

THERE'S NOTHING MORE INVIGORATING THAN
MAKING THE MOST OF YOUR DAY;

**WORKING HARD, PLAYING HARDER,
AND DOING IT AGAIN..**

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BUT, IN BETWEEN, **YOU NEED A PLACE**
TO RELAX, UNWIND, AND TRULY GET AWAY..

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P R E S E N T I N G



THE CONCEPT

- Imagine living your life in uber ultimate comfort of a Studio Suite
- Fine dining, travel desk, business centre, spa, gym, laundromat.. All at your service.
- Unit sizes from 874 – 1,367 sq. ft.

The Unique Proposition of M3M My Den

- Integral part of nearly 17 acre multi-use commercial/ retail complex
- Complex with one of the largest frontage in Gurgaon (500 mtrs.)
- Walk-to-work complex
- Optimal space planning
- Complete glazed façade, iconic tower
- Surrounded by Fine Dining, Shopping, Spas, Entertainment within the complex
- Ultimate location and connectivity



M3M
MY DEN

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A detailed nighttime architectural rendering of the M3M My Den complex. The scene features several high-rise buildings with illuminated facades and balconies, set against a dark sky. The foreground shows a well-lit commercial area with shops, restaurants, and a parking lot. The overall atmosphere is modern and vibrant.

M3M My Den – KEY FACTS



- 1&2 BHK Studio Apartments
- Total units – 178
- PRE-RENTED UNITS

A READY PROJECT !

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Internationally Sized Studio Suites For The Modern Urbanite

Designed by RSP, Singapore

RSP

RSP is a global network of design consultants with offices in over 10 countries. They bring-in rich insight and experience into project design to create long-lasting, future-looking buildings and spaces.

Location Advantages



- Just 30 minute drive from Delhi International Airport.
- Strategically linked to all major Business Hubs & Retail destinations.
- Close to major Hospitals like Medicity, Artemis etc. & Schools like St. Xaviers High School, DPS International, Heritage School etc.
- Situated on 60 metre wide main arterial Sector road.
- Prominently located off Golf Course Extension Road
- Located on the Metro corridor, offering fast, convenient and comfortable connectivity to Delhi, easy accessibility to NH8 as well as to South Delhi via Gurgaon Faridabad expressway.



Unique Frontage & Grand Lobby Entrance



An Architecture Marvel !



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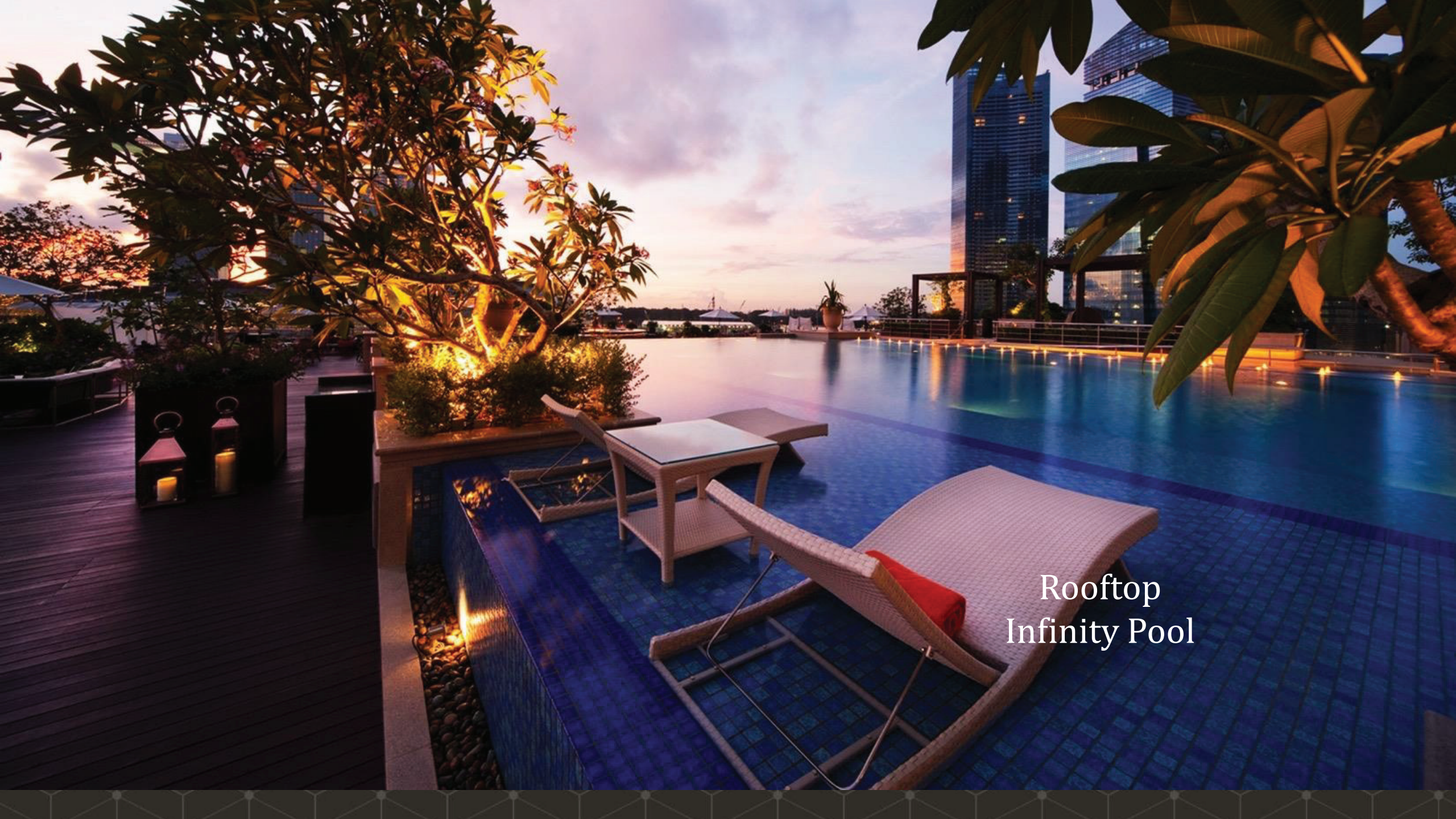
Grand Double Height Entrance Lobby



THE INSIGNIA

HEALTH CLUB | GYM | SPA

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Rooftop
Infinity Pool

“The Dutchess”
Fine Dining Restaurant

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“Queen’s Terrace”
Landscaped terrace coffee shop,
a perfect place to relax in the outdoors !

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“King’s Court”

A toast to high life!

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Unwind yourself



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Business Centre

Up-to-date Smart-Biz-Hub with all modern amenities and resources

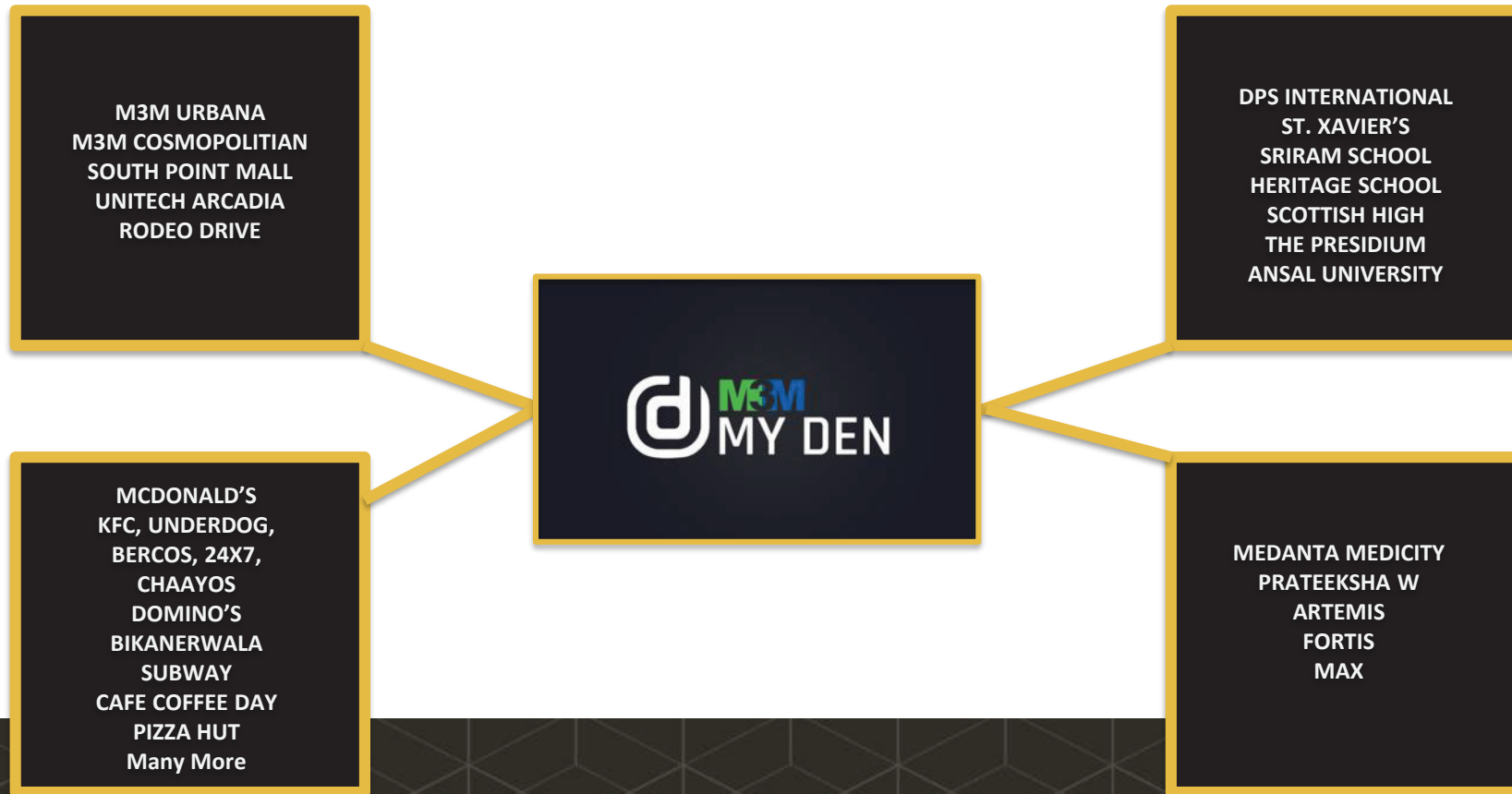


Exclusive Sky Bridge

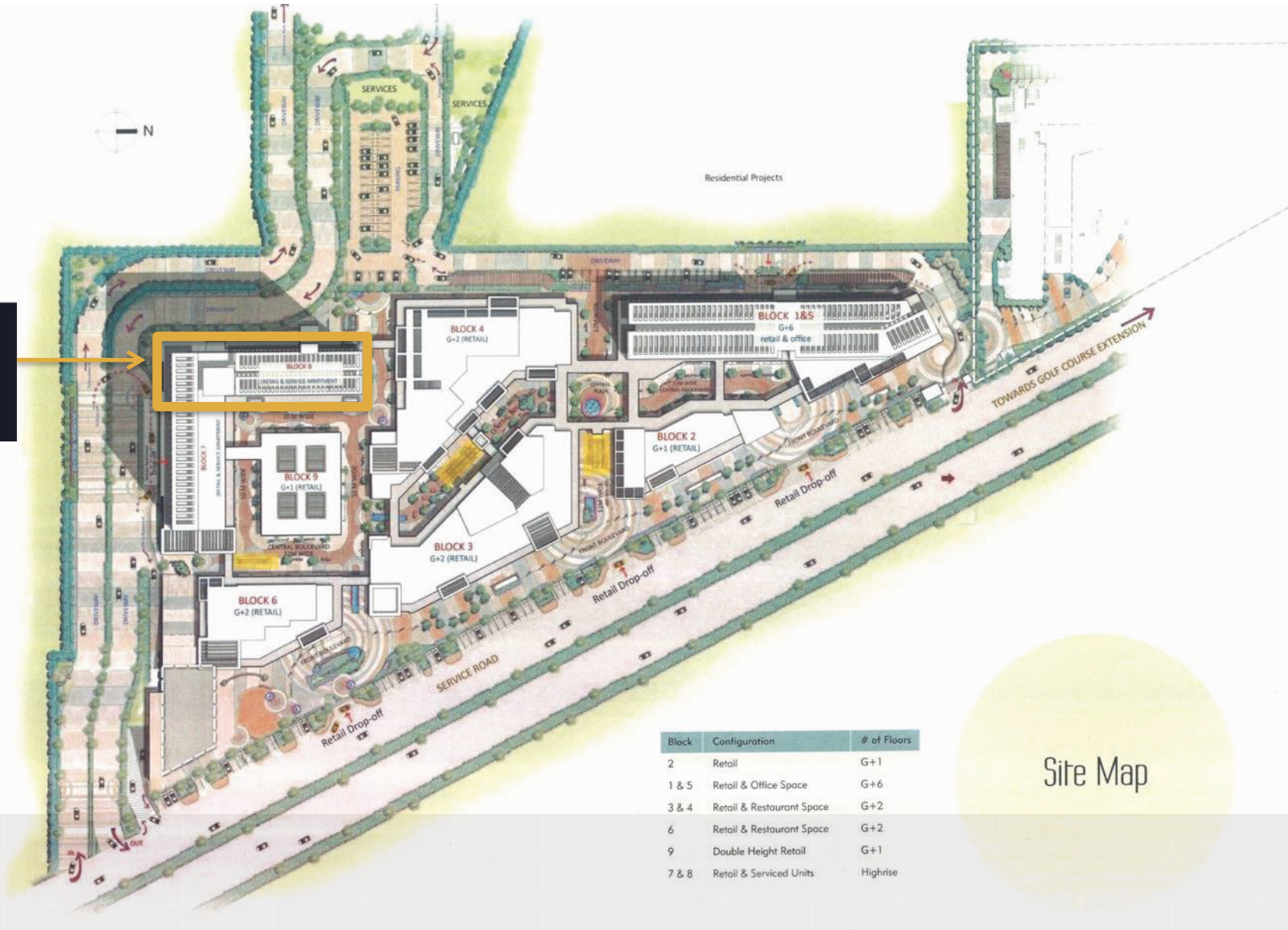
Your bridge to the host of services, from Business Centre, Restaurant, Cocktail Lounge with outdoor deck, Lounge Café, Alfresco Dining, All day dining, snooker billiards and comfort zones

A Royal Retreat,

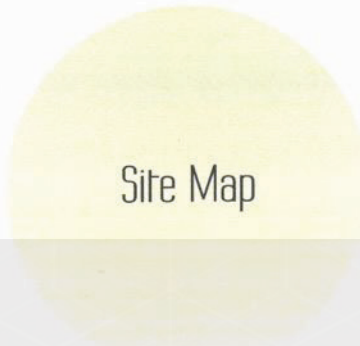
Surrounded by Everything You Would Ever Want !



Site Plan



Block	Configuration	# of Floors
2	Retail	G+1
1 & 5	Retail & Office Space	G+6
3 & 4	Retail & Restaurant Space	G+2
6	Retail & Restaurant Space	G+2
9	Double Height Retail	G+1
7 & 8	Retail & Serviced Units	Highrise

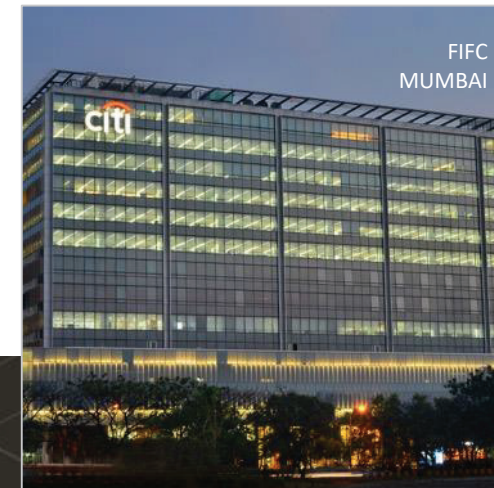
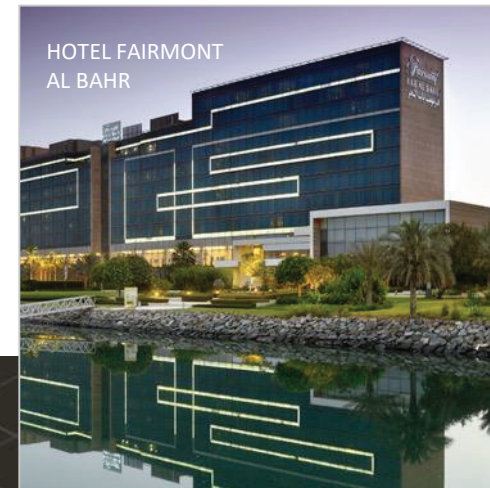
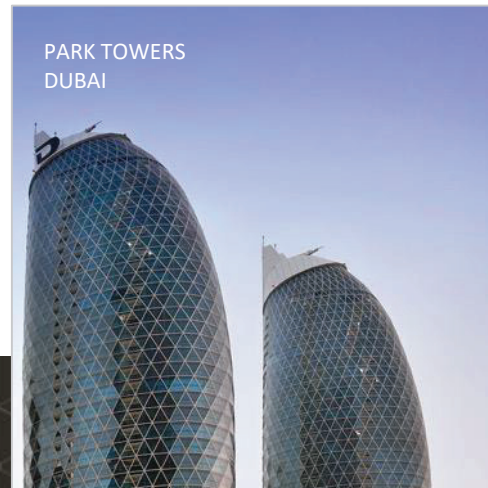
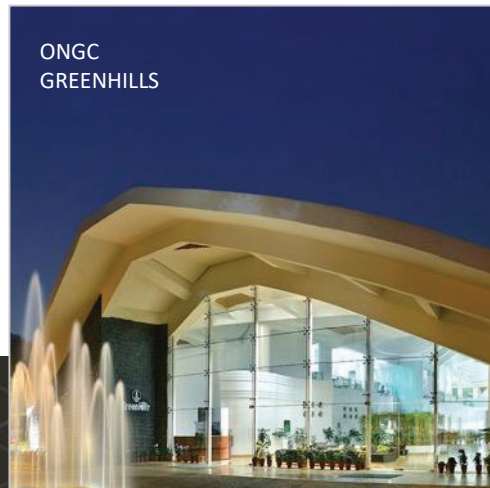




CONSTRUCTION PARTNER

Shapoorji Pallonji has designed and built diverse civil and structural engineering landmarks across the world.

clients in over 60 countries, they have delivered complex and challenging projects for over 150 years.



Ready Project !



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Pricing & Payment Plans

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Pricing

Per Sq. Ft.

BSP	14,950
Development Charges	474
IFMS	150

GST Extra as applicable

Payment Plan

90:10 DOWN PAYMENT PLAN

RENTAL RETURNS TILL POSSESSION: 10% P.A.

RENTAL RETURNS POST POSSESSION: Rs. 88/- psf, per month

For next 3 years

Inaugural Offers/ Incentives

ON SPOT INAUGURAL DISCOUNT FOR CUSTOMERS

Rs. 500 psf

FOR AREA UPTO 1,000 SFT

20 GMS GOLD

FOR AREA MORE THAN 1,000 SFT

30 GMS GOLD

FOR EVERY SWIPE OF ATLEAST 2.5 LACS

5 GMS GOLD EXTRA

Two dedicated floors for end users (5th & 6th)

Floor Plans

Spaces Crafted to complement your signature style !

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Ground Floor Plan



Typical 2nd Floor Tower Plan



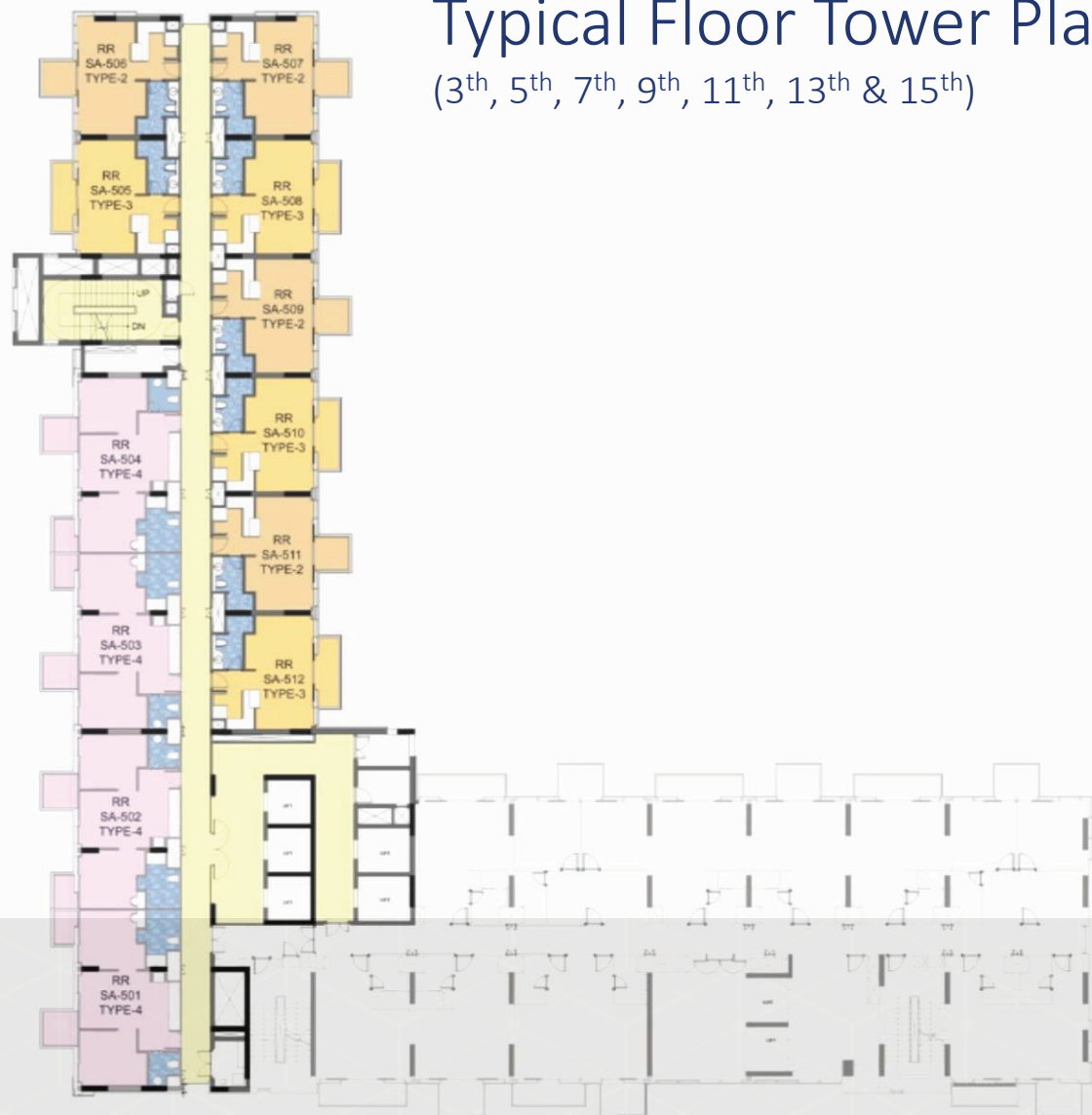
***AMENITIES**

- King's Court- Restobar with Outdoor Deck
- The Duchess All Day Dining
- Snooker / Pool Table
- Business Centre

- OUTDOOR TERRACE
- CORRIDOR
- AMENITIES
- TYPE 1
- TYPE 5

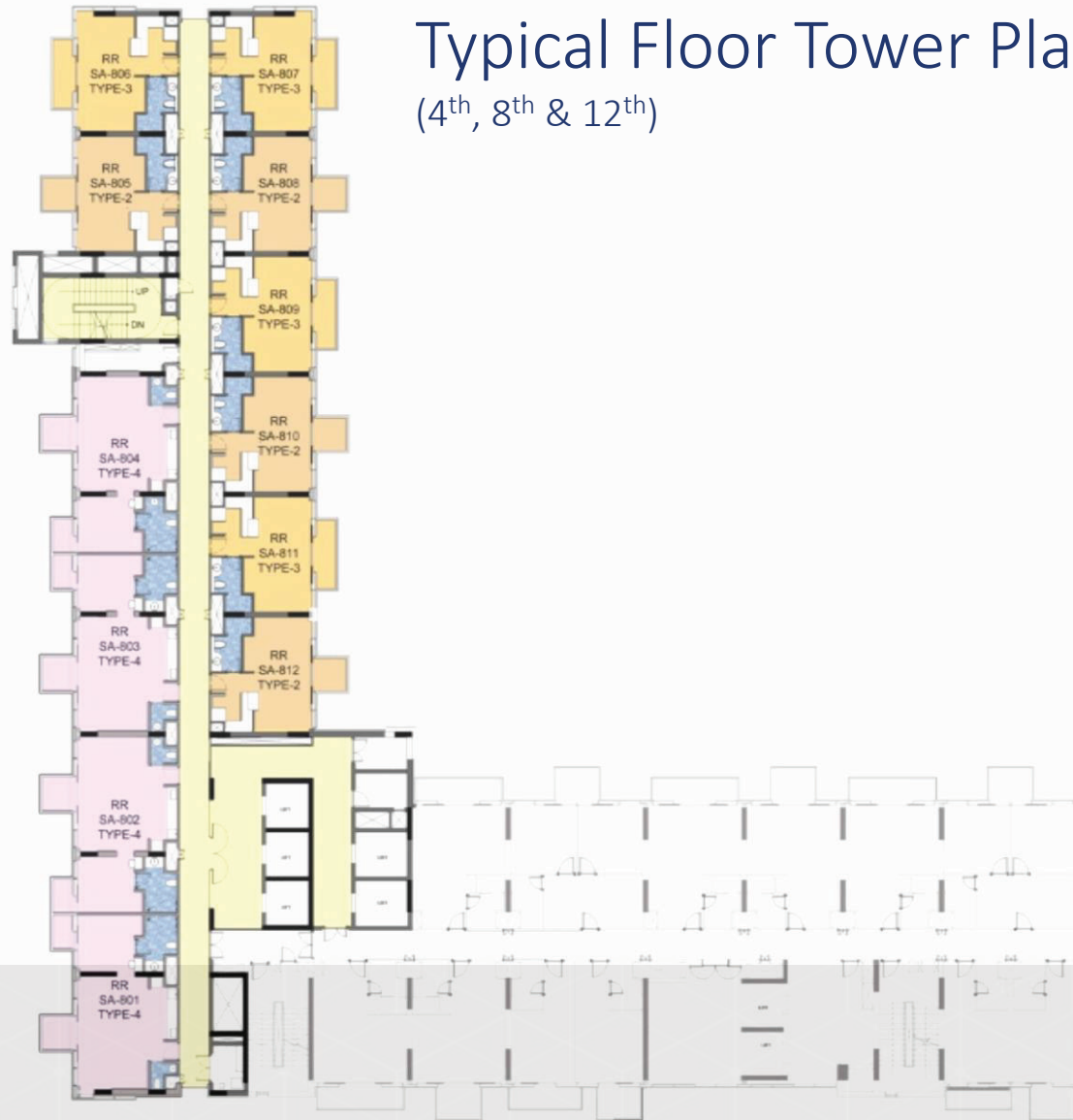
Typical Floor Tower Plan

(3th, 5th, 7th, 9th, 11th, 13th & 15th)



- CORRIDOR
- TYPE 2
- TYPE 3
- TYPE 4

Typical Floor Tower Plan (4th, 8th & 12th)



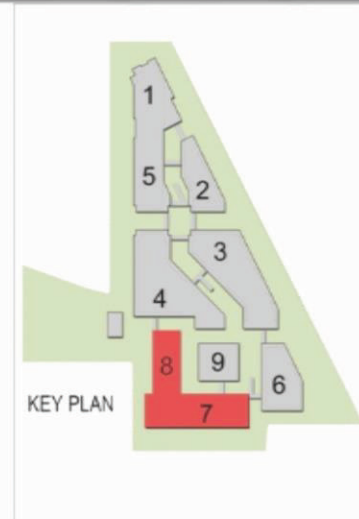
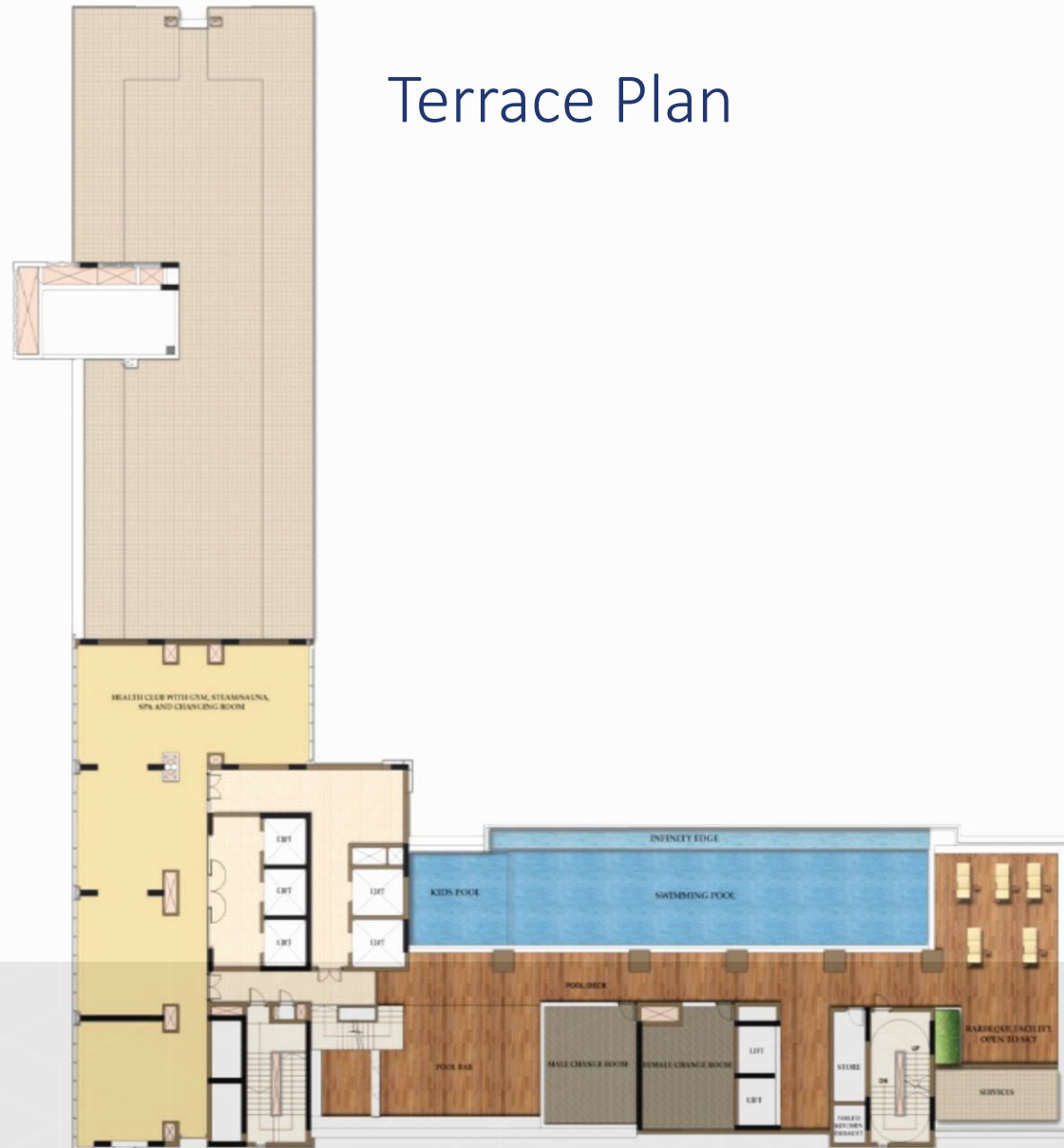
- CORRIDOR
- TYPE-2
- TYPE-3
- TYPE-4

Typical Floor Tower Plan (6th, 10th & 14th)



- CORRIDOR
- TYPE 2
- TYPE 3
- TYPE 4

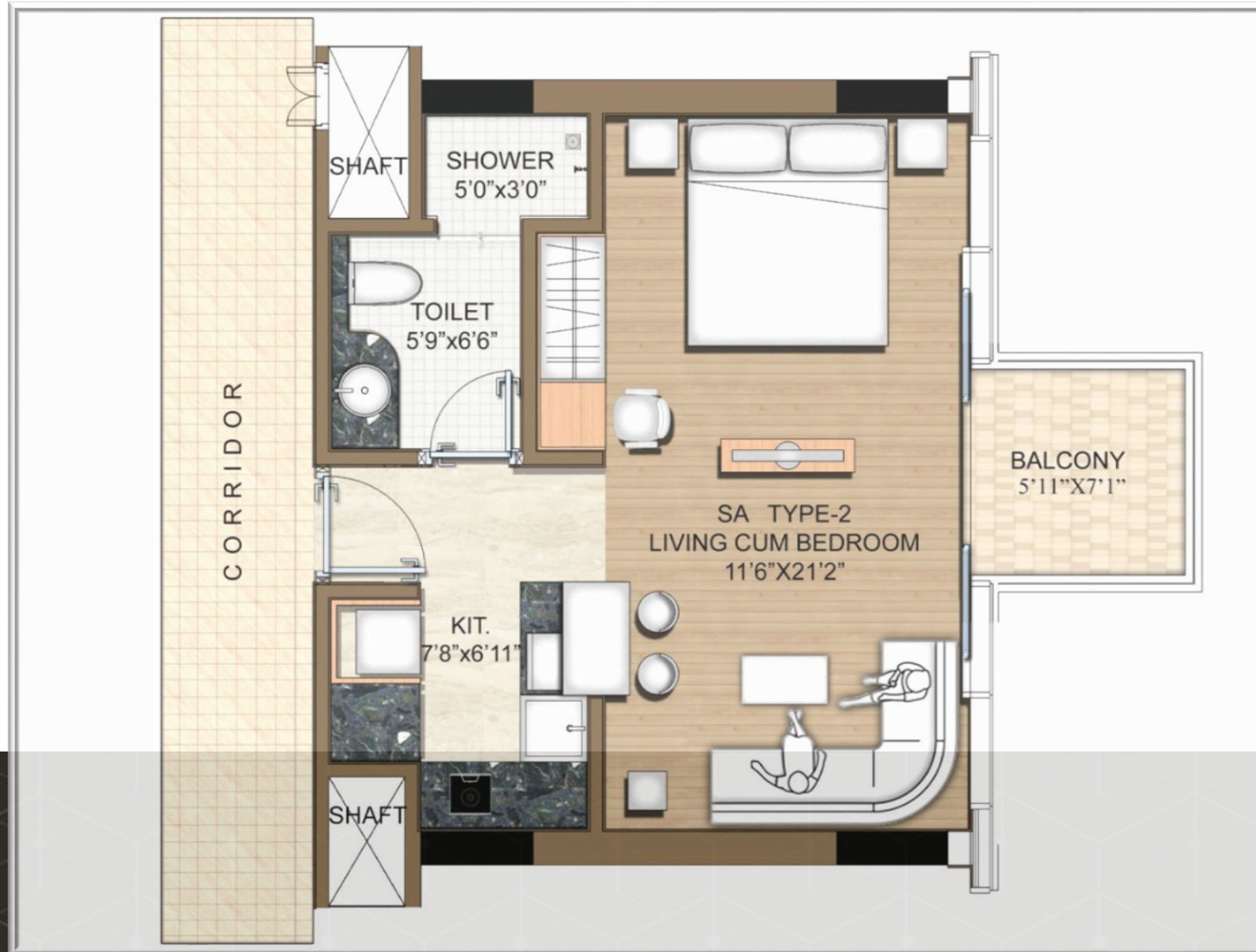
Terrace Plan



Optimized Floor Plans (Type-1)



Optimized Floor Plans (Type-2)



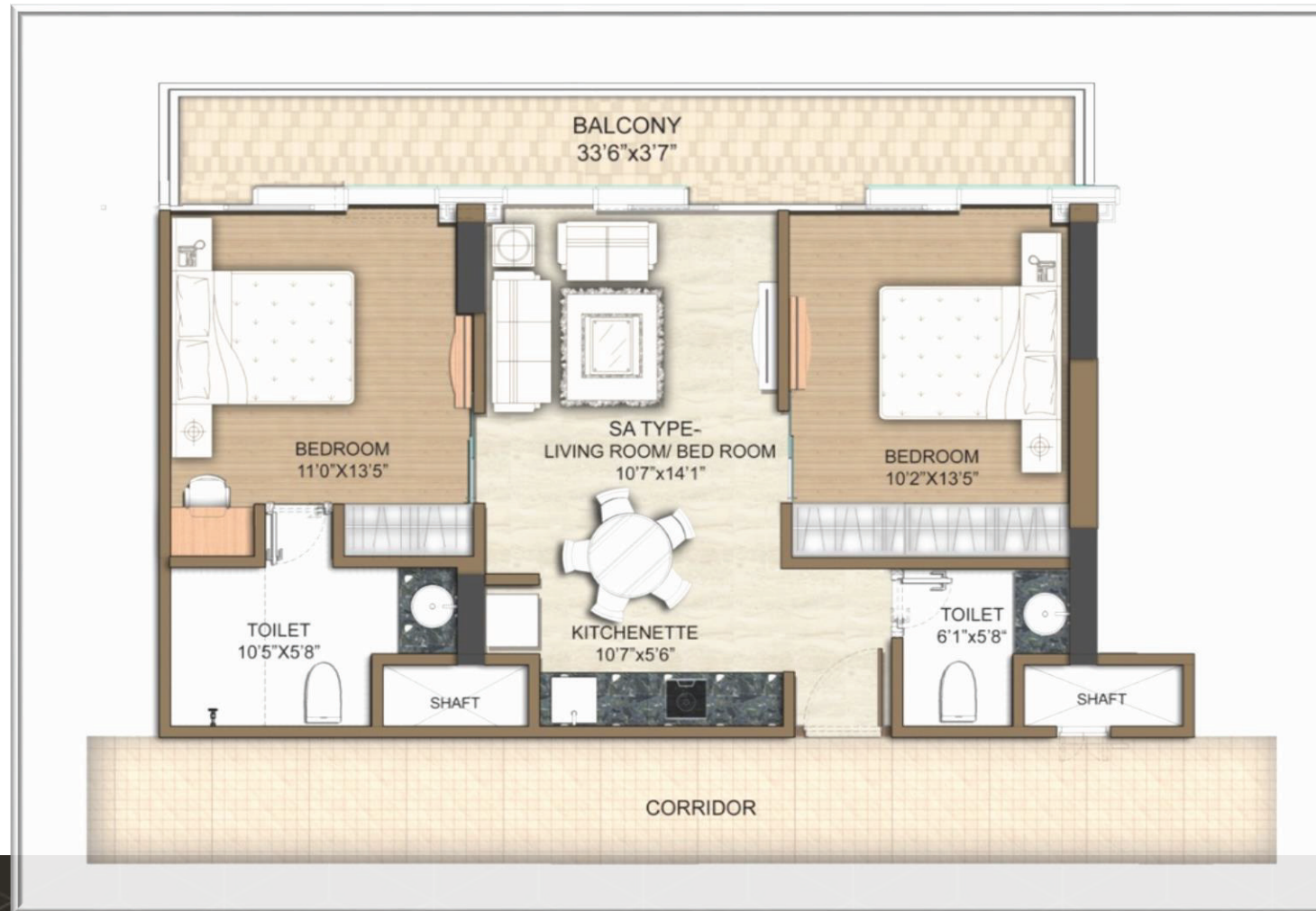
Optimized Floor Plans (Type-3)



Optimized Floor Plans (Type-4)



Optimized Floor Plans (Type-5)



Proposed Specifications & Finishes

Living Room/ Bedroom

Walls: Plastic Emulsion Paint with Roller Finish
Floors: Imported Laminated wooden flooring
Doors: Skin Door Shutter/ Flush Shutter with Wooden Door Frame
Windows : Powder coated or Anodized Aluminum glazing
Ceiling : Plastic Emulsion Paint
Furniture & Appliances : Double Bed (with Mattress and Bed Sheets) with Side Tables , 2+1 Seater Sofa Set, Coffee Table, Dining Chairs ,LCD/LED TV with Console, Wardrobe with Working Desk.
Accessories : Curtains/ Blinds, Lamp Stand/ Lamp Shade, Planters.

Balcony

Floors: Anti-skid/Non-slippery tiles

Kitchenette

Walls: 2' high tiles above Counter & Balance Plastic Emulsion Paint
Floors: Ceramic/ Vitrified tiles
Ceilings: Plastic Emulsion Paint
Kitchen Cabinet with Polished Granite counter with SS sink and sink mixer
Appliances : Refrigerator, Induction Cook Top, Microwave, RO Water purifier

Toilet

Walls: Combination of Tile Dado, Mirror & Plastic Emulsion Paint
Floors: Anti skid tiles
Doors: Skin Door Shutter/ Flush Shutter with Wooden Door Frame
Ceilings: False Ceiling with Paint
Granite/marble counter with International Brand Sanitary fixtures and CP fittings
Accessories : Towel Rail/ Ring, Robe Hooks, Hairdryer

Proposed Specifications & Finishes

Lift Lobbies

Walls: Selected stone cladding and Oil bound Distemper
Floors: Combination of Natural Stone & tiles Stainless Steel finished lift doors
Ceiling : False Ceiling
Air-conditioned Ground Floor Lobby

Common Amenities

Infinity Edge Swimming Pool with Change Rooms
World class Gymnasium
All Day Dining Restaurant
Bar & Lounge
AL Fresco Dining
Business Centre
Snooker/ Billiards Room
Steam Room
Laundromat

Staircases

Walls: Cement plaster with paint
Floors: Kota in tread and risers or exposed RCC
Doors: Steel fire doors/fire resistant shutter
Windows: Powder Coated or Anodized Aluminum glazing
Ceilings: Cement plaster with paint

Electrical Equipment

Ceiling fans & Light fittings Air-conditioned Service Apartments Hot water supply in Toilet/ Geyser
Telephone, TV & Power Outlets