

GOLF

**M3M**

# GOLF HILLS

SECTOR 79, GURUGRAM

The True Luxury of **Golf Living**

THE INSPIRATION

# Golf Course

Golf Originated From A Game Played On The Eastern Coast Of Scotland, In An Area Close To The Royal Capital Of Edinburgh.

In Those Early Days Players Would Attempt To Hit A Pebble Over Sand Dunes And Around Tracks Using A Bent Stick Or Club.



INSPIRATION



A UNIQUE HILLSIDE LIVING EXPERIENCE

A woman with long brown hair, wearing a green off-the-shoulder dress and a brown fedora, is sitting on a bed with white linens. She is facing away from the camera, looking out a large window with brown curtains. The view outside shows a vast, hilly landscape under a clear sky. The left side of the image has a dark green overlay where the text is located.

# By The Aravali Hills

Breathe in fresh air, embrace lush landscapes, and behold endless skies in this integrated habitat. Welcome to your sanctuary—a daily voyage to personal paradise, staying connected to city life.

ARAVALI HILLS





WELCOME TO A LIFE THAT OFFERS

# An Unparalleled Experience

Indulge in the epitome of luxury living at M3M Golf Hills where a captivating exterior design seamlessly integrates with the natural splendor of Golf Greens



An aerial photograph of a golf course nestled between high-rise apartment buildings. The golf course features lush green fairways, several sand traps, and a central swimming pool with a blue roof. To the right, a modern high-rise building is visible, with several balconies showing people sitting and enjoying the view. The overall scene is a blend of nature and urban development.

WHERE EVERY SIGHT TAKES YOUR

# Breath Away

Wake up to captivating fairway views at Golf Hills, where each dawn paints breathtaking panoramas on Nature's Canvas.

Where nature entwines with the golfer's swing in a symphony of sight and sound.



A MARVEL CREATED BY THE

# World's Best

# WOW

Conceptualized by the renowned WOW Architects, a Singapore-based architectural firm celebrated for its cutting-edge and contemporary designs



# ARCHITECT





CURATED WITH A VISION

# Of Excellence

WOW

- Creating a carefully planned community that focuses on sustainable ecological design
- Incorporating residential towers within a natural ecosystem
- Striking a balance between modern urban living and the peacefulness of nature

VISION

SET AMIDST

# 4 Golf Courses

**Over 875 Acres dedicated for Golfing: Neighborhood of Boutique  
Golf courses by International Golf Designers**

- Golden Greens Golf & Resorts Limited
- Karma Lakelands
- Skyline Golf
- Classic Golf & Country Club



GOLF COURSES



A LOCATION THAT CONNECTS

# You To The World

## Connectivity

NH8 | GCRE | Dwarka Expressway | KMP | IGI Airport

## Recreation

Karma Lakelands | Cricket Stadium | Golden Greens Golf & Resort Limited | Classic Golf & Country Club | Jungle Safari & Trails | ITC Grand Bharat

## Education

DPS Manesar | Amity University | Kunskapsskolan School | St. Xaviers | Bal Bharti Public School | Mount Olympus School

## Corporates

Suzuki | Amex | Genpact | BMW | Oyo | Corporate Greens



LOCATION



# SITE PLAN





A LIFE SURROUNDED WITH LUSH

# Green Landscapes

## Benefits for the Residents

- A space for public outdoor recreation
- Enhanced life quality
- Breathe fresh and clean air
- Foster ecological balance and sustainability
- Let go of stress and anxiety buster
- Kids can gain deeper understanding of biodiversity



Great Lawn | Orchard Groves Dining | Harvest Pavillion | Edible Garden | Multi-purpose Lawn | Therapeutic Garden

GREENS



# TREES

THOUGHTFULLY PLANNED WITH

## 200+ Tree Species



NEEM TREE  
*Azadirachta indica*



CHATIAN  
*Alstonia scholaris*



JAMUN BLACK PLUM  
*Syzygium cumini*



SHIRISH  
*Albizia lebbek*



BAULA  
*Mimosops elengi*



SHISHU  
*Dalbergia sissoo*

### FLOWERING TREES



HARSHINGAR  
*Nyctanthes arbor-tristes*



GULMOHAR  
*Jacaranda Mimosifolia*



JARUL  
*Lagerstroemia Speciosa*

### LAWN



ZOYSIA GRASS

### SCREENING PLANT



INDIAN LAUREL FIG (HEDGE)  
*Ficus nitida*



INDIAN LAUREL FIG (COLUMNS)  
*Ficus nitida*



PUTT YOUR GOLF SKILLS TO USE

# 9-HOLE PUTT & CHIP GOLF GREENS



GOLF



WATER BODIES FOR

# Every Mood

Living close to water isn't merely a luxury but a connection to a deeper rhythm, a source of peace, and a glimpse into a world full of life. Stress dissipates like morning mist, giving way to the refreshing embrace of fresh air and the soothing murmurs of waves.



Cascade Water Feature | Pond Lake | Family Pool | Wellness Pool



CONSTRUCTED TO CHARM

# Designed To Dazzle

Indulge in panoramic Aravalli views and abundant natural sunlight in your dreamy abode. Embrace the awe-inspiring central greens, sprawling across acres with towers gracing the periphery.

- Unhindered views of towers, placed on periphery
- Ample lighting for each apartment





DISCOVER A

# HOLISTIC LIFE

# HOLISTIC



- Energy Park
- Performance Stage
- Relaxation Deck
- Walking Trail

- Outdoor Fitness
- Wellness Zones
- Sports Court
- Jogging Track



- Community Garden
- Therapeutic Garden
  - Eco Pond
- Mini Water Park



A MAGNIFICENT ENTRANCE FOR

# Your Arrival

- Two Entrance One from 60m Road & Other from 24 Meter Road
- Adorned with a Variety of Plantation and Aesthetic Landscaping





MAKE A GRAND

# First Impression

Dedicated Tower lobbies



GRAND LOBBY



# INTERIORS

INTERIORS THAT SWEEP YOU

## Off Your Feet



2.5, 3.5 & 4.5 BHK Residences that Reflect Your Personality



Balcony Deck that Acts as Your Extended Party Area



BBQ

# BBQ At Home

Ah, the smell of BBQs wafting through the air.  
And what better way to enjoy than to host a BBQ party.

# Dine By The Waters

The F&B esplanade bordering the lagoon is  
also a feast for the eyes.

DINE



# CHOICES

CHOICES FOR

## Anyone & Everyone

### FAMILY

- BBQ Area
- Sky Garden
- Family Park
- Open Lawn
- Play Equipment
- Pool Slides
- Toddler Play Area

### ENTERTAIN

- Amphitheatre
- Sensory Gardens
- Group Yoga Zones
- Nature Trail
- Open Lawn
- Cigar Lounge
- Island Café
- Board Game
- Multi-cuisine Restaurant

### BUSINESS

- Lobby
- Business Centre
- Meeting Room
- VC Room

### REJUVENATE

- Fitness Club
- Sports Arena
- Trampoline
- Wellness Park
- Ping Pong Tables
- Running Circuits
- Training Areas
- Jumping Blocks
- Boxing Studio
- Yoga Room
- Spa & Salon

### REFRESH

- Adults Pool
- Sun Beds
- Pool/Toddler Pool
- Pool Bar



EXPERIENCE INDULGENCE IN THE

# Largest Clubhouse

IN VICINITY

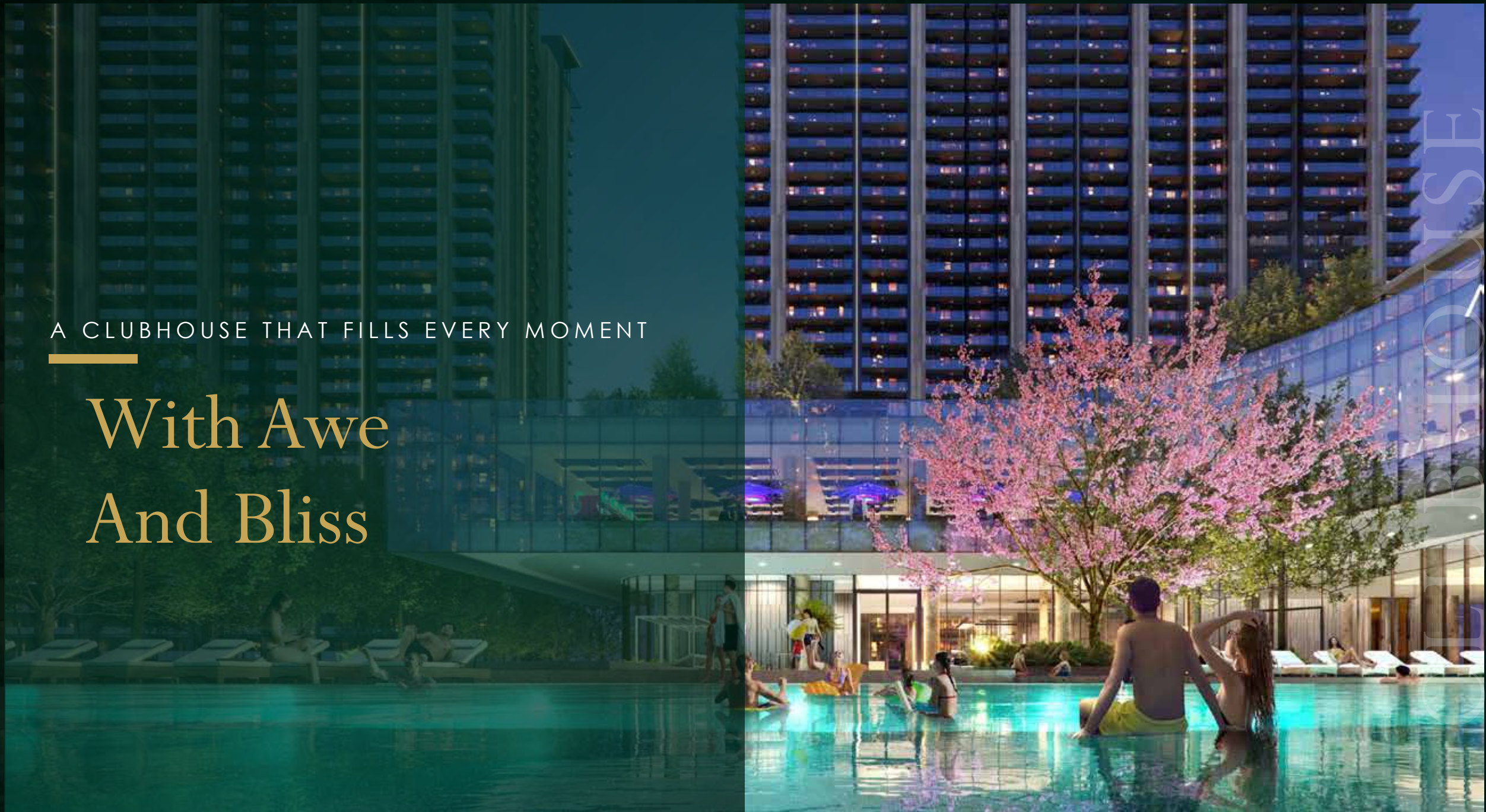
For your exclusive choices, here's a clubhouse that offers you an ocean of merriments. Embrace the rarest form of luxury as you enjoy the finest of amenities in our clubhouse.



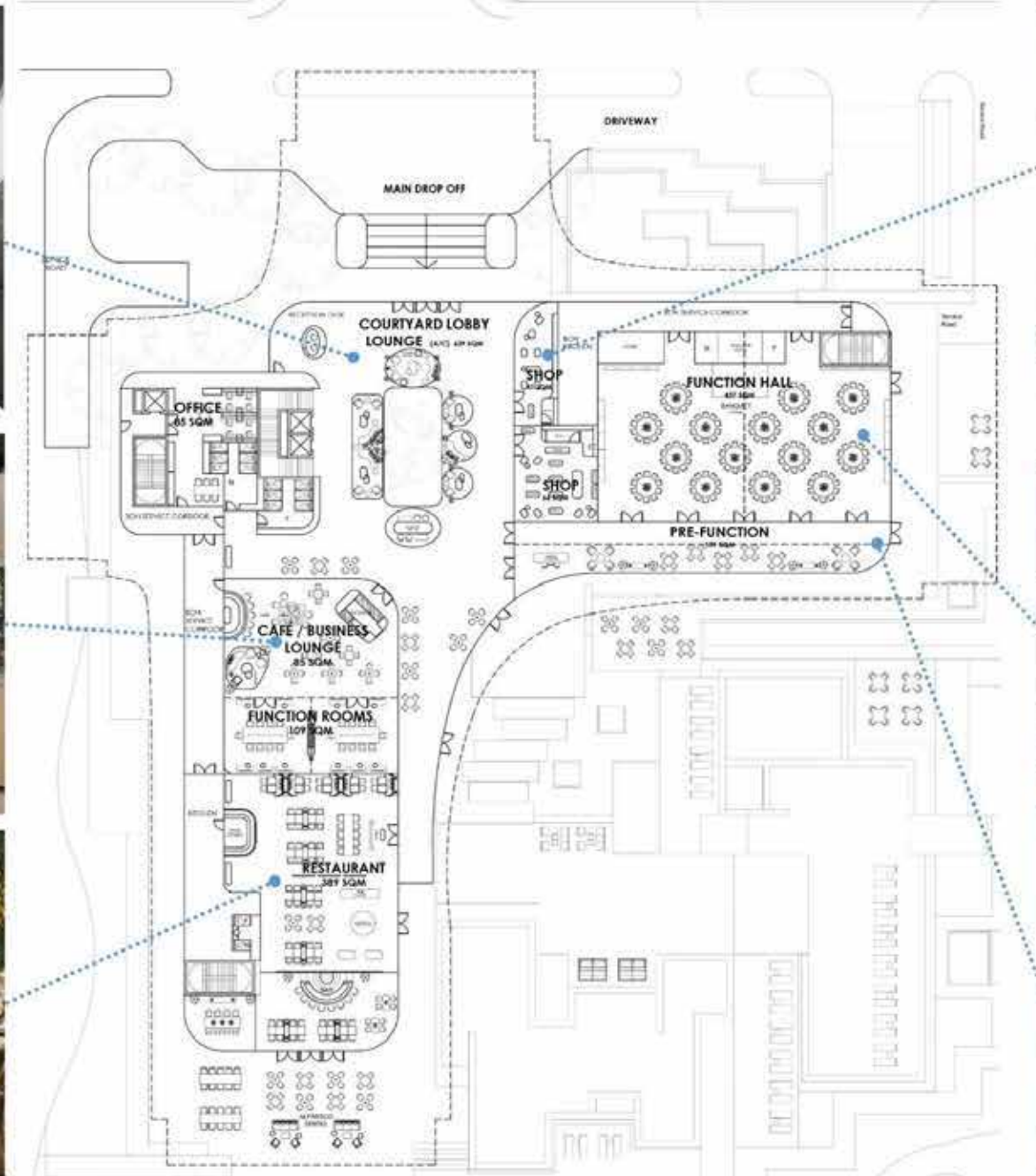


A CLUBHOUSE THAT FILLS EVERY MOMENT

# With Awe And Bliss

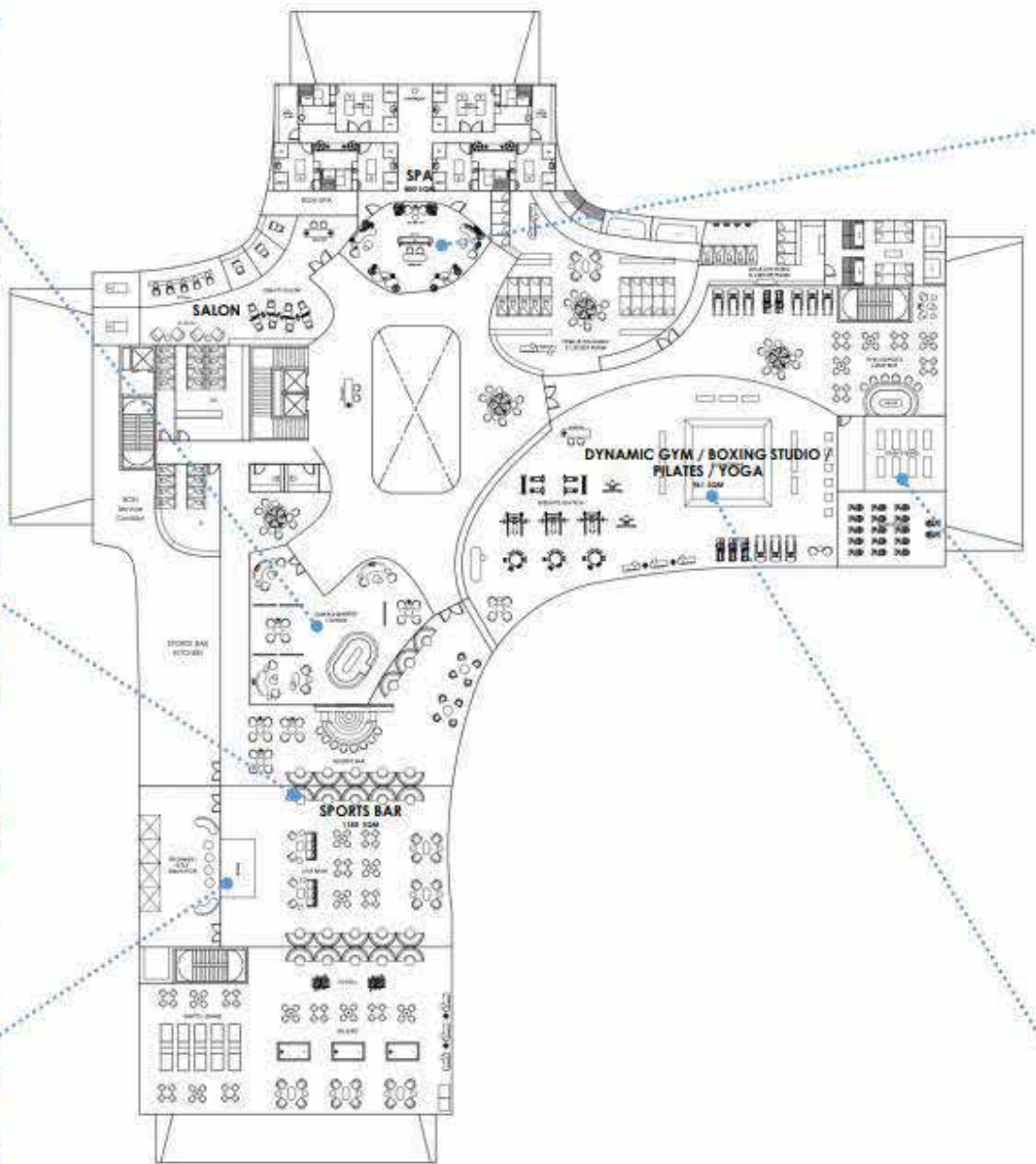








# CLUBHOUSE | 1<sup>ST</sup> FLOOR PLAN





# FIRST FLOOR

GET SURPRISED WITH THE CHOICES

## On Every Floor



Creche | Pre-function Area | Business Lounge | Base Theatre | Gym | Spa | Yoga Studio



## CLUBHOUSE | 2<sup>nd</sup> STOREY (ROOFTOP) PLAN





YOU NEVER DINE ALONE HERE

# View Is Your Company

- Multi-cuisine Rooftop Restaurant
- Lush views of golf greens
- Resort style plush sitting





# SPORTS

CHOOSE YOUR PASSION

## Own Your Game



**Dedicated  
Sports  
Complex**



Indulge In A Sanctuary  
Designed To Invigorate  
Physical Vitality. Explore  
Spaces Dedicated To  
Enhancing Fitness &  
Promoting An Active  
Lifestyle.



Tennis Court | Outdoor Fitness | Football Field | Badminton Court | Indoor Badminton & Squash | Skate Bowl



## Fitness Center:

Where Every Rep Brings You Closer To The Best Version Of Yourself.





**Multifunctional Hall:**  
Elevate Your Celebrations To Unforgettable Heights.





## Restaurant:

Where Culinary Artistry Meets Exquisite Flavors.  
Michelin Star Restaurant





# SPORTS

CHOOSE YOUR PASSION

## Own Your Game

### Dedicated Sports Complex



Indulge In A Sanctuary  
Designed To Invigorate  
Physical Vitality. Explore  
Spaces Dedicated To  
Enhancing Fitness &  
Promoting An Active  
Lifestyle.

Tennis Court | Outdoor Fitness | Football Field | Badminton Court | Indoor Badminton & Squash | Skate Bowl



# ECOSYSTEM

AN ECOSYSTEM

## Curated for All



KIDS



WORKING PROFESSIONALS



MILLENNIALS



SENIOR CITIZENS



# Specifications

# S P E C S

Sr. No.	AREA	FLOORING	CEILING	WALL	INTERNAL DOORS	EXTERNAL DOOR / WINDOWS / RAILINGS	LIGHT FIXTURES	AC	PLUMBING FIXTURES	Others
1	Living room, Dining	International Stone Finish Tile	Combination of POP False Ceiling/ Boxing and Punning/ Putty with Acrylic Emulsion Paint	Punning/ Putty with Acrylic Emulsion Paint	Veneered Polished Door Shutter	Power Coated/ Anodised Aluminium Door & Windows	—	Branded Ductable Air Conditioning System	—	Biometric lock
2	Kitchen	International Stone Finish Tile	Combination of POP False Ceiling/ Boxing and Punning/ Putty with Acrylic Emulsion Paint	Combination of International Stone Finish Tile and Punning/ Putty with Acrylic Emulsion Paint	—	Power Coated/ Anodised Aluminium Door & Windows	—	—	SS sink with Branded CP Fittings	Branded Modular Kitchen With Hob ,Chimney
3	Master bedrooms	Laminated Wooden Flooring	Combination of POP False Ceiling/ Boxing and Punning/ Putty with Acrylic Emulsion Paint	Punning/ Putty with Acrylic Emulsion Paint	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	—	VRV/VRF Hi Wall	—	—
4	Master Toilet	International Stone Finish Tile	MR Board With Acrylic Emulsion paint/ Grid Ceiling	International Stone Finish Tile	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	Branded Ceiling Lights/ Mirror Lights.	—	Branded CP Fittings & Chinaware	—
5	All other bedrooms	Laminated Wooden Flooring	Combination of POP False Ceiling/ Boxing and Punning/ Putty with Acrylic Emulsion Paint	Punning/ Putty with Acrylic Emulsion Paint	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	—	VRV/VRF Hi Wall	—	—
6	All other toilets	International Stone Finish Tile	MR Board With Acrylic Emulsion paint/ Grid Ceiling	International Stone Finish Tile	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	Branded Ceiling Lights/ Mirror Lights.	—	Branded CP Fittings & Chinaware	—
7	Staff bedroom	International Stone Finish Tile	Punning/ Putty with OBD	Punning/ Putty with OBD	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	—	—	—	—
8	Staff toilet	International Stone Finish Tile	MR Board With Acrylic Emulsion paint/ Grid Ceiling	Combination of International Stone Finish Tile and Punning/ Putty with OBD	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	Branded Ceiling/ Wall lights	—	Branded CP Fittings & Chinaware	—
9	Balcony	International Stone Finish/ Plank Style Tiles	Durable Exterior Grade Paint	Durable Exterior Grade Pain	—	Seamless Glass Railing	Branded Ceiling/ Wall lights	—	Water Tap Point with drainage system	—



A serene landscape of a golf course. In the foreground, a calm pond reflects the surrounding greenery. The middle ground is dominated by a vast, well-maintained green fairway that curves gently. To the left, a cluster of trees stands near the water's edge. The background is filled with a dense forest of tall trees. The overall atmosphere is peaceful and luxurious.

Come & Luxuriate In An  
Unparalleled Luxury

---

Crafted for True Connoisseurs





M&M  
GOLF HILLS





**MASTER PLAN**





## UNIT PLAN - 2.5 BHK

2 BEDROOMS + 0.5 BHK - STUDY/BAR/DEN

SIZE - 1420 sq.ft.



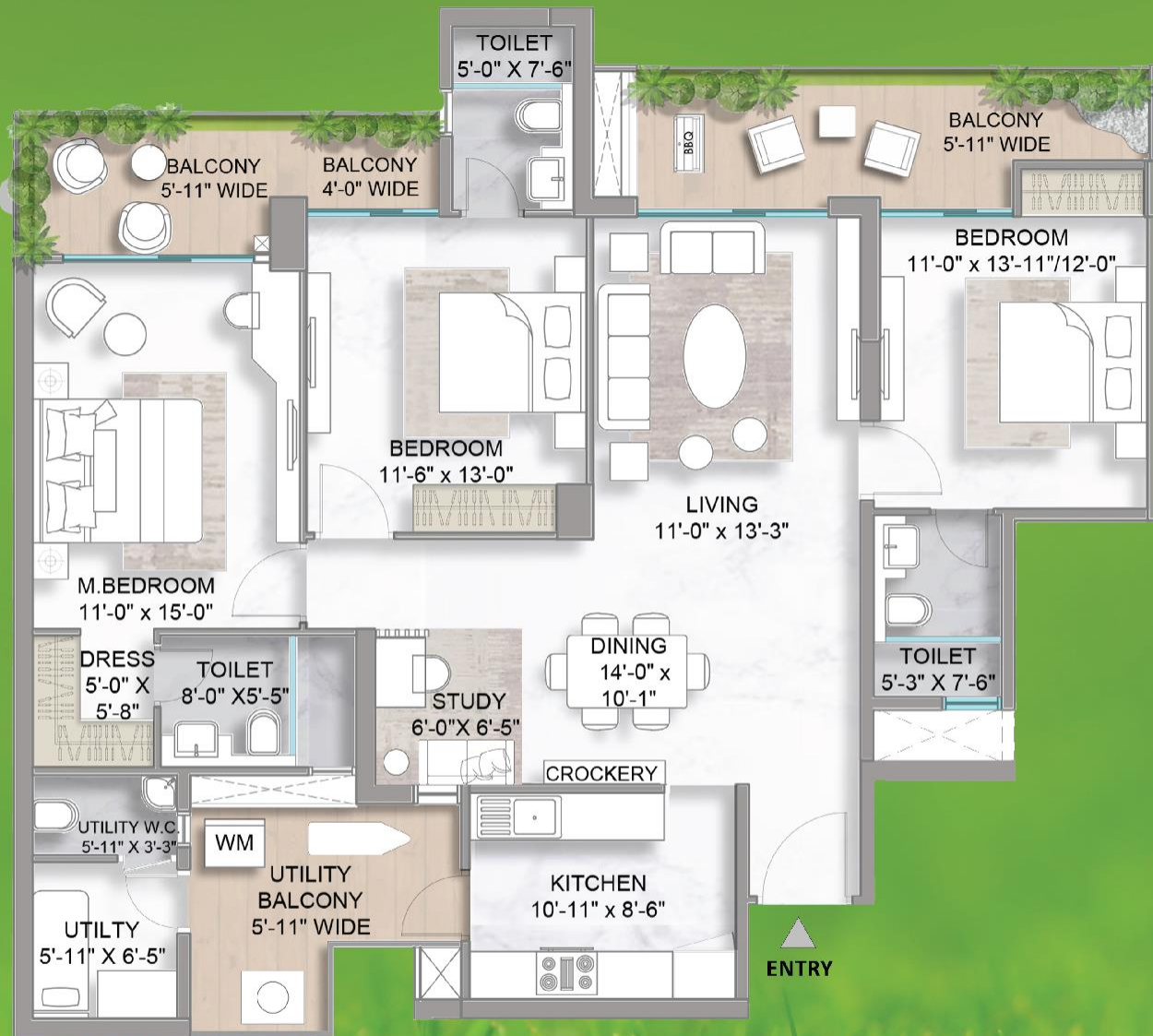


## UNIT PLAN - 3.5 BHK

3 BEDROOMS + 0.5 BHK - STUDY/BAR/DEN

1902 SQ.FT. (APPROX)





## UNIT PLAN - 3.5 BHK + SERVANT

3 BEDROOMS + 0.5 BHK - STUDY/BAR/DEN + SERVANT

2090 SQ.FT. (APPROX)





**UNIT PLAN - 4.5 BHK**  
**4 BEDROOMS + 0.5 BHK - STUDY/BAR/DEN**  
**2630 SQ.FT. (APPROX)**



# SPECIFICATIONS

Sr. No.	AREA	FLOORING	CEILING	WALL	INTERNAL DOORS	EXTERNAL DOOR / WINDOWS / RAILINGS	LIGHT FIXTURES	AC	PLUMBING FIXTURES	Others
1	Living room, Dining	International Stone Finish Tile	Combination of POP False Ceiling/ Boxing and Punning/ Putty with Acrylic Emulsion Paint	Punning/ Putty with Acrylic Emulsion Paint	Veneered Polished Door Shutter	Power Coated/ Anodised Aluminium Door & Windows	—	Branded Ductable Air Conditioning System	—	Biometric lock
2	Kitchen	International Stone Finish Tile	Combination of POP False Ceiling/ Boxing and Punning/ Putty with Acrylic Emulsion Paint	Combination of International Stone Finish Tile and Punning/ Putty with Acrylic Emulsion Paint	—	Power Coated/ Anodised Aluminium Door & Windows	—	—	SS sink with Branded CP Fittings	Branded Modular Kitchen With Hob ,Chimney
3	Master bedrooms	Laminated Wooden Flooring	Combination of POP False Ceiling/ Boxing and Punning/ Putty with Acrylic Emulsion Paint	Punning/ Putty with Acrylic Emulsion Paint	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	—	VRV/VRF Hi Wall	—	—
4	Master Toilet	International Stone Finish Tile	MR Board With Acrylic Emulsion paint/ Grid Ceiling	International Stone Finish Tile	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	Branded Ceiling Lights/ Mirror Lights.	—	Branded CP Fittings & Chinaware	—
5	All other bedrooms	Laminated Wooden Flooring	Combination of POP False Ceiling/ Boxing and Punning/ Putty with Acrylic Emulsion Paint	Punning/ Putty with Acrylic Emulsion Paint	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	—	VRV/VRF Hi Wall	—	—
6	All other toilets	International Stone Finish Tile	MR Board With Acrylic Emulsion paint/ Grid Ceiling	International Stone Finish Tile	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	Branded Ceiling Lights/ Mirror Lights.	—	Branded CP Fittings & Chinaware	—
7	Staff bedroom	International Stone Finish Tile	Punning/ Putty with OBD	Punning/ Putty with OBD	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	—	—	—	—
8	Staff toilet	International Stone Finish Tile	MR Board With Acrylic Emulsion paint/ Grid Ceiling	Combination of International Stone Finish Tile and Punning/ Putty with OBD	Modular Skin Door	Power Coated/ Anodised Aluminium Door & Windows	Branded Ceiling/ Wall lights	—	Branded CP Fittings & Chinaware	—
9	Balcony	International Stone Finish/ Plank Style Tiles	Durable Exterior Grade Paint	Durable Exterior Grade Pain	—	Seamless Glass Railing	Branded Ceiling/ Wall lights	—	Water Tap Point with drainage system	—



M&M

GOLF HILLS



A serene landscape featuring a well-manicured golf course. In the foreground, a calm body of water reflects the surrounding greenery. The middle ground is dominated by a vast, vibrant green fairway that stretches towards a line of trees in the background. The scene is framed by dense foliage on the left and right sides, creating a sense of being in a secluded, natural setting.

A LIFE OF INDULGENCE AWAITS YOU...