



A full-page background image showing a view of Earth from space. The sun is rising over the horizon, creating a bright lens flare and illuminating the blue and white clouds of the planet. The text "DISCOVER LIVING AT THE TOP OF THE WORLD" is overlaid in the upper right corner in a bold, yellow, sans-serif font.

**DISCOVER
LIVING
AT THE
TOP
OF THE
WORLD**

THE ALTITUDE OF ATTITUDE

Soar above the others. Like an eagle, dominate the sky. Live the high flyer's life. Passionately crafted with the finest piece of architecture in recent times. Explore the euphoria for your senses with maximized panoramic views spread till the very horizon. Blessed with unique features, unseen anywhere in Gurgaon, the building is a vision of the future, being brought alive today. Techno styled and neo-minimalist design accentuations combined with avant-garde sculptures and water bodies evoke a sense of calm and serenity in a life, suited for winners. 'Uncommon' your lifestyle at the cradle of sophistication and exclusivity, as M3M unveils Latitude – the newest benchmark in exclusive new age living.



INCOMPARABLE IN ADDRESS. PARAMOUNT IN LIFESTYLE.

Luxury is attention to detail, originality, exclusivity and above all, quality.

M3M Latitude is designed to be special in every way. Every day turns into a new experience in a building designed for the high flyer's life, literally. Exceptional in design and amenities, utterly private and incredibly captivating, M3M Latitude is a destination beyond compare.

- 160 limited edition units
- Observatory deck with a panoramic view of the city skyline
- Sky Clubhouse at nearly 130 mtrs.
- Ground floor club with superlative amenities
- 4 high speed passenger elevator and 1 express elevator exclusively for access to the club floors.
- Rooftop café
- Multiple levels of basement parking



LIVING HIGH ABOVE THE STANDARDS OF LUXURY

A truly unique singular tower overlooking the skyline of modern millenium city, Gurgaon. M3M Latitude is designed to offer iconic living to the connoisseurs of modern luxury will be known for its architectural ingenuity and world class amenities.





WAKE-UP TO NATURE UNBOUND, EVERYDAY!

M3M Latitude is your address for complete solitude and peace. Surrounded for miles by endless scenic beauty, M3M Latitude infuses your life with tranquility and gives your family respite from a fast paced city life.

- Open views on all sides for miles together
- Surrounded primarily by low rise settlements
- Overlooking the prime district of M3M Golf Estate

TAKE IN THE MAJESTIC VIEW OF THE GOLF COURSE

Overlooking the pristine golf course at M3M Golfstate, M3M Latitude rises above all the surroundings with a commanding view of the lush green executive golf course. M3M Latitude takes you up to astonishing views of tranquility everyday. Designed with the same elegance and aesthetics that are hallmark of the M3M, M3M Latitude offers a unique lifestyle experience, set within endless green acres.





LOCATION ADVANTAGE

Prominently located on a 60 metre wide main arterial sector road, off Golf Course Extension Road.

Just a 30 minute drive from Delhi International Airport.

Located near the Metro corridor, offering fast, convenient and comfortable connectivity to Delhi. Easy accessibility to NH8 as well as to South Delhi via the Gurgaon Faridabad Expressway.

Strategically linked to all major Business Hubs & Retail destinations.

Close to major hospitals like Medicity, Artemis, Fortis etc. and schools like St. Xavier's High School, DPS International, Heritage School etc.

▲ School H Hospital ■ Hotel

MAP NOT TO SCALE

MASTER PLANNERS UHA, LONDON

UHA is an international architecture and design studio headquartered in London, managing projects across the Americas, Asia and Europe. The studio is involved in a wide range of projects varying in context, function and scale that encompass architecture, master planning and interior design.

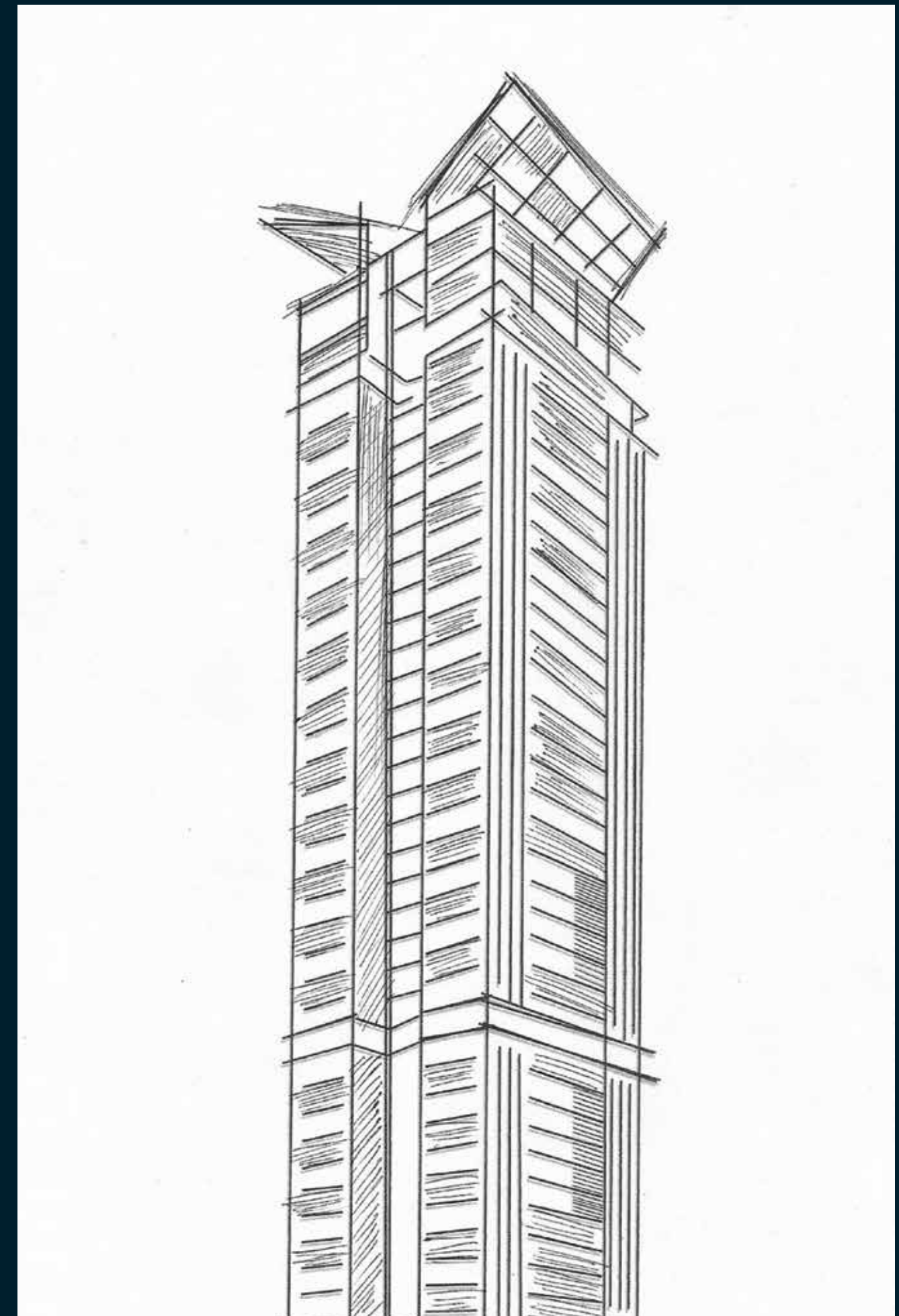


Design philosophy

M3M Latitude has been conceptualized with an energetic and optimistic approach to create a niche habitat. The design of M3M Latitude strives to constantly improve the quality of its built environment by focusing on specific elements such as natural light, clean lines and spatial sequences that enhance both private and public zones.



The landscape design at the entrance and green areas evoke a sense of a closely cropped garden. Well-lit walkways with mood effect and rock sculptured features with in built audio system. The whole scenario will incorporate pebbled pathways leading to an exclusive club and infinity pool.



The architectural design is flawless. Straight lines intermingled with sharp angles that culminates into a rooftop shaped like an eagle with its wing spread, making the pinnacle soar above the skyline of Gurgaon.

LIGHTING DESIGN

Design Philosophy

Even the simplest of forms is made interesting with the thoughtful integration of light. M3M Latitude features bold curves and accentuated finishes on every level. Complementary mood lights have been used to highlight the patterns and contours. M3M Latitude's lighting contributes to the promotion of sustainability in the built environment by using the best technology possible to minimize the building's carbon footprint.



The entire tower will be lit up like a beacon of illumination that will stand out amongst the plethora of buildings that surround the area. The exterior peripheral walkways and manicured shrubs will also be discreetly illuminated to provide a sensual delight.



SITE PLAN

The site of this unique complex is so well thought out that it makes living here a most convenient, healthy, safe and aesthetically superior option. The underground parking, water body at the entrance and 'spring-in-your-feet' pathways flanked by green plants and trees – a delightful and well planned layout.

- 1. Main Building
- 2. Pedestrian Pathway
- 3. Pool
- 4. Pool Deck
- 5. Pool Side Seating A
- 6. Pool Side Seating B
- 7. Drop Off
- 8. Entrance



60 Meter wide Sector Road



GRAND ENTRANCE LOBBY, YOUR ARRIVAL INTO THE EXTRAORDINARY LIFE

The palm tree lined entrance leading into a posh, concierge serviced lobby area is just the beginning. The special “you have arrived” feeling is replete as your high-speed elevator effortlessly transports you to your haven above.



DELVE INTO A DISTINGUISHED EXPERIENCE. ASTONISH YOURSELF EVERYDAY.

Life flows happily. Emotions find their sanctuary in every home at M3M Latitude. Step into your private luxurious retreat where every day is a celebration, and every moment a pleasure.

Maximized natural lights and systematic ventilation keeps the room alive with energy throughout the day. Host an elaborate party or an intimate dinner. Your living room gives the luxury of space amidst an ambience that evokes indulgence.



Maximized luminosity



Energy efficient VRV/VRF systems



Décor friendly spaces

The interiors that are well charted allow clean and clear ventilation, ease of movement and thoughtful room allocation. Bright colors and expansive views from double-glazed windows provide beautiful sunrises and sunsets.



RISE ABOVE, DREAM AMIDST THE CLOUDS

With towering views of Gurgaon and choicest design touches, your playground for pampering is ready. Blessed with the goodness of natural light, your room will always be brimming with joy and exuberance.

Every room opens up to a spacious balcony. Make it your private sky garden or just a place to unwind, M3M Latitude offers an array of innovative spaces to carve your life as per your needs and desires.



COMFORT AND CONVENIENCE MEETS GLAMOROUS EXECUTIONS

Accentuated with the finest bath accessories sourced from all over the world, every bathroom at M3M Latitude tells a separate story of fine selections and elegant executions. Equipped with comfort enhancing materials ergonomically designed to maximize convenience and give you an ethereal experience, every time you step into the room.



Bathroom suites and modern modular kitchens make up the requisite convenient home amenities.



A woman with blonde hair, wearing a white sleeveless dress with a black waistband and a gold bracelet, stands in profile looking out of a large window. The window is divided into a grid of panes, and the view outside is a dense city skyline at night, illuminated with warm lights. The overall atmosphere is romantic and sophisticated.

THE 360° LIFE EVERYTHING YOU EVER WANTED

“WHAT A VIEW!”

360-degree panoramic view from the observatory deck and the roof top café. This is perhaps the “Pièce de résistance ” of your life at M3M Latitude. Exclusive fast-speed elevators to speed you up to the top floors. And yes...this view will make life worth living all over again!

THE ULTIMATE INDULGENCE, IMPECCABLY CRAFTED TO PERFECTION

The highlight of the building is the iconic rooftop lounge and observatory deck called the Crystal Club. Located more than approx 130 mtrs above the ground and connected by an express lift, this club is conceptualised to provide the paramount destination for parties and social gatherings, to inspire and mesmerize every visitor.

Sky Lounge

Clubhouse

Fitness Club



CRYSTAL CLUB AND POOL



Your weekends and after-office hours will never be the same again. A well-designed infinity pool-and-deck gives you the ticket to that special feeling of relaxation and well-being. Form and style are ethereal facets of life that are in the most subliminal. The making of the 'Crystal Club' is more a labor of love, than a mere technical exercise.

SAFE AND SECURE WITH INTELLIGENT HOME ACCESS SYSTEM

- Total fire protection and security systems all in place.
- Earthquake resistant structure designed as per BIS standards



**IMPECCABLE
IN CREATION.
PHENOMENAL AS
A DESTINATION!**

All apartments enjoy abundant natural light all around.
World-class club with gymnasium, spa, jacuzzi, steam, sauna, etc.
Resort-style pool area and large deck.
High rise with beautiful external lighting
High speed elevators
Rooftop café with breathtaking views.

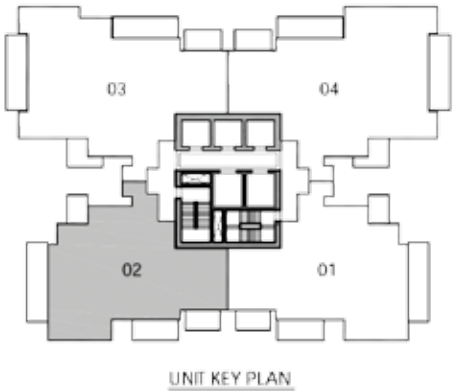
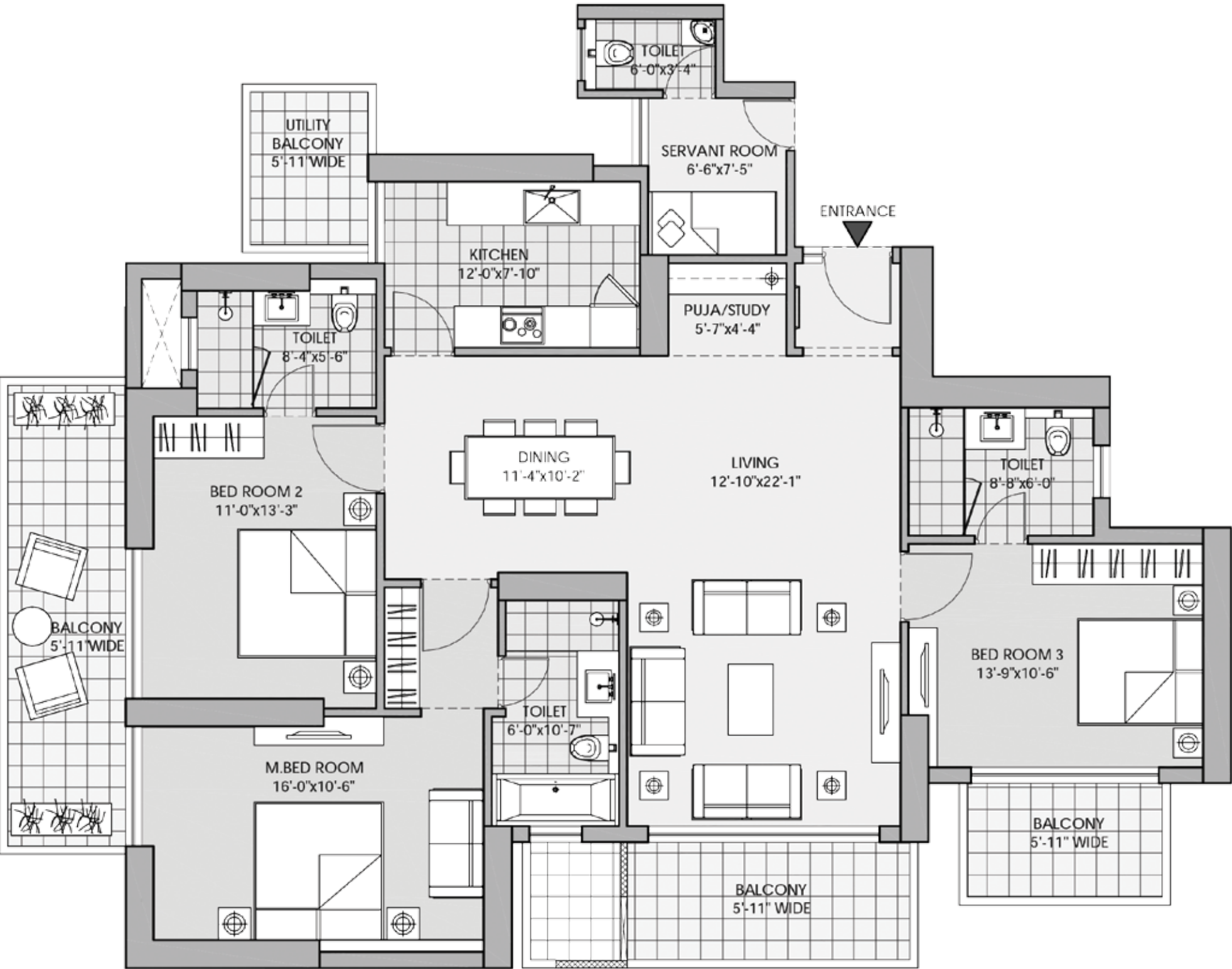


GOURMET FARES. GLOBAL FLAVORS. ON THE STAIRWAY TO HEAVEN

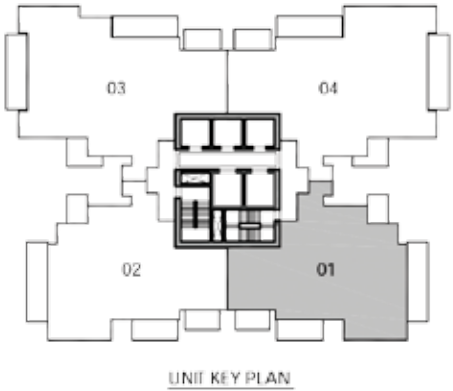
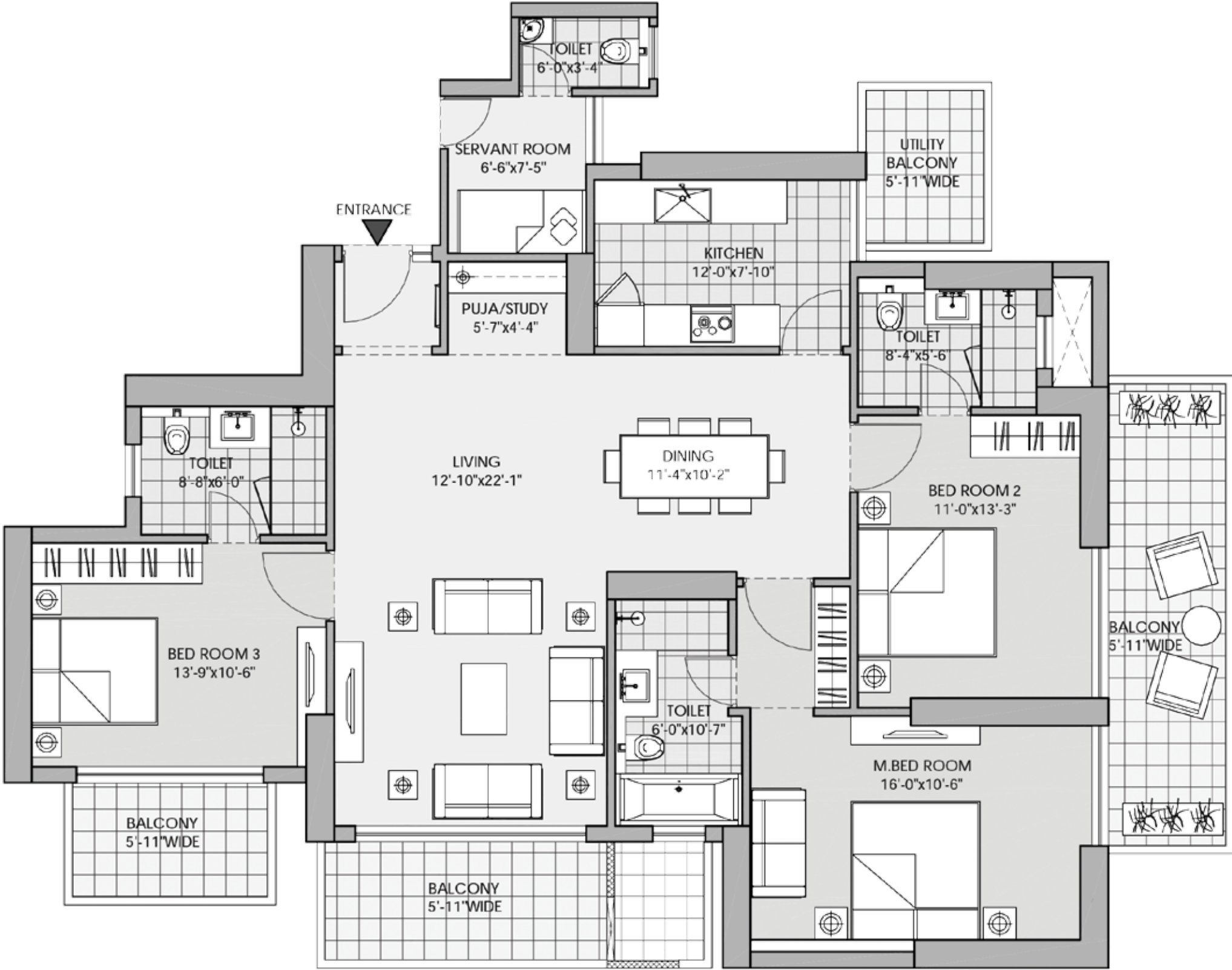
Fresh air. Effervescent aromas. Delectable delights. Welcome to the connoisseur's life. M3M Latitude houses a rooftop restaurant featuring a globally curated menu, just an elevator away from your luxury home.



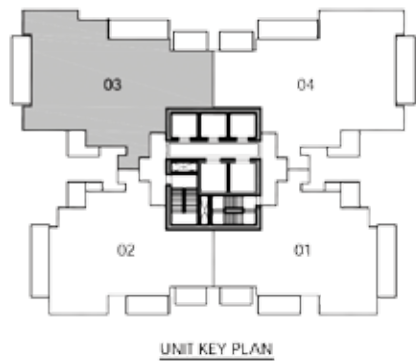
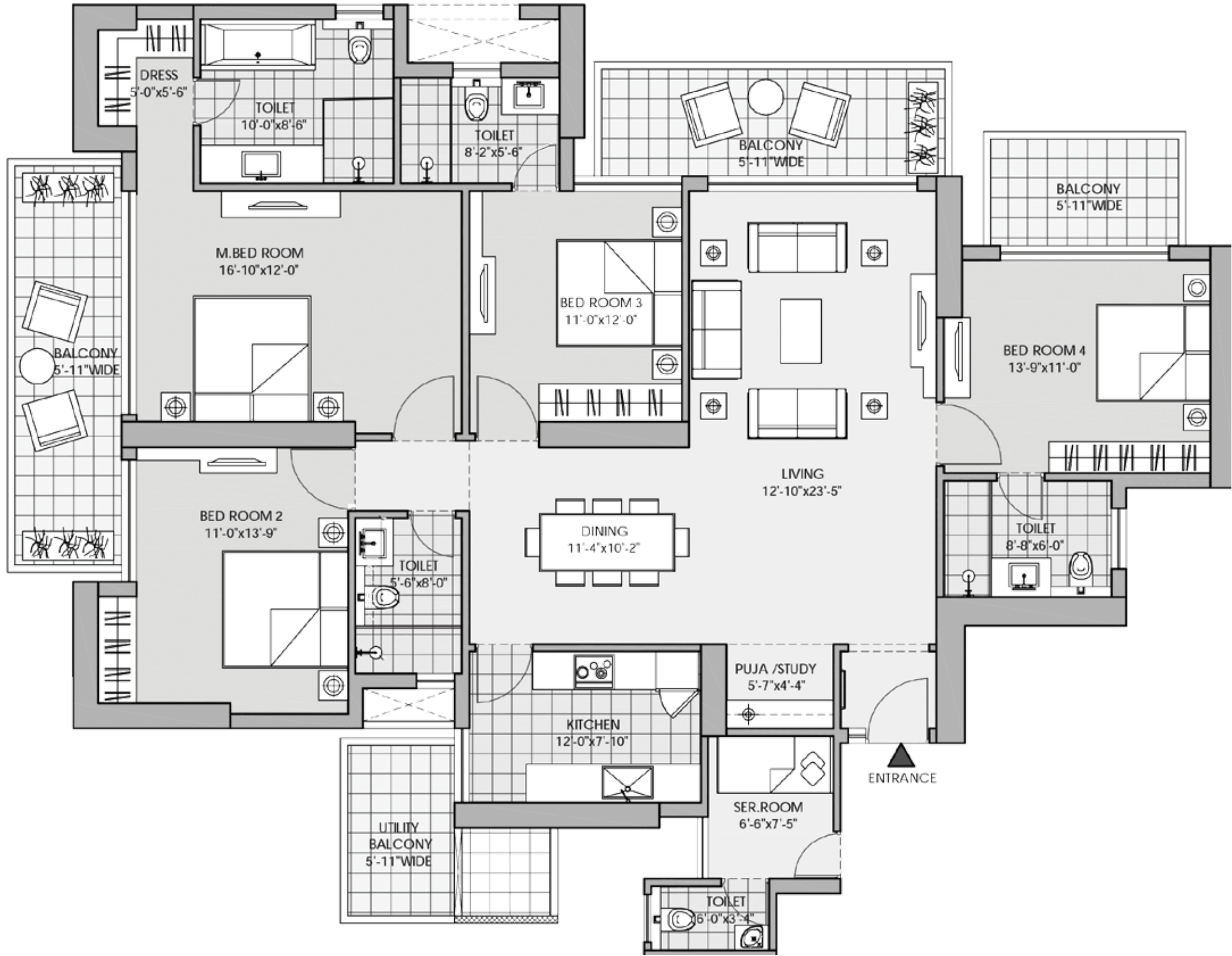
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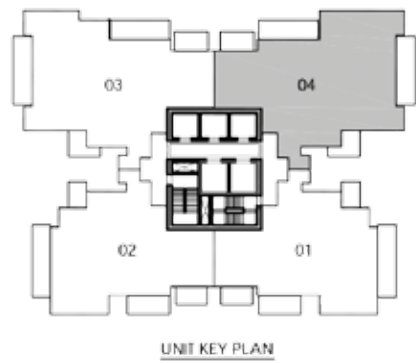
3BHK + SERVANT 2430 SQFT



4BHK + SERVANT 2955 SQFT



4BHK + SERVANT 2955 SQFT



PROPOSED SPECIFICATIONS



Bedrooms

Walls: Plastic emulsion with roller finish
Floors: Imported laminated wooden flooring
Doors: Polished flush shutter with wooden door frame
Windows: Double glazed; UPVC Aluminium glazing (powder coated or anodized)
Ceiling: Plastic emulsion



Living/Dining Room

Walls: Plastic emulsion with roller finish
Floors: Imported marble
Doors: Polished flush shutter with wooden door frame
Windows: Double glazed; UPVC aluminium glazing (powder coated or anodized)
Ceiling: Plastic emulsion



Kitchen

International style modular kitchen with hob and chimney
Polished granite counter with SS sink and CP faucet
Walls: 2' high ceramic tiles above counter, balance painted
Floors: Anti skid ceramic/vitrified tiles
Doors: Polished flush shutter with wooden door frame
Windows: UPVC aluminium glazing (powder coated or anodized)
Ceilings: Oil bound distemper paint



Servant / Utility Room

Walls: Oil bound distemper
Floors: Ceramic/ vitrified tiles
Windows: UPVC/ aluminium glazing (powder coated or anodized)
Doors: Painted flush shutter with wooden door frame
Ceilings: Oil bound distemper paint



Balcony / Utility Balcony

Floors: Anti-skid ceramic / vitrified tiles
Walls: Durable exterior paint



Staircases

Walls: Oil bound distemper paint
Floors: Kota stone / precast tiles
Doors: Steel fire doors / fire resistant shutter
Ceilings: Oil bound distemper paint



Toilets

Walls: Ceramic tiles dado, rest plastic emulsion paint
Floors: Anti skid ceramic/vitrified tiles
Doors: Polished flush shutter with wooden door frame
Windows: UPVC aluminium (powder coated or anodized) window
Ceilings: Plastic emulsion paint
Fixtures: Single lever, international brand CP fittings & white sanitaryware



Lift Lobbies

Walls: Combination of one and more of stone cladding, tiles wall paper and plastic emulsion paint
Floors: Combination of one and more of natural stone & tiles
Doors: Stainless steel finished lift doors
Ceilings: Plastic emulsion paint
Others: Granite / marble counter
Air-conditioned ground floor lobby



External Facade

Walls: Combination of one and more of stone cladding, plaster with exterior grade paint, glazings
Railings: Glass balcony railings



Electrical Equipment

VRV/VRF airconditioning system for living, dining & bedrooms
Three tier security system
High speed elevators with stainless steel lift car interiors
100% Power back up round the clock with suitable diversity and load factor



Fire Safety

Automatic sprinkler system, wet riser, Fire detection & alarm system



Others

Round the clock treated water supply

M3M GROUP



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 the 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.



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License Nos. 234 of 2007 dated 16.10.2007 (Renewal dated 19.04.2012 & 02.07.2014); 52 of 2009 dated 28.08.2009 (Renewal dated 04.12.2013); 35 of 2010 dated 06.05.2010; 114 of 2014 dated 20.08.2014 and 122 of 2014 dated 27.08.2014 accorded to M/s Manglam Multiplex Pvt. Ltd. & ors. "for setting up of a Group Housing Colony" on the land measuring 26.91655 hectare (66.51225 acre). Copies of approvals are available for inspection at Developer's office at Paras Twin Tower, Tower B, 6th Floor, Golf Course Road, Sector 54, Gurgaon, Haryana. M3M Latitude will be part of the aforesaid development of the Group Housing Colony. Total No. of proposed Apartments 160 Units (M3M Latitude). Some of the information may give an impression of forward looking statements even though they are not meant or intended to be so and customers dealing with such information are required to undertake full and independent analysis thereof and make independent judgment of their own after due diligence at their end.

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