

Building

is not done

with

A NOTCH ABOVE

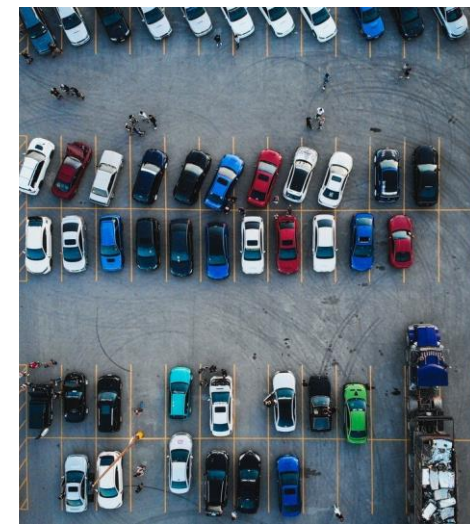
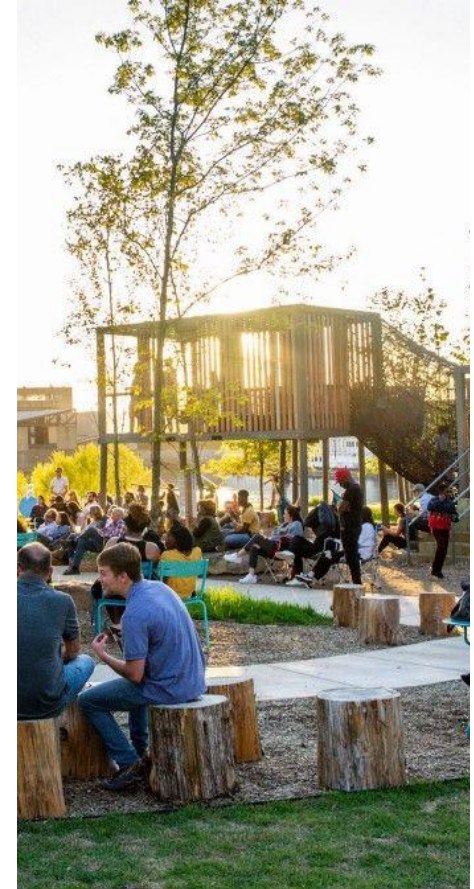


The Urban Living Landscape Is Evolving

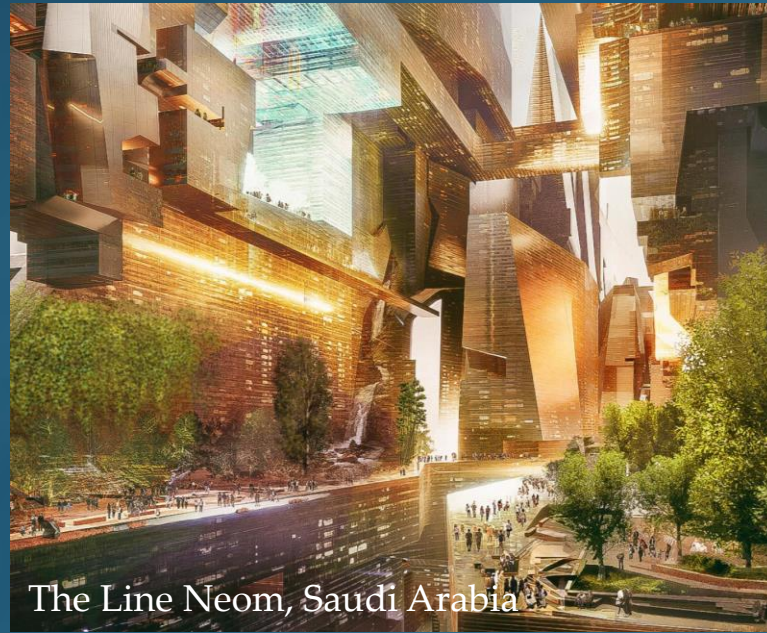


With Evolution Comes Modern Day Problems

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

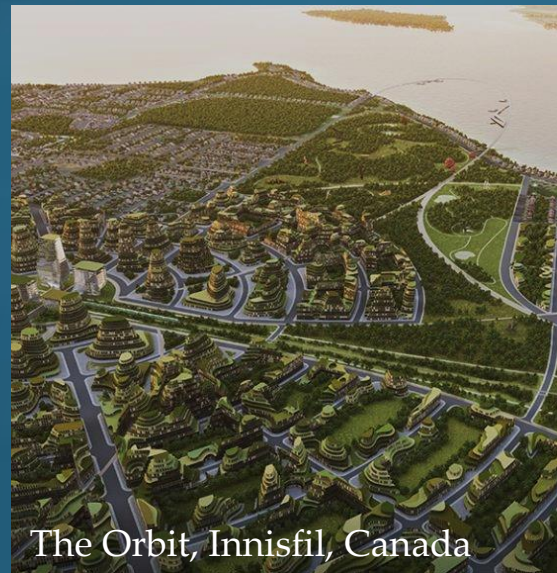


We Studied That **Global Developments** Have Effectively Addressed These Issues



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, black, sans-serif 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

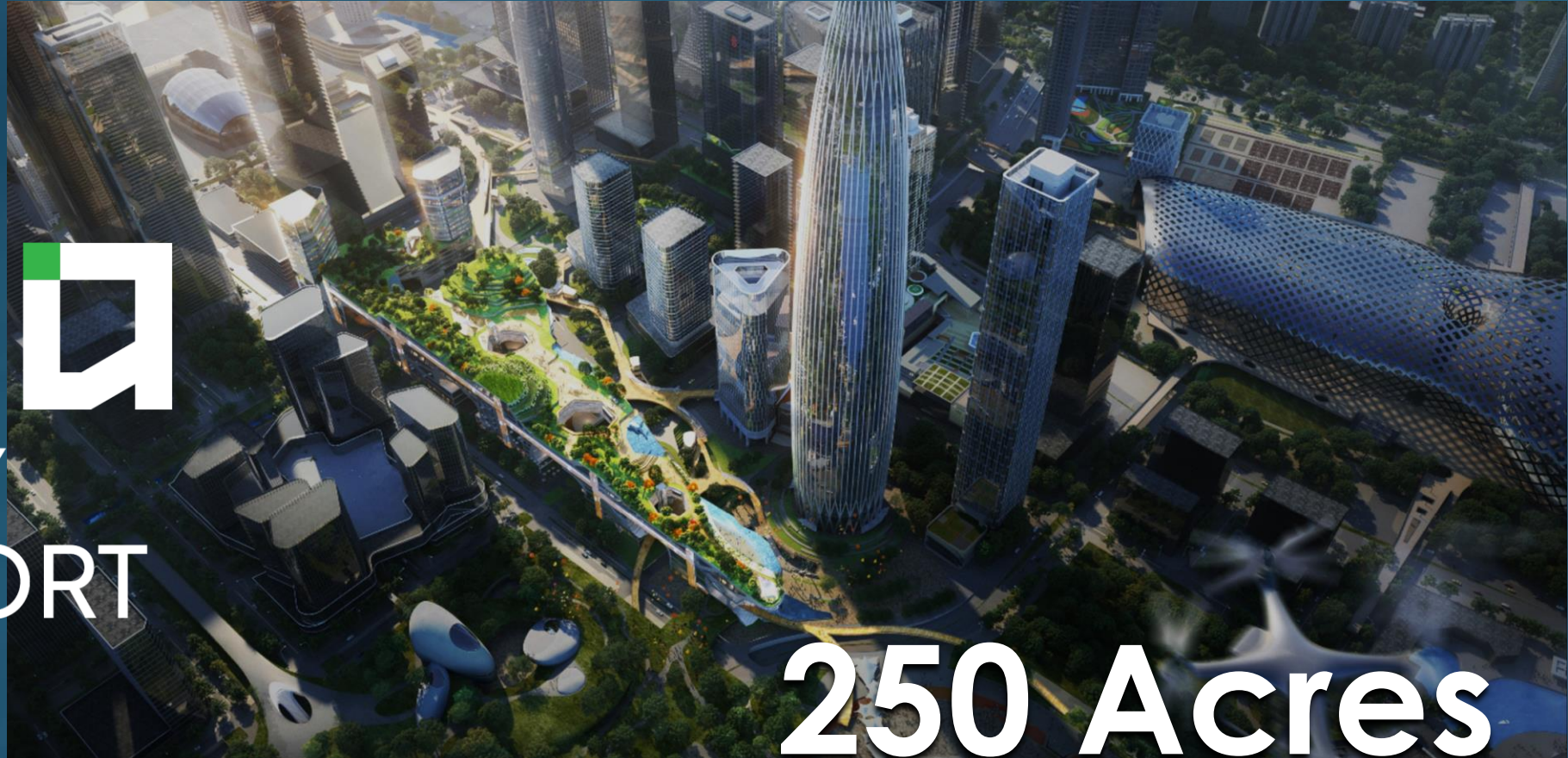
TAKING SHAPE AT A VITAL LOCATION

Dwarka Expressway

The Largest Expressway Of India

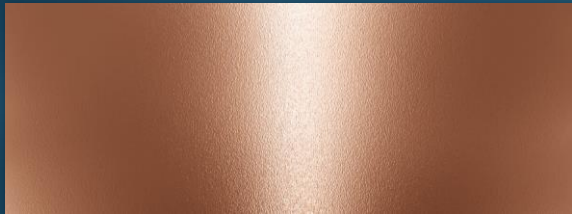
SCD

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

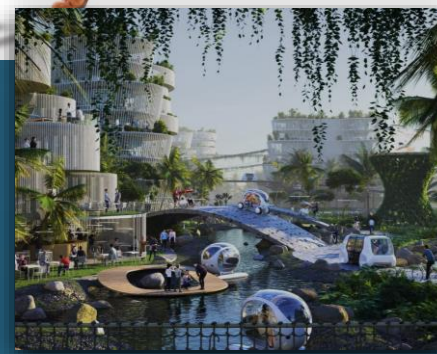
Building On The Principle Of Sustainable Living



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





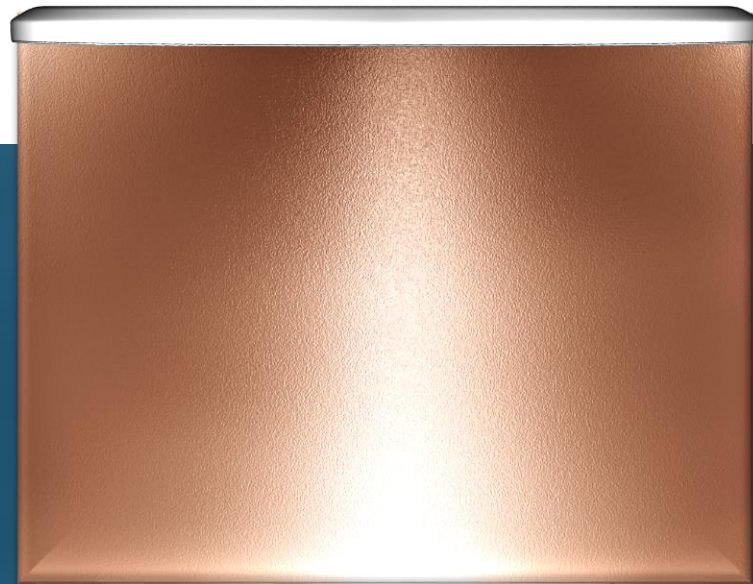
A LIFESTYLE HANDPICKED FOR THE

Chosen Few

Presenting



MANSSION





GRAND RESIDENCES, GRANDEUR

Lifestyle

A rendering of a modern residential complex. The scene is dominated by several tall, multi-story apartment buildings with a light-colored facade and gold-colored accents. The buildings are arranged in a row, creating a sense of depth. In the foreground, there is a large, curved swimming pool with clear blue water. Several people are seen swimming and sunbathing on the pool deck. To the left of the pool, there is a well-maintained lawn with a wooden bridge over a small stream. The landscaping is lush with various trees, including palm trees and flowering plants. The sky is bright blue with a few wispy clouds, and the sun is low on the horizon, creating a warm, golden glow. The overall atmosphere is one of a luxurious and relaxing retreat.

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



- 1) GOLF PUTTING AREA
- 2) SAND PITS
- 3) BADMINTON COURT
- 4) HALF BASKETBALL COURT
- 5) LAWN TENNIS COURT
- 6) WALKING/ JOGGING TRACKS
- 7) GAZEBO/CABANAS SEATING
- 8) OUTDOOR YOGA AREA
- 9) TEMPLE
- 10) KIDS POOL
- 11) HALF OLYMPIC POOL
- 12) LOOK OUT DECKS
- 13) OUTDOOR PARTY LAWN
- 14) MINIATURE LAGOONS
- 15) ORGANIC FARMING AREA
- 16) OAT
- 17) CRICKET NET
- 18) CLUBS
- 19) ROCK CLIMBING (GF) —

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

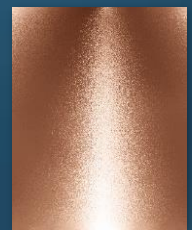
9+ 9 Holes

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. The person's hands are visible, with one hand pointing at the screen. The background is a blurred, light-colored wall.

EASE WITH HOME

Automation

A vertical white bar is positioned on the right side of the image. It contains a thin black line at the top, followed by the text 'Automated Curtains', 'Mood Lighting', and 'Biosensing Doors', each separated by a horizontal line.

Automated Curtains

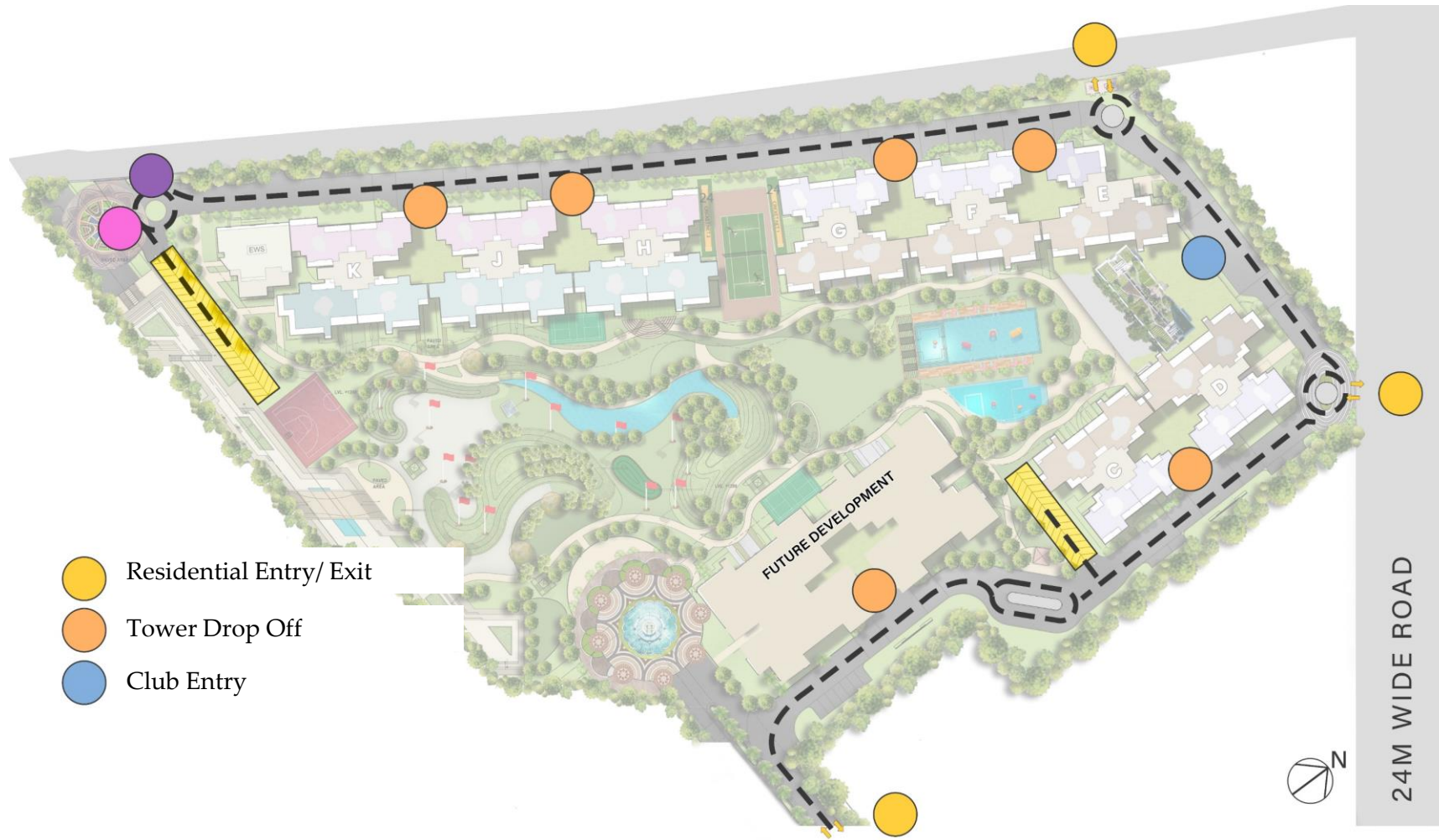
Mood Lighting

Biosensing Doors

A vertical copper-colored bar is located at the bottom right of the image, partially overlapping the blue background.

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 in a swimming pool, her head tilted back and eyes closed. The background is a blurred outdoor pool setting with a building and palm trees. The text 'THE Club Life' is overlaid in a light beige, sans-serif font. 'THE' is in a smaller font size and positioned above 'Club'.

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

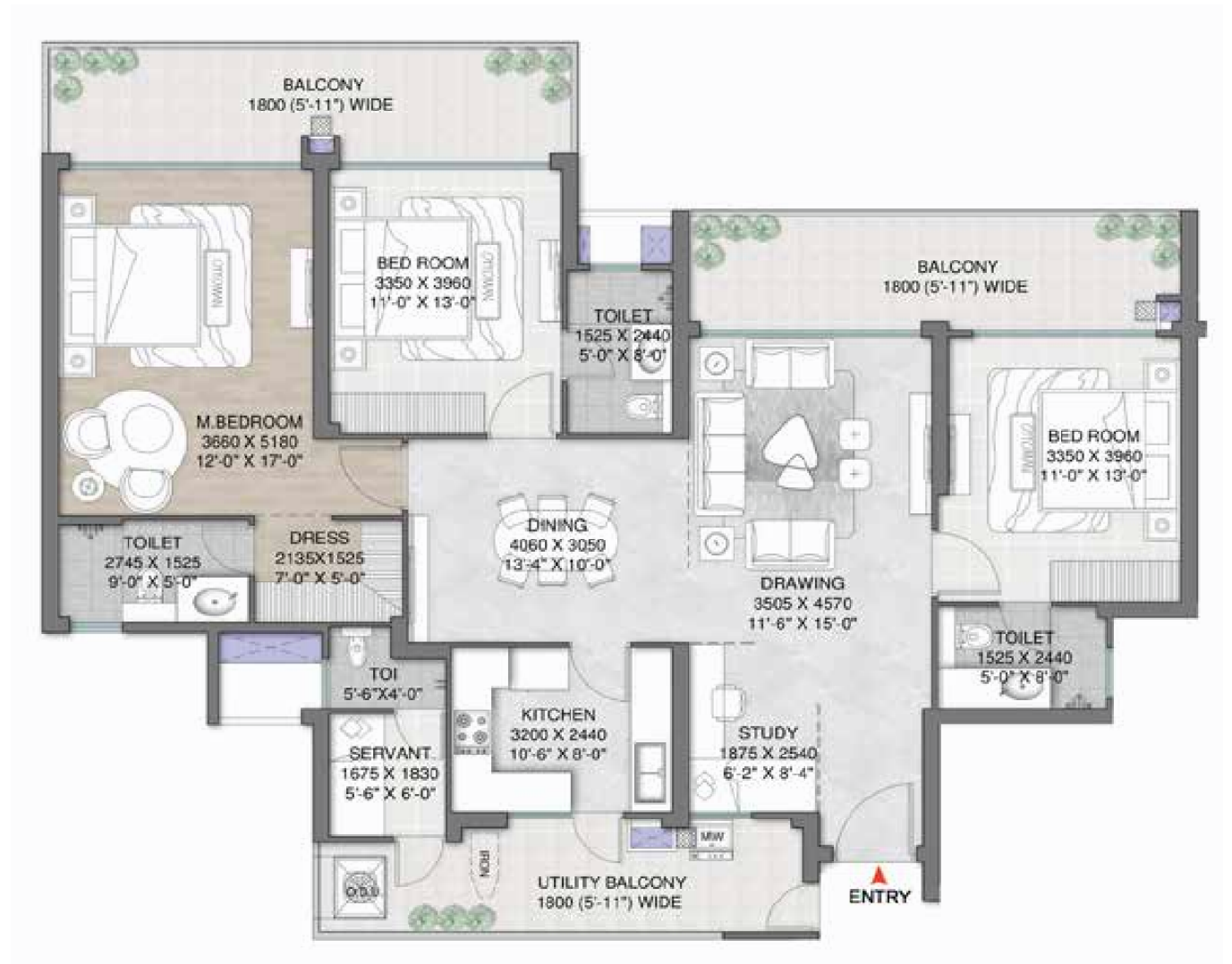
Pent Houses

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



4.5 BHK

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.

Pricing

Rs 22,500

Bareshell

Rs 30,000

Luxury Residences

4k sqft | 30 Units Only

A Price Comparative

Aerocity

Rs. 50K PSF



scda
SMART CITY
DELHI AIRPORT

Rs. 22.5K PSF

Payment Plan

20:80

Offer valid 31st Mar'24 only

*T&C APPLY

Special Offer on Opening of Dwarka Expressway

Discount of
Rs 500 psft

Rs 250
psft

On Timely Payment
of First 20% Payment

Rs 250
psft

On Timely Payment
of Next 20% Payment

Offer valid 31st Mar'24 only

*T&C APPLY

Masterstroke -1

20x

Your Booking Amount

You Pay **1 Lakh**

We Count It As **20 Lacs**

Masterstroke -2

20%

Discount

On At Least **10%** Advance

From OC Demand

Masterstroke -3

9%

Pre-Payment Benefits

On 1st Year Instalment
of **20%**

Masterstroke -4

1st

Transfer Free

Post **20 %** Payment

Offer valid 31st Mar'24 only

*T&C APPLY

**Additional discount on
Completion of
Documentation in 48 hours**

Rs. **2.5** LAKHS

*Form and cheque submission

**Get BBA registered
Within 10 days & get
Additional discount**

Rs. **2.5** LAKHS

Offer valid 31st Mar'24 only

*T&C APPLY

And a Gift



50 GMS GOLD

THANKS