

**M3M**  
**ALTITUDE**  
— AT **golfestate** —

A Life  
ABOVE  
Everything  
ELSE





An Experience That  
Elevates Your Stature  
To A New High



An Experience  
That Is Above  
The Rest






An Experience  
That Sets You Apart  
From Crowd





And Is Inspired By  
The Tranquillity  
Of Nature





# An Oasis Of Luxury Amidst The Poshest Neighbourhood Of Gurugram

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Indulge in a realm of unparalleled luxury, where every facet surpasses the bounds of your imagination.

This isn't just a project; it's an exquisite masterpiece harmoniously nestled within the esteemed landscape of our flagship golf development in Gurugram.

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# A Glimpse Into The Journey Of A Masterpiece

01

The Inspiration

02

Design Philosophy

03

The Location

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The Icon

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The Arrival Experience

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The Living Experience

07

The Distinction

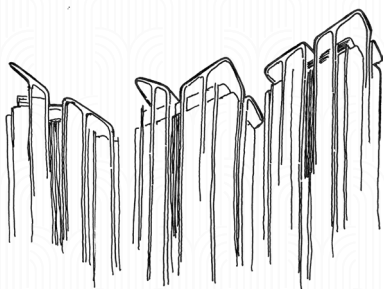




# THE INSPIRATION

O1

# Inspired By The Fluidity Of Water



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The facade design draws inspiration from the graceful cascading movement of waterfalls. It elegantly mirrors the descent of water over a steep drop, employing white ribbons to delineate the journey from the cascading point to the base. Design element accentuates the fluidity and movement, while louvers and mesh screens further amplify the verticality and dynamic essence of tumbling water, resulting in a visually captivating representation of nature's beauty.

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DESIGN  
PHILOSOPHY



# Maestros Behind The Marvel



**Jonas Upton-Hansen**  
Founding Director



**Ricardo Mateu**  
Director

uha

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Founded in London in 2011, UHA is a London based architecture design studio with 7 global offices across 6 time zones. UHA London is one of the most awarded architecture design studio.

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# A Name Behind Iconic Projects Across The Globe



**Sadro Residencias** | Mexico



**Al Fujairah** | Dubai



**Infinity Towers** | Cyprus



**Qingdao Waterfront** | China

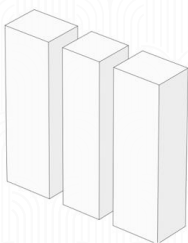


**UHA Designed M3M  
Projects on the Big Screen**

Oscar-nominated film *The White Tiger* starred four of M3M Projects designed by UHA London.

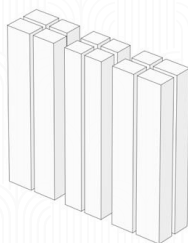


# A Design Excellence



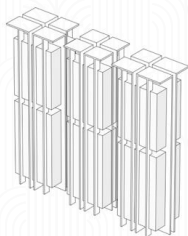
**1**

Basic Massing



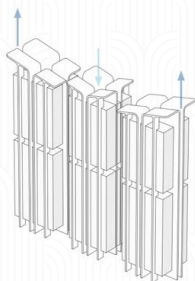
**2**

Break Down The Mass Into  
Slender Vertical Volumes



**3**

Express Facade Verticality



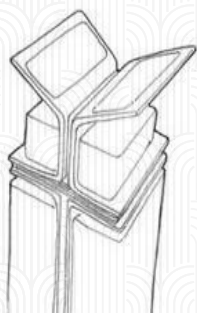
**4**

Create Iconic Architecture

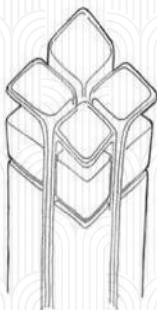
Consisting of three meticulously designed towers, this development embodies opulence, refinement, and exclusivity, providing discerning individuals with a lifestyle unparalleled in its grandeur.



# The Last One In The Trinity Of Icons



DELIVERED:  
**M3M LATITUDE**



DELIVERED :  
**M3M ST. ANDREWS**



**M3M ALTITUDE**

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The crowning features of these towers serve as unmistakable landmarks, showcasing extraordinary architectural feats and an irresistible charm. The iconic M3M St. Andrews then M3M Latitude and now prepare yourself to be awe-struck by the epitome of luxury living.

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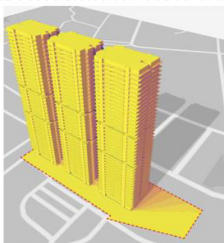


# The Sky, The Sun and You

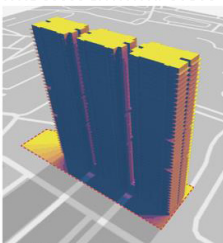
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## Winter Solstice - December 21

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01 South East View

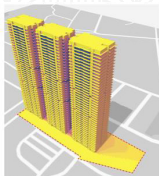


02 North West View

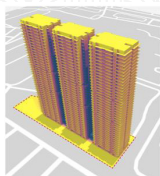
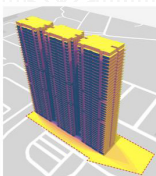
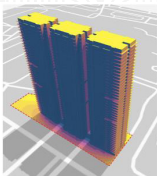
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## Autumn/Spring Equinox - September 22 /March 20

## Summer Solstice - June 21



01 South East View



02 North West View

Dive into the meticulous solar study unveiling the graceful dance of sunlight upon M3M Altitude's glorious towers, illuminating every facet of their architectural brilliance.

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Explore how the strategic positioning of our structures harnesses the sun's movement to create dynamic interplays of light and shade, crafting an ambiance of unparalleled elegance.

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Witness innovation and sustainability converge as our design seamlessly integrates with nature's rhythm, offering residents a harmonious living experience bathed in natural radiance.



# Rising In Our Flagship Golf Development

An Ecosystem Curated With Best  
Of The Lifestyle.



ACTUAL IMAGE





200

Amenities

2 Lakh\*

Sq. Ft.

(18580.60 Sq. M.)

Of Club Area

50000\*

Sq. Ft.

(4645.15 Sq. M.)

Of Sports Amenities

6

Clubhouses

6

Restaurants

5

Pools

5

Fitness Centres



PRESENTING

**M3M**  
**ALTITUDE**  
— AT **golfestate** —



The Most  
Expensive Project On  
Golf Course Road Extn.



# A New Dawn Of Luxury Is Rising

Ultra Luxury Suites &  
Skyline Pentsuites





# THE LOCATION

OR

# Located In The Most Posh Locale Of Gurugram

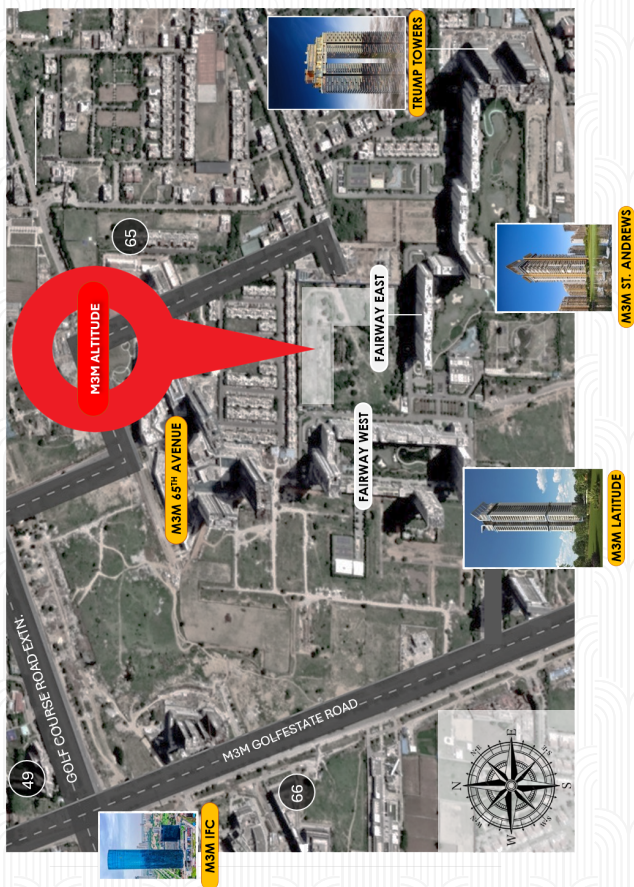
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Come home to Delhi NCR's most affluent neighbourhood. Located in the most sought-after location that is a unique blend of cosmopolitan living, prime locality and a luxury urban lifestyle.

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Right next to most affluent addresses: M3M Golfstate, M3M Latitude, M3M St. Andrews, M3M Polo Suites, Trump Towers, etc.

Home to the top multinational corporates, gastronomic experiences, entertainment & lifestyle avenues.





Access from 2 entrances one from Golf Course Road Extn.  
and one from Golfstate Road.





# THE ICON

04

# Adding Brilliance To City's Skyline



ARTISTIC IMPRESSION

An unparalleled façade design, where every line, exudes luxury and refinement. Standing tall at approx. 140 mtrs. and is a feat of modern engineering.

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Experience unparalleled privacy and exclusivity in a low-density project.





# A Beacon Of Elegance And Authority



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Standing tall atop the tower, the crown gleams with an aura of sophistication and power, casting its majestic presence over the city below. Its intricate design, captivates all who behold it, symbolizing not just luxury, but also a sense of regal authority.

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THE  
ARRIVAL  
EXPERIENCE

05

# Where You Arrive And Never Want To Leave



Vehicular drop-offs at lower ground level.

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Exclusive services such as doormen, butlers, valet attendants  
and car service with on-call private drivers.





# Grandeur At Every Step



Prepare to be dazzled as you are greeted by a symphony  
of elegance and architectural brilliance.  
Welcome to a lifestyle beyond compare.



# Wait For No One, When You Own An Altitude



ARTISTIC IMPRESSION

A GRAND DOUBLE-HEIGHT LOBBY

Twice the homecoming experience with the grandeur of two lobbies - one in the lower ground level and one at ground level.

Each lobby is enveloped by serene landscaping and sit-out areas at the stilt level.



# Move Up To Your Abode With The Blink Of An Eye

ARTISTIC IMPRESSION

Exclusive high-speed elevators for every suite.

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Running at a speed of 4m per second.





THE  
LIVING  
EXPERIENCE



# Finesse In Every Detail



Impeccably curated and thoughtfully designed suites offer a seamless blend of luxury and functionality. Each suite provides residents with a captivating visual experience and ample ventilation, ensuring a flawless living environment that fulfills your every comfort.

**4.5 BHK + S ULTRA-LUXURY SUITES**  
— & SKYLINE PENTSUITES —





# Revel In Sweeping Panoramic Views



STOCK IMAGE

Large wrap-around party decks serve as extended lifestyle spaces that reflect your taste.

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Every suite offers 270-degree city views synonymous with luxury and opulence.





THE  
DISTINCTION

07



It Isn't  
Just About Living  
It's An Experience That  
Takes Your Breath Away



Few Experiences  
Are Unforgettable,  
Especially The Ones  
At The Top



———— Live ————

# THE LARGEST AIRCLUB

## Experience

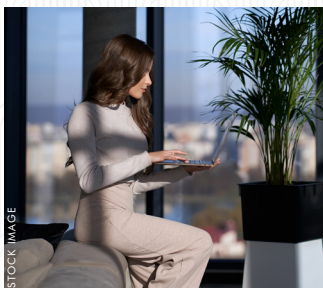
In Gurugram



ARTISTIC IMPRESSION



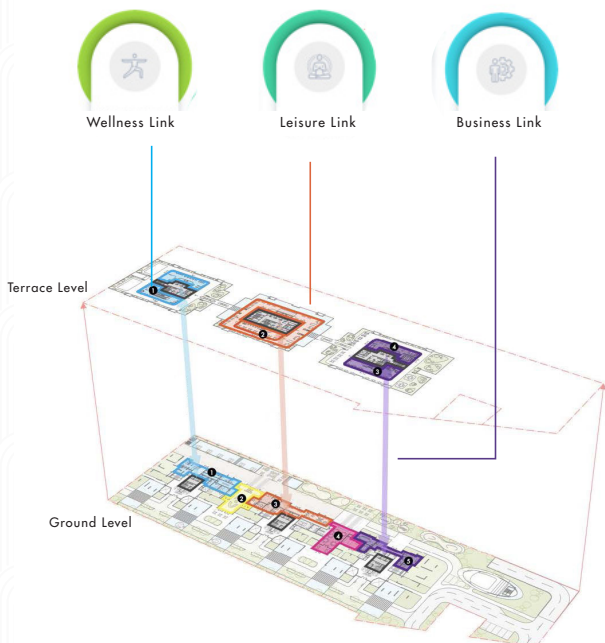
# A Perfect Ecosystem



For Every Desire Of  
Live, Work, Leisure And More..



# Connecting Different Aspect Of Lifestyle And Leisure



The club's amenities are distributed across the ground floor and the rooftop, capable of operating separately yet linked by elevators.

Amenities within each tower are paired based on their nature:

The Spa is linked with the Gym.

The Family Zone with the Lagoon Restaurant.

The Business Club with both the Bar and Executive Lounge.



# The Largest Interconnected Sky Experience In Gurugram



ARTISTIC IMPRESSION

Glass Air Bridges linking AirClub atop majestic towers.

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1,25,000 Sq. Ft. (11612.88 Sq. M.) of club amenities.





# A Beacon Of Elegance And Authority



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The Crowning Glory that is set to become the beacon of  
luxury, adorned by a waterfall design.

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# WELLNESS

THE HEALING ZONE



STOCK IMAGE

# LEISURE

THE AQUATIC LUXURY



STOCK IMAGE

# BUSINESS

THE FORMAL ARENA



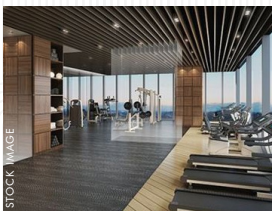
STOCK IMAGE



# Wellness

## The Healing Zone





Cardio

Amphitheatre

Climbing Wall

Sunken Ponds

Outdoor Classes

Yoga

Banquet Hall

Games Area

Banquet Lawn

Playground

Spa

Skating Area

Water Feature

Meditation Zone

Swimming Pool

Hammam

Steam Room

Sauna

Ice Room

Garden

Outdoor Fitness

Cloud Meditation



# Leisure

## The Aquatic Luxury







Banquet Lawn

Island Dining

Cafe

Games Room

Music Room

Art Room

Outdoor Sculpture

Plan

Virtual Gaming Room

Arcade Room

Lounge

Karaoke Room

Water Restaurants

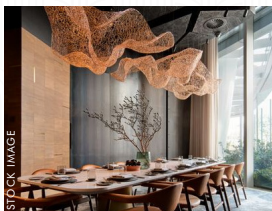
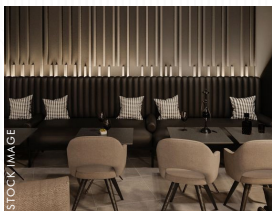
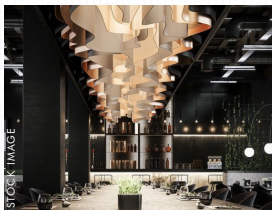
Green Pods

Sky Dining

Restaurant

Water Feature

Waterfall



# Alt-Brew Café



ARTISTIC IMPRESSION

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Step into a realm of exquisite flavors and unparalleled elegance at AltBrew - our cafe, where each sip and bite ignites the senses and transports you to a world of flamboyant indulgence.

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ARTISTIC IMPRESSION

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## Water Lagoon

In front of club merges with landscape  
complements the vibe of club design.

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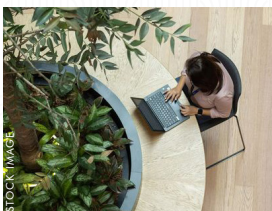
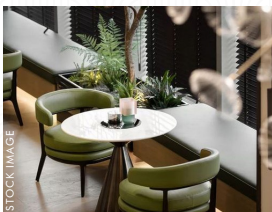
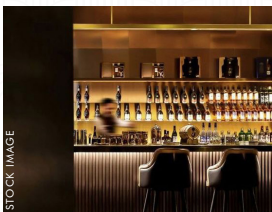
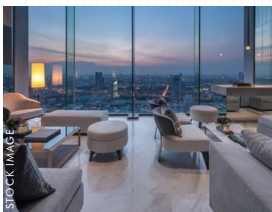




# Business

## The Formal Arena





Workspaces

Informal Meeting

Agile Working

Banquet

Pre-function Area

Board Room

Business Centre

Lounge

Library

Relaxation Garden

Meeting Room

Conference Room

Sky Lounge

Sky Bar

Outdoor Bar

Executive Bar

Outdoor Lounge Area

Co-working Area

Executive Lounge



# State-Of-The-Art Sports Club



Own Your Piece Of  
Sky At The Most  
Coveted Location Of  
Gurugram







M/S Manglam Multiplex Pvt. Ltd  
(CIN: U70109HR2020PTC090042)

Registered Office Address:  
Unit No. SB/C/2L/Office/017A, M3M Urbana, Sector 67, Gurugram Manesar  
Urban Complex, Gurugram 122102, Haryana, India

Sales Gallery:  
Alt Lounge, Level 39, M3M IFC, Sector 66, Golf Course Road Extn., Gurugram 122101

Project Site:  
M3M Altitude, Sector 65, Golf Course Road Extn., Gurugram 122101

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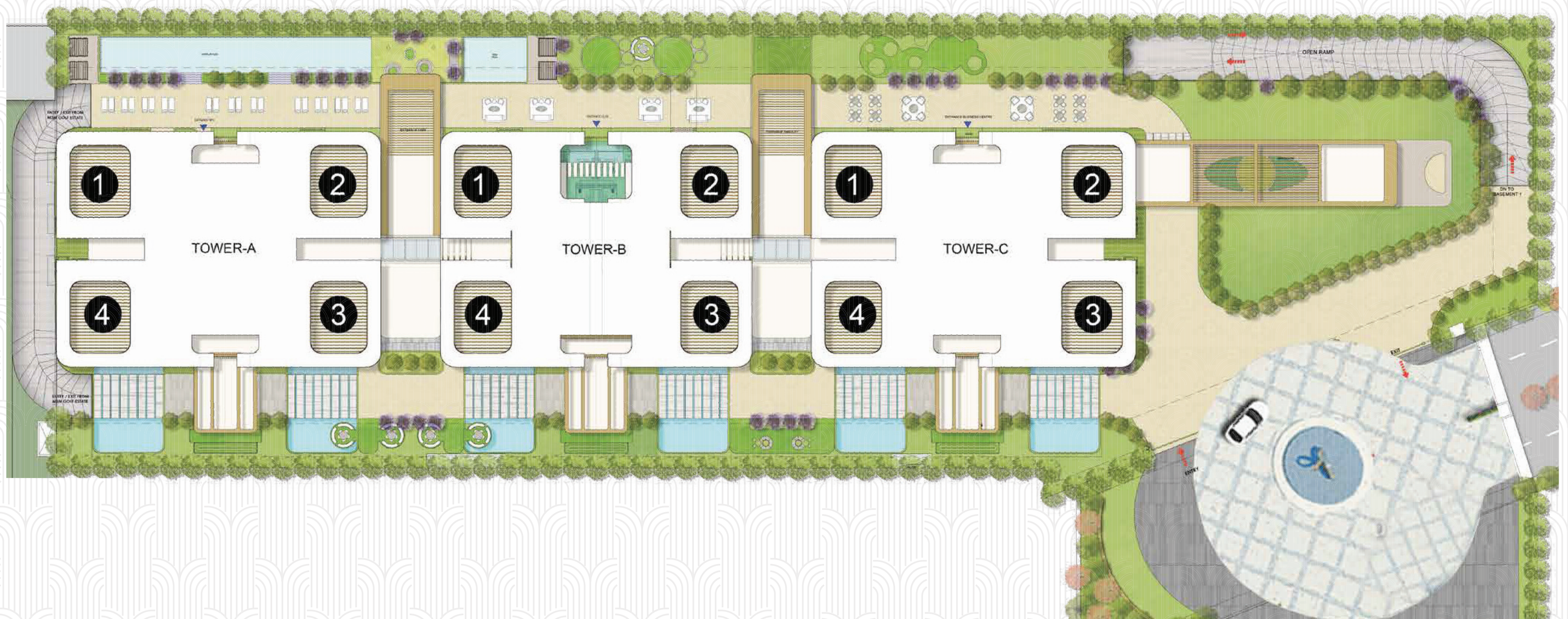
# MASTER PLAN

**M&M**  
**ALTITUDE**  
— AT golfestate —





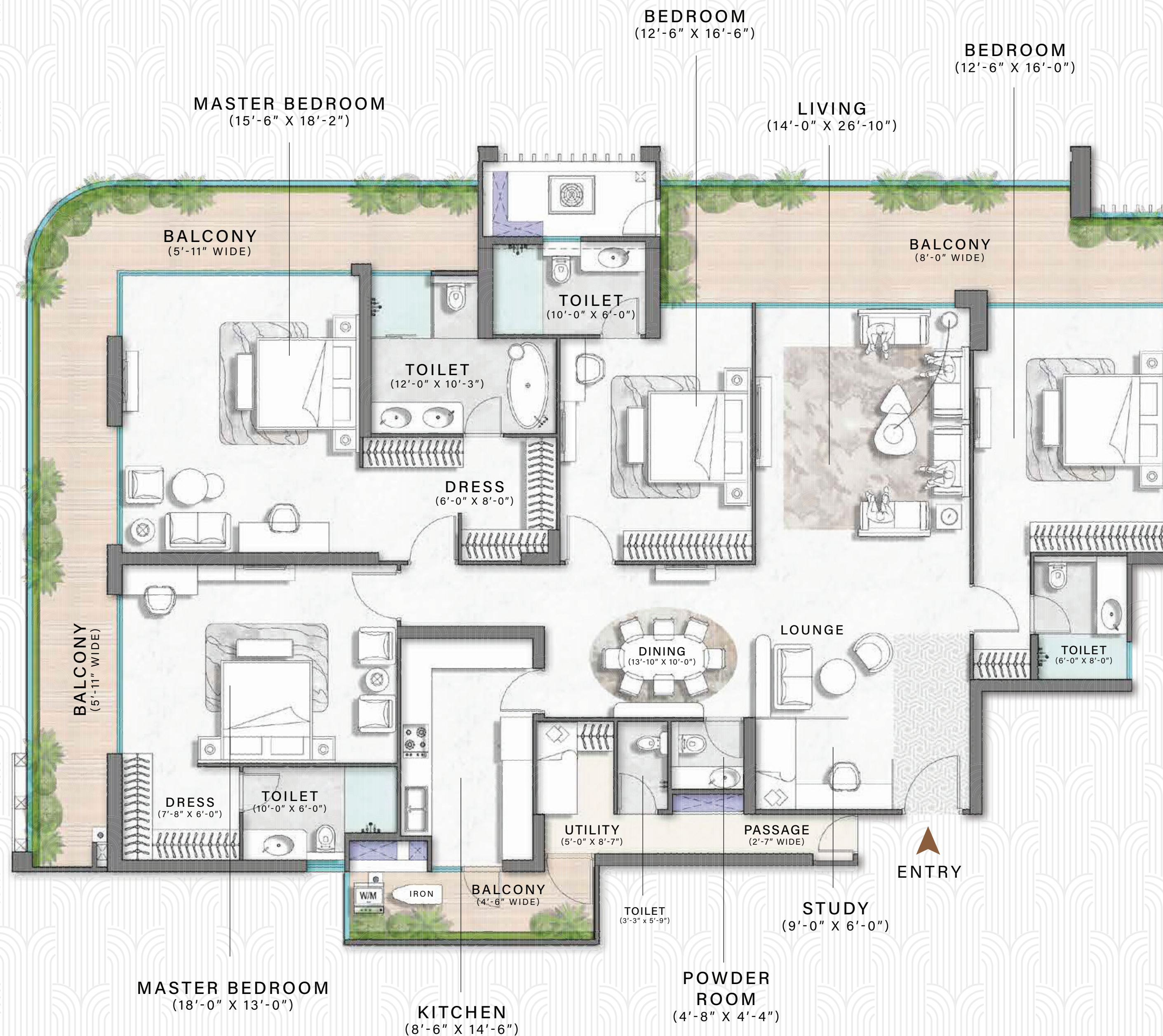
# CLUSTER PLAN





**M&M**  
**ALTITUDE**  
— AT **golfestate** —  
ULTRA LUXURY SUITES

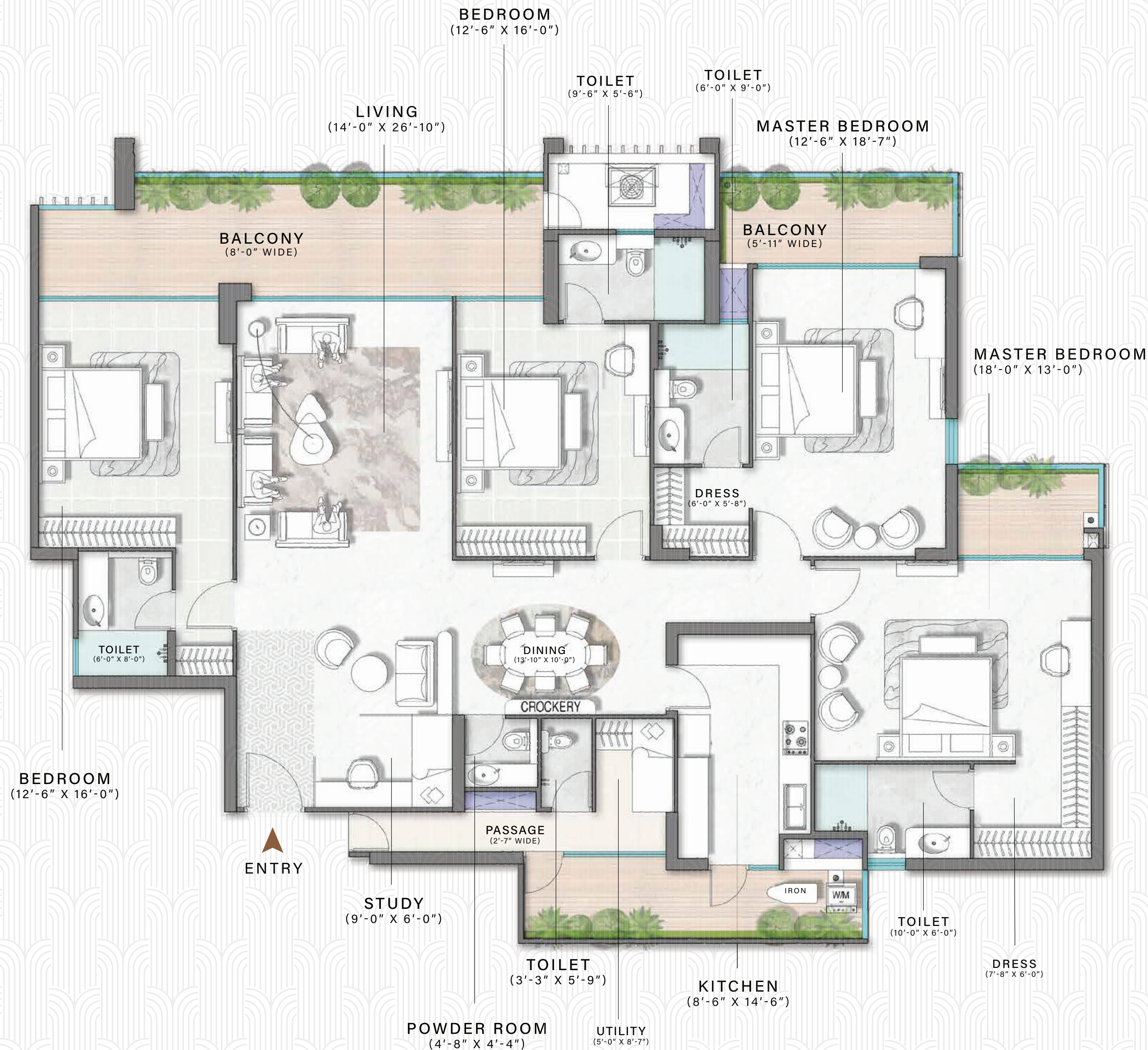
**4270 SQFT**  
4 BHK + LOUNGE + STUDY





**M&M**  
**ALTITUDE**  
— AT **golfestate** —  
ULTRA LUXURY SUITES

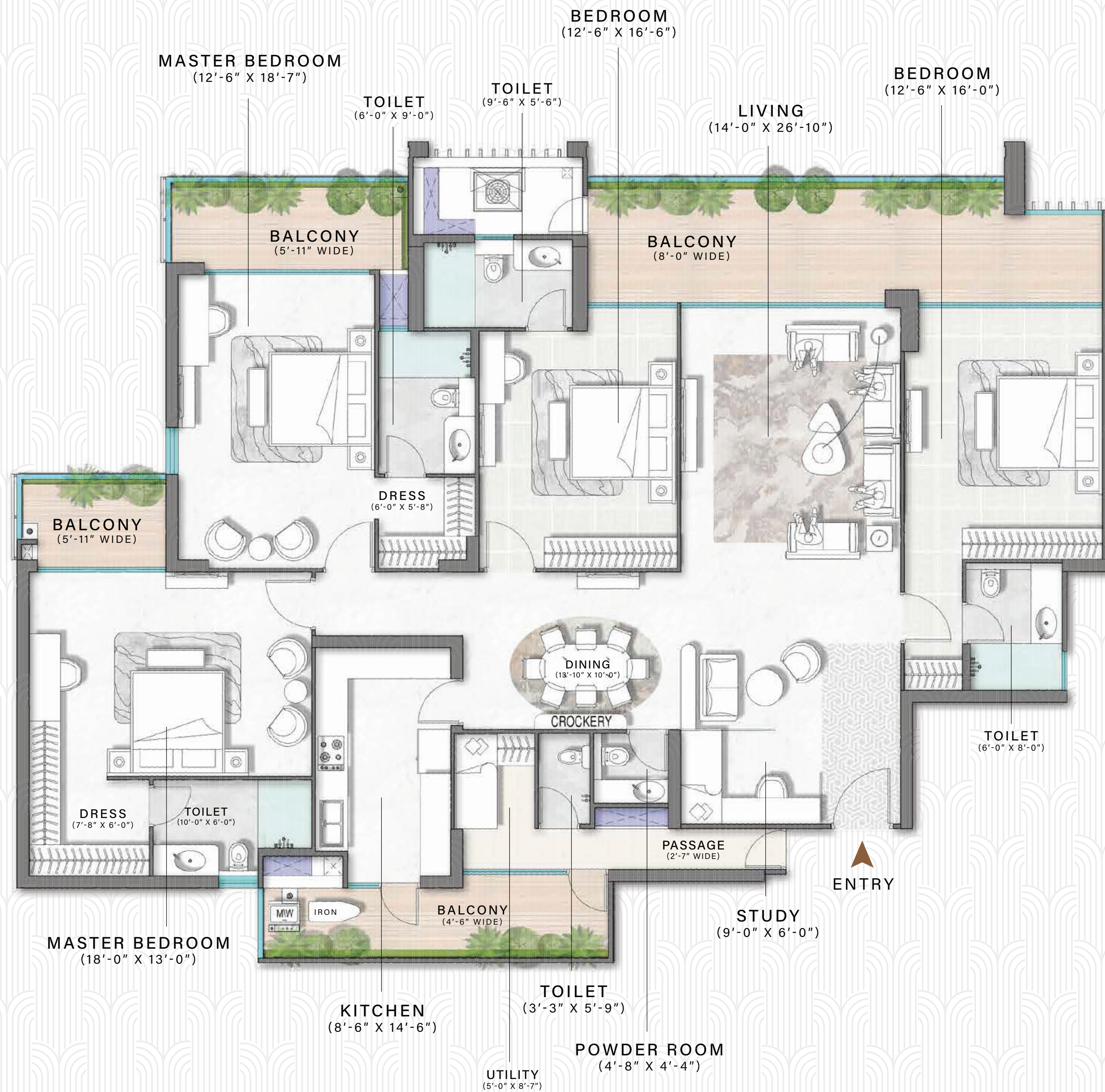
**3755** SQFT  
4 BHK + LOUNGE + STUDY





**M&M**  
**ALTITUDE**  
— AT **golfestate** —  
ULTRA LUXURY SUITES

**3712 SQFT**  
4 BHK + LOUNGE + STUDY





## SPECIFICATIONS

SL NO.	LOCATION	FLOORING	CEILING	WALL	INTERNAL DOORS	EXTERNAL DOOR/WINDOWS/ RAILINGS	LIGHT FIXTURES	AC	PLUMBING FIXTURES	OTHERS
1.	TYPICAL LIFT LOBBY	Imported Marble	Designer False Ceiling with Acrylic Emulsion Paint	Imported Marble on Lift Wall			Branded Ceiling Lights	Ductable VRV/ VRF Air conditioning System		
2.	LIVING ROOM, DINING	Imported Marble	Partial False Ceiling with Acrylic Emulsion Paint	Acrylic Emulsion Paint	Modular Veenered Door with PU Polish (Height @ 2700 mm)	Aluminium Door/ windows (DGU)		Ductable VRV/ VRF Air conditioning System		Digital Lock, & Air Purifier System
3.	KITCHEN	Imported Marble	Partial False Ceiling with Acrylic Emulsion Paint	Quartz Stone 2 Above Counter to and Acrylic Emulsion paint	Modular / Skin Door (Height @ 2400 mm)	Aluminium Door/ windows (DGU)		Ductable VRV/ VRF Air conditioning System	SS Sink with Branded CP Fitting (Double Bowl)	Modular Kitchen with Hob, chimney, Geyser & Undercounter RO Provision with Quartz Stone Counter
4.	MASTER BEDROOMS	Engineered Wooden Flooring	Partial False Ceiling with Acrylic Emulsion Paint	Acrylic Emulsion Paint	Modular / Skin Door (Height @ 2400 mm)	Aluminium Door/ windows (DGU)		Ductable VRV/ VRF Air conditioning System		Air Purifier System
5.	MASTER TOILET	Imported Marble	False Ceiling/ Acrylic Emulsion Paint	Imported Marble	Modular / Skin Door (Height @ 2400 mm)	Aluminium Door/ windows	Branded Ceiling Lights		Branded CP Fittings & Chinaware	Modular Vanity Counter, Full Shower cubicle & Gyser Counter Top-Imported Marble
6.	ALL OTHER BEDROOMS	Engineered Wooden Flooring	Partial False Ceiling with Acrylic Emulsion Paint	Acrylic Emulsion Paint	Modular / Skin Door (Height @ 2400 mm)	Aluminium Door/ windows (DGU)		VRV/ VRF Air 1-Way Cassette Air conditioning System		Air Purifier System
7.	ALL OTHER TOILETS	Imported Marble	False Ceiling/ Acrylic Emulsion Paint	Stone Finish Tile	Modular / Skin Door (Height @ 2400 mm)	Aluminium Door/ windows	Branded Ceiling Lights		Branded CP Fittings & Chinaware	Modular Vanity Counter, Half Shower partition & Gyser Counter Top-Imported Marble
8.	STAFF BEDROOM	Stone Finish Tile	OBD Paint	OBD Paint	Modular Veenered Door with PU Polish (Height @ 2700 mm)	Aluminium Door/ windows (DGU)				
9.	STAFF TOILET	Stone Finish Tile	OBD Paint	Stone Finish Tile/OBD Paint	Modular / Skin Door (Height @ 2400 mm)	Aluminium Door/ windows	Branded Ceiling lights		Branded CP Fittings & Chinaware	
10.	STAIRCASE	Restile / Anti SKID Tiles	OBD Paint	OBD Paint/ Enamel Paint	Metal Fire Door	M.S. Security Railing with Enamel Paint	Branded Ceiling lights			
11.	Balcony	Stone Finish Tile/ Plank Style Tiles	External Weather shield Paint/WPC /PVC Wood Finish Ceiling	External Weather shield Paint		Glass Railing	Branded Ceiling lights		Water Tap Point with Drainage System	
12.	OTHERS	1- Passenger Lift @ 3.5 MPS & Service Lift @ 2.5 MPS 2- Lift Access Control 3- BMS to be provided 4- Automation System (Mood Lighting, Automated Curtain, Gyser, AC, Fan, Chandelier Light) 5- Basement flooring - EPOXY over Trimix (On Hold, to be finalize later stage)								