

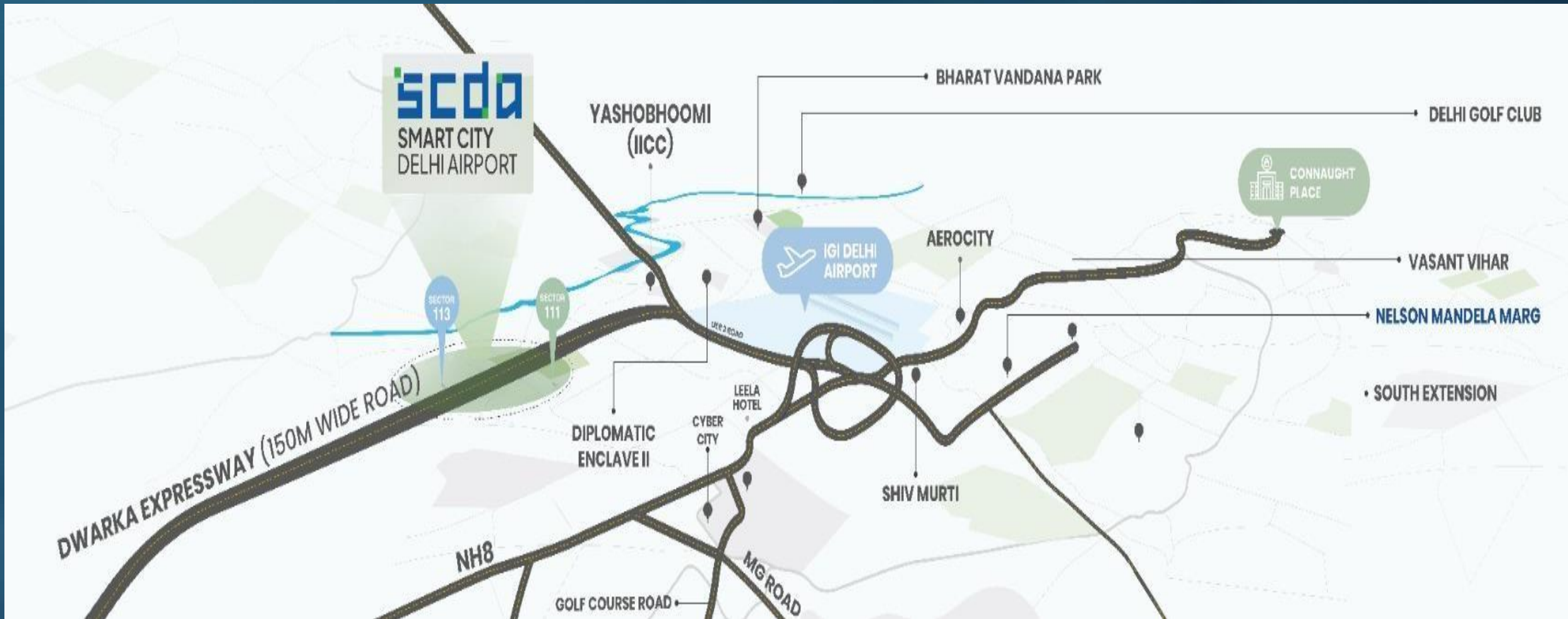
Building

# Footprints



A N O T C H   A B O V E





Surrounded By  
**Iconic Landmarks**

# Surrounding Landmarks



## **IG I Airport**

Amongst World's Top 10 Busiest Airport

70 Mn Passengers, in a year

Awarded as Best Airport in Asia



## **Yashobhomi**

Putting India on the Global Map

Over 1 Million Sq. Mtr. of Built-up Space

Multi-purpose Area with Capacity of 20,000 People



## **Diplomatic Enclave II**

A New Destination for Diplomats & Expats

39 Embassies and Diplomatic Residences

Going to be the Next Chanakypuri

## Surrounding Landmarks



### **Bharat Vandana Park**

India's Largest Theme Park

Spread Over 220 Acres

Floating Island, Cafes

Replicas of 39 National Monuments

### **International Sports Complex**

Spread Over 62 Acres

International Cricket Pitch, Soccer Stadium

Multiple Tennis Courts, Pools & Gymkhana Club

### **Delhi Golf Club - II**

India's Longest Golf Course

18-Hole Night and Day Golf Course

Children's Golf Academy

# Based On The Ethos Of **Live. Work. Shop. Entertain**



Living Spaces



Shopping Centres



Work Spaces



Dining Spaces

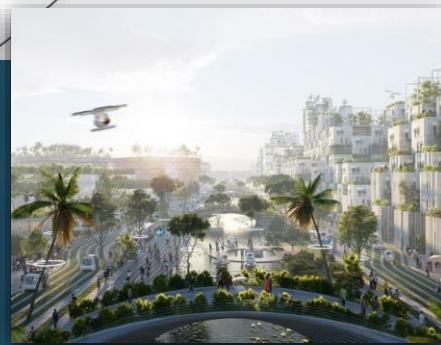


Entertainment Spaces

# Building On The Principle Of **Sustainable Living**



Interconnected  
Communities



Biophilic Design &  
Sustainable Features



A City with  
Smart Systems



Balanced Ecology for a  
Perfect Micro-climate

# Well-constructed Spaces For **Effortless Mobility**



Car Free Surface Level



Cycling & Walking Tracks



Golf Carts



Smart Parking



EV Charging Points

# A Multi-generational Living



Kids Play Area



Leisure Zones



Senior Citizen Zones



Sports Arenas



# One Development, Endless Lifestyle Choices



Community Spaces



Hangout Areas



Open Gym



Golf Putting Greens

M3M Market 113

M3M Capital

M3M Capital  
Walk

M3M Crown  
Walk

A Master Development witnessing the rise of

# Luxury

Residential & Commercial  
Developments





A LUXURY INSPIRED

By Golf



A LIFESTYLE HANDPICKED FOR THE

Chosen Few

Presenting



# MANSSION





GRAND RESIDENCES, GRANDEUR

Lifestyle

A modern residential development featuring several tall, white high-rise apartment buildings with gold-colored accents. The buildings are surrounded by lush green landscaping, including palm trees and other tropical plants. In the foreground, there is a large, curved swimming pool with clear blue water. People are seen walking on a paved path along the pool and swimming in the water. The scene is set against a bright blue sky with some clouds, suggesting a sunny day. The overall atmosphere is one of a luxurious and well-maintained community.

# A Lavish Retreat



# A Site To Fall In Love With

Located in Smart City Delhi Airport:  
Part of a 250 Acres Development

Project Size- **10 Acres**

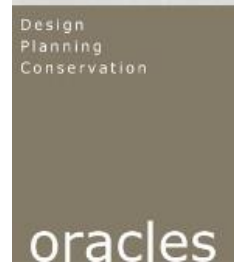
Upto- **32 Floors**





THE BRAINS BEHIND THE  
**Marvel**

# Designed By The **Best In The Country**



Landscape Partner



— Interior Designers —





THE CONNECT TO

# Nature



A LUXE

# Golf Retreat

9+ 9 Holes

Chip and Putt

Golfing Scape

Spread Over

1.25 Acres



**7.5 Acres Of Central Vista s**  
Designed to keep fluidity of walking pathways



## Rejuvenating **Aquatic** Serenity

Meandering Water bodies and  
Fountains Through Lush Grass Carpet



# Perfect Relaxation Spots



Shaded Benches and  
Gazebos for Sitting Spaces



# A thoughtful Selection Of Flora For Ecology, Health and Vibrancy

## Trees



*Azadirachta indica*



*Bauhinia purpurea*



*Butea monosperma*



*Cassia fistula*



*Delonix regia*



*Grevillea robusta*



*Lagerstroemia speciosa*



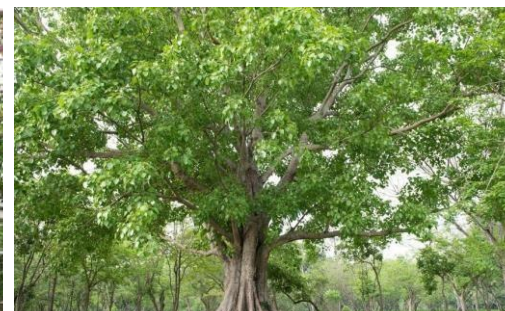
*Michelia champaca*



*Plumeria obtusa*



*Tabebuia rosea*



*Ficus religiosa*

## Palms



*Phoenix sylvestris*



*Roystonea regia*



*Washingtonian robusta*



*Wodyetia bifurcata*



*Chrysalidocarpus lutescens*



*Rhaps excelsa*



*Licuala grandis*

- Towering trees for shade
- High oxygen releasing species for maintaining air quality
- Medicinal species for health





THE ROAD TO YOUR

# Residence



# An **Unhindered Drive** To Your Residence



Grand Entrance Plaza with welcoming  
water features



Wide and exclusive Entry  
and Exit Gates



Boom Barriers controlled  
access





Central **Water** Fountains



# A Grand Lobby To Host Your Visitors

Exquisitely shiny, double-height floor to ceiling height

- Two-side open for exquisite Golf views

- Air-conditioned with aesthetic interiors

- Multiple sit-out areas for informal meetings



# Enroute To A World Of Opulence

4 High speed air-conditioned  
elevators in every tower

Speed @ 2.5m/s

Air-conditioned Lift Lobbies  
on all floors



A DESIGN THAT REFLECTS

# Your Soul



## Spectrum Of Choices To Pick From

- 2077- 6800 Sq. Ft.
- 3.5 , 4.5 and 5 BHK
- Option of Family Lounge, Study Spaces and Puja Room
- Independent House Help Unit



The image shows a spacious, modern living and dining area. The room features a large, multi-tiered chandelier with gold and crystal accents hanging from a recessed ceiling with integrated lighting. The walls are finished with light-colored, vertically ribbed panels. A large window on the left side offers a view of a lush landscape. The furniture includes a beige sofa, a matching armchair, a coffee table, and a dining table with a white top and metal legs. A large, abstract painting is mounted on the wall. The floor is made of polished, light-colored marble.

## Interiors- key Specifications

- Imported Marble
- Engineered Wooden Flooring
- VRV Air-conditioning





## A Branded Kitchen

- European Branded Fully Fitted Kitchen
- Hob, Chimney, OTG



A Luxury Of Extended  
**Living Spaces** ▶

Unobtrusive and large size  
Wrap Around Balconies

Terraces that can be your  
elevated garden space

Elegant Deck  
Spaces

A person wearing a dark suit is shown from the chest down, holding a tablet computer. Their right hand is touching the screen, and their left hand is also visible. The background is a blurred, light-colored wall.

EASE WITH HOME

# Automation

A vertical white rectangular bar is positioned on the right side of the image. At the top of this bar, there is a thin, vertical black line that extends upwards beyond the top edge of the bar.

Automated Curtains

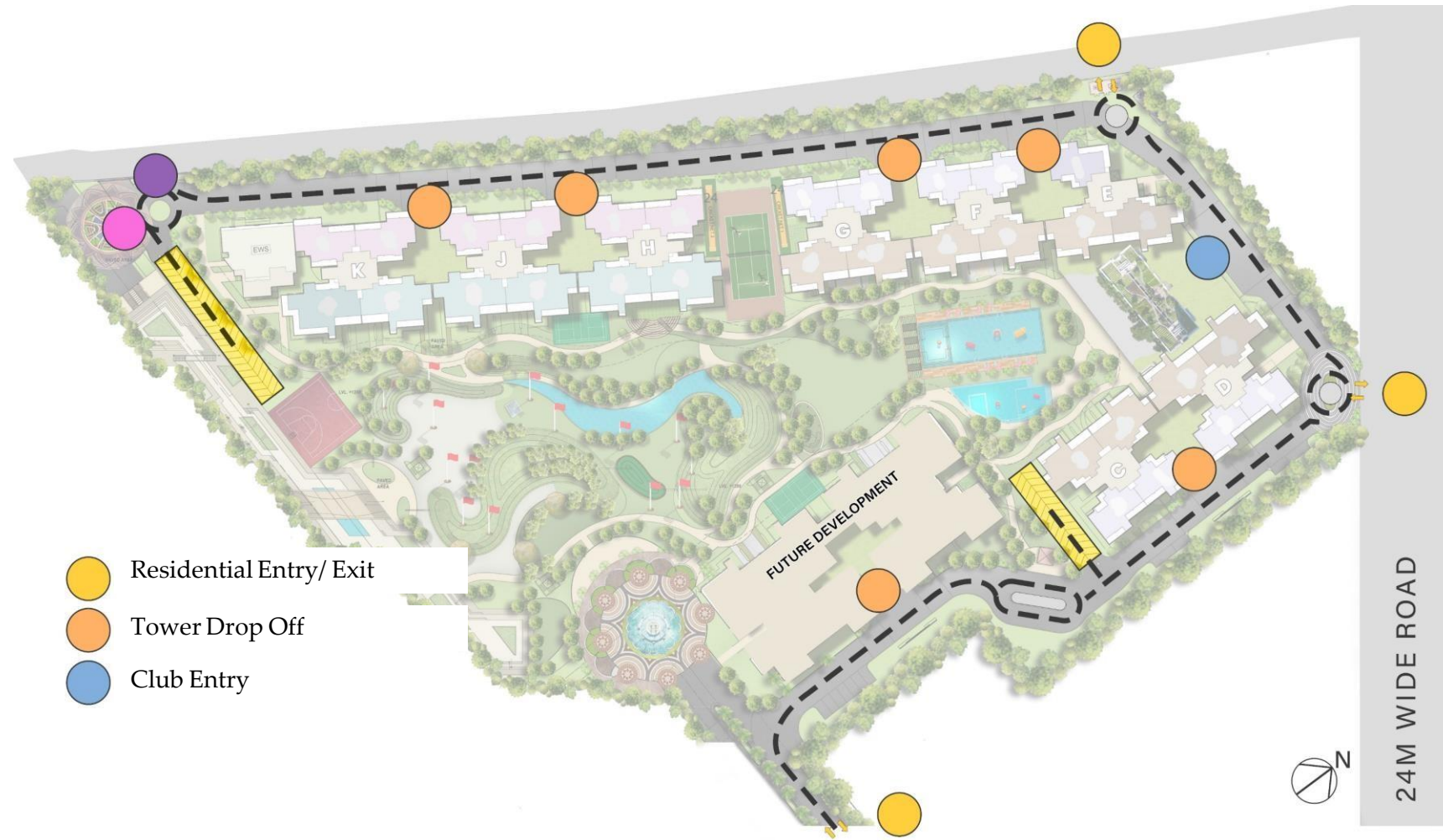
Mood Lighting

Biosensing Doors

A vertical, rectangular bar with a metallic copper or bronze finish is located at the bottom right of the image. It has a slight gradient and a reflective surface.

# Stroll Stress-free With Smooth Internal Traffic Flow

- Vehicular movement restricted to outer periphery
- Allows uninterrupted spaces for walking, playing and enjoying the landscaped areas.
- Ample Visitor Parking



A woman with dark hair and sunglasses is floating on her back in a swimming pool. The water is blue and rippling. In the background, there are blurred structures, possibly part of a resort or club. The text 'THE Club Life' is overlaid in a light beige color. 'THE' is in a small, uppercase font above the 'u' in 'Club'. 'Club' and 'Life' are in a large, lowercase, sans-serif font.

THE Club Life

EXPERIENCE THE LUXURY OF \_\_\_\_\_  
Exquisite Club Life



Discover A New Indulgence Everyday





Club  
Imperial

Five Star Lobby with sit out zones and Café





## Take A Dip Into The **Aqua Luxury**

A Grand Outdoor Swimming Pool

Kids Swimming Pool

Temperature Regulated Terrace Pool





Outdoor Pools



Temperature Controlled Terrace  
Pool





# Let Your Every Celebration **Be Grand**

- Banqueting facility with large sitting capacity
- Designed for Both Indoor and Outdoor Gatherings





# Savour A Delightful Culinary Experience

All Day Dining Restaurant | Patisserie

Bakery | Snack Bar

Terrace Café | Sports Bar





## Uncover The Sportsperson In You

- Golf Putting | Squash | Tennis
- Badminton | Cricket | Basketball
- Climbing Wall | Skating Rink





## Discover Joy In Every Moment

- Bowling Alley I Play Station Room
- Cigar Lounge I Karaoke Party Rooms
- Mini Theatre







## Wellness And **More..**

Spa & Salon

Creche

Business Centre



# Socialize And More..

Amphi-theatre

Spiritual Spaces

Sit-outs & Pathways

Pet Parks | Senior Citizen Lounge



# Comfort \_\_\_\_\_ & Convenience

# Vigilant **Eyes**

- Indoor and Outdoor CCTV Cameras
- Manual Boom Barriers
- Access Controls by Electromagnetic Locks



- Double Basement
- Adequate visitor parking at surface level

No Parking **Woos**



# Sizes

## Apartments

Typology	Size
3.5, 4.5 Study + House help	2077 - 3442 Sq FT

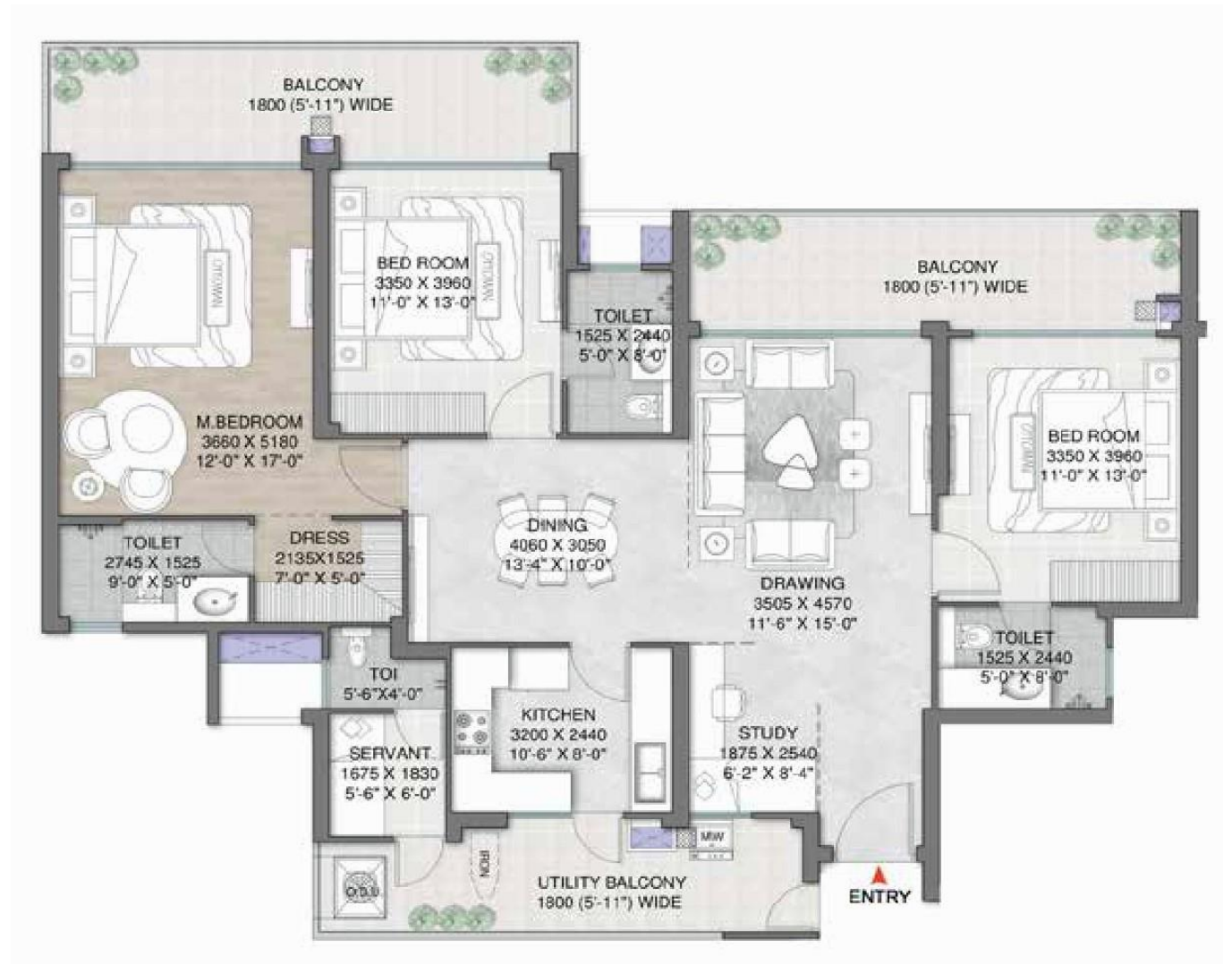
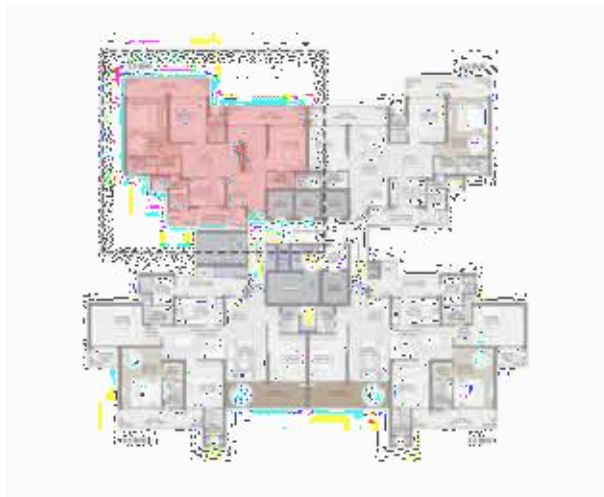
## Pent Houses

Typology	Size
3, 4, 5 Bed + Study + Family Lounge + House help	4300 to 6800 Sq FT

# Floor Plans

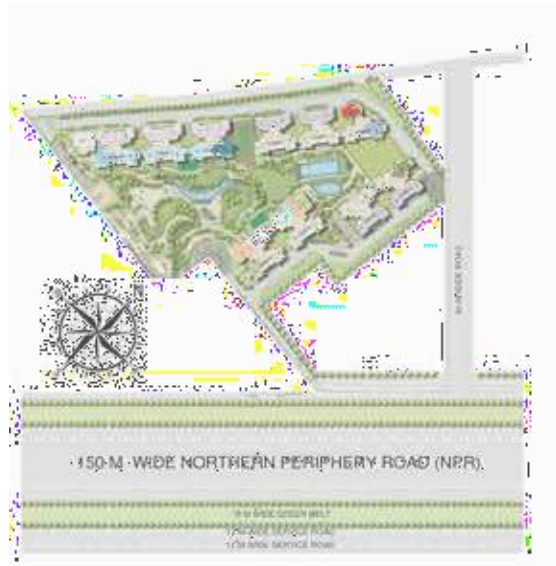
## Apartments

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
H, J & K	1	3.5 BHK	2336 Sq. Ft

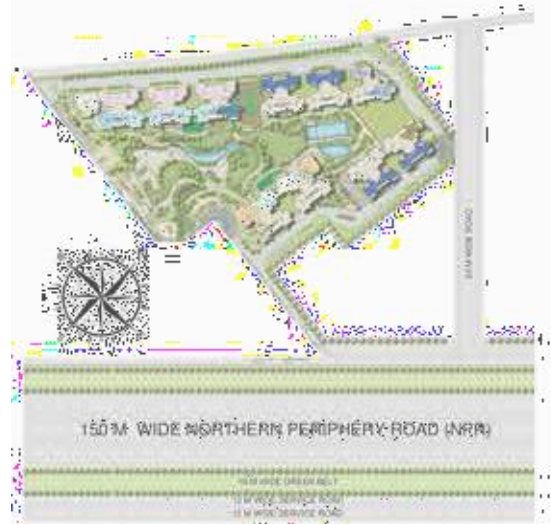
# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
E	2A	3.5 BHK	2316 Sq. Ft

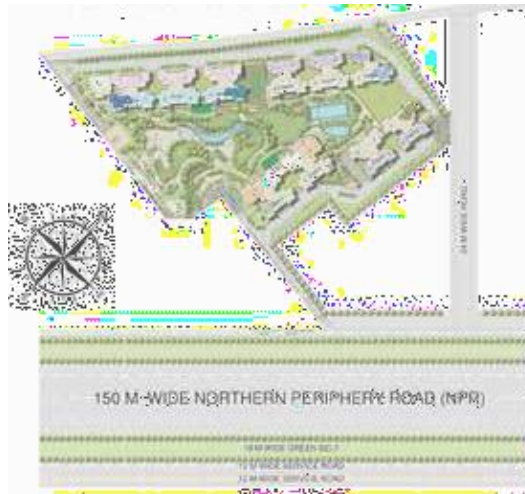


# FLOOR PLANS



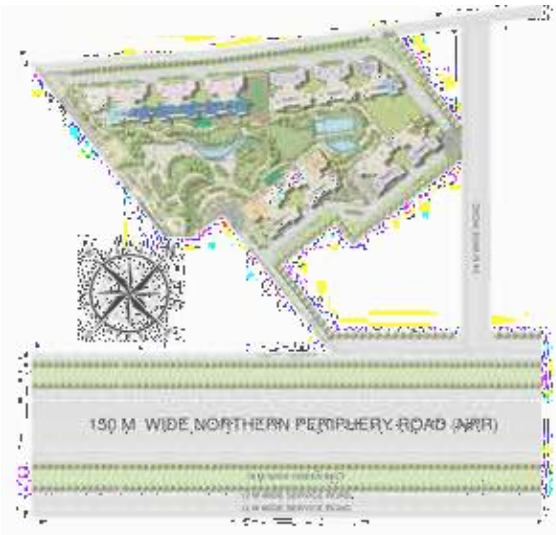
TOWER	TYPE	APARTMENT	AREA
C, F & G	3	3.5 BHK	2077 Sq. Ft

# FLOOR PLANS



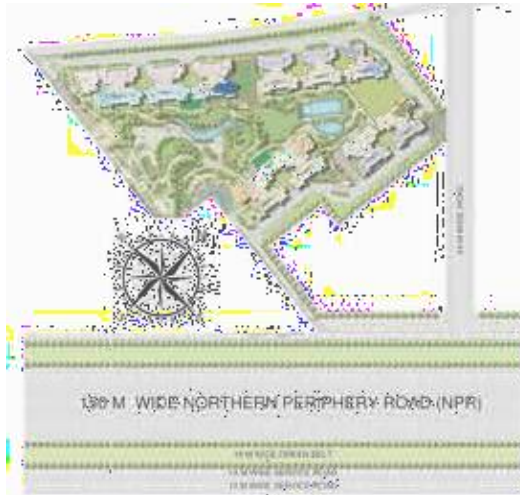
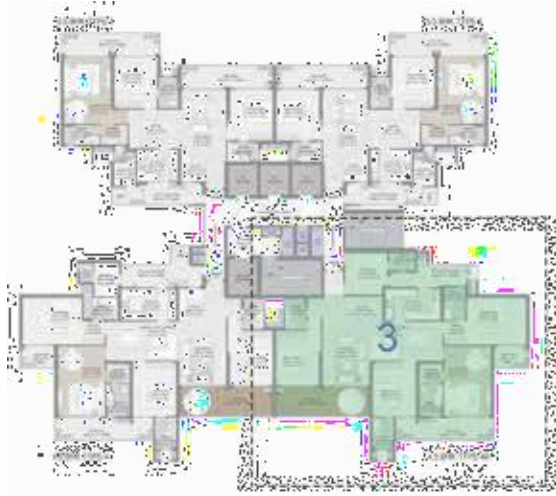
TOWER	TYPE	APARTMENT	AREA
K	3	4.5 BHK	3442 Sq. Ft

# FLOOR PLANS



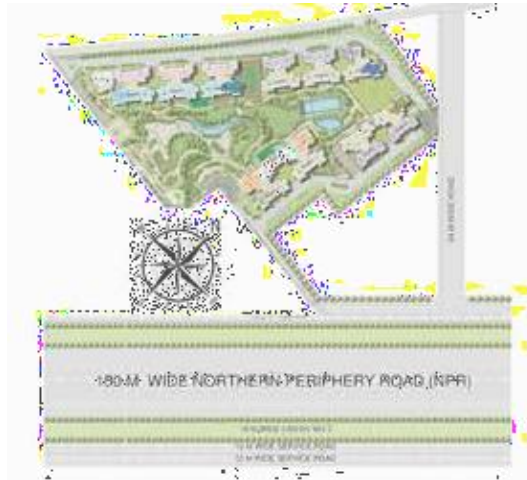
TOWER	TYPE	APARTMENT	AREA
H, J & K	4	4.5 BHK	3152 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
H	4A	4.5 BHK	3244 Sq. Ft

# FLOOR PLANS



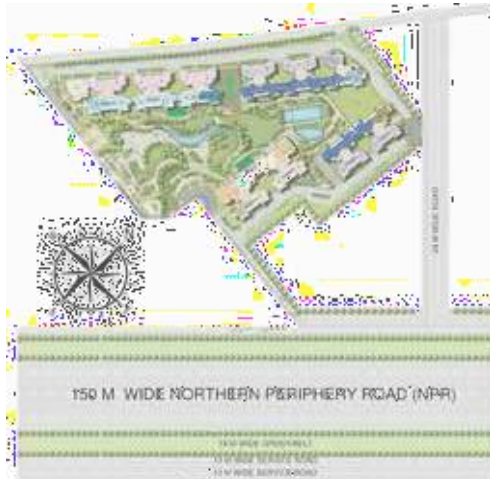
TOWER	TYPE	APARTMENT	AREA
E	5A	4.5 BHK	3046 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
D	5B	4.5 BHK	2975 Sq. Ft

# FLOOR PLANS



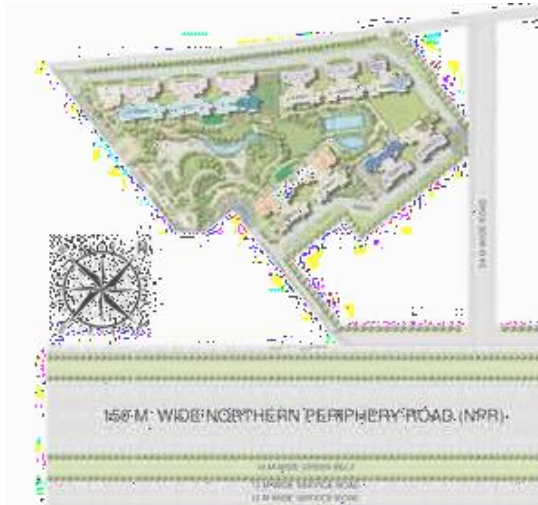
TOWER	TYPE	APARTMENT	AREA
C, F & G	6	4.5 BHK	2705 Sq. Ft

# Floor Plans

## Penthouses

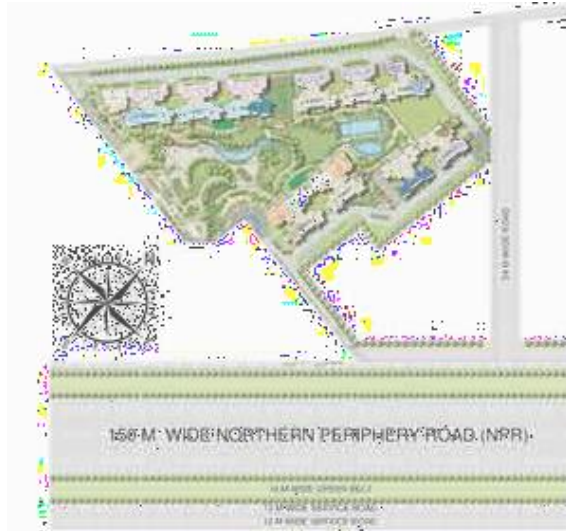


# FLOOR PLANS



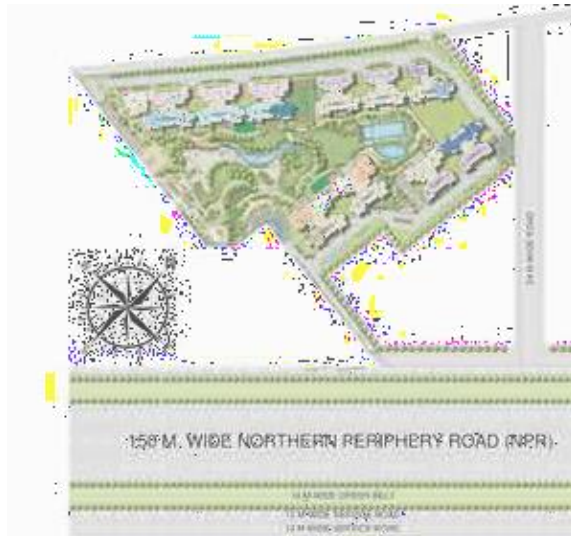
TOWER	PENTHOUSE	AREA
C	4 BHK + FAMILY LOUNGE + SERVANT ROOM	5637 sq.ft.

# FLOOR PLANS



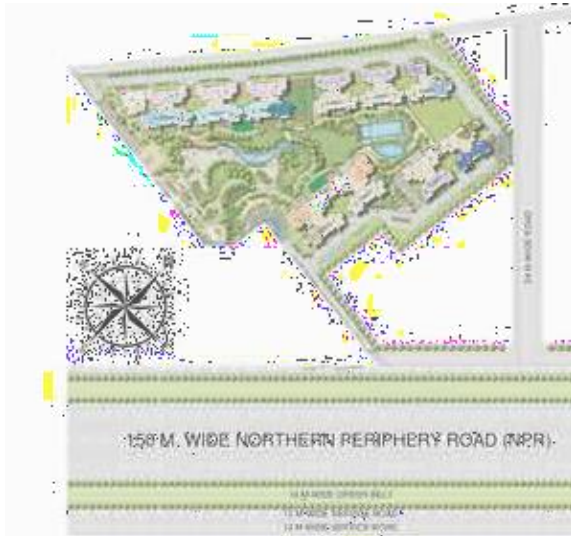
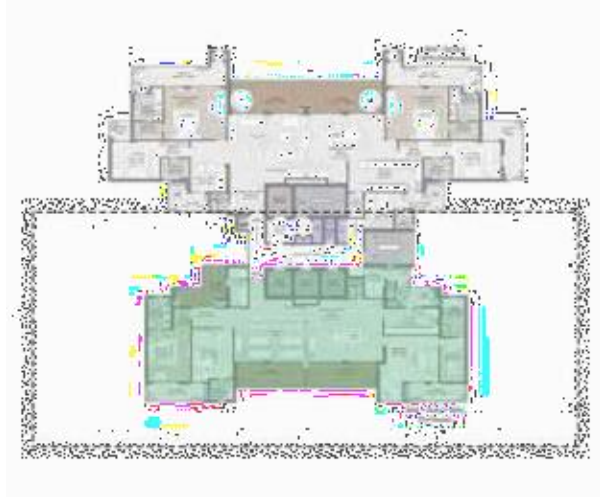
TOWER	PENTHOUSE	AREA
C	3 BHK + FAMILY LOUNGE + STUDY + SERVANT ROOM	4311 sq.ft.

# FLOOR PLANS



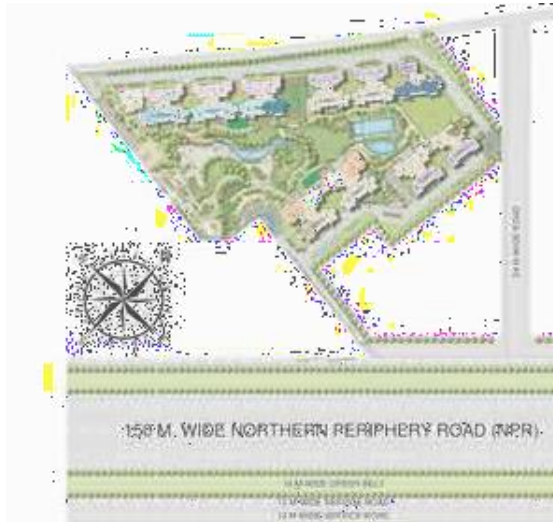
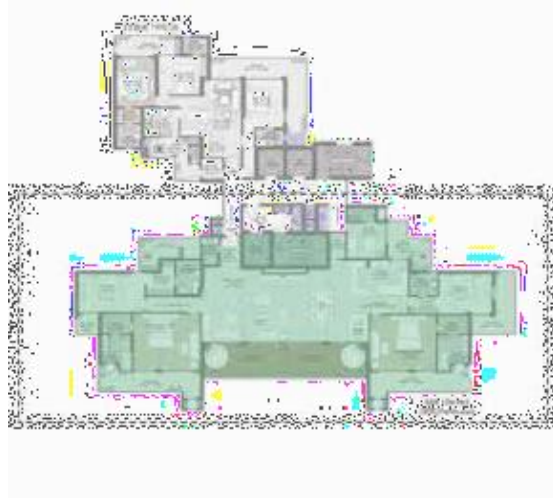
TOWER	PENTHOUSE	AREA
D	4 BHK + BAR + SERVANT ROOM	5906 sq.ft.

# FLOOR PLANS



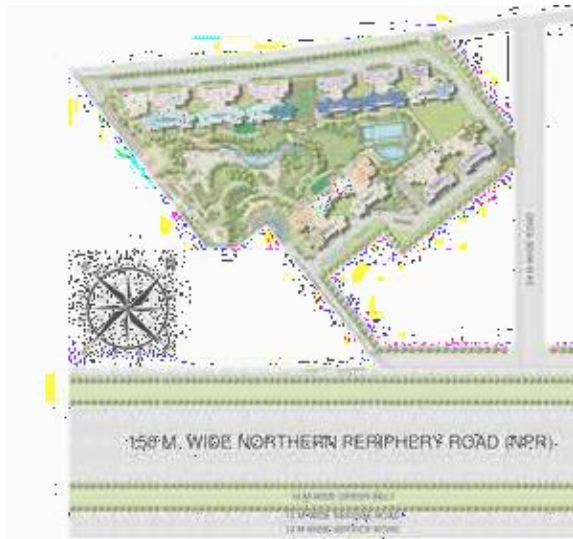
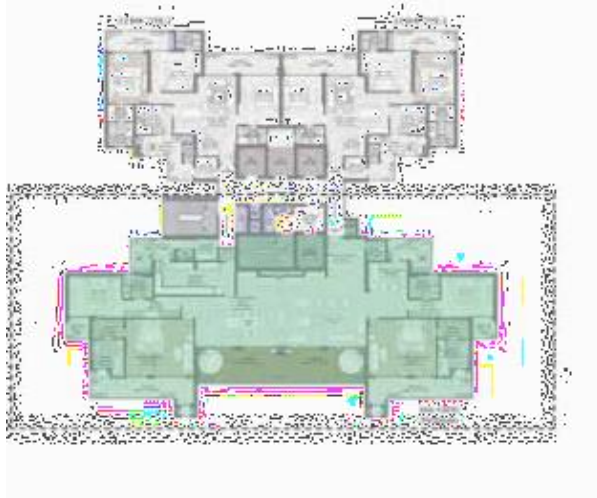
TOWER	PENTHOUSE	AREA
D	3 BHK + STUDY + SERVANT ROOM	4300 sq.ft.

# FLOOR PLANS



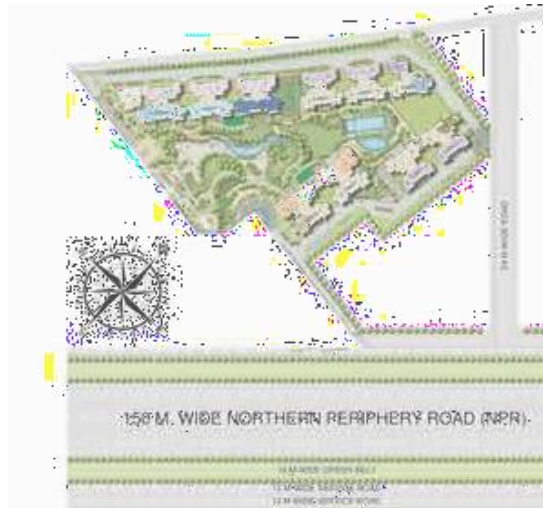
TOWER	PENTHOUSE	AREA
E	4 BHK + FAMILY LOUNGE + BAR + POOJA ROOM + SERVANT ROOM	5971 sq.ft.

# FLOOR PLANS



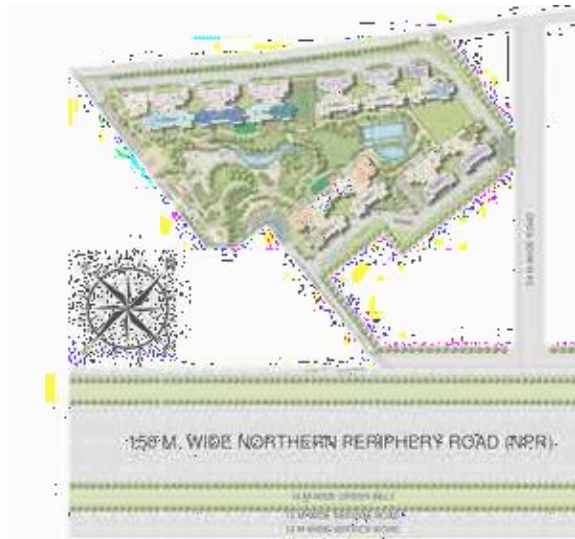
TOWER	PENTHOUSE	AREA
F, G	4 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	5637 sq.ft.

# FLOOR PLANS



TOWER	PENTHOUSE	AREA
H	5 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	6571 sq.ft.

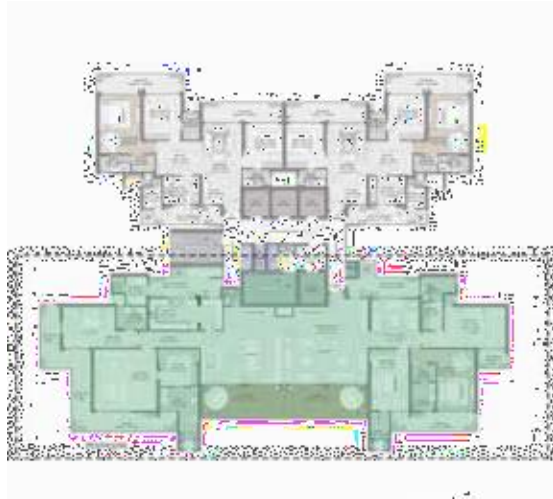
# FLOOR PLANS



TOWER	PENTHOUSE	AREA
J	5 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	6478 sq.ft.



# FLOOR PLANS



TOWER	PENTHOUSE	AREA
K	5 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	6769 sq.ft.

# Payment Plan

20:80

Offer valid 31st Mar'24 only

\*T&C APPLY

Masterstroke -1

**20x**

Your Booking Amount

You Pay **1 Lakh**

We Count It As **20 Lacs**

Masterstroke -2

**20%**

Discount

On At Least **10%** Advance

From OC Demand

Masterstroke -3

**9%**

Pre-Payment Benefits

On 1<sup>st</sup> Year Instalment  
of **20%**

Masterstroke -4

**1<sup>st</sup>**

Transfer Free

Post **20%** Payment

Offer valid 31st Mar'24 only

\*T&C APPLY

**Additional discount on  
Completion of  
Documentation in 48 hours**

Rs. **2.5** LAKHS

**Get BBA registered  
Within 10 days & get  
Additional discount**

Rs. **2.5** LAKHS

\*Form and cheque submission

Offer valid 31st Mar'24 only

\*T&C APPLY

**And a Gift**



**50 GMS GOLD**

THANKS