

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

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



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



PRESENTING



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



A nighttime architectural rendering of the M3M My Den complex. The image shows several high-rise buildings with illuminated windows and balconies, set against a dark sky. The foreground features a multi-level commercial and retail area with various storefronts, including 'Kallberg' and 'Gosher'. The complex is surrounded by landscaped areas with palm trees and modern street lighting. A road with traffic is visible in the lower right corner. The overall scene is vibrant and modern, showcasing the complex's design and amenities.

M3M My Den – KEY FACTS



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

A **READY** PROJECT !



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.



In the Hub of Sector 67



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 !



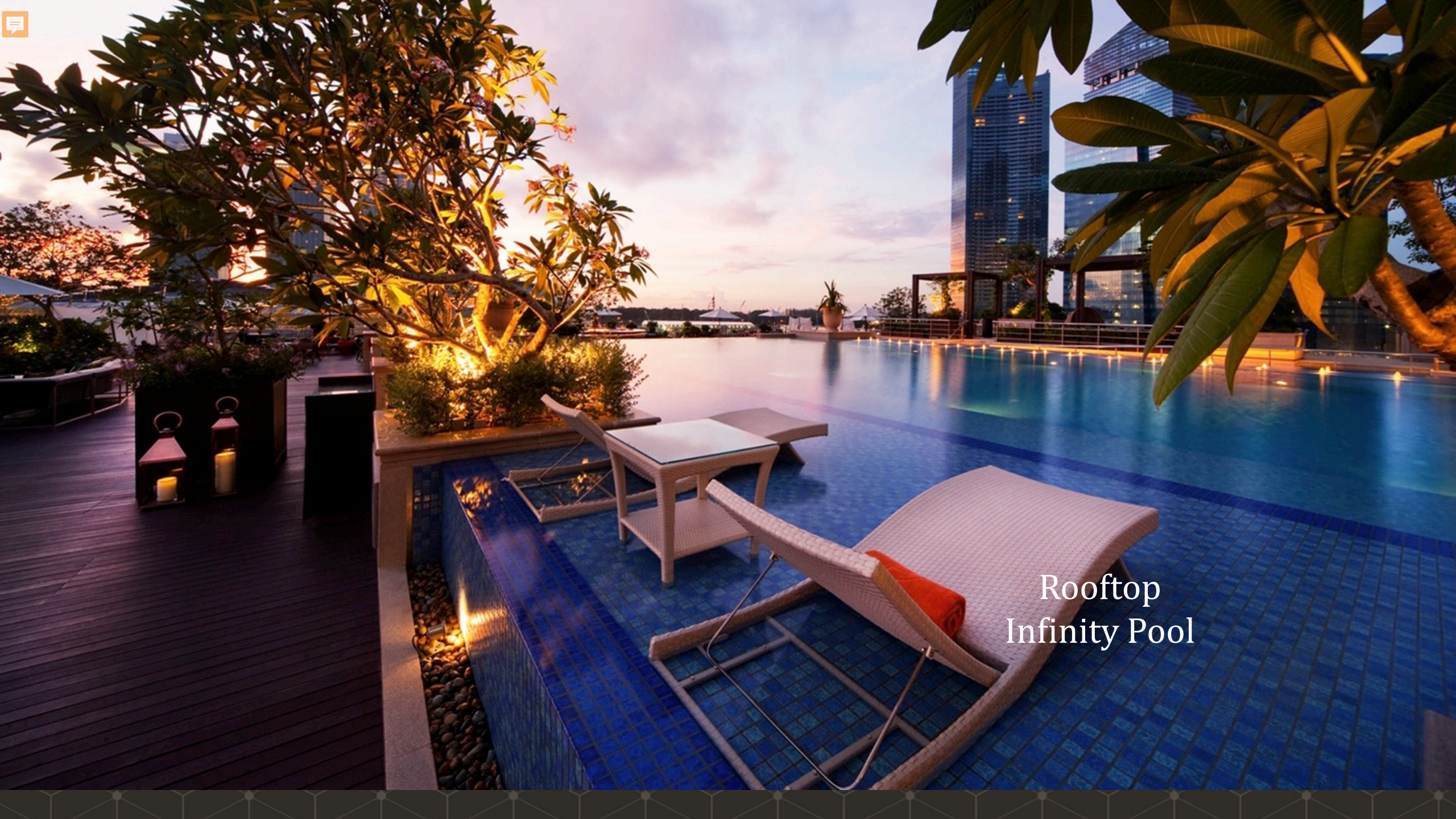
Grand Double Height Entrance Lobby



THE INSIGNIA

HEALTH CLUB | GYM | SPA





Rooftop
Infinity Pool

A photograph of a fine dining restaurant table setting. In the foreground, a wine glass filled with white wine stands on a dark placemat. To its right, a small glass vase holds a single pink rose. The background shows a blurred dining room with other tables and wine glasses, creating a bokeh effect. The lighting is warm and focused on the foreground elements.

“The Dutchess”
Fine Dining Restaurant



“Queen’s Terrace”

Landsaped terrace coffee shop,
a perfect place to relax in the outdoors !



“King’s Court”

A toast to high life!



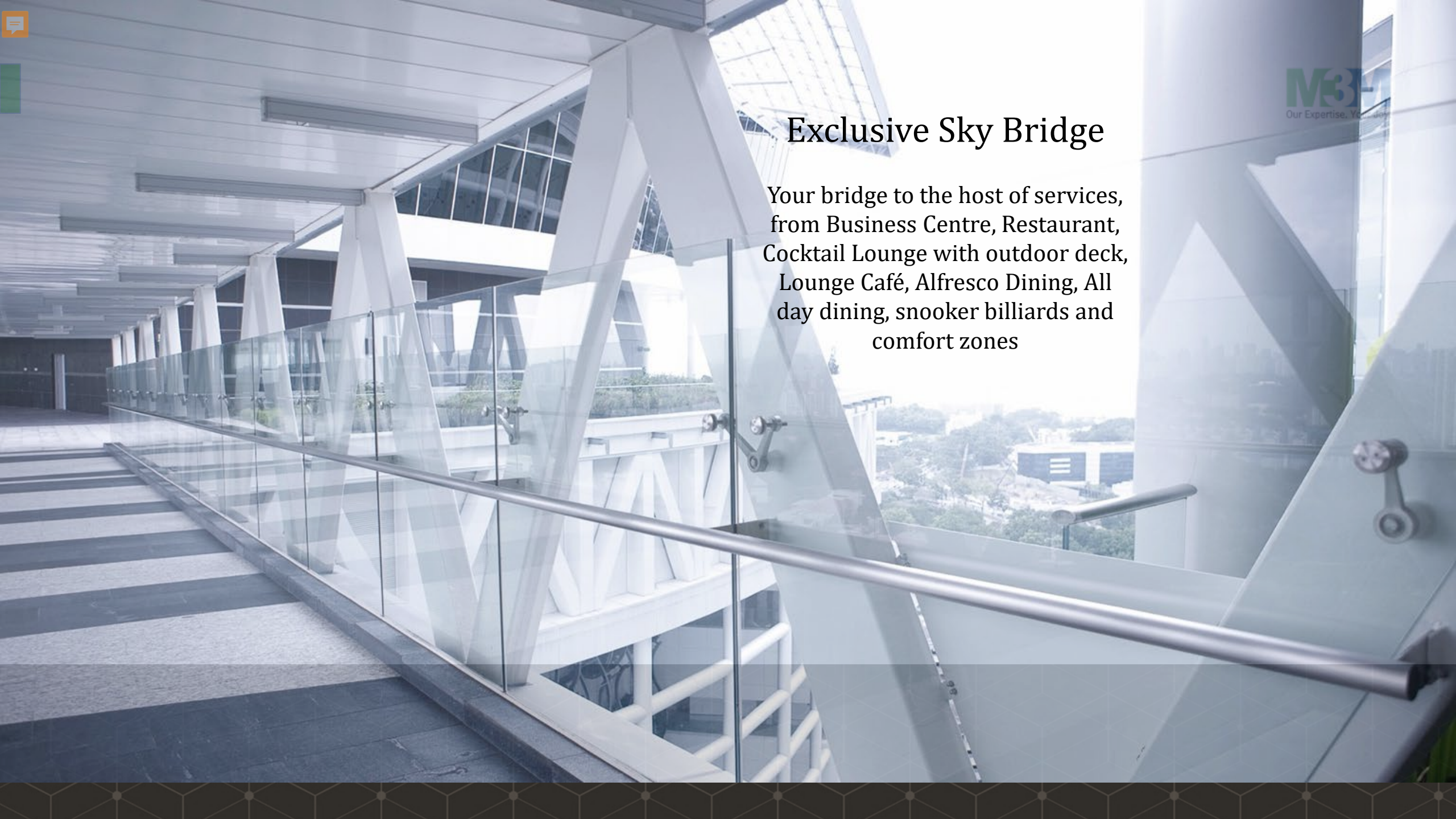
Unwind yourself



Business Centre

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





Exclusive Sky Bridge

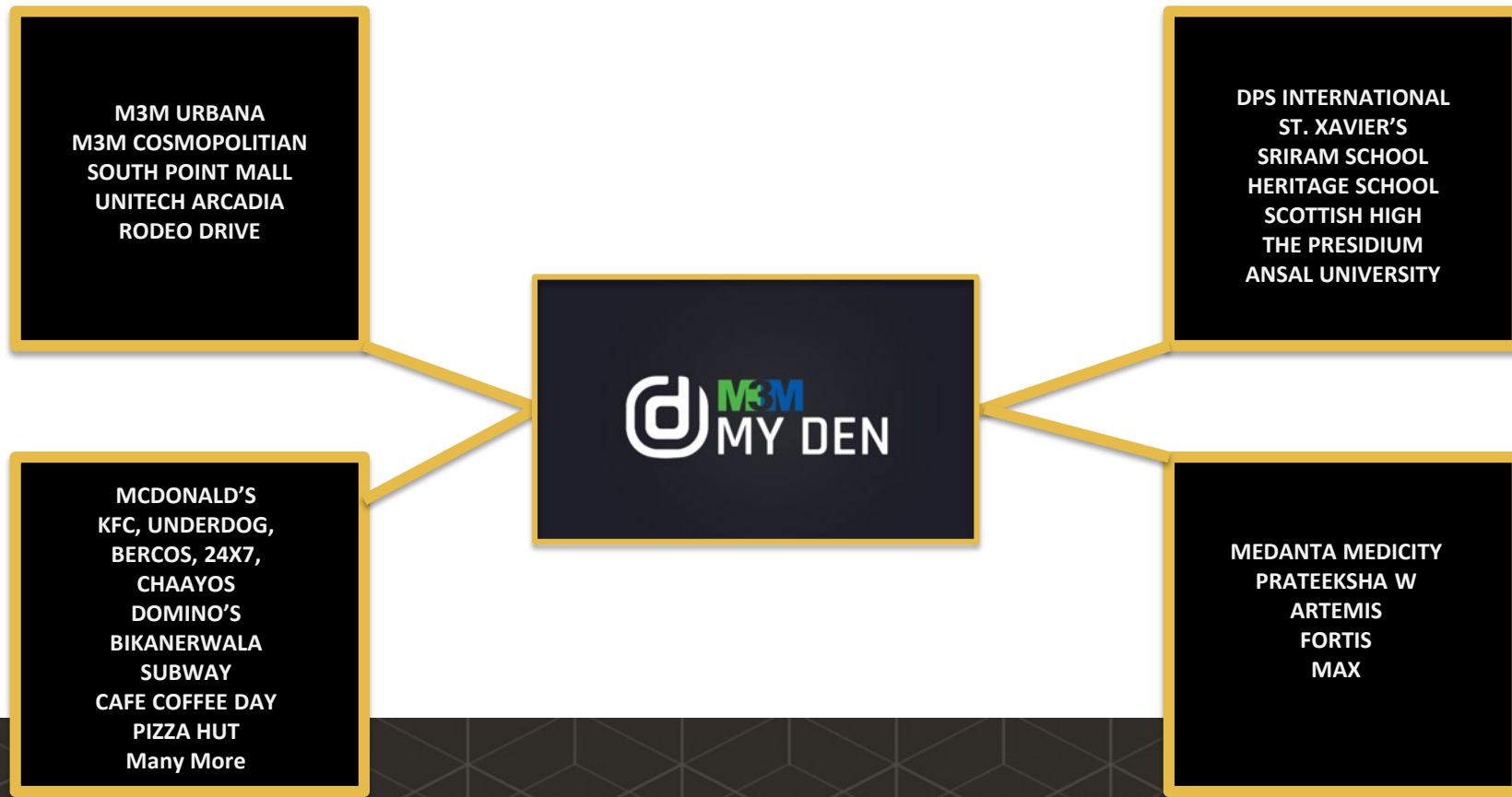
Your bridge to the host of services,
from Business Centre, Restaurant,
Cocktail Lounge with outdoor deck,
Lounge Café, Alfresco Dining, All
day dining, snooker billiards and
comfort zones



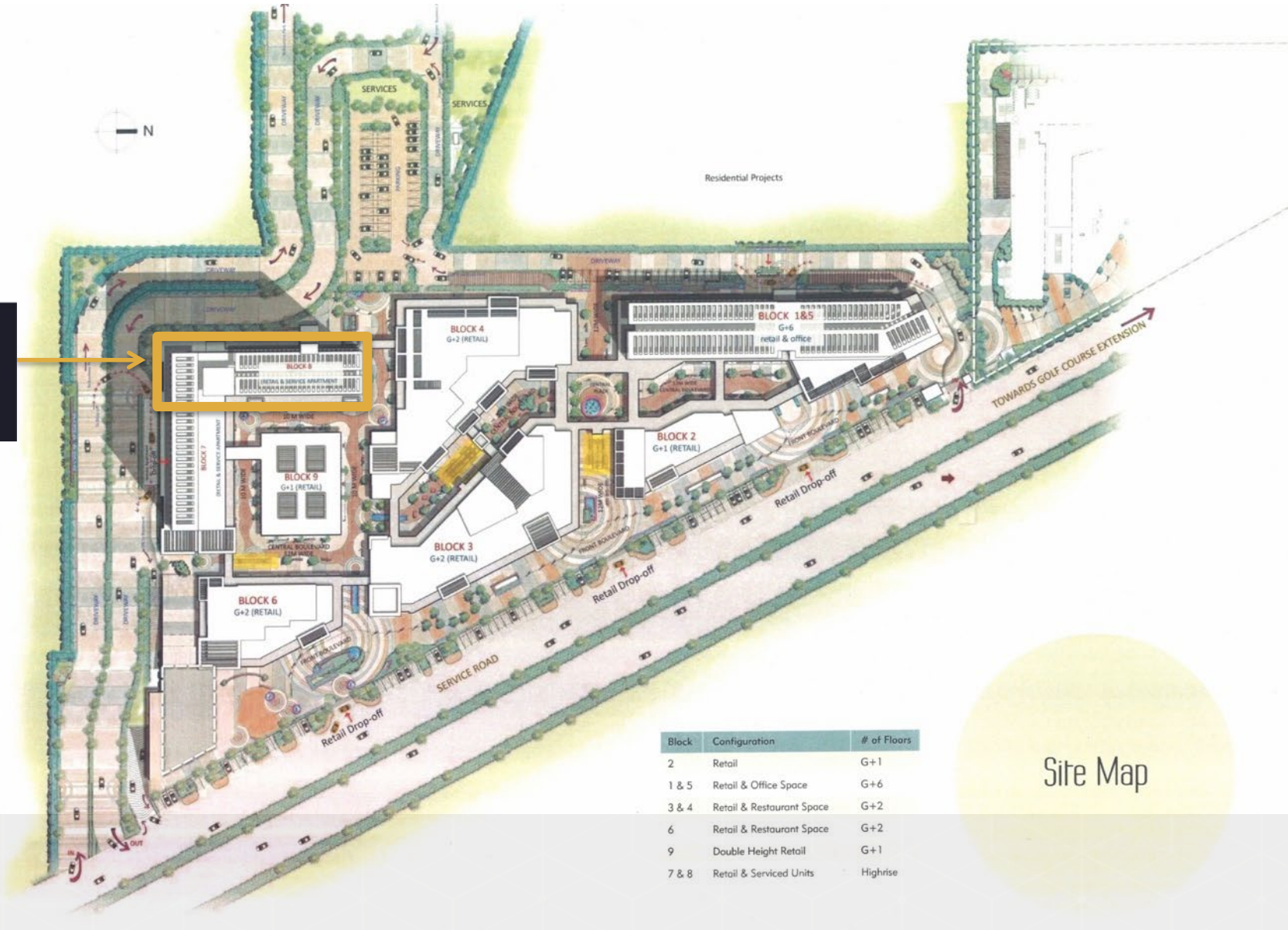


A Royal Retreat,

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

Site Map

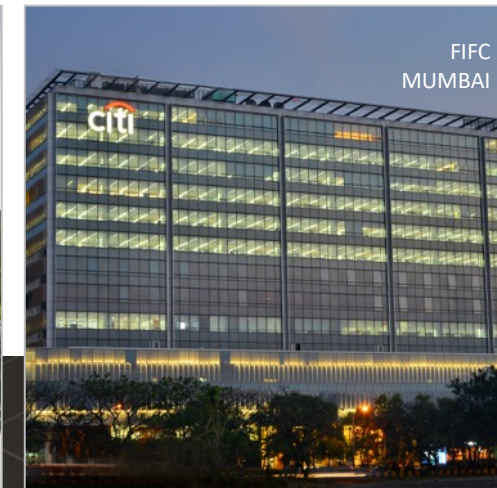
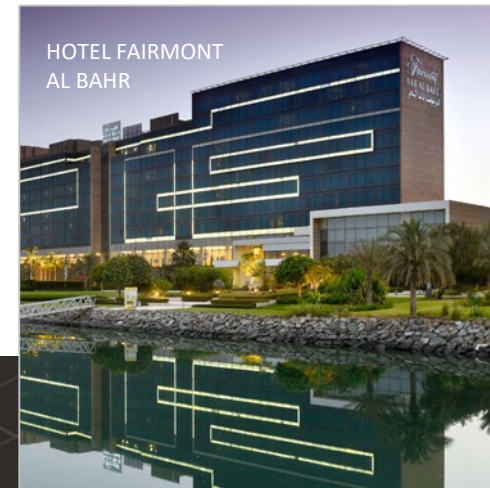
* Other developments are indicative, subject to change



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 !



Floor Plans

Spaces Crafted to complement your signature style !



Ground Floor Plan



Typical 2nd Floor Tower Plan



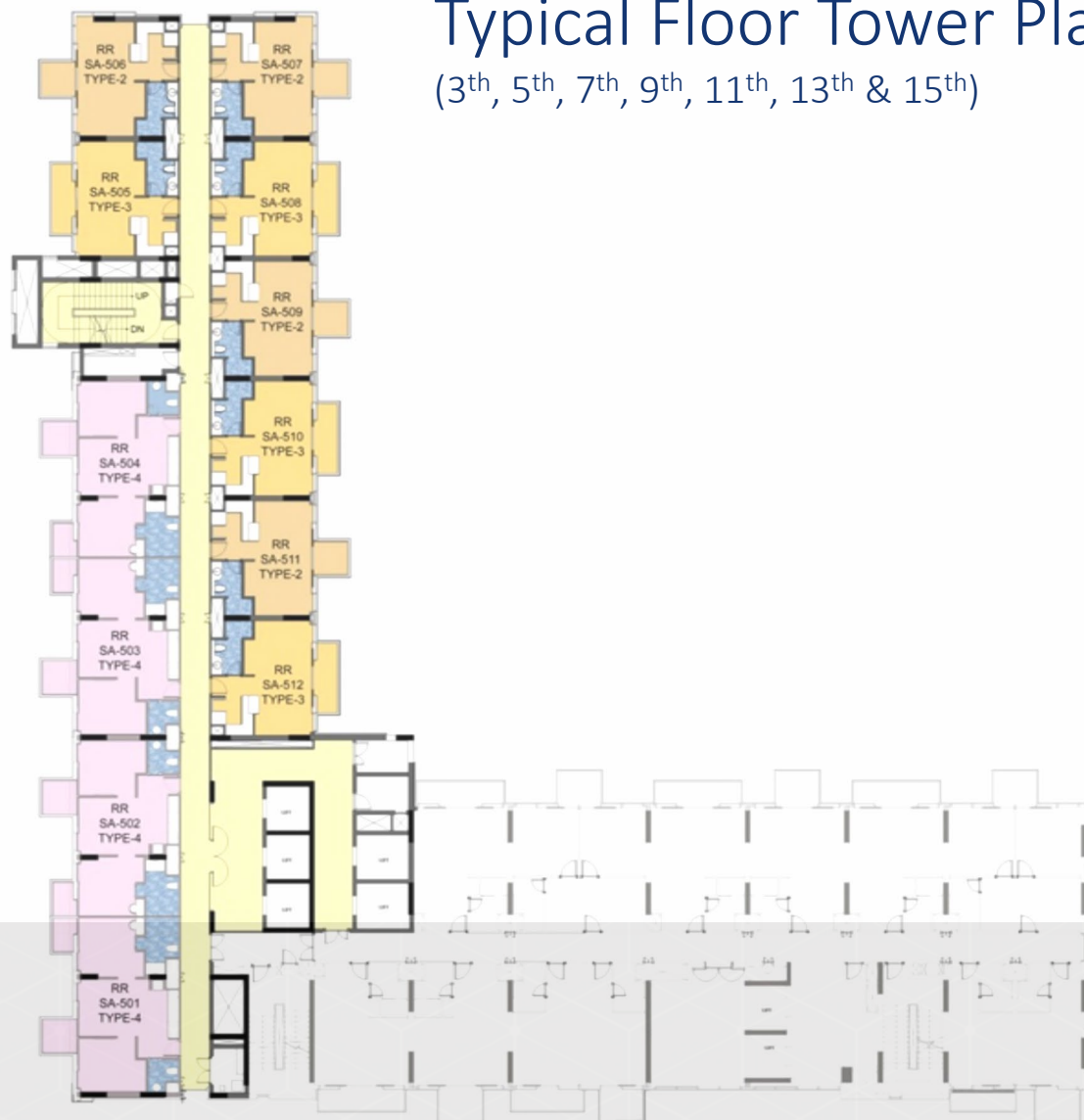
***AMENITIES**

- 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

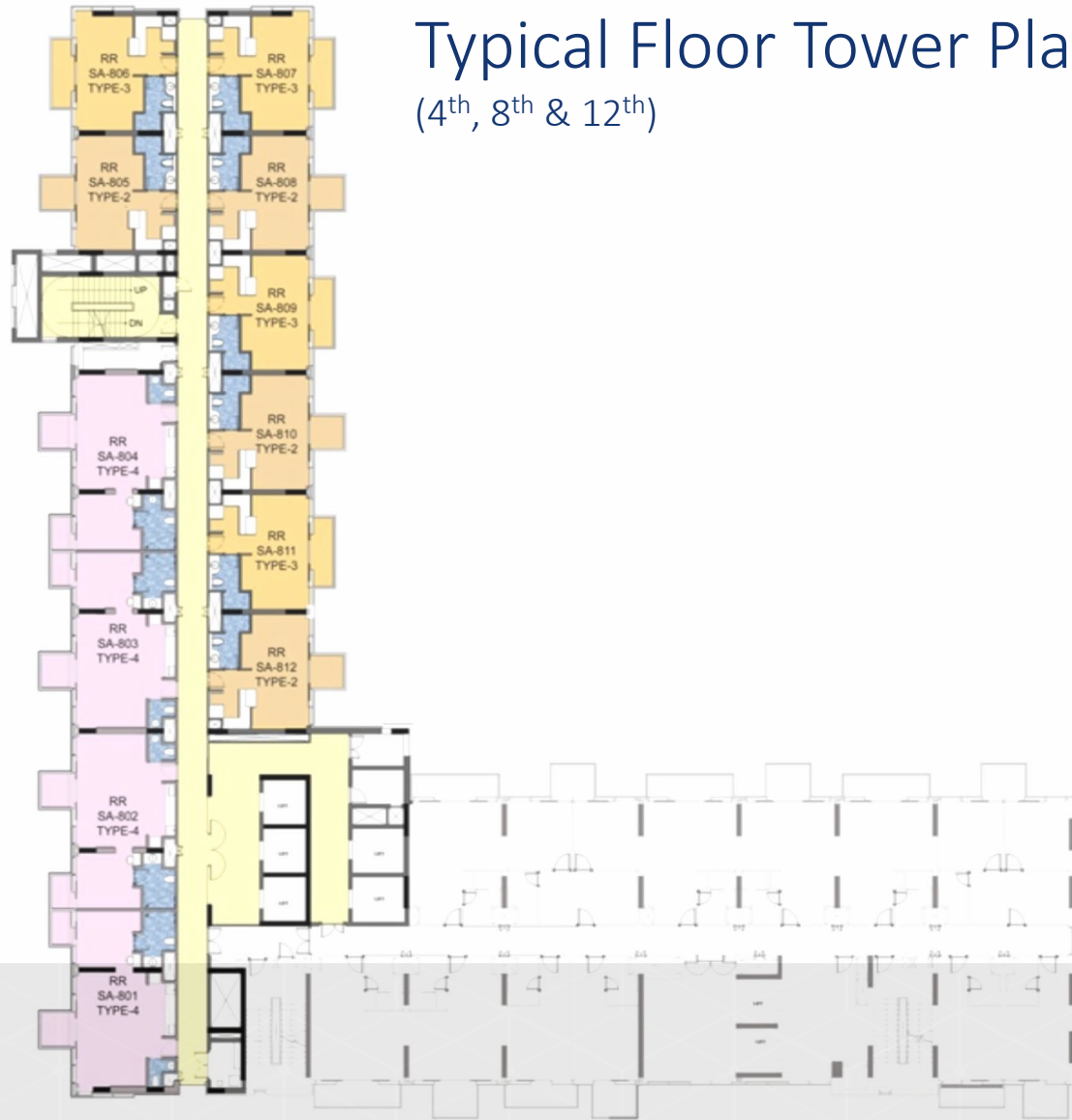
Typical Floor Tower Plan

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



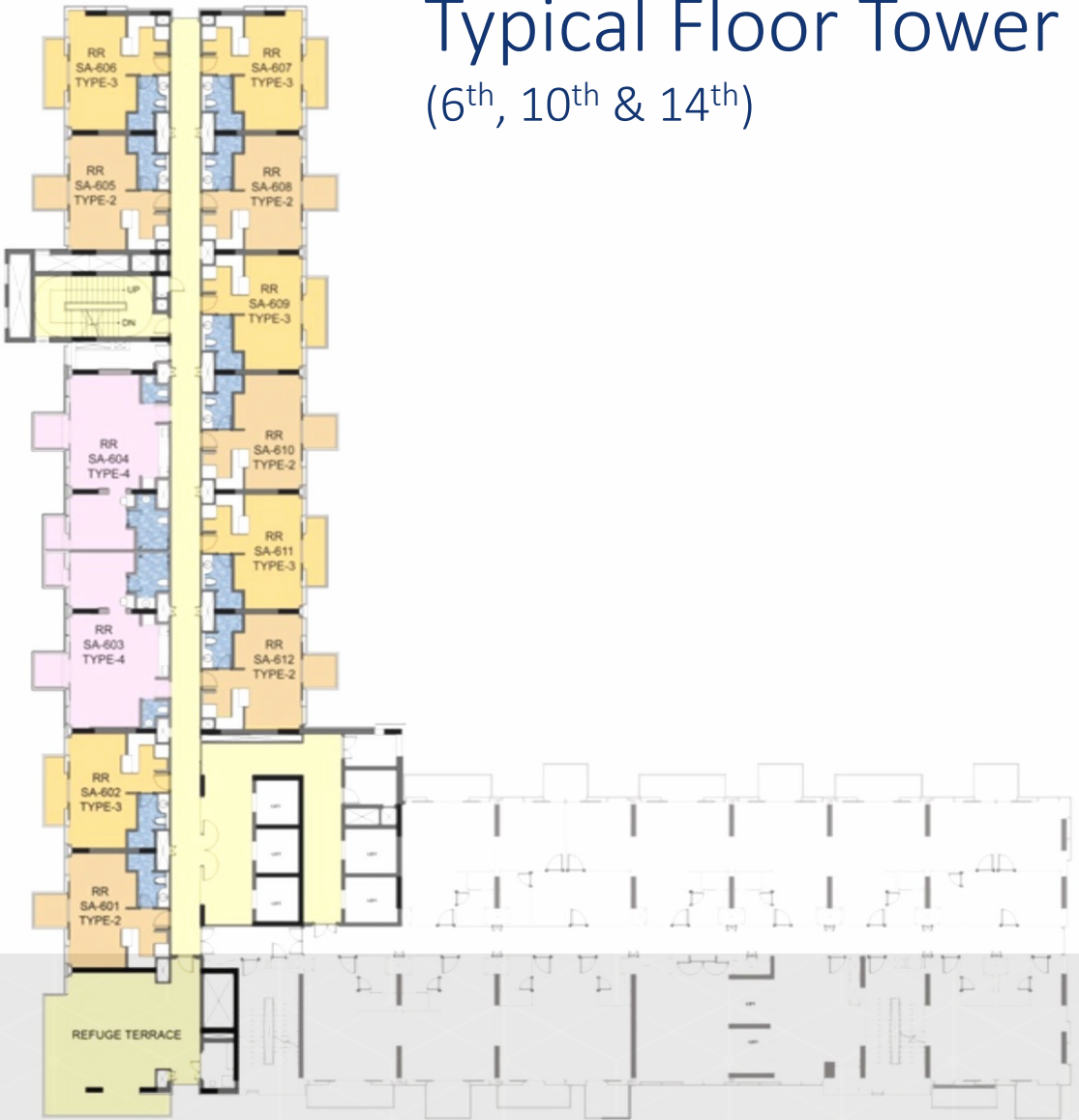
- CORRIDOR
- TYPE 2
- TYPE 3
- TYPE 4

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



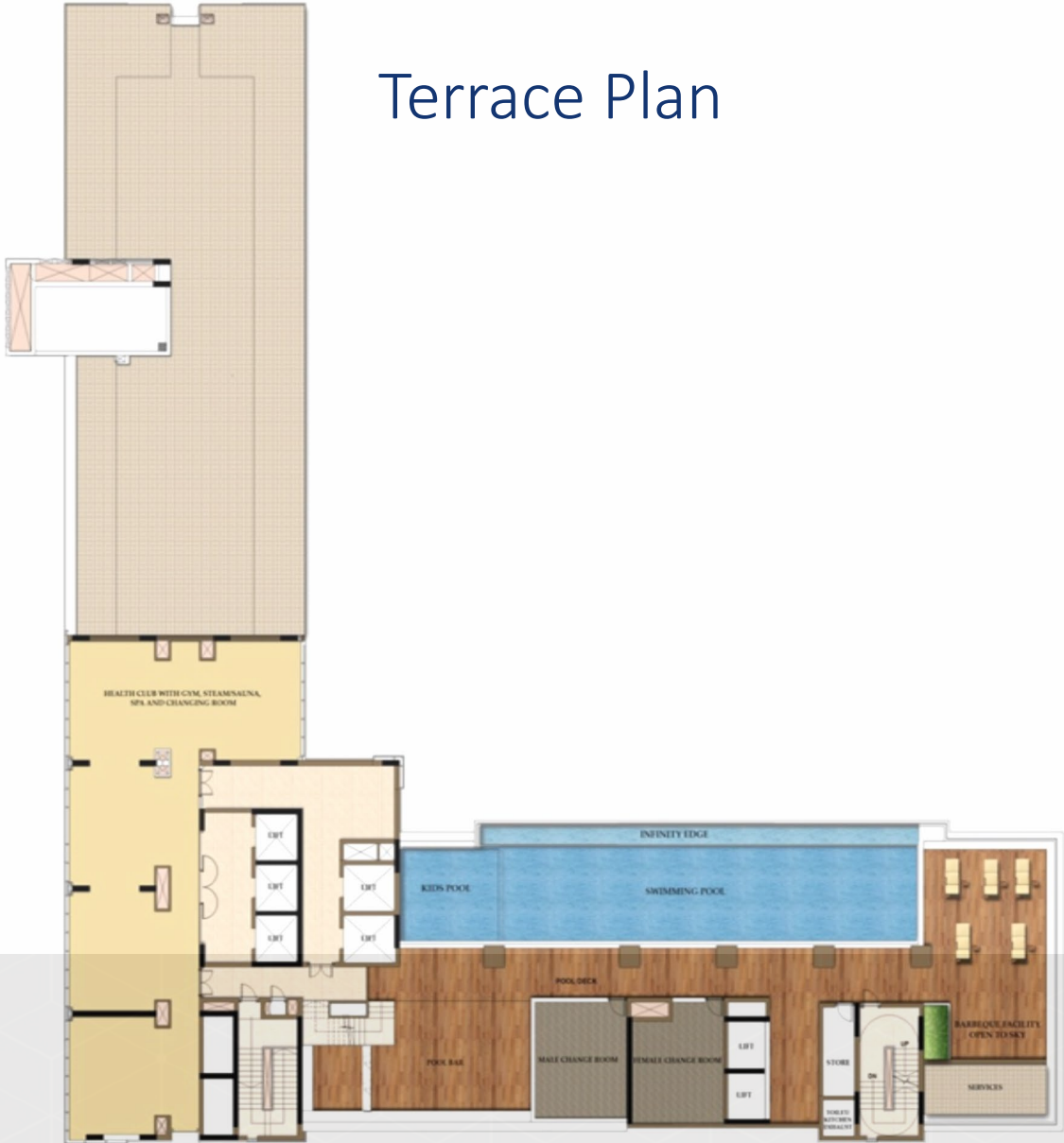
- CORRIDOR
- TYPE-2
- TYPE-3
- TYPE-4

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



- CORRIDOR
- TYPE 2
- TYPE 3
- TYPE 4

Terrace Plan



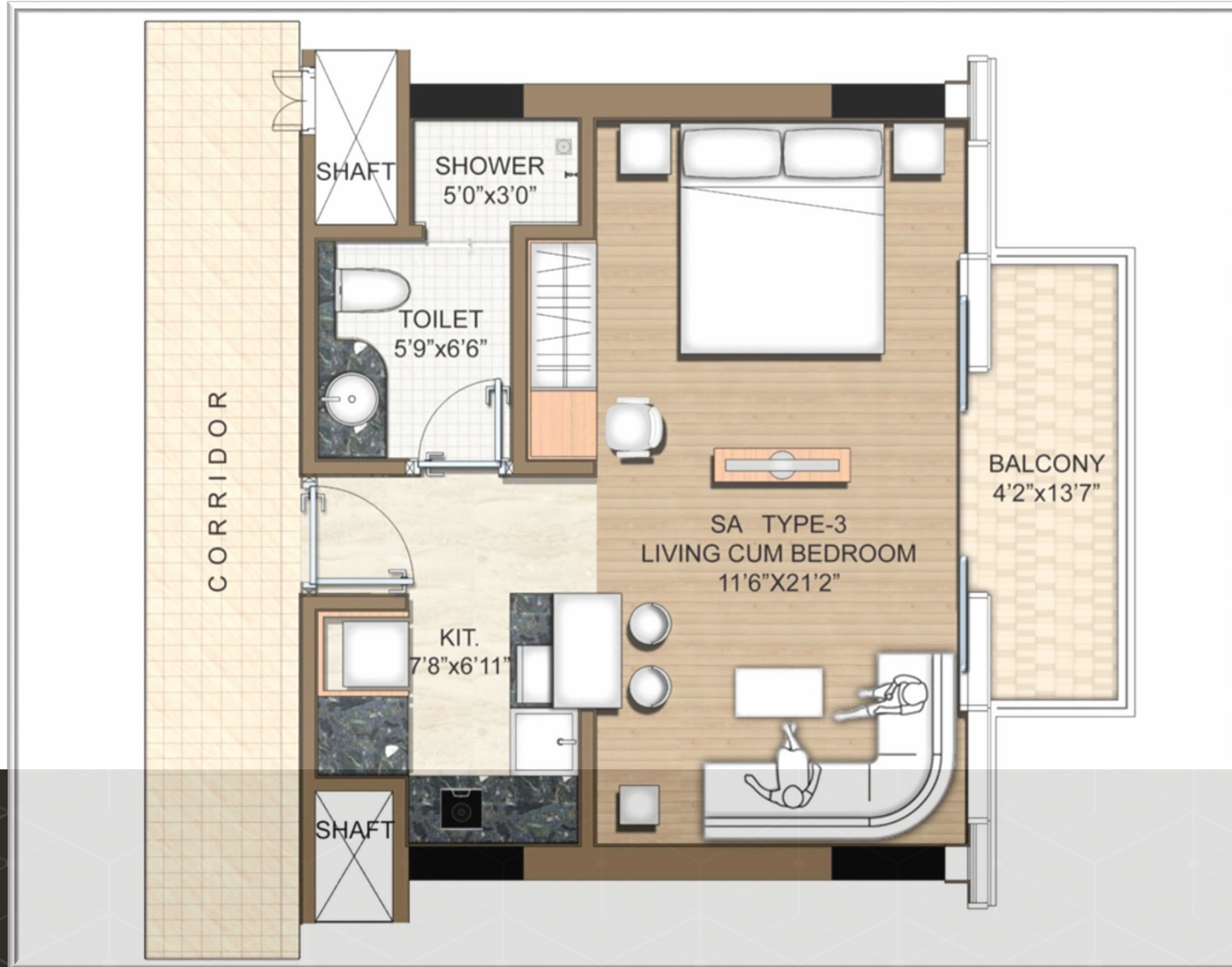
Optimized Floor Plans (Type-1)



Optimized Floor Plans (Type-2)



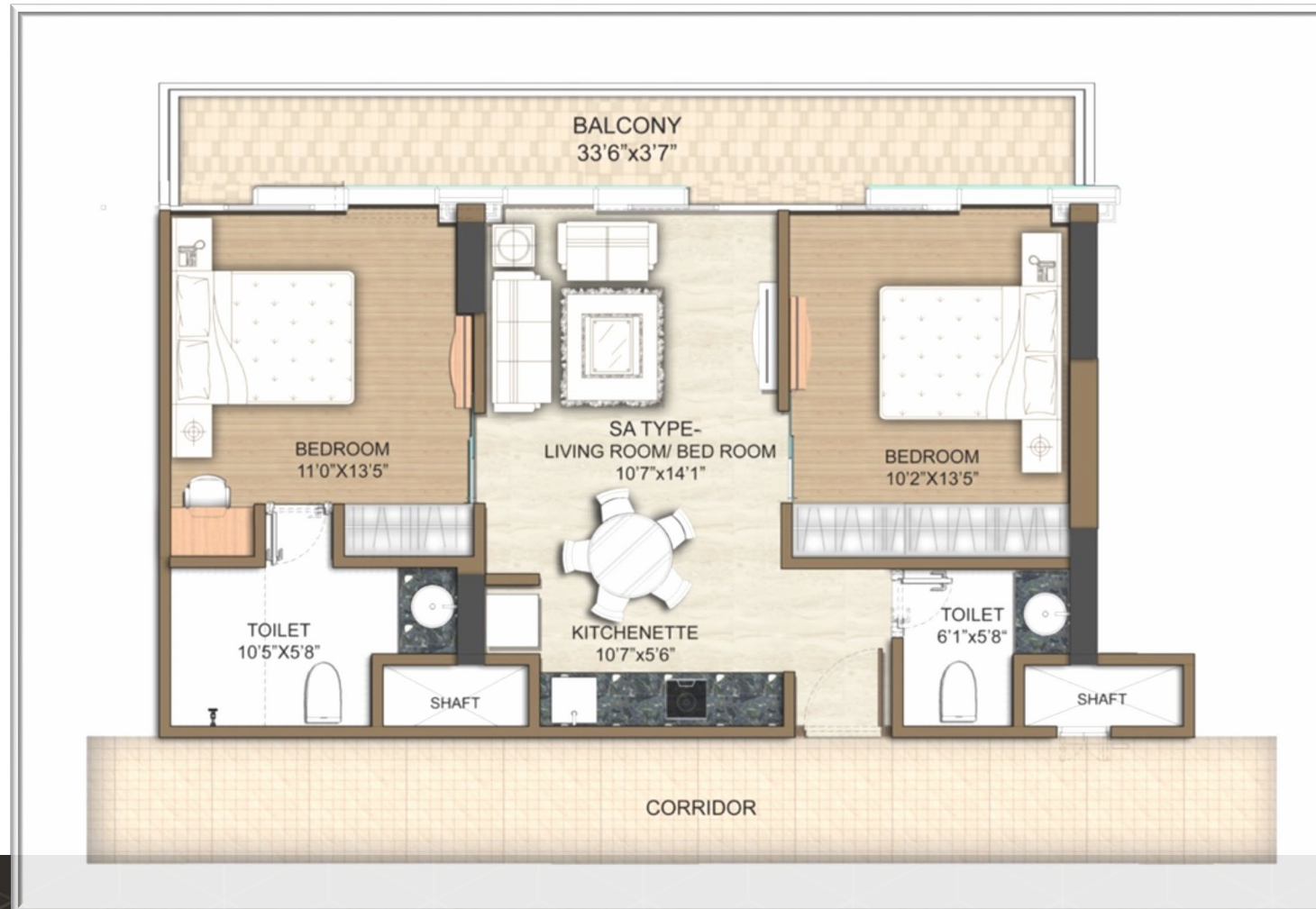
Optimized Floor Plans (Type-3)



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