

RC/REP/HARERA/605/337/2022/80 Dated 31.08.2022
Promoter Name - Manglam Multiplex Pvt. Ltd.
www.haryanarera.gov.in

M3M
Route65



Elevating THE FASHION QUOTIENT



Fashion

MAKING WAVES IN THE RETAIL INDUSTRY



Fashion is not just a trend, it's a way of expressing yourself. It's about wearing whatever makes you feel great and millennials are making sure to keep themselves updated with every latest trend. With rising exposure, they wish to attain global standards and want to stay one step ahead of the curve with the latest fashion trends and brand.



Gurugram

: THE EMERGING RETAIL CAPITAL OF INDIA



The bustling skylines, the world-class infrastructure and global population makes this fascinating city the preferred choice to set up commercial centres. With the increase in disposable income of the buyers, they are ready to spend and explore the latest trends in the market, creating a phenomenal opportunity for businesses to grab eyeballs and register footfall here, making Gurugram the most desirable retail destination in India.

ADDING LUSTRE TO GURUGRAM'S *Skyline* WITH OUR DELIVERED MARVELS



Artistic Impression

With a host of ambitious projects rapidly taking shape in the millennium city, today 'M3M' as a brand stands at the threshold of bringing in more landmarks and innovative commercial concepts.

After launching 42 successful projects across NCR, they are now introducing a premium fashion & dining experience in one of the most bustling locations of Gurugram. The perfect mix of a vantage location and strong social infrastructure makes this marvel a perfect choice for every investor as well as shopper.

Experience
THE COLORS OF RETAIL



AT THE MOST
PREMIUM
HIGH - STREET
OF GURUGRAM

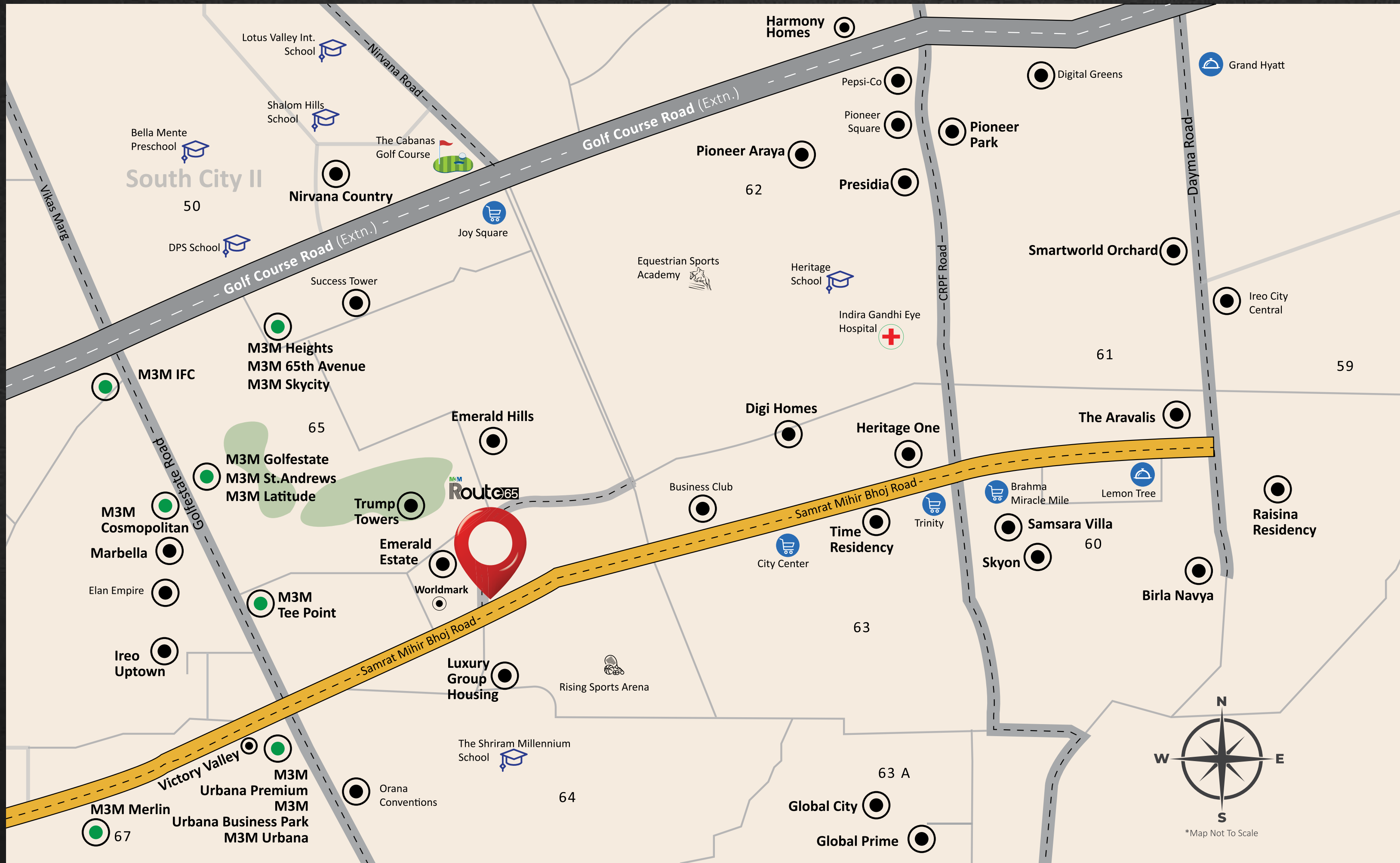


THE
NEW FASHION
ADDRESS OF

Gurgaon

M3M
Route 65





A VANTAGE

Location

BUSTLING WITH HNIs IN THE VICINITY


Prospective Residential Catchment of (Approx.) 2 Lakh+ People


(Approx.) 3.5 Lakh Sq. M. (38 Lakh Sq.Ft.) of Commercial Space


Premium residences in the vicinity like M3M Golfestate, Emerald Floors, Emerald Estate, Trump Towers, Nirvana, Heritage One, M3M Skycity, M3M Heights, M3M Merlin, Samsara Vilasa, Skyon and many more..

TOP CORPORATES IN THE VICINITY



 8 minutes drive from rapid metro station, Sector 55-56

 30 minutes drive from IGI airport

 15 minutes drive from NH-48

 5 Mins drive from Golf Course Road

INGENIOUSLY PLANNED.
THOUGHTFULLY

Curated.

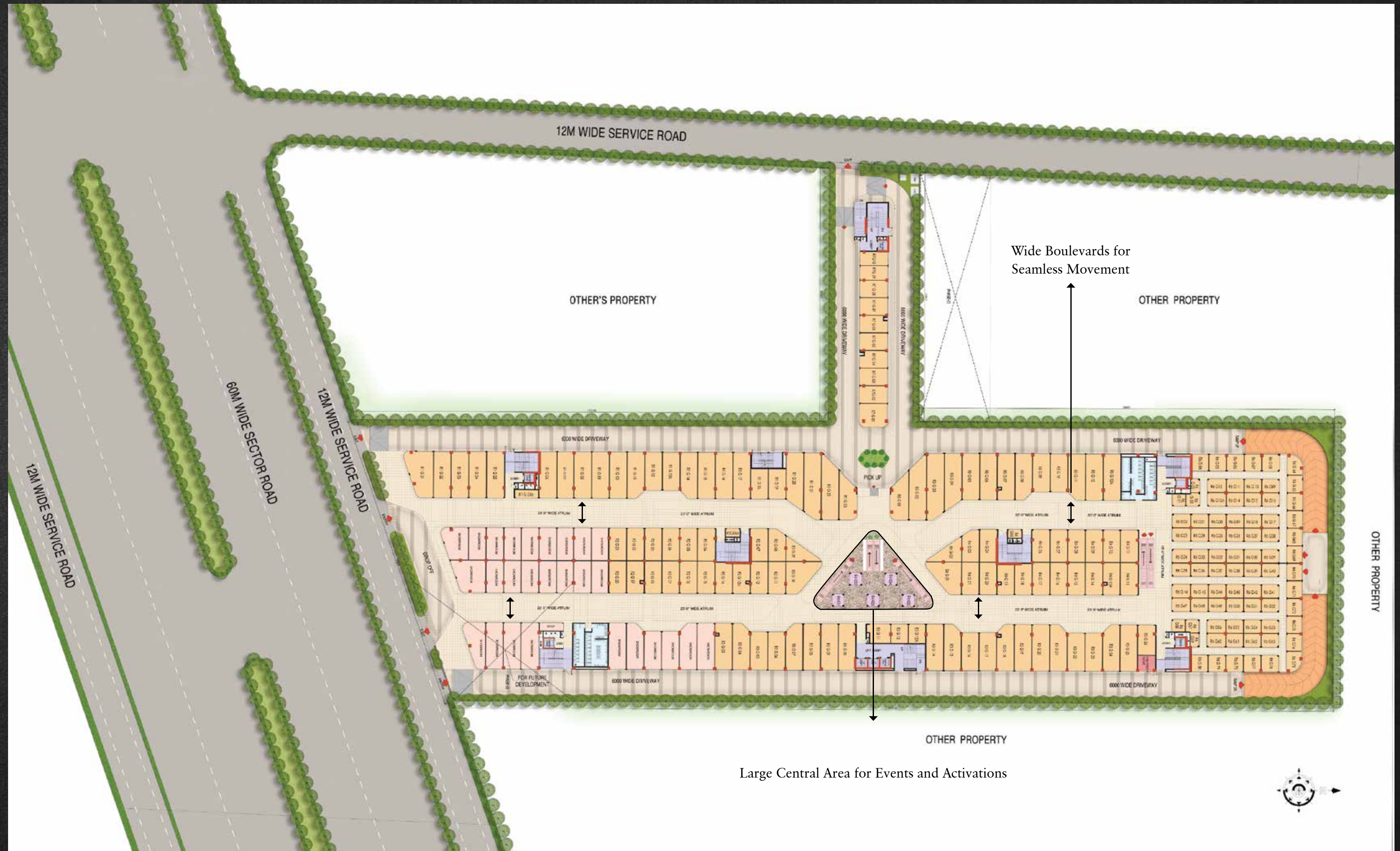
Exquisitely planned and strategically positioned on Golf Course Road Extn, M3M Route65 is a retail masterpiece spanning across 4 acres with two-side access. The entrance is from the main road and access from the service road. Placed right at the centre of a bustling location, the project caters the residents from the neighbouring residential projects. The huge central atrium, glass facade and a linear format provides uninterrupted views of the outlets, making each of them hard to miss.

Right on the main road. Also accessible from 60 meter wide road

Huge central atrium for uninterrupted views

Separate vehicular and pedestrian movement

Sit-outs amidst water-bodies



ONE DESTINATION. A THOUSAND RETAIL

Experiences



The one-of-a-kind architectural landmark, M3M Route65 is a beauty to behold with its dynamic facade, open design and wide expansive spaces. The futuristic design and robust infrastructure, when combined with large glass frontage, creates the best place for making an investment. Spread across three floors of retail with open dining spaces on the terrace, it is destined to evolve into a must-go for every NCR resident.

MAKE AN EVERLASTING

Impression

Step into M3M Route65 and you will witness a different world ready to encapsulate your soul. The landscaped piazza, the big central atrium, the charm of tranquil water bodies and peace of the greens welcomes you to explore more. Relax and share your stories while you sit and enjoy amidst a relaxing atmosphere or take a quick walk to the performance space and take back home unforgettable memories.

- Multiple activity arena
- Open-to-sky courtyards



ASCEND TO THE NEXT

Big Fashion

DESTINATION OF INDIA





A MULTI-UNIVERSE.
A WHOLESOME

Experience.

A retail space where you can discover tomorrow's trends.
Step into it and you'll find a compelling mix of retail,
leisure and F&B spread across the development.

THE SHRINE OF
MOUTH WATERING

Flavours

Make your way to the third floor for an eclectic mix of world-class cuisines and restaurants. Inspired by great food from around the world, the dining floor combines the best of local and international concepts, along with vibrant activities around gastronomy. Carefully curated selection of restaurants and gourmet food courts make it the perfect dining spot for families.

- Dedicated space for food court and restaurants
- Exquisite open dining avenues on terrace level





Artistic Impression

BEAUTIFUL ROOFTOP
CAFES TO MAKE YOUR DAY

Special

Dining on the rooftop is a mesmerising experience in itself. From refreshing beverages to some appetising cuisine, the wide-open terrace cafes will cater to the needs and tastes of a discerning catchment and make evenings at M3M Route65 a blissful experience.



Crowd

PULLER IN EVERY SENSE

It's no secret that there is something that every retailer wants more of—customers. M3M Route65 has a dedicated space for hypermarket that's one of the strongest footfall generators. Any place with an anchor store attracts tremendous footfall, and the development has one on each floor with a huge hypermarket on the lower ground floor.



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 Uni/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

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MANGLAM MULTIPLEX PVT. LTD.

(CIN: U55101HR2003PTC044839)

Registered Office Address

Cabin-1, LGF, F-22, Sushant Shopping Arcade,
Sushant Lok Phase - 1, Gurugram 122002, Haryana, India

Sales Gallery

'The Experia' Golf Course Road (Extn.), Sector 73,
Gurugram 122004, Haryana

CRM Lounge

10th Floor, 'M3M Urbana Business Park', Tower A, Sector - 67,
Golf Course Road (Extn.), Gurugram - 122101, Haryana, India.

Project Site

M3M Route65, Sector 65, Gurugram 122102, Haryana, India

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