

P R E S E N T I N G . .





M&M  
**SIERRA** 68

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SECTOR 68, GURGAON

A PROJECT BY ...





A visionary real estate developer creating designer living in India.

In the last 15 years the company has come a long way in becoming the creator of idyllic high-end city developments in the country by building designer projects.



## **GROUP VISION**

M3M - an ethical, growth oriented organisation, that strives for customer delight, by delivering the 'best in its class' projects, with uncompromising quality standards, through innovation and speed.

**BASANT BANSAL**  
CHAIRMAN, M3M GROUP

# BUSINESS VERTICALS



# M3M BRANDS

M&M  
**golfestate**<sup>TM</sup>  
fairway  
east

M&M  
**golfestate**<sup>TM</sup>  
fairway  
west

  
**M3M POLO SUITES**<sup>TM</sup>  
WHERE THE GENTLE RESIDE

M&M  
**PANORAMA**<sup>TM</sup>  
EXCLUSIVE 30 SUITES

M&M  
**MERLIN**<sup>TM</sup>  
INNOVATIVE STYLE. WORLD CLASS APARTMENTS

M&M  
**ESCALA**<sup>TM</sup>

M&M  
  
**WOODSHIRE**<sup>TM</sup>

M&M  
  
**latitude**<sup>TM</sup>  
LIVING WITH A VIEW

M&M  
**URBANA**<sup>TM</sup>  
The Latest in the Evolution of Urban Business & Retail

M&M  
  
**ONE-KEY**  
RESIDENCES

M&M  
**URBANA**<sup>TM</sup>  
business park  
The Workplace of the Future

M&M  
  
**ST. ANDREWS**  
GOLF RESIDENCES

M&M  
**COSMOPOLITAN**<sup>TM</sup>  
STYLISH RETAIL & COMMERCIAL HUB

M&M  
**COSMO**<sup>TM</sup>  
CONVENIENT CARP CLINICS

M&M  
  
**ROYAL  
REGALIA**<sup>TM</sup>

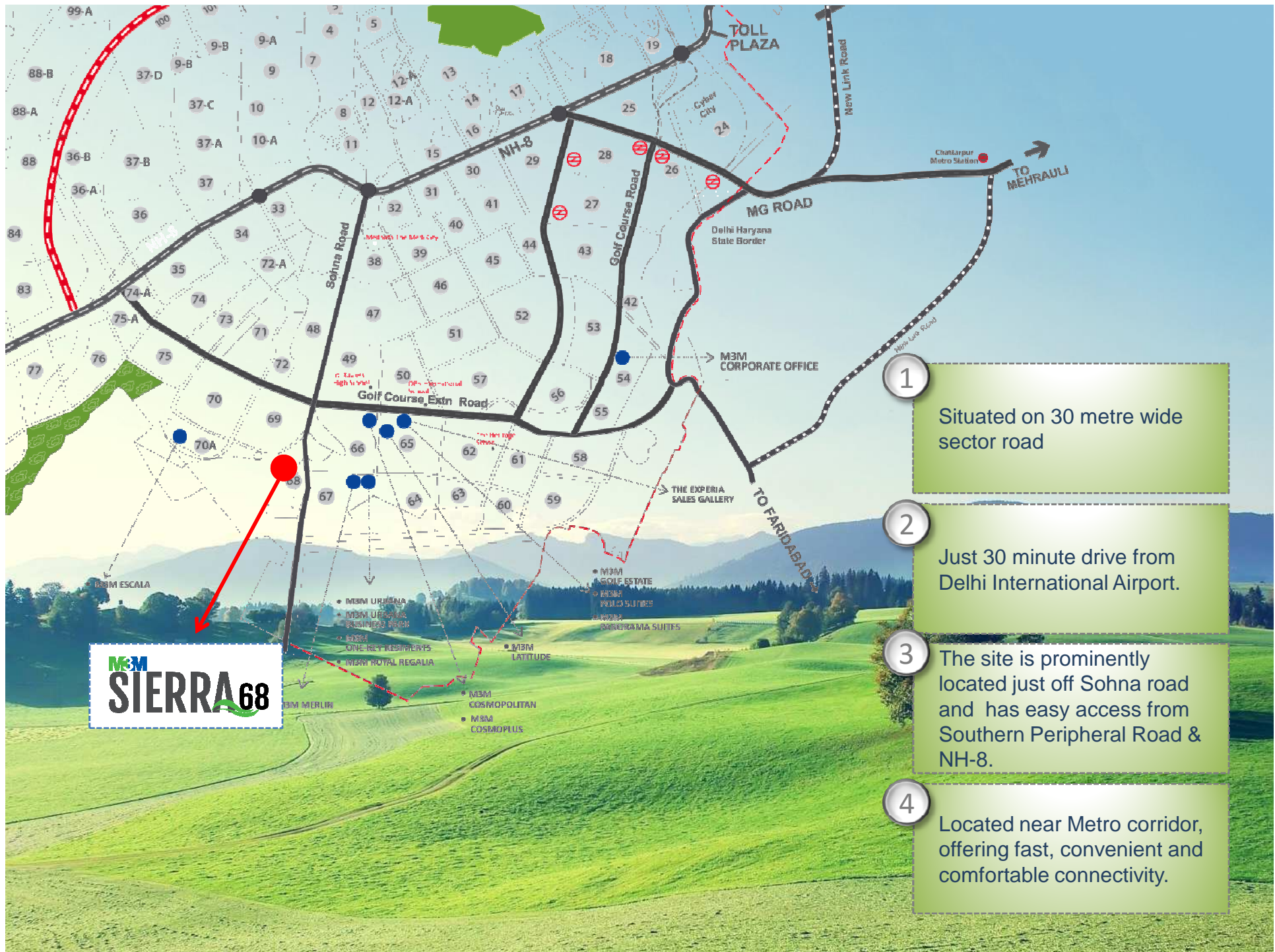
M&M  
**MARINA**<sup>TM</sup>



P R E S E N T I N G . .

**M3M**  
**SIERRA 68**  
SECTOR 68, GURGAON





**M&M**  
**SIERRA 68**

1

Situated on 30 metre wide sector road

2

Just 30 minute drive from Delhi International Airport.

3

The site is prominently located just off Sohna road and has easy access from Southern Peripheral Road & NH-8.

4

Located near Metro corridor, offering fast, convenient and comfortable connectivity.

# An Island that is surrounded by comforts & prosperity

M3M URBANA  
M3M COSMOPOLITIAN  
EROS CITY SQUARE  
RAHEJA MALL  
UNITECH ARCADIA  
RODEO DRIVE

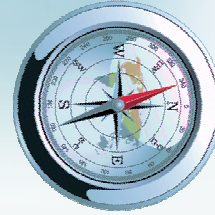
MCDONALD'S  
BIKANERWALA  
DOMINO'S  
HALDIRAMS  
THE OUTBACK  
PIZZA HUT  
Many More

M3M  
**SIERRA**68

PATHWAYS WORLD  
SCHOOL  
GD GOENKA WORLD  
SCHOOL  
DPS INTERNATIONAL  
ST. XAVIER'S HIGH  
SCHOOL  
HERITAGE SCHOOL

MEDANTA  
MAX  
PARAS  
FORTIS  
ARTEMIS  
M3M COSMO+

# Site Plan



**MEM**  
**SIERRA 68**



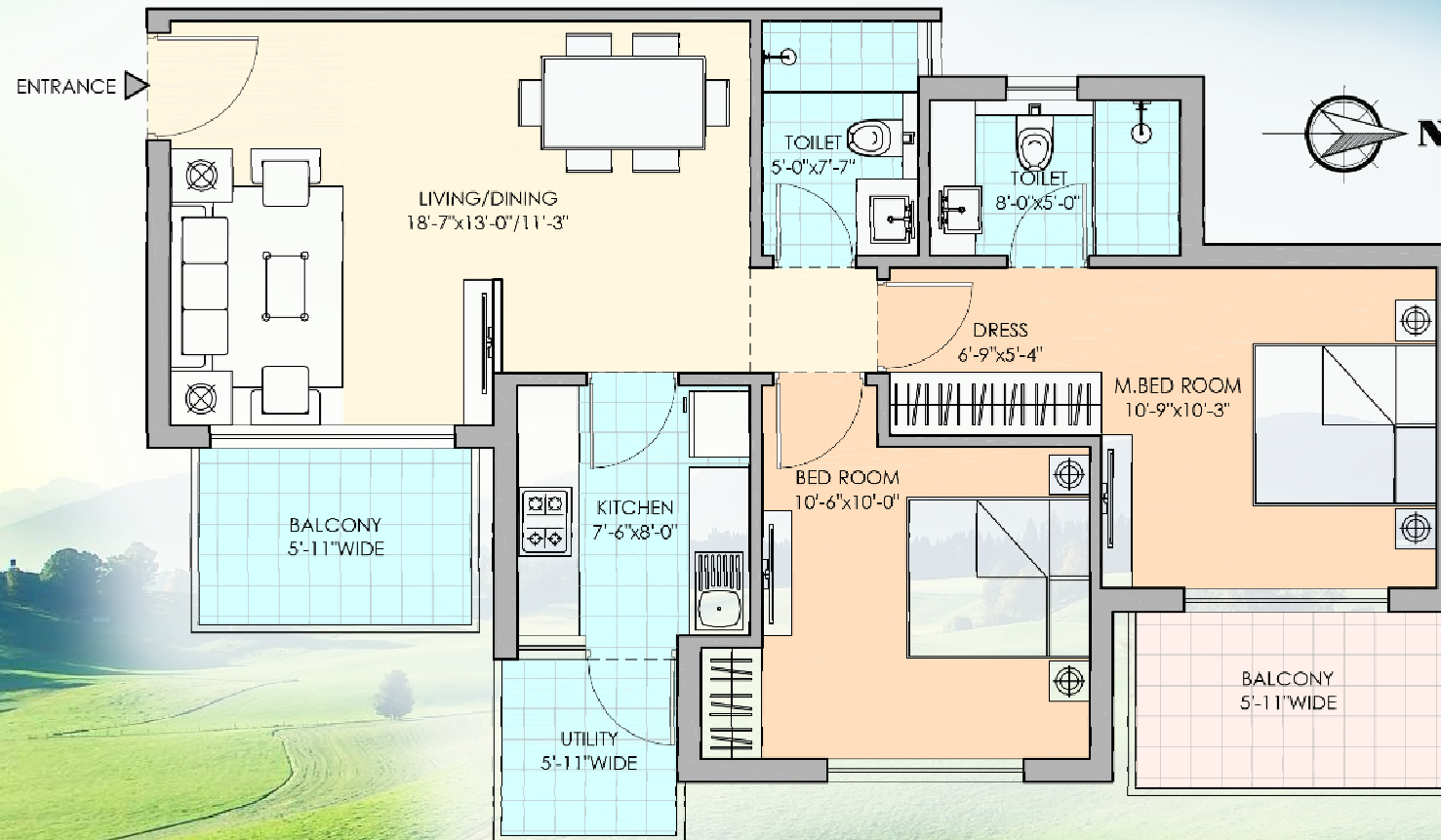
3-Tier Security for your safety



Towers surrounded by Landscaped views

## 2 BHK

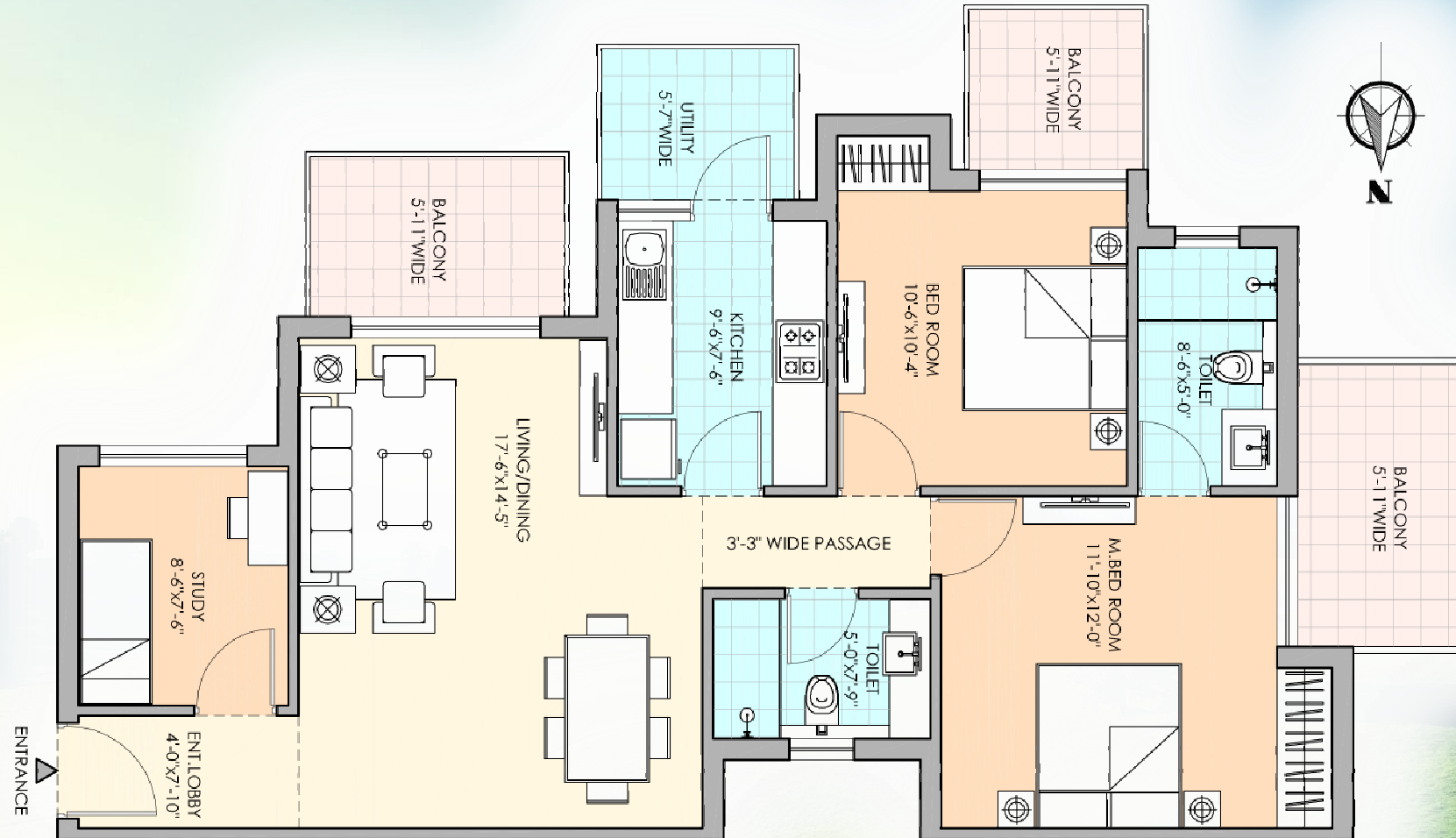
Super Area: 1200 Sq Ft



- East west orientation enabling well lit and well ventilated apartments
- Efficiently designed layouts

## 2 BHK + Study

Super Area: 1450 Sq Ft



- East west orientation enabling well lit and well ventilated apartments
- Efficiently designed layouts

# Proposed Specifications & Finishes

## Bedrooms

Walls: Plastic Emulsion with Roller Finish

Floors: Laminated wooden flooring

Doors: Hard Wood Door Frame with Flush Shutter

Windows : UPVC/ Powder coated or Anodized Aluminum Glazing

Ceiling: Plastic Emulsion



## Living/Dining Room

Walls: Plastic Emulsion with Roller Finish

Floors: Vitrified Tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceiling: Plastic Emulsion



# Proposed Specifications & Finishes

## Kitchen

Walls: 2' high ceramic tiles above counter, balance OBD paint

Floors: Anti skid Ceramic tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceilings: Oil Bound Distemper Paint

Others: Polished Granite counter with SS sink and CP fittings



## Toilets

Walls: Combination of Ceramic Tiles, Oil Bound Distemper & Mirror.

Floors: Anti skid Ceramic tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceilings: Oil Bound Distemper Paint

Others: Granite Marble Counter with White Sanitary fixtures and CP fittings





# Proposed Specifications & Finishes

## Lift Lobbies

Walls: Combination of stone, tile, wallpaper and Oil bound Distemper

Floors: Combination of Natural Stone & tiles

Doors: Stainless Steel finished lift doors

Ceilings: Oil Bound Distemper Paint

Air-conditioned Ground Floor Lobby



## External Façade

Walls: Combination of railings and glazing exterior paint



# Proposed Specifications & Finishes

## Servant/Utility Room

Walls: Oil bound distemper

Floors: Ceramic / Vitrified tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceilings: Oil Bound Distemper Paint



## Balcony/Utility Balcony

Floors: Anti-skid/Non-slippery ceramic/vitrified tiles



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