



THE PERFECT TEE-OFF FOR YOUR BUSINESS

# M&M TEE POINT

M3M Tee Point is dedicated to young and go-getter entrepreneurs who have the zeal to cultivate success. The project encompasses efficiently-appointed office spaces and finely carved retail areas. M3M Tee Point is designed to exploit the captive markets of the surrounding posh residential areas like M3M Golf Estate, M3M Latitude, M3M Merlin, M3M Polo Suites, M3M Panorama, M3M St. Andrews, Marbella, Uptown, Victory Valley, etc.





## YOUR DREAM DESIGNED BY THE EXPERTS!

M3M Tee Point has been designed by UHA, a London-based, globally acknowledged architecture and design studio, which manages projects across the Americas, Asia and Europe.

UHA's energetic and optimistic approach to design is a constant endeavour to improve the quality of the built environment by focusing on specific elements such as natural light, clean lines and spatial sequences that enhance both private and public domains.

Seen in the picture is Mr. Ricardo Mateu, Director- UHA, London with a colleague adding master strokes to the Project Design.

### Key Projects by UHA, London

- Nine Elms Bridge, London
- World Cup Towers, Russia
- Guggenheim Museum, Finland
- Sivriada, Island Icon, Turkey
- 1973 Worli, Mumbai

## IDEAL LOCATION

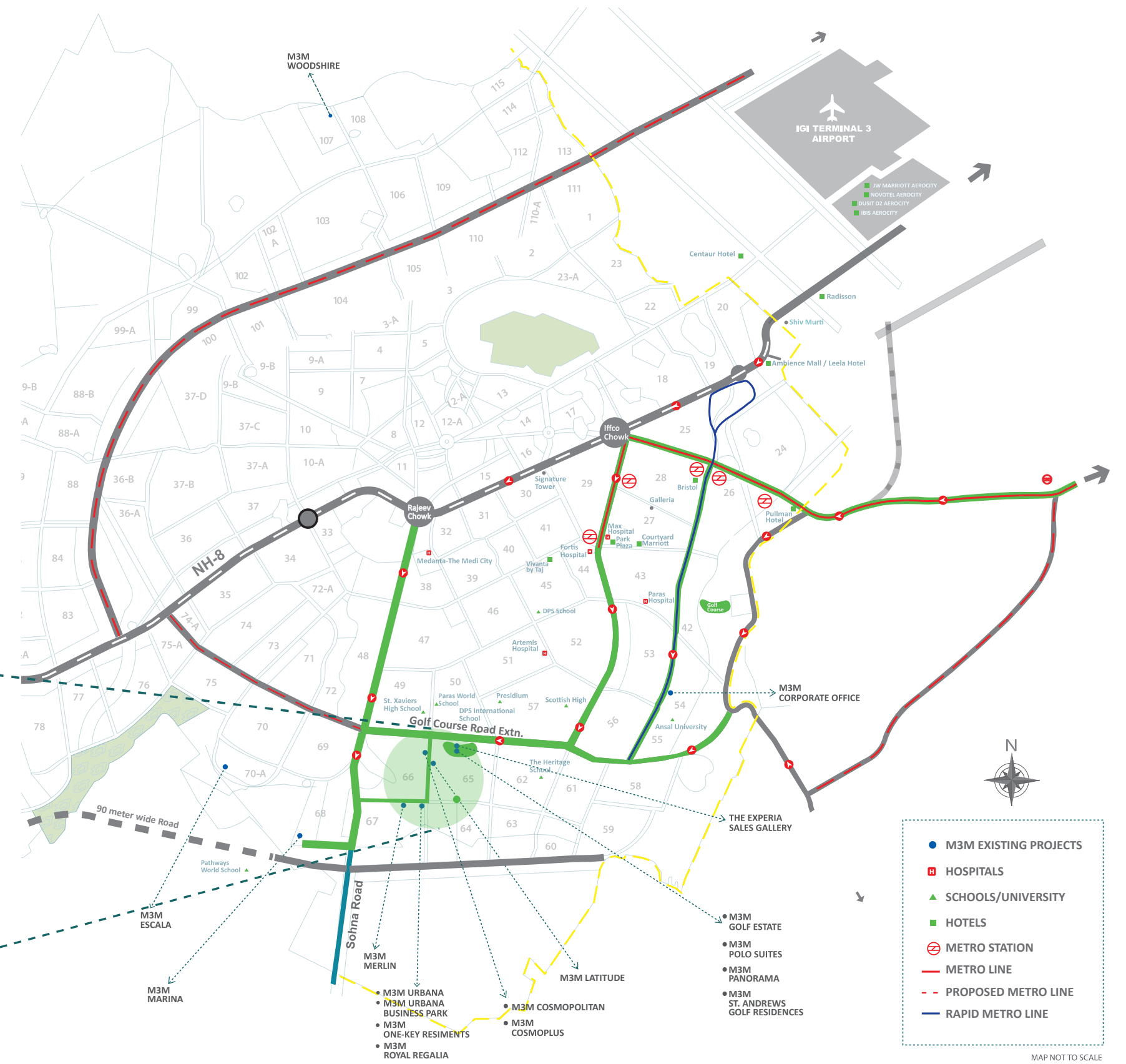
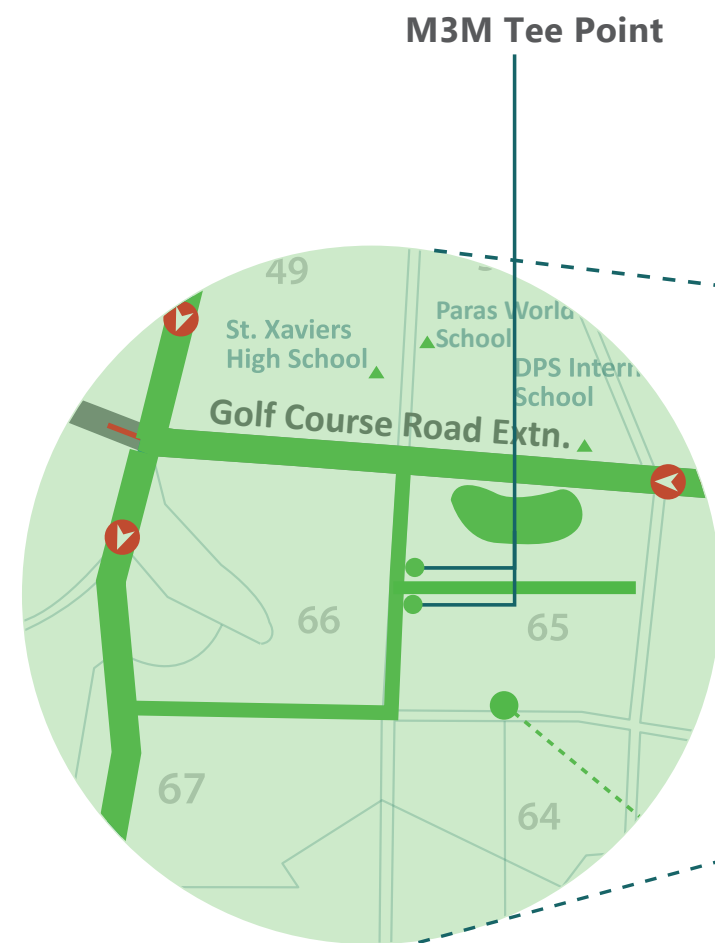
Strategically located at the junction of 60 mtr wide sector road and 24 mtr wide major arterial road at Sector 65, near Golf Course Road Extension, M3M Tee Point is surrounded by the city's most affluent upcoming residential developments.

- Easy access to South Delhi
- Existing link connecting M.G. Road and South Delhi
- Future link connecting Nelson Mandela Road in Vasant Kunj in Delhi to Mehrauli Road in Gurgaon through the Biodiversity Park
- A 90 mtrs. wide road link from Andheria Mor, Delhi to Gurgaon-Faridabad Road through Mandi and Gwal Pahari
- Proposed Metro Corridor in close vicinity

### KEY DISTANCE

### TIME

IFCO Chowk	20 min
HUDA City Centre	15 min
Airport	40 min
Rajiv Chowk	15 min
Medanta	15 min



- M3M EXISTING PROJECTS
- HOSPITALS
- ▲ SCHOOLS/UNIVERSITY
- HOTELS
- ⊖ METRO STATION
- METRO LINE
- - PROPOSED METRO LINE
- RAPID METRO LINE

MAP NOT TO SCALE

**SITE PLAN**



## A SMART BLEND OF RETAIL AND OFFICE SPACES.

A fabulous mix of office spaces, retail areas and F&B. M3M Tee Point is destined to be one of the key destinations of Gurgaon. It encompasses two blocks that are separated by a 24 mtrs. wide road, which will become one of the principal access roads to M3M's prestigious M3M Golf Estate among many other premium luxury projects.

M3M Golf Estate



### Features

- Magnificent Frontage of nearly 260 meters
- Low maintenance façade with large glazing and permanent finishes
- Elegant lighting design for façade and landscape to add to the ambience



## THE HOT BED FOR SHOPPING AND CULINARY DELIGHTS

Surrounded by the prime residential developments, M3M Tee Point will prove to be an ideal space for retail and F&B.

Also seen on the left is M3M Latitude, a premium residential project situated just a stone's throw away from M3M Tee Point.

The project offers efficiently designed retail options ranging from 27.87 sq. mt. (300 sq. ft.) to 260.12 sq. mt. (2,800 sq.ft.) to cater to every segment.

## THE HAVEN FOR AMBITIOUS ENTREPRENEURS!

M3M Tee Point's elegant and finely carved office spaces are ideal for young, ambitious, go-getter entrepreneurs.

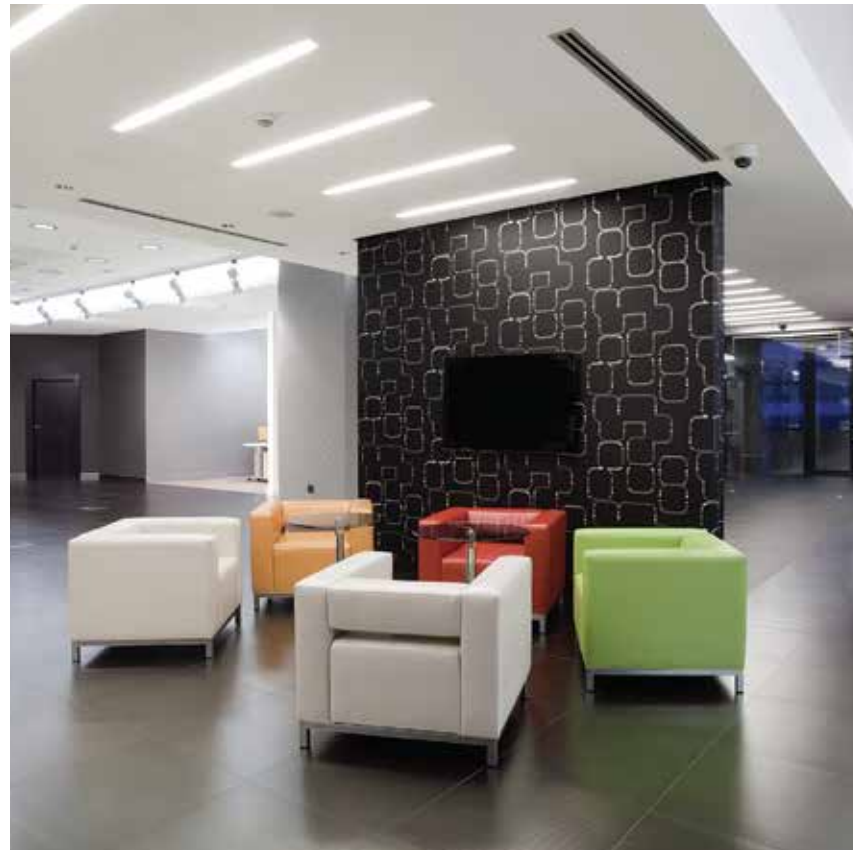
Prime office spaces ranging from 37.16 sq. mt. (400 sq. ft.) to 179.30 sq. mt. (1,930 sq. ft.) spread over 9 spacious floors are designed for all types of businesses to thrive.

### Features

- Retail space on ground and first floor
- 2<sup>nd</sup> floor onwards dedicated to office space/commercial units
- Service elevators
- Dedicated drop-off zones
- Multi-level parking
- Air conditioned
- 100% power backup
- CCTV surveillance







## A BUSINESS OPPORTUNITY YOU CAN'T AFFORD TO MISS!

M3M Tee Point's prime location, captive markets, affluent neighbourhoods and a fabulous mix of office, retail and serviced apartments is sure to give handsome returns to smart investors.

- Surrounded by the prime residential developments catering to affluent families with high disposable income
- Excellent connectivity through multiple inter state highways
- One stop solution for office and retail spaces



## PROPOSED SPECIFICATIONS FOR RETAIL SHOPS

<b>RETAIL SHOPS</b>	Retail Floors- Ground & First Glazed Fronts of Retail units Dedicated Signage areas for all units as per design
<b>STRUCTURE</b>	RCC Framed Structure with masonry partitions
<b>LANDSCAPE</b>	Pedestrian plaza designed with seating area and kiosk Dedicated drop-off zone and entrances for retail On-site parking areas with lush canopy trees and landscape features
<b>FINISHES</b> Exterior Lobbies - Floor Walls  Basement Tenant Floor Finish Common Toilets Parking	Combination of one or more of stone, tiles, ACP and Painted surface Combination of one or more of stone, tiles, wooden panelling and painted surface Concrete floor Concrete floor Finished toilet with modern fittings and fixtures Multilevel basement for parking and services. Adequate surface parking
<b>SECURITY</b> CCTV Surveillance Manned Security	Basement parking , basement & ground floor lobbies Boom barriers at all vehicular entry & exit points
<b>FIRE SAFETY</b> Wet Riser/Hose Reels/Sprinklers/Fire Extinguishers External Fire Hydrants Fire Detection System	Provided as per norms Provided as per norms Provided as per norms
<b>HVAC</b> AC System Ventilation and Exhaust	Space provision for split AC units Provided for common toilets and basements
<b>ELECTRICALS</b> Distribution Metering Lightning Protection & Earthing Pits Diesel Generators	Provision for cable upto tenants distribuon board Tenant load will be metered Provided 100 % fully automatic power backup with suitable diversity and load factor provided for lighting, power and AC
<b>SIGNAGE</b> Internal External	Main lobby equipped with tenant directory and directional signs External signage as per developers design and conditions
<b>COMMUNICATION</b>	Provision for cable Data Point & DTH

## PROPOSED SPECIFICATIONS FOR OFFICES

<b>OFFICE SUITE</b>	Office Floors
<b>STRUCTURE</b>	RCC Framed Structure with masonry partitions
<b>LANDSCAPE</b>	Pedestrian plaza designed with seating areas and kiosk Dedicated drop-off zone and entrances for offices Outdoor/surface parking areas with lush canopy trees and landscape features
<b>FINISHES</b> Exterior Lobbies  Basement Tenant Floor Finish Floor Elevators Parking	Combination of one or more of stone, tiles, ACP and Painted surface Air conditioned lobbies with combination of one or more of stone, tiles, wooden panelling and painted surface Concrete floor Concrete floor Stainless Steel Finish with Light and Ceiling Multilevel basement for parking and services. Adequate surface parking
<b>SECURITY</b> CCTV Surveillance Manned Security	Basement parking, basement & ground floor lift lobbies. Boom barriers at all vehicular entry & exit points
<b>FIRE SAFETY</b> Wet Riser/Hose Reels/Sprinklers/Fire Extinguishers External Fire Hydrants Fire Detection System	Provided as per norms Provided as per norms Provided as per norms
<b>HVAC</b> AC System Ventilation and Exhaust	Split AC/VRV Air conditioning Provided for common toilets and basements
<b>ELECTRICALS</b> Distribution Metering Lightning Protection & Earthing Pits Emergency Lighting Diesel Generators	Provision for cable upto tenants distribuon board Tenant load will be metered Provided Emergency Lighting in selected common area 100 % fully automatic power backup with suitable diversity and load factor provided for lighting, power and AC
<b>SIGNAGE</b> Internal	Main lobby equipped with tenant directory and directional signs
<b>COMMUNICATION</b> Cable/TV connection	Provision for TV/DTH Connection, Data point



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.



M3M Biz, the retail and commercial arm of M3M Group has created quite a few exemplary commercial hubs with refreshingly designed retail spaces, office complexes and premium luxury serviced apartments.

## 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 and 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 and SEZs.



Establishing a global footprint through international associations and commendable tie-ups for technologically superior and world class infrastructure.



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



M3M CARE is the human face of the company that embodies the Group's CSR activities. We believe in giving back to our employees, our community and to our natural surroundings.

## OTHER M3M PROJECTS

### RESIDENTIAL



### COMMERCIAL



### SERVICED RESIDENCES



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