

Building

is not done



is not done

A NOTCH ABOVE

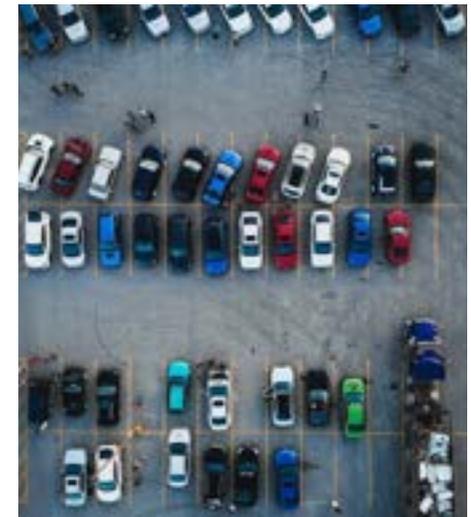




The Urban Living Landscape Is Evolving

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

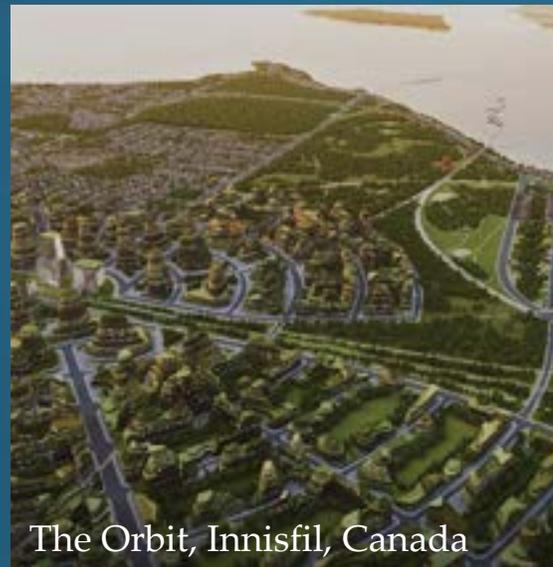


We Studied That **Global Developments** Have Effectively Addressed These Issues



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, 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 small red horizontal bar 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, white, 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

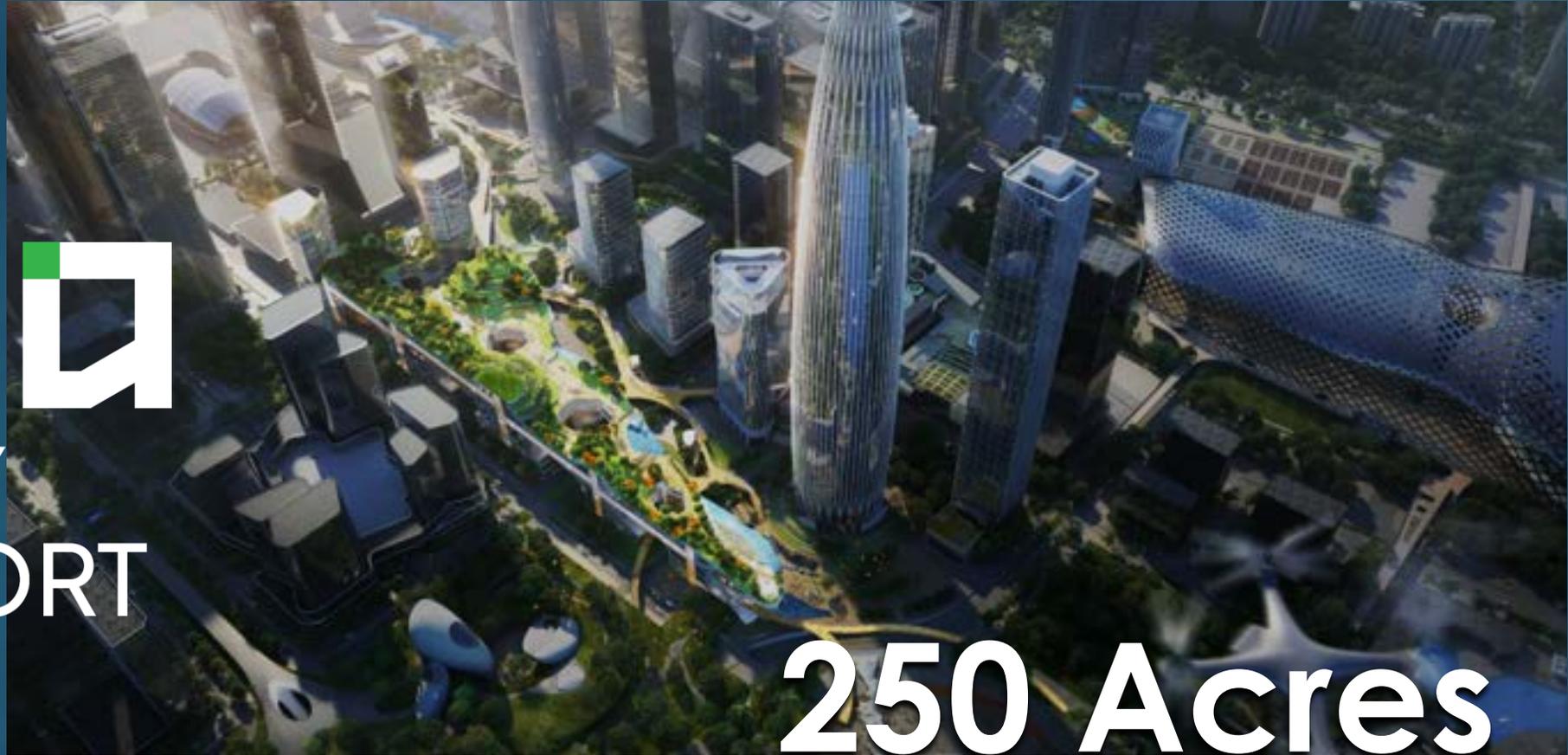
Dwarka Expressway

The Largest Expressway Of India

The logo for Smart City Delhi Airport (SCDA) features the letters 's', 'c', 'd', and 'a' in a stylized, white, blocky font. Each letter has a small green square at its top-left or bottom-right corner. The letters are arranged horizontally and are partially overlaid by a large, semi-transparent image of a futuristic cityscape.

SCDA

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

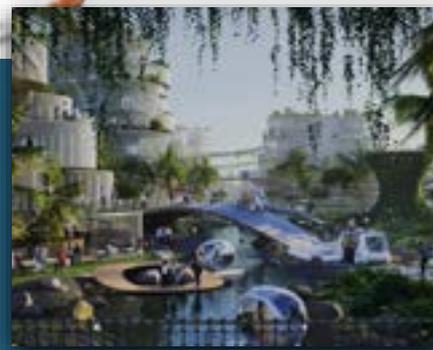
Building On The Principle Of Sustainable Living



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



M3M
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

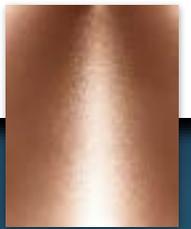
Designed By The **Best In The Country**



Landscape Partner



— Interior Designers —





THE CONNECT TO

Nature





A LUXE

Golf Retreat

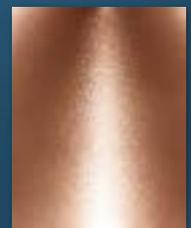
9+ 9 Holes

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, modern lobby with high ceilings, gold accents, and a large chandelier. The space is characterized by its double-height floor-to-ceiling design, featuring a polished, reflective floor with a geometric pattern. The walls are clad in light-colored panels with gold trim, and the ceiling is adorned with a large, multi-tiered chandelier of crystal spheres. A white reception desk is visible on the left, and a modern white armchair with a green cushion is on the right. The overall atmosphere is one of luxury and elegance.

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

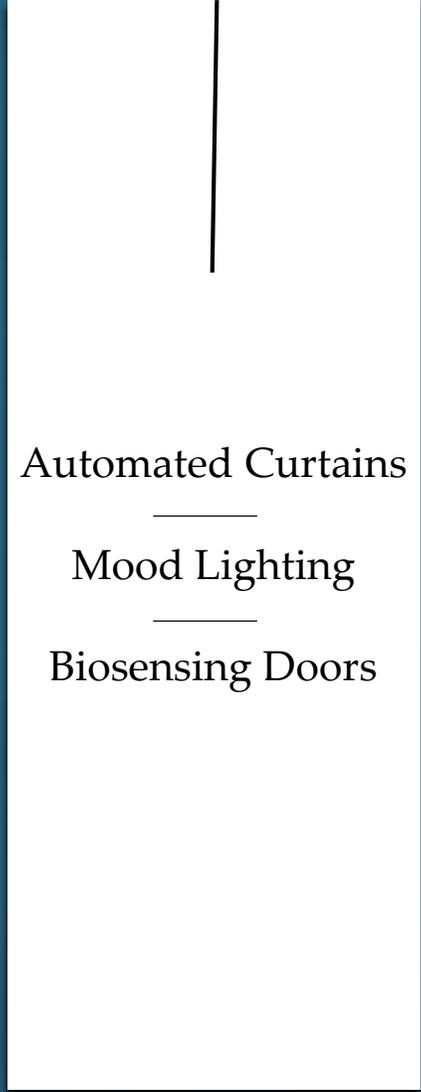
Terraces that can be your
elevated garden space

Elegant Deck
Spaces



EASE WITH HOME

Automation



Automated Curtains

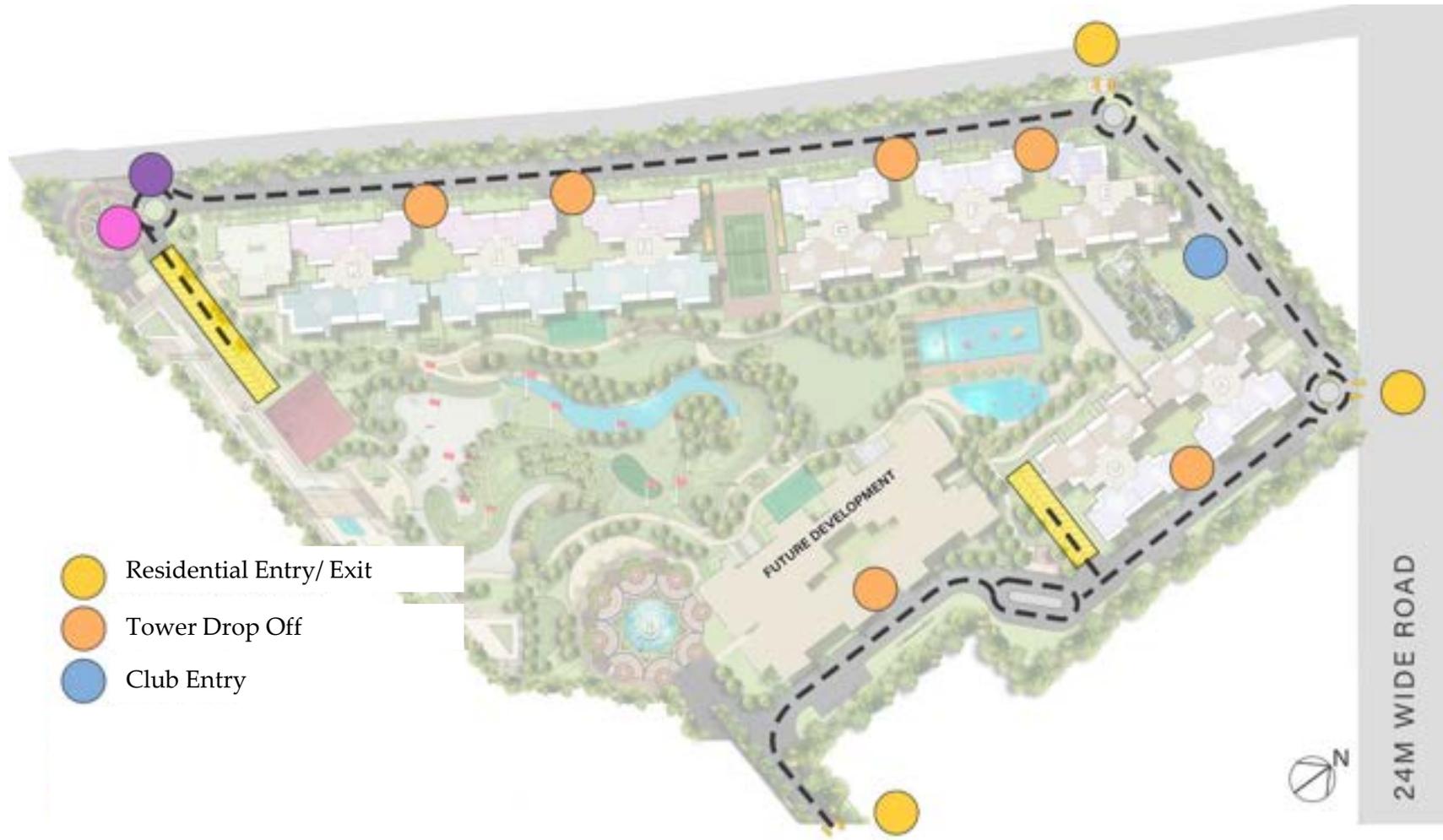
Mood Lighting

Biosensing Doors



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

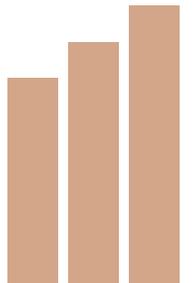
Vigilant **Eyes**

- 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

Penthouses

FLOOR PLANS



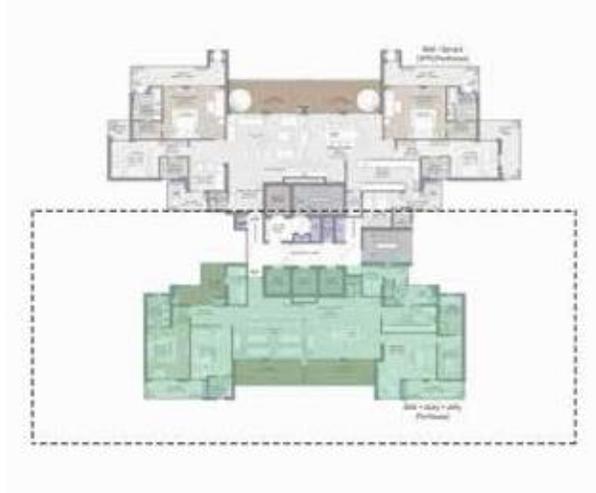
TOWER	PENTHOUSE	AREA
C	3 BHK + FAMILY LOUNGE + STUDY + SERVANT ROOM	4311 sq.ft.

FLOOR PLANS



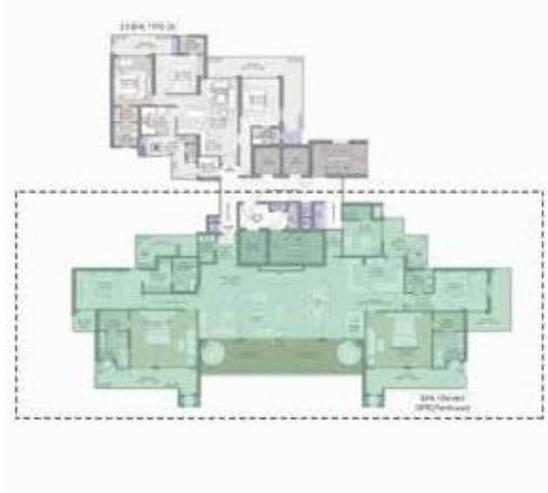
TOWER	PENTHOUSE	AREA
D	4 BHK + BAR + SERVANT ROOM	5906 sq.ft.

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

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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

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You Pay **1 Lakh**

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Masterstroke -2

20%

Discount

On At Least **10%** Advance

From OC Demand

Masterstroke -3

9%

Pre-Payment Benefits

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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