



M&M
golfestate
Finest Golf Resort Living

ONE OF THE GREAT BEAUTIES
OF ARCHITECTURE IS THAT EACH TIME,
IT IS LIKE LIFE STARTING ALL OVER AGAIN.

RENZO PIANO



YOUR LIFE AT M3M GOLF ESTATE: UNMATCHED AND UNPARALLELED IN SHEER CLASS AND LUXURY

Live at the pinnacle of life where your wish is the world's command. Where 'Perfection' is not just another word but a way of life. Where the vision of beauty and serenity continues to eternity. That's the world of M3M Golfestate. M3M brings to you India's first in-city 'Golf Resort' themed living experience. Conceptualized around a 9-Hole Executive Golf Course, each residence here is resplendent with luxury and panoramic vistas of the beautiful golf greens.






A GATEWAY TO AN EXTRAORDINARY WORLD

The aesthetically designed entrance of M3M Golfestate leads you into a luxurious splendour with all the features of a gated community. Stainless steel pillar edifices and premium Satvario stone framework at the entrance, give an insight into the facilities that lie beyond as you approach the forecourt.

PATH TO EXCLUSIVITY

As you cross the colossal arrival area and travel down the palm-lined boulevard, you know that you are approaching a grand and special place. The view is tranquil and colourful with seasonal plants in full bloom. The boulevard culminates into a cascading water body that forms the nodal point between the 2 fairways of the project.



An aerial photograph of a modern residential development. The image shows several multi-story apartment buildings with balconies, arranged around a central landscaped courtyard. The courtyard features a large green lawn, a circular water feature with a fountain, and winding paths. The sky is clear and blue.

“ Architecture is a visual art,
and the buildings speak
for themselves. ”
-Julia Morgan

AN EXTRAORDINARY WORLD

Naturalistic and vivid: the towers at M3M Golfstate denote their own characteristic vibrancy. The development is a combination of high-rise, mid-rise and low-rise towers, each meticulously planned and carefully crafted. Wide sweeping views, endless greens and stunning landscapes, it's an overload of visual delight for a good amount of space. It is what dreams are made of, where bricks & mortar come together to cast a spell of magic.



WELL APPOINTED DROP-OFF ZONES

Luxury & convenience go hand-in-hand at M3M Golfestate. Each tower of the project has a meticulously planned drop-off zone. The result is a seamless traffic movement across the colony.

DON'T LET PANORAMIC VIEWS DISTRACT YOU!

Different crucial elements such as geotechnical information, environmental conditions, vegetation, slope analysis of the property have been considered to create a well-planned landscape for the grand game at M3M Golfstate. The result is a Golf Course that blends effortlessly into the landscape.

- 9-Hole Executive Golf Course designed by Golf Plan, USA
- Eco-friendly Green Landscape

“Golf-Course at M3M Golfstate has been carefully designed using a comprehensive approach giving careful attention to all fundamental elements of the project. Landscape design, construction economics & efficiency, 'long term' maintenance & appropriate ecological & environmental compatibility considerations have been integral to our design process.”

-Kevin Ramsey, Golf Plan, USA





Map not to scale.

M3M GROUP'S FOOTPRINTS IN GURUGRAM

- M3M Corporate Office
 - M3M Golfstate
 - M3M Polo Suites
 - M3M Panorama Suites
 - M3M St. Andrews Golf Residences
 - M3M Latitude
 - M3M 65th Avenue
 - M3M Heights
- M3M Urbana
 - M3M Urbana Premium
 - M3M Urbana Business Park
 - M3M Tee Point
 - M3M Cosmopolitan
- M3M Merlin
 - M3M Marina
 - M3M Sierra 68
 - M3M Escala

WHERE CONVENIENCE MEETS CONNECTIVITY

The promise of finest Golf Resort living brings with it, an array of conveniences and comforts. Being located at Gurugram's most promising location, it is in close proximity to the educational institutions, malls, restaurants, hospitals and headquarters of multinational companies.

WELL THOUGHT OUT 'SITE PLAN'

The well-designed project plan of M3M Golfstate is an embodiment of green, spacious, refined and luxurious living.

- M3M PANORAMA SUITES
- M3M ST. ANDREWS
- M3M POLO SUITES
- CLUB
- M3M LATITUDE
- FUTURE DEVELOPMENT



THE EXTENSION OF A LIFESTYLE

Balconies at M3M Golfestate are designed with unmatched planning and precision. These spacious retreats feature smartly designed sunshade louvers which can be adjusted as per the movement of the sun. What's more, they double up as metallic blinds guaranteeing privacy. The balcony decks are big enough to entertain guests and private enough to become your own dynamic space. It is a place to relax and sunbathe, a place to get a breath of fresh air, to get a different perspective of what lies ahead, a place that is meant for you to slip into a mode of relaxation and a space to electrify you with stunning views of the bustling city life on one side and the Aravalli range on the other.

VIP CLUB: COMMUNITY BUILDING
THE GORGEOUS SPACE OF STYLE & CLASS

The VIP Club at M3M Golfstate is not just a destination but a lifestyle statement. It has been created with an emphasis on exclusivity, luxury and privacy. It has been planned and designed keeping in mind the need of a modern lifestyle - grand lobby, art gallery, mini-theatre, pre-function & banquet area, bakery, golf-pro shops, restaurant, bar, sky light lounge, wine cellar, gym, spa, salon, swimming pool are just some of the amenities on offer. We will spoil you for choices.



Sky Light Lounge



Bakery



Mini-theatre



Fine-dining



Meeting Room



Art Gallery



Actual Image



Actual Image



Actual Image

PRESENTING UNPARALLELED PANACHE @ THE CLUB-HOUSE

The iconic clubhouse @ M3M Golfstate dazzles you with buzzing centres that provide ample opportunities for both work and play. The tall lobby provides a grand sense of arrival as you proceed to wine and dine at the swish restaurant and bar or host your clients at the stately meeting room. Nestled among the host of options and amenities that you get to enjoy here is the innovative mini theatre. Experience uncompromising cinema sound and next-gen visual technology that easily fits into your life. We recommend you to explore for there's so much more @ THE EXCLUSIVE M3M GOLFSTATE CLUBHOUSE.



Restaurant - Actual Image



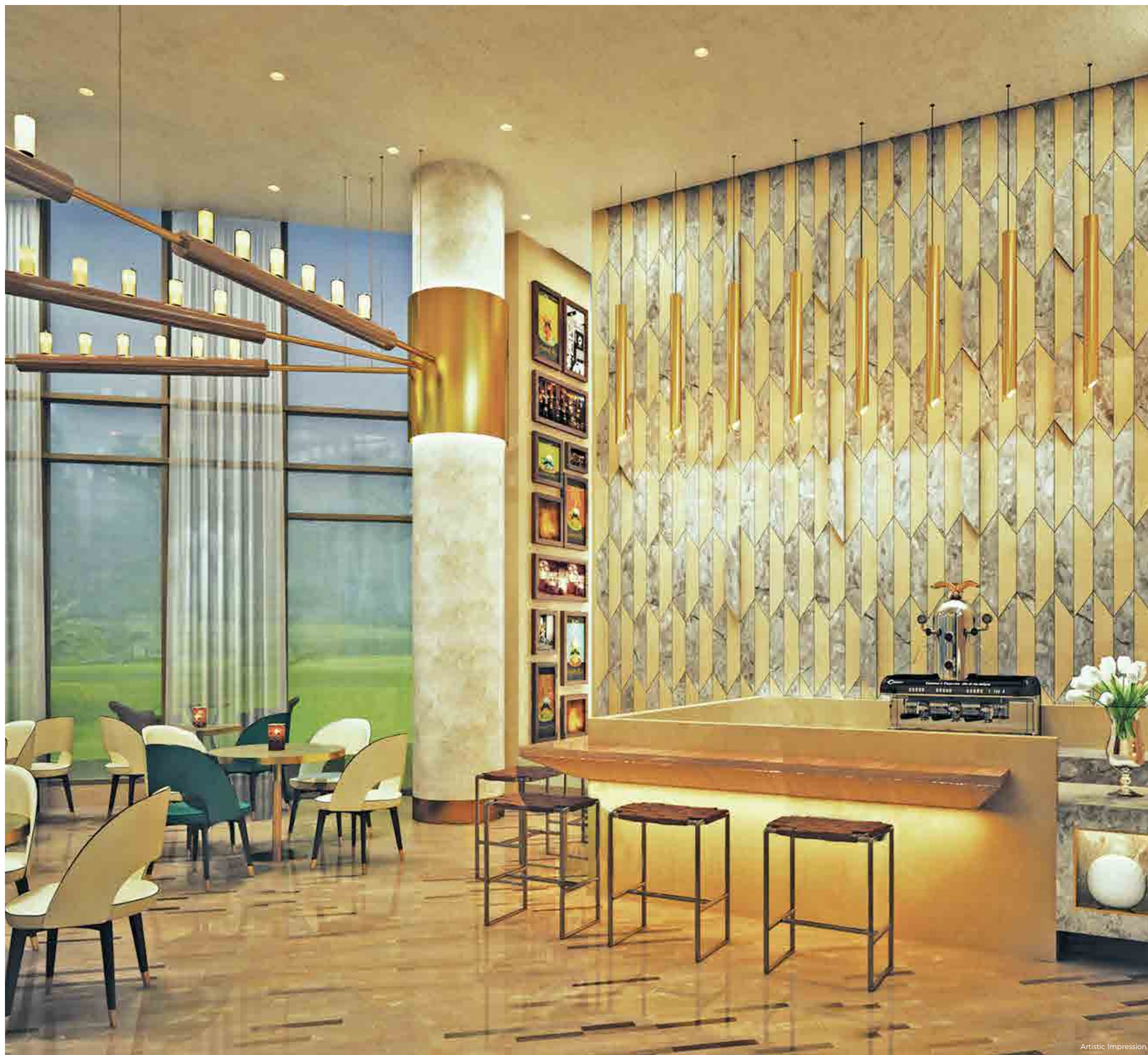
Business Center - Artistic Impression



Banquet Hall - Artistic Impression



Mini Theatre - Artistic Impression



M-CAFÉ

Splendid and sumptuous are just a few words that aptly describe the inviting world of enjoyable beverages and patisserie on offer at the M-Café. It's a great place to enjoy a cup of coffee while soaking in the panoramic views of the beach volleyball court and the lake. The tasteful décor, soothing ambience and inviting menu makes this place a must visit. Bon Appetit!

TEMPERATURE CONTROLLED POOL

Dive into M3M Golfstate's world-class, temperature-controlled, rooftop swimming pool that overlooks the sprawling greens of the golf course. Far away from the maddening crowd, it is overwhelming by day and even prettier at night. The stunning outdoor pool is a perfect place to unwind and re-centre yourself under open, beautiful skies.

- Located on the 5th Floor
- Open View of Sprawling Greens
- Provision of Changing Rooms

WORK IT UP

Whether you're looking to stretch or work up a sweat, a trip to the fitness centre at the Clubhouse is a great idea. Meet your health and fitness requirements on-the-go with great ambience and world-class equipments, for they come straight from Italy – courtesy the world-class Technogym. With exclusive spa and sauna, it is a fitness centre that is ideal for both exercise and relaxation. Stay fit and energized!





Actual Image

A JOG AT THE TOP

The 250 mtr. rooftop jogging track allows you to take in breath-taking views of the manicured landscapes of the township and city lines beyond, as you get some exercise. Breathe in fresh air as you fall in love with nature all over again.

- Direct Access Through Lift
- Sitting Area
- Yoga Deck
- Meditation Centre



Artistic Impression



State-of-the-art indoor air-conditioned sports facility

Actual Image

PLAY MORE, LIVE MORE

M3M Golfstate has got a host of sports and leisure themed activities and venues facilitating a healthy and active lifestyle. Just start your fitness regime by choosing your favourite activity.

Basketball Court | Tennis Court |

Indoor Badminton Court | Squash Court |

Indoor Cricket Pitch | Beach Volleyball |

Multi Activity Field | Outdoor Exercise Station



Artistic Impression



Actual Image



Actual Image



Actual Image

GET INTO THE MOOD

You can have a gala time at the amphitheatre's performance stage, where your family and friends can display their talents. The amphitheatre area is apt for getting you in the mood, be it on sunny winter afternoons or pleasant spring evenings. The pop-up water fountains lend an informal charm to the place.



Actual Image



Actual Image

YOUR PRIVATE POOL HANGOUT

Soak up the sun in a perfectly designed pool deck besides a beautiful pool. A cool place to hangout.



Actual Image

THE TINY TOT HAVEN

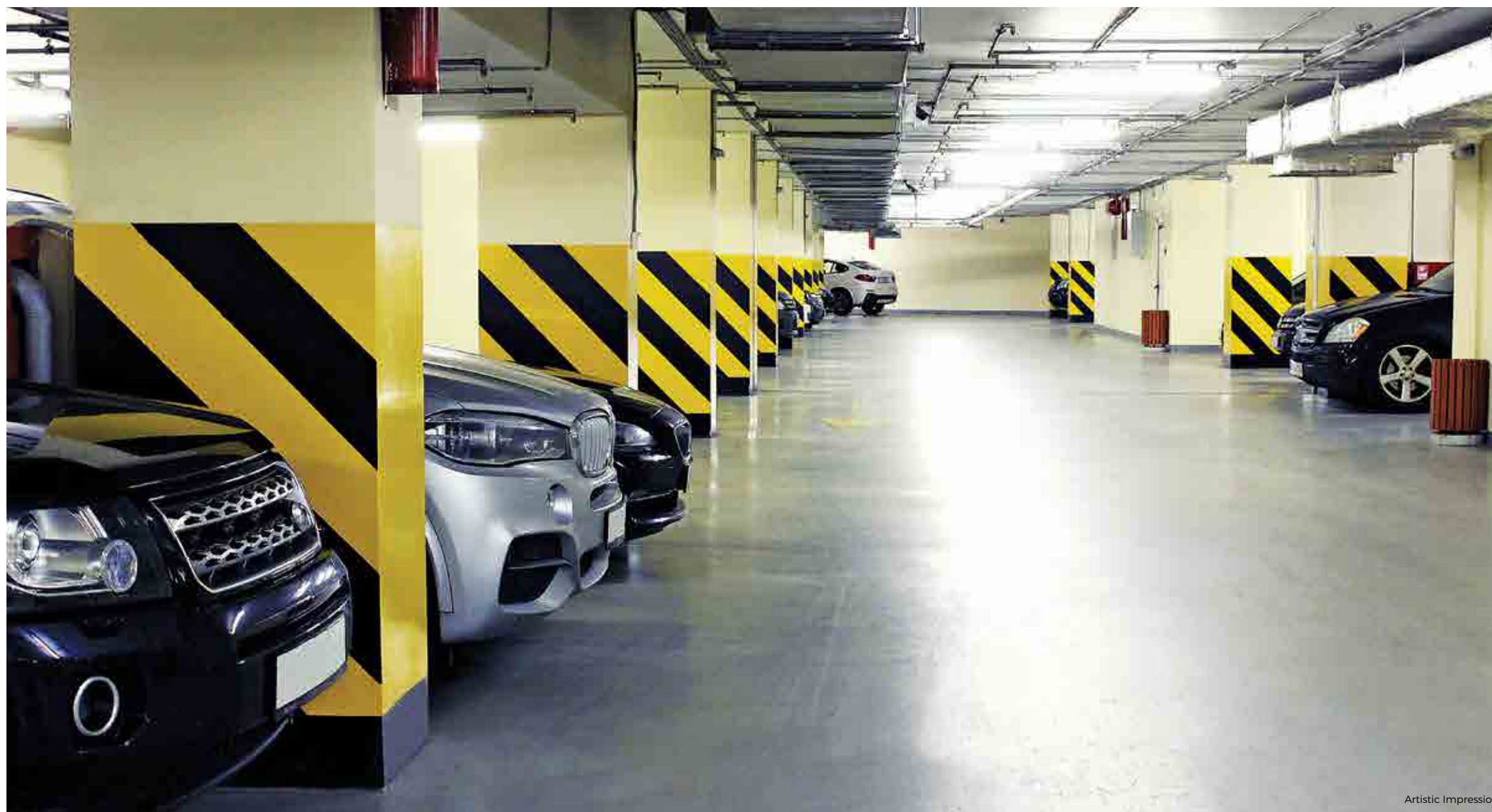
Your kids are sure to have a great time at the dedicated kids play area, featuring tot lots, sand pits and water play areas that have a wading pool and a splash pool, all in a safe and healthy environment.

Jumping Jets | Water Sprouts | Wet Deck

Water Shooting Game | Children Play Mounds



Artistic Impression



Artistic Impression

CONVENIENT PARKING SPACES

No more driving around looking for space to park. Just drive into your reserved spot at the two level car parking.

- Wide Entry & Exit
- Optimal Space Management
- Well-lit Parking Areas
- Info Signages
- Automatic Boom Barriers

A PARADISE PROTECTED BY 5 LEVELS OF SECURITY

We stay awake so that you can have a peaceful sleep. Our 5-tier security works round-the-clock just to make sure that you have nothing to worry about.

- CCTV
- Automatic Boom Barriers
- Video Door Phones
- Entry/Exit through Access Card
- Manned Security



Artistic Impression



Artistic Impression



Artistic Impression



REAL ASSET, REAL VALUE
WORLD-CLASS FACILITY MANAGEMENT
BY FORTUNE 500 COMPANY - JLL

At M3M Golfstate, the efficiency and performance of every amenity is constant and at par with global standards. That's why, India's largest and premier facility management company. JLL is at your service 24x7.

JLL specializes in integrated facility management with an extensive geographic footprint across 11 cities.

SPECIFICATIONS

Bringing together the finest materials to create the most stunning masterpiece.

AREAS	FLOOR	WALLS/CEILING	DOORS & WINDOWS/GLAZING	OTHER
Master Bedroom/ Other Bedrooms	Master Bedroom: Imported Brand Marble/Engineered Wooden Flooring Other Bedroom: Engineered Wooden Flooring	POP Punning/Gyp Plaster with Acrylic Emulsion Paint on Walls & Ceiling	Doors: 2.4 meters High Flush Shutters with Polished Veneer Windows: Aluminium Window Frames with Combination of Double/Single Glazed Panels	Daikin VRV/VRF AC units
Kitchen	Natural Polished Stone	Combination of Premium Tiles & POP Punning/Gyp Plaster with Acrylic Emulsion Paint on Walls Ceiling Acrylic Emulsion Paint	Doors: 2.4 meters High Flush Shutters with Polished Veneer Windows: Aluminium Glazing	Miele Modular Kitchen Fully Fitted with Hob, Chimney, Dishwasher, Microwave Oven and Siemens Refrigerator. Granite Counter Top, Stainless Steel Sink and Grohe CP Fittings
Master Toilet & Other Toilets	Imported Brand Marble	Master Toilet: Imported Brand Marble Other Toilets: Premium Tiles False Ceiling with Acrylic Emulsion Paint	Doors: 2.4 meters High Flush Shutters with Polished Venner Windows: Aluminium Glazings	Master Toilets: 5 Fixture Toilet with Toto Bathtub and Jacuzzi. Other Toilet: 3 Toto Fixture Toilet Groha CP Fittings, Marble Counter Glazed Kohler Shower Enclosure, Exhaust Fan Vented to Exterior, Mirror with Wall Mounted Vanity Lighting

AREAS	FLOOR	WALLS/CEILING	DOORS & WINDOWS/GLAZING	OTHER
Living Room/ Dinning/Foyer/ Family Room/Study	Botticino Marble	POP Punning/Gyp Plaster with Acrylic Emulsion Paint on Walls & Ceiling	Entrance Door: 2.4 meter High Flush Shutters with Polished Veneer and Polished Door Frame Internal Door: 2.4 meter High Flush Shutters with Polished Veneer Windows: Aluminium Window Frames with Combination of Double/Single Glazed Panels	Daikin VRV/VRF AC units
Utility/Servant Room	Ceramic Tiles	Oil Bound Distemper Paint	Doors: 2.4 meters High Flush Shutters with Polished Wood Veneer Windows: Aluminium Glazings	Indian Brand Chinaware and CP Fitting
Balcony/Terraces	Anti-Skid Vitrified Tiles	Exterior Paint	Windows: Aluminium Glazings	
POWER BACKUP AND CCTV SURVEILLANCE				
100% Power backup with suitable diversity and load factor per apartment, round-the-clock treated water supply & all systems for fire safety as per norms.		CCTV for basements, ground floor, lobbies, 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 video door phone near apartment entrance.		Premium modular switches & sockets, copper wiring

Marketed by:





Madhyam.com

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