

Building

is not done



is not done

A NOTCH ABOVE

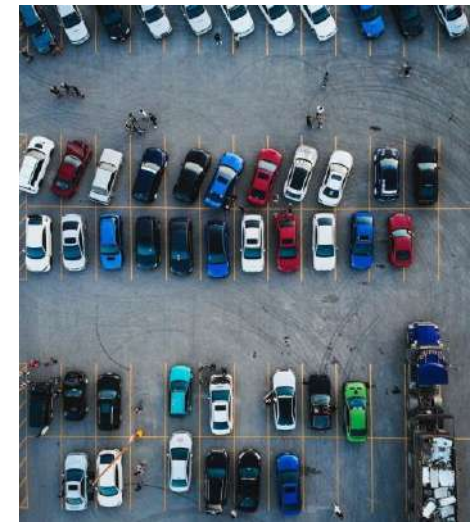




# The Urban Living Landscape Is Evolving

# With Evolution Comes Modern Day Problems

- Cluttered Roads
- Low Air Quality
- Lack of Community Spaces
- Lack of Safe & Secure Environs
- Lack of Holistic Environs
- Parking Hassles & Absence of Walkable Spaces

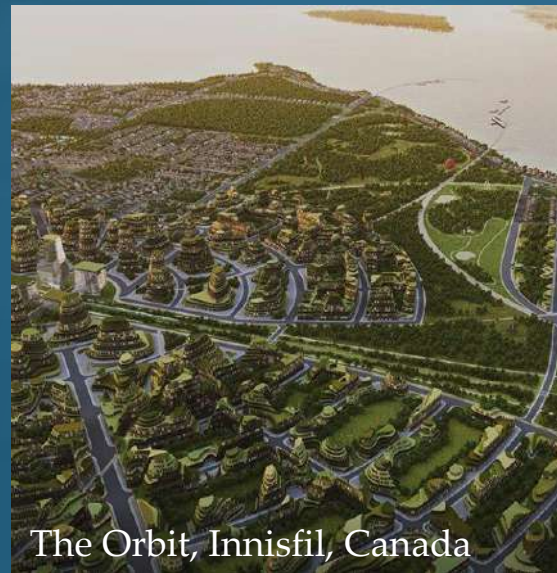


We Studied That **Global Developments** Have Effectively Addressed These Issues



The Line Neom, Saudi Arabia

- 100% Renewable Energy
- Interconnected Communities
- Sustainable Development
- Hyper Mixed-Use Development
- Futuristic Planning
- Renowned Architect



The Orbit, Innisfil, Canada



Palm Jumeirah, Dubai



We Partnered With **Leading  
Research Firms** To Grasp Insights  
And Shape The Largest Smart City

COLLABORATED WITH

# World-renowned Names

To Build An Iconic City In India

The logo for AECOM, featuring the word "AECOM" in a bold, black, sans-serif font. The letter "E" is stylized with a horizontal bar that is green on the left and blue on the right.

USA

The logo for GPA Architects, featuring the letters "GPA" in a large, bold, black font, with "inc." in a smaller font to the right. Below "GPA" are three horizontal lines of varying lengths. Underneath the lines, the word "ARCHITECTS" is written in a smaller, black, sans-serif font.

Singapore

The logo for Gensler, featuring the word "Gensler" in a bold, red, sans-serif font.

India

The logo for Michael Graves Design, featuring the words "MICHAEL GRAVES DESIGN" in a black, sans-serif font, stacked vertically. A short red horizontal line is positioned below the word "DESIGN".

USA

The logo for SWA Architects, featuring a red square with a white curved line inside. Below the square, the letters "SWA" are written in a white, sans-serif font, and the word "ARCHITECTS" is written in a smaller, black, sans-serif font below that.

USA

Design & Township Planning Consultants

BUT THE QUESTION WAS

# Where?



---

We Identified A Land Parcel As Big As Our Vision  
That Could Encompass The Grandeur Of Our City

TAKING SHAPE AT A VITAL LOCATION

# Dwarka Expressway

The Largest Expressway Of India



The logo for Smart City Delhi Airport (SCD) features the letters 's', 'c', and 'd' in a stylized, white, blocky font. Each letter has a small green square at its top-left corner. The 'd' is the largest and most prominent.

SMART CITY  
DELHI AIRPORT



**250 Acres**

Of Master Development



# The New **Urban Vision** Of Tomorrow



A World that  
is Smart



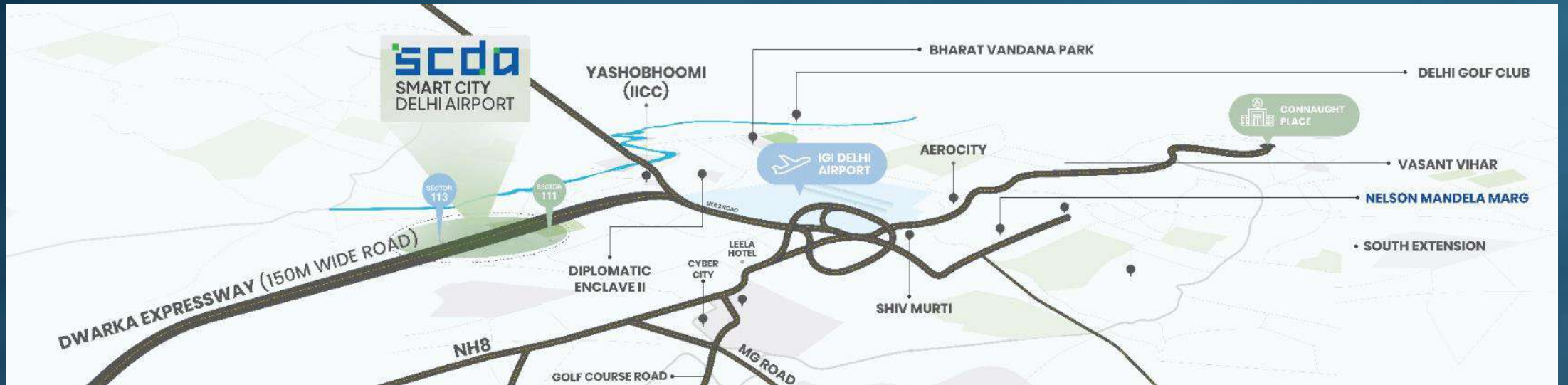
A World that  
Has a Scale of a **City**



A World That Models  
National Capital - **Delhi**



A World Next To Fastest  
Connectivity - **Airport**



Surrounded By  
**Iconic Landmarks**

## Surrounding Landmarks



### IGI Airport

Amongst World's Top 10 Busiest Airport

70 Mn Passengers, in a year

Awarded as Best Airport in Asia



### Yashobhoomi

Putting India on the Global Map

Over 1 Million Sq. Mtr. of Built-up Space

Multi-purpose Area with Capacity of 20,000 People



### Diplomatic Enclave II

A New Destination for Diplomats & Expats

39 Embassies and Diplomatic Residences

Going to be the Next Chanakyapuri

## Surrounding Landmarks



### **Bharat Vandana Park**

India's Largest Theme Park

Spread Over 220 Acres

Floating Island, Cafes

Replicas of 39 National Monuments

### **International Sports Complex**

Spread Over 62 Acres

International Cricket Pitch, Soccer Stadium

Multiple Tennis Courts, Pools & Gymkhana Club

### **Delhi Golf Club - II**

India's Longest Golf Course

18-Hole Night and Day Golf Course

Children's Golf Academy

# Based On The Ethos Of **Live. Work. Shop. Entertain**



Living Spaces



Shopping Centres



Work Spaces



Dining Spaces



Entertainment Spaces

# Building On The Principle Of Sustainable Living



Interconnected  
Communities



Biophilic Design &  
Sustainable Features



A City with  
Smart Systems



Balanced Ecology for a  
Perfect Micro-climate

# Well-constructed Spaces For **Effortless Mobility**



Car Free Surface Level



Cycling & Walking Tracks



Golf Carts



Smart Parking



EV Charging Points



# A Multi-generational Living



Kids Play Area



Leisure Zones



Senior Citizen Zones



Sports Arenas

# One Development, Endless Lifestyle Choices



Community Spaces



Hangout Areas



Open Gym



Golf Putting Greens

M3M Market 113

M3M Capital

M3M Capital Walk

M3M Crown Walk

A Master Development witnessing the rise of

# Luxury

Residential & Commercial Developments



But Is Yet To Witness The \_\_\_\_\_

# Grandest

Lifestyle Ever Of Delhi NCR



A GRAND LIVING FOR THE

# Class Apart

A LUXURY INSPIRED

By Golf





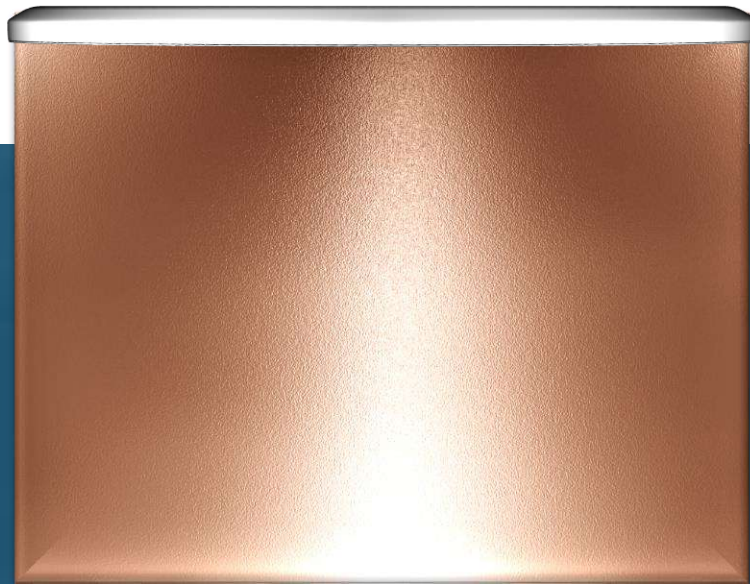
A LIFESTYLE HANDPICKED FOR THE

Chosen Few

Presenting



# MANSSION







GRAND RESIDENCES, GRANDEUR

Lifestyle



# A Lavish Retreat





LET'S TAKE YOU ON A TOUR OF

# Magnificent Living

The Site

|

The Brains Behind the Marvel

|

The Connect to Nature

|

The Road to Your Residence

|

A Design that Reflect Your Soul

|

The Secure Environs

|

The Club Life



# A Site To Fall In Love With

Located in Smart City Delhi Airport:  
**Part of a 250 Acres Development**

Project Size- **10 Acres**

Upto- **32 Floors**



THE BRAINS BEHIND THE  
**Marvel**

# Designed By The **Best In The Country**



Landscape Partner



— Interior Designers —





THE CONNECT TO

# Nature





A LUXE

# Golf Retreat

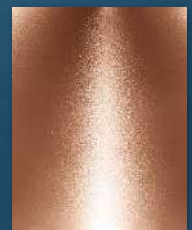
9+ 9 Holes

Chip and Putt

Golfing Scape

Spread Over

1.25 Acres







**7.5 Acres Of Central Vistas**  
Designed to keep fluidity of walking pathways



Rejuvenating **Aquatic** Serenity  
Meandering Water bodies and  
Fountains Through Lush Grass Carpet



# Perfect Relaxation Spots



Shaded Benches and  
Gazebos for Sitting Spaces



# A thoughtful Selection Of Flora For Ecology, Health and Vibrancy

## Trees



*Azadirachta indica*



*Bauhinia purpurea*



*Butea monosperma*



*Cassia fistula*



*Delonix regia*



*Grevillea robusta*



*Lagerstroemia speciosa*



*Michelia champaca*



*Plumeria obtusa*



*Tabebuia rosea*



*Ficus religiosa*

## Palms



*Phoenix sylvestris*



*Roystonea regia*



*Washingtonian robusta*



*Wodyetia bifurcata*



*Chrysalidocarpus lutescens*



*Rhaps excelsa*



*Licuala grandis*

- Towering trees for shade
- High oxygen releasing species for maintaining air quality
- Medicinal species for health



THE ROAD TO YOUR

# Residence



# An **Unhindered Drive** To Your Residence



Grand Entrance Plaza with welcoming  
water features



Wide and exclusive Entry  
and Exit Gates



Boom Barriers controlled  
access





Central **Water** Fountains




# A **Grand Lobby** To Host Your Visitors

Exquisitely shiny, double-height  
floor to ceiling height

- Two-side open for  
exquisite Golf views

- Air-conditioned with  
aesthetic interiors

- Multiple sit-out areas  
for informal meetings







# Enroute To A World Of Opulence

4 High speed air-conditioned  
elevators in every tower

Speed @ 2.5m/s

Air-conditioned Lift Lobbies  
on all floors



A DESIGN THAT REFLECTS

# Your Soul



## Spectrum Of Choices To Pick From

- 2100- 7000 Sq. Ft.
- 3.5 , 4.5 and 5 BHK
- Option of Family Lounge, Study Spaces and Puja Room
- Independent House Help Unit



## Interiors- key Specifications

- Imported Marble
- Engineered Wooden Flooring
- VRV Air-conditioning



## A Branded Kitchen

- European Branded Fully Fitted Kitchen
- Hob, Chimney, OTG



A Luxury Of Extended  
**Living Spaces** ▶

Unobtrusive and large size  
Wrap Around Balconies

Terraces that can be your  
elevated garden space

Elegant Deck  
Spaces

A person wearing a dark suit is shown from the chest down, holding a tablet computer. Their right hand is touching the screen, and their left hand is supporting the device from below. The background is a blurred, light-colored wall.

EASE WITH HOME

# Automation

A vertical white rectangular bar is positioned on the right side of the image. It contains three lines of text, each centered and separated by a short horizontal line. A thin black vertical line is at the top of the bar.

Automated Curtains

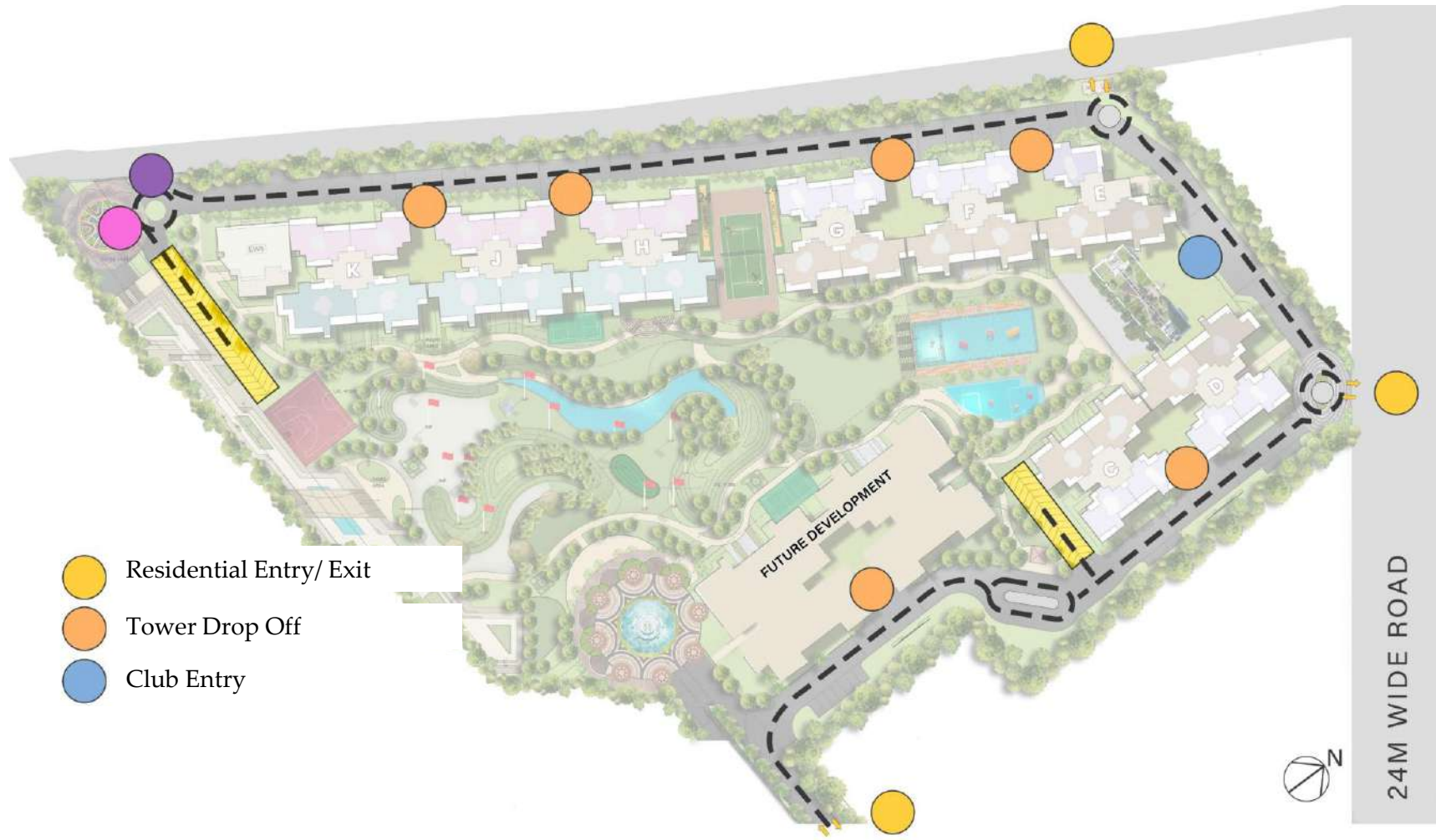
Mood Lighting

Biosensing Doors

A vertical rectangular bar with a metallic copper or bronze finish is located at the bottom right of the image.

# Stroll Stress-free With Smooth Internal Traffic Flow

- Vehicular movement restricted to outer periphery
- Allows uninterrupted spaces for walking, playing and enjoying the landscaped areas.
- Ample Visitor Parking





A woman with dark hair and sunglasses is floating on her back in a swimming pool. The water is blue and rippling. In the background, there are dark, out-of-focus structures, possibly part of a building or poolside area. The overall mood is relaxed and leisurely.

THE  
Club Life

EXPERIENCE THE LUXURY OF \_\_\_\_\_  
Exquisite Club Life



Discover A New Indulgence Everyday





Club  
Imperial

Five Star Lobby with sit out zones and Café



## Take A Dip Into The **Aqua Luxury**

- A Grand Outdoor Swimming Pool
- Kids Swimming Pool
- Temperature Regulated Terrace Pool





Outdoor Pools



Temperature Controlled Terrace  
Pool







# Let Your Every Celebration **Be Grand**

- Banqueting facility with large sitting capacity
- Designed for Both Indoor and Outdoor Gatherings





# Savour A Delightful Culinary Experience

All Day Dining Restaurant | Patisserie

Bakery | Snack Bar

Terrace Café | Sports Bar





## Uncover The Sportsperson In You

- Golf Putting | Squash | Tennis
- Badminton | Cricket | Basketball
- Climbing Wall | Skating Rink





## Discover Joy In Every Moment

- Bowling Alley | Play Station Room
- Cigar Lounge | Karaoke Party Rooms
- Mini Theatre





## Wellness And **More..**

Spa & Salon

Creche

Business Centre



# Socialize And More..

Amphi-theatre

Spiritual Spaces

Sit-outs & Pathways

Pet Parks | Senior Citizen Lounge



# Comfort \_\_\_\_\_ & Convenience

# Vigilant **Eyes**

- Indoor and Outdoor CCTV Cameras
- Manual Boom Barriers
- Access Controls by Electromagnetic Locks



- Double Basement
- Adequate visitor parking at surface level

No Parking **Woos**





# Sizes

## Apartments

Typology	Size
3.5, 4.5 & 5 Bed + Study + House help	2100- 3800 Sq FT

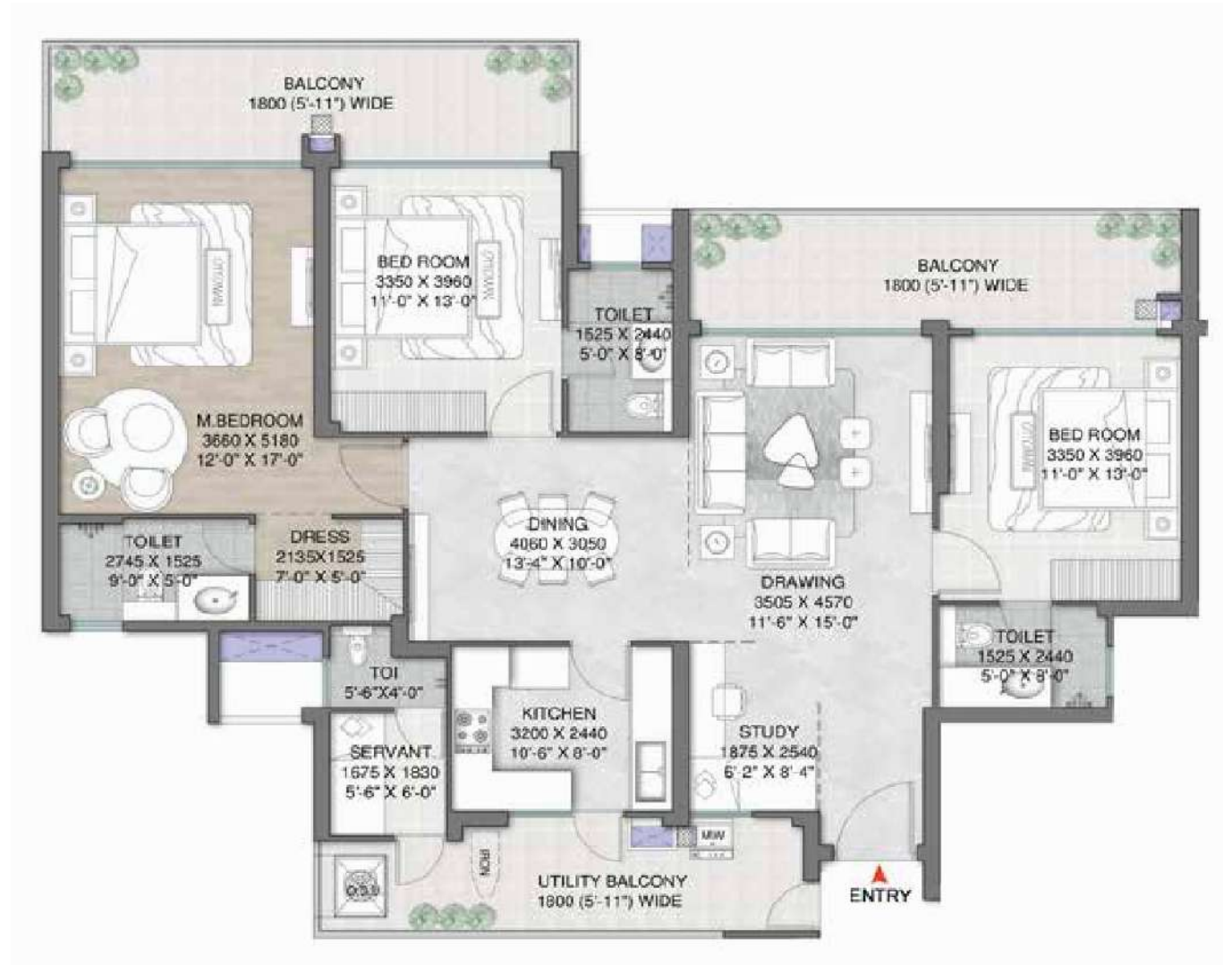
## Pent Houses

Typology	Size
3, 4, 5 Bed + Study + Family Lounge + House help	4300 to 7000 Sq FT

# Floor Plans

## Apartments

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
H,J & K	1	3.5 BHK	2336 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
E	2A	3.5 BHK	2316 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
C, F & G	3	3.5 BHK	2077 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
A & B	1	4.5 BHK	3753 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
A & B	2	4.5 BHK	3520 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
K	3	4.5 BHK	3442 Sq. Ft



# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
H, J & K	4	4.5 BHK	3152 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
H	4A	4.5 BHK	3244 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
A & B	5	4.5 BHK	2848 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
E	5A	4.5 BHK	3046 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
D	5B	4.5 BHK	2975 Sq. Ft

# FLOOR PLANS



TOWER	TYPE	APARTMENT	AREA
C, F & G	6	4.5 BHK	2705 Sq. Ft

# Floor Plans

## Penthouses

# FLOOR PLANS



TOWER	PENTHOUSE	AREA
C	4 BHK + FAMILY LOUNGE + SERVANT ROOM	5637 sq.ft.

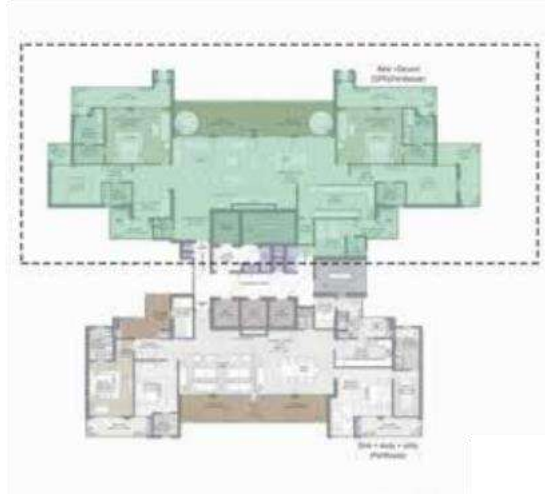


# FLOOR PLANS



TOWER	PENTHOUSE	AREA
C	3 BHK + FAMILY LOUNGE + STUDY + SERVANT ROOM	4311 sq.ft.

# FLOOR PLANS



TOWER	PENTHOUSE	AREA
D	4 BHK + BAR + SERVANT ROOM	5906 sq.ft.

# FLOOR PLANS



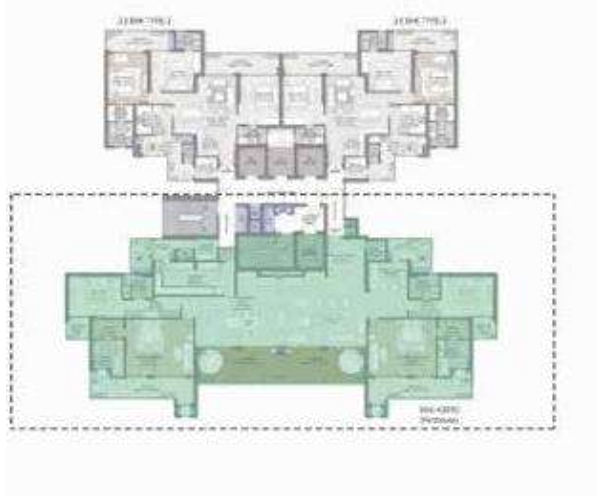
TOWER	PENTHOUSE	AREA
D	3 BHK + STUDY + SERVANT ROOM	4300 sq.ft.

# FLOOR PLANS



TOWER	PENTHOUSE	AREA
E	4 BHK + FAMILY LOUNGE + BAR + POOJA ROOM + SERVANT ROOM	5971 sq.ft.

# FLOOR PLANS



TOWER	PENTHOUSE	AREA
F, G	4 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	5637 sq.ft.

# FLOOR PLANS



TOWER	PENTHOUSE	AREA
H	5 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	6571 sq.ft.

# FLOOR PLANS



TOWER	PENTHOUSE	AREA
J	5 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	6478 sq.ft.

# FLOOR PLANS



TOWER	PENTHOUSE	AREA
K	5 BHK + FAMILY LOUNGE + BAR + SERVANT ROOM	6769 sq.ft.



THANKS