



  
*The Royal Life Personified*

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\*\* Strictly for private circulation



## M3M

M3M India is a visionary real estate developer creating designer living in India.

In the last 15 years the company has come a long way in becoming the creator of idyllic high-end city developments in the country by building designer projects.

## GROUP VISION

- Emerge amongst India's leading real estate conglomerates with a global presence
- Adhere to the highest standards of business ethics and best practices in every area of endeavor
- Set new benchmarks in customer satisfaction, employee motivation and business associate relationships

**Basant Bansal**  
Chairman, M3M Group

# M3M BUSINESS VERTICALS



# M3M BRANDS



Presenting...



## THE CONCEPT

- Imagine living your life in uber ultimate comfort of a world-class hotel suite
- Fine dining, laundromat, travel desk, business centre, spa, gym.. All at your service.
- Unit sizes from 880 – 980 sq. ft.
- Completely integrated interiors with elegant modern furnishings to delight any 'Royal' from around the world.
- M3M Royal Regalia will give you unmatched designer living.
- The interior design will be crafted by internationally renowned designer.
- Truly a 'Royal Regalia', fit for kings!



**Welcome**  
to a Royal World !



“All Rise  
For The  
King”

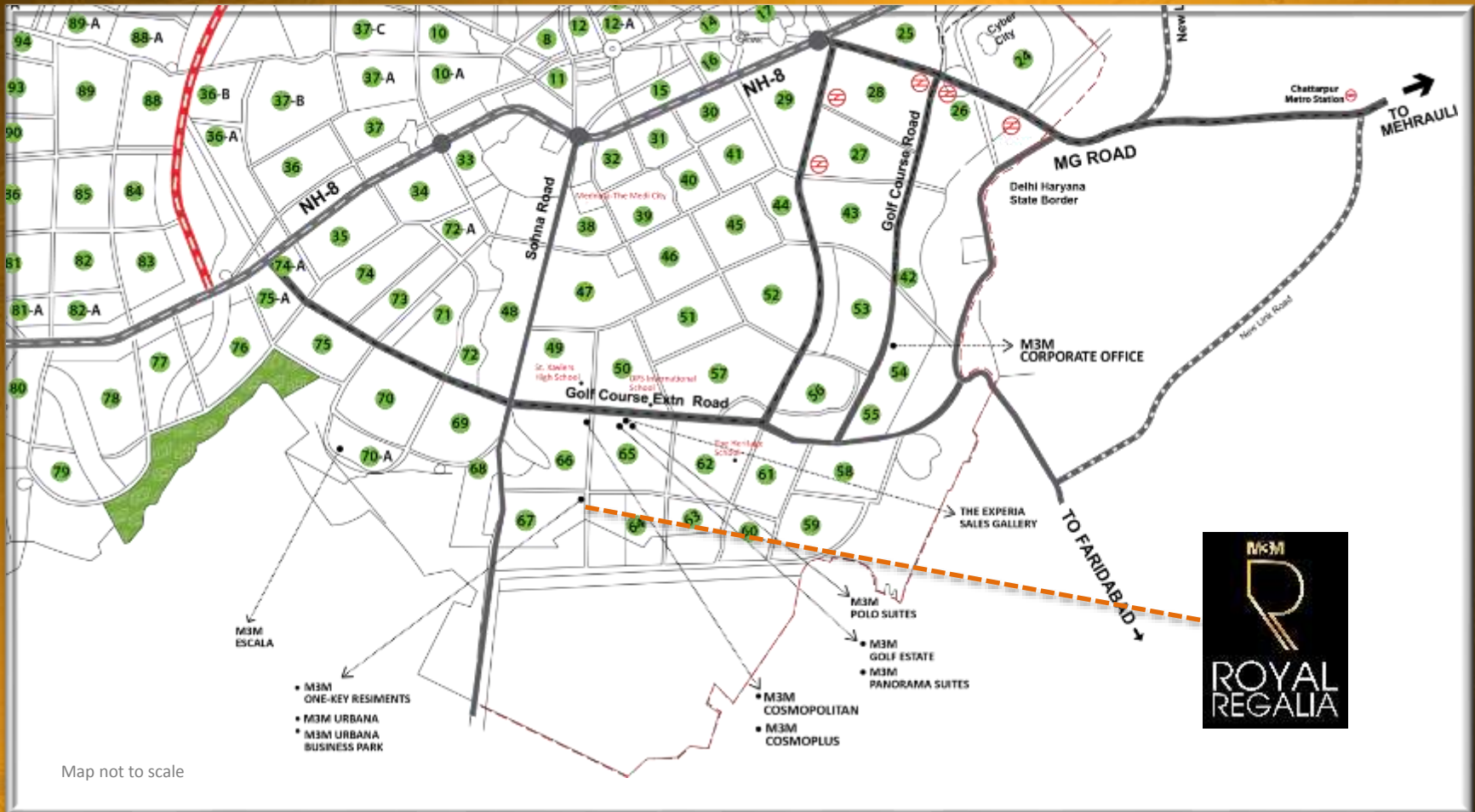




Internationally Sized  
Suites For The  
Modern Urbanite

Designed by R204, USA  
& RSP, Singapore  
Architects of world-class repute

# In the hub of Sector 67



# Location Advantages



- Situated on 60 metre wide main arterial Sector road.
- Prominently located on Southern Peripheral Road (Golf Course Extension Road) one of the widest roads in Gurgaon (90 meters wide) and recently announced as NH 236.
- Just 30 minute drive from Delhi International Airport.
- Located on the Metro corridor, offering fast, convenient and comfortable connectivity to Delhi, easy accessibility to NH8 as well as to South Delhi via Gurgaon Faridabad expressway.
- Strategically linked to all major Business Hubs & Retail destinations.
- Close to major Hospitals like Medicity, Artemis etc. & Schools like St. Xaviers High School, DPS International, Heritage School etc.

# The Unique Proposition of M3M Royal Regalia

- Integral part of nearly 17 acre multi-use commercial/ retail complex
- Complex with one of the largest frontage in Gurgaon (500 mtrs.)
- The Insignia - Roof-top health club with spa, pool and lounge
- Concierge 24x7
- Walk-to-work complex
- Fully furnished world-class specs
- Construction by Shapoorji-Pallonji
- Designed by R204, USA and RSP, Singapore
- Complete glazed façade, iconic tower
- Surrounded by Fine Dining, Shopping, Spas, Entertainment within the complex
- Optimal space planning
- Construction in full swing
- Ultimate location and connectivity



Unique Frontage &  
Grand Lobby Entrance



# Grand Entrance Lobby

LOUNGE | CONCIERGE | RECEPTION

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N&MBiz

# THE INSIGNIA

HEALTH CLUB | GYM | SPA







Rooftop  
Infinity Pool

“The Duchess”  
Fine Dining Restaurant

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## “Queen’s Terrace”

Approx. 4,000 sq ft  
landscaped terrace coffee shop,  
a perfect place to relax in the  
outdoors !

# “King’s Court”

A toast to high life!



A woman with long blonde hair is leaning over a pool table, preparing to take a shot with a cue stick. The pool table has a green felt top and several balls are scattered on it. In the background, a man in a grey shirt is holding a cue stick, and another woman is standing near another pool table. The setting appears to be a billiard hall with a brick wall.

Unwind yourself

# Business Centre

Up-to-date Smart-Biz-Hub with all modern amenities and resources



## Exclusive Sky Bridge

Your bridge to the host of services, from Business Centre, Restaurant, Cocktail Lounge with outdoor deck, Lounge Café, Alfresco Dining, All day dining, snooker billiards and comfort zones

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# Fully Serviced.. Fit for a King !

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Concierge 24x7

Well Equipped Gymnasium & Spa

All Day Dining Restaurant





# Services that you can expect.. and more !



Concierge Services



Laundromat Services



## World-class Serviced Apartments !

Imagine living in an world-class suite with every creature comfort, just a call away. Imagine owning the Presidential Suite of the best branded hospitality chain in the world.

Imagine no further.. Just book your suite at Royal Regalia.

# A Royal Retreat, Surrounded by Everything You Would Ever Want !

M3M URBANA  
M3M COSMOPOLITIAN  
SOUTH POINT MALL  
UNITECH ARCADIA  
RODEO DRIVE

DPS INTERNATIONAL  
ST. XAVIER'S HIGH  
SCHOOL  
HERITAGE SCHOOL  
SCOTTISH HIGH  
THE PRESIDUM  
ANSAL UNIVERSITY



MCDONALD'S  
NAIVEDYAM  
DOMINO'S  
HALDIRAMS  
CAFE COFFEE DAY  
PIZZA HUT  
Many More

MEDANTA MEDICITY  
M3M COSMOPLUS  
ARTEMIS  
FORTIS  
MAX

# Site Plan



Block	Configuration	# of Floors
2	Retail	G+1
1 & 5	Hotel & Office Space	G+8
3 & 4	Hotel & Restaurant Space	G+2
6	Hotel & Restaurant Space	G+2
9	Double Height Retail	G+1
7 & 8	Retail & Service Units	Highrise

□ Future Development

Site Map

\* Other developments are indicative, subject to change

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# Fully Furnished 'Royal' Interiors

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Double Bed (with Mattress and Bed Sheets) with Side Tables , 2+1 Seater Sofa Set, Coffee Table, Dining Chairs ,LCD/LED TV with Console, Wardrobe with Working Desk,Accessories : Curtains/ Blinds, Lamp Stand/ Lamp Shade, Planters.

Kitchen Appliances : Refrigerator, Induction Cook Top, Microwave, RO Water purifier

Sanitary fixtures and CP fittings Accessories : Towel Rail/ Ring, Robe Hooks, Hairdryer





Studio Apartments

# Royal Advantages for a Regal Investment



# Ground Floor Plan





# Typical 2<sup>nd</sup> Floor Tower Plan

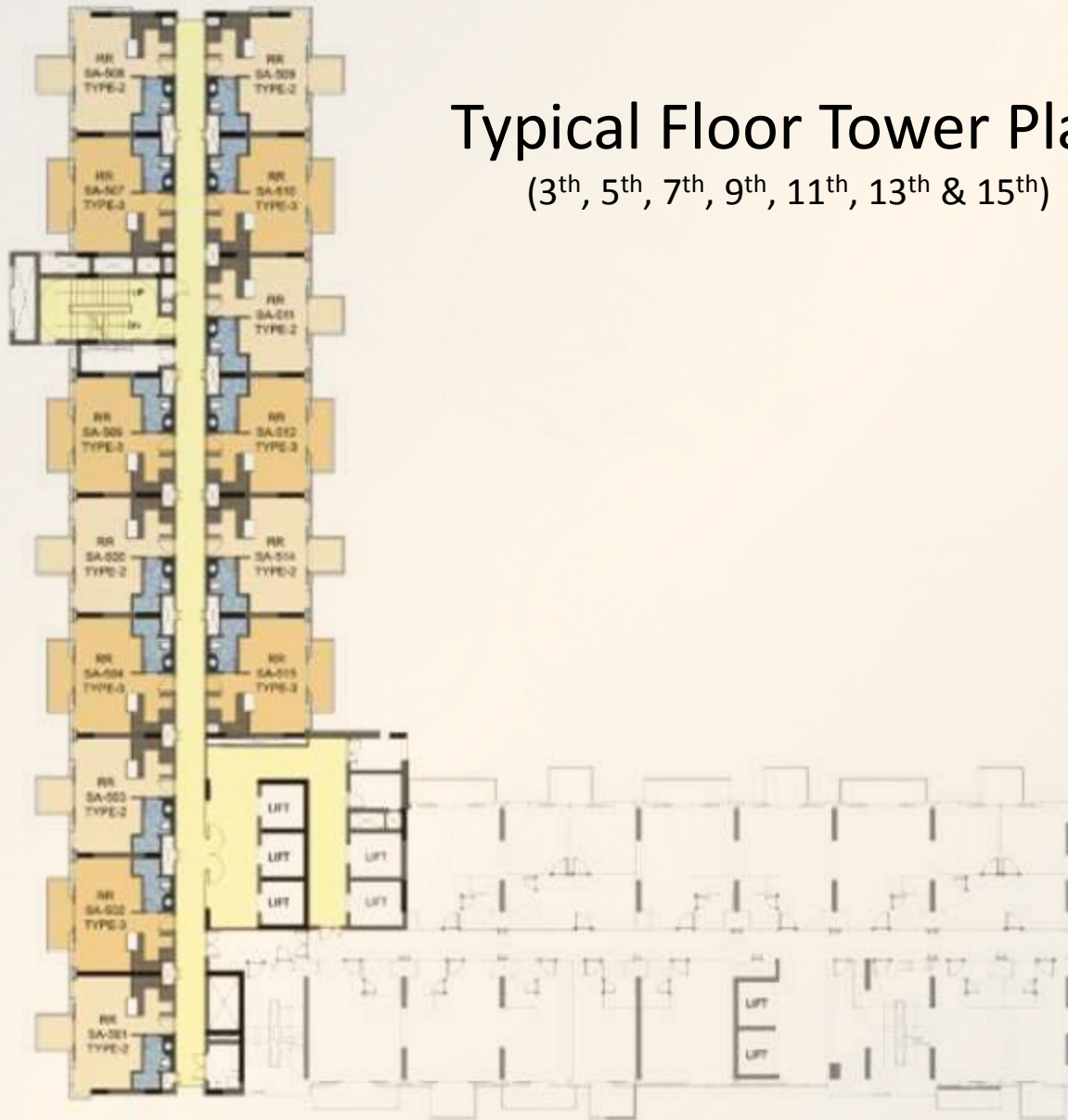


- \*AMENITIES**
- King's Court - Restobar with Outdoor Deck
  - The Duchess All Day Dining
  - Snooker/ Pool Table
  - Business Centre

- OUTDOOR TERRACE
- CORRIDOR
- AMENITIES

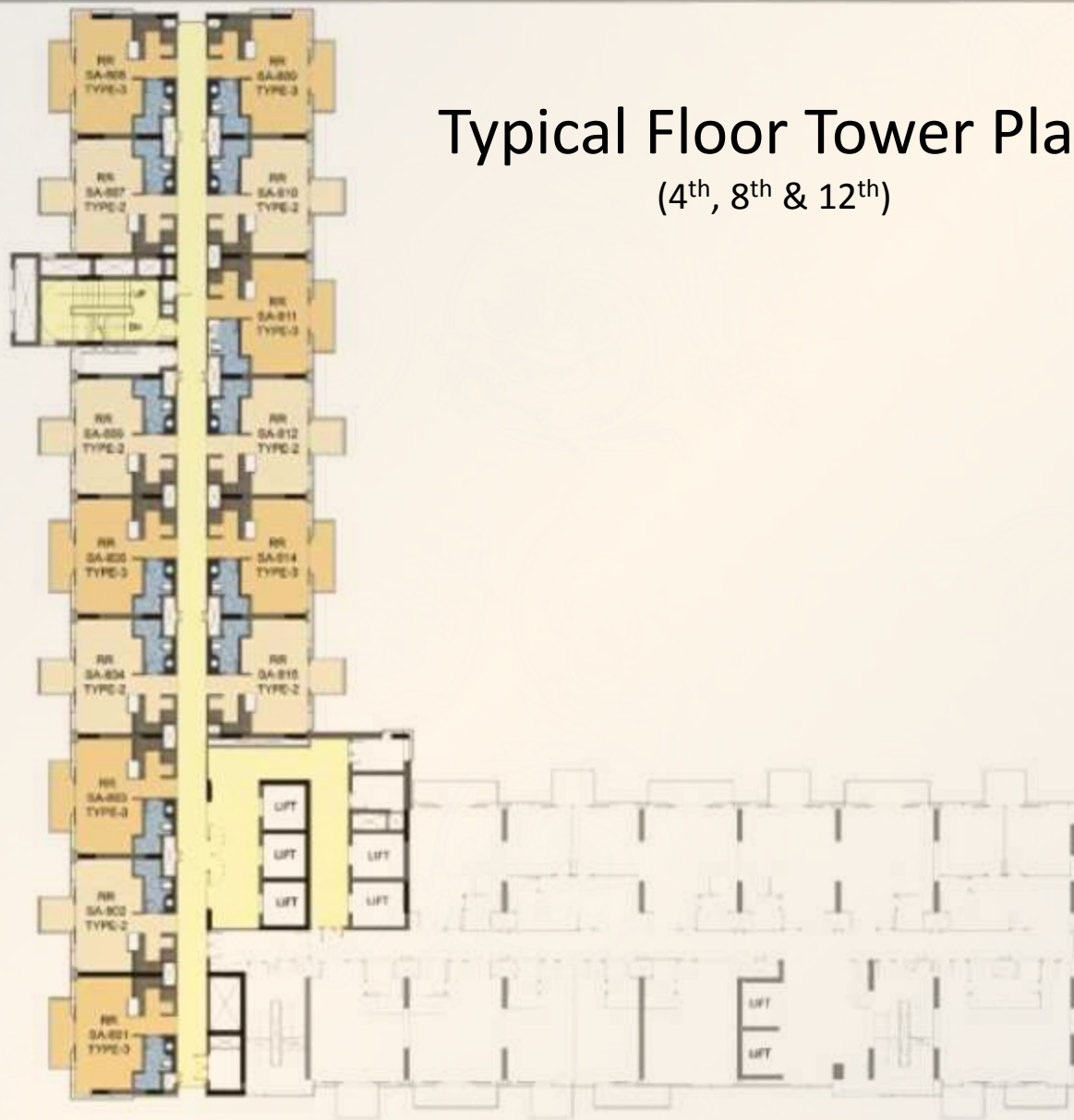
# Typical Floor Tower Plan

(3<sup>th</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup> & 15<sup>th</sup>)



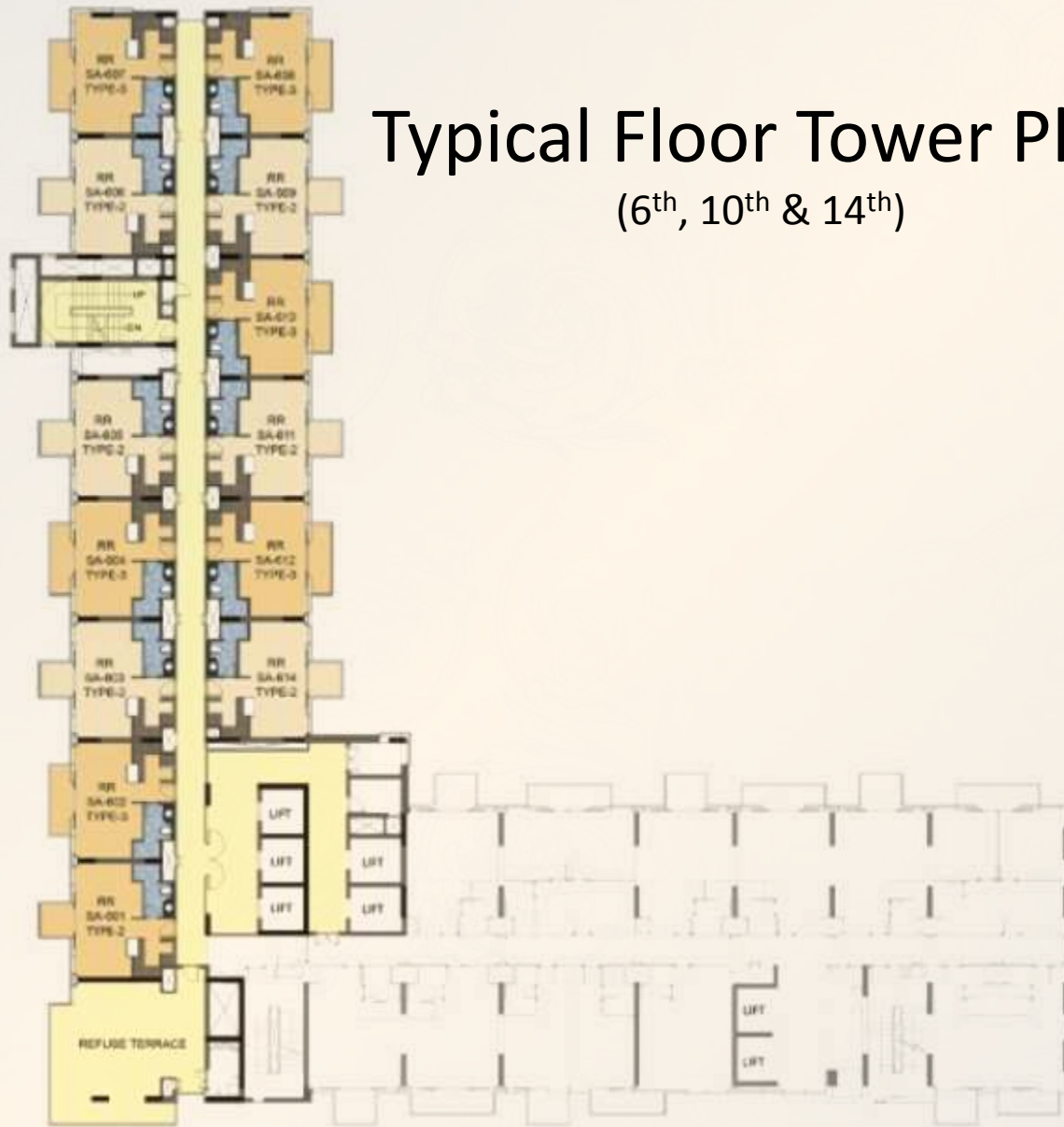
- TYPE 2
- TYPE 3
- CORRIDOR

# Typical Floor Tower Plan (4<sup>th</sup>, 8<sup>th</sup> & 12<sup>th</sup>)



- TYPE 2
- TYPE 3
- CORRIDOR

# Typical Floor Tower Plan (6<sup>th</sup>, 10<sup>th</sup> & 14<sup>th</sup>)



- TYPE 2
- TYPE 3
- CORRIDOR

# Terrace Plan



# Optimized Floor Plans (Type-1)



# Optimized Floor Plans (Type-2)



# Optimized Floor Plans (Type-3)





# Proposed Specifications & Finishes

## Living Room/ Bedroom

Walls: Plastic Emulsion Paint with Roller Finish  
Floors: Imported Laminated wooden flooring  
Doors: Skin Door Shutter/ Flush Shutter with Wooden Door Frame  
Windows : Powder coated or Anodized Aluminum glazing  
Ceiling : Plastic Emulsion Paint  
Furniture & Appliances : Double Bed (with Mattress and Bed Sheets) with Side Tables , 2+1 Seater Sofa Set, Coffee Table, Dining Chairs ,LCD/LED TV with Console, Wardrobe with Working Desk.  
Accessories : Curtains/ Blinds, Lamp Stand/ Lamp Shade, Planters.

## Balcony

Floors: Anti-skid/Non-slippery tiles

## Kitchenette

Walls: 2' high tiles above Counter & Balance Plastic Emulsion Paint  
Floors: Ceramic/ Vitrified tiles  
Ceilings: Plastic Emulsion Paint  
Kitchen Cabinet with Polished Granite counter with SS sink and sink mixer  
Appliances : Refrigerator, Induction Cook Top, Microwave, RO Water purifier

## Toilet

Walls: Combination of Tile Dado, Mirror & Plastic Emulsion Paint  
Floors: Anti skid tiles  
Doors: Skin Door Shutter/ Flush Shutter with Wooden Door Frame  
Ceilings: False Ceiling with Paint  
Granite/marble counter with International Brand Sanitary fixtures and CP fittings  
Accessories : Towel Rail/ Ring, Robe Hooks, Hairdryer

# Proposed Specifications & Finishes

## Lift Lobbies

Walls: Selected stone cladding and Oil bound Distemper  
Floors: Combination of Natural Stone & tiles  
Stainless Steel finished lift doors  
Ceiling : False Ceiling  
Air-conditioned Ground Floor Lobby

## Common Amenities

Infinity Edge Swimming Pool with Change Rooms  
World class Gymnasium  
All Day Dining Restaurant  
Bar & Lounge  
AL Fresco Dining  
Business Centre  
Snooker/ Billiards Room  
Steam Room  
Laundromat

## Staircases

Walls: Cement plaster with paint  
Floors: Kota in tread and risers or exposed RCC  
Doors: Steel fire doors/fire resistant shutter  
Windows: Powder Coated or Anodized Aluminum glazing  
Ceilings: Cement plaster with paint

## Electrical Equipment

Ceiling fans & Light fittings  
Air-conditioned Service Apartments  
Hot water supply in Toilet/ Geyser  
Telephone, TV & Power Outlets



M3M Royal Regalia – A Class Apart !

**\*\*Disclaimer:** The designs, areas, dimension, specifications, category, services, facilities and other attributes are illustrative & indicative. All images are purely artistic conceptualization and not a legal offering. 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.



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