

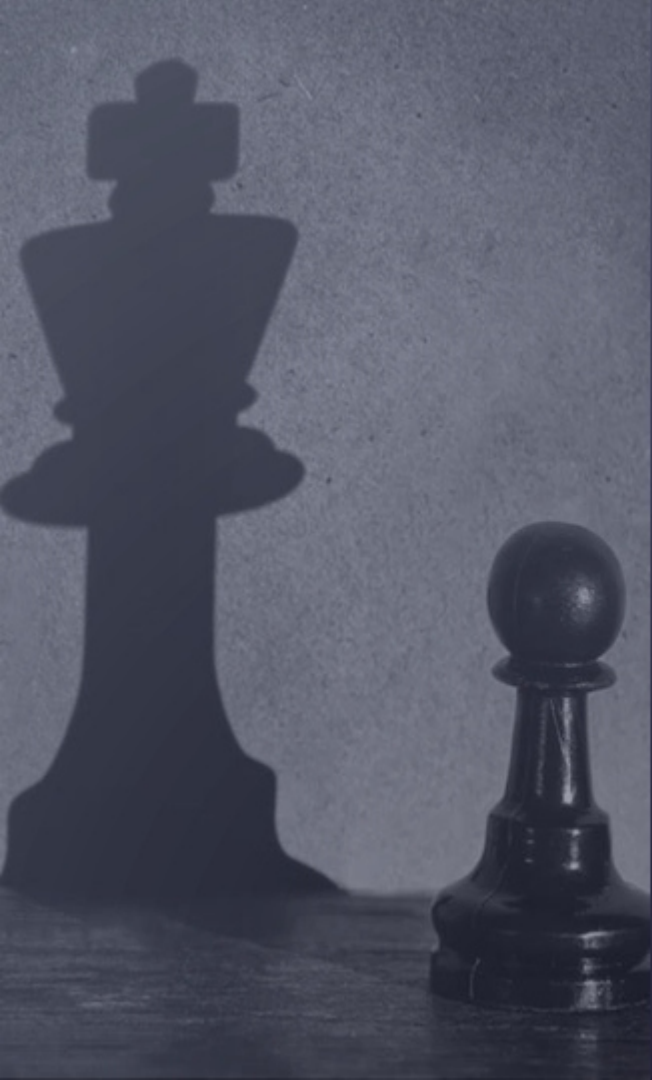
UNMATCHED AND
UNPARALLELED CLASS OF
LUXURY

 +91 8586866824

WELCOME TO



M3M Golfstate is a combination of high-rise, mid-rise and low-rise towers, each meticulously planned and carefully crafted.



M&M
golfestate
Finest Golf Resort Living

M&M
FAIRWAY WEST
Sector-65, Gurugram

M&M
FAIRWAY EAST
Sector-65, Gurugram

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PANORAMA
— EXCLUSIVE 36 SUITES —


M3M POLO SUITES
WHERE THE GENTRY RESIDES

M&M
latitude
LIVING WITH ATTITUDE


M&M
ST. ANDREWS
GOLF RESIDENCES

A PRIVILEGED LIFE FOR A PRIVILEGED FEW



M&M
FAIRWAY WEST
Sector-65, Gurugram

WELCOME TO THE ODE OF INDULGENT LIVING



M&M
FAIRWAY EAST
Sector-65, Gurugram



WHERE YOU
FEEL LIKE
ROYALTY AND
LIVE LIKE ONE



M3M POLO SUITES
WHERE THE GENTRY RESIDES



A STATELY
ADDRESS FOR
AN
EXTRAVAGANT
LIFE

M&M
ST. ANDREWS
GOLF RESIDENCES

PLUSH LOBBIES



STEP UP YOUR GOLF GAME WITH 9-HOLE EXECUTIVE GOLF COURSE



ALONG WITH ULTIMATE SPORTS UTOPIA



SPIKE YOUR
ADRENALINE
with a Host of
Sports Facilities



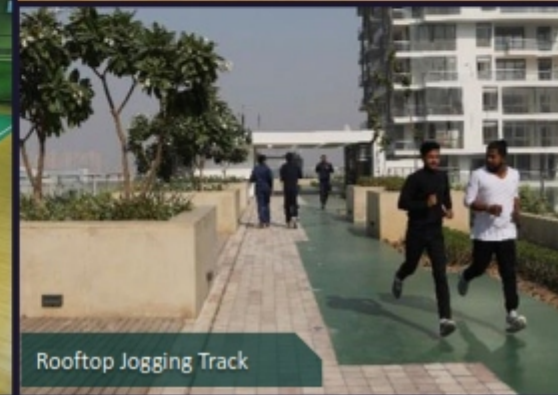
Indoor Cricket Pitch



Gymnasium



Indoor Badminton Court



Rooftop Jogging Track

VIP CLUB



CLUB ELEVATE

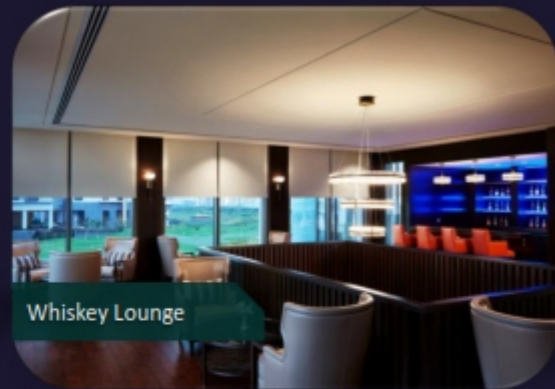




Lounge



M Cafe

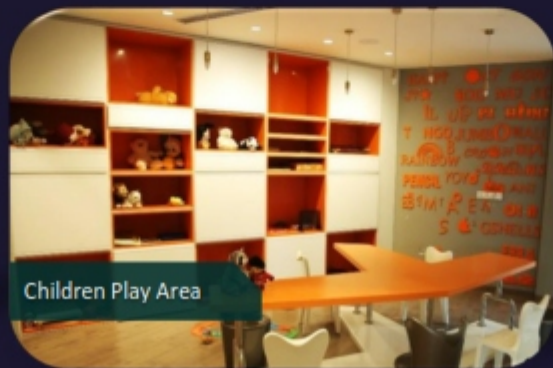


Whiskey Lounge

INDULGE IN THE ULTIMATE CLUBBING EXPERIENCE



Snooker



Children Play Area



Wine Cellar



Library



Swimming Pool

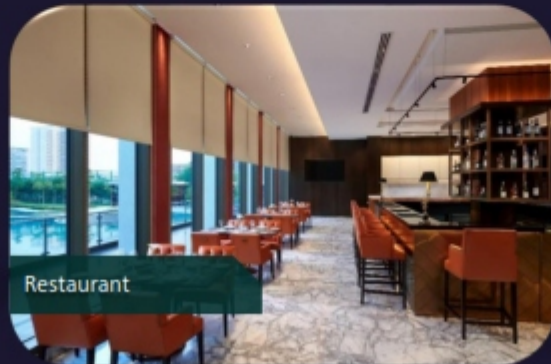


Banquet Hall

ENJOY THE FINEST IN ENTERTAINMENT AND LEISURE



Private Theatre



Restaurant



Bistro

EMBRACE LIFE
AT

M3M Latitude

Exclusive tower of Golf Estate

CREATED

BY THE FINEST IN THE INDUSTRY



Interior Design,
USA



Golf Course Design,
USA



Landscaping,
USA

BO STEIBER
LIGHTING DESIGN

Lighting Consultant,
Singapore

A palm-lined boulevard leading to an impressive reception and plush lobbies



An enchanting observatory deck at nearly
130 mtrs.



And pool side sit-outs with a lavish pool deck to make each evening memorable




A magnificent resort style pool



Restaurant and lounge




SPECIFICATIONS



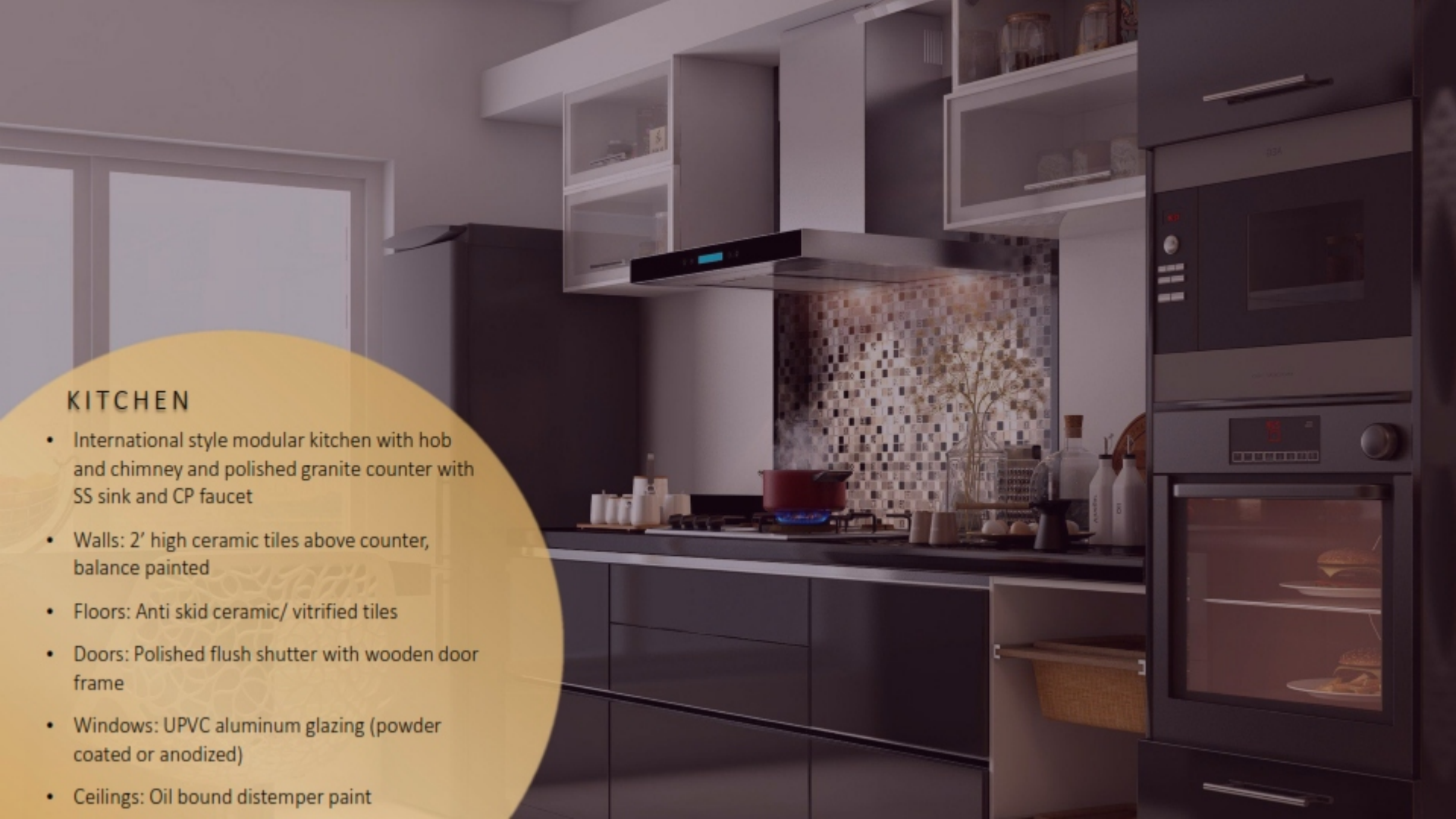
BEDROOMS

- Walls: Plastic emulsion with roller finish
- Floors: Imported laminated wooden flooring
- Doors: Polished flush shutter with wooden door frame
- Windows: Double glazed; UPVC Aluminum glazing (Powder coated or anodized)
- Ceiling: Plastic Emulsion



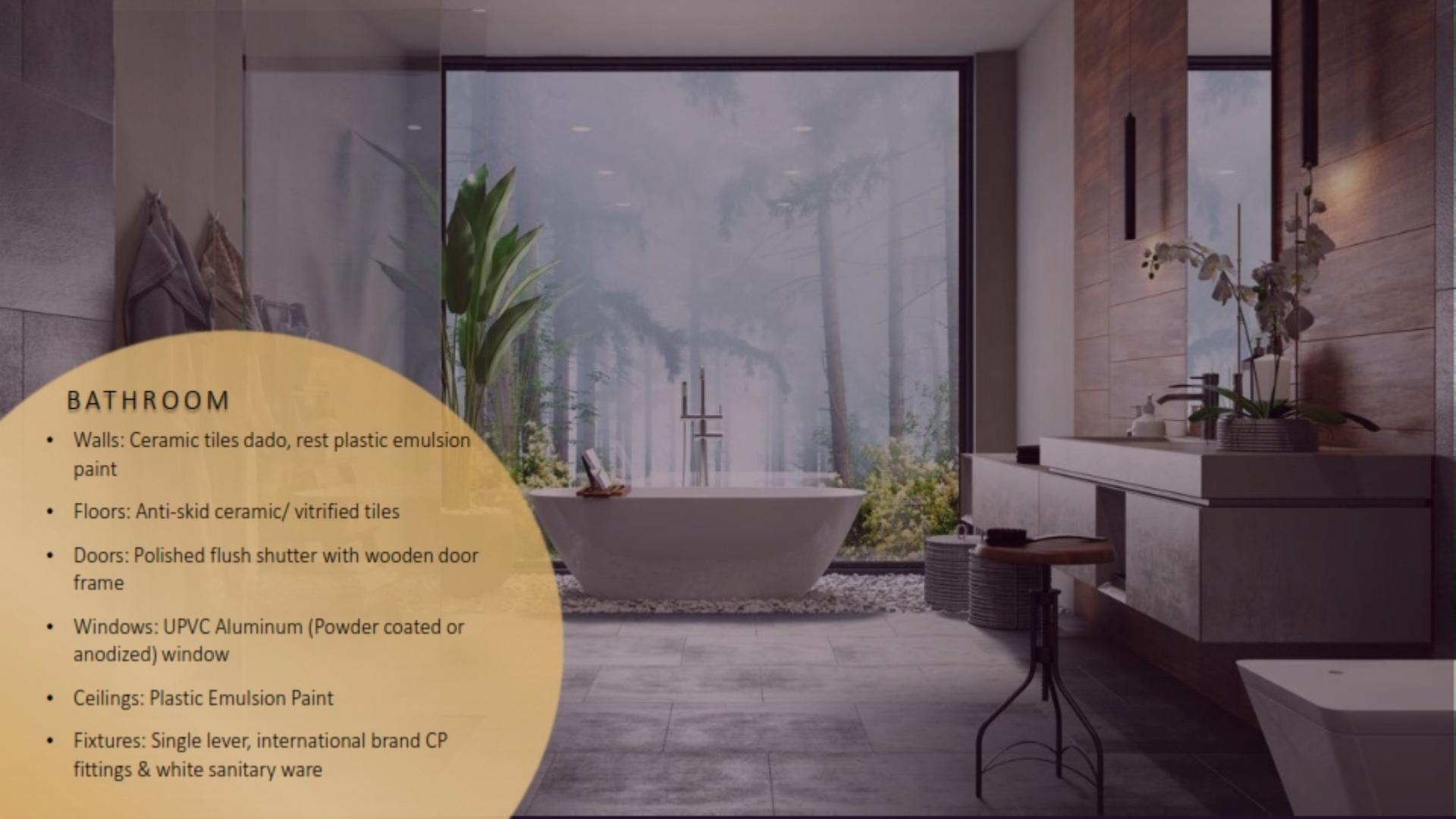
LIVING/DINING ROOM

- Walls: Plastic emulsion with roller finish
- Floors: Imported Marble
- Doors: Polished flush shutter with wooden door frame
- Windows: Double glazed; UPVC Aluminium glazing (Powder coated or anodized)
- Ceiling: Plastic Emulsion



KITCHEN

- International style modular kitchen with hob and chimney and polished granite counter with SS sink and CP faucet
- Walls: 2' high ceramic tiles above counter, balance painted
- Floors: Anti skid ceramic/ vitrified tiles
- Doors: Polished flush shutter with wooden door frame
- Windows: UPVC aluminum glazing (powder coated or anodized)
- Ceilings: Oil bound distemper paint



BATHROOM

- Walls: Ceramic tiles dado, rest plastic emulsion paint
- Floors: Anti-skid ceramic/ vitrified tiles
- Doors: Polished flush shutter with wooden door frame
- Windows: UPVC Aluminum (Powder coated or anodized) window
- Ceilings: Plastic Emulsion Paint
- Fixtures: Single lever, international brand CP fittings & white sanitary ware

SERVANT UTILITY ROOM

- Walls: Oil bound distemper
- Floors: Ceramic/ vitrified tiles
- Doors: Painted flush shutter with wooden door frame
- Windows: UPVC/ aluminium glazing (powder coated or anodized)
- Ceilings: Oil bound distemper paint

BALCONY/UTILITY BALCONY

- Floors: Anti-skid ceramic/ vitrified tiles
- Walls: Durable exterior paint

EXTERNAL FAÇADE

- Walls: Combination of one or more of stone cladding, plaster with exterior grade paint, glazings
- Railings: Glass balcony railings

STAIRCASES

- Walls: Oil bound paint
- Floors: Kota stone/ precast
- Doors: Steel fire doors/ fire resistant shutter
- Ceilings: Oil bound paint

LIFT LOBBIES

- Walls: Combination of one or more of stone cladding, tiles wall paper and plastic emulsion paint
- Floors: Combination of one or more of natural stone & tiles
- Doors: Stainless steel finished lift doors
- Ceilings: Plastic Emulsion paint
- Others: Granite/ marble counter Air-conditioned ground floor lobby

ELECTRICAL EQUIPMENT

- VRV/VRF air-conditioning system for living, dining and bedrooms
- Three tier security system
- High speed elevators with stainless steel lifts car interiors
- 100% power back up round the clock with suitable diversity and load factor

FIRE SAFETY

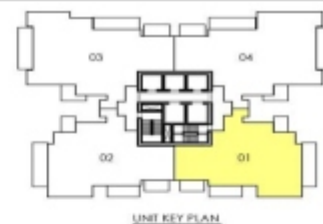
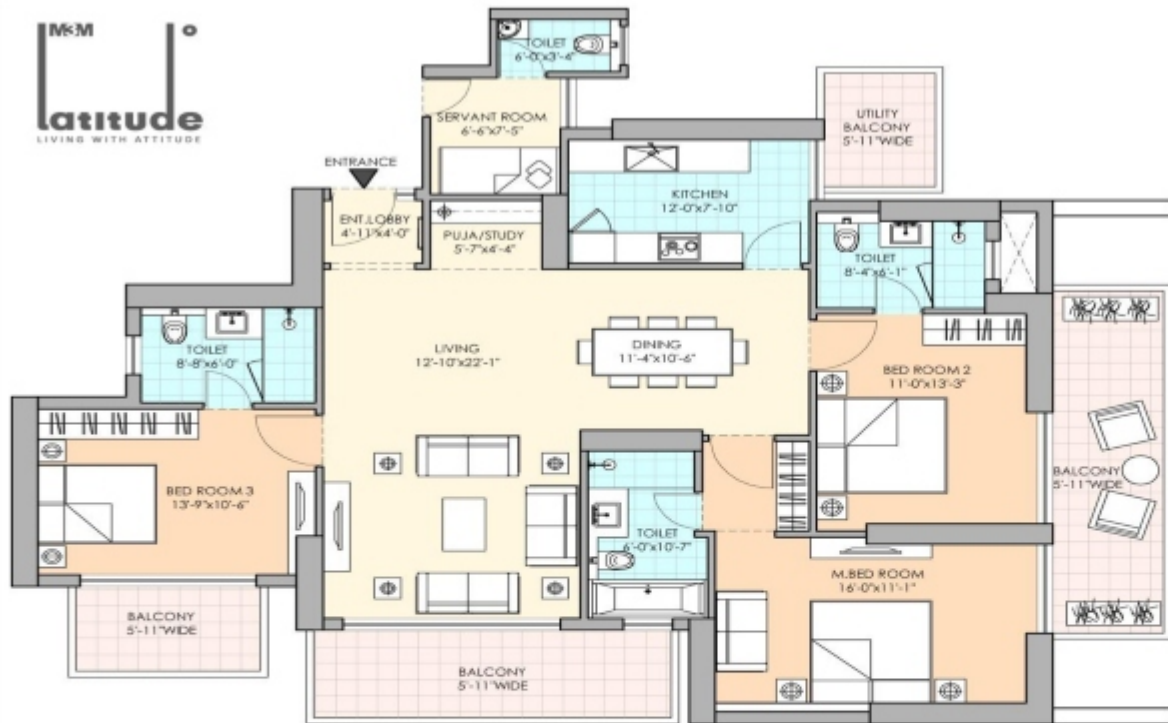
- Automatic sprinkler system, wet riser, Fire detection & alarm system

OTHERS

- Round the clock treated water supply

A top-down view of an architect's workspace. Several hands are seen working on architectural floor plans spread across a table. The plans show a grid of rooms and corridors. Various drafting tools are scattered around, including a wooden ruler, a set square, pens, pencils, a yellow highlighter, and a black marker. A clear glass of water is on the left. In the bottom right corner, a 3D architectural model of a building is visible, showing a complex layout of rooms and a central courtyard. The overall lighting is dim, creating a focused and professional atmosphere.

FLOOR
PLANS



FLOOR PLAN

Disclaimer: The designs, layouts, floor plans, areas, dimension, specifications, category, services, facilities & infrastructure are only illustrative & indicative; and subject to revision without notice by the Company and/or on account of government norms and / or as may be required by competent authorities. All images are purely artistic conceptualization and not a legal offering. Soft furnishing, furniture & fixtures, gadgets are not part of offering. All areas & figures are indicative and the units mentioned herein are subject to availability. Further, the contents are subject to terms as stated in (i) the Application Form and the Buyer's Agreement; (ii) License Nos. 234 of 2007 dated 26.10.2007 (readwith renewal dated 25.04.2012 & 02.07.2014); 52 of 2009 dated 28.08.2009 (readwith renewal dated 04.12.2013); 35 of 2010 dated 06.05.2010; 114 of 2014 dated 20.08.2014; and, 122 of 2014 dated 22.08.2014 accorded by the Competent Authority in favour of M/s. Manglam Multiplex Pvt. Ltd. & Ors. for setting up of a Group Housing Colony on the land measuring 26.91655 hectares (66.51225 acres) in Sector-65, Gurgaon Manesar Urban Complex; and, 180 Building Plan Approval No. ZP-357/DOB5/2012/19471 dated 01.10.2012 (readwith revision thereof dated ZP-357/ADDA/2015/407 dated 09.01.2015) accorded by the Competent Authority. M3M Latitude will be part of the aforesaid development of the Group Housing Colony. Total No. of proposed Apartments are 160 Units (M3M Latitude). Copies of approvals are available for inspection at Developer's office at Paras Twin Towers, Tower B, 4th Floor, Golf Course Road, Sector 34, Gurgaon, Haryana. Some of the information may give an impression of forward looking statements even though they are not meant or intended to be so and customers dealing with such information are required to undertake full and independent analysis thereof. Terms & conditions apply.

Unit

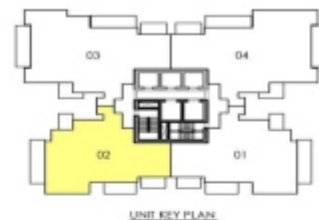
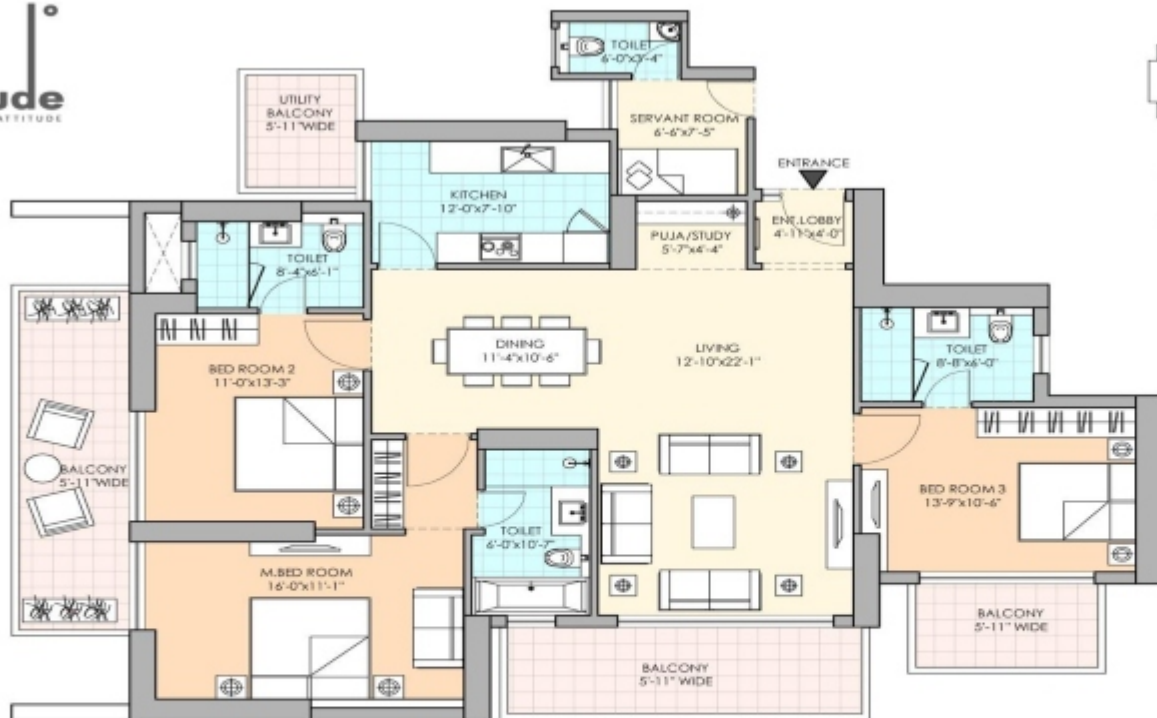
Apartment Type

Super Area

01

3 BHK + Servant

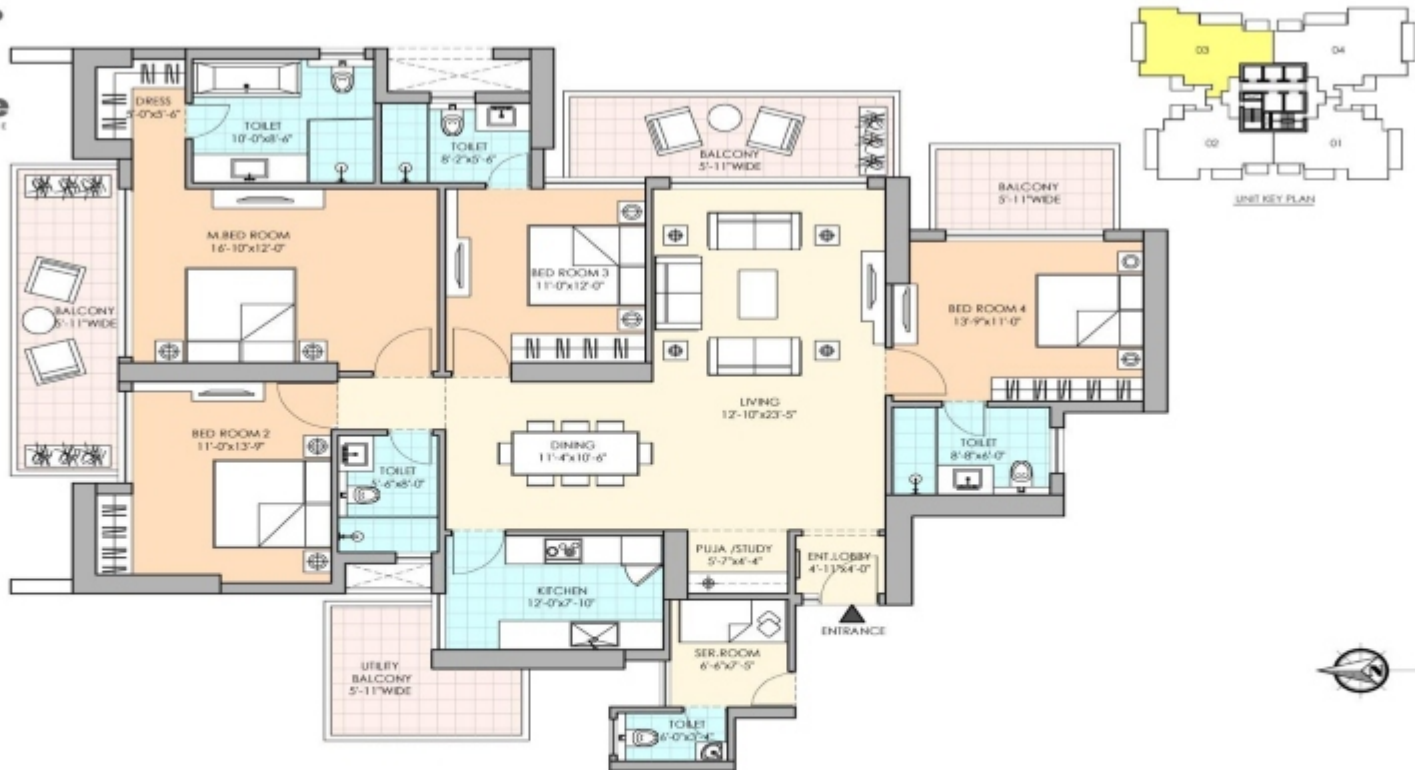
2499 Sq. Ft.



FLOOR PLAN

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Unit	Apartment Type	Super Area
02	3 BHK + Servant	2499 Sq. Ft.



FLOOR PLAN

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Unit

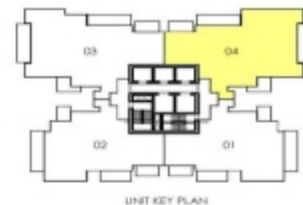
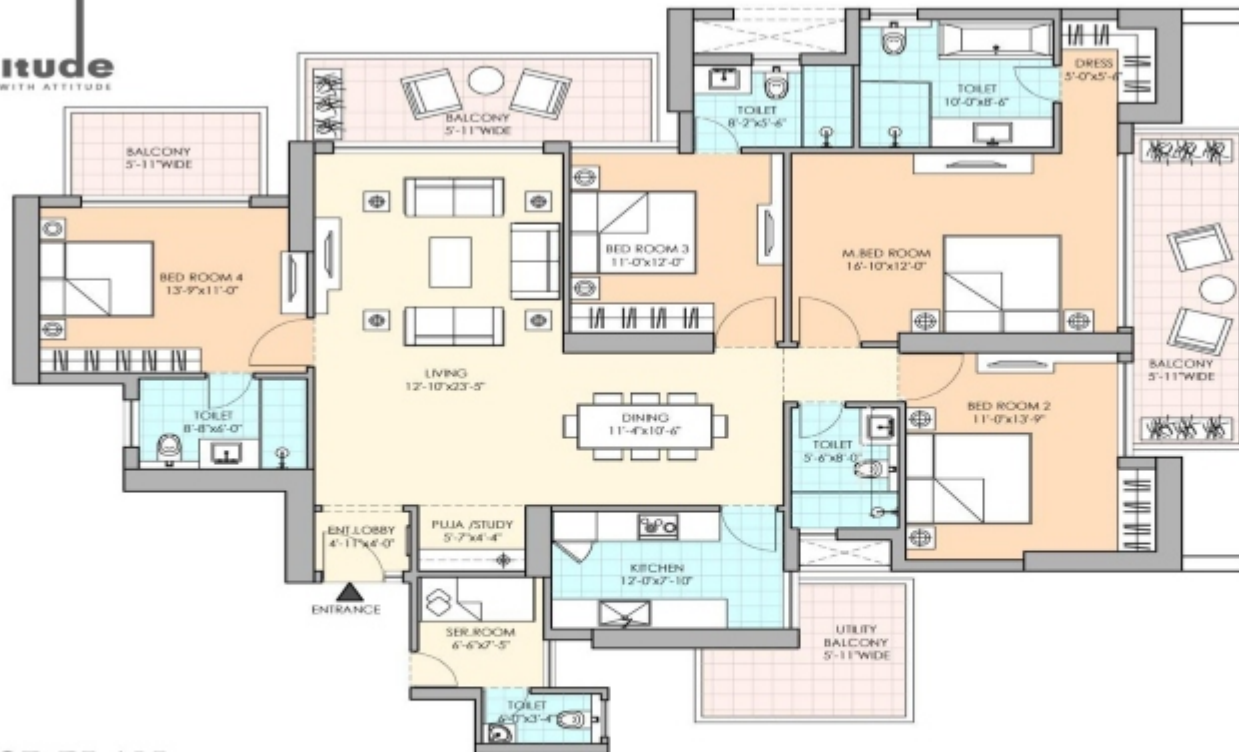
Apartment Type

Super Area

04

4 BHK + Servant

2982 Sq. Ft.



FLOOR PLAN

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Unit	Apartment Type	Super Area
04	4 BHK + Servant	2982 Sq. Ft.



MASTER CULINARY
EXPERIENCES
AT M3M GOLFFESTATE



THE GLAMOUR NEVER
ENDS
AT M3M GOLFFESTATE



**THE FESTIVITIES ARE A
COMMUNITY
AFFAIR AT
M3M GOLFFESTATE**

THANK YOU

 **+91 8586866824**