



3M

Our Expertise. Your Joy.

A **GAME** CHANGER
&
A **VALUE** CREATOR

PORTFOLIO OF 36 PROJECTS

13

DELIVERED
RESIDENTIAL

86 Lac Sq Ft

9,200 Crs.

6

UNDER
CONSTRUCTION
RESIDENTIAL

24 Lac Sq Ft

3,000 Crs.

14

DELIVERED
COMMERCIAL

53 Lac Sq Ft

11,000 Crs.

2

UNDER
CONSTRUCTION
COMMERCIAL

18 Lac Sq Ft

3,000 Crs.

LUXURY

BOUTIQUE
FLOORS

24 Lac Sq Ft

1,700 Crs.



**ENERGIZED 4
GROWTH CORRIDORS**

**GOLF COURSE
ROAD EXTN.**

**SOUTHERN
PERIPHERAL
ROAD**

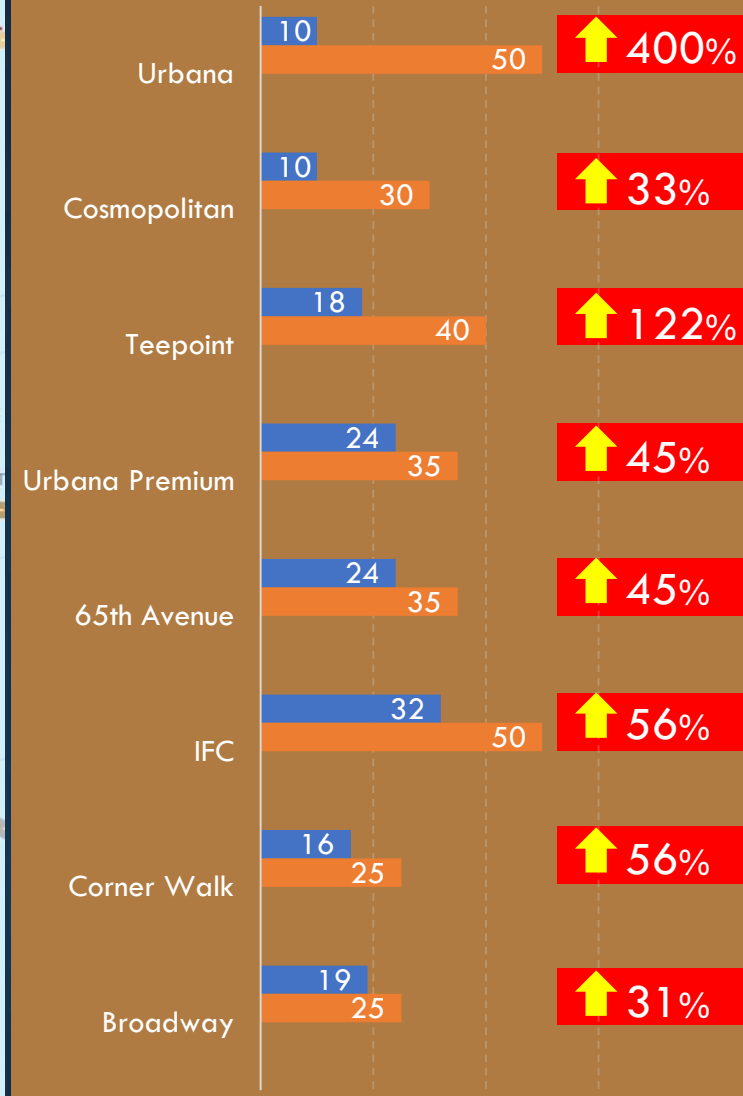
**NORTHERN
PERIPHERAL
ROAD**

**NEW
GURUGRAM**



APPRECIATION INDEX

PER SQ. FT. PRICE IN Rs '000



■ LIST PRICE ■ CURRENT PRICE

WITH A STRONG RETAIL INTERFACE
200+ BRANDS TO CHOOSE FROM



AND MANY MORE...

THE HOUSE OF M3M PRESENTS..

**A UNIQUE RETAIL PROJECT
RIGHT IN THE HEART OF GURURGAM**



PRESENTING

MEM
ATRIUM 57

A BOUTIQUE RETAIL DESTINATION

FOR THE 1ST TIME EVER

A “UNIQUE SCO-RETAIL”





M&M
ATRIUM 57

A LOCATION AMIDST AN
AFFLUENT CATCHMENT

1.87 LAKH
HIGH NETWORTH
CATCHMENT

41+
RESIDENTIAL
PROJECTS

10+ ICONIC
LUXURY PROJECTS



NEIGHBOURHOOD RETAIL

**FAILED TO CATER AS PER
THE EVOLVING CATCHMENT NEEDS**

**OUR EXPERTISE IN
HI-STREET RETAIL & SCO FORMAT
ENABLED A UNIQUE AMALGAMATION OF BOTH**



M3M
ATRIUM 57

STRATEGICALLY LOCATED SITE

- A UNIQUE DESIGN
- HI-VISIBILITY RETAIL
- METICULOUSLY PLANNED RETAIL UNITS



WIDE ATRIUM FOR
FLAWLESS
CONNECTIVITY

ALL GROUND
LEVEL SHOPS ARE
TRIPLE HEIGHT

SEAMLESS
MOVEMENT

3 SIDE
CONNECTIVITY

SUSHANT LOK

BHAGAT SINGH MARG

GROUND FLOOR



RETAIL ZONES



LEVEL 2&3: RESTAURANTS & FOOD-COURT



LEVEL 1: BOUTIQUE RETAIL



LEVEL 0: TRIPLE-HEIGHT SCOs



LOWER GROUND FLOOR: HYPERMARKET



LEVEL B1, B2: PARKING



TRIPLE HEIGHT RETAIL SCOs WITH 30' HEIGHT

ADVANTAGES OF SCO IN RETAIL



An aerial architectural rendering of a modern, multi-story commercial building. The building features a prominent green roof with a central courtyard area. It has a complex, angular facade with large glass windows and balconies. The building is situated at a street intersection, with cars visible on the roads. The surrounding area is lush with green trees and landscaping. The building's design emphasizes 3-side access and visibility.

**3-SIDE ACCESS
ENSURING OPTIMUM
VISIBILITY &
CONNECTIVITY**



**ALL RETAIL UNITS
FACING ROAD OR
CENTRAL ATRIUM**

FOREVER 21

lior

arrow

Delhi 10022

RURBERRY

FASHION

AZARA

JACK

DECKE

POREAL

IIOR

PAROY

DALVIN KLEIN

BO BO

BRICCO

OUR HONOR

DECKE

TS-IT

Darlier

ASBRY

LESCU BONNIE

PABDA

PZARA

TRINCH PALACE

DIOR

LEVIS

AMBAS

elad

KIKE

Primo

PAROY

KIKE

CAFE

HUGG

IIOR

POREAL

CAFE

LAT PHACE

IIOR

PZARA



SEAMLESS CONNECTIVITY

SEPARATE PEDESTRIAN &
VEHICULAR MOVEMENT



**DEDICATED
RESTAURANT &
FOOD COURT ZONE**



**WIDE ATRIUM FOR
EXCELLENT RETAIL
VISIBILITY**





HOW ARE FEW
RETAIL DEVELOPMENTS PRICED

GOOD EARTH
CURRENT PRICE – 65K

HUDA MARKET
CURRENT PRICE – 60K

SATYA ELEMENT ONE
CURRENT PRICE – 45K

NIRVANA COURTYARD
CURRENT PRICE – 40K

RETAIL
DEVELOPMENTS
IN THE
VICINITY



PAYMENT PLAN

On Booking	Rs. 5 lakhs/ 11 lakhs of TCV + GST
Within 7 days of Booking	25% of TCV + GST less Booking Amount paid
Within 6 months of Booking	25% of TCV + GST
Within 12 months of Booking	25% of TCV + GST
Within 18 months of Booking	12.5% of TCV + GST
Within 24 months or On Offer of Possession, whichever is later	12.5% of TCV + GST + Possession Charges as applicable

MASTERSTROKES

2X*

**YOUR
BOOKING
AMOUNT**

1.5x*

**AREA
DISCOUNT**

FOR UNITS > 1000 SFT

SUPER MASTERSTROKE

12%*
DISCOUNT
EVERY YEAR
(ON PAID AMOUNT)

WHILE YOUR UNIT VALUE
APPRECIATES,

YOUR ACQUISITION COST
WILL
GO DOWN EVERY YEAR BY
12%

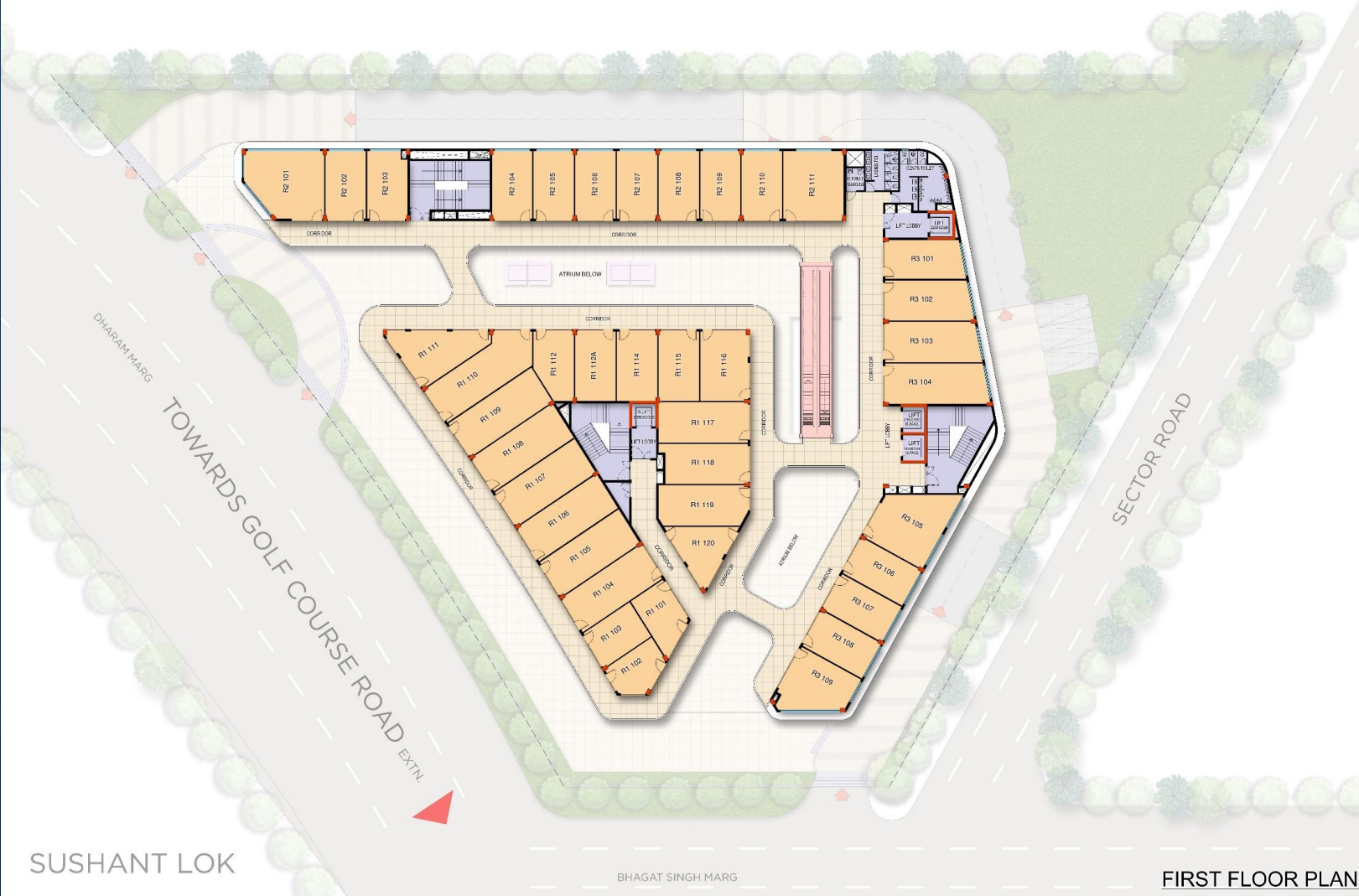
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SUSHANT LOK

BHAGAT SINGH MARG

FIRST FLOOR PLAN

SECOND FLOOR



SUSHANT LOK

BHAGAT SINGH MARG

SECOND FLOOR PLAN

THIRD FLOOR



LIMITED UNITS AVAILABLE
RUSH TO M3M EXPERIA SALES GALLERY NOW!