



M3M INDIA PRIVATE LIMITED
CIN: U80903HR2007PTC044491

Paras Twin Towers, Tower-B,
6th Floor, Golf Course Road,
Sector-54, Gurgaon - 122002, India

SALES GALLERY/ CRM CELL
The Experia, Golf Course Road (Extn.), Sector-65, Gurgaon - 122002,
Haryana, India

SITE
M3M Sierra68, Sector-68, Gurgaon - 122002, Haryana, India

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YOUR WORLD OF CALM
ENVELOPED IN GREENS

“THERE IS PLEASURE IN THE PATHLESS WOODS, THERE IS
RAPTURE IN THE LONELY SHORE, THERE IS SOCIETY
WHERE NONE INTRUDES,
BY THE DEEP SEA AND MUSIC IN ITS ROAR;
I LOVE NOT MAN THE LESS, BUT NATURE MORE.”

- LORD BYRON

INSPIRED
BY NATURE,
REALIZED BY
EXPERTS

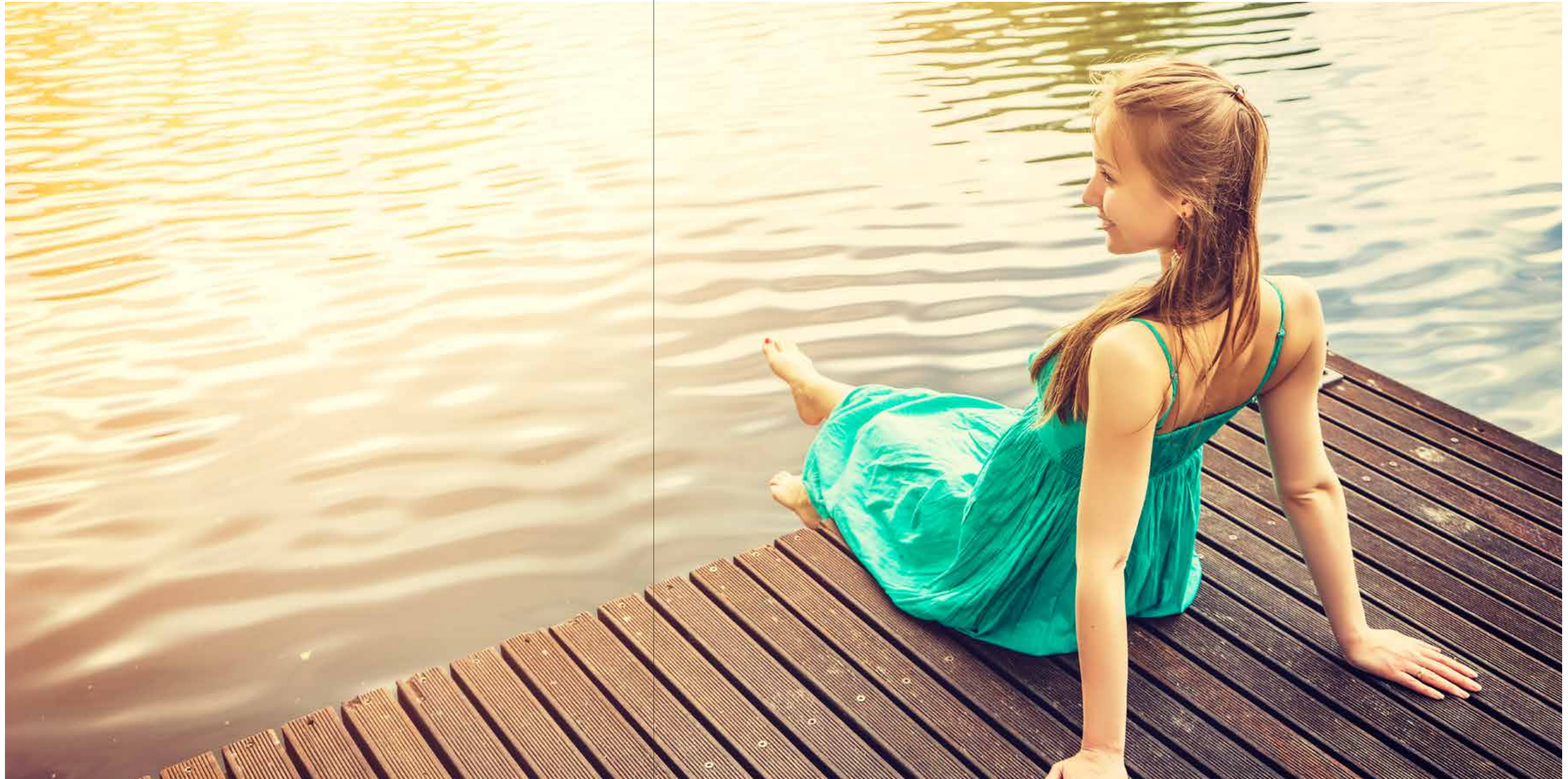
M3M Sierra68 has evolved from the vision of creating a premium pedestal in conjunction with nature to make life flourish with a sense of well-being. The evolution addresses the indispensable needs of wholesome health of the residents in today's chaotic lifestyle.

Overlooking Aravallis, M3M Sierra68 connotes a noiseless note of tranquillity with a seamless vision of serenity.



INTEGRATING
NATURE'S
SPACE AND
PRISTINENESS

The design keeps the well-ventilated feel alive in every room. The residences are designed keeping indulgence in mind where sufficient openness and air is guaranteed. The architecture strategically integrates features that minimize the effects of the variables in nature.



A TOWERING FOOTPRINT
AGAINST PEACEFUL AZURE SKY

An architectural marvel that assimilates the positive elements of its surrounding nature and excellent design to create an abode unique and whole in giving fulfillment to its residents. Picturesque to perfection, the towers stand tall at a location that breathes the fresh landscape from one side and modern regalia on the other.



The towers overlooking a vast green central area



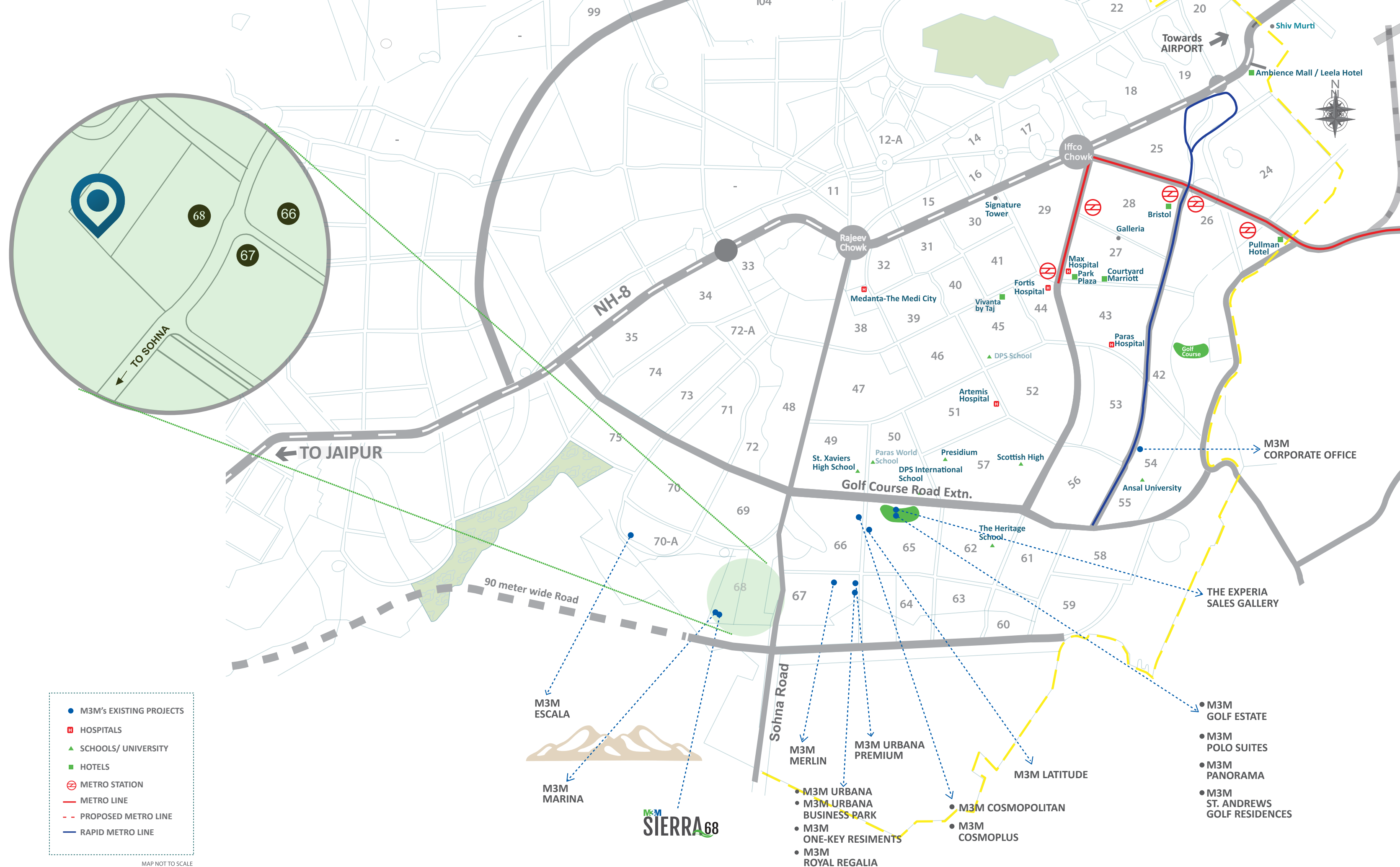
The project is situated on the 30 m wide sector road which is connected to the Gurgaon-Sohna State Highway.

LOCATED AT A BREATHING DISTANCE FROM LUSH LANDSCAPE

- Situated on 30 metre wide sector road
- The site is prominently located just off Sohna Road and has an easy access from Southern Peripheral Road & NH-8
- Just 30 minutes drive from Delhi International Airport
- Strategically linked to all major Business Hubs & Retail destinations
- Close to major hospitals like Medicity, Fortis, Max, Artemis etc. and schools like Pathways World School, G. D. Goenka World School, St. Xaviers High School, DPS International and Heritage School etc.

NEARBY DEVELOPMENTS :

- Very close to Golden Green Golf Course & Classic Golf Resorts.
- Industrial Areas & SEZs planned on Sohna Road are few minutes away from the site.
- Educational Institutes like KR Mangalam University, GD Goenka University, International Schools & Management Institutes are just few minutes' drive from the site.



- M3M's EXISTING PROJECTS
- 🏥 HOSPITALS
- ▲ SCHOOLS/ UNIVERSITY
- 🏨 HOTELS
- 🚇 METRO STATION
- METRO LINE
- - PROPOSED METRO LINE
- RAPID METRO LINE

MAP NOT TO SCALE

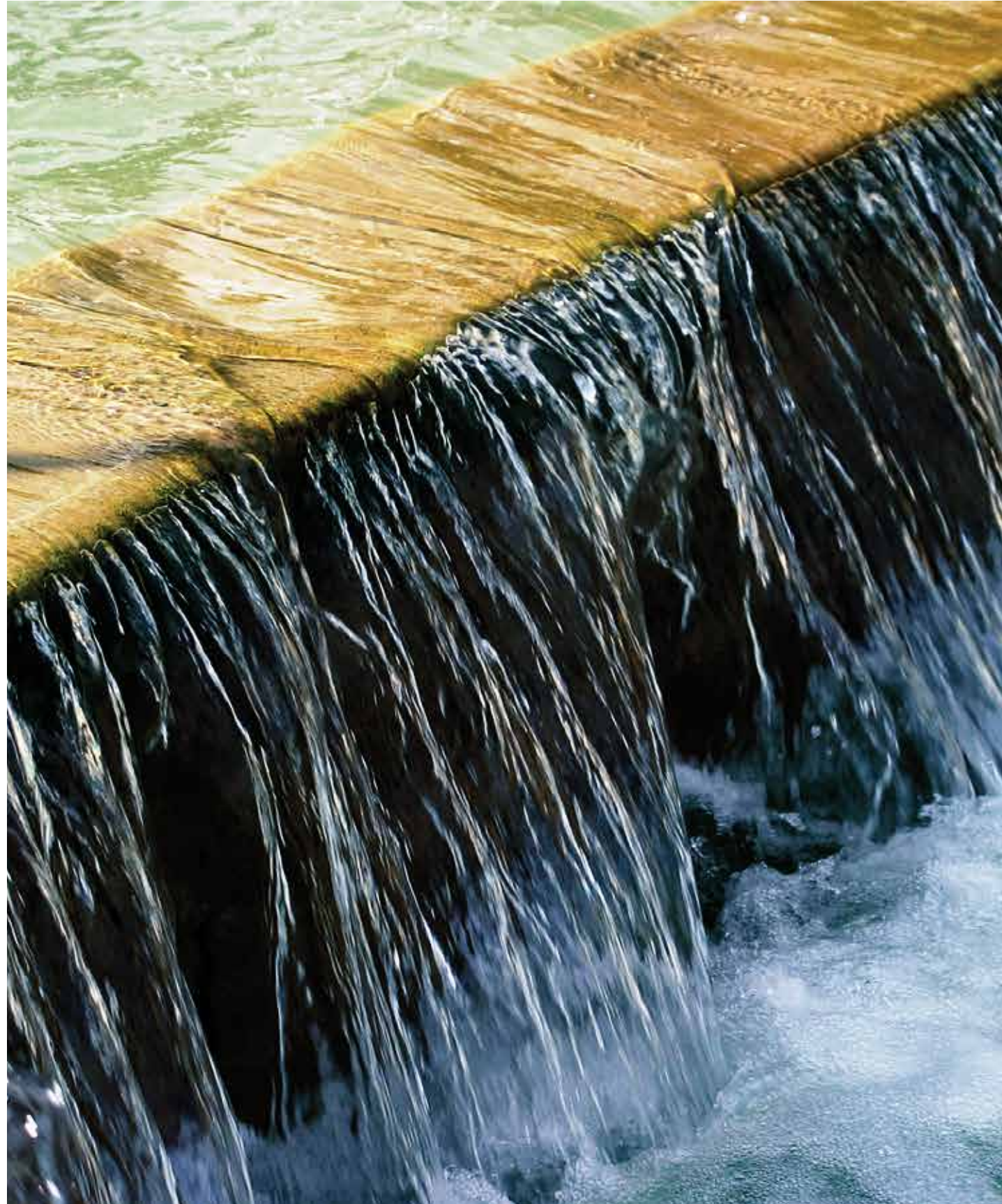
A LIFE
RECHARGED
WITH
WELL-PLANNED
COMMUNITY
LIVING

M3M Sierra68 is inspired by an age-old yet vernal idea that health is an explicit component of one's surroundings. The generous green and open spaces, water elements, layers of landscape, leisure areas and design elements, the height of residential structures and the manner pathways are laid together affect physical and psychological well-being of the residents.



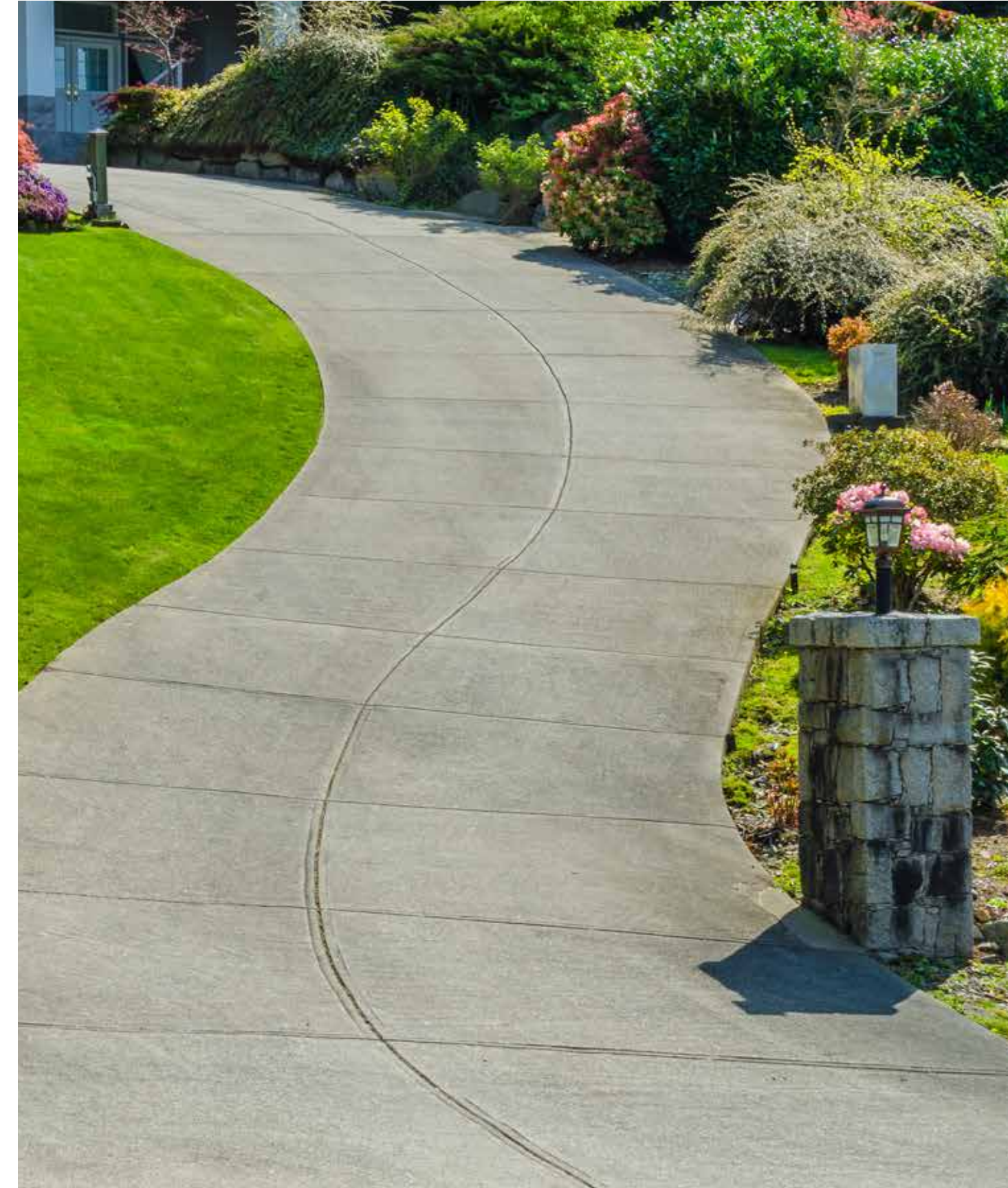
ENTRY PLAZA WITH WATER FEATURES

The marvellous flowing water features at the entrance welcomes you to a positive 'chi' (the energy of life) that influences the ambience and augments a grand entry. The iterant placement of trees invigorate the entire vista besides acting as a beautiful embellishment.



DRIVEWAY, DROP OFF AND PARKING

The level driveway and drop off creates a smooth and unhindered entry for your vehicle. Accentuating the arrival and drop off setting is an aesthetically laid green landscape and waterfall.



YOUTH GARDEN,
FITNESS COURT,
YOGA &
MEDITATION
CENTRE

Taking care of the overall health and well being of all age groups are the youth garden, fitness court and meditation centre. Youth can channelize their abundant energy and boundless vigor to health and fitness activities like Yoga. With innovative fitness techniques and meditation centre in place, everybody can explore new ways of attaining superlative health benefits.



EMBELLISHED
BY A SHALLOW
WATER BODY

Providing a rejuvenating and ornamental twist to the tale is a shallow water body. Marvellously engineered and ingeniously magnified with deck seating arrangement and alfresco. The shallow water body beautifies the aesthetics of M3M Sierra68.



CARING
FOR THE
TINY TOTS

There are ample avenues for kids to play and pass time frolicking around water body, tot lots, sculpture court and pool.



REFRESHING
ARENA FOR
ADULTS &
PEACEFUL
SANCTUM FOR
SENIOR
CITIZENS

Senior residents have an exclusive arena all to themselves to spend their leisure hours on seating alcove or savour the exemplary beauty. There are special congregational lawns for organizing entertainment programs and an amphitheatre for entertainment and performances catering to every taste. The presence of an aesthetic Palm Avenue and wonderfully placed viewpoints accentuates the leisure experience.



TODDLERS



CHILDREN



YOUNG ADULTS



ADULTS



SENIOR CITIZENS

**SAY CHEERS
TO RELAXED
LIVING**

Live where diffused sunlight gently filters through bay windows, spreading joy in your being; modern flooring caresses your feet, uplifting your mood; and the abundant views of the serene greens soothe your soul.

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 Aluminium 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 Aluminium Glazing

Ceiling: Plastic Emulsion



REVEL IN THE HOLISTIC DESIGN

The exterior and interior elements unite in perfect ergonomics to offer you a gift of limitless happiness. Creating the right balance between modern comforts and sustainable living in your joyful abode.

KITCHEN

Walls: 2' high ceramic tiles above counter, balance Oil Bound Distemper paint

Floors: Anti-Skid Ceramic tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminium 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 Aluminium Glazing

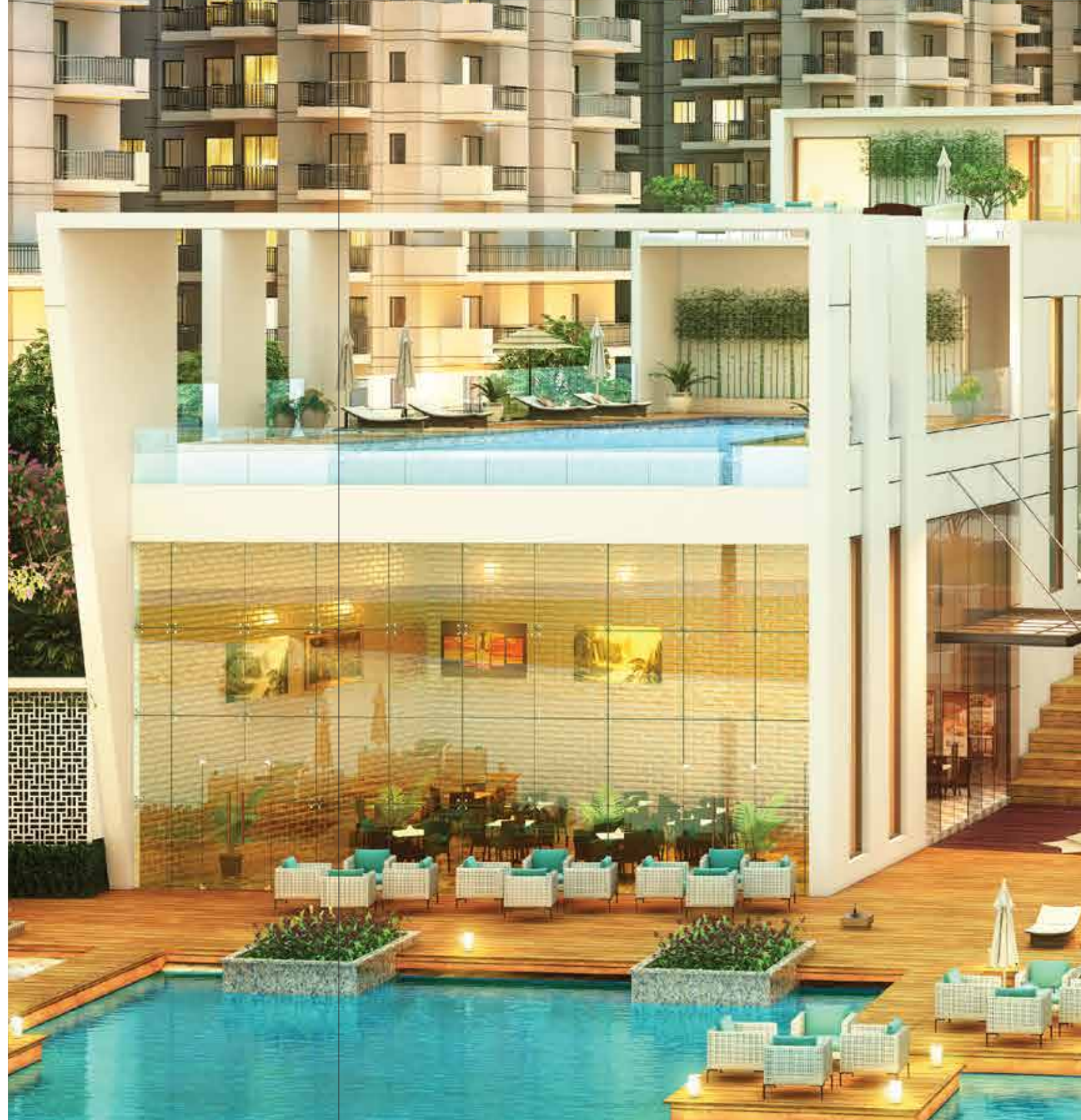
Ceilings: Oil Bound Distemper Paint

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



LEISURE,
FITNESS &
ENTERTAINMENT
AT THE
CLUBHOUSE

The Clubhouse rises out of the central green landscaped podium. The 669 sq.mtrs. (7200 sq.ft.) Clubhouse offers an arena for getting sporty, being healthy and socializing happily. Life on the outside is 'recharged' with the presence of M3M Yacht Club and well-planned community living.



THE SITE & SANCTUM OF PURE JOY

Plot your space amidst enchanting greens and serene landscape, open to an uncluttered horizon and sweeping invigoration all-round.

M3M Sierra68 has an easy access from Southern Peripheral Road & NH-8. It is located near metro corridor, offering fast, convenient and comfortable connectivity.



MASTER PLANNERS



PRINCIPAL DESIGN ARCHITECT

R K ASSOCIATES

A multi-disciplinary firm engaged in the fields of Planning & Architecture, Interior Design and Engineering. Over the past 35 years, its commitment to excellence in design & services has enabled the firm to create unique and successful solutions in the form of mixed use development, campus architecture, offices, hotels & resorts, housing, malls, institutional projects and interior design.



LANDSCAPE ARCHITECT

INTEGRAL DESIGNS
INTERNATIONAL STUDIO PVT. LTD.

Integral Designs was established in 1994 with the main objective of providing high quality sustainable Landscape Design Services. The company works closely with architects to provide seamless design conceptualization and consultancy. Panels of horticulturists and civil engineers have been trained to execute speciality landscape projects all over the country.



INTEGRAL DESIGNS
INTERNATIONAL STUDIO PVT.LTD

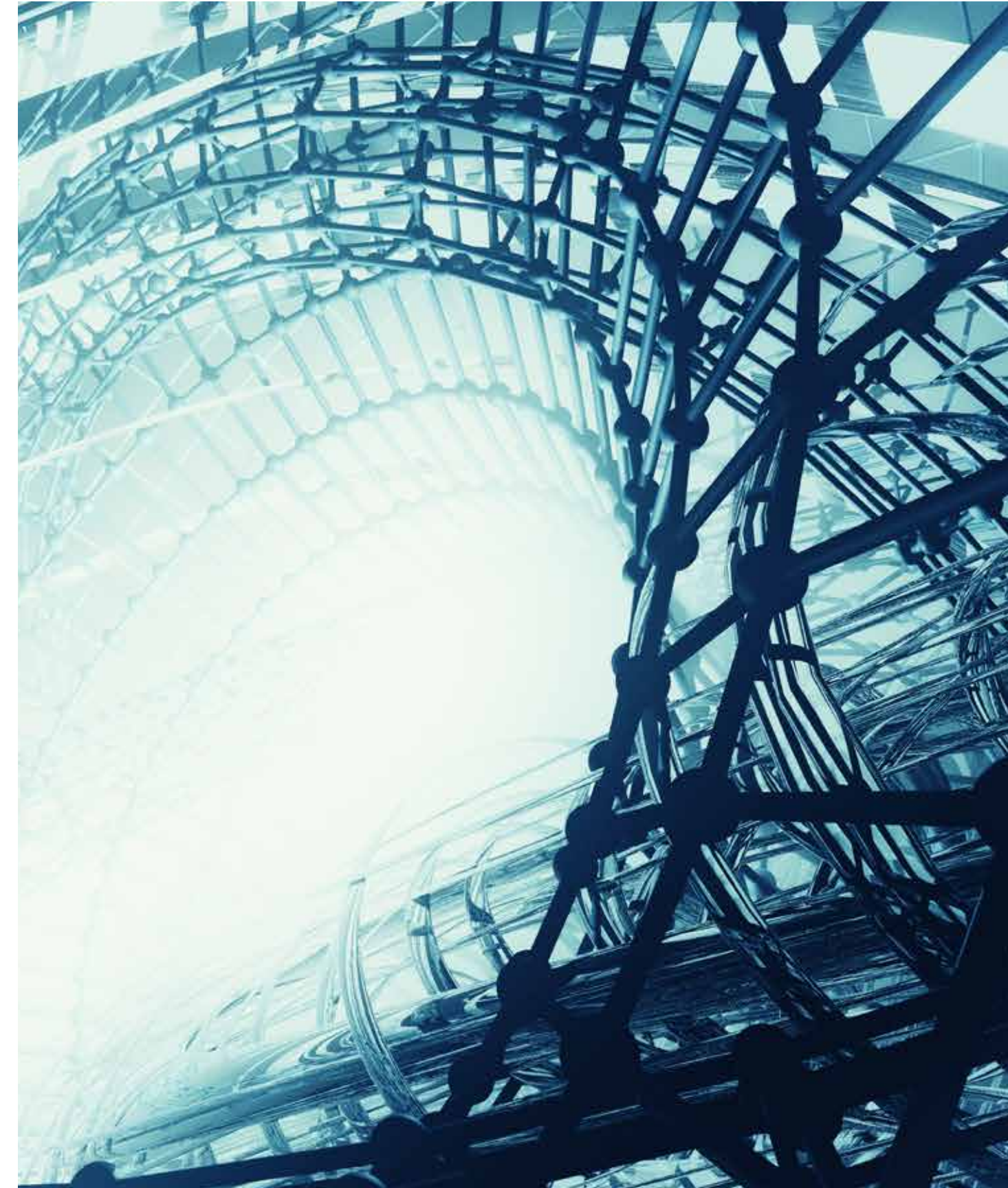


STRUCTURE DESIGN

CIVTECH

Civtech Consultants Pvt. Ltd. is a Delhi-based structural engineering and project management consultancy organization, providing services for major projects over the past 20 years. The company has been involved in the design of some of the tallest building structures and the largest column-free spans in India.

The key areas of specialization are structural engineering and design, highways and bridges, large spans and special structures and project management.





The Group M3M stands for magnificence in the trinity of Men, Materials and Money. Simply put, the organization has a philosophy that strives for excellence, culminating in absolute magnificence in every aspect of its character, ethics and way of doing business. What the Group stands for is in sync with its slogan of "Our Expertise. Your Joy." The organization firmly believes in achieving brilliance through true professionalism and cutting-edge technology.



A constant pursuit of joy in creation of a happy and networked residential society that is rewarding to the families and completely secure.



Redefining the aura of hospitality through unmatched services and unfathomable care to provide the utmost comfort and a fulfilling experience.



Establishing a global footprint through international associations and commendable tie-ups for technologically superior and world class infrastructure.



M3M CARE is the human face of the company that embodies the Group's CSR activities. We believe in giving back to our employees, our community and to our natural surroundings.



Forming prime commercial and retail spaces, most luxurious shopping destinations and the most sophisticated offices.



Developing the future through world class and truly global workspaces for IT/ITES and SEZs.



Enhancing enlightenment of minds through holistic education and world class schools and institutions.

SPECIFICATIONS



BED ROOM

WALLS
Plastic emulsion with roller finish

FLOORS
Laminated wooden flooring

DOORS:
Hard Wood Door Frame with flush shutter

WINDOWS:
UPVC/Powdercoated or anodized aluminium glazing
Ceiling: Plastic emulsion

CEILING:
Plastic emulsion



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/Powdercoated or anodized aluminium glazing

CEILING:
Oil bound distemper paint

OTHERS:
Polished Granite counter with SS sink & CP Fittings



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 aluminium glazing

CEILING:
Plastic emulsion



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 aluminium glazing

CEILING:
Oil bound distemper paint

OTHERS
Granite marble counter with white sanitary fixtures & CP fittings



LIFT LOBBIES

WALLS
Selected stone cladding & oil bound distemper paint

FLOORS
Combination of natural stone & tiles

DOORS:
Stainless steel finishes lift doors

CEILING:
Oil bound distemper paint

AIR CONDITIONING:
Air-conditioned ground floor lobby



EXTERNAL FACADE

WALLS
Combination of stone & durable paint



BALCONY/ UTILITY BALCONY

FLOORS
Anti-Skid/ non slippery ceramic/Vitrified tiles



STAIRCASES

WALLS
Oil bound distemper paint

FLOORS
Kota in tread & risers or exposed RCC

DOORS:
Steel fire doors/ fire resistant shutter

CEILING:
Oil bound distemper paint

RESIDENTIAL

Our range of premium to super premium Residential Offerings



COMMERCIAL

Our range of Commercial and Retail Offerings



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