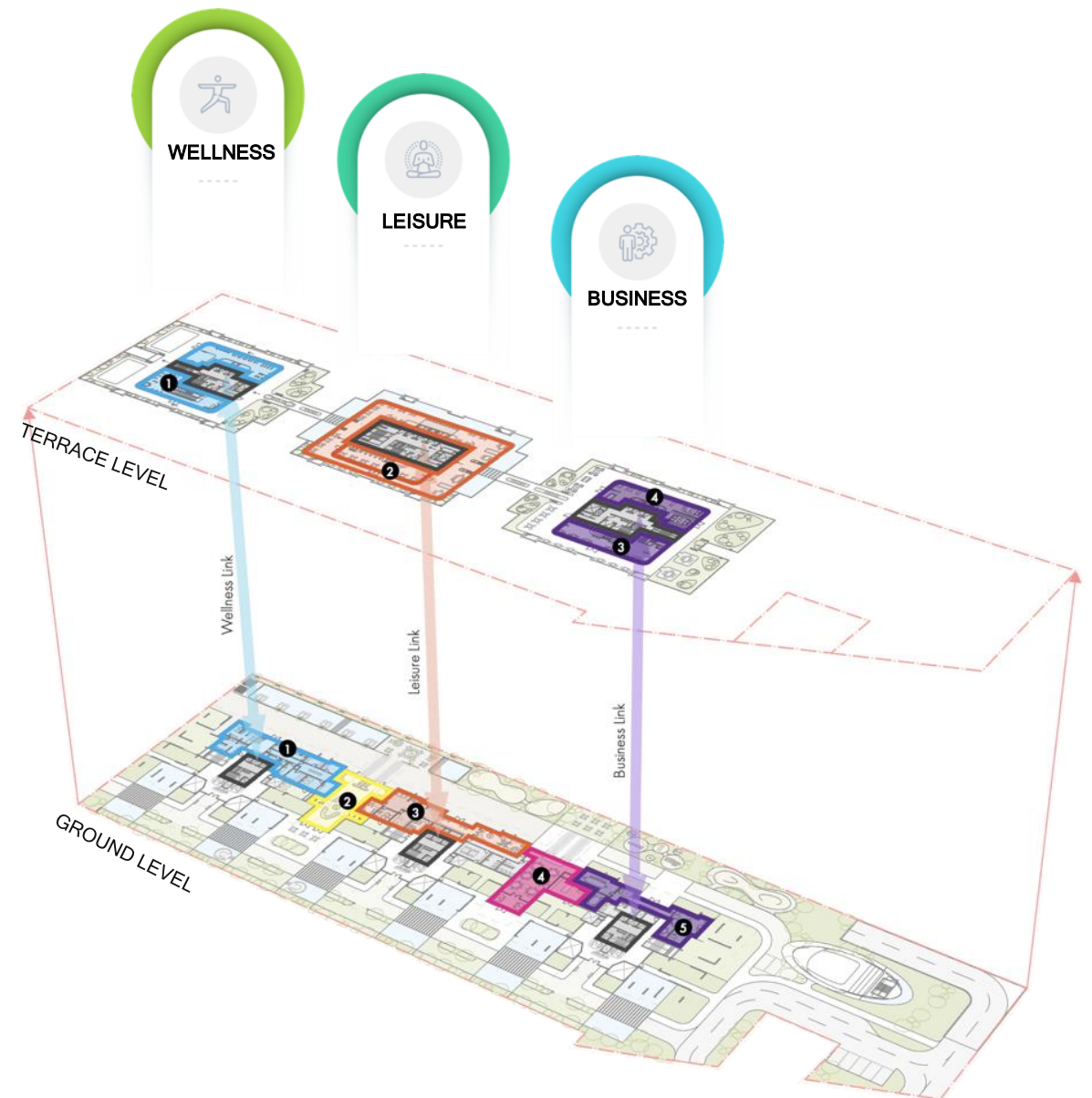
THE CROWNING GLORY

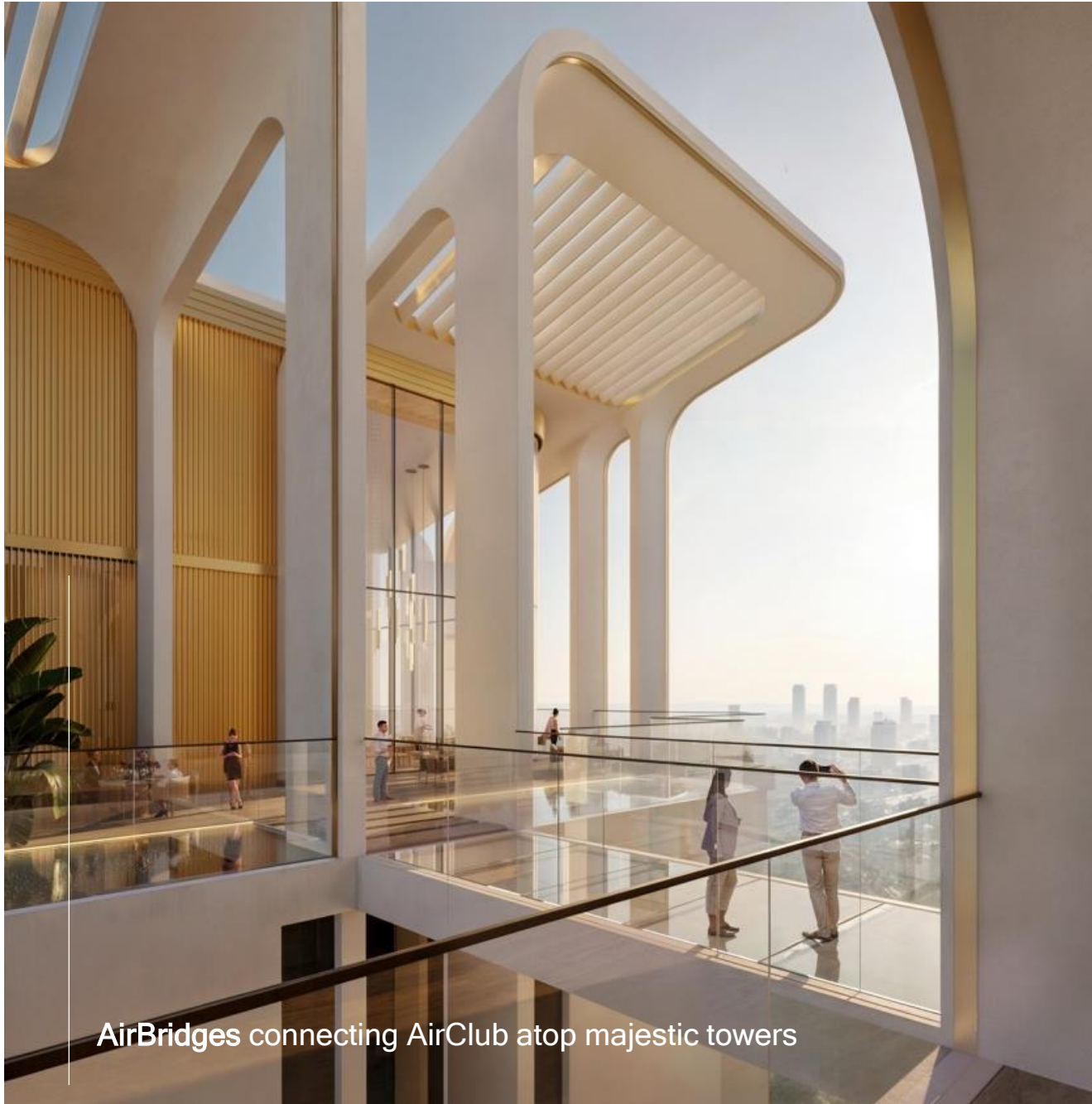
That Is Set To Become the Beacon Of Luxury,
Adorned By A Waterfall Design



A UNIQUE CONCEPT OF ZONING AND CONNECTIVITY

- The club's program is distributed across the **ground floor** and the **rooftop**
- These are **linked by elevators**.
- Amenities within each tower are **paired based on their nature**:
 - the Spa is linked with the Gym,
 - the Family Zone with the Lagoon Restaurant
 - the Business Club with both the bar and Executive Lounge.





AirBridges connecting AirClub atop majestic towers

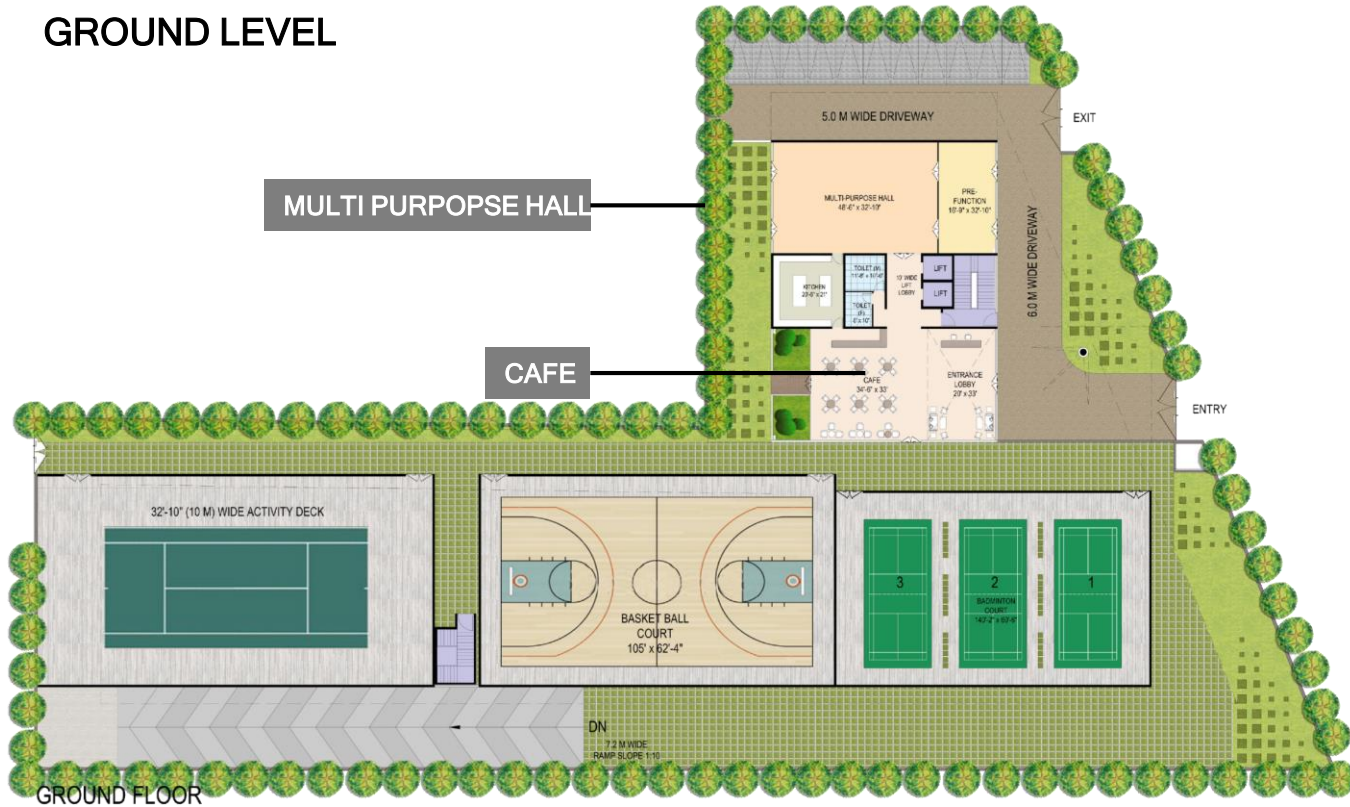
~1,25,000 SFT
Of Club Amenities

Connected Through
A Glass AirBridge

Making It The Largest
Interconnected Sky Experience
In Gurugram

STATE-OF-THE-ART SPORTS CLUB

GROUND LEVEL

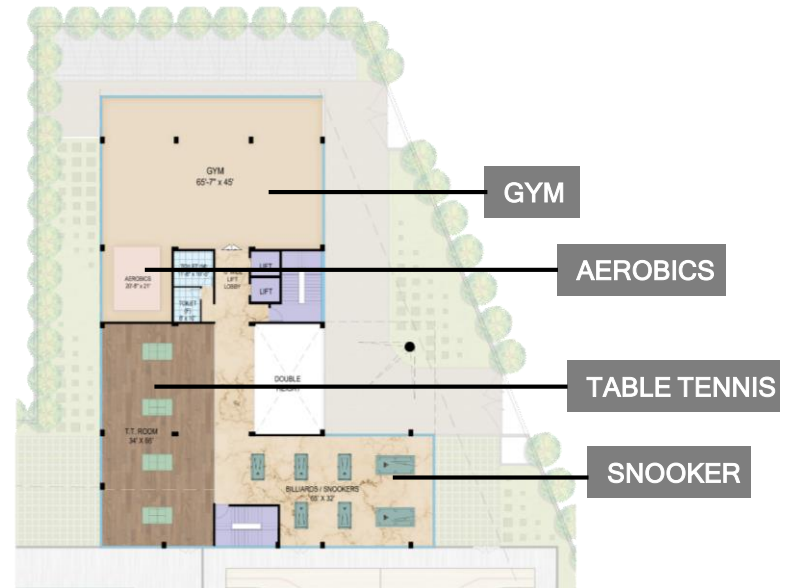


GROUND FLOOR

LOWER GROUND



LEVEL - 1





CREATING A PERFECT ECOSYSTEM

For Every Desire Of Live,
Work, Leisure And More..



WELLNESS

The Healing Zone



- Skating Area
- Yoga
- Amphitheatre
- Garden
- Meditation Zone
- Games Area
- Sunken Ponds
- Swimming Pool
- Sauna
- Hamman
- Ice Room
- Steam Room
- Outdoor Fitness
- Water Feature
- Cloud Meditation
- Outdoor Classes
- Cardio
- Climbing Wall
- Banquet Hall
- Spa
- Playground
- Banquet Lawn

Wellness Retreat At the AirClub !





LEISURE

The Aquatic Luxury



- Cafe
- Island Dining
- Art Room
- Lounge
- Music Room
- Sky Dining
- Water Restaurants
- Banquet Lawn
- Shallow Water Feature
- Green Pods
- Arcade Room
- Waterfall
- Restaurant
- Games Room
- Outdoor Sculpture Plan
- Virtual Gaming Room
- Karaoke Room



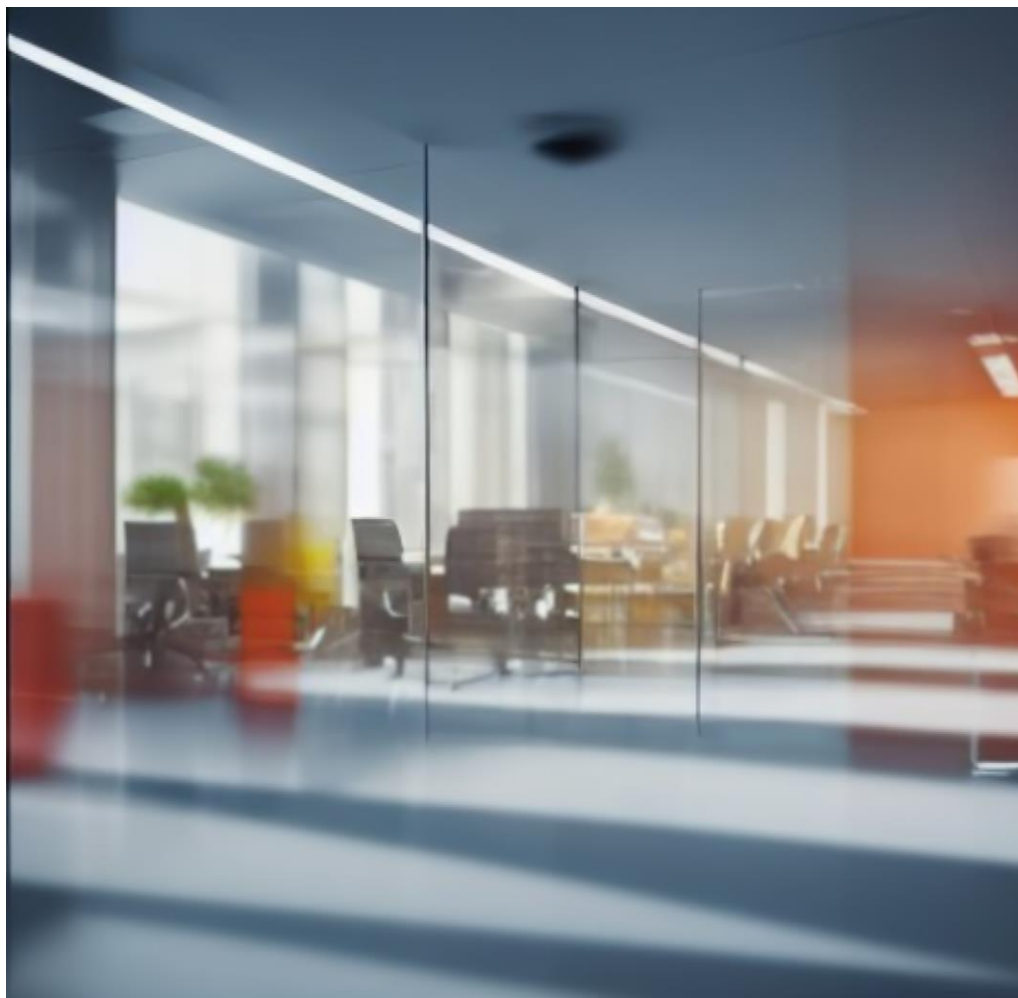
Mesmerizing Water
lagoon in front of club





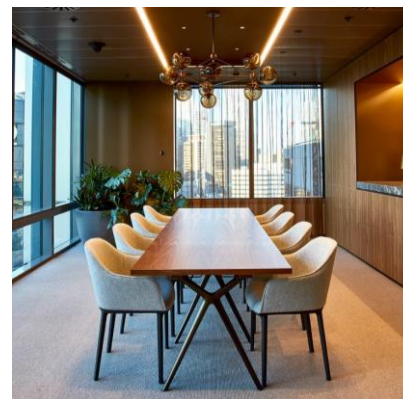
EXPERIENCE THE SPLENDOR OF
NATURE
BREATHTAKING WATERFALL!





BUSINESS

The Aquatic Luxury



- Conference Room
- Meeting Room
- Agile Working
- Co-working Area
- Relaxation Garden
- Sky Bar
- Outdoor Lounge Area
- Informal Meeting
- Pre-function Area
- Board Room
- Offices
- Business Centre Lounge
- Executive Lounge
- Banquet
- Outdoor Bar
- Executive Bar
- Library
- Sky Lounge



Indulge in serenity at the **AirClub**,
with breath-taking horizons



WHAT SETS APART M3M ALTITUDE?

A WORLD **Above Everything Else**

200+

Amenities

2 Lakh+

Sq. Ft. Of Club Area

50000+

Sq. Ft. Of Sports Amenities

6+

Clubhouses

6+

Restaurants

5+

Pools

5+

Fitness Centres

And Just **15** Apartments Per Acre



An Exclusive Opportunity, If You

BOOK NOW

LIMITED PERIOD
OFFER

Basic Price*

Rs. 19,900*

Payment Plan*

35:35:30*

*Other charges extra



Building Lifestyles

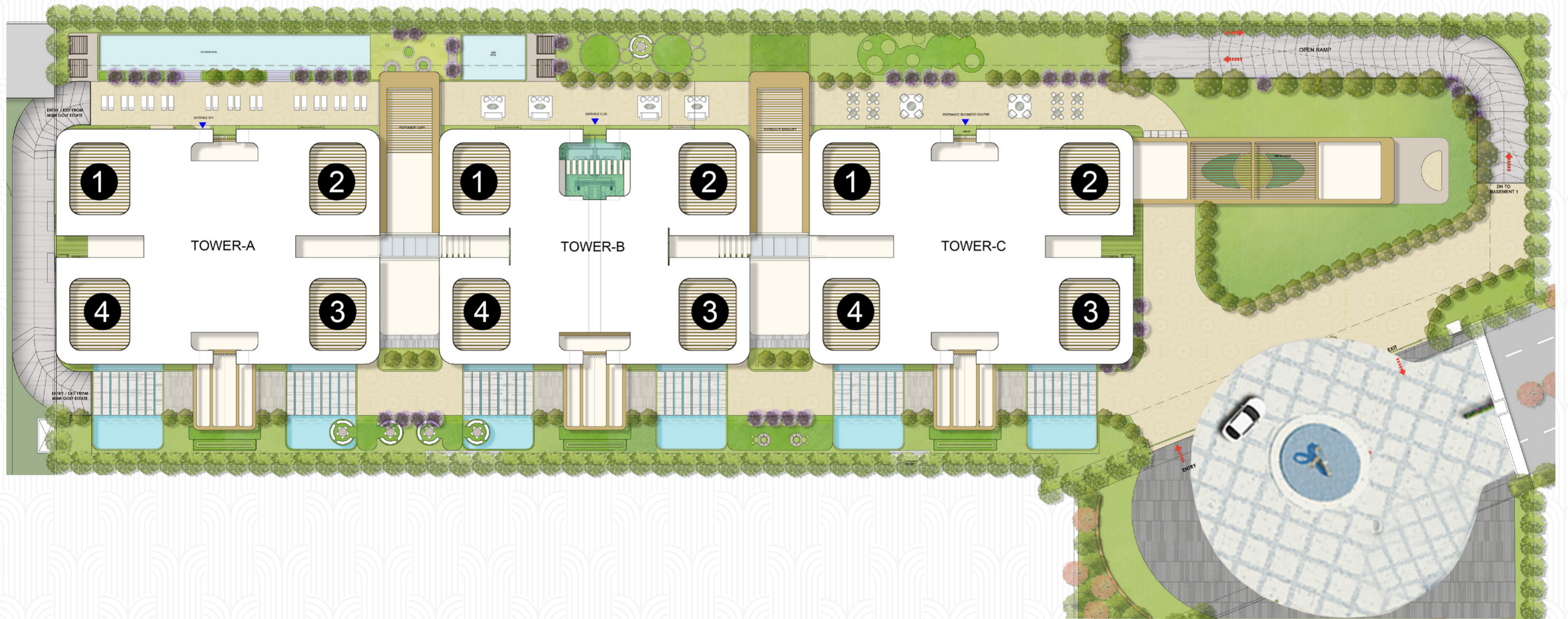
A N o t c h A b o v e



MASTER PLAN

M&M
ALTITUDE
— AT golfstate —



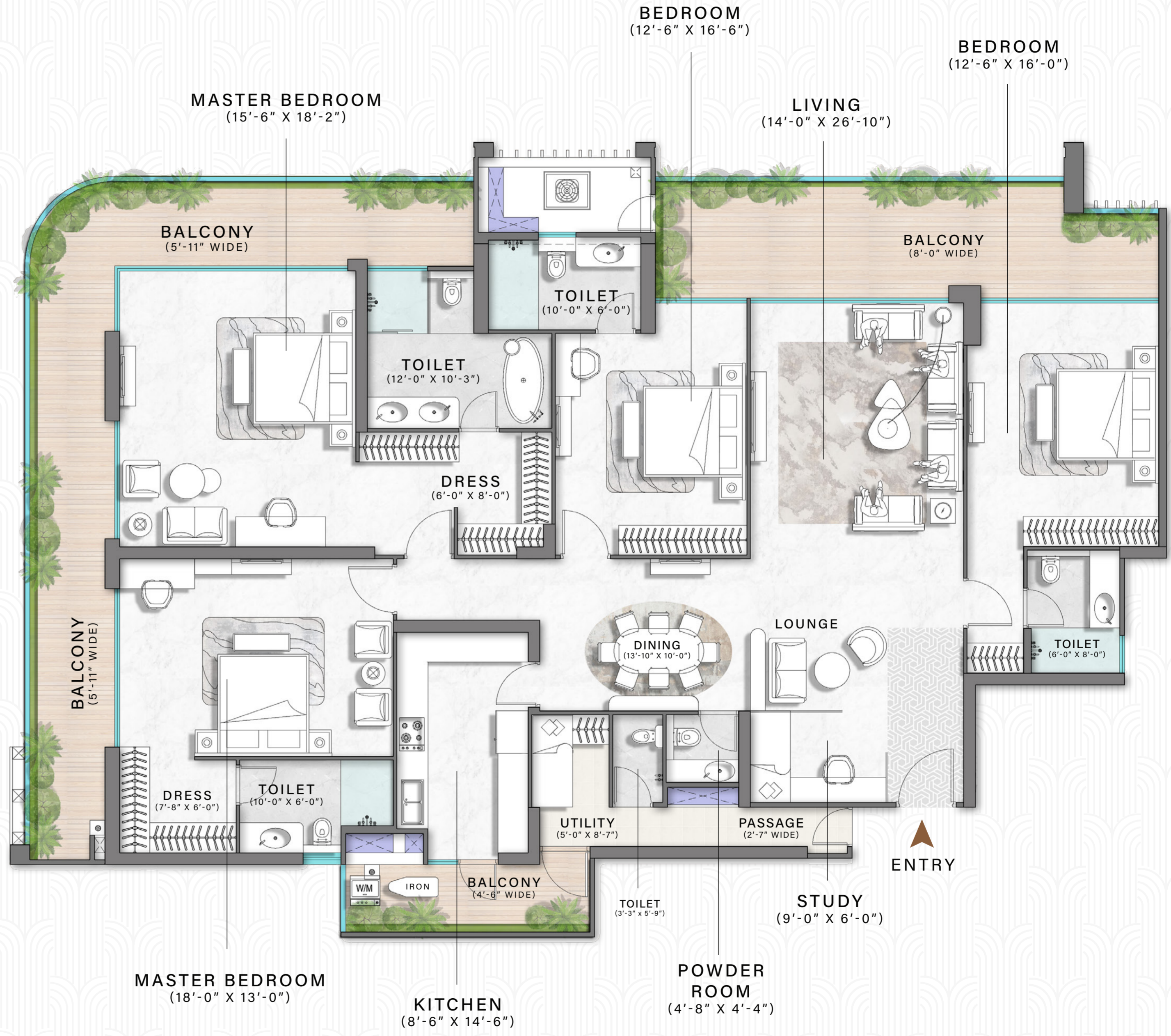


CLUSTER PLAN



M&M
ALTITUDE
 — AT **golfestate** —

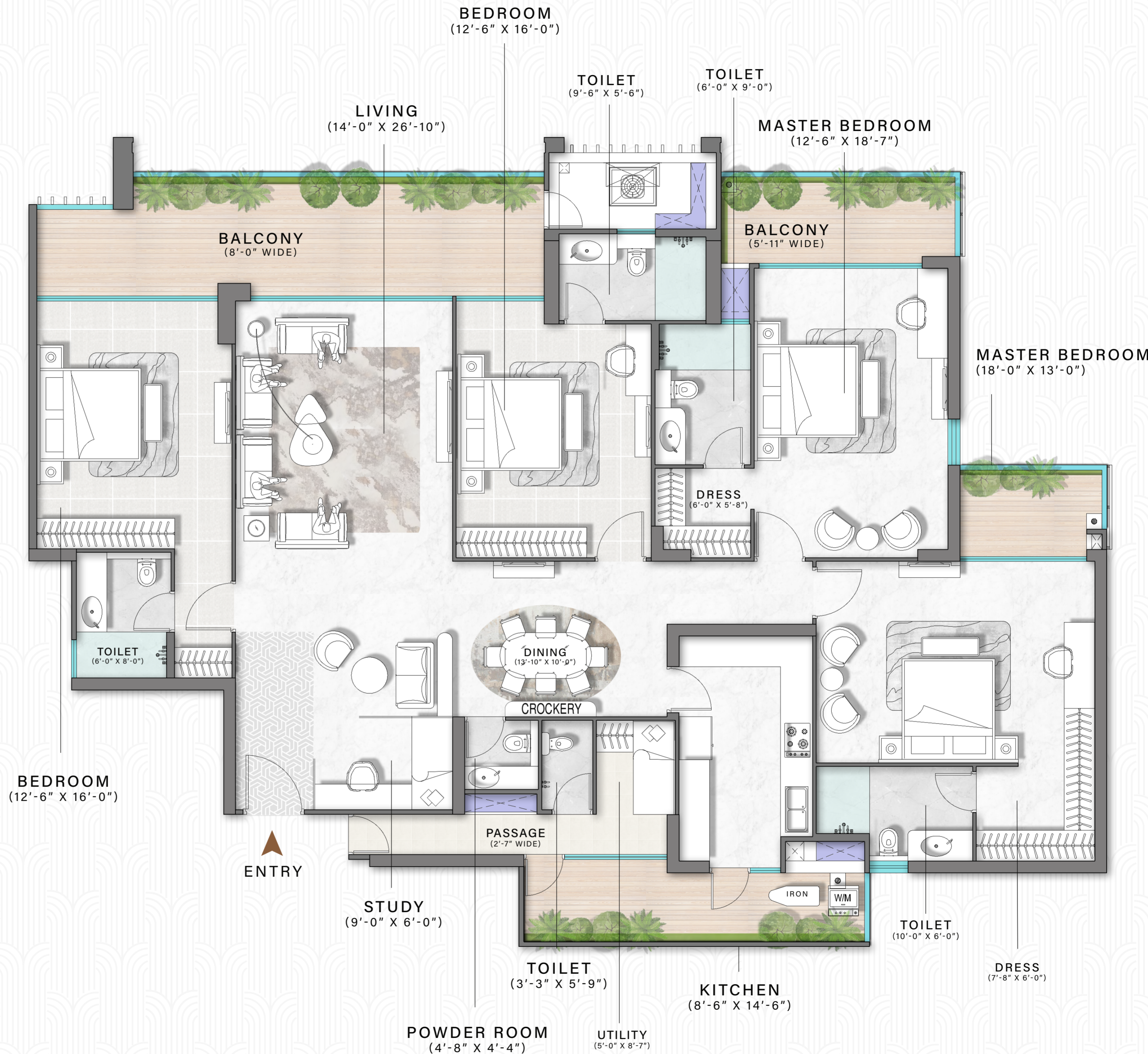
ULTRA LUXURY SUITES



4270 SQFT
 4 BHK + LOUNGE + STUDY

M&M
ALTITUDE
— AT **golfestate** —

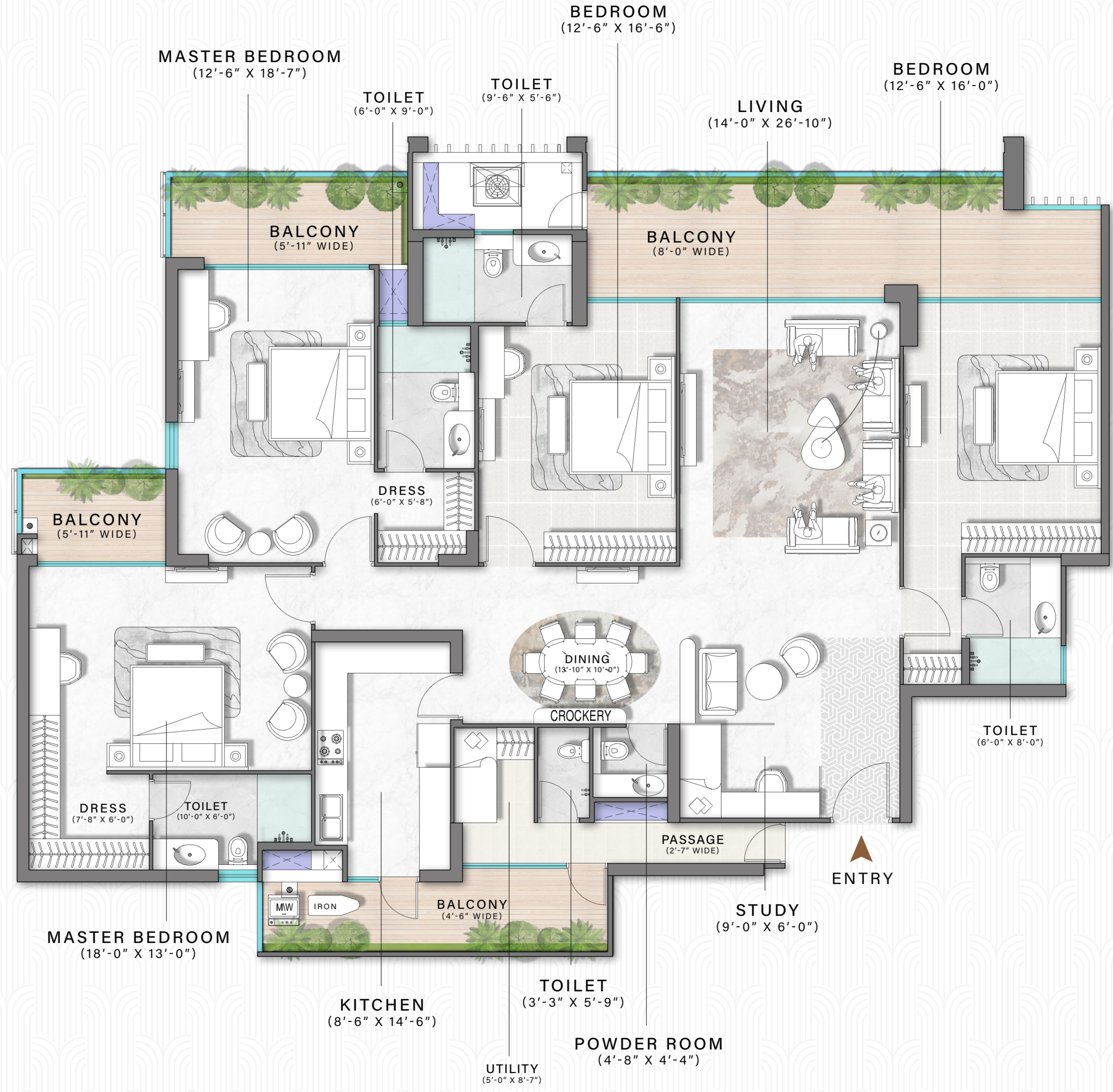
ULTRA LUXURY SUITES



3755 SQFT
4 BHK + LOUNGE + STUDY

M&M
ALTITUDE
 — AT **golfestate** —

ULTRA LUXURY SUITES



3712 SQFT
 4 BHK + LOUNGE + STUDY

SPECIFICATIONS

LOCATION	FLOORING	CEILING	WALL	INTERNAL DOORS	EXTERNAL DOOR/WINDOWS/ RAILINGS	LIGHT FIXTURES	AC	PLUMBING FIXTURES	OTHERS	HOME AUTOMATION
Typical Lift Lobby	Imported Marble	Designer False Ceiling with Acrylic Emulsion Paint	Imported Marble/ Gypsum Plaster with Acrylic Emulsion Paint			Branded Ceiling Lights	VRV/ VRF Air conditioning System			
Living Room, Dining	Imported Marble	Combination of False Ceiling/Boxing and Gypsum Plaster with Acrylic Emulsion Paint	Gypsum Plaster with Acrylic Emulsion Paint	Modular Veenered Door with PU Polish	Powder coated/ Anodised Aluminium Door/ windows		VRV/ VRF Air conditioning System		Digital Lock, Air Purifier System	Provision for Mood Lighting and Automated Curtains
Kitchen	International Stone Finish Tile	Combination of False Ceiling/Boxing and Gypsum Plaster with Acrylic Emulsion Paint	International Stone Finish Tiles 2' Above counter top and Acrylic Emulsion paint	Modular skin/Laminated door	Powder coated/ Anodised Aluminium Door/ windows		VRV/ VRF Air conditioning System	SS Sink with Branded CP Fitting	Modular Kitchen with Hob, chimney and Gyser	
Master Bedrooms	Laminated Wooden Flooring	Combination of False Ceiling/Boxing and Gypsum Plaster with Acrylic Emulsion Paint	Acrylic Emulsion Paint	Modular skin/Laminated door	Powder coated/ Anodised Aluminium Door/ windows		VRV/ VRF Air conditioning System		Air Purifier System	Provision for Mood Lighting and Automated Curtains
Master Toilet	International Stone Finish Tile	False Ceiling/ Acrylic Emulsion Paint	International Stone Finish Tiles/ Acrylic Emulsion Paint	Modular skin/Laminated door	Powder coated/ Anodised Aluminium Door/ windows	Branded Ceiling Lights/ Mirror Lights		Branded CP Fittings & Chinaware	Modular Vanity Counter, Shower Partition & Gyser	
All Other Bedrooms	Laminated Wooden Flooring	Combination of False Ceiling/Boxing and Gypsum Plaster with Acrylic Emulsion Paint	Acrylic Emulsion Paint	Modular skin/Laminated door	Powder coated/ Anodised Aluminium Door/ windows		VRV/ VRF Air Conditioning System		Air Purifier System	Provision for Mood Lighting and Automated Curtains
All Other Toilets	International Stone Finish Tile	False Ceiling/ Acrylic Emulsion Paint	International Stone Finish Tiles/ Acrylic Emulsion Paint	Modular skin/Laminated door	Powder coated/ Anodised Aluminium Door/ windows	Branded Ceiling Lights/ Mirror Lights		Branded CP Fittings & Chinaware	Modular Vanity Counter, Shower Partition & Gyser	
Staff Bedroom	International Stone Finish Tile	OBD Paint	Gypsum Plaster with OBD	Modular skin/Laminated door	Powder coated/ Anodised Aluminium Door/ windows					
Staff Toilet	International Stone Finish Tile	OBD Paint	International Stone Finish Tiles/ Gypsum Plaster	Modular skin/Laminated door	Powder coated/ Anodised Aluminium Door/ windows	Branded Ceiling/ Wall lights		Branded CP Fittings & Chinaware		
Staircase	Anti skid Tile/ Restile	OBD Paint	OBD Paint/ Enamel Paint	Metal Fire Door	M.S. Security Railing with Enamel Paint	Branded Ceiling/ Wall lights				
Balcony	International Stone Finish/Plank Style Tiles	External Weather shield Paint	External Weather shield Paint		Seamless/ Laminated Glass Railing (MS Railing in Utility Balcony)	Branded Ceiling/ Wall lights		Water Tap Point with Drainage System		