
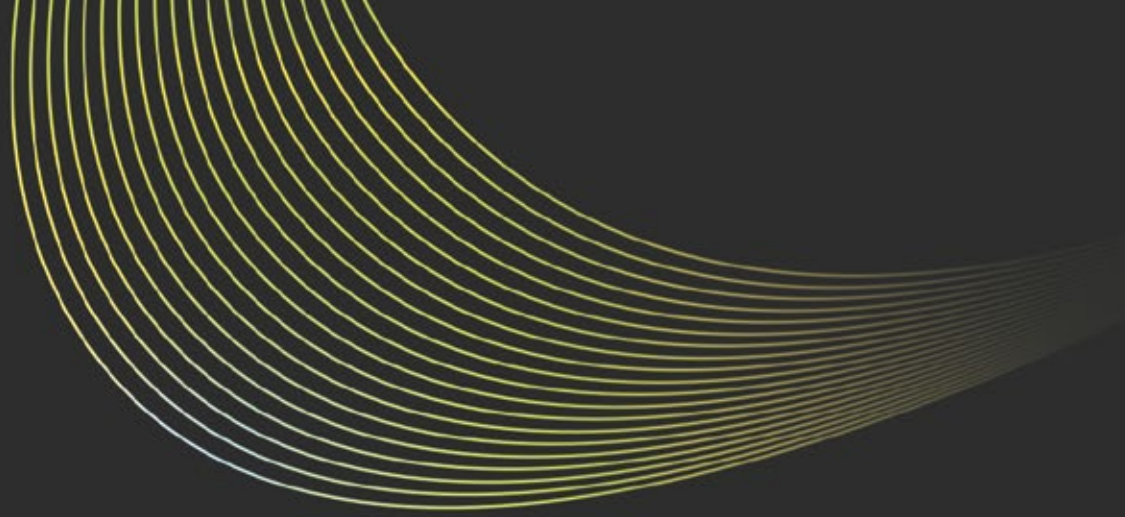


The New *Fashion* Address Of  
*Gurgaon*

**M&M**  
**Route65**

RC/REP/HARERA/GGM/605/337/2022/80

 +91-8586866824



# *Fashion* The Next Big Thing In Gurugram's Retail



Fashion & apparel is leading the retail segment



**60%-65%** of a retail space revenue is generated by its fashion stores



Gurugram is planned to become the apparel hub of India



**23%** of retail leasing is done by apparel brands

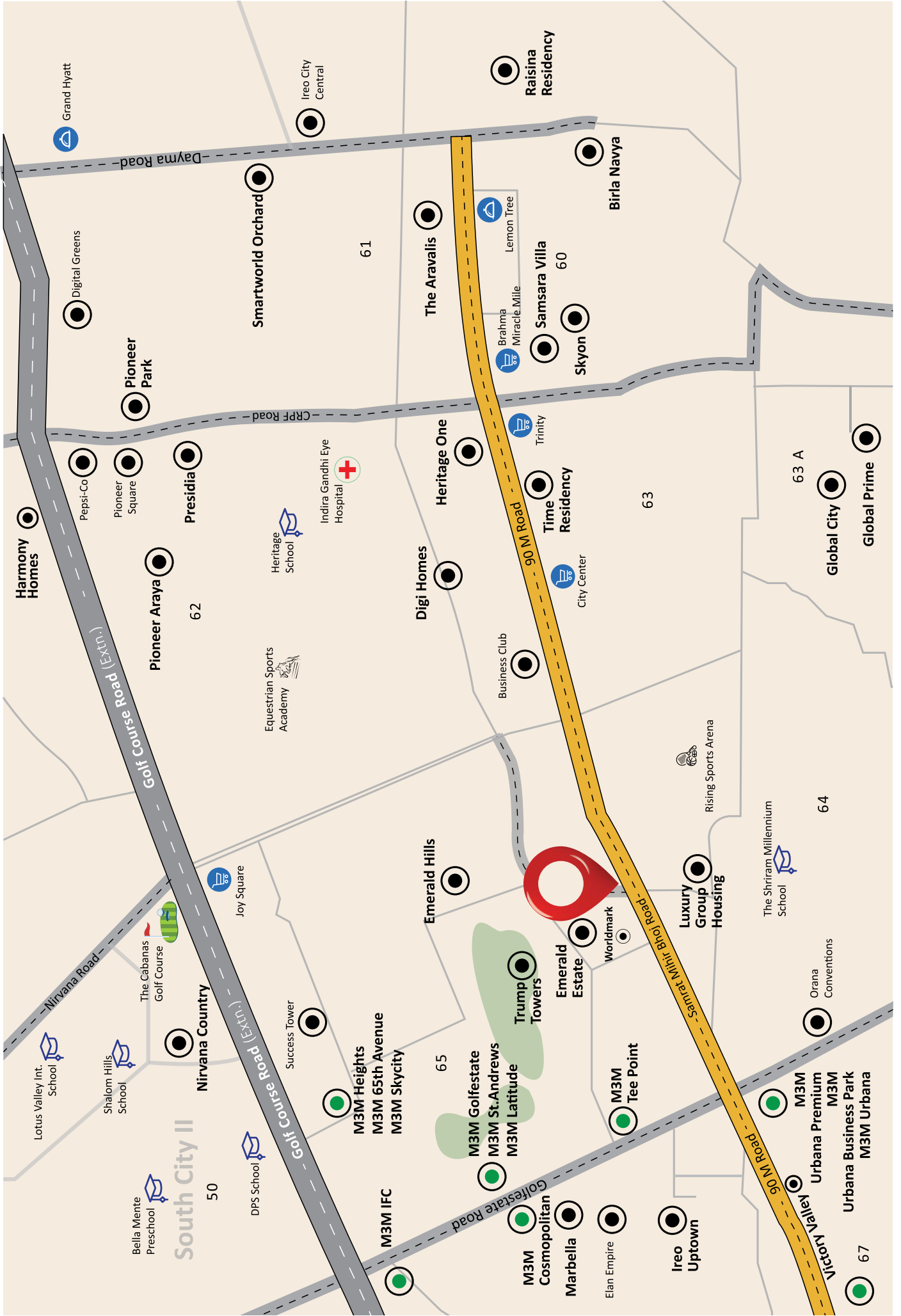


Approx. **60%** of mall space in India is occupied by fashion stores



# A Premium *High-street* And F&B Experience Awaits

After launching **40** successful projects across various areas of Gurugram, M3M is now introducing a premium fashion & dining experience in one of the most bustling locations of this city. With top corporates moving to this area and with the launch of premium residential projects, this area is set to become the Next CBD of Gurugram. The amalgam of such a premium neighbourhood and strong social infrastructure will make this development the first choice of every investor as well as shopper.



# Located Amidst A Huge *Catchment*

Prospective Residential Catchment  
of (Approx.) **2 Lakh+** People

(Approx.) **3.5 Lakh Sq. M.**  
(38 Lakh Sq.Ft.) of Commercial Space

## Top Corporates in the Vicinity



**5 MINS**  
Drive From  
Golf Course Road

**8 MINS**  
Drive From Rapid Metro  
Station, Sector 55-56

**15 MINS**  
Drive From  
NH - 48

**30 MINS**  
Minutes Drive  
From IGI Airport

*The Finest*

# Shopping & Dining Experience In Gurugram

SPREAD ACROSS **4 ACRES**

3-level  
retail

Dedicated  
spaces for F&B  
and food court

Anchor at  
every level





Artistic Impression

## Design That Ensures *Higher Visibility*

- Double-height showrooms
- Huge central atrium provides uninterrupted views of the outlets
- Glass frontage for higher visibility
- Wide boulevards for a better movement & vision
- Open-to-sky-cut outs

# A Strategically *Crafted Site*

- Seamless accessibility from the main 60 m wide road along with a side PWD road for secondary connectivity
- Premium residences in the vicinity like **Emerald Floors, Emerald Estate, Trump Towers, M3M Golfestate, Nirvana, Heritage One, M3M Skycity, M3M Heights, M3M Merlin, Samsara Vilasa, Skyon** and Many More
- Landscaped plaza
- Separate vehicular and pedestrian movement
- Sit-outs amidst water-bodies





# A Destination for Your *Every Need*

LEVEL B1, B2:  
PARKING

LOWER GROUND FLOOR:  
HYPERMARKET

3-LEVEL SHOPPING  
EXPERIENCE

TOP FLOOR  
DEDICATED TO F&B  
AND RESTAURANTS



# Curated to Generate High *Footfalls*

- Multiple activity arena
- Spaces for kids area and hypermarkets





Artistic Impression

## A Perfect Dining *Ambience*

- Dedicated space for food court
- F&B spread across three levels
- Wide-open terrace cafes



**M3M**

Our Expertise. Your Joy.



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