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now- Noida

4 Location &  
Connectivity

5 Social  
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6 Community Living  
& Ecosystem

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8 Community  
Island

9 State-of-the-art  
Amenities

# THE **M3M** LEGACY

Our Expertise. Your Joy.





Our Expertise. Your Joy.

MILESTONES OVER A DECADE

3CR.SQ.FT. (27.9 L SQ.M.)  
OF AREA DELIVERED

4CR.SQ.FT. (37.1 L+ SQ.M.)  
OF AREA UNDER CONSTRUCTION

LARGEST  
DEVELOPER IN NORTH INDIA

3,000 ACRES  
OF LAND BANK





# M3M IFC

M3M INTERNATIONAL  
FINANCIAL CENTER

LUXURY RETAIL  
& OFFICE SPACES

SECTOR 66, GOLF COURSE  
ROAD EXTN., GURUGRAM







TRUMP<sup>®</sup>  
TOWERS  
DELHI NCR

WORLD'S MOST  
RECOGNIZABLE  
ADDRESS

SECTOR 66, GOLF COURSE  
ROAD EXTN., GURUGRAM







UBER LUXURY  
GOLF RESIDENCES

SECTOR 66, GOLF COURSE  
ROAD EXTN., GURUGRAM





UBER LUXURY  
GOLF RESIDENCES

SECTOR 66, GOLF COURSE  
ROAD EXTN., GURUGRAM







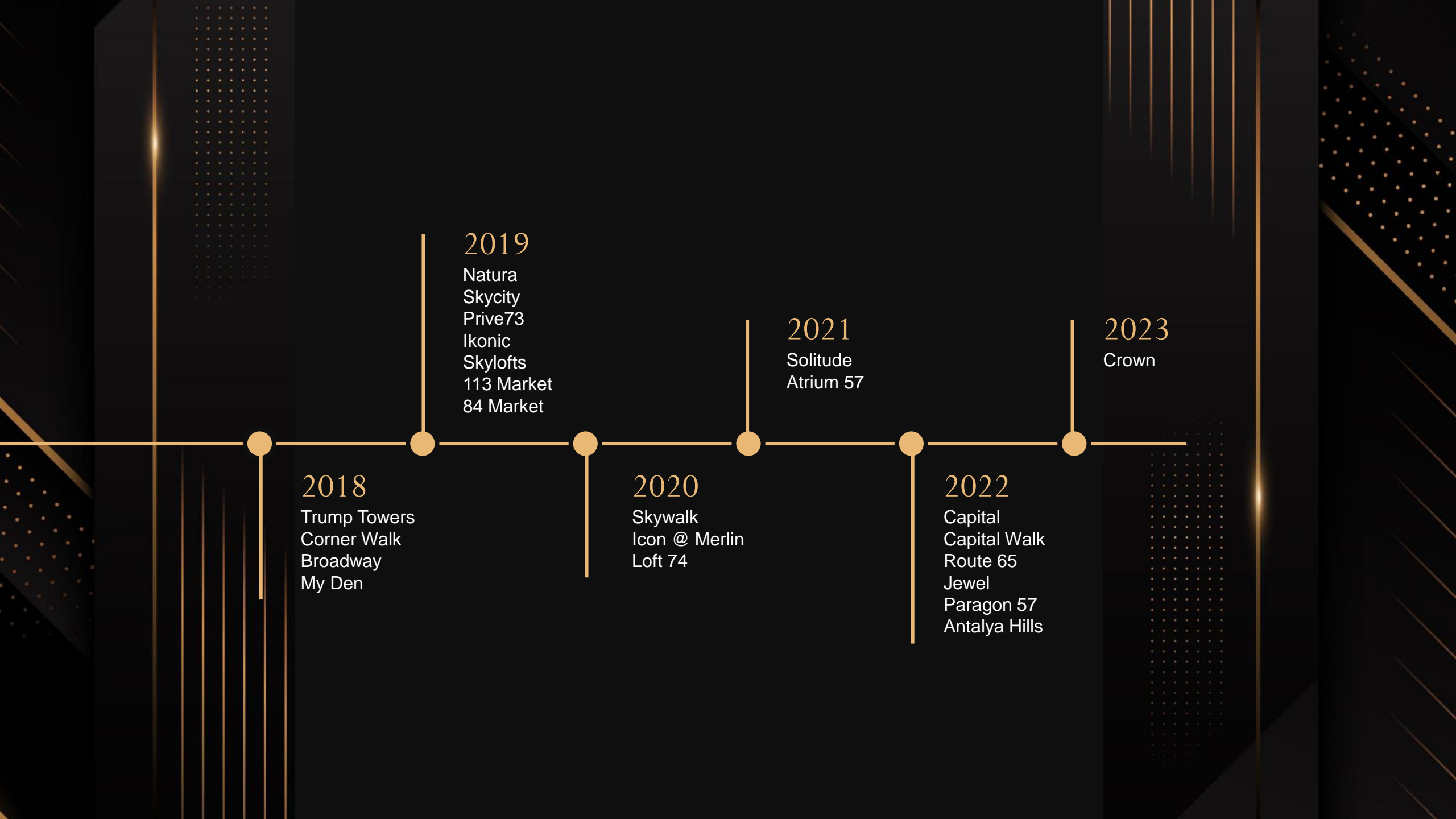
2 Success  
Story



Our Expertise. Your Joy.

# SUCCESS STORY





## 2019

Natura  
Skycity  
Prive73  
Ikonic  
Skylofts  
113 Market  
84 Market

## 2021

Solitude  
Atrium 57

## 2023

Crown

## 2018

Trump Towers  
Corner Walk  
Broadway  
My Den

## 2020

Skywalk  
Icon @ Merlin  
Loft 74

## 2022

Capital  
Capital Walk  
Route 65  
Jewel  
Paragon 57  
Antalya Hills

## Our Promise Of



Timely  
Delivery



Superior  
Quality



Price  
Appreciation



# Key Partners With Us..

## ARCHITECTS



## LANDSCAPE



## CONSTRUCTION



# Key Partners With Us..

## CONSULTING PARTNERS



## EQUIPMENTS



## INTERIOR DESIGN



## STRUCTURAL CONSULTANTS



## GOLF COURSE DESIGN





NOW EXPANDING TO



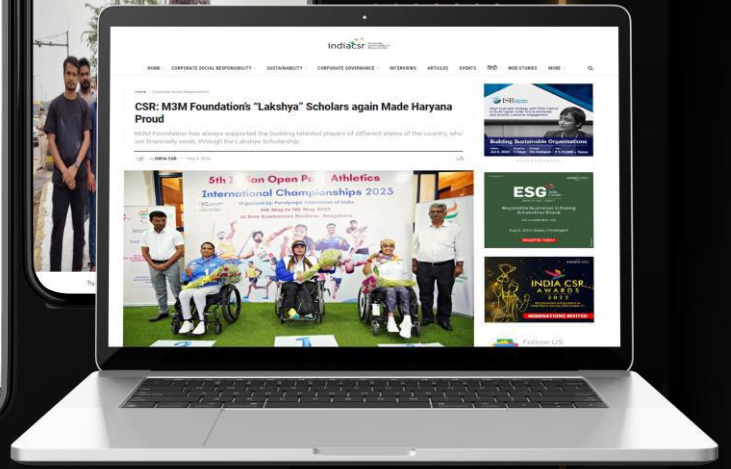
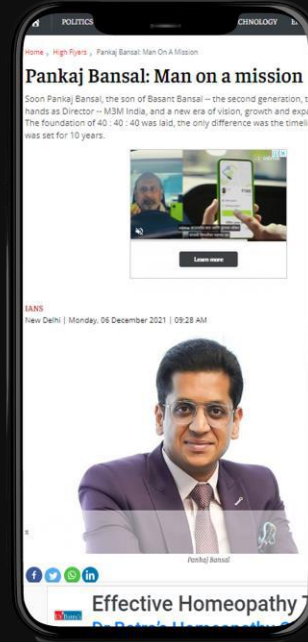
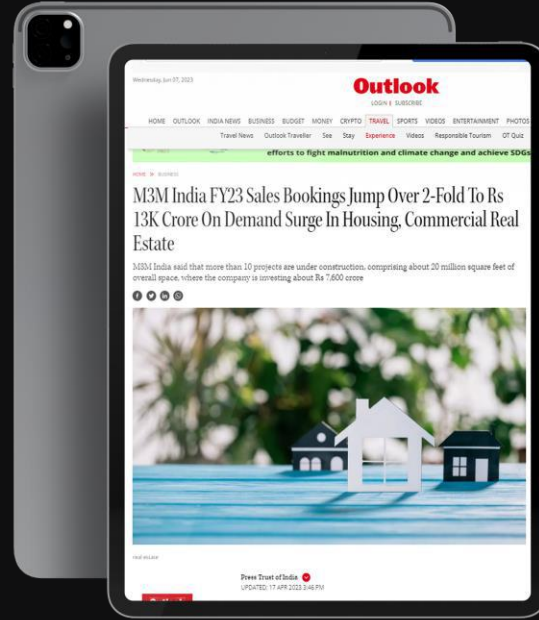
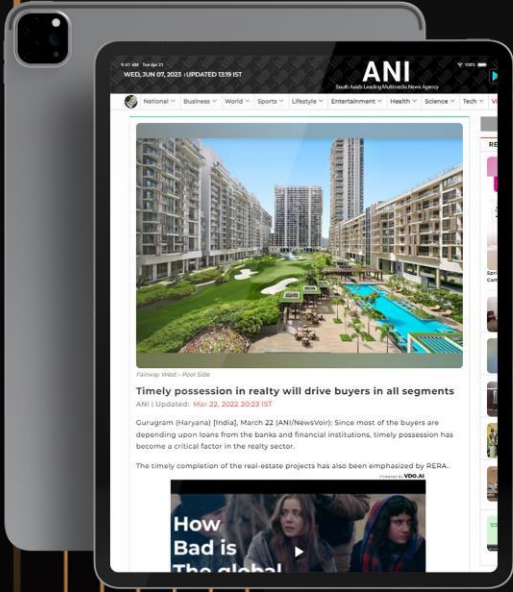


NOIDA





M3M GROUP COMMITTED THE INVESTMENT OF  
**₹7,500 CR.**  
FOR NOIDA REAL ESTATE IN RECENT UP INVESTORS SUMMIT



Source: Outlook India | thenewsmen | indiacr | aninews | times of india



## NOIDA AT A GLANCE



Situated in 3<sup>rd</sup> Largest Economy in India :  
Uttar Pradesh



Financial Capital of  
Uttar Pradesh



Prominent IT Hub of  
North India



Prominent Education Hub  
of North India



Emerging Data Centre Hub  
of North India



Noida International Airport to become Logistical  
Gateway of North India



Best self-sustainable  
Modern City



Cleanest city in Uttar Pradesh\* - 5<sup>th</sup> Cleanest in India  
(amongst cities with 100,000 to one million population)

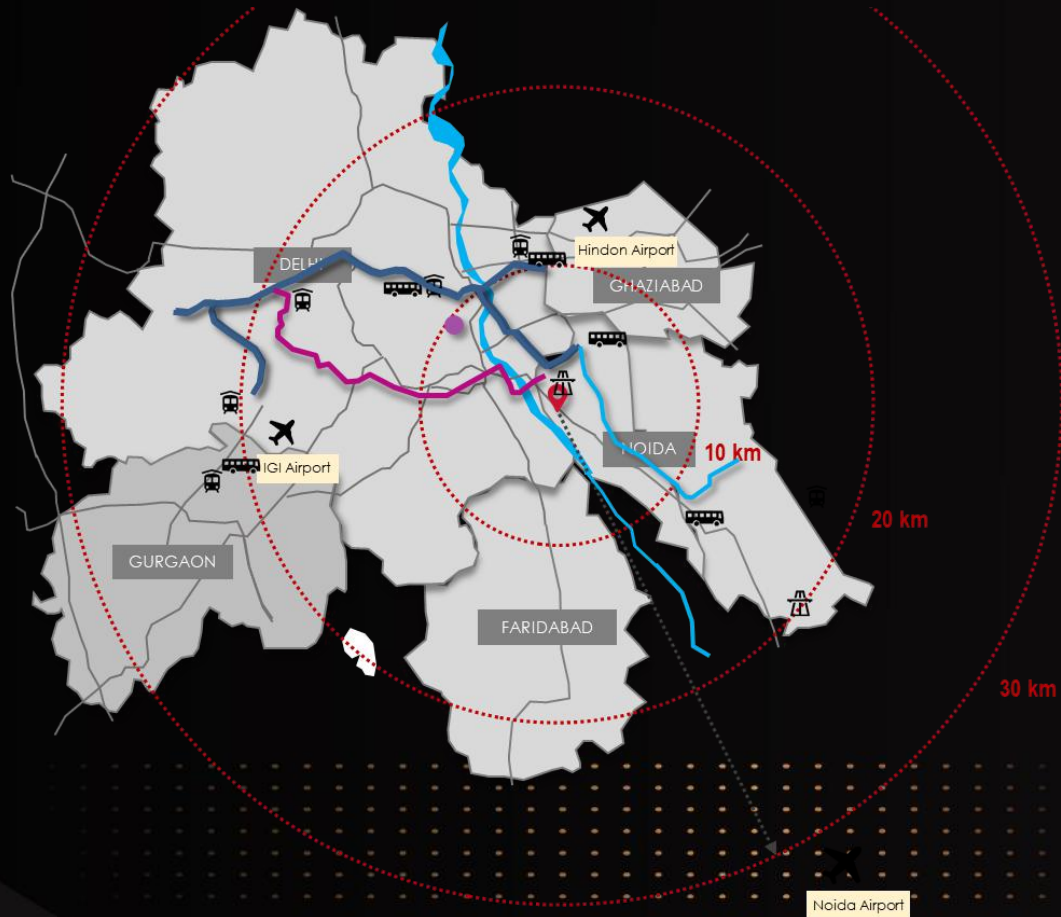


One of the most preferred investment destinations  
(for big projects especially, those related to IT and electronics)





# WHY INVEST IN NOIDA



- The city of the future also boasts of an unparalleled infrastructure
- Boraki is going to be the biggest logistics hub in Asia
- NSEZ and Ecotech zones
- Asia's biggest upcoming manufacturing hub
- Fastest emerging commercial hub in DelhiNCR – Times Property
- International Airport: Jewar International Airport is coming up in 2024. (Asia's biggest airport)
- Film City coming up on Yamuna Expressway in 1000 acres



DND Expressway

Noida- Greater Noida Expressway

Yamuna Expressway

Delhi-Meerut Expressway

FNG Expressway

Magenta Line

Blue Line

Aqua Line







NEW  
DELHI

NOIDA

YAMUNNA

D-N-D road

Noida-Delhi road

Mahamaya  
flyover

Kalindi  
bridge

Noida - G.Noida Expressway

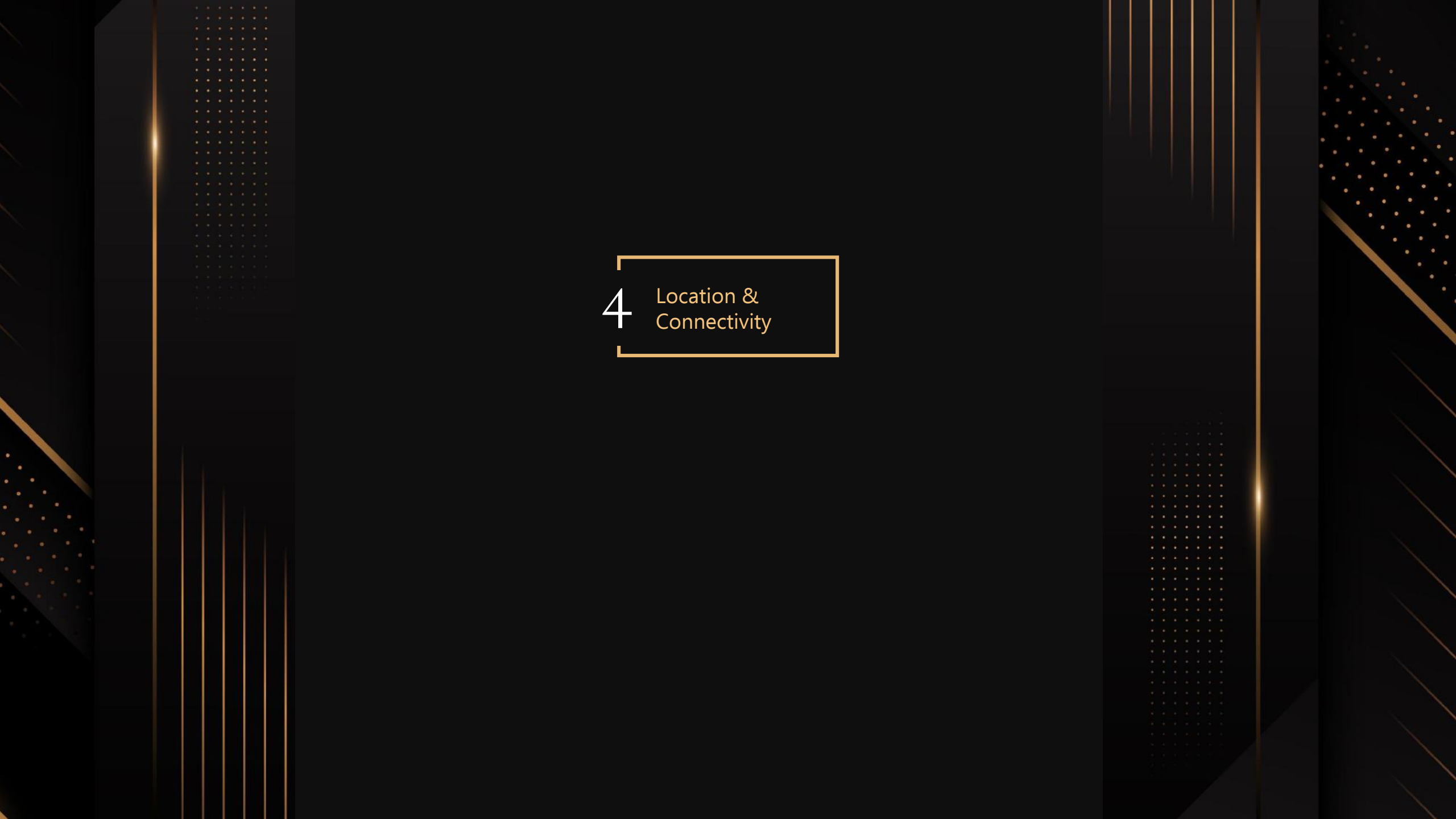
SEC  
94





## WHY SECTOR 94

- Quick connection with South Delhi hubs of Sarita Vihar, Jasola, New Friends Colony etc.
- 1250 acres of Green surroundings – Okhla Bird Sanctuary, Botanical Garden and Yamuna River
- The very 1<sup>st</sup> sector on the Expressway – adjacent to Delhi
- Excellent Road connectivity
- Delhi Metro expansion in collaboration with YEIDA



4 Location &  
Connectivity



AN UNMATCHED  
LOCATION



ONE-IN-A-  
MILLION  
ADDRESS,  
0 KM FROM  
DELHI







## A REMARKABLE LOCATION

Corner Plot with Excellent Frontage and Visibility from signal free Noida- Greater Noida Expressway

Directly accessible via 45m service road branching from Noida- Greater Noida Expressway & 30 m wide Sector road

Immediate Access via Okhla Bird Sanctuary Metro Station just 300m away

Higher accessibility to site is likely to be further enhanced via proposed metro line along the expressway



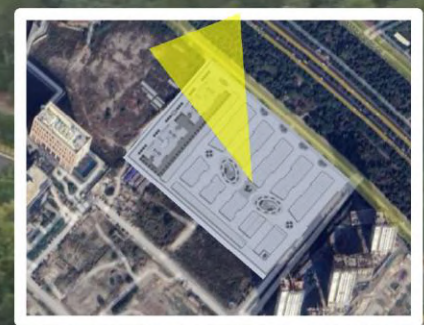
SITE ANALYSIS | Views at 90mtr height

BOTANICAL GARDEN

AMITY SCHOOL



Key plan





5 Social  
Infrastructure





## HEALTHCARE

Jaypee Hospital	5 min
Max Healthcare	10 min
Felix Hospital	15 min
Apollo Hospital	15 min
Fortis Hospital	20 min
AIIMS, Delhi	20 min





## CORPORATE

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Wipro	15 min
NIIT	15 min
Vatika Business Centre	10 min
Techno Park	2 min
LG Electronics India HO	10 min



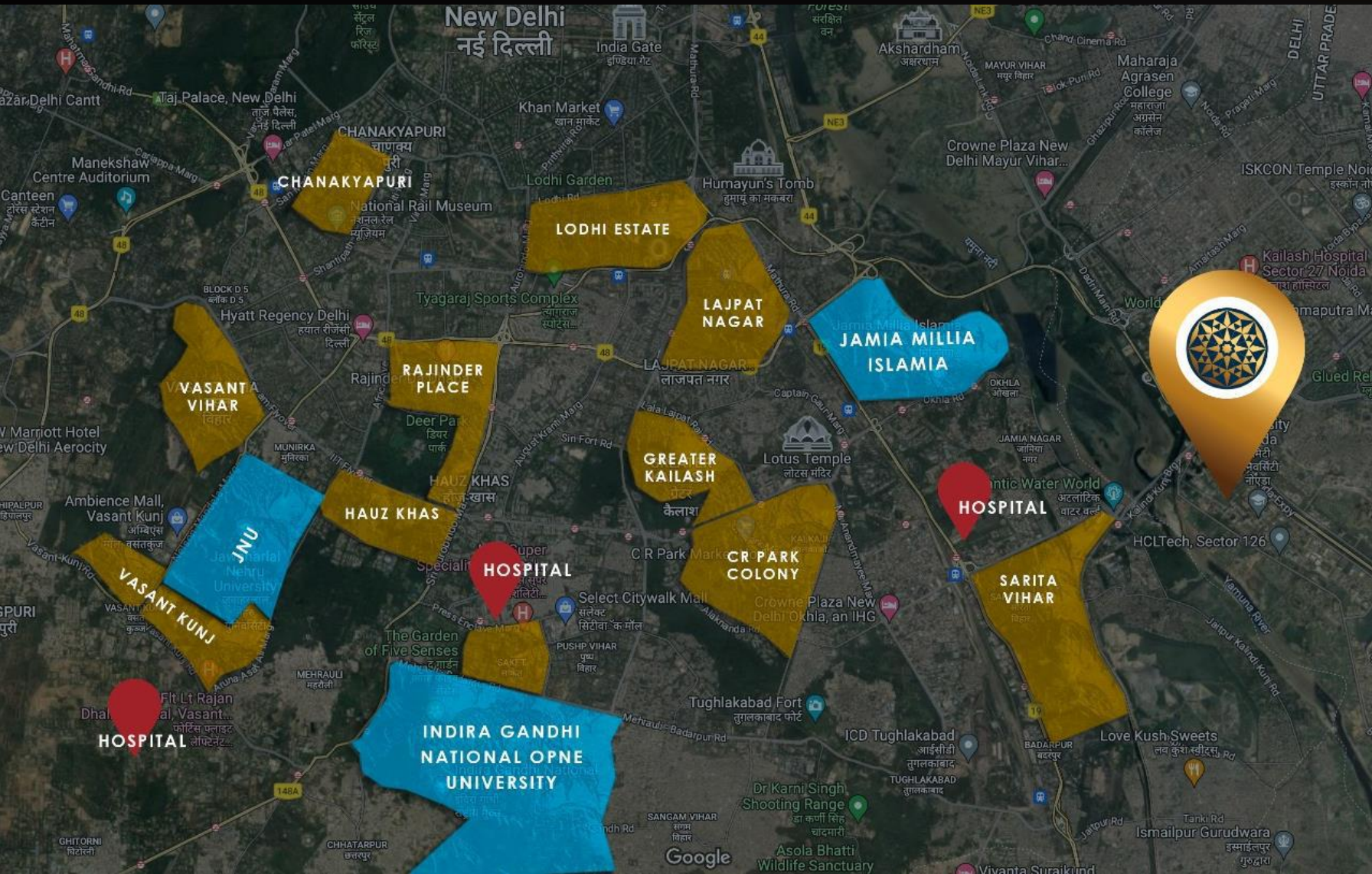
## EDUCATION

Pathways School	10 min
Cambridge School	10 min
Step By Step School	10 min
Amity University	2 min



6 Community  
Living &  
Ecosystem



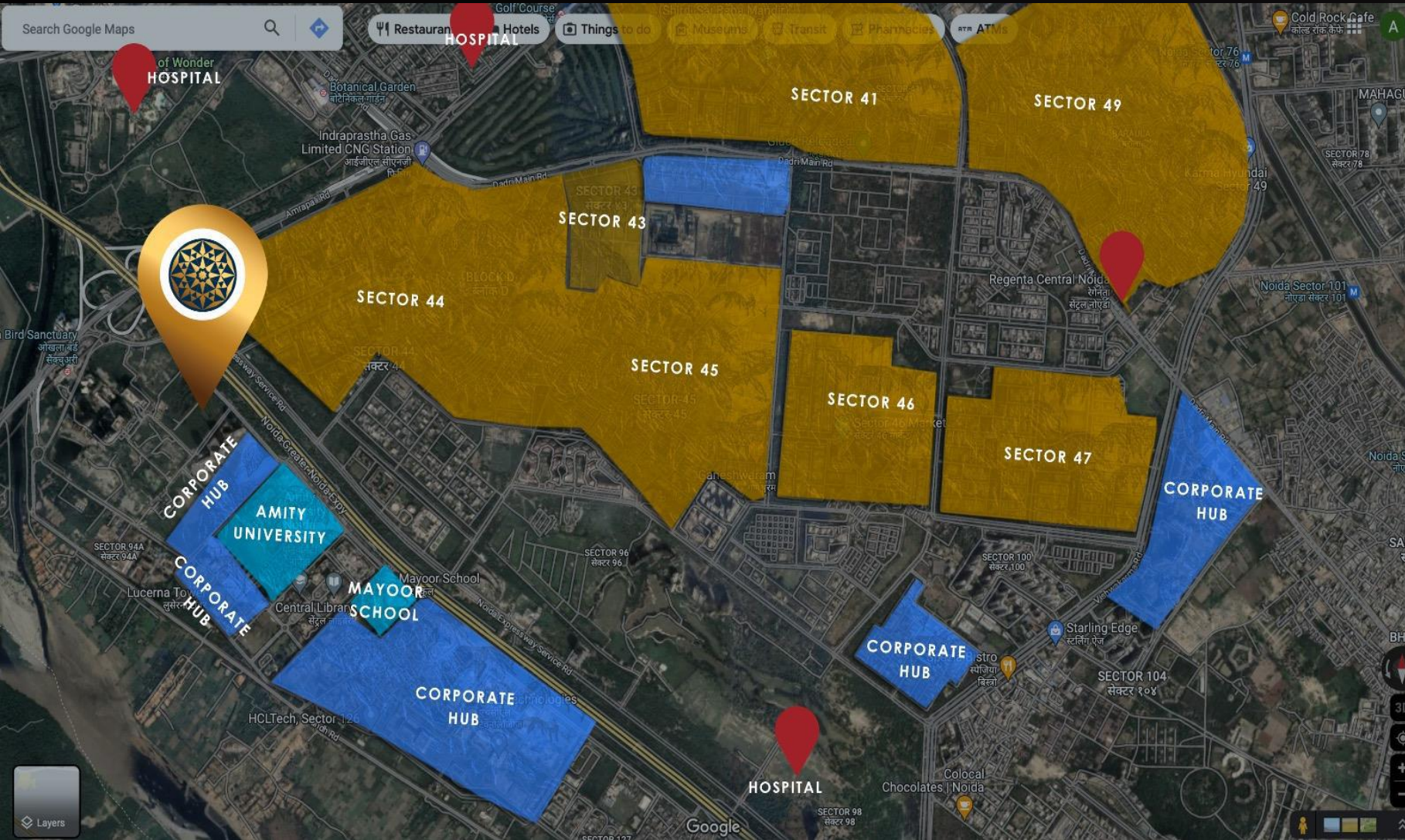


## CATCHMENT

ADVANTAGE OF SURROUNDED BY WELL  
DEVELOPED ECOSYSTEM

# THE DELHI NEIGHBOURHOOD





## CATCHMENT

ADVANTAGE OF SURROUNDED BY WELL DEVELOPED ECOSYSTEM

# THE NOIDA NEIGHBOURHOOD



7 The  
Introduction





REVEALING





— M3M —

THE CULLINAN

EVERYTHING IMAGINED



## WORLD'S LARGEST UNCUT DIAMOND

### A MAGNIFICENT SURPRISE UNVEILS UNEXPECTEDLY

- ❖ 1905. South Africa. A miner spotted something glistening peering at him through the dirt.
- ❖ It was a 3106-carat rough diamond.
- ❖ A diamond so big that it deserved to be in a royal heirloom.
- ❖ Christened the “Cullinan”, it was then presented to King Edward VII.
- ❖ Out of the rough diamond, 9 polished diamonds arose
- ❖ Today are part of the British royal collection.





9 LIVES, 9 DIAMONDS







Our

5

Diamonds  
Luxury Towers

New icons of perfect  
life and lifestyle.





THE CULLINAN  
AVENUE  
(BOUTIQUE RETAIL)



THE CULLINAN  
EMPORIUM  
(LUXURY SHOPPING PLAZA)



GLAZING OF THE DIAMONDS...  
(UNVEILING SOON)



Our **4** Diamonds  
Luxury Experiences

Boutique Retail  
Luxury Shopping Plaza  
Two diamonds are being glazed





## OUR ARCHITECTS

- World-Renowned Architects
- Curators of Uber-Luxurious Designs
- Masterminds behind Iconic Masterpieces like Dubai Mall
- Enriching Environment & Human Experiences.



Zhong Shan Park



Sino-Singapore City



Guangzhou Science City



Dubai Mall



Singapore Sports Hub



Novotel & Mercure Singapore

# DP ARCHITECTS SINGAPORE





# THE BRILLIANCE THAT IS THE CULLINAN

The Cullinan is the place that allows you to experience the highest notes of life that this uber-luxurious Mixed-Use Development tastefully offers.





# PHYSICAL BUILT FORM

MIXED USE DEVELOPMENT ONLY MIXED-USE DEVELOPMENT  
LAUNCHED AFTER A DECADE INVICINITY

12.85 ACRES  
LAND PARCEL

5.5 ACRES  
OF GREENS

374  
RESIDENCES

FIVE  
TOWERS

1 LAKH SQ.FT. (9290+ SQ.M.)  
CLUB





## GO FOR A WALK IN THE CLOUDS

- Soak in the brilliance of beautiful greens
- Lowest floors start from 100 feet above
- Stunning lavish surroundings
- Impeccable architecture ever lived.





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BECAUSE YOUR STATUS  
IS YOUR OWN

---

The Cullinan is a place where you get the best  
that life can offer on a platter so beautiful that  
you can feast on it forever..





LIVE SPECTACULAR AT  
M3M THE CULLINAN

Thoughtfully designed 3,4 and 5 bed uber  
luxurious residences, The Cullinan offers you  
an invaluable status that is priceless.





## SALIENT FEATURES

VARIETY OF FEATURES FOR YOUR HOLISTIC  
WELLBEING



Pet Friendly



Active sports



Child Centric



Leisure



Elder Centric



Concierge



Youth Centric



Health & Fitness



Nature Centric



Health & Wellness



Club



Recreation & Ent.



8 Community  
Island





Artistic Impression





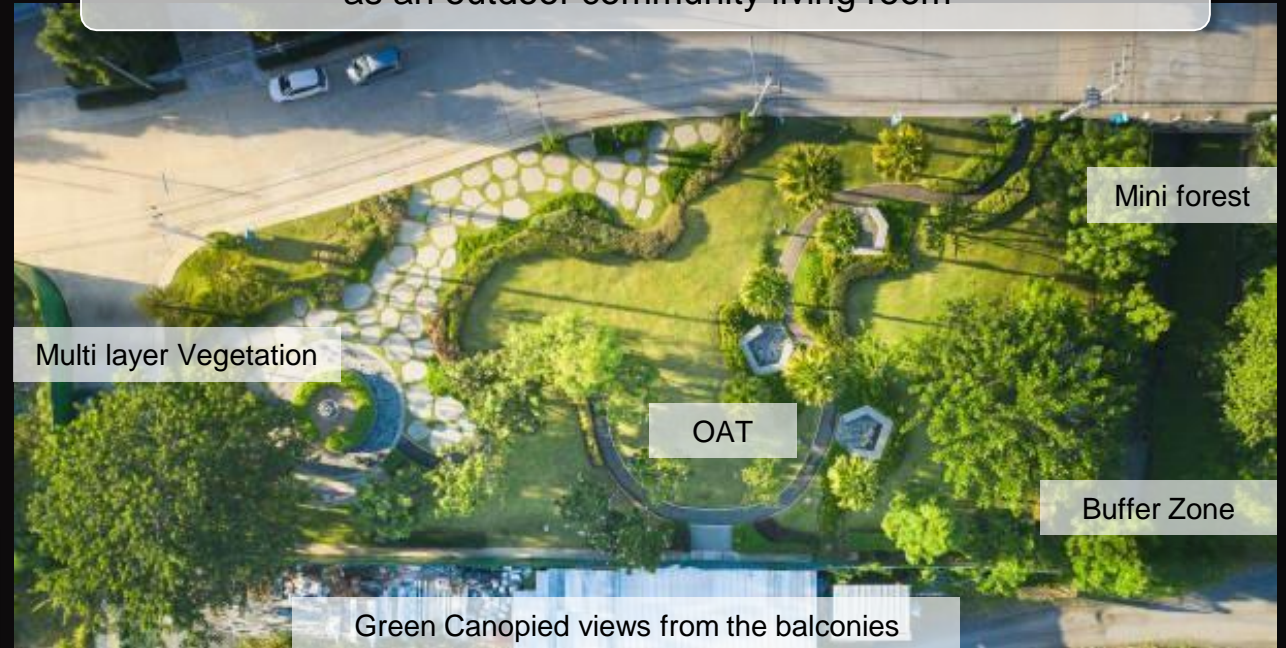
## NATURE & GREENS

CREATING A BIOPHILIC HIGH-RISE DEVELOPMENT  
WITHIN THE NEIGHBOURHOOD

### 3-Dimensional Green Matrix

- Greening with 44% of the plot
- Integrated Breathing 'Green Spine' as the natural backbone of the development

A fully Residential, Porous and Pedestrianized Plane, designed as an outdoor community living room



*An active and living interface between interior & exterior environment*

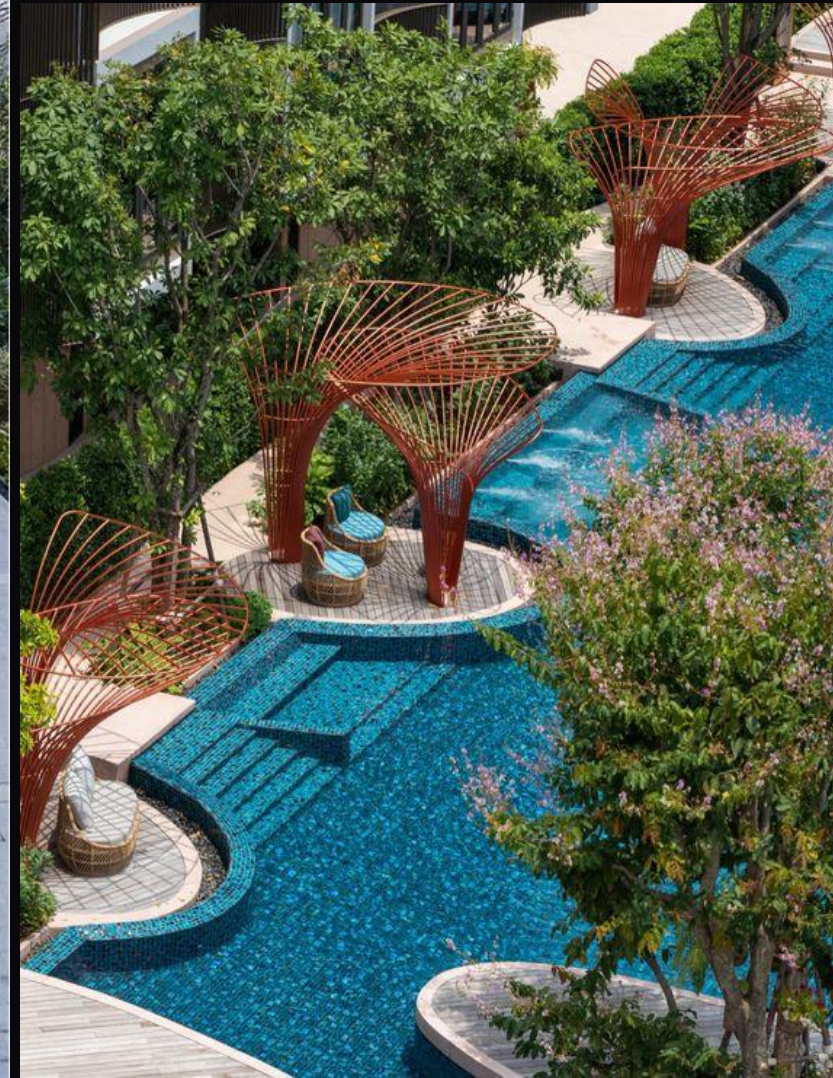




## 5.5 ACRES OF DEDICATED GREENS

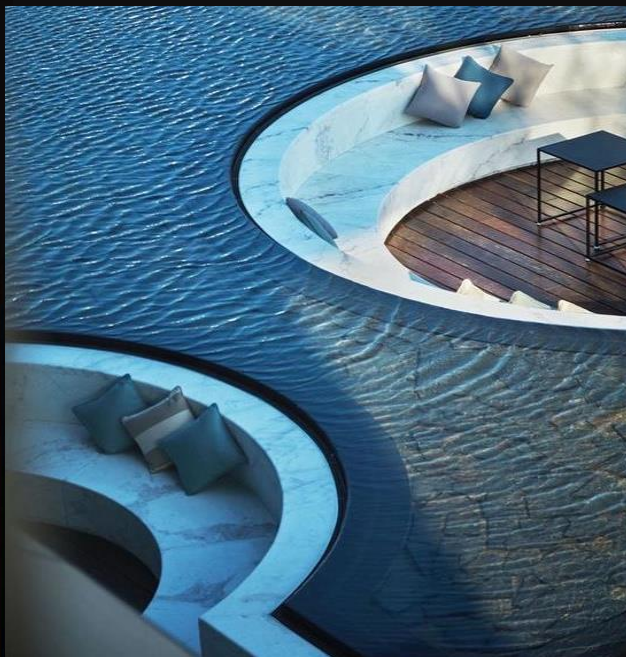
**Maximizing access to green spaces for Urban Dwellers**

- Large Green Public Plaza
- Multi Layer Vegetation





FLOATING SITTING





# FLOATING SITTING & DECKS

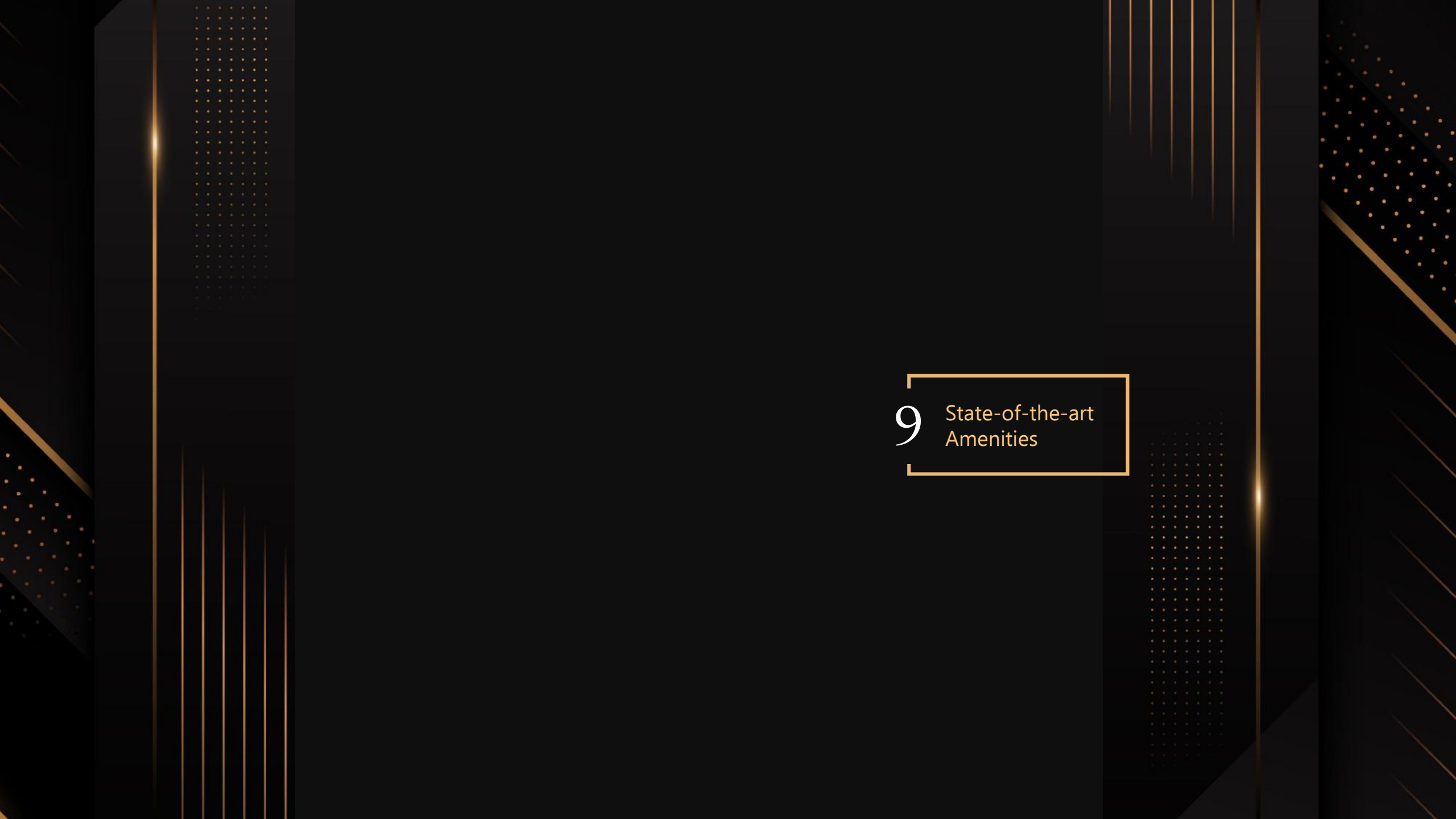






Artistic Impression





9 State-of-the-art  
Amenities

# Spoiling You With Choices

Ample Clubhouse  
Experiences

F&B



Multicuisine  
Restaurants



Sports  
Bar



Bakery &  
Cafe



Bar / Cigar  
Lounge

Child  
Care



Tot  
Lot



Day  
Care



Kids  
Play Area



Reading  
Area

Leisure



Private  
Screening



Large  
Banquet



Luxury  
Lounges



Bowling  
Alley

Experience  
& Wellness



Large Green  
Open Spaces



Indoor &  
Outdoor Pool



Well-Equipped  
Gym



Spa &  
Sauna



Yoga  
Decks



And There's  
No End To  
Your  
Imagination

KEYLESS ENTRY SYSTEM    SMART CARD ACCESS    WIRELESS DOOR SECURITY    EASY RENTAL PORTAL    RAIN GARDEN    **MINI THEATRE**    JUICE BAR    SPA CENTRE    SEPARATE KIDS POOL  
 CAR WASH    ROCK CLIMBING WALL    **BARBEQUE & BON FIRE AREAS**    LIBRARY/ STUDY CENTRE    **SWIMMING POOL**    SEPARATE WOMEN POOL    **TEMP. CONTROLLED SEMI-COVERED POOL**  
**THEME BASED GARDENS**    LOUNGE BAR    MUSIC ROOM  
**HEALTH CENTRE**    CLINIC    INTERNATIONAL SCHOOL  
 FREE SHUTTLE TO NEAREST METRO STATION    **JOGGING TRACK**  
 24X7 CONVENIENCE STORES    **CLUB HOUSE**    **SPORTS ZONES**  
**SENIOR CITIZEN ZONE**    CLUB HOUSE    SELF CLEANING PAINTS  
 WATER QUALITY MONITORING    SMART PUBLIC AREA LIGHTING  
 SMART ELDER MONITORING & ALERT SYSTEMS    PUBLIC RESTROOMS  
**VOLLEYBALL COURT**    **BADMINTON COURT**    BIO FILTRATION  
 FURNISHED MULTIPLE PURPOSE SPACES    STORAGE AREAS  
 AUTOMATIC ENERGY SAVING SYSTEMS    CABANAS IN LANDSCAPES  
 SMART VISITOR MONITORING SYSTEM    **PARTY EVENTS LAWN**  
 CIGAR LOUNGE    **URBAN FARMING AREA**    AMPHITHEATRE  
 LPG GAS PIPELINE PROVISION    ELECTRONIC KEY MANAGEMENT  
 DRIP IRRIGATION NETWORK    INTRUDER ALARM SYSTEM  
**GREEN ROOF RAINWATER & COLLECTION SYSTEM**    SOLAR PARKING SHADES    SOLAR STREET LIGHTING    DEDICATED BIKE LANES    SOLAR WATER HEATERS    **SAFE PICKUP POINTS FOR CHILDREN**  
**CRECHE AND DAY CARE**    24X7 POTABLE WATER    FOOD WASTE COMPOST    PIPED NATURAL GAS SUPPLY WITH GAS BANKS    VIEWING DECKS    THEME BASED GARDENS



10

The Cullinan -  
Residences





GRANDIOSE LIVING SPACES  
**THE RESIDENCE**

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# SITE PLAN



### LEGENDS:

1. ENTRANCE
2. EXIT
3. PLANTING BED
4. WATER BODY
5. WOODEN DECK
6. SITOUT
7. GUARD ROOM
8. LAWNS
9. TOTEM
10. OUTDOOR SITTING WITH GARDEN
11. SITTING PODS
12. WATER CHANNEL
13. KOI POND
14. FLOATING SITTING
15. FLOATING DECK WITH SEATING
16. MOUND
17. PLANTERS
18. FAMILY POOL
19. DENSE PLANTING
20. LAP POOL
21. JACUZZI
22. SCULPTURE COURT
23. PATHWAY
24. LAWN WITH AROMA GARDEN
25. CABANA
26. LAWN WITH HERBAL GARDEN
27. POOL DECK
28. SHALLOW POOL
29. KIDS POOL
30. CHANGING ROOM
31. KID'S PLAY AREA
32. SENIOR CITIZEN ZONE
33. STEP WATERBODY
34. SEATING AREA
35. LAWN
36. FOOD & BEVERAGE POINT
37. BARBEQUE COUNTER
38. HIBISCUS GARDEN WITH SITTING
39. PERGOLA WALK WITH KIDS PLAY
40. PERGOLA WALK WITH SITOUTS
41. JOGGING TRACK
42. YOGA LAWN
43. ZEN GARDEN
44. LEMON ORCHARD
45. O.A.T
46. CELEBRATION ZONE
47. PAVILION
48. CRICKET NET PRACTICE
49. BASKETBALL COURT
50. MULTIPURPOSE LAWN
51. POOL DECK
52. MAIN POOL
53. KID'S POOL
54. TREE COURT WITH SITTING
55. SKATE ZONE
56. MINI GOLF
57. TENNIS COURT
58. BADMINTON COURT





Artistic Impression





Artistic Impression





TOWER C



TOWER LOBBY





TOWER LOBBY



TOWER B





PRIVILEGED LOBBIES

ASSURING YOU PRIVACY



# THE CLUB



LA SPIGA

MODIS

Artistic Impression

100,000 SQ. FT.







# DESIGN PHILOSOPHY | ELEMENTS

“The philosophy of the creation of universe and human being percolates to architecture .Each of the “Elements” find an architectural expression”



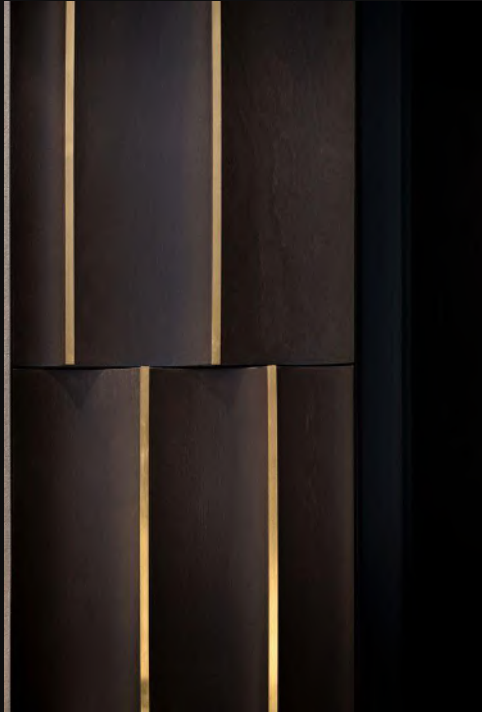
Emphasis on objects and surfaces through Colors”



“ Local and global materials ”



“ A combination of Textures and Fine finishes”



Patterns



Accent Features



# OUR DESIGN PROCESS | S.W.I.F.T.



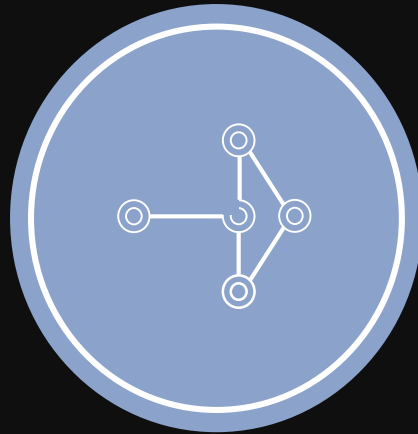
## Sustainability

Buildings that are environmentally ethical



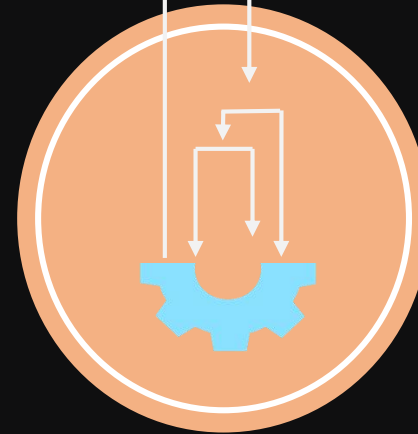
## Wellness

User-centric, designed environment



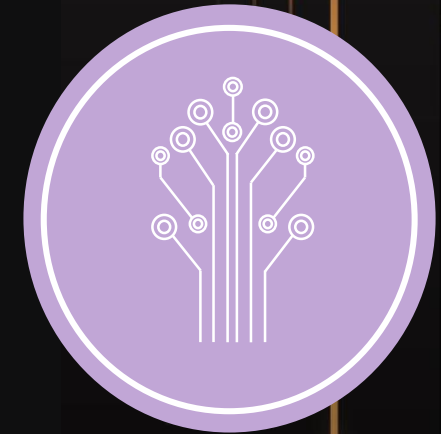
## Innovation

Systemized, time-centric building designs



## Functionality

Responsibly designed habitat that considers climate, context, and client



## Technology

Elite experience through Smart buildings



RECEPTION



CULLINAN CLUB



# RECEPTION







WAITING LOUNGE



CORRIDOR





PRIVATE LOUNGE

CORRIDOR SEATING NOOKS







MUSIC ROOM



INDOOR GOLFSIMULATOR LOUNGE

CIGAR LOUNGE





# SPORTS CAFE





ENTERTAINMENT ZONE





# PATISSIERE CAFE





## BALL ROOM





BUSINESS CENTER RECEPTION





## BUSINESS CENTER





## CARD ROOM





POKER ROOM



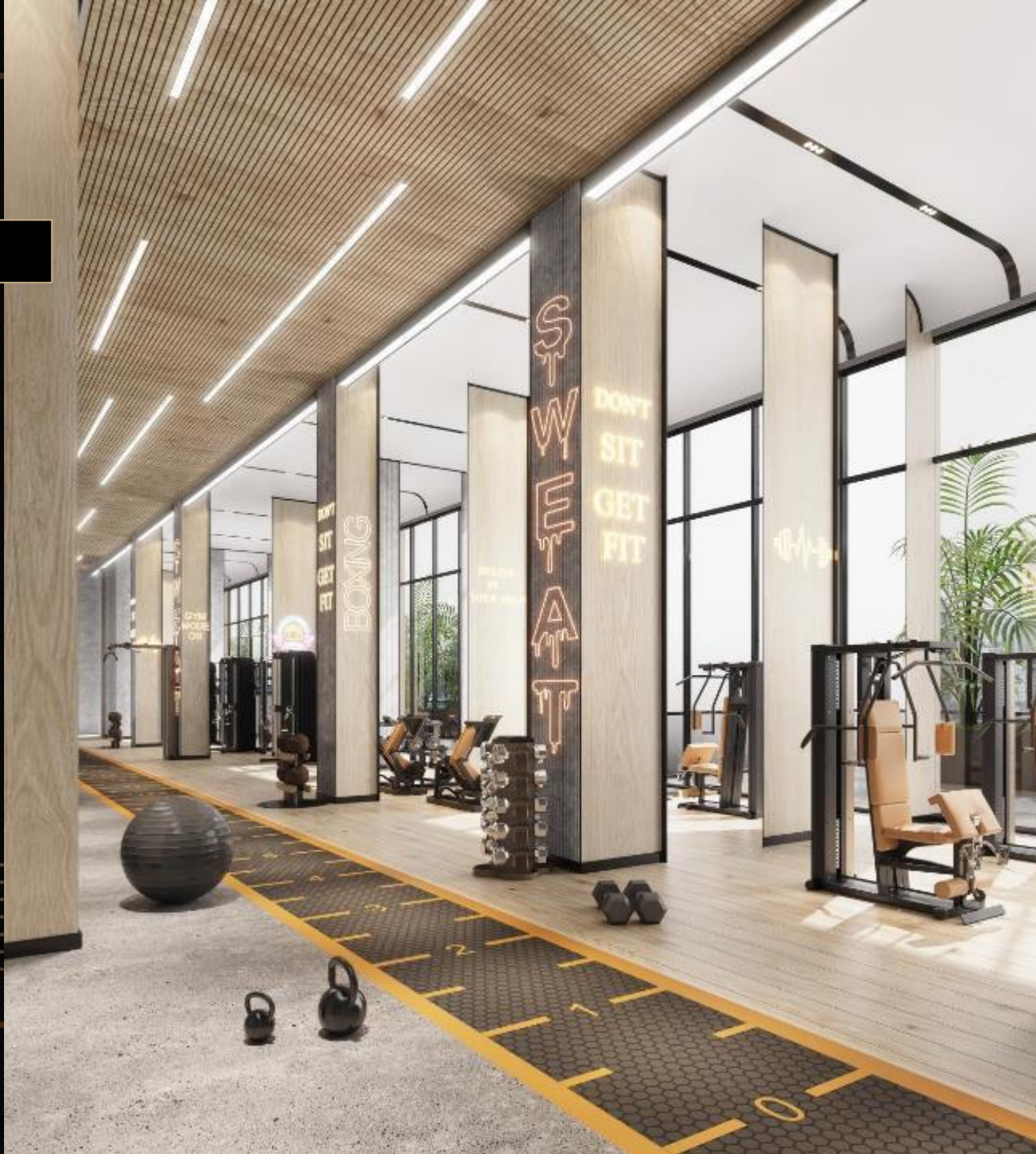


POOL TABLE





FITNESS ZONE





HEALTH CAFE







KIDS ROOM & DAYCARE





THEATRE

Artistic Impression





INDOOR SWIMMING POOL

Artistic Impression



SPA

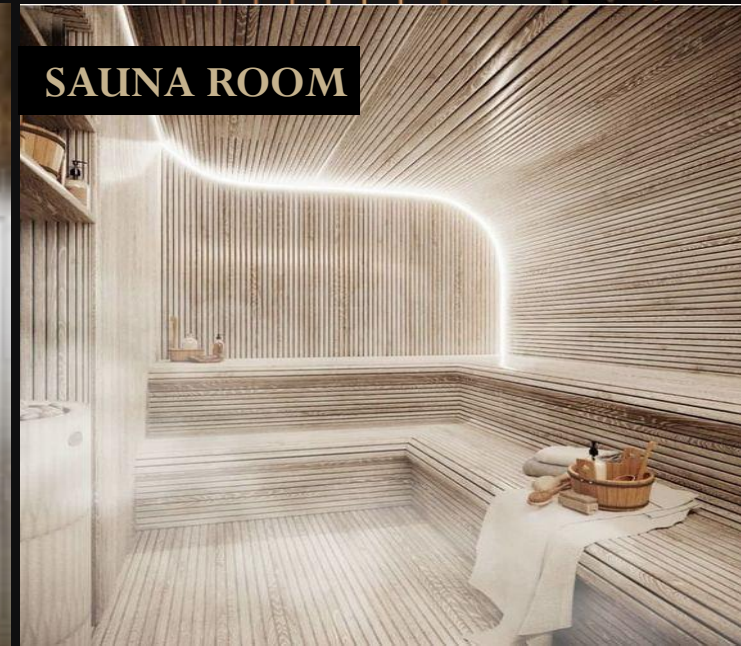




## MASSAGE ROOM



## SAUNA ROOM



## STEAM ROOM





## SALT ROOM THERAPY





# SALON DE BEAUTE



Artistic Impression





**M3M THE CULLINAN**  
**ONE-IN-A-MILLION ADDRESS**





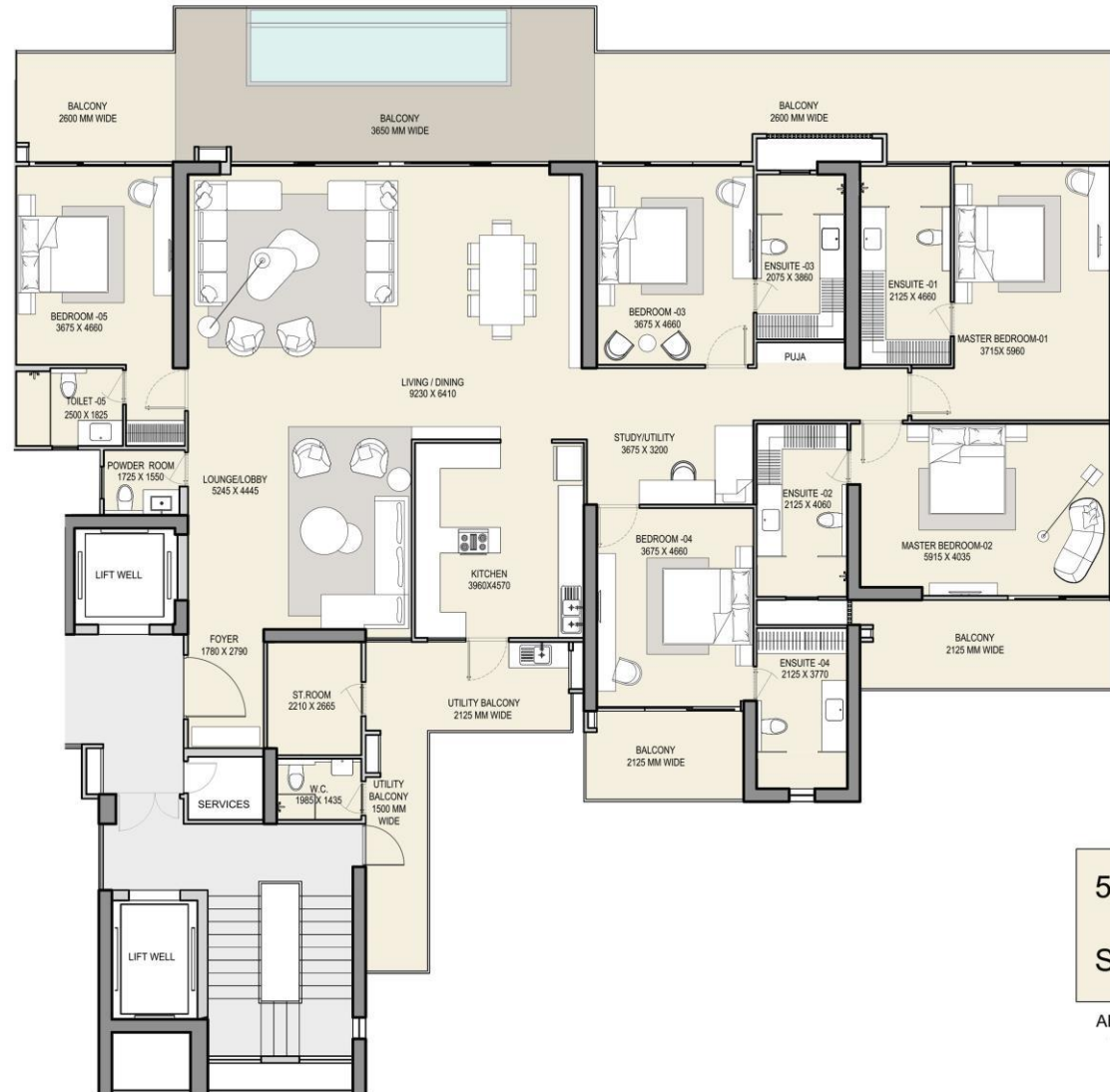
# LAYOUTS







# 5 BHK UNIT PLAN 5935 SQ.FT. (TYPE 2)



**5BHK + ST.ROOM (TYPE 2)**  
**SUPER AREA : 5935 SFT.**

ALL ROOM SIZES ARE IN MM

Disclaimer: Unit Plan/Floor Plan, as the situation and circumstances so warrant, shall be read in conjunction with the (i) Lease Deed dated 13.01.2023 and; (ii) building plans approved by the competent authorities (including any future revisions thereof). It should be noted that the information contained herein may have certain technical inaccuracies or typographical errors, and while the Promoter Company does not doubt the Unit Plan's/Floor Plan's accuracy, no guarantee or warranty or representation as to its accuracy and completeness is being made by the Promoter Company. Unit Plan(s)/Floor Plan(s) is/ are intended to give a specific view of the layout only. Minor inaccuracies in square footage and room dimensions as shown on any Plan will not excuse the Allottee from completing the purchase of the Unit without abatement in price and/ or recourse against the Promoter Company. Further, Site plans, landscaping, dimensions and Specification(s) are not deemed or intended to form part of any contract or warranty unless specifically incorporated in writing into the contract and signed by the parties to it. Further, the furniture and fixtures shown in the Unit Plan(s)/Floor Plan(s) are only indicative and representational (not actual) in nature and are only for the purpose of illustrating/reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc., to be provided in the Unit. All specifications of the Unit shall be as per the agreement for sale between the parties. For the purpose of this Project, 1 Hect. = 2.471 Acres, 1 Acre = 4840 sq.yds. or 4046.864 sq. mtrs., 1 sq.mtr. = 10.764 sq.ft.





# TYPICAL FLOOR PLAN 5935 SQ. FT. & 6220 SQ. FT.



5BHK + ST.ROOM (TYPE **1**)

SUPER AREA : 6220 SFT.

ALL ROOM SIZES ARE IN MM

5BHK + ST.ROOM (TYPE **2**)

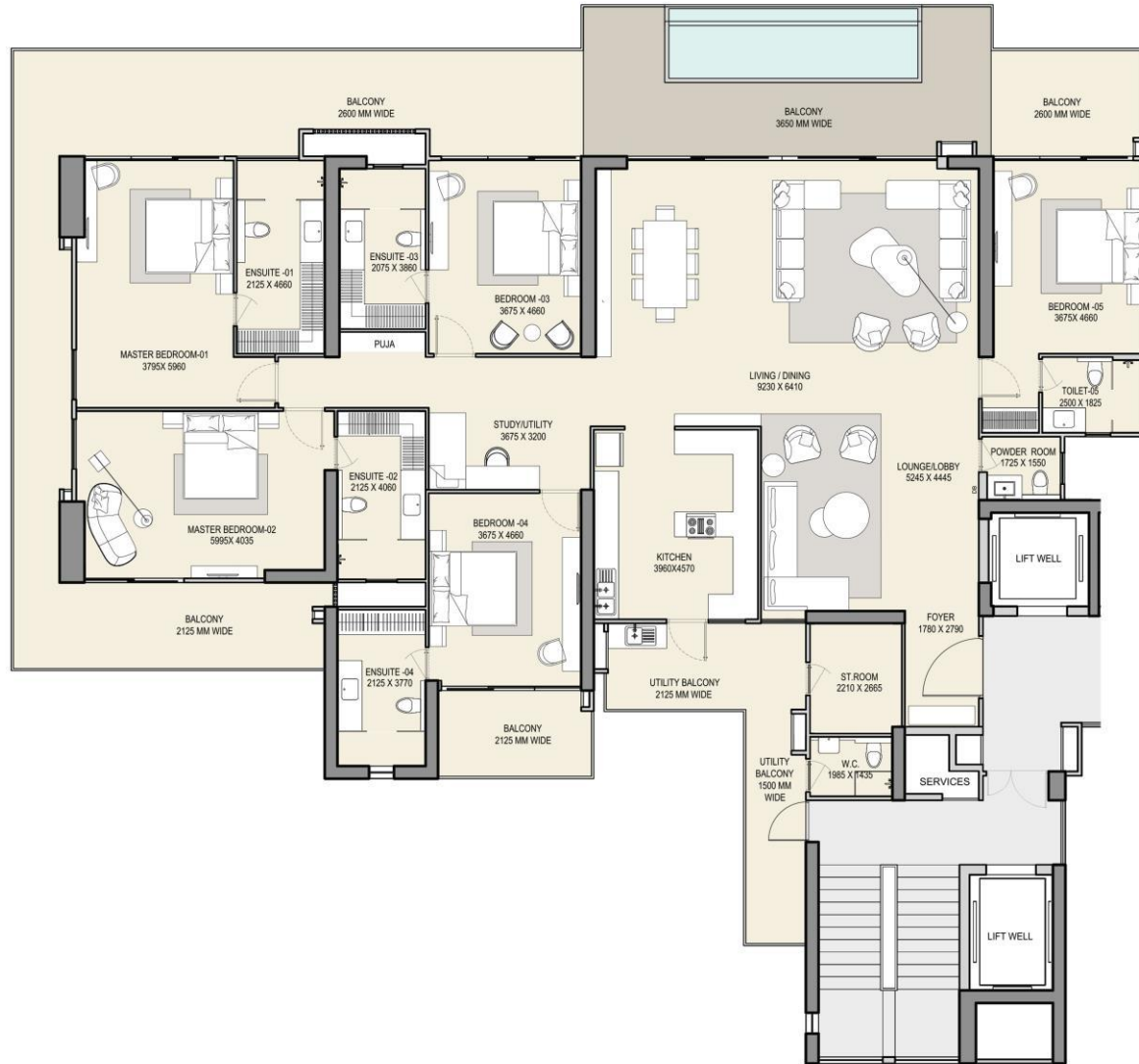
SUPER AREA : 5935 SFT.

ALL ROOM SIZES ARE IN MM





# 5 BHK UNIT PLAN 6220 SQ.FT. (TYPE 1)



**5BHK + ST.ROOM (TYPE 1)**

**SUPER AREA : 6220 SFT.**

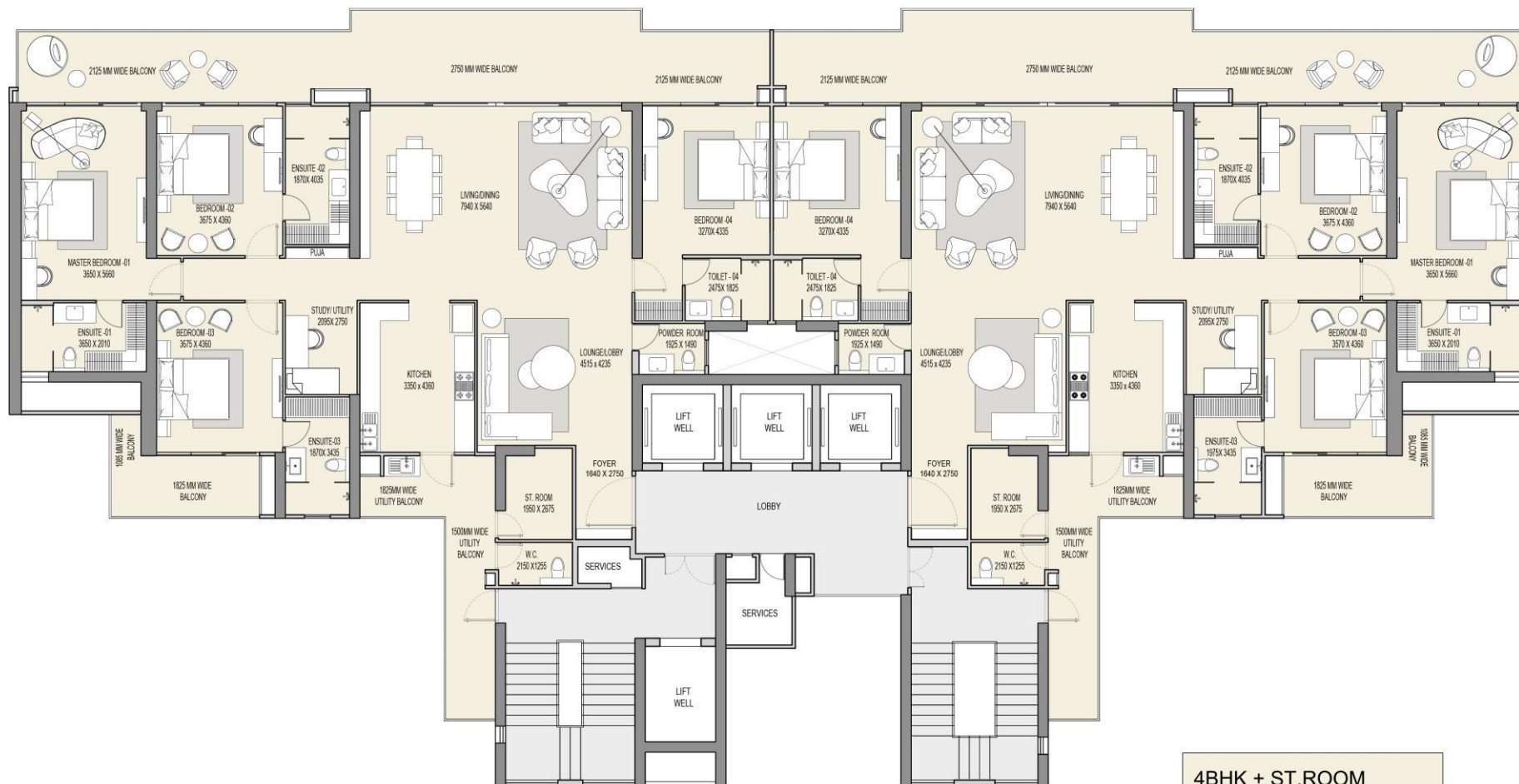
ALL ROOM SIZES ARE IN MM

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# TYPICAL FLOOR PLAN 4315 SQ. FT.



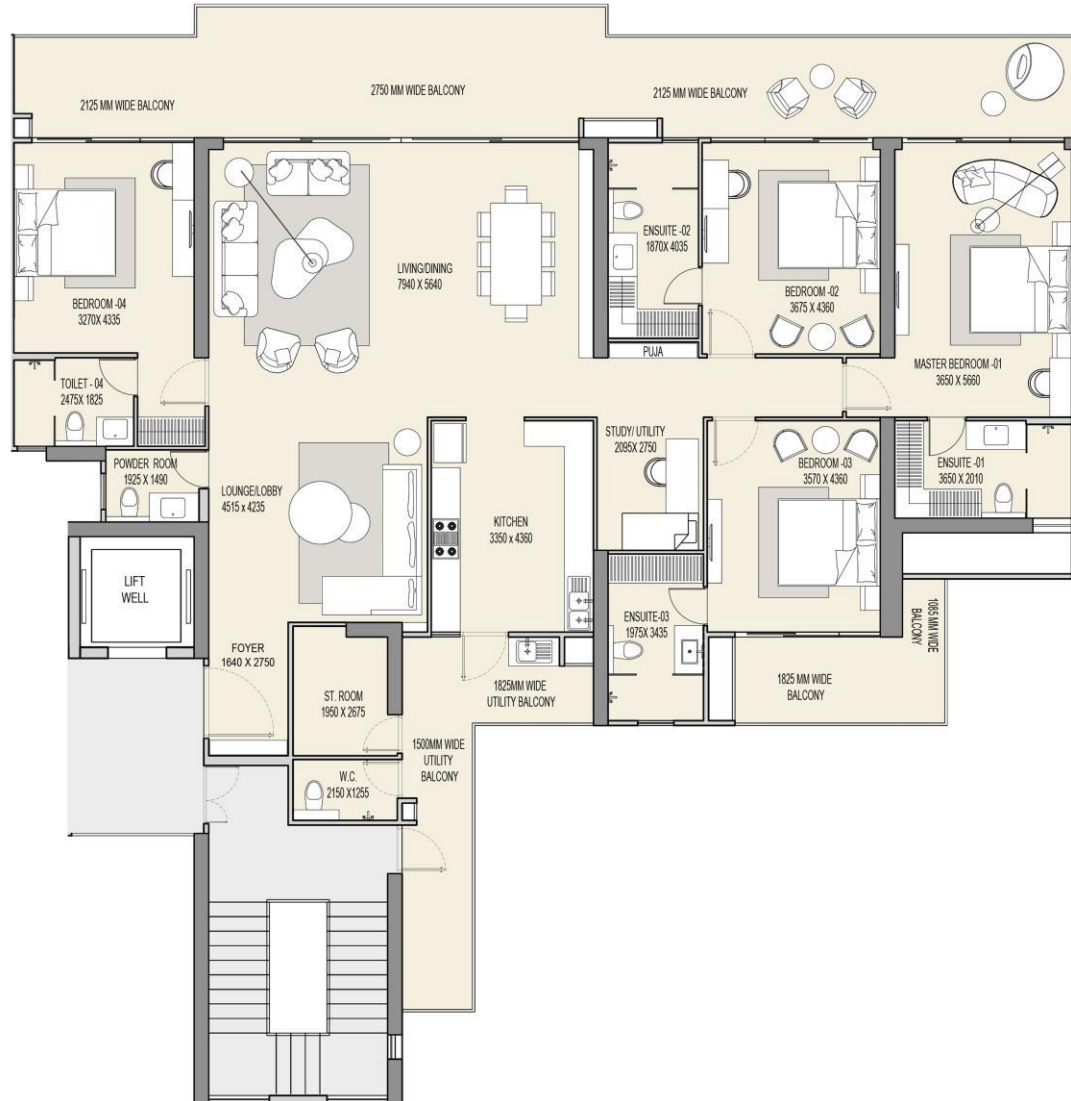
**4BHK + ST.ROOM**  
**SUPER AREA : 4315 SFT.**

ALL ROOM SIZES ARE IN MM





# 4 BHK UNIT PLAN 4315 SQ.FT.



**4BHK + ST.ROOM**  
**SUPER AREA : 4315 SFT.**

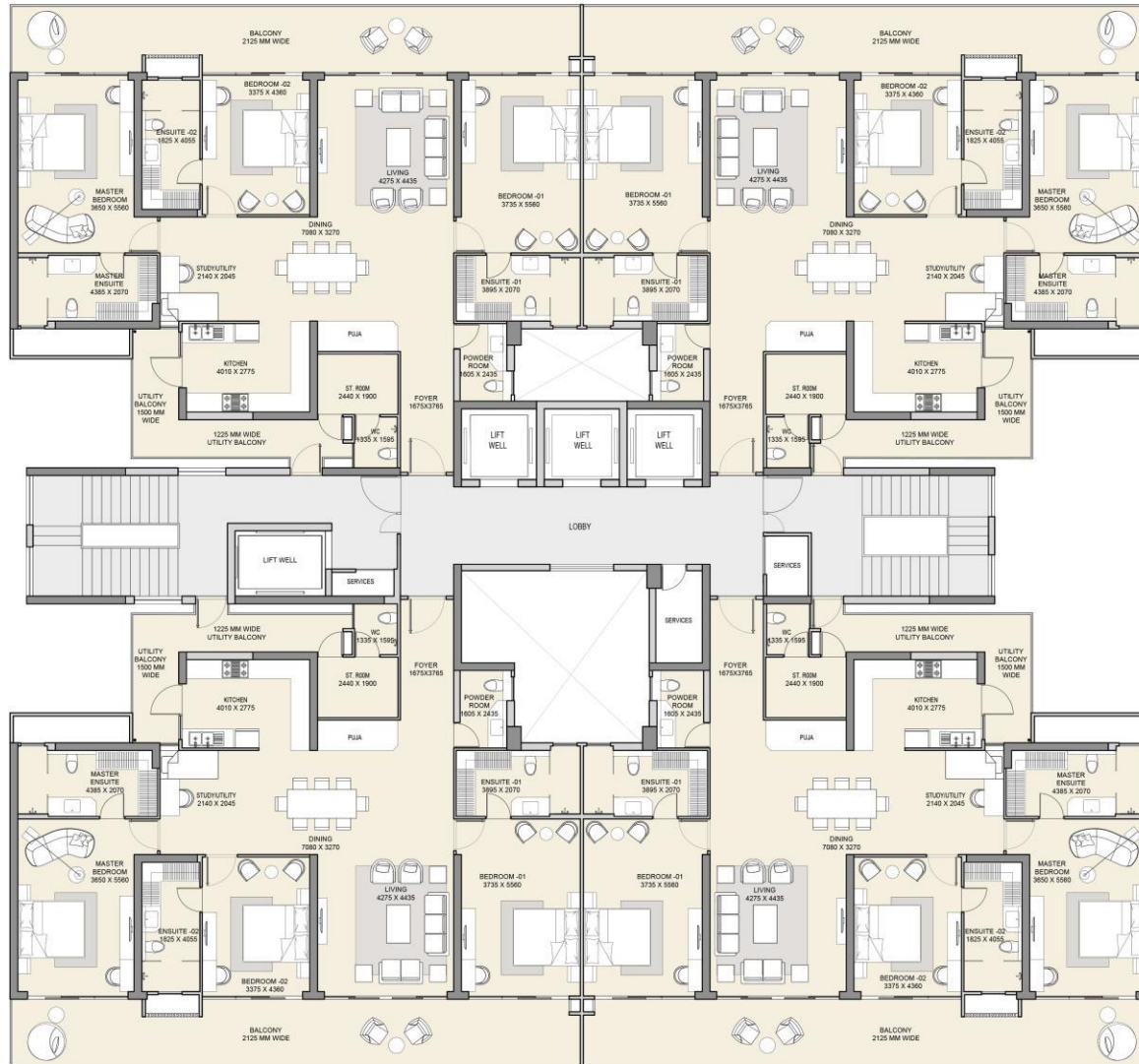
ALL ROOM SIZES ARE IN MM

Disclaimer: Unit Plan/Floor Plan, as the situation and circumstances so warrant, shall be read in conjunction with the (i) Lease Deed dated 13.01.2023 and; (ii) building plans approved by the competent authorities (including any future revisions thereof). It should be noted that the information contained herein may have certain technical inaccuracies or typographical errors, and while the Promoter Company does not doubt the Unit Plan's/Floor Plan's accuracy, no guarantee or warranty or representation as to its accuracy and completeness is being made by the Promoter Company. Unit Plan(s)/Floor Plan(s) is/ are intended to give a specific view of the layout only. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on any Plan will not excuse the Allottee from completing the purchase of the Unit without abatement in price and/ or recourse against the Promoter Company. Further, Site plans, landscaping, dimensions and Specification(s) are not deemed or intended to form part of any contract or warranty unless specifically incorporated in writing into the contract and signed by the parties to it. Further, the furniture and fixtures shown in the Unit Plan(s)/Floor Plan(s) are only indicative and representational (not actual) in nature and are only for the purpose of illustrating/reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc., to be provided in the Unit. All specifications of the Unit shall be as per the agreement for sale between the parties. For the purpose of this Project, 1 Hect. = 2.471 Acres, 1 Acre = 4840 sq.yds. or 4046.864 sq. mtrs., 1 sq.mtr. = 10.764 sq.ft.





# TYPICAL FLOOR PLAN 3270 SQ. FT.



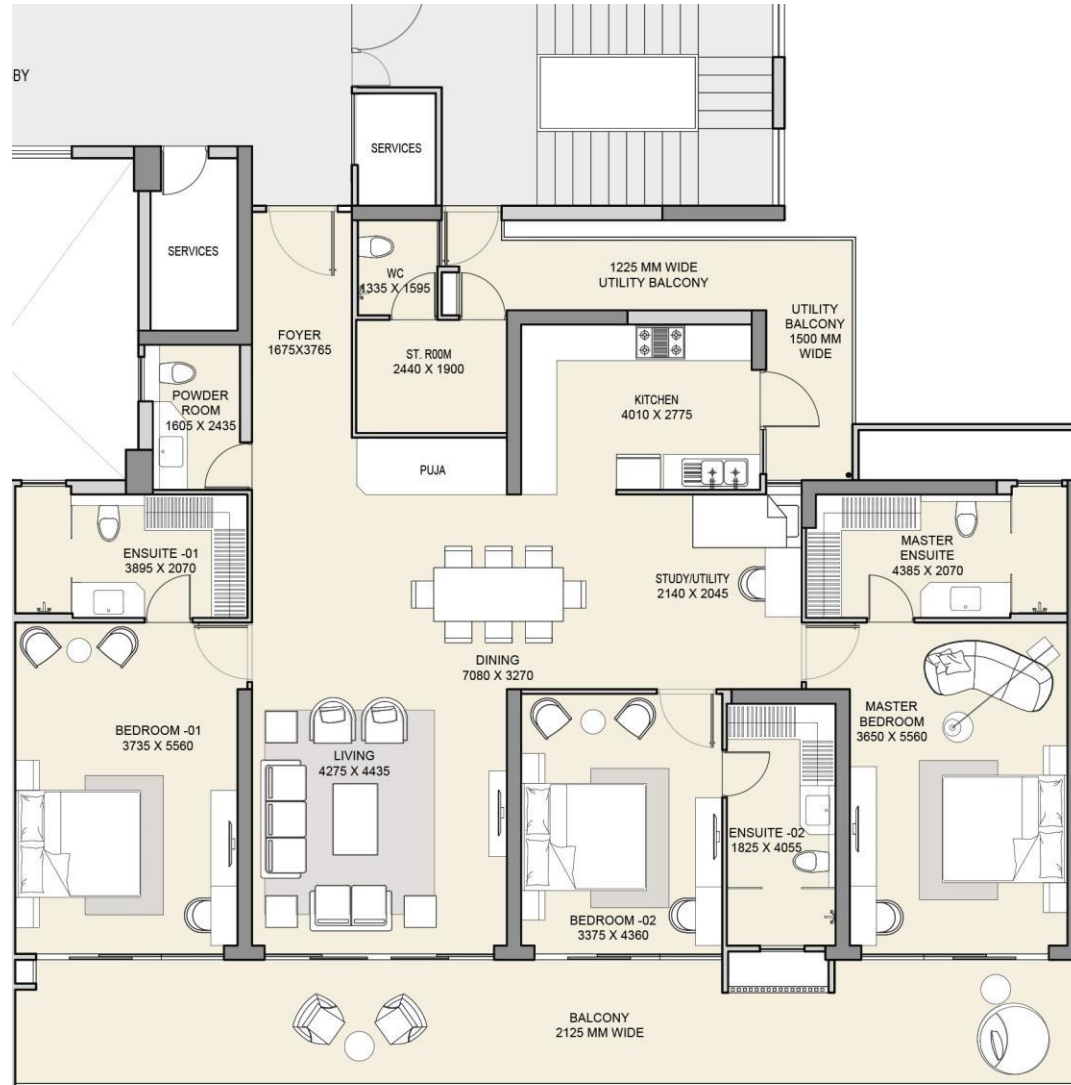
**3BHK + ST.ROOM**  
**SUPER AREA : 3270 SFT.**  
ALL ROOM SIZES ARE IN MM

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# 3 BHK UNIT PLAN 3270 SQ.FT.



**3BHK + ST.ROOM**  
**SUPER AREA : 3270 SFT.**

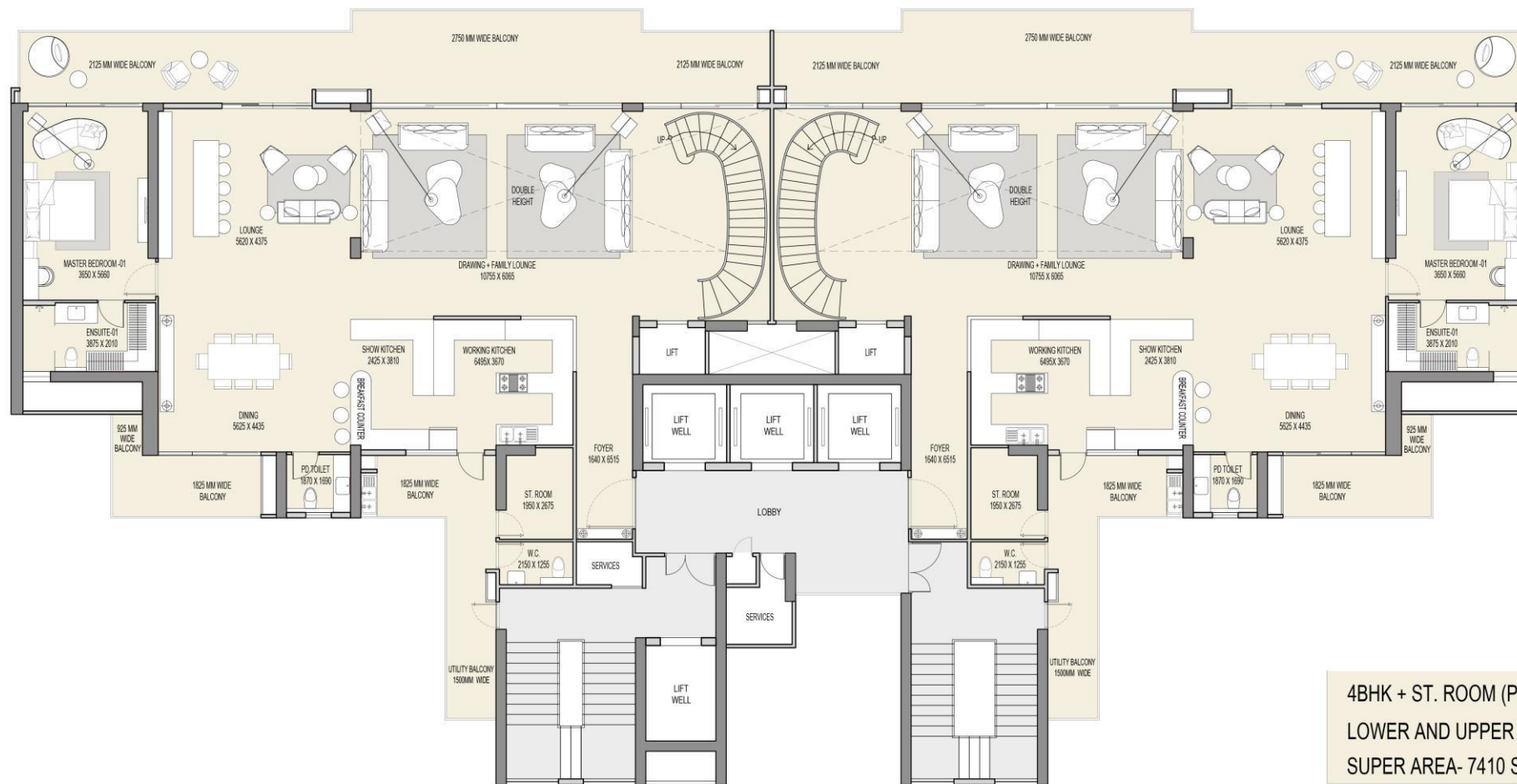
ALL ROOM SIZES ARE IN MM

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# TYPICAL FLOOR PLAN 7410 SQ. FT. (LOWER LEVEL)



4BHK + ST. ROOM (PENTHOUSE)  
 LOWER AND UPPER LVL.  
 SUPER AREA- 7410 S.FT  
 ALL ROOM SIZES ARE IN MM

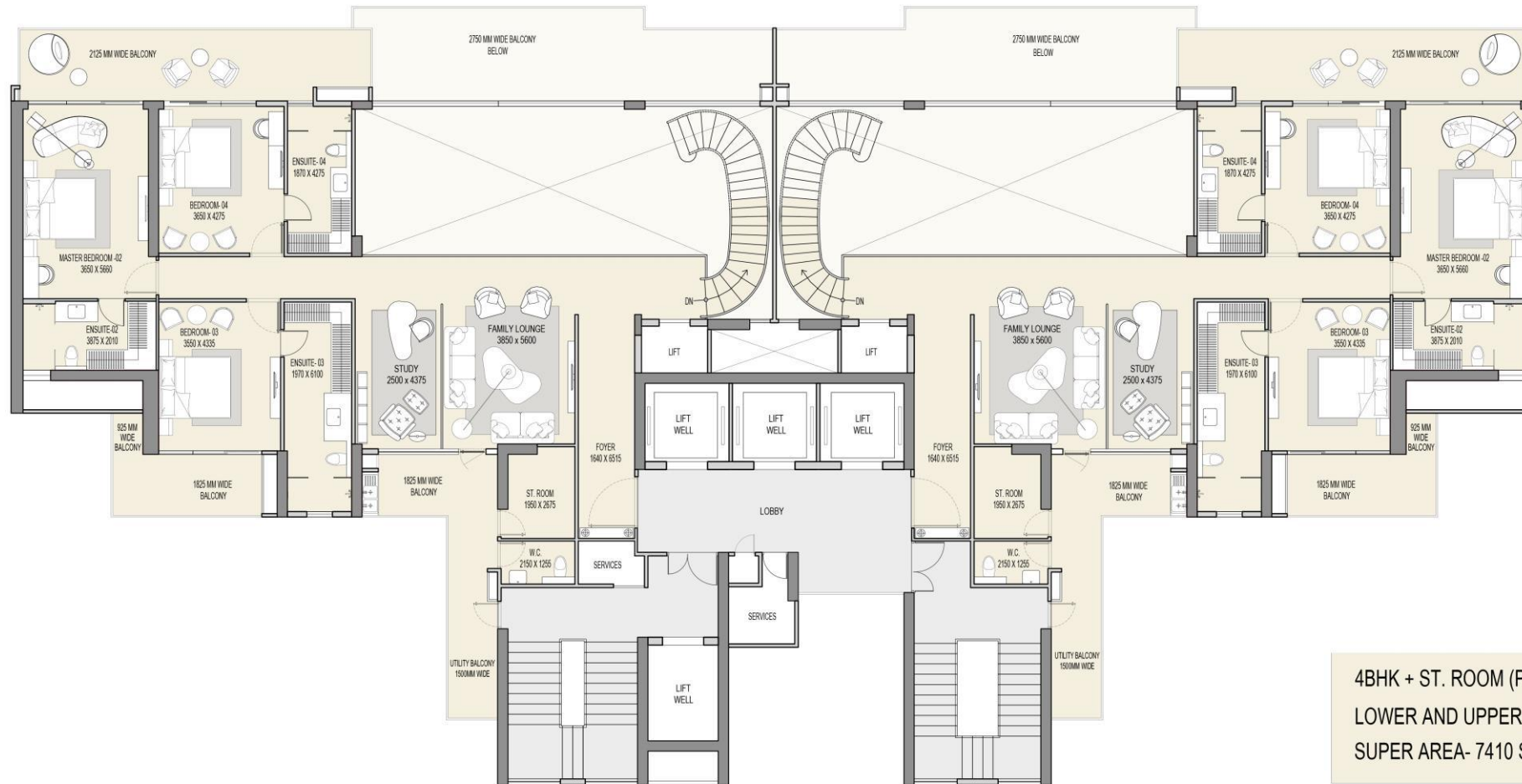
PENTHOUSE LOWER LEVEL FLOOR PLAN

Disclaimer: Unit Plan/Floor Plan, as the situation and circumstances so warrant, shall be read in conjunction with the (i) Lease Deed dated 13.01.2023 and; (ii) building plans approved by the competent authorities (including any future revisions thereof). It should be noted that the information contained herein may have certain technical inaccuracies or typographical errors, and while the Promoter Company does not doubt the Unit Plan's/Floor Plan's accuracy, no guarantee or warranty or representation as to its accuracy and completeness is being made by the Promoter Company. Unit Plan(s)/Floor Plan(s) is/are intended to give a specific view of the layout only. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on any Plan will not excuse the Allottee from completing the purchase of the Unit without abatement in price and/ or recourse against the Promoter Company. Further, Site plans, landscaping, dimensions and Specification(s) are not deemed or intended to form part of any contract or warranty unless specifically incorporated in writing into the contract and signed by the parties to it. Further, the furniture and fixtures shown in the Unit Plan(s)/Floor Plan(s) are only indicative and representational (not actual) in nature and are only for the purpose of illustrating/reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc., to be provided in the Unit. All specifications of the Unit shall be as per the agreement for sale between the parties. For the purpose of this Project, 1 Hect. = 2.471 Acres, 1 Acre = 4840 sq.yds. or 4046.864 sq. mtrs., 1 sq.mtr. = 10.764 sq.ft.





# TYPICAL FLOOR PLAN 7410 SQ. FT. (LOWER LEVEL)



4BHK + ST. ROOM (PENTHOUSE)  
LOWER AND UPPER LVL.  
SUPER AREA- 7410 S.FT

ALL ROOM SIZES ARE IN MM

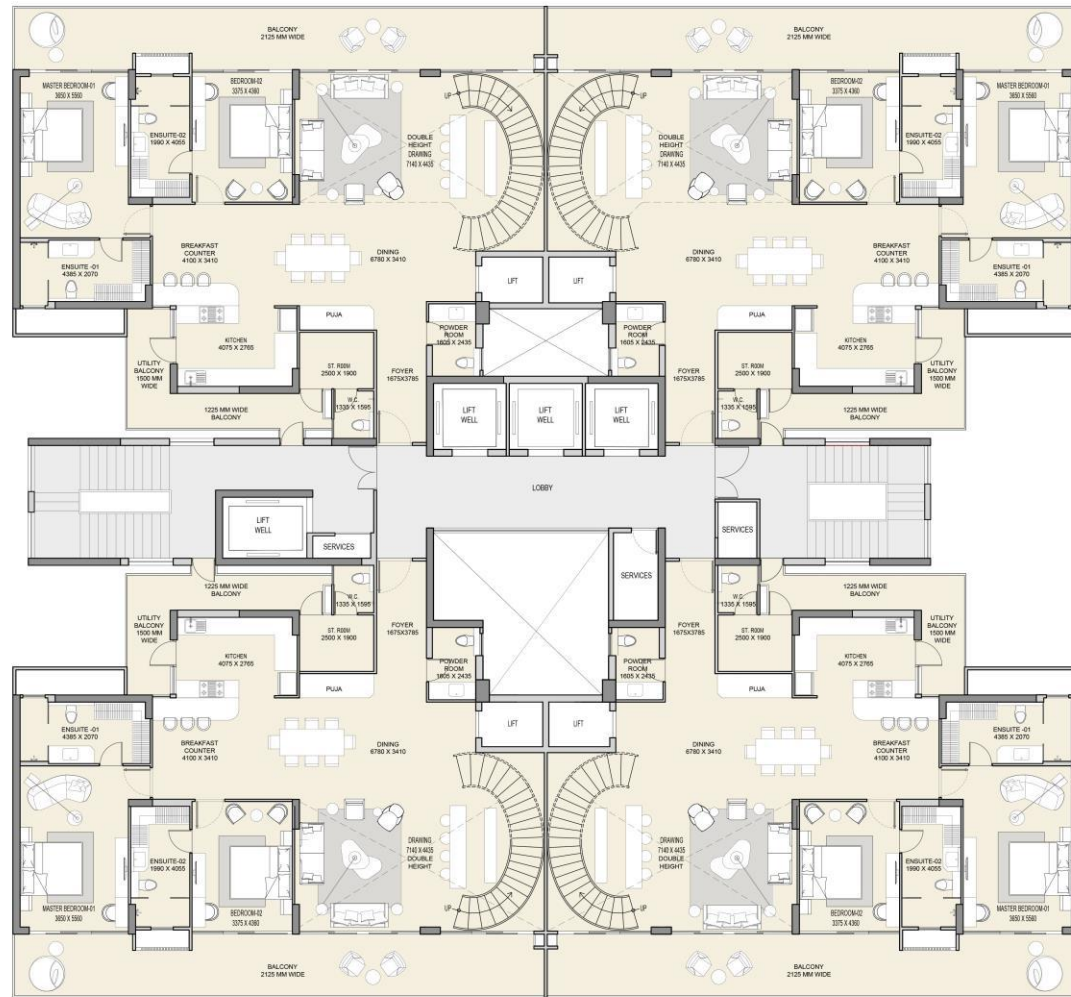
PENTHOUSE UPPER LEVEL FLOOR PLAN

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# TYPICAL FLOOR PLAN 5715 SQ. FT. (LOWER LEVEL)



4BHK + ST. ROOM (PENTHOUSE)  
 (LOWER AND UPPER FLOOR)  
 SUPER AREA- 5715 S.FT.

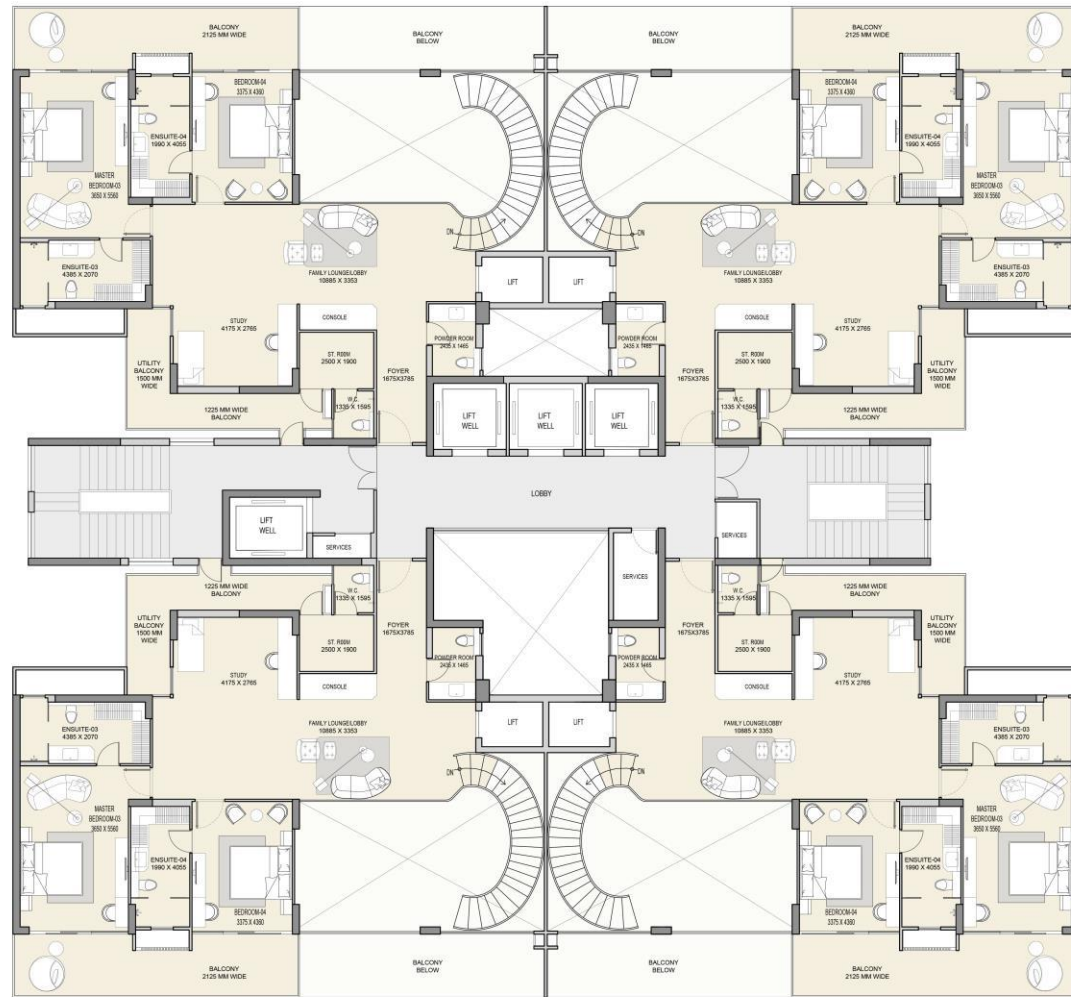
ALL ROOM SIZES ARE IN MM

PENTHOUSE LOWER LEVEL FLOOR PLAN





# TYPICAL FLOOR PLAN 5715 SQ. FT. (UPPER LEVEL)



4BHK + ST. ROOM (PENTHOUSE)  
 (LOWER AND UPPER FLOOR)  
 SUPER AREA - 5715 S.F.T.

ALL ROOM SIZES ARE IN MM

PENTHOUSE UPPER LEVEL FLOOR PLAN





PALATIAL  
APARMENTS

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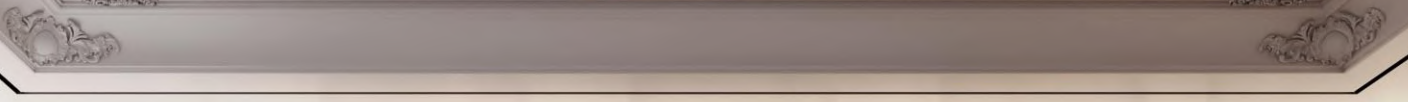
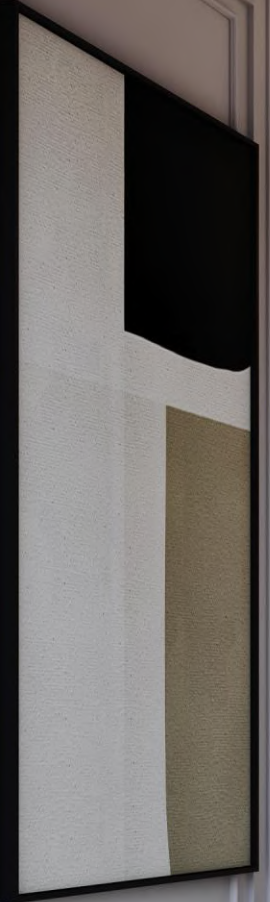


















OWN A  
ONE-IN-A-MILLION  
ADDRESS



The background is a dark, almost black, space filled with intricate gold patterns. Diagonal lines of varying thicknesses crisscross the frame, creating a sense of depth and movement. Interspersed among these lines are clusters of small, glowing gold dots, some of which appear to be part of a larger, faint grid or pattern. The overall effect is one of sophisticated elegance and high-end luxury.

OWN EVERYTHING  
YOU EVER IMAGINED





— M3M —

THE CULLINAN

EVERYTHING IMAGINED