



**M3M India Private Limited**  
CIN: U80903HR2007PTCO44491

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, India

**Site**  
M3M Merlin,  
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BEI/19082014/1500




Sector-67, Gurgaon

# AN ODE TO A SINGAPOREAN LIFESTYLE

Singapore is a vibrant country, laced with an undying spirit and a love for the fine things in life. This is where one has the opportunity to step up in life. To live the life of dreams with Merlin, those dreams are all set to come true and not all the way in Singapore but right here in your city!





A SLICE OF  
**SINGAPORE**  
IN THE HEART OF GURGAON

M3M Merlin brings the magical charm of Singaporean style, world-class apartments to Gurgaon. It is the place to celebrate classy and modern living.

Live amidst lush environment with extensive green spread across the central part of the project.

Tower plans and floor plans are designed in such a way that every residential apartment and a majority of the common areas overlook the central greens of the project.

M3M Merlin is more than an address, it's a statement.

M3M MERLIN STANDS TALL AS  
A TESTAMENT OF OUR  
ARCHITECTURAL PROWESS.



## QUIET. CONVENIENT. THE PERFECT LOCATION

- Located at Sector 67, in close proximity to the wide Golf Course Extension Road (SPR).
- Access to South Delhi via the following link roads:
  - Existing link via the MG Road connecting South Delhi and Gurgaon
  - Wide road link from Andheria Mor, Delhi to Gurgaon-Faridabad Road in Gurgaon through Mandi and Gwal Pahari
  - In close proximity to the proposed metro corridor which offers fast and easy connectivity to Delhi-NCR



Located in Sector 67, this is a landmark in the making. Well connected, M3M Merlin is primarily located and is close to schools, restaurants, hospitals, hotels and office complexes. The USP for the project is the 'finesse' with which it has been designed to achieve such enviable levels of standards, we have collaborated with some of the best known professionals in their respective fields.

Here's a look at the people who have played a key role in the making of M3M Merlin.



TO CREATE  
**THE FINEST**  
**LIVING EXPERIENCE**  
WE HAVE PARTNERED WITH THE BEST



## DESIGNING MARVELS CREATING LANDMARKS

*DP Architects, Singapore. Our Architectural Partner*

M3M Merlin emulates the modern Singaporean lifestyle which made it necessary to have architectural partners who are well versed with it and have the credentials to match it. That made DP Architect, Singapore the ideal choice.

DPA have quite a few stellar projects in their portfolio; 'Theatres-on-the Bay Singapore', 'Resorts World Sentosa' and the famous, 'The Dubai Mall', projects that have brought them accolades from across the world.

At M3M Merlin, they have brought together their experience and expertise, vision and revolutionary designs that will be unique to Gurgaon.



**LANDSCAPES**  
THAT WILL TAKE YOUR BREATH AWAY

### *Belt Collins, Landscape Designing Partner*

The Singaporean Life is as much about the lush greenery and engineered landscaping as it is about the buildings. Belt Collins with it's regional office in Singapore have the type of expertise we were looking for. Prestigious projects with award winning gardens and landscaping at "Riverside Centre Australia" Shangri-La, Indonesia and Capital Place USA, have all been designed by Belt Collins.

At M3M Merlin, Belt Collins have pulled out all the stops and designed a magical green area with unique water bodies. A sense of calm and order. A life worth living.

AT M3M MERLIN, BELT COLLINS HAS DESIGNED SPRAWLING GREENS THAT WILL WEAVE MAGIC INTO EVERYDAY LIFE THAT WAS HITHERTO UNSEEN.

# BUILDING STRUCTURES THAT STAND TALL

*L&T Our Construction Partner*

No matter how well a project is planned, as long as it's not executed to perfection, it will remain a huge castle in the air with no foothold on the ground. That's why we involved Larsen and Tubro, better known as L&T and entrusted this crucial task to them. L&T has an international presence, with a global spread of offices. It continues to grow its global footprint, with offices and manufacturing facilities in multiple countries. Their expertise is diverse, as much as their business. From heavy machinery to construction, they have done it all. And the quality that L&T boasts of is impeccable.

**L&T HAS, OVER THE YEARS, EARNED A REPUTATION FOR STANDARDS THAT HAVE ALWAYS BEEN SUPERLATIVE AND QUALITY THAT REMAINS UNSURPASSED. AND NOW, THEY ARE HELPING US BUILD RESIDENCES PAR EXCELLENCE!**

## RADICAL DESIGNS ROOTED IN SOLID FOUNDATIONS

*CIVTECH, Our Structural Designing Partner*

We have partnered with Civtech Consultants Pvt. Ltd. which is a NCR based Structural Engineering and Project Management Consultancy organization, providing services for various projects since 1986. They have earned an unmatched reputation for designing large structural engineering projects and have been involved in the designing of some of the tallest buildings and some of the largest column-free spans in India. With their strict system of quality control, all design activities are closely monitored to provide error-free and optimal designs.

**WITH QUALITY CONTROL AND A SENSE OF SUPERIOR DESIGN, CIVTECH BRINGS AN ADDED EDGE TO ALL OUR CREATIONS, GIVING DREAMS THE SPACE TO GROW ON A SOLID FOUNDATION!**





## SITE PLAN

Keeping true to the Singaporean theme, the whole layout of M3M Merlin is laid out meticulously. With all the amenities spread carefully across the development, we have made sure that all that you need is always close to you.



# SITE PLAN

- Spread over 5.4 hectares (13.34 acres), first of its kind Singapore style group housing development in NCR
- Access from 60 meter wide sector road
- Extensive green spread across the central
- 10 stand-alone towers with all apartments facing the central greens
- Premium residential, high street retail and commercial developments in the vicinity
- Low rise development on one side of the project



○ Main Entry

○ Entry Feature Wall

○ Sculptural Light Columns

○ Avenue of Palms

○ Main Access to Environmental Deck

○ Arrival Water Feature

○ Function Lawn

○ Community Terrace with Seat Wall

○ Monumental Sculpture as Focal Point

○ Aqua-Aerobic Pool

○ Main Pool

○ Half Basketball Court

○ Cricket Pitch

○ Kid's Pool

○ Toddler's Pool with Beach Entry

○ Wading Pool with Beach Entry

○ Toddler's/Kid's Play Mounds

○ Beach Volley Ball

○ 24M WIDE ROAD

○ BBQ Area

○ Hilltop Pavilion with Seating

○ Jacuzzi Pool

○ Tower Drop-Off with Feature Paving and Planting

○ Car Parking with Grass Paving

○ Foot Reflexology

□ Future Development



Map not to scale



LUSH GREEN LAWNS A SIGHT FOR SORE EYES THAT'S THE BEAUTY OF THE GRAND ENTRANCE WHERE YOU WILL NOT JUST STEP INTO A NEW LIFE IT WILL BE LIKE DISCOVERING A NEW LIFESTYLE ALTOGETHER!



# A GRAND WELCOME

BEYOND THESE GATES LIES YOUR CHANCE  
TO BELONG IN THE BIG LEAGUE

Enter your home through a grand entrance that opens into an avenue lined with palm trees, feature light columns and the arrival water fountain which will accentuate the beauty of the designer entrance. It is for those who have reached a stature in life and know how to surpass their best, setting new benchmarks every time they set themselves a new goal.



Enter the township from this grand entrance with a two way pedestrian entrance, a decorative gate and a guard room. To make sure the entry stands out from the rest we have a feature entry wall with an adorning steel panel.

In other words, we ensure that when you step-in, you feel the difference instantly. Because those who have achieved so much more in life deserve a lot extra!

## GET READY TO STEP INTO A LIFESTYLE LESS ORDINARY



## COLOURS OF SEASONS

Entrance which greets you with shrub lined avenue onto cobble-stoned pathway which brings out a Singaporean charm. Beautiful trees for different seasons not only make the entrance more aesthetically beautiful but make sure that seasonal trees keep it that way all year round. This is the point where you're told that life will never be the same again. It's to tell you that you're stepping up a notch in life. The entrance is where it all begins! It's a different world on this side of the gate. Come, explore it at leisure.

AT M3M MERLIN, BELT COLLINS HAS DESIGNED SPRAWLING GREENS THAT WILL WEAVE MAGIC INTO EVERYDAY LIFE THAT WAS HITHERTO UNSEEN.



High rises with beautiful external lighting in the evening and each apartment facing landscaped gardens have been created to give you an unhindered view of the greens. These apartments boast of efficient spaces with more usable area and usage of high quality materials.

## HIGH RISE TOWERS

**"We shape our buildings; afterwards  
our buildings shape us"**

**Koh Seow Chuan**

Founder of DP Architects, Singapore

Founder & recipient of the President's Design Award for the iconic project The Esplanade – Theatres on the Bay. A philosopher of sorts Koh Seow Chuan has crafted the M3M Merlin Tower with passion and flair. He has kept in mind the interaction of humans with nature, architecture and most importantly with each other.



Wake up every day to the panorama of sheer bliss at M3M Merlin. Get an unobstructed view of the lush landscape from your balcony day in day out.

Central greens offer a host of activities for all age groups including foot reflexology trails, jogging tracks, kids play areas, etc.

## PANORAMIC LANDSCAPE



**"While designing a house, architecture arouses sentiments in man. It is our task therefore, to make those sentiments more precise"**

### **Gan Eng Oon**

Honorary Chairman, DP Architects. The driving force behind Building & Interior design.

Gan Eng Oon was very specific in ensuring that the water bodies and adjoining green landscape was juxtaposed in a manner that is not only pleasing to the eye but gave a view of a harmonious community living. The planes, dunes and shrubs are selected with a unique asian frame of mind.





Master Bedroom



Dining Room



Kitchen



Living Room



Kids Bedroom



Wash Room

# MAGNIFICENT INTERIORS

Replete with amenities and world-class offerings, these interiors have been crafted to perfection. With a perfect blend of refined taste and modern day amenities, these apartments with their clear distinction of space, boast of best-in-class finishing materials. In other words, for those who have crafted a fine life for themselves, we have created the finest residences. After all, to the victor go the spoils, don't they?

M3M Merlin has used the best materials and specification in its class of apartments. We have used tiles, flooring paints etc. which are superior to any other projects in this class, in order to provide you with a real singaporean lifestyle.

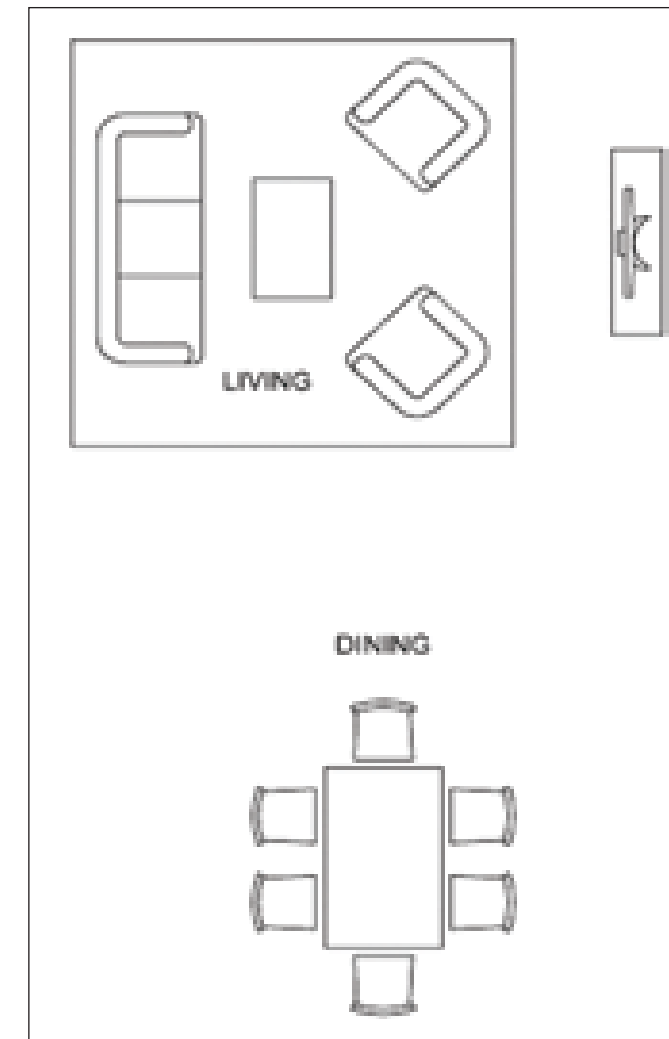
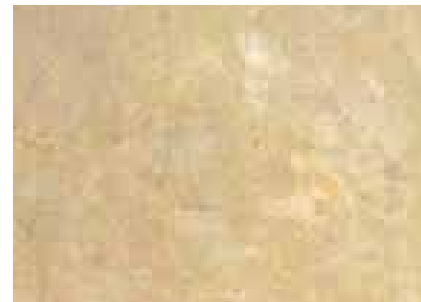
Reference imagery may vary from actual apartment.

## LIVING AND DINING AREA

Luxury shows in the finest details, where everything comes together as one grand statement. Our consideration towards all the elements used and attention to detail have led us in using some of the finest imported brand marble for the living room.



LIVING/DINING - FLOORING  
IMPORTED BRAND MARBLE



## MASTER BEDROOM

With ample sunlight and beautiful views we had the perfect way to complete the room, engineered wooden flooring coupled with painted skin door. The coziest room in the house has been created to reflect your taste in the most luxurious things.



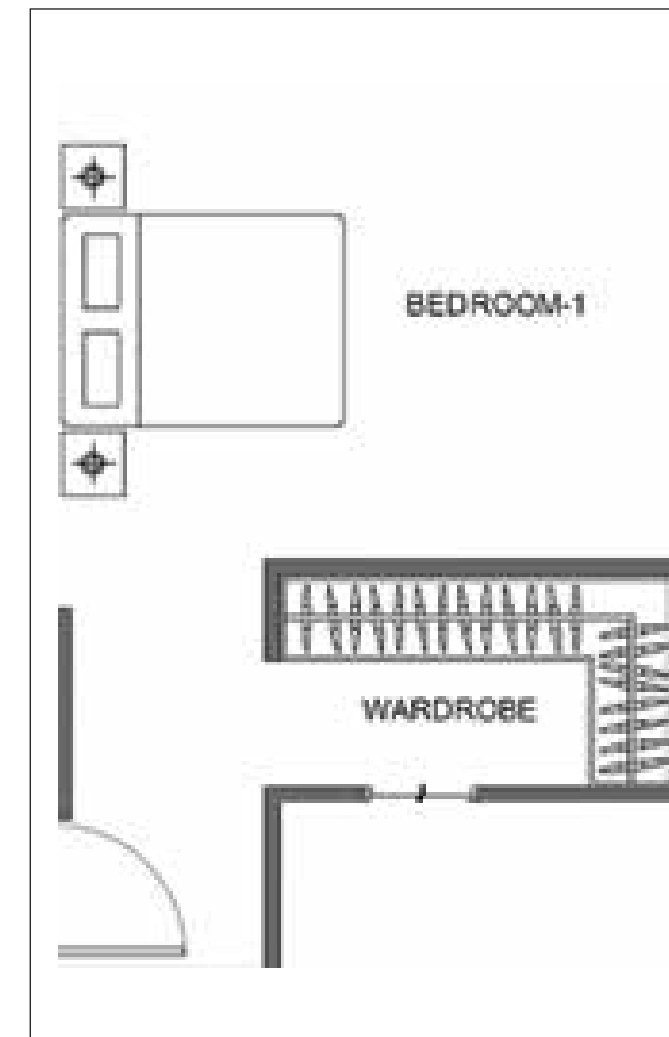
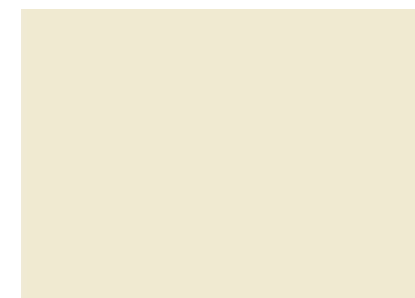
ENGINEERED WOODEN FLOORING



PAINTED SKIN DOOR



WALL/CEILING PAINT-LINEN WHITE





# KITCHEN

Typically the center of your home where you and your family are bound to spend a lot of time has been crafted to be inviting and efficient. We've made sure that the artful beauty of kitchen shall not be compromised.



TILE FLOORING



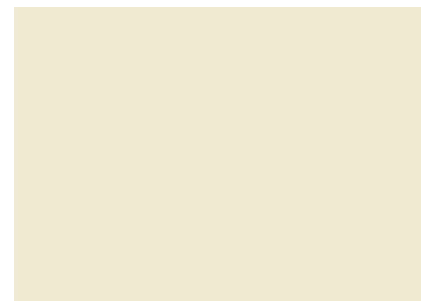
KITCHEN COUNTER-GRANITE



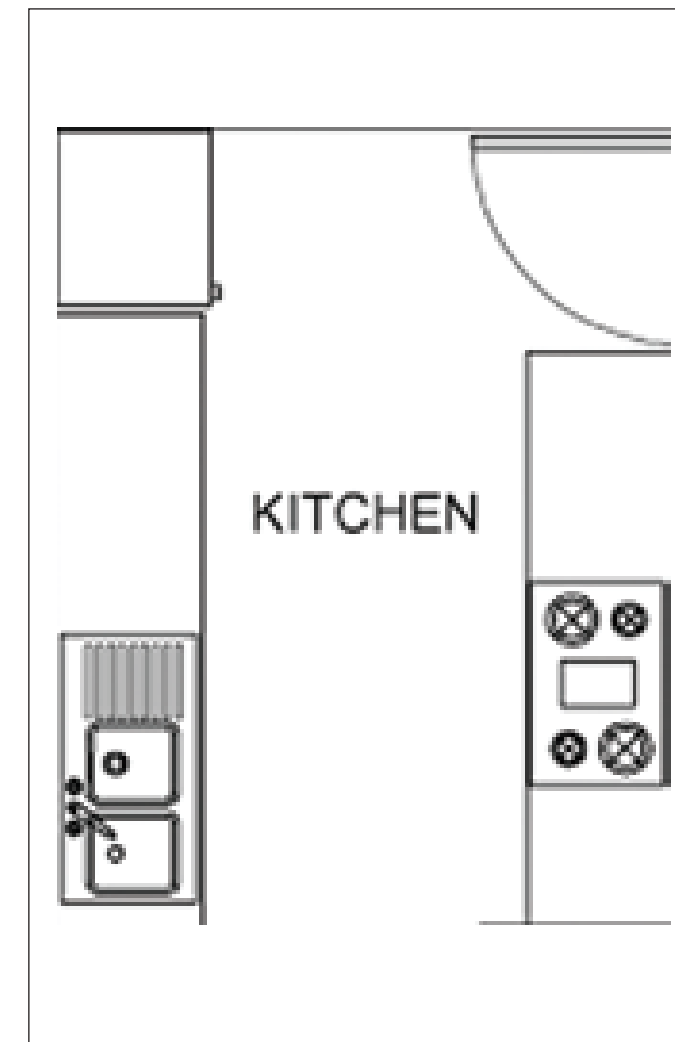
WALL CLADDING



CEILING PAINT-LINEN WHITE



CABINET LAMINATE



# BATHROOM

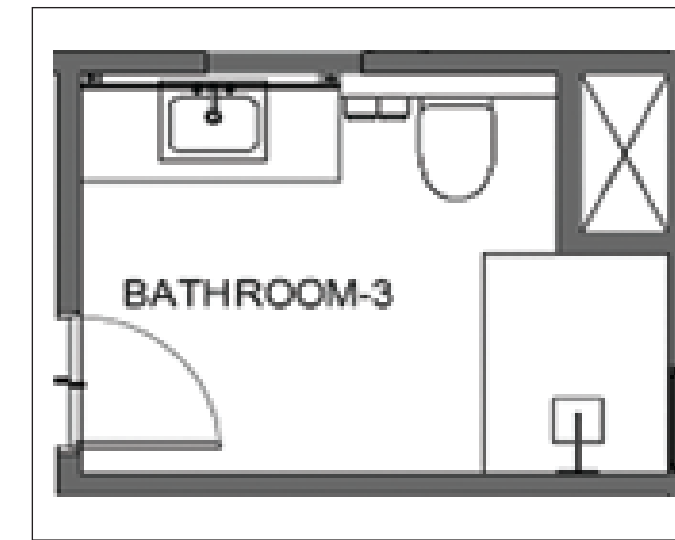
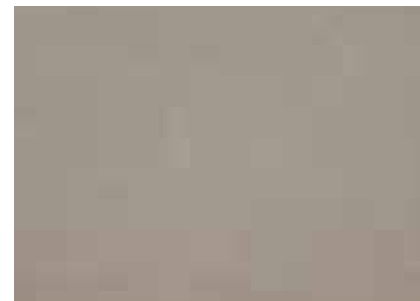
Created to complement your lifestyle, these toilets are tailored subtly to be resplendent and innovative.



FLOORING AND WALLS



WALL CLADDING

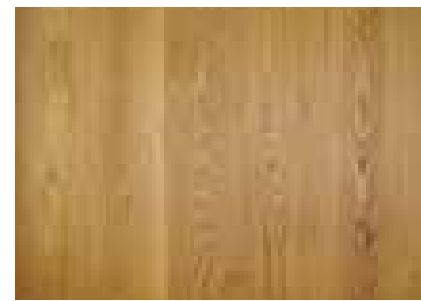


## KIDS BEDROOM

With our beautiful rooms for the younger ones they will start their days smiling. Their rooms have been specially designed to soothe and delight them. Wooden flooring and painted skin door lend a touch of grace to the room.



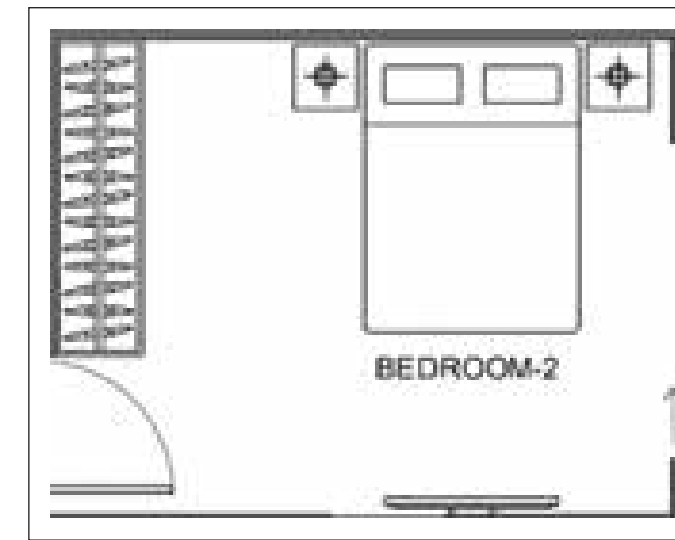
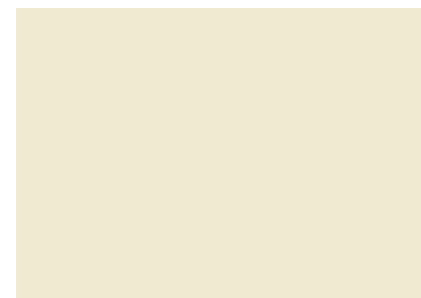
LAMINATE WOODEN FLOORING



PAINTED SKIN DOOR



WALL/CEILING PAINT-LINEN WHITE





Engrossed in 929 sq.mtr. (10,000 sq.ft. approx.) of world-class luxury is how you will spend your evenings here. Surrounded by multiple pools and water bodies that set the tone for a relaxed evening.

That's the beauty of the state-of-the-art club house that will pamper you, let you swim through the pool of rejuvenation and leave you feeling enchanted. The features here rival the finest in the world and is an experience that's best lived through, not read about.

## WORLD-CLASS CLUB

**"It is our job as architects to create something of value, something that remains ageless and beautiful"**

**Chan Sui Him**

Chairman at DP Architects

We believe the M3M Merlin Club is more than an ordinary meeting place. It is a unique sanctuary of peace, health and happiness. Like a temple to the human spirit we have designed it to suit ones need.



## LIFESTYLE INSPIRED BY SINGAPORE

The project offers convenience and lifestyle elements inspired from the Singapore style of living.

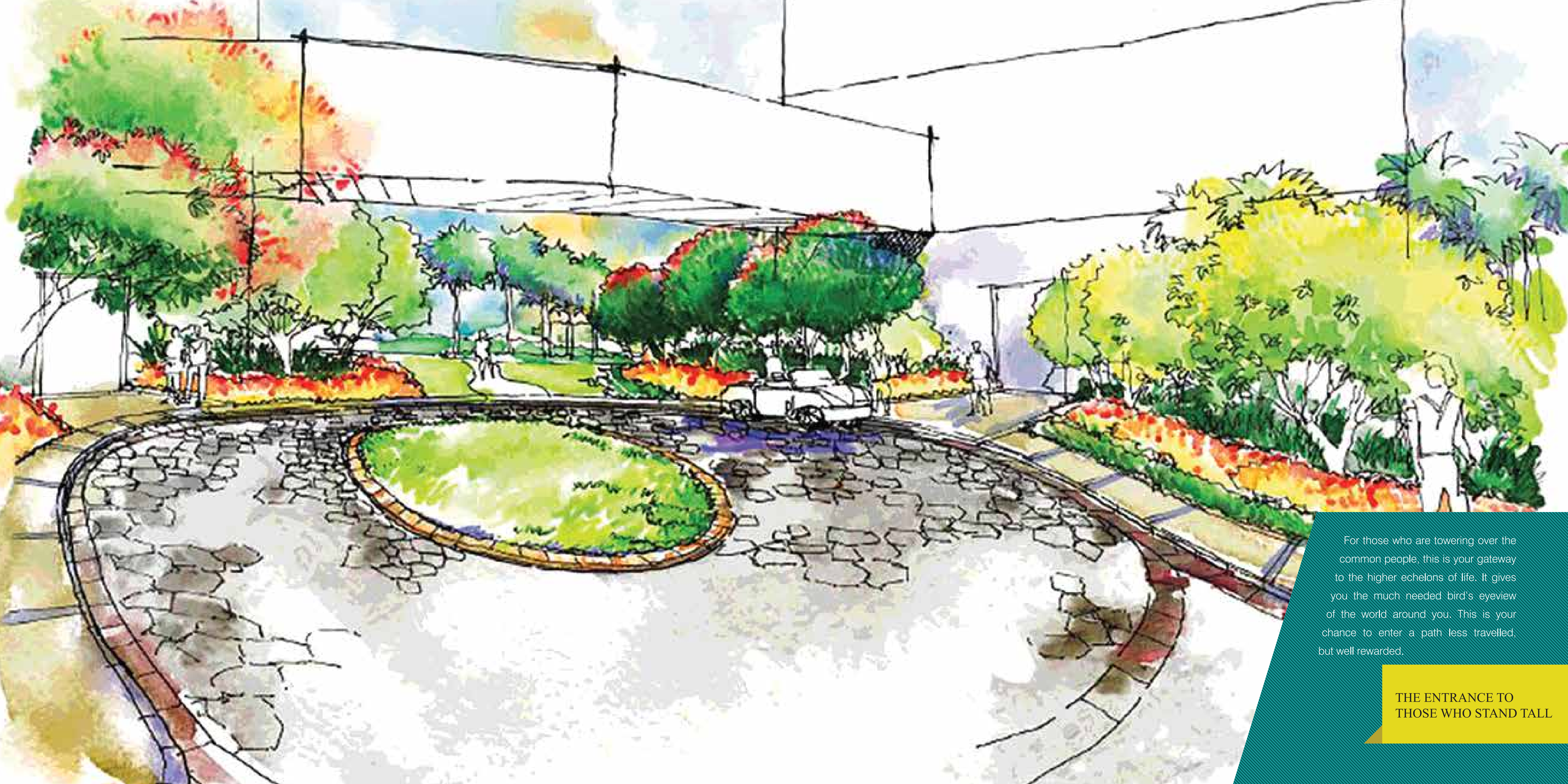
The lifestyle concept adapted from Singapore forms the focal point of the condominium. Offering a multitude of leisure activities like main pool with aqua gym, kid's pool, toddler's pool, wading pool and Jacuzzi pool to name a few.





## SEAMLESS GREENS

With the international landscaping consultant-Belt Collins, we have introduced a new concept of seamless indoor outdoor transition of the greenery. Innovative lighting and extensive interactive water features will maximize the residential access to larger bodies of water and greens. These greens are crafted so beautifully in and around the towers that you will always find yourself surrounded by nature.



For those who are towering over the common people, this is your gateway to the higher echelons of life. It gives you the much needed bird's eyeview of the world around you. This is your chance to enter a path less travelled, but well rewarded.

THE ENTRANCE TO  
THOSE WHO STAND TALL



## HOMES WITH A VIEW

Your very own slice of nature in the midst of a world going grey with concrete. A little boon in the time of banes. Sprawling greens, grass tickling your feet, leaves rustling in the light breeze and the unending romance of life. Lazy winter mornings and balmy autumn evenings will bear a lot more meaning now. Awaken to the green with a cup of tea or sip a few sundowners as you watch the world scurry along. This is a home that'll give you a feeling of lording over the larger populace. And you can wave your hand out from your castle every now and then. That's what sets these homes a cut above the rest. Far above!





Gym

Aqua-Aerobic Pool

Jogging Track



Pool



Beach Volley Ball



Community Park



Foot Reflexology Park

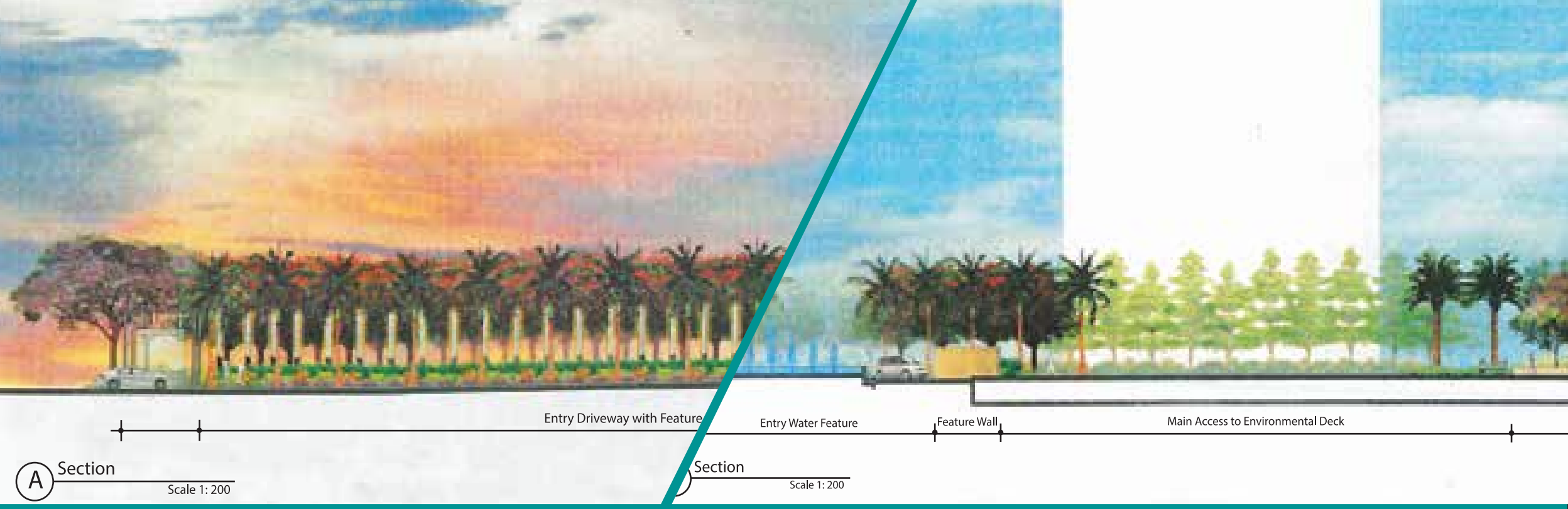


Floral Garden

# A FIT LIFE IS A LOT MORE FUN

Recharge your senses with various recreational facilities like gym & yoga centre, half basketball court, main pool, tennis court, beach volleyball, aqua aerobic, jogging track and jacuzzi pool.





As you enter the fabulous project, you are greeted by feature light columns and beautiful green plantations along the path. The pathway going ahead towards your home leads straight to a majestic water feature followed by an environment deck. These decks allow you the freedom to do more out of our living outdoors. From where you can go to the community terrace with seat walls.

# PLANNED TO PERFECTION



EASY TO REACH  
WELL PLACED AMENITIES

As you pass through the landscaped pathways which lead you to your heavenly abodes, you will be greeted by world class amenities on both the sides and a majestic water fountain to light up your evenings.



## THE DISTINCT FLAVOUR OF LEISURE

Spend your weekends at the Barbecue Pit in the central greens. Be it a family gathering or a social affair there's no better place to be, than at the barbecue spot.

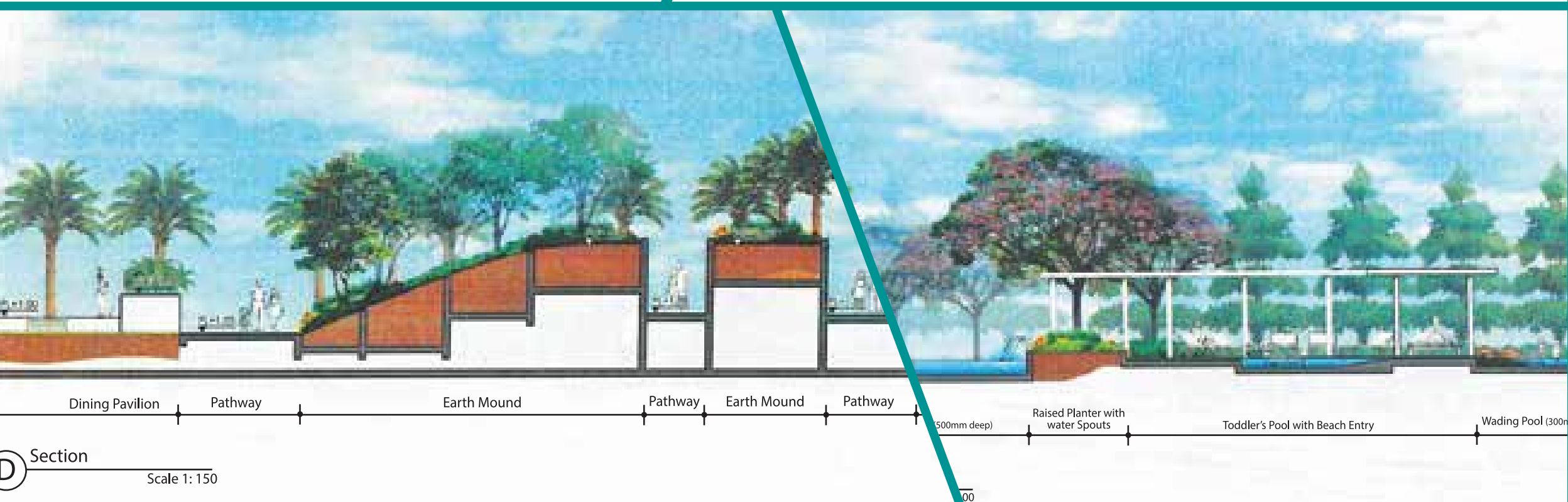
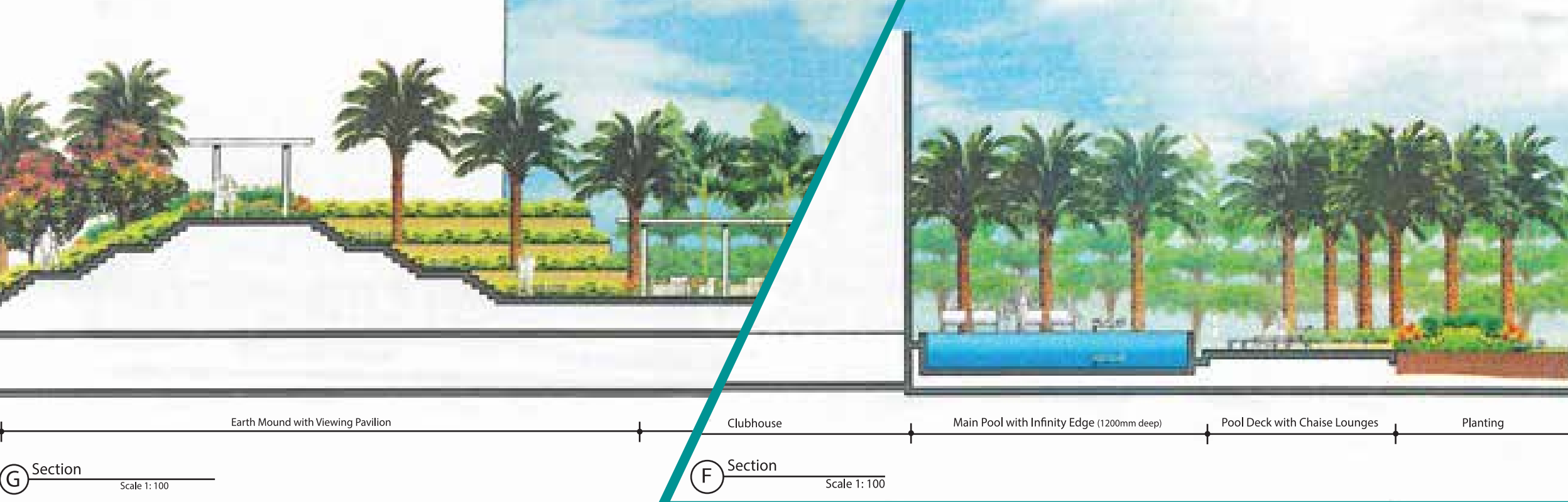
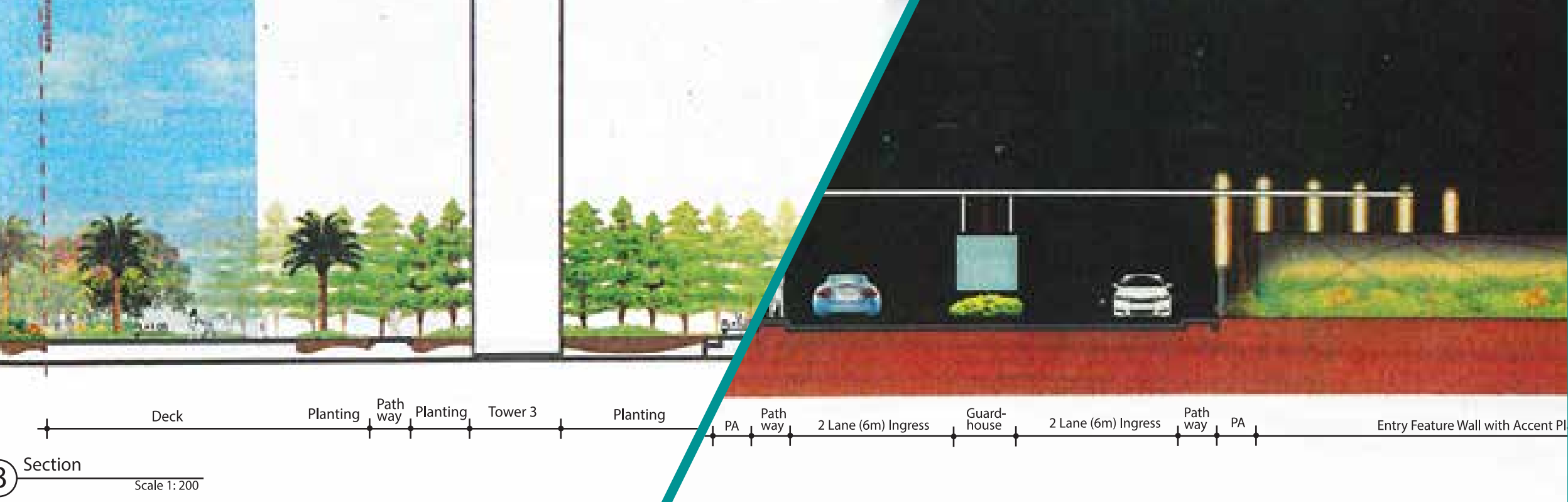
A great place to have fun and cool off, enjoy with your kids at the wading pool. With shallow depth and beach entry its perfect for them. A part of the central green, this wading pool will be the hot spot for evenings.



- Parking spread across 2 level basements throughout the project and Surface car parking with Grass Paving
- Make life easier and more beautiful, with efficient laundromats and mechanical car wash all within your easy reach in the basements
- Blended with Mother Nature, the verdant surroundings and water bodies revitalise your lifestyle
- Dedicated retail area to cater to daily requirements of the residents
- A three-tier security system for complete peace of mind (CCTV, manned security, automatic boom barriers)
- 100% Power Backup\* (24x7)

\* with suitable diversity and load factor

# SAFETY & CONVENIENCE



**SAFE AND CONVENIENT WALK-WAYS FOR  
A HEALTHY AND HAPPY LIFESTYLE  
FOR ALL IN THE FAMILY SPECIALLY THE KIDS**

From morning walks amidst greenery to lazy afternoons in the pool. Every day here is a day to cherish. To remember. Be it a child who's dreaming of a beautiful tomorrow or an adult reflecting on the memories of the times that have passed, there's something for everyone here. This is where meticulous planning meets flawless execution, creating perfection hitherto unknown. Adding convenience and making pathways hassle-free, life goes up a notch here. This is where life takes a turn for the better, every day of the year.

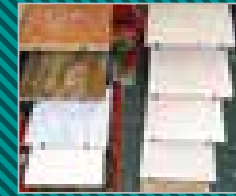
# KEY SPECIFICATIONS

Small details make a big difference

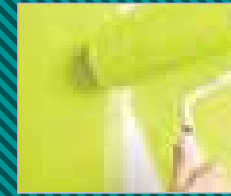
## LIVING/DINING ROOM



**WALLS**  
POP Punning/Gyp Plaster with Acrylic Emulsion Paint



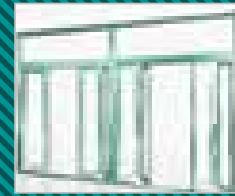
**FLOOR**  
Imported Brand Marble



**CEILING**  
Plastic Emulsion Paint



**DOORS**  
Entrance: Polished Flush Door



**WINDOWS/GLAZING**  
UPVC/Anodised/Powder Coated Aluminium Windows

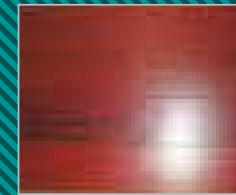


**OTHERS**  
VRV/VRF technology with heating and cooling

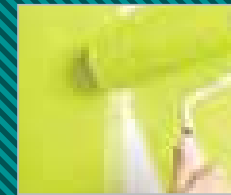
## MASTER BEDROOM



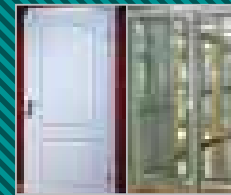
**WALLS**  
POP Punning/Gyp Plaster with Acrylic Emulsion Paint



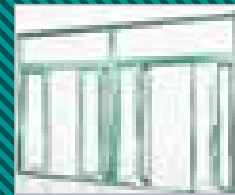
**FLOOR**  
Engineered Wood Flooring



**CEILING**  
Plastic Emulsion Paint



**DOORS**  
Internal Door: Moulded Skin Door  
External Door: UPVC/Anodized/Powder Coated Aluminium Doors



**WINDOWS/GLAZING**  
UPVC/Anodised/Powder Coated Aluminium Windows

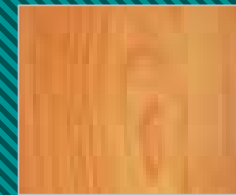


**OTHERS**  
VRV/VRF technology with heating and cooling

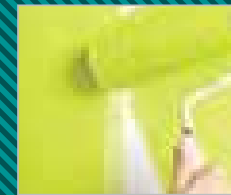
## OTHER BEDROOMS



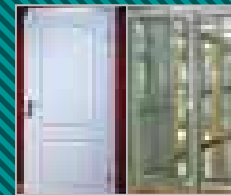
**WALLS**  
POP Punning/Gyp Plaster with Acrylic Emulsion Paint



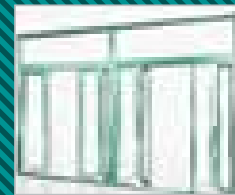
**FLOOR**  
AC 4, Laminated Wooden Flooring



**CEILING**  
Plastic Emulsion Paint



**DOORS**  
Internal Door: Moulded Skin Door  
External Door: UPVC/Anodized/Powder Coated Aluminium Doors



**WINDOWS/GLAZING**  
UPVC/Anodised/Powder Coated Aluminium Windows



**OTHERS**  
VRV/VRF technology with heating and cooling

## BALCONIES/TERRACES



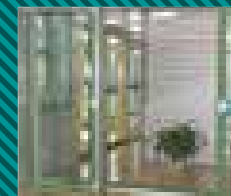
**WALLS**  
Durable Exterior Paint



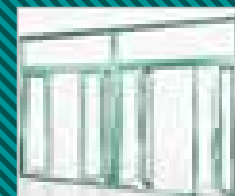
**FLOOR**  
Anti Skid Ceramic Tiles



**CEILING**  
Durable Exterior Paint



**DOORS**  
UPVC/Anodized/Powder Coated Aluminium Doors

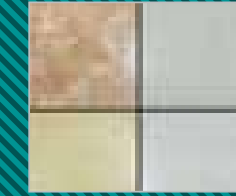


**WINDOWS/GLAZING**  
UPVC/Anodised/Powder Coated Aluminium Windows

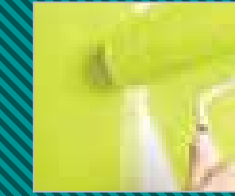
## KITCHEN



**WALLS**  
Tiles upto 2 feet above the counter and rest Acrylic Emulsion Paint



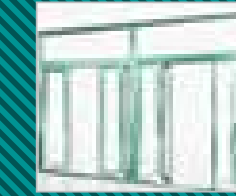
**FLOOR**  
Matt Finish Homogeneous Porcelain Tiles/Vitrified Tiles



**CEILING**  
Plastic Emulsion Paint



**DOORS**  
Internal Door: Moulded Skin Door  
External Door: UPVC/Anodized/Powder Coated Aluminium Doors



**WINDOWS/GLAZING**  
UPVC/Anodised/Powder Coated Aluminium Windows



**OTHERS**  
International Style Moduler Kitchen with Hob and Chimney, Granite counter top stainless steel sink and cp fittings

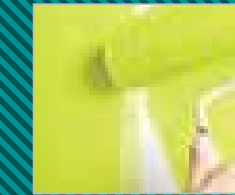
## MASTER BATHROOM & OTHER BATHROOM



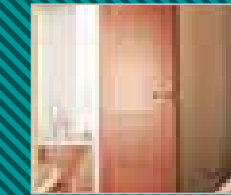
**WALLS**  
Matt Finish Homogeneous Porcelain Tiles/Vitrified Tiles



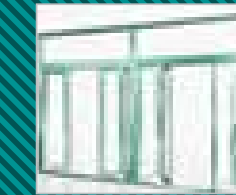
**FLOOR**  
Matt Finish Homogeneous Porcelain Tiles/Vitrified Tiles



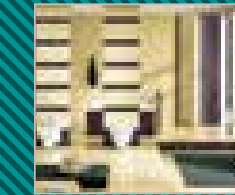
**CEILING**  
Plastic Emulsion Paint



**DOORS**  
Internal Door: Flush Door Shutters



**WINDOWS/GLAZING**  
UPVC/Anodised/Powder Coated Aluminium Windows



**OTHERS\*\***  
High Quality Chinaware, CP fittings, Natural Stone Counter

## UTILITY & UTILITY WC



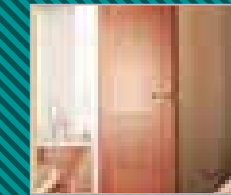
**WALLS**  
Oil Bound Distemper Ceramic Tiles



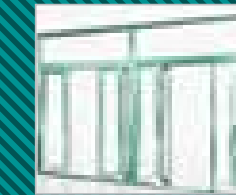
**FLOOR**  
Ceramic Tiles



**CEILING**  
Oil Bound Distemper



**DOORS**  
Internal Door: Flush Door Shutters



**WINDOWS/GLAZING**  
UPVC/Anodised/Powder Coated Aluminium Windows



**OTHERS\*\***  
Chinaware, CP Fittings

## OTHER KEY SPECS

Provision for Barbeque in Balconies, Children Crèche, Kids water Jet, Jogging Trail, Reflexology Walk, Mechanical Car Wash, Laundromat, Provision for Wi-Fi in Complex, Jacuzzi in Apartments with Terrace

## FACILITIES

Themed Internal Lighting for the Towers, Grand Atrium in each Tower, High Speed Elevators, 100% Power Backup, Treated Water Supply, Basement Parking, Themed Landscaped Areas with Sitting Spaces, Party Lawn, Pedestrian path with an Upscale Low Rise Community feel, Kinder Garten, Slides & Climbing Frames, Stone Houses, Provision for ATM, Provision for Branded Convenience Store, Provision for 24\*7 Hawker's Joint & Provision for 24\*7 MEDICAL STORE

Club Experience: Swimming pool, Waterfall Entry to Pool, Beech Pool, Jacuzzi, Kids Pool, Toddlers Wading Pool, Changing Room with Steam Shower, Aqua Gym, Massage Room, Beach Volleyball, Meditation/Yoga/Dance Room, Multi Purpose/Party Room/Mini Theatre with Karaoke Facility, Coffee Bar, Provision for Outdoor Poolside Cafe, Indoor Lounge for Reading/Relaxation, Snooker Room, Table Tennis, Badminton Court, Kids Play Room, Digital Gaming, Net for Cricket, Jacuzzi SPA Pool

## SECURITY

CCTV in Basement and Main Entrance Lobby for Surveillance, Perimeter Security & Intelligent Access Control System

\* specifications are subject to change till final completion of project \*\* or equivalent



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.



The M3M Life, a part of M3M Group's residential projects has always been versatile in its approach towards perfection. In the quest to present a flourishing premium lifestyle these apartment configurations range from well-planned and spacious duplexes to palatial 3-level penthouses while keeping the needs and requirements of our customers in mind. Keeping our customers' ease and comfort upfront, we made sure that all our projects are strategically located in Gurgaon's top residential sectors and in vicinity of the corridor that will connect Delhi with Gurgaon, thus giving the best there can be in a complete package.

## THE WORLD OF M3M



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



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



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



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



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



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 workers, our community and to our natural surroundings.

## OTHER M3M PROJECTS



Finest Golf Resort Living  
SECTOR-65, GURGAON



WHERE THE GENTRY RESIDE  
SECTOR-65, GURGAON



EXCLUSIVE 36 SUITES  
SECTOR-65, GURGAON



SECTOR-107, GURGAON



SECTOR-70A, GURGAON



SECTOR-67, GURGAON



The Latest in the Evolution of Urban Business & Retail  
SECTOR-67, GURGAON



SECTOR-67, GURGAON



SECTOR-66, GURGAON



SECTOR-66, GURGAON

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