

**M&M**  
THE MARINA

The logo features the text 'M&M' in a bold, green, sans-serif font. Below it, the word 'THE' is written in a smaller, blue, serif font, followed by 'MARINA' in a large, green, serif font. A decorative wavy line in shades of green and purple is positioned below the word 'MARINA'. The entire logo is centered on a background of overlapping, semi-transparent circles in various shades of blue and green, with a bright light source in the top left corner creating a lens flare effect.



## We Are **M3M**

M3M India is 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**

Emerge amongst India's leading real estate conglomerates with a global presence.

Adhere to the highest standards of business ethics and best practices in every area of endeavor.

Set new benchmarks in customer satisfaction, employee motivation and business associate relationships.

**BASANT BANSAL**  
CHAIRMAN, M3M GROUP

# BUSINESS VERTICALS



# M3M BRANDS

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

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



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

M&M  
**PANORAMA**<sup>™</sup>  
— EXCLUSIVE 36 SUITES —

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

M&M  
**ESCALA**<sup>™</sup>

M&M  
**WOODSHIRE**<sup>™</sup>

M&M  
**latitude**  
LUXURY APARTMENTS

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

M&M  
**ONE-KEY**  
RESIDENCES

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

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

M&M  
**COSMO**<sup>™</sup>  
CONVENIENCE CARE CLINICS



PRESENTING

**N&M**  
**MARINA**  
THE

A stylized graphic of a wave, rendered in shades of green and purple, positioned below the word 'MARINA'.



# Ship Ahoy!

Grand Porte-Cochere entrance  
with a fountain!  
A delightful way to enter and come  
home.





Situated on 60 metre wide sector road

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

Just 30 minute drive from Delhi International Airport.

Located on the Metro corridor, offering fast, convenient and comfortable connectivity.

Strategically linked to all major Business Hubs & Retail destinations.

Close to major Hospitals like Medicity, Max, Artemis etc. & Schools like Pathways World School, G.D. Goenka World School, St. Xaviers High School, DPS International, Heritage School etc


  
**M3M**  
**MARINA**  
 THE M3M MERLIN





# Location- Direct Access From Gurgaon Sohna Road from 30 mt Sector Road





# View - Main Entrance, 30 Meter Sector Road





# View of the Aravali Range





**Across The Road From Premium Sector 67**

**M3M Merlin, 67**

**Park View Spa Nxt**





# Site Plan



# An Island that is surrounded by comforts & prosperity

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

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

**M3M**  
**MARINA**  
THE

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

MEDANTA  
MAX  
PARAS  
FORTIS  
ARTEMIS  
M3M COSMO+

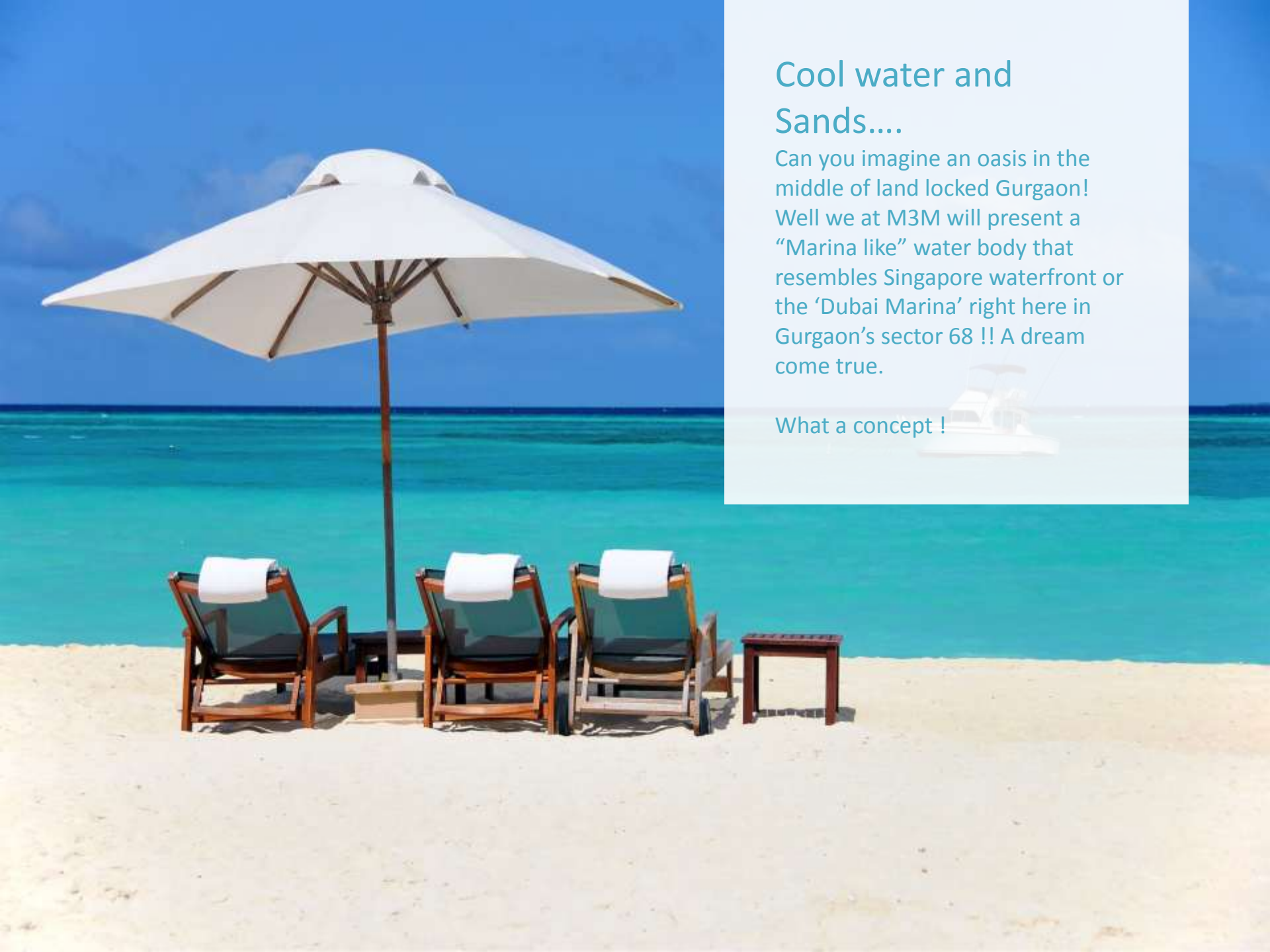




## Exuberance of Youth !!!

The joy of being young and alive is a feeling that must be experienced. A life that is healthy, sporting and joy is what we crave for... live for !

We at M3M want to present this 'life' to you.



## Cool water and Sands....

Can you imagine an oasis in the middle of land locked Gurgaon! Well we at M3M will present a “Marina like” water body that resembles Singapore waterfront or the ‘Dubai Marina’ right here in Gurgaon’s sector 68 !! A dream come true.

What a concept !





The logo for 'M&M THE MARINA' is positioned in the top left corner. It features the letters 'M&M' in a blue, sans-serif font. Below this, the word 'THE' is written in a smaller, purple, serif font. The word 'MARINA' is the largest, in a green, serif font with a wavy underline that transitions from green to purple. The background of the entire image is a night-time rendering of a modern residential complex with several tall, blue-toned apartment buildings and a central swimming pool area with lounge chairs and palm trees.

M&M  
THE  
MARINA

*“Sail through life with Joy!”*

SECTOR 68, GURGAON





# The Marina - Concept

Today's young upwardly mobile Indians are a demanding lot. They are educated, world-wise, media savvy, internet-led, global citizens. They still hold their 'Indianess' in terms of value-systems with respect and regard for traditions, but are not 'Shackled' by the old norms. They are double income couples, venturing out in the world with confidence and sufficient disposable income to explore. Exploring their inner self, their bodies and their interpersonal relationships



- They are the “me & us” generation. Body conscious, health conscious, weight conscious
- They are experimental in nature and not conservative
- They are conscious of ‘clean’ and ‘green’ environments.
- They prefer ‘green-tech’ and sustainable ecologies
- They look for the ‘extraordinary’ and not the ‘mundane’. The ‘unusual’ and not the mediocre
- Could we call them the “BENETTON” Generation? No perhaps a shade older and more responsible..... because they are after all, Indian!



“Steering You to a  
Healthy, Happy Life”



## Architecture

M3M The Marina is architected to inspire a wholesome lifestyle by world-class architects.

Smaller sized units. Standard fitted with modular doors, windows, kitchens & bathrooms, happy healthy colours, greens & water bodies, outdoor areas and ‘street furniture’, make **‘The Marina’** a delightful place to stay. The structure has been made to perfectly complement its green and natural surroundings.



## 'A sea of Gardens'

Lavish Garden & Landscapes

The landscaping at The Marina has been planned by an internationally renowned landscape partner. It extends a concept that of an island with 'beach front' tranquility and scenic beauty in the midst of a land-locked plethora of arid land and sprawling condominiums.. Very 'Mediterranean' like complex with apartments surrounding a water body with a sand beach.





## Lavish Garden & Landscapes

Positive, bright, colourful, healthy and happy..  
the whole landscape concept presents an  
infinite picture of perfection that will  
overwhelm the senses !





Be Healthy  
Live Healthy  
Live Longer..

Live Happier !!



Exercise Park



Football Ground



Bicycle Track



Kids' Play Area



Athletic Track





## ‘Float-Outs’

All towers surround 1 acre (Approx.) water-front paradise, resort-style pool deck having stunning waterfronts views. Water-front is surrounded by Palm trees giving a feeling of a beach !



## The 'Yacht Club'

Over-looking the vast water body is the 'M3M Yacht Club'



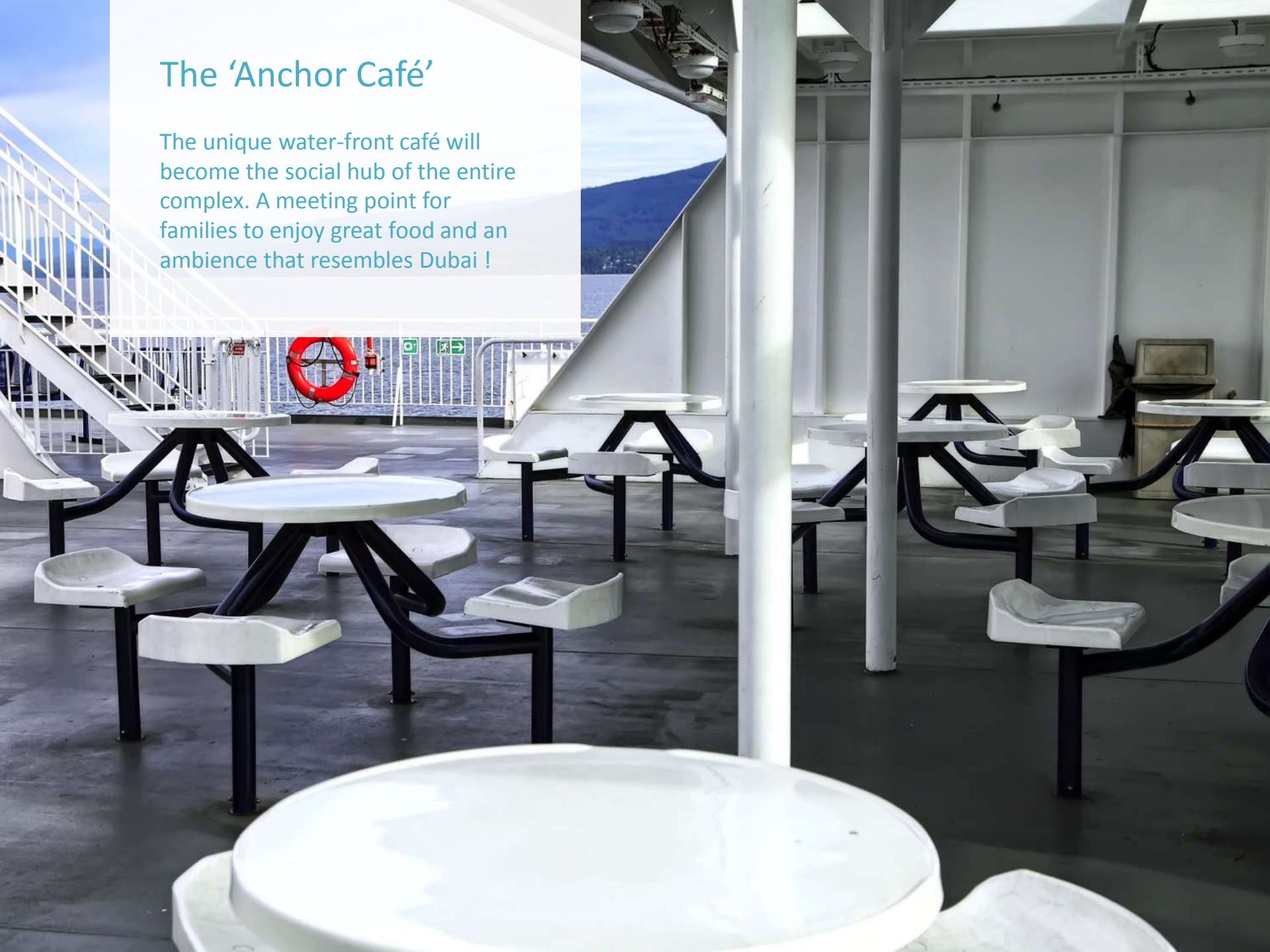
- Open-deck lounge and cafeteria
- Sun-deck spa and gym
- Library and entertainment centre

- Banquet area and music hall
- Billiards and pool room
- The "Anchor Bar"



## The 'Anchor Café'

The unique water-front café will become the social hub of the entire complex. A meeting point for families to enjoy great food and an ambience that resembles Dubai !







## Stretch Out and Jump

A family that plays together lives happily together. That's why at The Marina, we have provided for 'street furniture' that help you to exercise. 'Get' sporty and be healthy. That's the motto.

# Salsa & Yoga classes

Stay in perfect shape and health !

M3M The Marina will have an activities center where Salsa-Dance teachers and Yoga masters will be invited to come down and teach the inhabitants.





# Rejuvenate your senses

Theatre, Comedy Shows, Plays, Amateur Singers, Dance Halls

The activity centre will cater to the new lifestyle demands of the apartment owners. The popular 'Standup Comedy Shows', the One-Act Plays' and the 'Music Unplugged' contents will be encouraged here.



## Top Notch International Facilities and Amenities

- 3-Tier Security for your safety
- Landscaped garden
- Amenities like Laundromat etc.
- Towers surrounded by 1 acre (approx.) of stunning waterfront views





# 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





# Proposed Specifications & Finishes

## Staircases

Walls: Oil Bound Distemper Paint

Floors: Kota, terrazzo or exposed RCC

Doors: Steel fire doors/fire resistant shutter

Ceilings: Oil Bound Distemper Paint



## Electrical Equipment

Ceiling fans & Light fittings

Split AC in Bedrooms and Living & Dining

Geyser in Master-bed Toilet



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