

M3M
SKYLOFTS
SECTOR 71, GURUGRAM



AN INNOVATION
FOR AN EXCEPTIONAL
EXPERIENCE

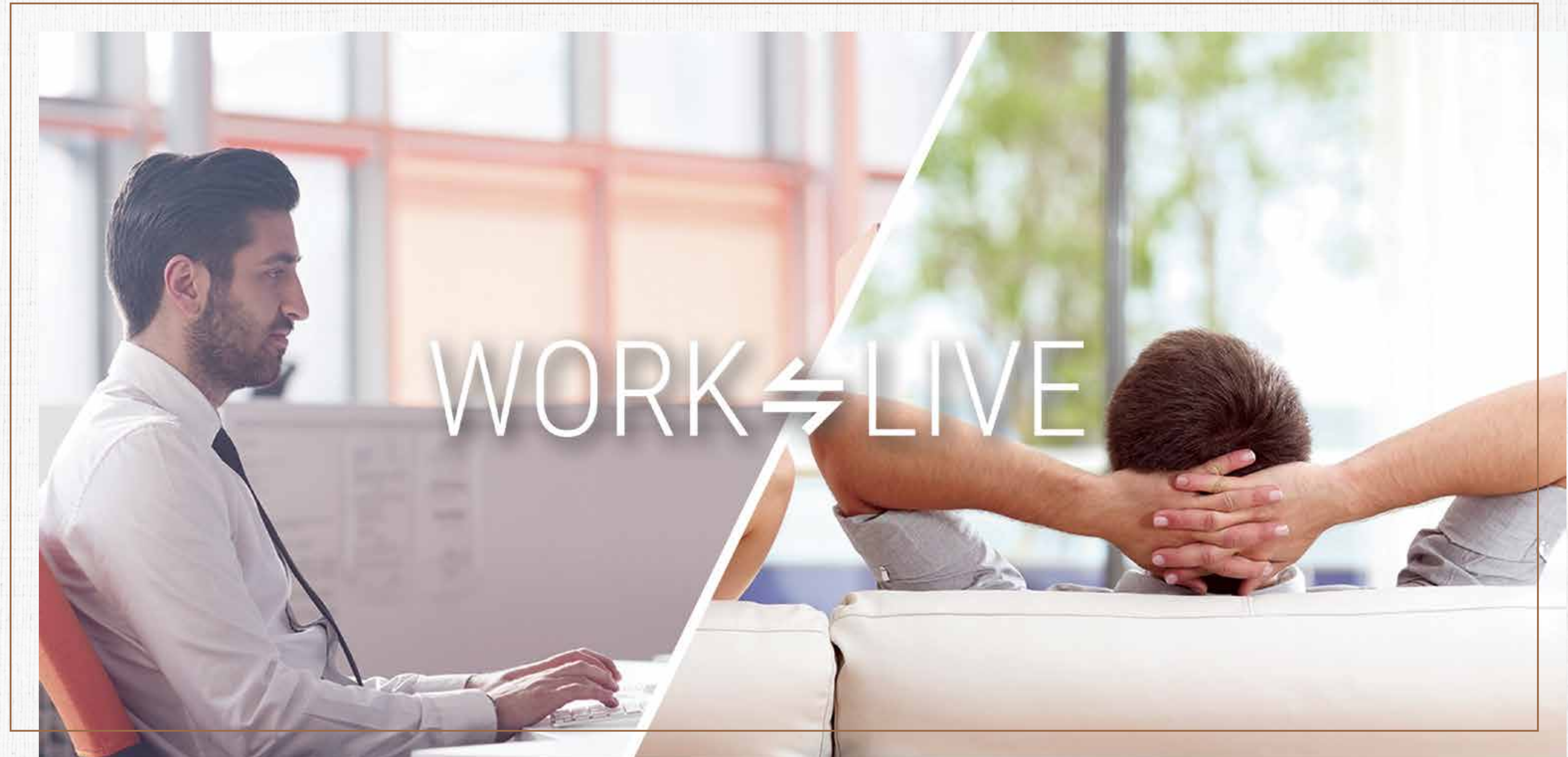
A UNIQUE URBANE CONSOLE.. TO LIVE, WORK AND PLAY MORE.

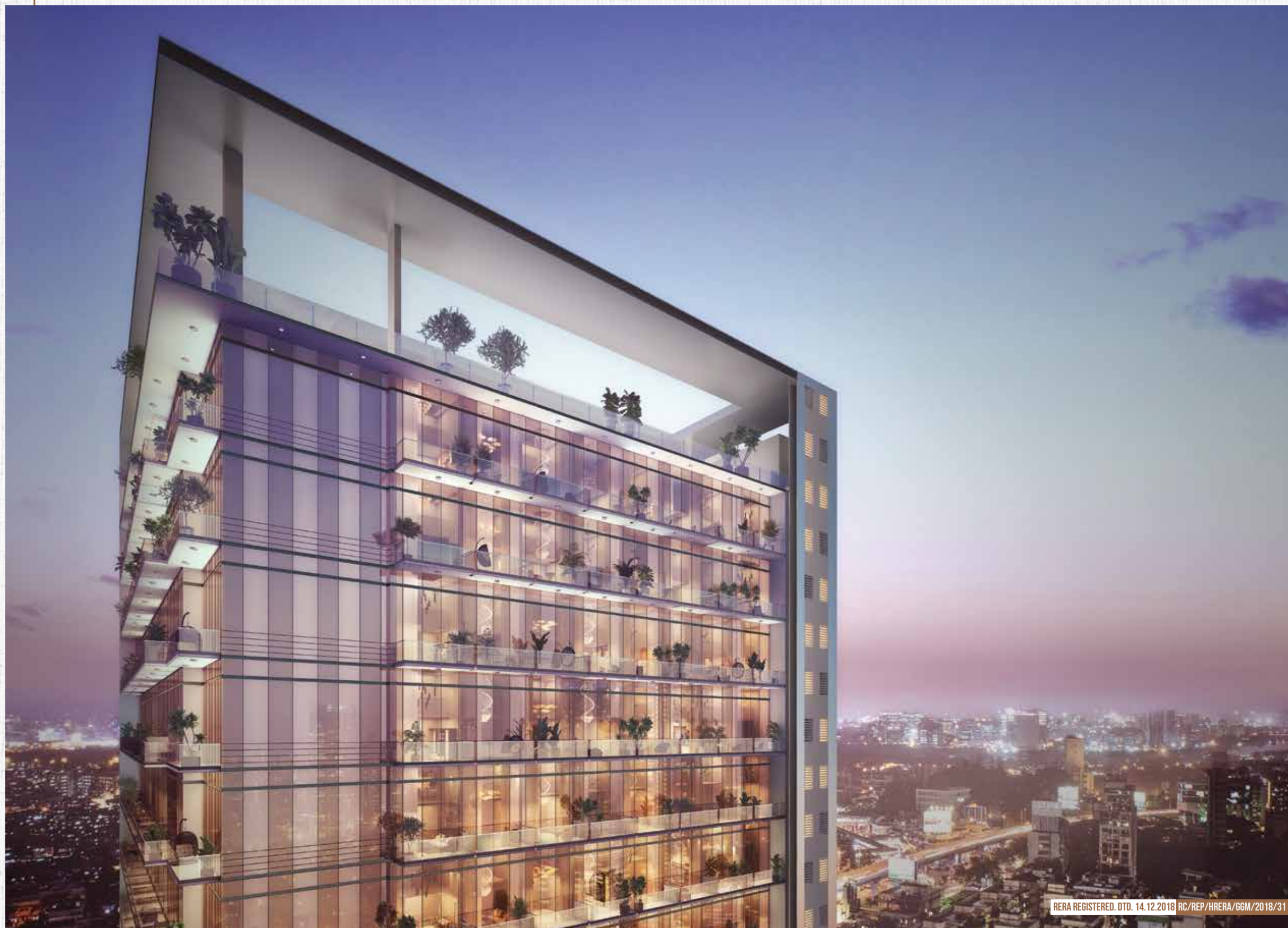
The urban culture is evolving effervescently, where thoughts and innovations take shape uninhibitedly to concoct a better lifestyle. We seek perfection, quality and the condensed essence of work, play and living in general. The mankind is determined to make the best of this life and world.

And M3M rises in this spirit with a revolutionary concept that dares to take lifestyle a step ahead.

We bring for you M3M Skylofts, spaces as expansive as the millennial city of Gurugram and ready to accommodate your own distinct personality, tastes and quirks. A unique experience console that ensures two folds the satisfaction and readies the arena for an international confluence of working, leisure, desires and more.

M3M Skylofts is a way of being for those who wish to dream more, aspire more and achieve more.





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A VISUAL DELIGHT WITH A UNIQUE CHARM

M3M Skylofts present a heady blend of contemporary and conceptual innovation. Plush, world class, 1BHK, serviced lofts, spread over 9 floors, enjoy unprecedented access and availability enabling a most enriched way of life. A striking and contemporary architecture facilitates a unique mixed-use development that enjoys direct horizontal access from the road with welcoming drop-off point.

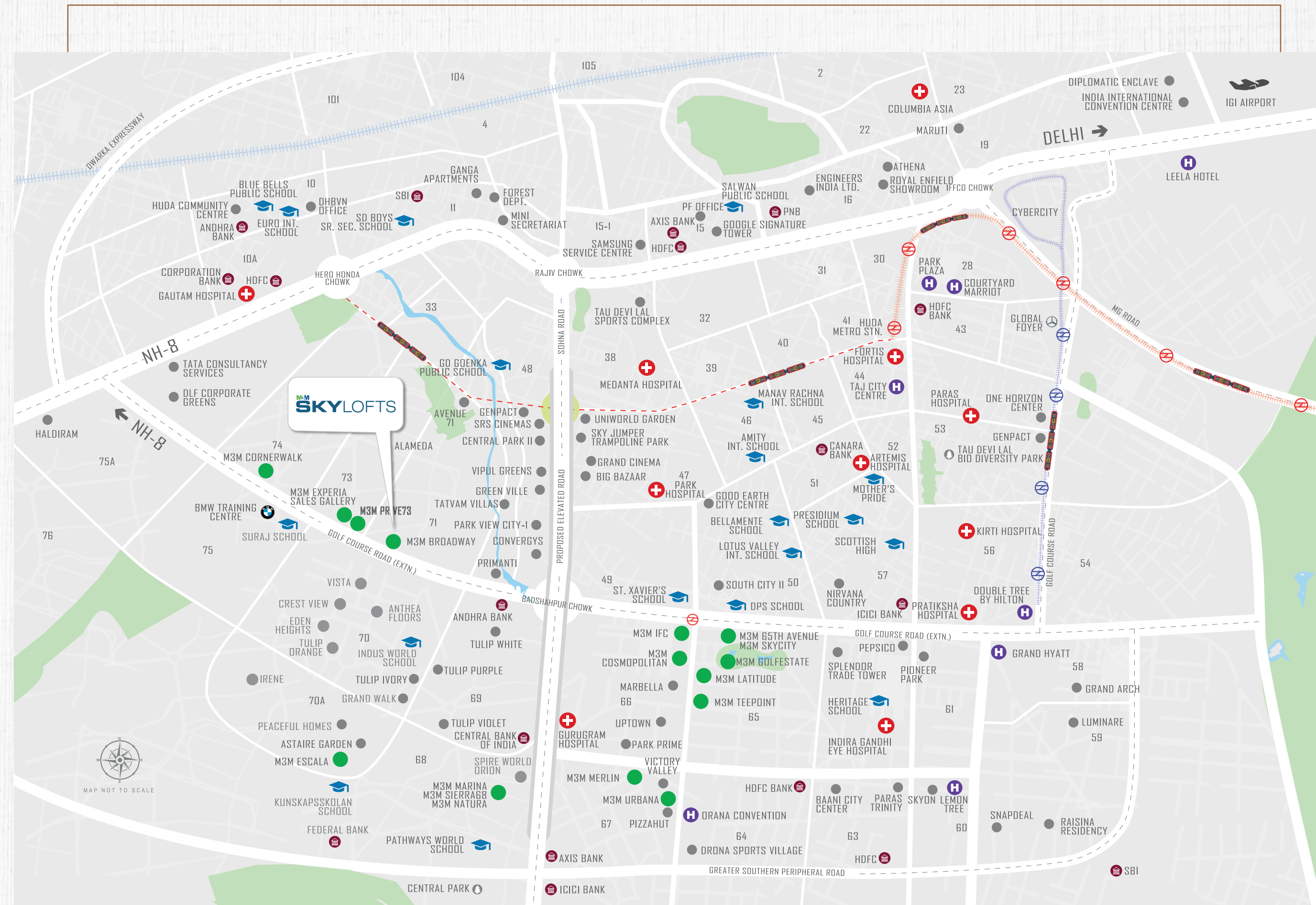
Walk into unique double height units, approx. 5.7 mts. from floor to ceiling. The clean lines and an optimal usage of spaces take cues from a modern minimalist style and are balanced with signature M3M splendour. The provision for customisation enables you to make most of your space by tailoring it in accordance with your individual preferences and needs, giving each house a unique character and an enigmatic urban charm.

A lifestyle crafted from the finest of the world, for the modern global denizens.

THE SPECIAL INGREDIENT FOR A SPECIAL OFFERING

M3M Skylofts are integrated within a larger development that leverages upon a strategic location to make a lasting impact. Enjoying two-way access from the 150-metre-wide Golf Course Road Extn. with a 30-metre green belt and service road at the front and from a 24-metre wide road at the rear, it throbs with vital connectivity. Marked with the presence of most upscale residential projects in the vicinity, M3M Skylofts are entitled to the lucrative catchment, while enjoying proximity to renowned schools and hospitals.

- Merely 3 KM from NH-8
- Remarkable inter-state connectivity, from Sohna Road, NH8 and Faridabad Expressway.
- Catchment of Premium residential projects like Eden Heights, Irene, Primanti, Tatvam Villas, Alameda and Nirvana Country 2.





TAKING BY STORM, THE DOWNTOWN OF GURUGRAM

Spread across 3.17 hectares (7.84 acres) M3M Skylofts enjoys a tremendous ease of connectivity, promised by a strategic location. The site is positioned along the Transit Oriented Development (TOD) Corridor and enjoys seamless connectivity with 3 major roads: Sohna Road, NH-8, and Golf Course Road Extn., which is certain to usher in large footfalls.

The neighborhood is rapidly shaping up with plenty of high-end residential developments and is expected to substantially increase the total catchment population in the next 3 years.

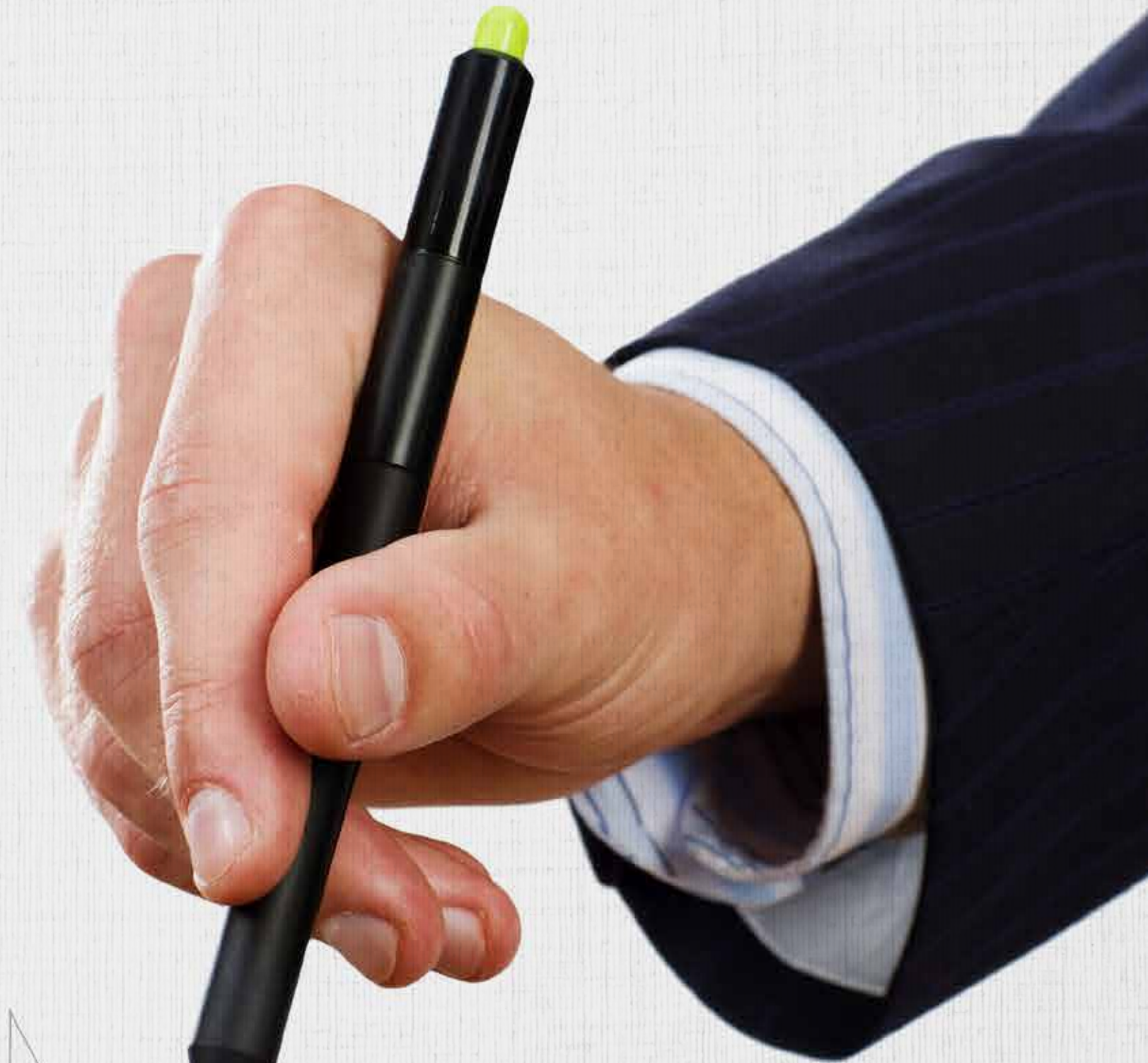
"Floor / site / unit / layout plan, as the case may be and / or as the situation and circumstances so warrant is to be read in conjunction with License No. 71 of 2018 dated 25.10.2018, granted in favour of Roshni Builders Private Limited & Highrise Propbuild Private Limited C/o Roshni Builders Private Limited. Floor / site / unit / layout plan are only indicated layout plan of the proposed Project and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Dimensions / specifications are not intended to form part of contract or warranty unless specifically incorporated in writing into the contract with the intended / interested customers. Minor additions or alterations as per the provisions of the Act and Rules made thereunder or as per the approvals/ instructions/ guidelines of the Competent Authorities may be expected".

A MARVEL, CURATED BY THE MASTERS

M3M Skylofts is envisioned to be an urbane wonder, an idea so phenomenal that we got on board the best in the industry to shape it up. Bentel Associates International, a name renowned for breakthrough innovations and awe-inspiring designs, boasts of an impressive portfolio. With 50 years of pursuing excellence, the firm is known for its specialization in mixed-use, retail and commercial developments.

Mr. Zubin Cooper spearheaded the project, the man behind some of the most celebrated global projects, such as Dubai Creek, Beirut Waterfront, Belgrade on the Water, Emaar Boulevard, AL Nuzha Retail Centre and Sha Hospitality.

With M3M Skylofts he brings forth an explosive combination of a unique concept brought alive by unparalleled architecture, which is ready to be the next urban lifestyle trend.





A COMPLETE URBAN PANORAMA

Spread across 9 floors, M3M Skyloft is a well-coordinated ensemble of iconic loft-like serviced units alongside an array of best in class amenities that scale up to the growing needs of an international traveler.

While the extroverted character of the retail centre adds colours and drama, the tower soars impressively to complete a glorious cityscape. Anchoring the Northeast corner of the development, it further presents the guests and residents with a stunning view of Gurugram from its lush landscaped terrace.

AN INGENUOUS PLAN FOR AN INCREDIBLE EXPERIENCE

M3M Skylofts is snugly interwoven within a large mixed-use ecosystem, a visual masterpiece with seamless connectivity, multiple access and world class infrastructure including an open landscaped area. The architecture of the project facilitates smooth horizontal and vertical movement, giving the inhabitants of M3M Skylofts access to everything they may ever need at any hour of the day.

4 levels of fashion retail, a 10-screen multiplex and a wide spectrum of culinary options, from fine dine to fast food, to conjure an über cosmopolitan experience.

A striking Grade-A corporate tower rises strategically parallel to M3M Skylofts, adding a new age workplaces to the picture, for the über professionals of today. Ergonomically designed for enhanced efficiency, replete, equipped with cutting-edge infra and a host of upscale features such as smart-access elevators, refined furnishings, dedicated drop-off and parking-space, these offices elevate work to an experience and help to maximise productivity.

The assurance of unconditional comfort makes these lofts a home away from home, for the modern world-trotter.



A MAGNIFICENT GATEWAY TO AN ENCHANTING WORLD

Leisure, work or fitness, designed to cater to a spectrum of needs and desires, with a lush pool side, restaurant and multiple impressive conference rooms. Find the perfect setting and an alluring ambience to meet up for pleasure or work and cherish moments with loved ones.



AN UNMATCHED ARRIVAL EXPERIENCE

Step in to be serenaded by an opulent lobby, with a contemporary quirk that is also true to the grandeur M3M promises. It plays host to 4 high speed elevators, which take you to a parallel dimension on the roof-top of the retail centre, serving as an upper lobby between the M3M Skylofts tower and the food and retail segments.



AN EXQUISITELY LANDSCAPED ALCOVE

The roof deck is designed to be retreat with lush foliage and alfresco fine-dine. Infusing the mad rush of life with much needed pauses of repose and calm. An experience to savour with choicest of cuisines to relish, a perfect get-away will never be too far.

AN INVITING ENCHANTMENT BY THE POOL

A glorious open-to-sky swimming pool lures with a refreshing vibe, elevating leisure to an experience one can't have enough of. The perfect opportunity for a perfect evening with a plunge or some quiet moments to unwind by the poolside.



FITNESS ON THE GO

A well-equipped health club with premium facilities and equipment for those who stop at nothing. A fitter way of life gets handier than ever, so one could fuel up and go on with double the vigour.



SPACES MEANT TO BE YOUR SPECIAL ZONE

M3M Skylofts presents you with spaces, that reflect the millennial ideology of living, working and playing more in order to give the best shot to life. Also, they are roomy enough to accommodate more and customisable, so they can tailor to your own unique temperament, tastes and needs.

The comfort of your privacy, a liberating convenience and a lively ambience to enhance the end experience by two folds.



THE REALM OF GOOD TIMES

A plush lounge space, to receive company and friends over a drink or two. A social arena envisioned to be the perfect hang-out with a vibrant charm and impeccable services.



A REASSURING SENSE OF PRIVACY

With a private terrace M3M Skylofts, expand the comfort zone a notch more. Summoning the solitude, one yearns for at the end of the day and a secluded nook where one can escape to unwind.







EXCEPTIONAL SERVICES, TO EXCEED EXPECTATIONS

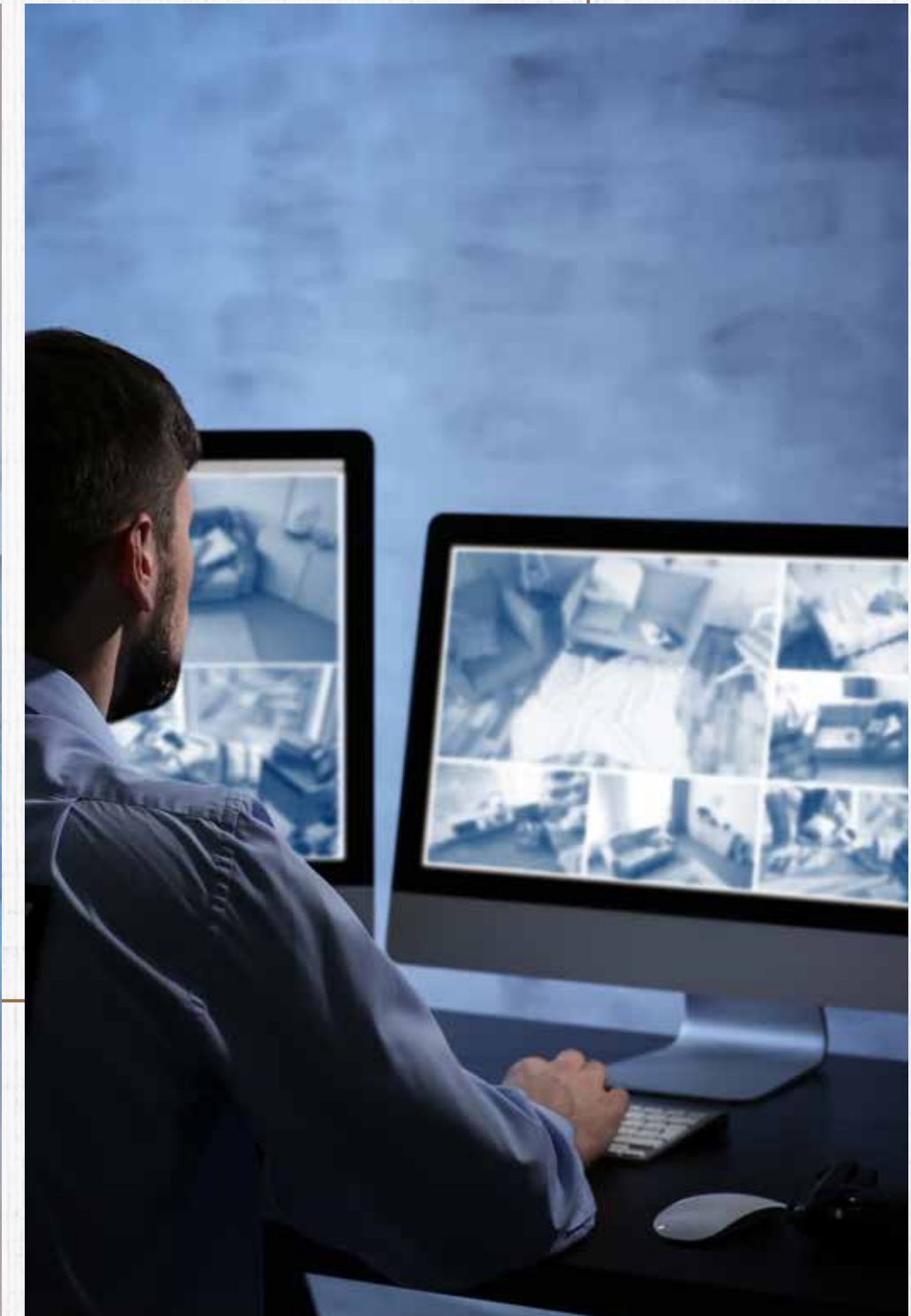
M3M Skylofts, synchronise a well-modulated lifestyle of ease, comfort and a most über version of luxury. The fourth floor is a 17,000 sq. ft (1579.3517 sq. m) expanse of facilities, that give the residents and guests the very best of urbanism, so that life goes on with double the vigor and vitality.

We have diligently forethought and made available an ensemble of services so that one may never need to get out of one's comfort zone. Because we understand nothing reassures like the feeling of being looked after.

DETAILED TO DELIGHT

M3M Skylofts brings alive a most flawless way of life, having been planned and designed meticulously and with great care. A most efficient layout to facilitate an optimal experience, end to end.

-  Dedicated parking spaces across 2 levels
-  A lobby of lifts at parking, connecting directly with the apartments
-  24-hour support and security
-  Concierge services



SPECIFICATIONS

ROOM	
WALLS	Acrylic Emulsion with Roller Finish
FLOORS	Laminated Wooden Flooring/Vitrified Tiles
DOORS	Hardwood Door Frame with Skin Door Shutter/Flush Shutter
WINDOWS	Powder Coated or Anodized Aluminum Glazing
CEILINGS	Oil Bound Distemper

KITCHEN/ETTER	
WALLS	2' High Ceramic Tiles above Counter
FLOORS	Laminated Wooden Flooring/Vitrified Tiles
CEILINGS	Oil Bound Distemper
OTHERS	Polished Granite Counter with SS Sink and Sink Mixer

TOILET	
WALLS	Combination of Tile dado & Paint with Mirror
FLOORS	Anti Skid Ceramic Tiles
DOORS	Hardwood Door Frame with Skin Door Shutter/Flush Shutter
CEILINGS	False Ceiling with Paint
OTHERS	Granite/Marble Counter with Sanitary Fixtures and CP Fittings

SPECIFICATIONS

LIFT LOBBIES	
WALLS	Selected Stone cladding and Oil Bound Distemper
FLOORS	Combination of Natural Stone & Tiles
DOORS	Stainless Steel finished Lift Doors
CEILINGS	False Ceiling with Paint
OTHERS	Air Conditioned Ground Floor Lobby

STAIRCASES	
WALLS	Oil Bound Distemper
FLOORS	Tiles in Tread & Risers/ Exposed RCC
DOORS	Metal Doors/Fire Resistant Shutter
WINDOWS	Powder Coated or Anodized Aluminum Glazing
CEILINGS	Oil Bound Distemper

BALCONY	
FLOORS	Anti-Skid/Non-Slippery Ceramic/Vitrified Tiles

ABOUT M3M

The Brand 'M3M' stands for magnificence in the trinity of Men, Materials and Money. Simply put, the Brand 'M3M' has a philosophy that strives for excellence, culminating in absolute magnificence in every aspect of its character, ethics and way of doing business. What the brand stands for is in sync with its slogan of "Our Expertise. Your Joy." The Brand 'M3M' firmly believes in achieving brilliance through true professionalism and cutting-edge technology.

'M3M' is among the top 3 real estate and infrastructure brands of the country, with a reputation for identifying emerging real estate and infrastructure 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 'M3M' as a brand to stand out in the emerging real estate and infrastructure industry is its belief - to ensure that every project under/associated with the brand name 'M3M' is delivered with speed and excellence. From iconic residential developments like 'M3M Golfestate' and 'M3M Merlin' to award winning commercial developments like 'M3M Urbana' and 'M3M Cosmopolitan' demonstrate the capacity of Brand 'M3M' to pursue excellence with unwavering consistency.

Through the undeniable merit of projects under Brand 'M3M,' it has established sound credibility that has been achieved with principles and hard work.

Now eyes are set on bigger targets, goals that are yet unaccomplished in the realty sector. Brand 'M3M' believes that the future holds more for it, which is why it is ready with unique developments that will epitomize the new bustling 'Millennium City' - Gurugram.



The Golden Globe Tiger Awards, 2019



The Golden Globe Tiger Awards, 2019



Mindscape Exhibitions in Dubai, UAE 2017



India Best Brands, 2018



Realty Plus, 2018

16 MARVELS IN THE MAKING

With a host of ambitious projects rapidly taking shape, today 'M3M' as a brand stands at the threshold of bringing in more landmarks and more innovative concepts of home, retail and business. The future beckons and Brand 'M3M' is ready for it.

- Residential - 6
- Office/Retail/F&B - 6
- Serviced Apartments & Loft - 3
- IT Park - 1



M3M Foundation is a charitable organization with the objective of harmonious and sustainable moral, social and economic upliftment of underprivileged and weaker sections of society.

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 Zone' is M3M's own "Silicon Valley". 'M3M Zone' will be responsible for bringing in IT companies and SEZs, to put this area amidst intelligent surroundings.



'M3M Biz' is here to revolutionise shopping and office spaces. 'M3M Biz' specialises in bringing exclusive commercial centers to life. It is here to take on the responsibility of changing one's outlook towards office and retail spaces in the near future.



Brand 'M3M' is expanding internationally, forging life-long, mutually beneficial ties. This is in line with the brand's long-term ambitious growth strategy to mark its global presence. M3M as a brand already has a marketing presence in USA, UK and The Middle East.



'M3M Joy' proposes to create an ideal world of entertainment and hospitality. It will spearhead the brand's journey into innovative projects by bringing world-class hotels, service apartment and malls to life.



'M3M Learn' is a revolutionary effort by M3M that specialises in bringing up the best institutions affiliated with top universities worldwide. It will be responsible for delivering the best in education.



'M3M Care' is the human face that embodies M3M's CSR activities. The brand believes in giving back to the employees, the community and to the natural surroundings.

REDEFINING THE FUTURE

'M3M' as a brand 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 in India has made smart living a priority for government and industries. 'M3M' as a brand is also planning to develop/associate itself with the development of smart cities designed using the urban informatics and technology to improve the efficiency of services.

EDUCATION

'M3M' believes in providing quality education in order to sow seeds for a better tomorrow. It aims to establish institutions which can create leaders who are able to contribute and succeed in a rapidly changing society.



AFFORDABLE HOUSING

Inspired by the vision of 'Housing for All', M3M is planning to add value to affordable living by providing better homes to lower income groups looking for the luxury of a self-owned home.

INDUSTRIAL WAREHOUSING

'M3M' is entering the warehousing industry set to grow at a CAGR of 8% - 10% and modern warehousing at 25% - 30% over the next few years to come.





Our Expertise. Your Joy.

CIN NO. (U80903HR2007PTC044491)

📍 **ROSHNI BUILDERS PVT. LTD.**

📍 **HIGHRISE PROPBUILD PVT. LTD.**

Under Brand License from M3M India Pvt. Ltd.

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Haryana, India

CRM Cell
M3M Cosmopolitan, Golf Course Road (Extn.),
Sec-66, Gurugram - 122102,
Haryana, India

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