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*I*NTRODUCING  
GOLF LIVING



Imagine waking up to a designer Golf Course. That invigorating fragrance of morning freshness, all but pulling you to your first drive of the day. Imagine taking a break after your first birdie of the day, and easing out in a Clubhouse just a few steps away from the woods. Or you may even prefer to take a jog on the rooftop jogging track. Imagine yourself surrounded by exotic water bodies and endless greens. No we're not describing a resort island in the Mediterranean. We're talking about your own abode in M3M Golf Estate.





PRESENTING A  
9 HOLE EXECUTIVE  
GOLF COURSE

*M* MAGNIFICENCE  
PERSONIFIED

This lavish Golf Course is designed by Graham Cooke & Associates, Montreal, Canada. It's a top ranked golf course architectural firm that has designed and overseen the construction of over 100 golf courses worldwide.

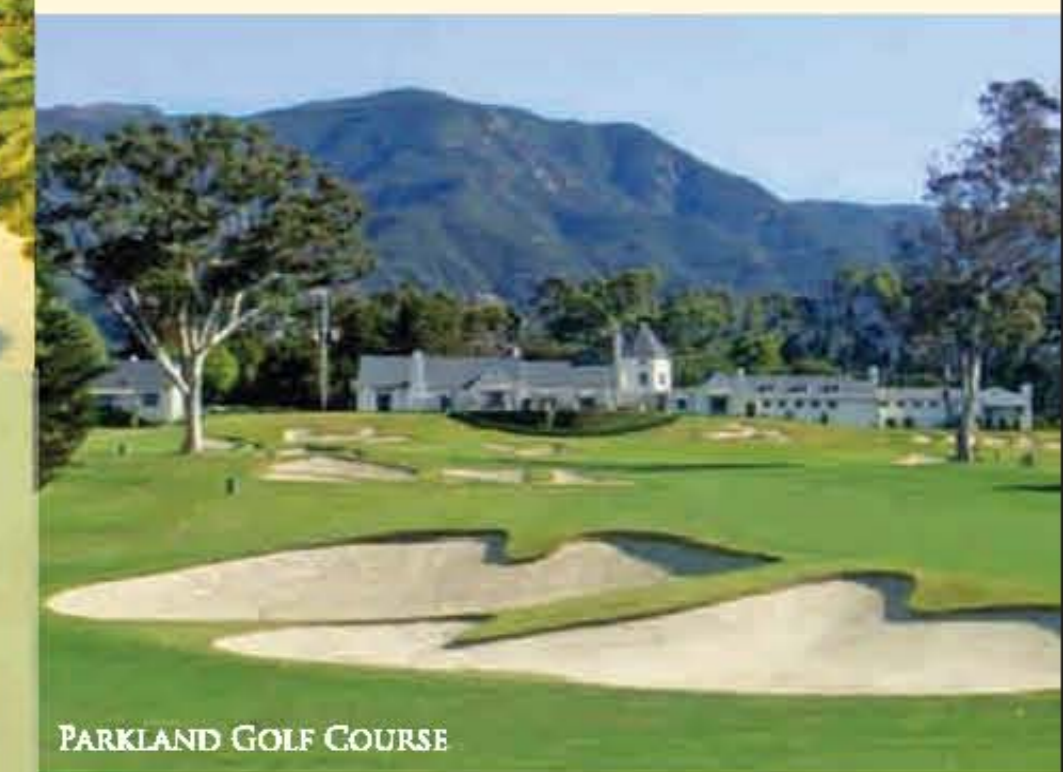




CLASSIC GOLF COURSE



CONTEMPORARY GOLF COURSE



PARKLAND GOLF COURSE

LINKSLAND GOLF COURSE



*An idyllic Golf Course  
inspired by  
the best in the world*





  
**THE GRAND ENTRANCE**  
COME EXPERIENCE A WORLD OF LUXURY AND CLASS





*A nice morning on the rooftop jogging track,  
followed by a swim and you feel  
that God is in heaven and all is well on Earth.*





*8-9 metres of space underneath every tower having basketball courts, rock climbing and skating rinks, seamlessly collaborated with plush, ambient surrounding.*





*Grand and classy, yet truly contemporary*



*M* MAGNIFICENT INTERIORS





*Exclusive Penthouses for  
that 'top-of-the-world' feeling*





# THE LIFE CLUB

## DESIGN PHILOSOPHY :

Experiences that build beautiful and inspiring relationships between people and real estate projects

## DESIGN INSPIRATION FOR THE M3M GOLF ESTATE CLUB :

The Tree of growth – Life's base camp. A high quality, Innovative and diverse portfolio of services: A unique service offering the ultimate in care and delivering a range of exclusive lifestyle curate services.

## THE ELEMENTS :

Body (Play Leaf), Mind (Cultural Leaf), F&B (Nurture Leaf), Spa (Wellness Leaf), Novel Programmatic Ideas : Kids Fitness Path, Family Water Play, Kids Library, Bamboo Fitness Path, Candle Hammam, Pink Sauna, Sunrise Hammam

## NARRATIVE ENVIRONMENT :

Contemporary Jali, Blue, Lantern, Bamboo

## ARTCURIAL APPROACH :

Art Door, Art Gallery, Art Hammam, Artful Slide

## WATER PATH APPROACH :

Floating Sauna, Contemplative Basin, Thermal Pool, Scenic Pool







# MASTERPLAN OF THE MASTERPIECE!



# SECTIONAL PLAN







## OUR PARTNERS

### INTERNATIONAL CONTRACTOR:

#### LARSEN & TOUBRO LIMITED (L&T), INDIA

It is a US \$ 9.8 Billion Technology, Engineering, Construction and Manufacturing Company. With a consolidated global presence, It is one of the largest and most respected companies in India's private sector.

### ARCHITECT:

#### THE ARCOP GROUP, MONTREAL, CANADA

Arcop is an architectural practice in constant evolution over five decades and has built a solid reputation over the years. Some of its landmark projects include "Garden Estate" & "Laburnum" in Gurgaon and the "Mughal Sheraton" in Agra.

### GOLF COURSE DESIGN :

#### GRAHAM COOKE & ASSOCIATES, MONTREAL, CANADA

Graham Cooke & Associates (GCA) is a top-ranked golf course architectural firm that has designed and overseen the construction of over 100 golf courses worldwide.

### INTERIOR DESIGN :

#### CECCONI SIMONE INC. TORONTO, CANADA

Cecconi Simone Inc. has over 25 years of experience in the industry. The firm has distinguished itself with an ability to generate creative solutions to the design problems faced by the contemporary client.





## WE ARE M3M

The Group, M3M stands for **M**agnificence In the trinity of **M**en, **M**aterials and **M**oney.

Simply put, the organisation has a philosophy that strives for excellence culminating in absolute magnificence in every aspect of its character, ethics and way of doing business. This aura of magnificence mainly has a purview over the human element, which are our customers and our employees; the advanced technology and materials used in building a new lifestyle for customers worldwide and money which implies true value in terms of delivery and a generous, positive return of investment.

What the Group stands for is in sync with our slogan of "Our Expertise, Your Joy." The organisation firmly believes in achieving brilliance through true professionalism and cutting edge technology. The Company's endeavour is to delight and provide complete satisfaction to all stakeholders.

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# THE WORLD OF M3M

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The future of luxury-living is here. M3M Life is a venture that will develop high-end housing projects all over the country.

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

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



M3M Biz is here to revolutionise shopping and office spaces. This part of the Company specialises in bringing exclusive commercial centres to life. It is here to take on the responsibility of changing our outlook towards office and retail spaces in the near future.



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



M3M India Ltd. is expanding internationally, forging life-long, mutually beneficial ties. This is in line with the Group's long-term ambitious growth strategy to mark its presence globally. The Group already has a marketing presence in the USA, UK and the Middle-East. It has also established a path-breaking company in Africa, M3M Gabon Ltd. which is developing infrastructure on 12,000 acres of land in Gabon, with an investment of over US\$ 1 billion.



# S P E C I F I C A T I O N S

AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS/ GLAZING	OTHER	ELECTRICAL	POWER BACKUP, WATER SUPPLY & FIRE FIGHTING SYSTEM	SECURITY	"LUXURY" FOR OTHERS IS "STANDARD" FOR US
 <p>Living Room / Dining / Lobby / Family Room / Study</p>	POP Finishing with Acrylic Emulsion Paint	Imported Marble	POP Finishing with Acrylic Emulsion Paint	Entrance Door: 8 Feet High Flush Shutters with Polished Wood Veneer and Solid Wood/Timber Frame. Internal Doors: 8 Feet High Flush Shutters with Polished Wood Veneer	UPVC/Aluminium Window Frames with Combination of Double/Single Glazed Panels	VRV AC Units	Premium Modular Switches and Sockets, Copper Wiring	100% Power backup per apartment and treated water supply & all systems for fire safety as per norms	CCTV for basements, ground floor lobbies, lift cars, entry and exit to the development. Automatic boom barriers and manual gates at entry and exits, intelligent access control system, panic alarm button is installed in master bedroom and a door phone near apartment entrance, connected to the security control room / management office.	<ul style="list-style-type: none"> <li>• Doctor-on-call</li> <li>• Concierge-on-call</li> <li>• Kid's Club and Crèche</li> <li>• Professional Tennis Courts</li> <li>• Adventure Play Zone</li> <li>• Cycle Tracks</li> <li>• Mini-Theatre and Roof Sit Out</li> <li>• Unisex Gym</li> <li>• Massage / Therapy Rooms</li> <li>• Fiction Lounges</li> <li>• Cigar Lounge</li> <li>• Library</li> <li>• 2-Tier Spa</li> <li>• Amphitheatre</li> <li>• Dog Walking Tracks</li> <li>• 5-Level Security</li> <li>• International Standard Maintenance</li> </ul>
 <p>Master Bedroom</p>	POP Finishing with Acrylic Emulsion Paint	Imported Marble / Engineered/Wooden Flooring In Master Bedroom	POP Finishing with Acrylic Emulsion Paint	8 Feet High Flush Shutters with Polished Wood Veneer	UPVC/Aluminium Window Frames with Combination of Double/Single Glazed Panels	VRV AC Units	Premium Modular Switches and Sockets, Copper Wiring			
 <p>Other Bedrooms</p>	POP Finishing with Acrylic Emulsion Paint	Engineered/Wooden Flooring	POP Finishing with Acrylic Emulsion Paint	8 Feet High Flush Shutters with Polished Wood Veneer	UPVC/Aluminium Window Frames with Combination of Double/Single Glazed Panels	VRV AC Units	Premium Modular Switches and Sockets, Copper Wiring			
 <p>Kitchen</p>	Premium Tiles on the Walls	Natural Stone	POP Finishing with Acrylic Emulsion Paint	8 Feet High Flush Shutters with Polished Wood Veneer	UPVC/Aluminium Window Frames with Combination of Double/Single Glazed Panels	Designer Modular Kitchen, Fully Fitted With Premium Brand Hob, Chimney, Dishwasher, Microwave Oven and Refrigerator. Granite Counter Top, Stainless Steel Sink Imported CP Fittings	Premium Modular Switches and Sockets, Copper Wiring			
 <p>Balconies / Terraces</p>	Weather-Proof Paint	Anti-Skid Vitrified Tile	Weather-Proof Paint	8 Feet High Flush Shutters with Polished Wood Veneer	UPVC/Aluminium Window Frames with Combination of Double/Single Glazed Panels		Premium Modular Switches and Sockets, Copper Wiring			
 <p>Master Toilets</p>	Imported Marble	Imported Marble	False Ceiling with Acrylic Emulsion Paint	8 Feet High Flush Shutters with Polished Wood Veneer	UPVC/Aluminium Window Frames with Combination of Double/Single Glazed Panels	5 Fixture Toilet With Premium Quality Imported Chinaware, Imported CP Fittings, Marble Counter & Bath Tub With Jacuzzi. Glazed Shower Enclosure, Exhaust Fan Vented to Exterior. Mirror With Wall Mounted Vanity Lighting.	Premium Modular Switches and Sockets, Copper Wiring			
 <p>Other Toilets</p>	Premium Tiles	Imported Marble	False Ceiling with Acrylic Emulsion Paint	8 Feet High Flush Shutters with Polished Wood Veneer	UPVC/Aluminium Window Frames with Combination of Double/Single Glazed Panels	3 Fixture Toilet with Imported Chinaware, Imported CP Fittings, Glazed Shower Enclosure, Marble Counter, Exhaust Fan Vented to Exterior. Mirror with Wall Mounted Vanity Lighting.	Premium Modular Switches and Sockets, Copper Wiring			
 <p>Servant Room/Utility</p>	Oil Bound Distemper Paint	Ceramic Tiles	Oil Bound Distemper Paint	8 Feet High Flush Shutters with Polished Wood Veneer	UPVC/Aluminium Window Frames with Combination of Double/Single Glazed Panels	Indian Chinaware and CP Fitting	Premium Modular Switches and Sockets, Copper Wiring			



# LOCATION MAP



The project is conveniently located in Gurgaon and has a 6-way accessibility with the metro corridor.  
The structure plan is in continuation with the existing Golf Course Road in Gurgaon.

Disclaimer: All images & floor plans are artistic impressions and are subject to change in the best interests of the development.