



# Building Lifestyles

A Notch Above





# 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

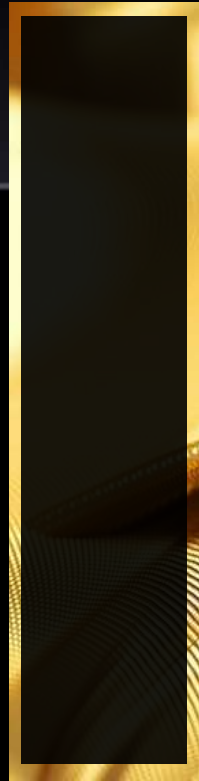
26,000 PSF

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**

PRESENTING

M3M

# ALTITUDE

— AT **golfestate** —

LUXURY SUITES (4.5 BHK+S) & SKYLINE PENTSUITES



**LET'S TAKE YOU  
ON A TOUR,  
Of This Work Of Art**

## ICONIC LOCATION: OF THIS SUPER LUXURY ICON

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





M&M  
ALTITUDE

SPORTS ARENA

FAIRWAY  
WEST

VIP CLUB  
GOLF CART  
ACCESS

GOLF COURSE  
ROAD EXTN  
ACCESS

SPORTS ARENA

ELEVATE CLUB  
ACCESS

SPORTS ARENA

TEMPLE

FAIRWAY EAST

TRUMP  
TOWERS

POLO SUITES

ST. ANDREWS

GOLFSTATE  
ROAD ACCESS

LATITUDE

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 younger man. The man on the right is younger, also wearing glasses and a light-colored shirt, leaning over a table and working on a large 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 equipment. The overall atmosphere is professional and collaborative.

Envisioned By A Globally Renowned  
**ARCHITECTS**

# MASTERCRAFTSMEN



Jonas Upton-Hansen  
Founding Director



Ricardo Mateu  
Director

uha

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..

All M3M projects!!



Sadro Residencias  
Puebla, Mexico



Qingdao Waterfront  
Qingdao, China



Al Fujairah  
Dubai, UAE



Infinity Towers  
Limassol, Cyprus

## 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

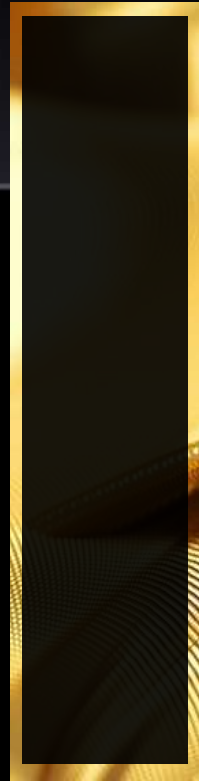


## DESIGN THOUGHT & INSPIRATION

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

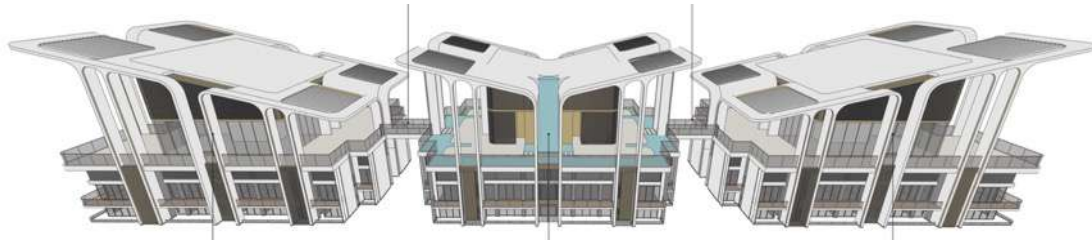
## BEYOND IMAGINATION A SPECTACULAR VIEW

- 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



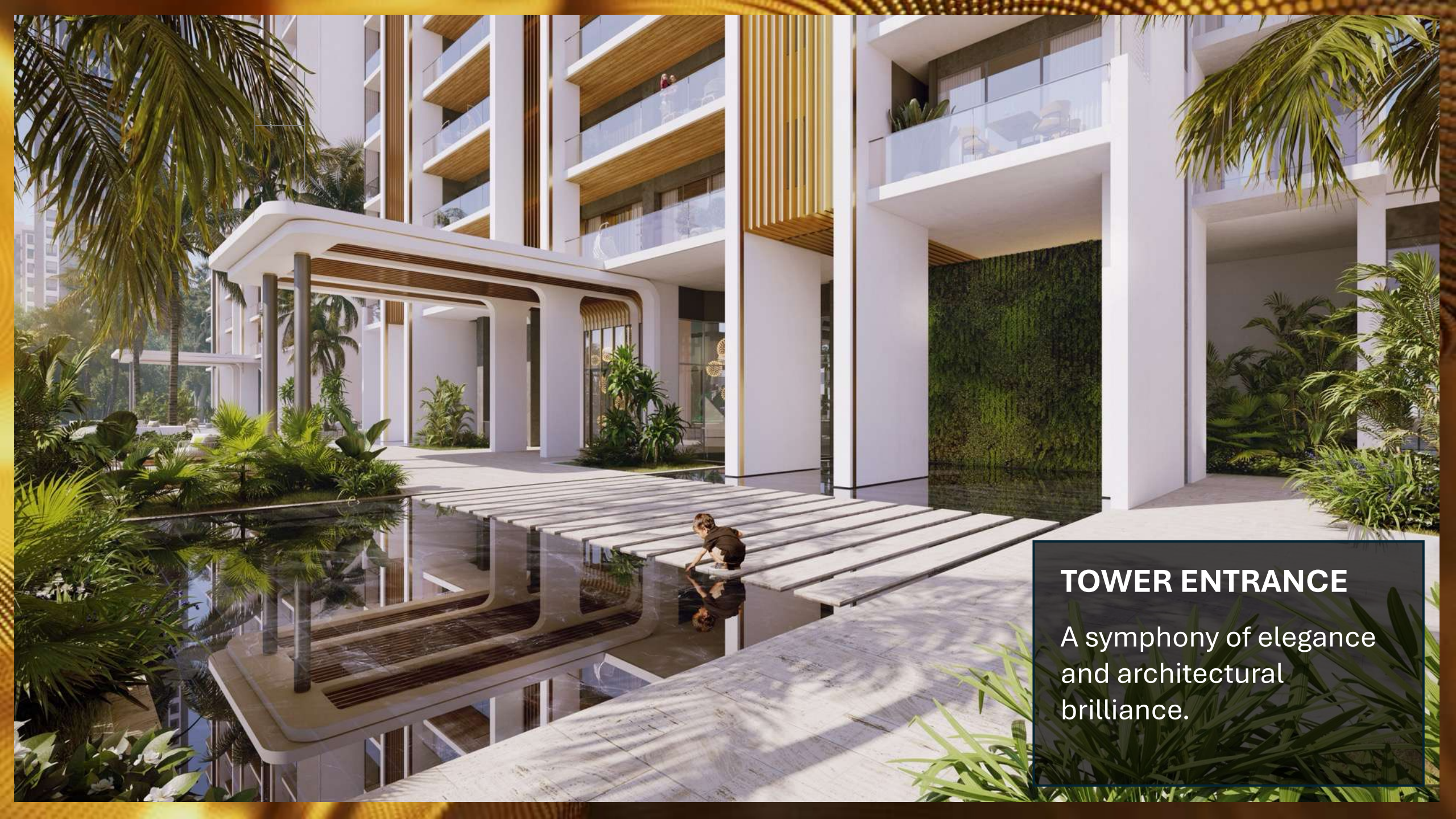
Standing tall atop the tower, the crown  
**gleams with an aura of sophistication and  
power and a sense of regal authority.**



**ARRIVAL**

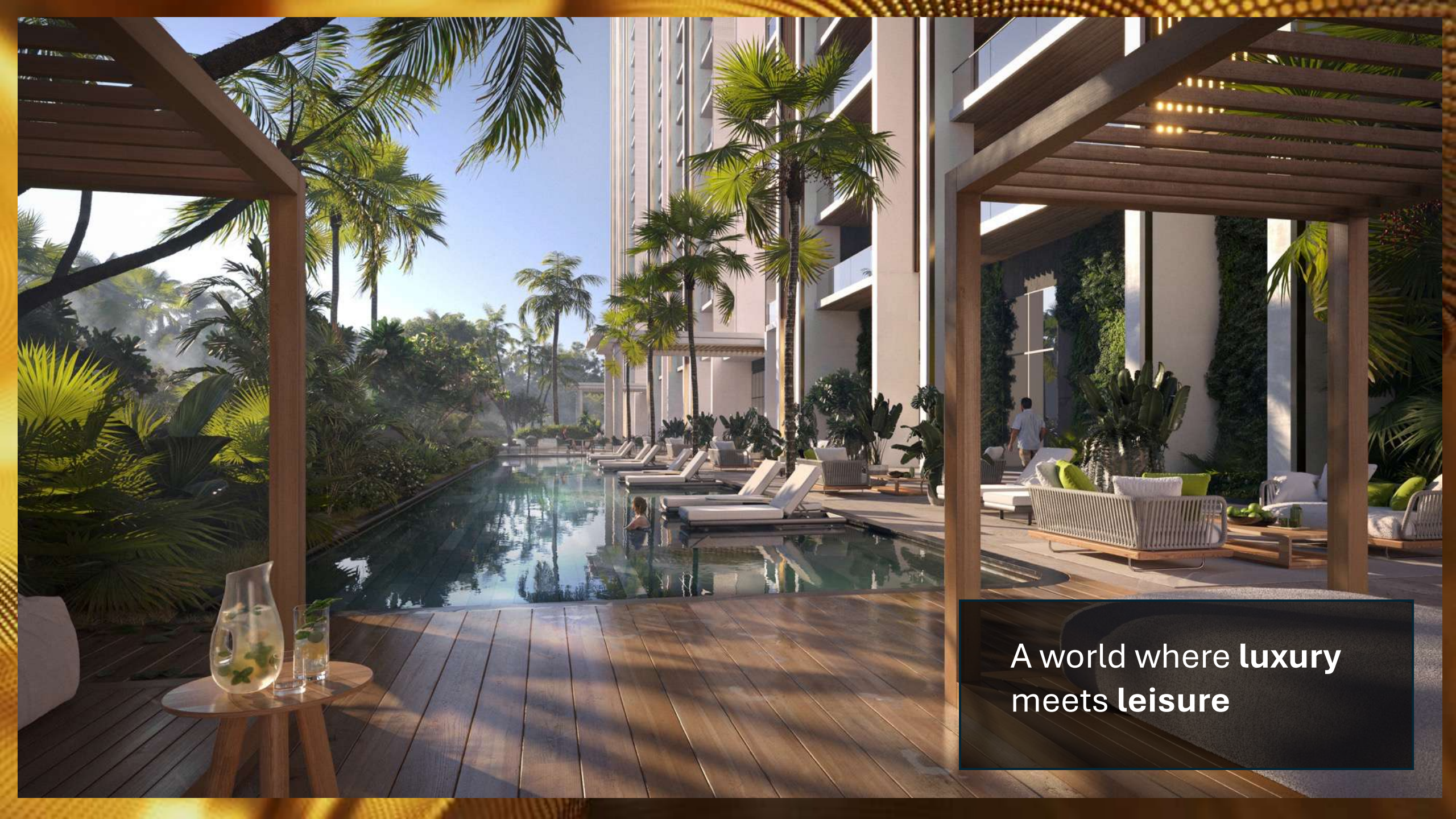
**DROP-OFF AT LOWER GROUND LEVEL**



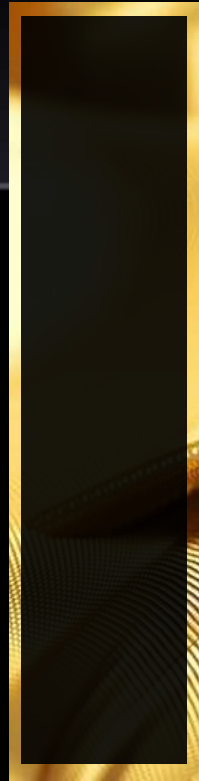


## **TOWER ENTRANCE**

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 Kong



Oxley & Stirling Residences, Australia

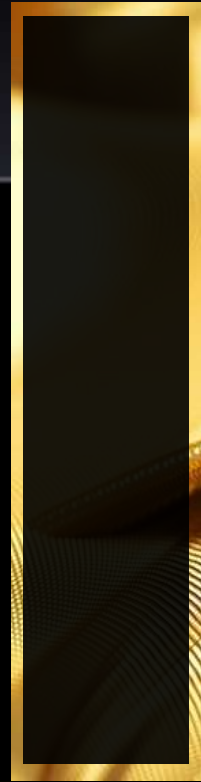


Pinnacle@Duxton, Singapore



Now Experience The Same In

**GURUGRAM**

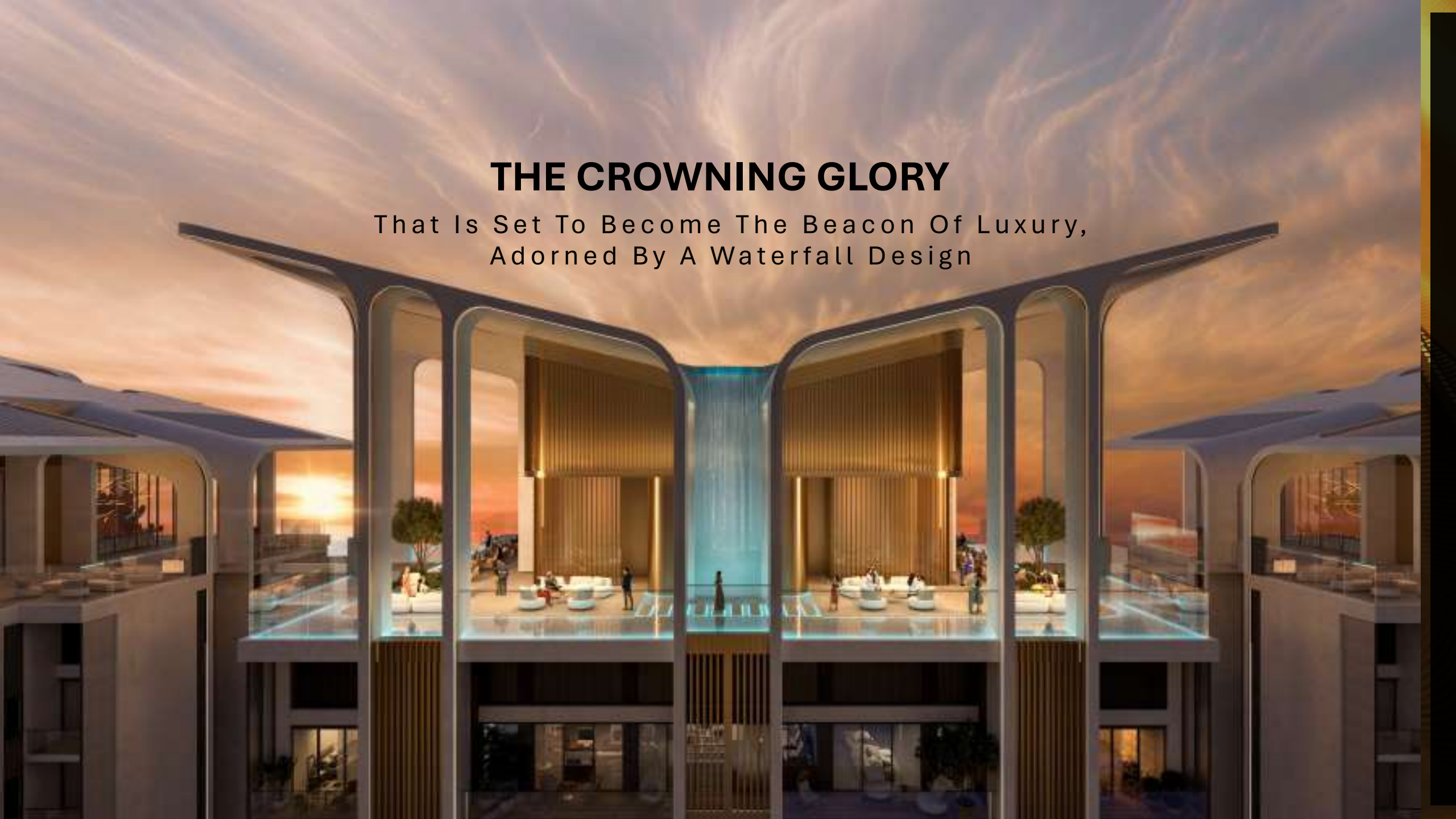


LIVE THE LARGEST  
**AIR CLUB EXPERIENCE**

**In Gurugram**

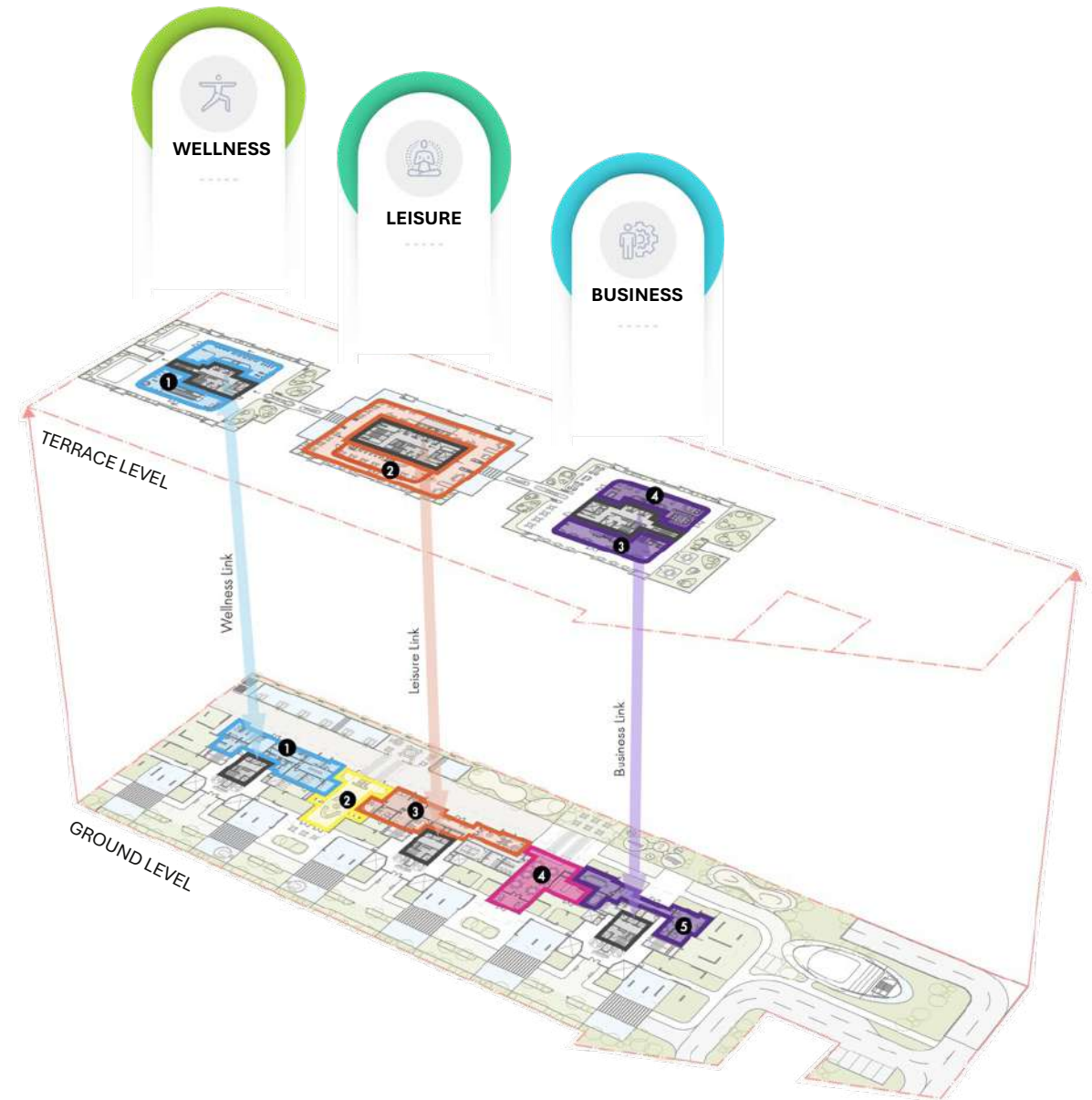
# THE CROWNING GLORY

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

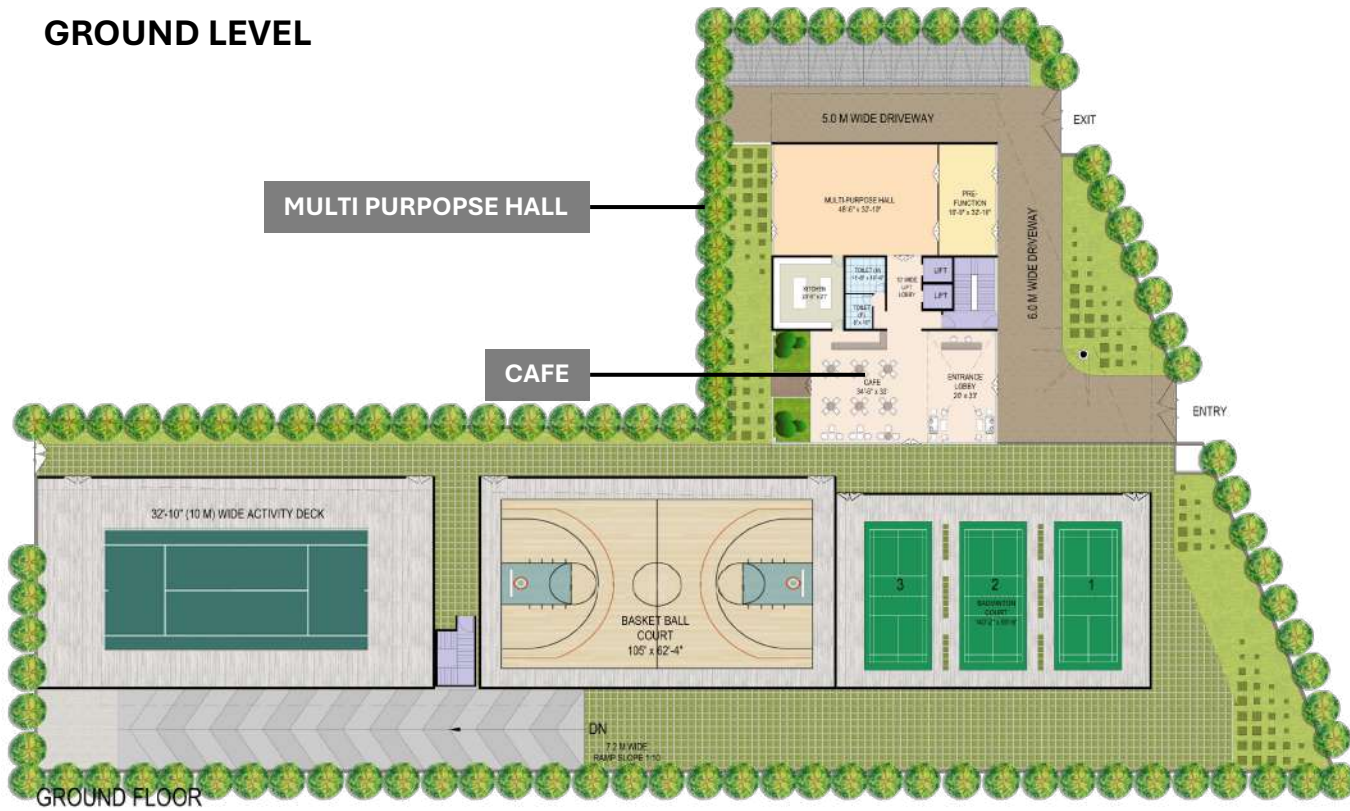
~**1,25,000 SFT**  
Of Club Amenities

Connected Through  
A Glass **AirBridge**

Making It **The Largest**  
**Interconnected Sky Experience**  
In Gurugram

# STATE-OF-THE-ART SPORTS CLUB

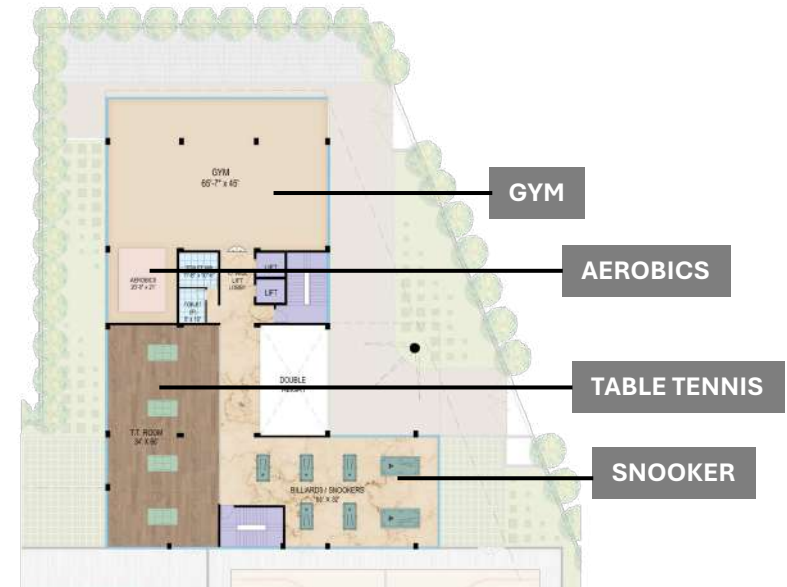
## GROUND LEVEL

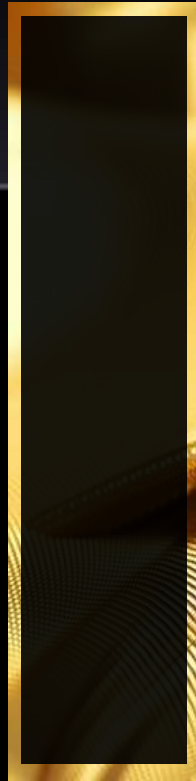


## LOWER GROUND



## 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
- Hamam
- Ice Room
- Steam Room
- Outdoor Fitness
- Water Feature
- Cloud Meditation
- Outdoor Classes
- Cardio
- Climbing Wall
- Banquet Hall
- Spa
- Playground
- Banquet Lawn



# 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





# **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



**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

# WHY BOOK NOW!

TILL 16<sup>TH</sup> MAY

POST 16<sup>TH</sup> MAY

**ADVANTAGE-1**

PRE-LAUNCH BENEFIT

MEGA LAUNCH

**ADVANTAGE-2**

SPECIAL PRICING

LAUNCH PRICING

**ADVANTAGE-3**

SPECIAL PAYMENT PLAN

STANDARD PAYMENT PLAN

**ADVANTAGE-4**

CHOICE OF INVENTORY

INVENTORY AS PER  
AVAILABILITY



An Exclusive Opportunity, If You

**BOOK NOW**

# Basic Price\*

Rs. 25,900



Rs. 23,900



Valid for 1<sup>st</sup> 75 bookings or 16<sup>th</sup> May, whichever is earlier

\*Other charges extra

# Payment Plan\*

CONSTRUCTION  
LINKED PLAN



SPECIAL PAYMENT  
PLAN - 20:80



Valid for 1<sup>st</sup> 75 bookings or 16<sup>th</sup> May, whichever is earlier

\*Other charges extra

**What  
Else?**

Get Premium Straight Away

**On Day of Launch**

Handover the Cheque and Block Your Unit

**Get 1<sup>st</sup> Transfer Free**

Flexibility of Completing 1<sup>st</sup> Instalment

**Within 45 Days**



# Building Lifestyles

A Notch Above

