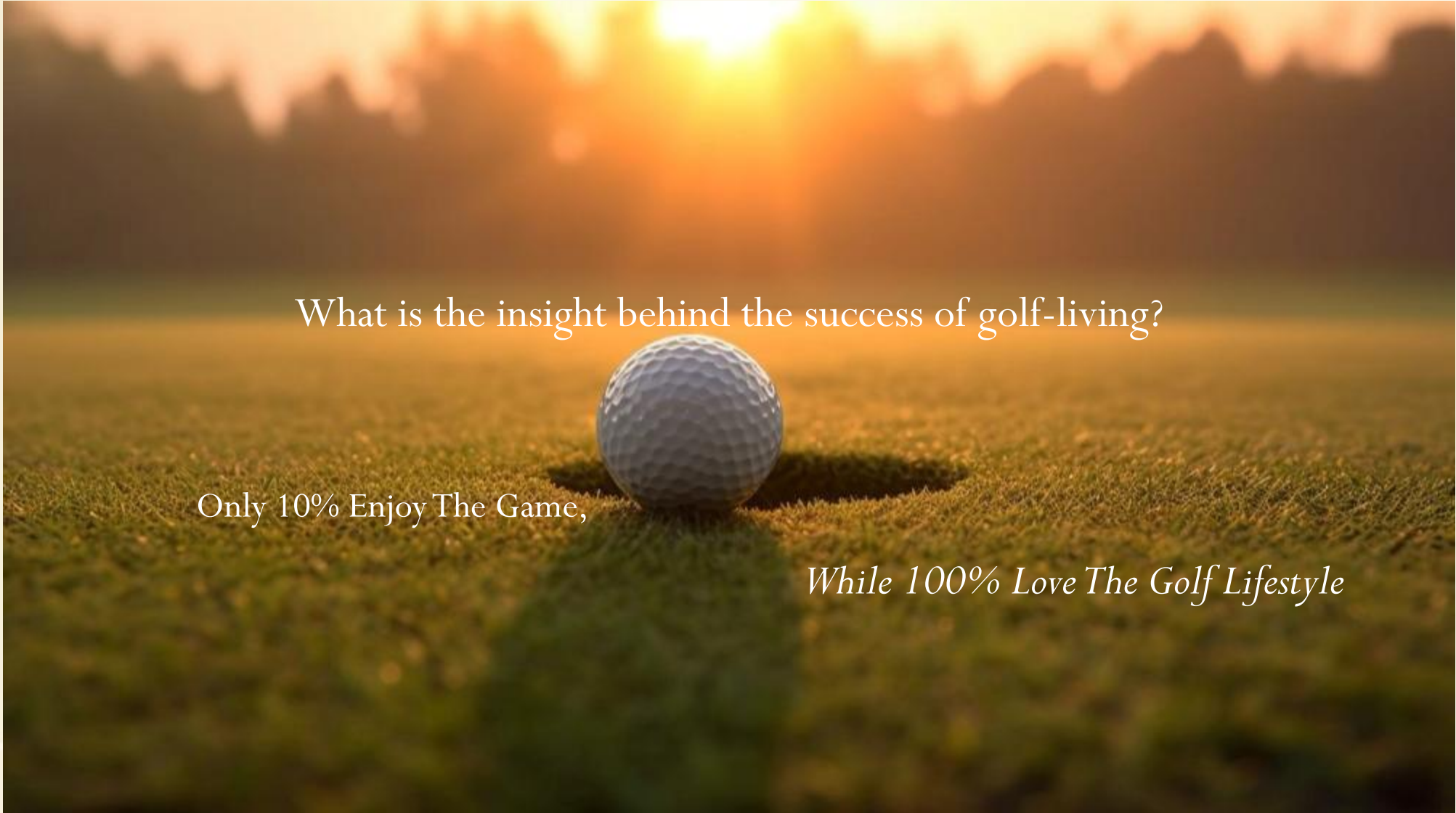




Our Expertise. Your Joy.

Golf. Glamour. Grandeur



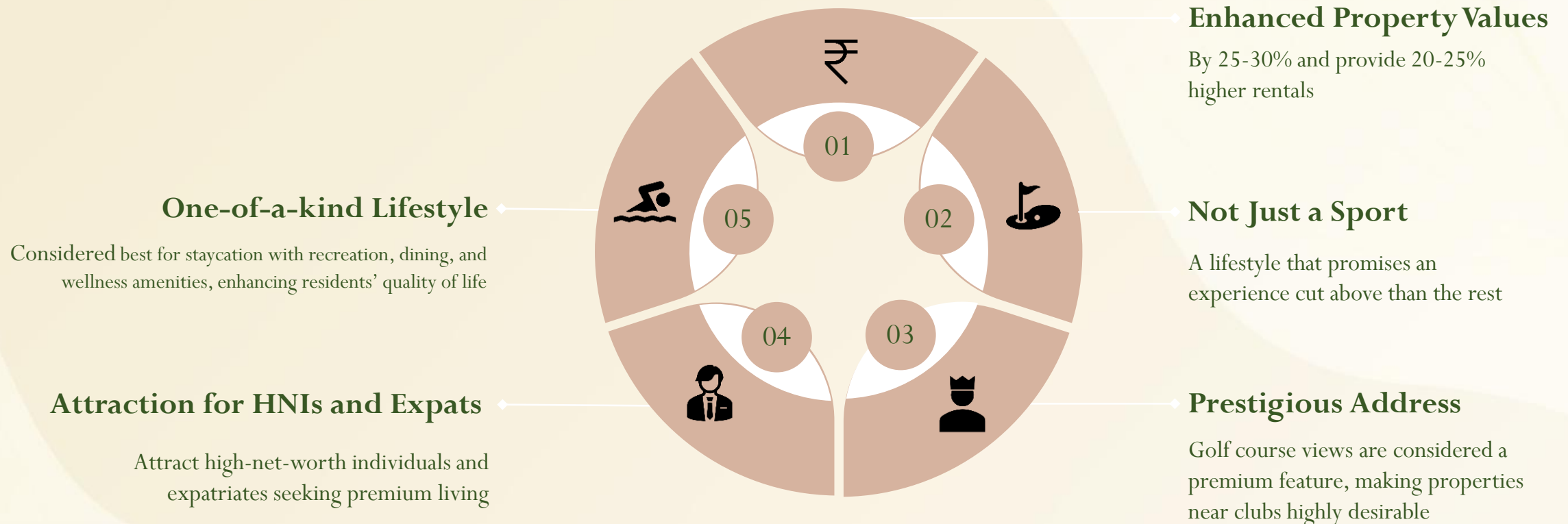
A photograph of a golf ball sitting on a green, with a bright sunset in the background. The sun is low on the horizon, creating a warm, golden glow. The sky is filled with soft, orange and yellow clouds. The grass is a vibrant green, and the golf ball is a classic white with dimples. The overall mood is peaceful and serene.

What is the insight behind the success of golf-living?

Only 10% Enjoy The Game,

While 100% Love The Golf Lifestyle

What Makes the Golf Lifestyle So Irresistible to So Many?



A photograph of a white golf ball sitting on a green golf course. The background is a bright sunset with orange and yellow clouds. The text is overlaid on the image.

We Understood This *Much* Ahead Of Time

And Pioneered Golf Living In Gurugram

By Creating
an Exclusive

*M3M Golf
Universe*

M3M Golfstate



A photograph of a white golf ball sitting on a green lawn. The background is a soft-focus sunset with warm orange and yellow light. The text is overlaid on the image.

**All Projects in the M3M Golfstate
Universe Command...**

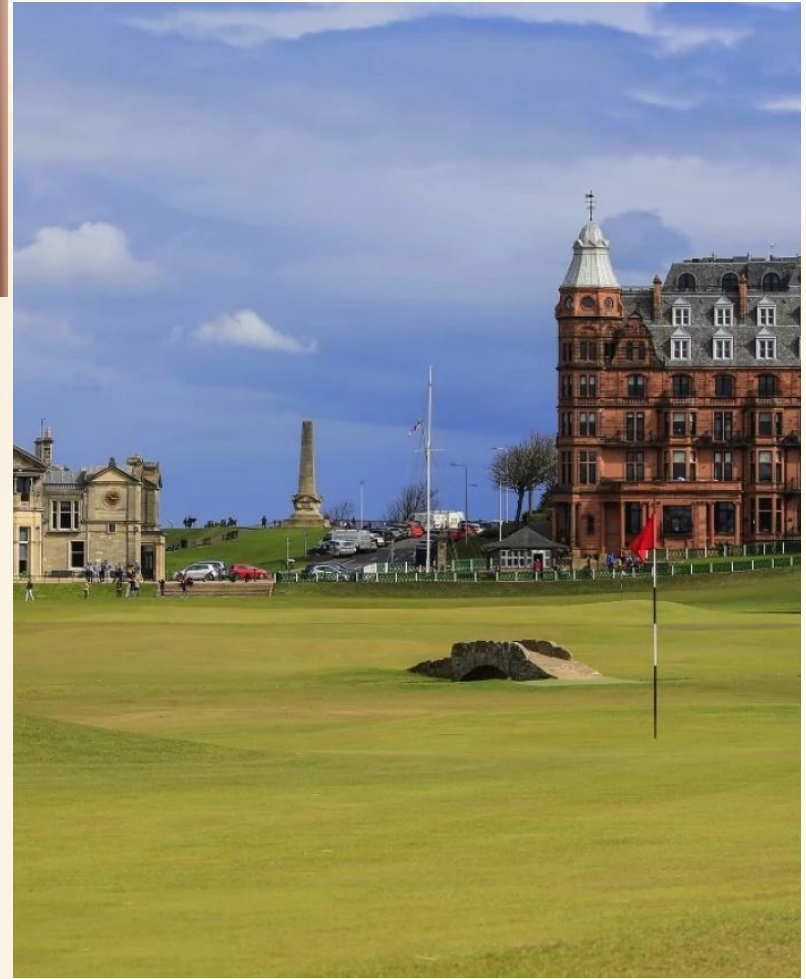
*...A 40% Price & Rental Premium
As Compared To The Neighborhood*

A photograph of a white golf ball sitting on a green grassy field. The background is a bright sunset or sunrise with a large, glowing sun low on the horizon, casting a warm, golden light over the scene. The sky is filled with soft, orange and yellow clouds. The overall mood is serene and contemplative.

So, What Is That Unmistakable Signature

Aspect of Golfestate?

Inspired By The
St. Andrews, Scotland



We Launched The Most Prestigious Living



At M3M Golfestate

Large, expansive residences

Most beautiful golf views

Homes for top notch elite , the who's who

Exclusive club life

Exclusive concierge services

Part of a larger ecosystem



St. Andrews Became A Runaway Success,
And Redefined Golf Living.





But Not Everyone Could Get Their Hands
On The M3M St. Andrews Life

And For Those Who Missed it, We Couldn't Resist

*Launching Another Edition Of
M3M St. Andrews.*





Coming Up At

scdd

**SMART CITY
DELHI AIRPORT**

The DIFC Dream Of India

Spread Over
250 Acres

Next to IGI Airport,
New Delhi

Development Potential For 1 Mn People *Living, Working & Visiting SCDA*

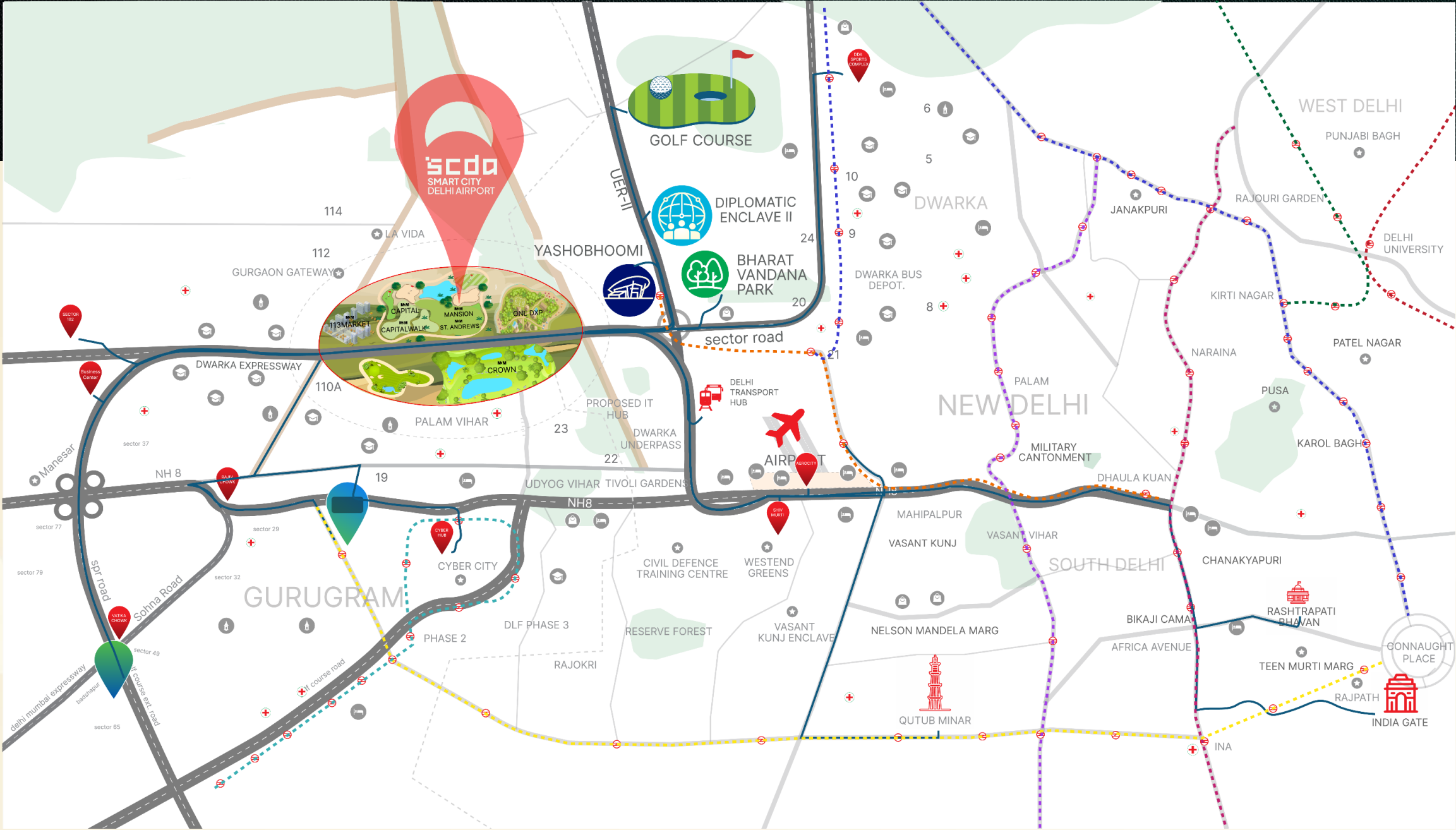


RESIDENTIAL
16 Mn SFT

COMMERCIAL & RETAIL
60 Mn SFT

ENTERTAINMENT
16 Mn SFT

Unparalleled Location



M3M's Existing Landscape

At Smart City Delhi Airport

Golf Themed Residences

M3M
MANSION

M3M
CAPITAL

Waterfront & Resort Themed

M3M
CROWN

SMART WORLD
ONE DXP

Long Frontage High Street

M3M
CAPITALWALK

SMART WORLD
ONE DXP
STREET

— SCO Market —

M3M
113
MARKET

And Now, Adding Another Edition to this Landscape

*Which is Grander
And More Exclusive*



The Most Coveted *Golf Residences*





Let's Discuss in Detail



2

*Iconic Luxury
Towers*



2

Views. One Address.



Golf Views



Skyline Views

2

Lives. One Address.



A Golfer



A Billionaire

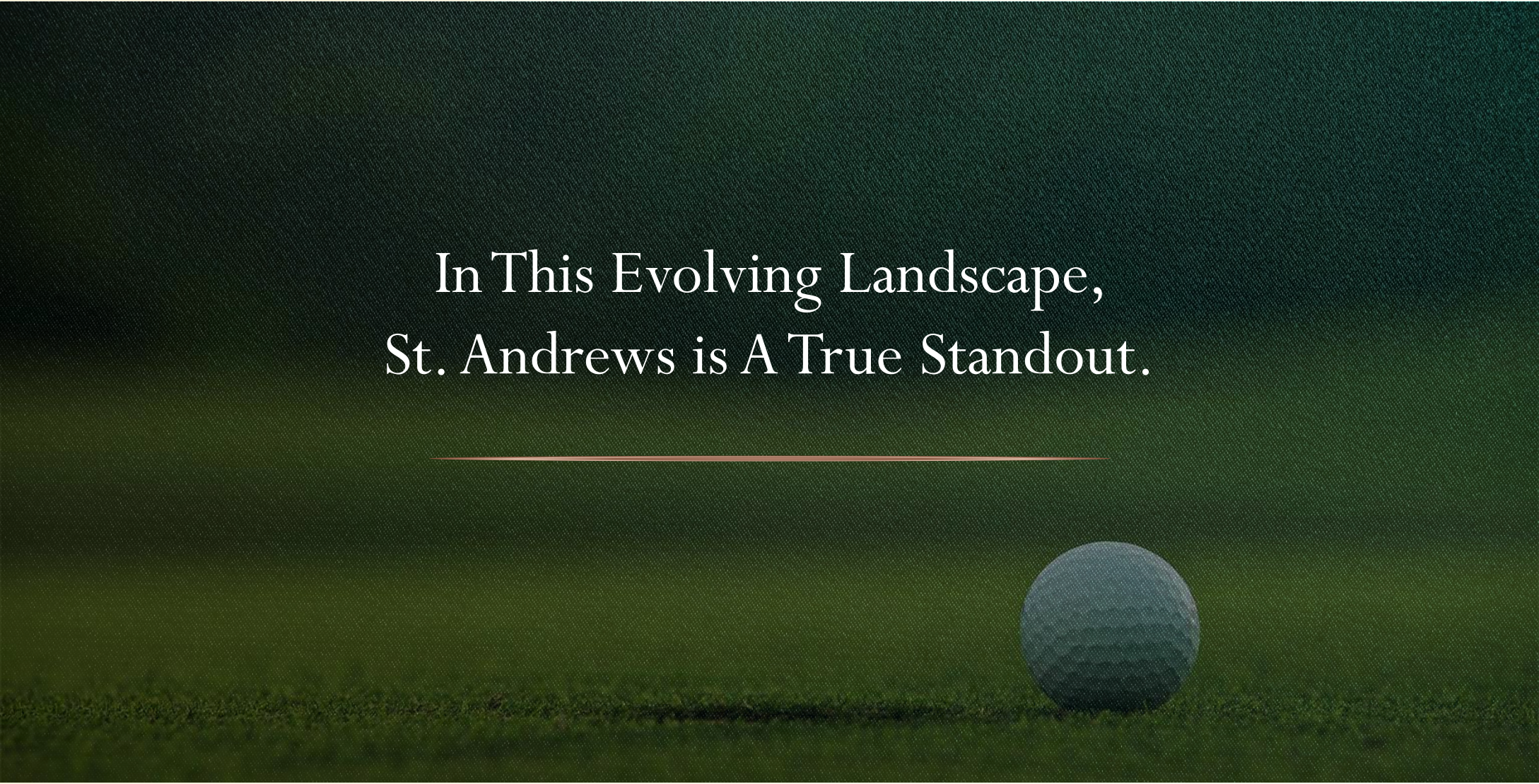
2

Places. One Address.



Gurugram

Delhi

The background is a dark green, textured surface, possibly representing a golf course or a night sky. A single, light-colored golf ball is positioned in the lower right quadrant. The text is centered in the upper half of the image.

In This Evolving Landscape,
St. Andrews is A True Standout.



Iconic Facade

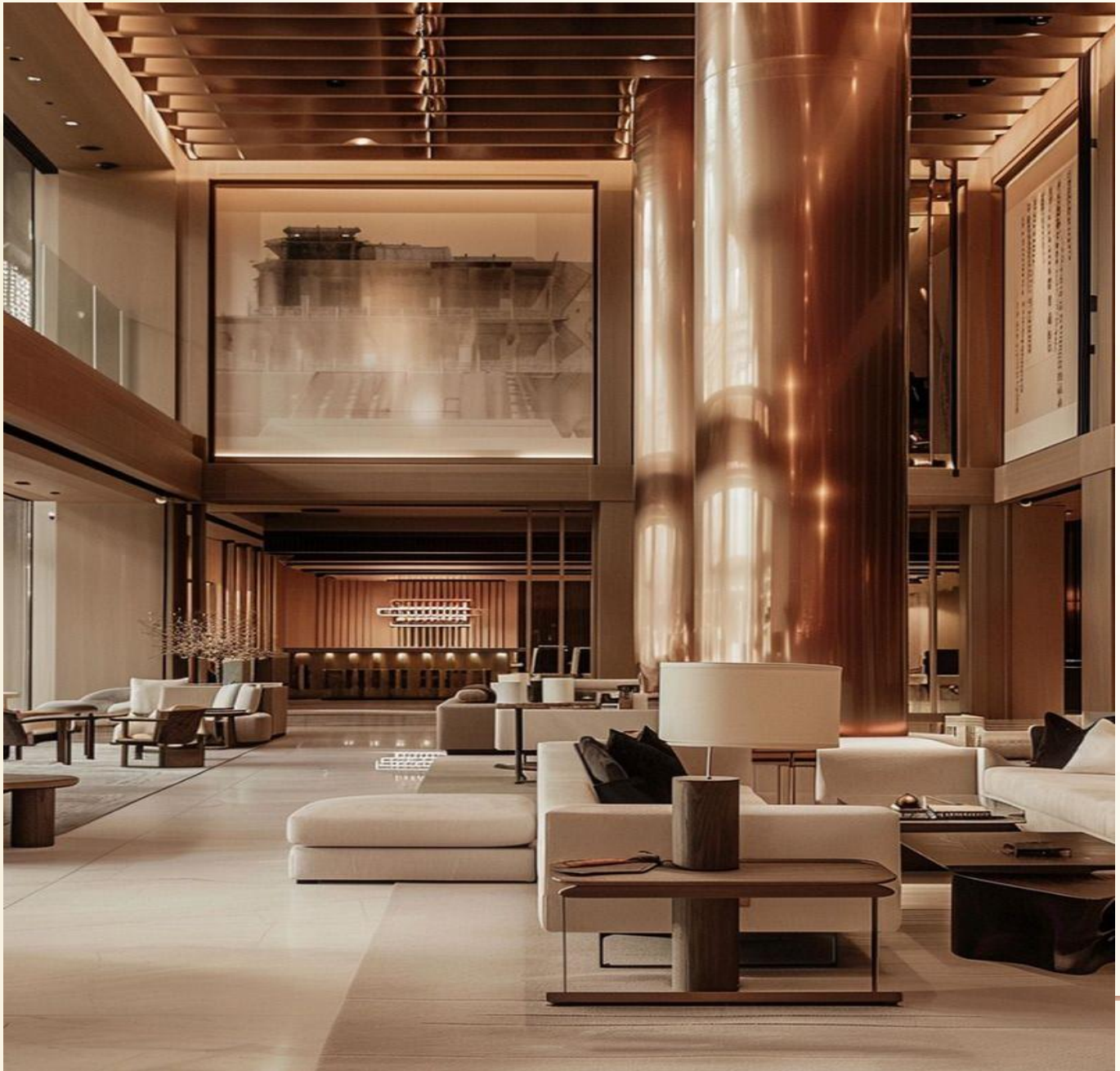
With Double Glazed Glass



An architectural rendering of a modern building's entrance at dusk. A large, curved, illuminated canopy with a grid of small lights extends over the entrance. The building has large glass windows and balconies with blue railings. A dark car is parked in front, and a few people are visible near the entrance. The sky is a deep blue, and trees are visible in the background.

Exquisite arrival Experience

Walk in to a
5 Star Lobby



And, Homes befitting Your Lifestyle





Fully Fitted *Residences*



Only 4.5 BHK with
Penthomes



Not Just Private
Decks,
*But An Extension Of
Your Lifestyle*

Uninterrupted View of
The Golf Greens



These are Move-In Ready Residences



Wardrobes in all Rooms





— Fully Fitted Kitchen —



— Air Purifiers, VRV Air-conditioning, Provision for Automation —

What Truly Makes The Living Experience Exceptional

Is The Exclusive Life That Is Reserved For A Select Few



Elevate Your Every
Moment Everyday.

Exclusive GQ Club





Exclusively Styled
GQ Club Lounge

THE *GQ* EXPERIENCE



Café



Reading Room

THE *GQ* EXPERIENCE



Workspaces like 5-star Hotels



Toddlers Den



Private Gym For
M3M St. Andrews

Infinia Luxe Privileges
For the Privileged You.



A black BMW 7 Series sedan is parked on a polished, reflective floor in front of a modern building with large glass windows and warm interior lighting. A chauffeur in a dark blue uniform with gold buttons and a peaked cap stands by the driver's side door, looking towards the left. The car's headlights are on, and its reflection is visible on the floor. The building's architecture features large columns and a covered entrance area.

Beamer Concierge at
your service 24/7



Valet Services



Chef-on-call



Butler-on-call



Mixologist On Call



Masseuse-on-call

And, there is more

St. Andrews residents will indulge in an exceptional lifestyle, with access to two additional clubs nestled within the lush expanse of the golf greens



Club
Imperial

Club
Opel

Site & Floor Plans



Site Plan



4 BR + Study + Utility : 2730 Sqft



4 BR + Study + Utility : 2970 Sqft



4 BR + Study + Utility : 2995 Sqft



4 BR + Study + Utility : 3485 Sqft



4 BR + Study + Utility : 3745 Sqft



Penthome: 5 BR + Family Lounge + Utility : 7480 Sqft



Penthome: 5 BR + Family Lounge + Utility : 5960 Sqft



Current Pricing

₹27,000

+PLC



Special Price

₹22,000
+PLC



Payment Plan

25 x 4

Milestone	Payment Due
Within 1 Month	25%
Within 12 Months	25%
Within 2 Years/ Structure Completion	25%
Near Possession	25%

Don't Miss It This Time

You Have a Second Chance To
Own a



What Others Call Desire
You Can Call Home...



Bookings Open For

100 Residences Only!





Exclusive Selling Experience,
Only On Personal Visit



See You Tomorrow at
At M3M Experia 113 Gallery!



Thank You !

