



M3M
CAPITALWALK

In M3M Capital Phase 1 & Phase 2

A decorative element consisting of three vertical lines of varying thicknesses, positioned on the left side of the page.

A Larger than Life

Retail Experience

Awaits You..

A decorative graphic element in the bottom right corner, featuring several overlapping, wavy lines in shades of pink, red, and orange, creating a sense of movement and depth.

EVER WONDERED OF

1KM LONG SHOPPING EXPERIENCE



EVER WONDERED OF

1 KM LONG DINING EXPERIENCE





THE
1KM
LONG RETAIL

A Retail Masterpiece

at a Landmark Location

M3M is ready to raise the bar again by developing the first-ever high-street at **Smart City Delhi Airport**, a huge development that is a complete ecosystem in itself. **M3M Capitalwalk** will boast with a strip mall-inspired design to give each storefront a greater presence and maximum visibility. An iconic grand frontage will greet you, including grand entertainment and dining options to indulge.

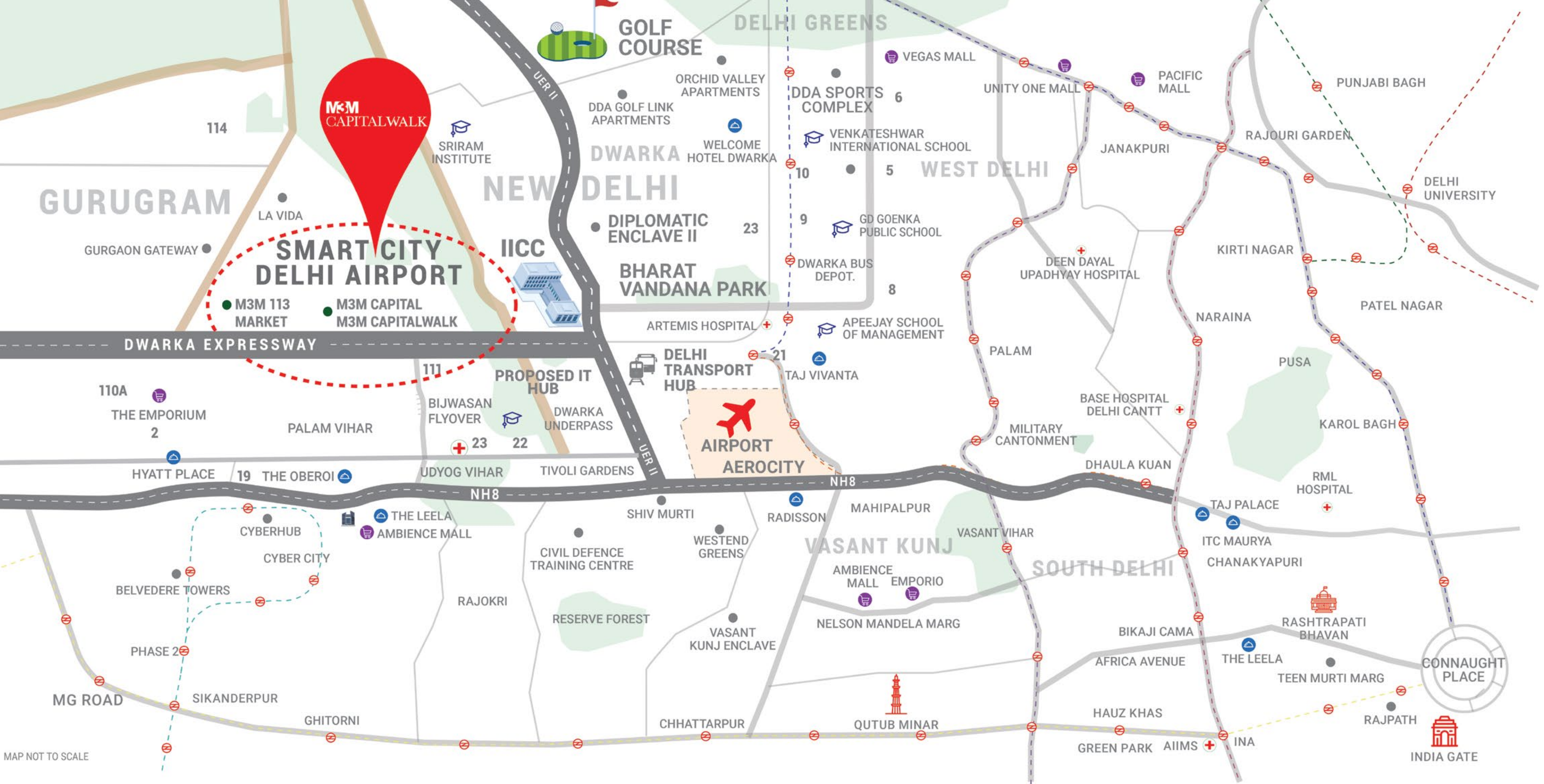
A perfect mix of retail and F&B

Multiple entries to the project

Double-height showrooms

Massive frontage for an awe-inspiring experience





Discover a Neighbourhood Where the World Comes Together

For any business to flourish, location plays a significant role. Situated on the **Dwarka Expressway** with a huge catchment of **2 Lakh+ people** which is expected to go up by **5 lakh** in the next 1.5 years, and with top corporates moving to this area, this location is ought to be the next CBD of Gurugram. With seamless connectivity, it also enjoys the social fabric of Delhi and Gurugram.

25 +
International
Schools

32,516 sq. m.
(3.5 Lakh sq. ft) of
Commercial Space

10 +
Multi-speciality
Hospitals

10 +
Five Star
Hotels

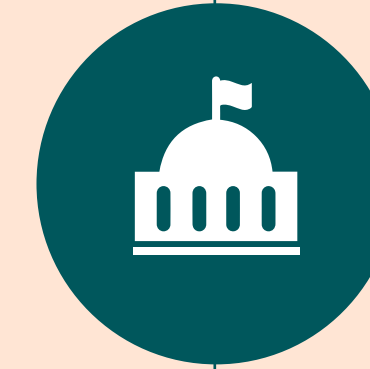
A Location

Surrounded by Iconic Landmarks

3 mins
Travel Time to
**Asia's Largest
Convention
& Exhibition
Centre: IICC**



5 mins
Travel Time to
**Diplomatic
Enclave II**



7 mins
Travel Time to
**International
Airport (IGI)**



7 mins
Travel Time to
**Delhi's
Transportation
Hub**



15 mins
Travel Time to
**International
Sports
Complex**



20 mins
Travel Time to
South Delhi



An Iconic Destination for the Shoppers

M3M Capitalwalk is a perfect show window for every retail brand. The four-floor retail provides consumers an array of options to indulge. From apparels to jewellery, food to entertainment, this one-of-a-kind architecture landmark with excellent site access condition, both above and below ground, will create a lucrative retail opportunity for the investors.

76695.4 sq. m. (8, 25,543 sq. ft.)
of retail experience

Triple-height,
40 ft. wide entrance

Multiple anchor stores
and hypermarkets





DELIVERED PREMIUM SHOP CUM OFFICES



A Linear Retail Format on a National Expressway

M3M Capitalwalk is the first retail project under Smart City Delhi Airport, a development by M3M. Being a part of this grand development, it has two retail blocks, one facing the **150 m wide road** and the other **24 m wide road** facing the **Dwarka Expressway**. One of the strong differentiators is the linear format, providing high visibility to each shop.

- 14 entries for ease of access
- Ample parking space
- 4-levels of premium retail
- Linear format for highest visibility



A Facade that
Boasts of High
Visibility

The project will be a visual masterpiece with its grand triple-height entrance, a perfect mix of distinct and contemporary architecture. **M3M Capitalwalk** is designed to conjure a vibrant charm with a clear facade, 14 different entries to the project that will generate endless footfall. It enables the eyes to wonder and promises to stand out on the marvellous skyline of NCR.

A Thoughtful
Design with Superior
Connectivity

The main attraction of this retail paradise is its trailblazing design. A frontage of around **1Km*** will never miss any sight. The triple-height portals provide an excellent entrance experience, making it a delightful experience to remember.

- **Free-flowing well-connected atrium for seamless movement**
- **A self-sustainable smart neighbourhood design**
- **Elevators and escalators for smooth connectivity**
- **Outdoor patios for people to relax**





Where

The Eyes Go, Feet Follow

Changing the face of retail, M3M is bringing a whole new concept of strip high-street in India. People are drawn to their convenience, while retailers love the visibility they gain from here. Both these qualities are present in abundance at **M3M Capitalwalk**, where a mix of varied shops makes for an impressive frontage. Attracting attention and garnering footfall will never be this easy.

- **Large frontage for clear visibility**
- **6.75-metre double-height shops and 4.75-metre regular shops**
- **Wide boulevards**

A Destination with
Every Convenience
Around

The anchor stores at **M3M Capitalwalk** are flagship establishments that highlight what's best about this modern high street retail destination. Each of the three anchor stores grace a different section of the strip mall, giving it a natural spread and making access easier. Furthermore, each store is designed to delight customers with a combination of awe-inspiring scale and great options to indulge.

- **Multiple anchor spaces**
- **Hypermarket on lower ground floor**





The 1 Km Long Dining Experience

Any successful retail is incomplete without its F&B. The roof area of **M3M Capitalwalk** is specially dedicated to an eclectic dining space which will captivate visitors with its soothing ambience, open sky views and delectable culinary delights. A perfect place to end a shopping spree, and enjoy a great dining experience.



A Complete Package to Ensure Success

M3M Capitalwalk is the perfect amalgam of all the right ingredients of a perfect and successful retail. From a huge captive audience to a vantage location, it has every element that makes your land stand apart from others and become a landmark.

- **Widest frontage of India**
- **A humongous catchment of 5 lakh+ people**
- **Around 32,516 sq. m. (3.5 lakh sq. ft.) of commercial space in the vicinity**
- **Situated in the heart of Delhi NCR**
- **Located on a National Expressway**



Specifications

STRUCTURE

RCC/steel structure

LANDSCAPE

Landscaped boulevard at front & rear with water-features

FINISHES

- Exterior : Combination of one or more: glazing, stone, tile, ACP and painted surface, etc.
- Lobbies : Combination of one or more: stone, tile and painted surface
- Basement : Broom finish concrete
- Tenant Floor Finish : Concrete floor
- Common Toilets : Finished toilets with modern fittings and fixtures

PARKING

Multi-level basements for parking & services as per norms

SECURITY

- Video Surveillance Security : Basement entry exit, lift lobbies & peripheral
- Manned Security : Boom barriers at all vehicular entry & exit points

FIRE SAFETY

- Wet Riser/Hose : Provisioned & to be provided as per norms
- Reels/Sprinklers/Fire Extinguishers : Provisioned & to be provided as per norms
- External Fire Hydrants : Provisioned & to be provided as per norms
- Fire Detection System : Provisioned & to be provided as per norms

HVAC

- AC System : Provision for Split/ Water Cooled DX System
- Ventilation & Exhaust : Provided for common toilets & basements as per norms

ELECTRICAL PROVISION

- Distribution : Provision of cable up to Unit / premises
- Metering : Unit load will be metered through Intelligent Metering System
- Lightening Protection & Earthing Pits : Provided

POWER BACKUP

100% fully automatic backup with suitable diversity and suitable load factor

SIGNAGE

- Internal : Main lobby equipped with tenant directory and directional signs
- External : External signage as per developers design and conditions

COMMUNICATION CABLE/TV CONNECTION

Provision for Data & Voice



UNION BUILDMART PRIVATE LIMITED
(CIN- U70100HR2012PTC089615)

Registered Office :
6th Floor, M3M Tee Point, North Block, Sector- 65,
Gurugram 122101 , Haryana, India

Sales Gallery
M3M Experia, Sector-113, Smart City Delhi Airport, Dwarka Expressway,
Gurugram-122017, Haryana, India

CRM Cell
B1, M3M Experia, Sector-113, Smart City Delhi Airport, Dwarka Expressway,
Gurugram-122017, Haryana, India

Project Site
M3M Capitalwalk, Sector-113, Smart City Delhi Airport, Dwarka Expressway,
Gurugram-122017, Haryana, India

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