

# A SAGA OF MASTERSTROKES AND MASTERPIECES



M&M  
**golfestate**<sup>TM</sup>  
Finest Golf Resort Living



**M3M POLO SUITES**<sup>TM</sup>  
WHERE THE GENTRY RESIDE



M&M  
**MERLIN**<sup>TM</sup>  
SINGAPORE STYLE WORLD-CLASS APARTMENTS

**COMING  
SOON**

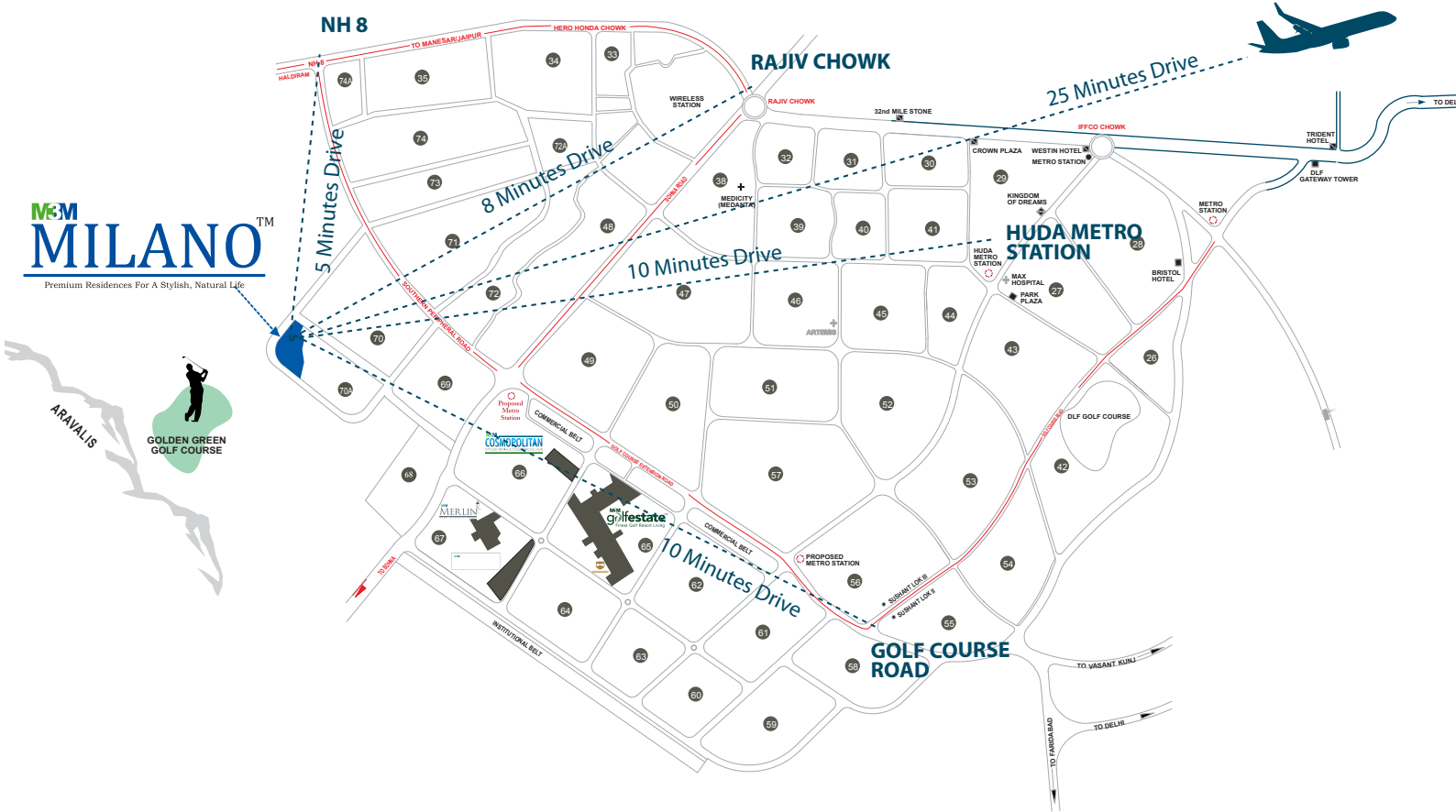
A NEW GEM OF **LUXURY..**

**M3M**  
**MILANO**<sup>TM</sup>

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PREMIUM RESIDENCES FOR A STYLISH, NATURAL LIFE

**M3M MILANO**<sup>TM</sup>  
Premium Residences For A Stylish, Natural Life



## LOCATION

- Panoramic view of Aravalis
- Corner plot situated on two 60 mtr. wide roads ensuring hassle free accessibility
- Walking distance from proposed Metro Corridor & Southern Peripheral road
- 3-5 minutes drive from NH-8 & Golf Course Extension road
- Strategically linked to all major Business Hubs & Retail destinations
- Close to major Hospitals like Medicity, Artemis etc. & Schools like Scottish High, Heritage School etc.





## MILANO SITE PLAN THOUGHTFULLY PLANNED AND DETAILED TO PERFECTION

| TOWER   | TOTAL APARTMENTS<br>ON EACH FLOOR | SIZE<br>(SQ. FT.) | TYPE      |
|---------|-----------------------------------|-------------------|-----------|
| N1      | 4                                 | 2200              | 3BHK+3T+S |
| N2      | 4                                 | 1950              | 3BHK+3T   |
| N3 & N6 | 4                                 | 1950              | 3BHK+3T   |
|         |                                   | 2500              | 4BHK+4T+S |
| N4 & N7 | 4                                 | 1950              | 3BHK+3T   |
|         |                                   | 2500              | 4BHK+4T+S |
| N5      | 4                                 | 1950              | 3BHK+3T   |





## UNIQUE FEATURES

- Premium mid & High-rise towers with themed lighting
- Set in the heart of nature overlooking Golden Green Golf Course and Aravalis
- All Apartments facing inwards, giving lovely view of the greens
- World-class club with SPA and internal facilities and a roof-top cafe overlooking the Aravalis
- Stay amidst nature: Floral valley, Aroma Garden and Bamboo Forest
- Accupuncture pathways with reflexology and yoga garden
- Superior sports facilities for a healthy fit life for the entire family





# UNIQUE FEATURES & AMENITIES

*Make your life easier & beautiful..*

International Lifestyle Within Your Reach

Convenient Sizes of 2 & 3 BHK

Located Off Prime Southern Peripheral Road (Golf Course Extn)

Premium Mid-Rise & High-Rise Towers With Themed Lighting

Floral Valley, Aroma Garden, Reflexology Walk

Italian Style International Clubhouse

Observatory Deck Overlooking Aravalis

Conveniences to Suit Your Lifestyle, Mechanical Car Wash/ Laundromats



LAUNDROMAT



MECHANICAL CAR WASH



OBSERVATORY DECK



CLUB-HOUSE



REFLEXOLOGY WALK



ROOF-TOP CAFE

# UNIT PLAN

| TYPE            | TENTATIVE SIZE<br>(IN SQ. FT.) |
|-----------------|--------------------------------|
| 2 BHK + 2T      | 1500                           |
| 3 BHK + 2T      | 1850                           |
| 3 BHK + 3T      | 2000                           |
| 3 BHK + 3T + SQ | 2200                           |
| 4 BHK + 4T + SQ | 2550                           |



## BASIC SELLING PRICE

|                               |                        |
|-------------------------------|------------------------|
| EDC/ IDC                      | As per actual          |
| Preferential Location Charges | Rs. 150 - 400          |
| Parking Charges               | Approx. 4 Lacs Per Bay |
| Community Club Membership     | To Be Decided          |
| Timely Payment Rebate         | Rs. 250/- Per Sq. Ft.  |

# PAYMENT PLAN

## CONSTRUCTION LINKED PLAN

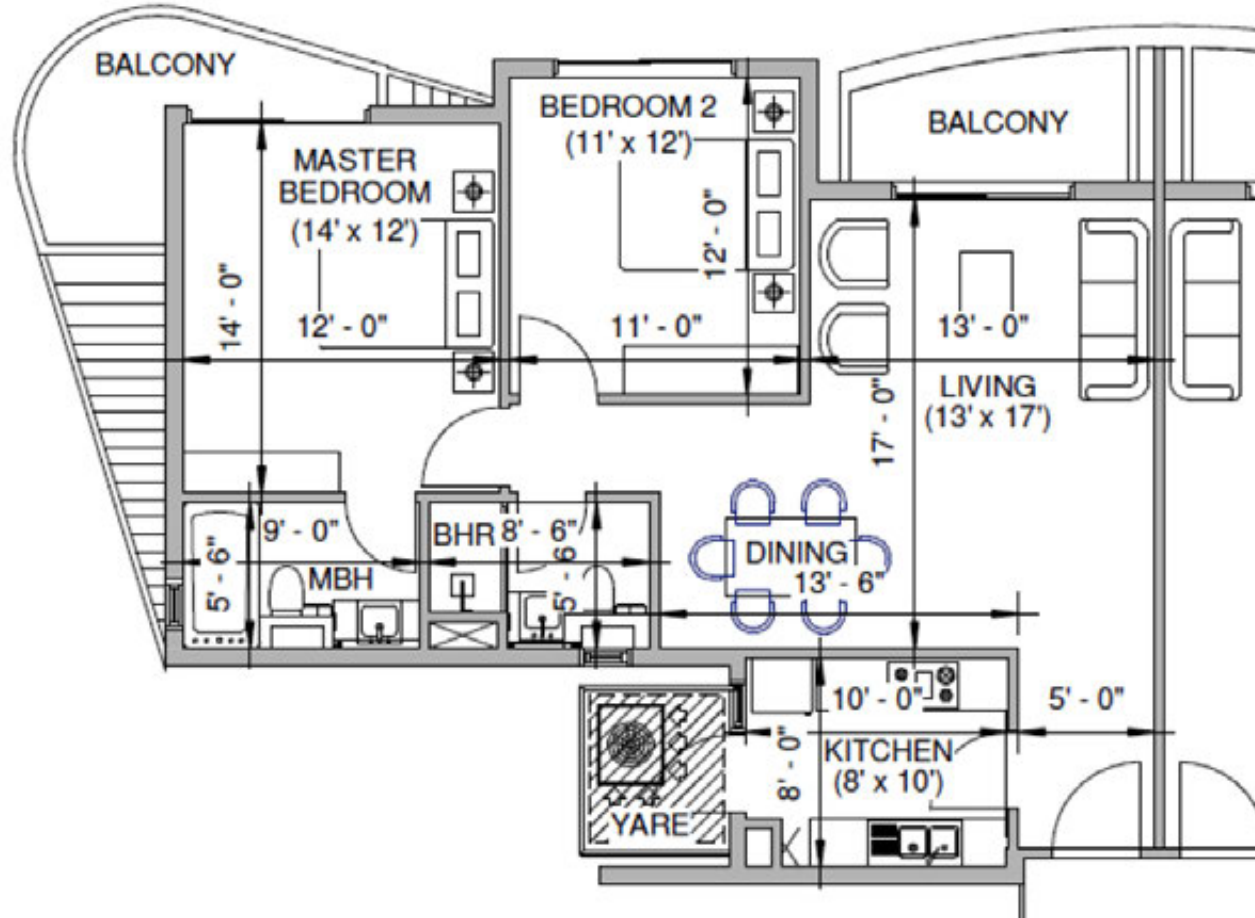
|                            |                                           |
|----------------------------|-------------------------------------------|
| On Booking                 | Rs. 10 Lacs                               |
| Within 60 Days of Booking  | 15% of BSP less Booking Amount of 10 Lacs |
| Within 100 Days of Booking | 10% of BSP                                |
| Remaining Payments         | As per construction milestones            |
| Timely Payment Rebate      | INR 250 per Sq. Ft. on possession         |

## POSSESSION LINKED PLAN

|                                        |                                                                                            |
|----------------------------------------|--------------------------------------------------------------------------------------------|
| On Booking                             | Rs. 10 Lacs                                                                                |
| Within 45 Days of Booking              | 15% of BSP* less Booking Amount of 10 Lacs                                                 |
| Within 90 Days of Booking              | 20% of BSP*                                                                                |
| Within 120 Days of Booking             | 10% of BSP*                                                                                |
| On Commencement of Excavation          | 5% of BSP* + 100% (EDC & IDC + Car Park + PLC)                                             |
| Within 30 days of Notice of Possession | 50% of BSP* + IFMS + Stamp Duty & Registration Charges + Community Club Membership Charges |

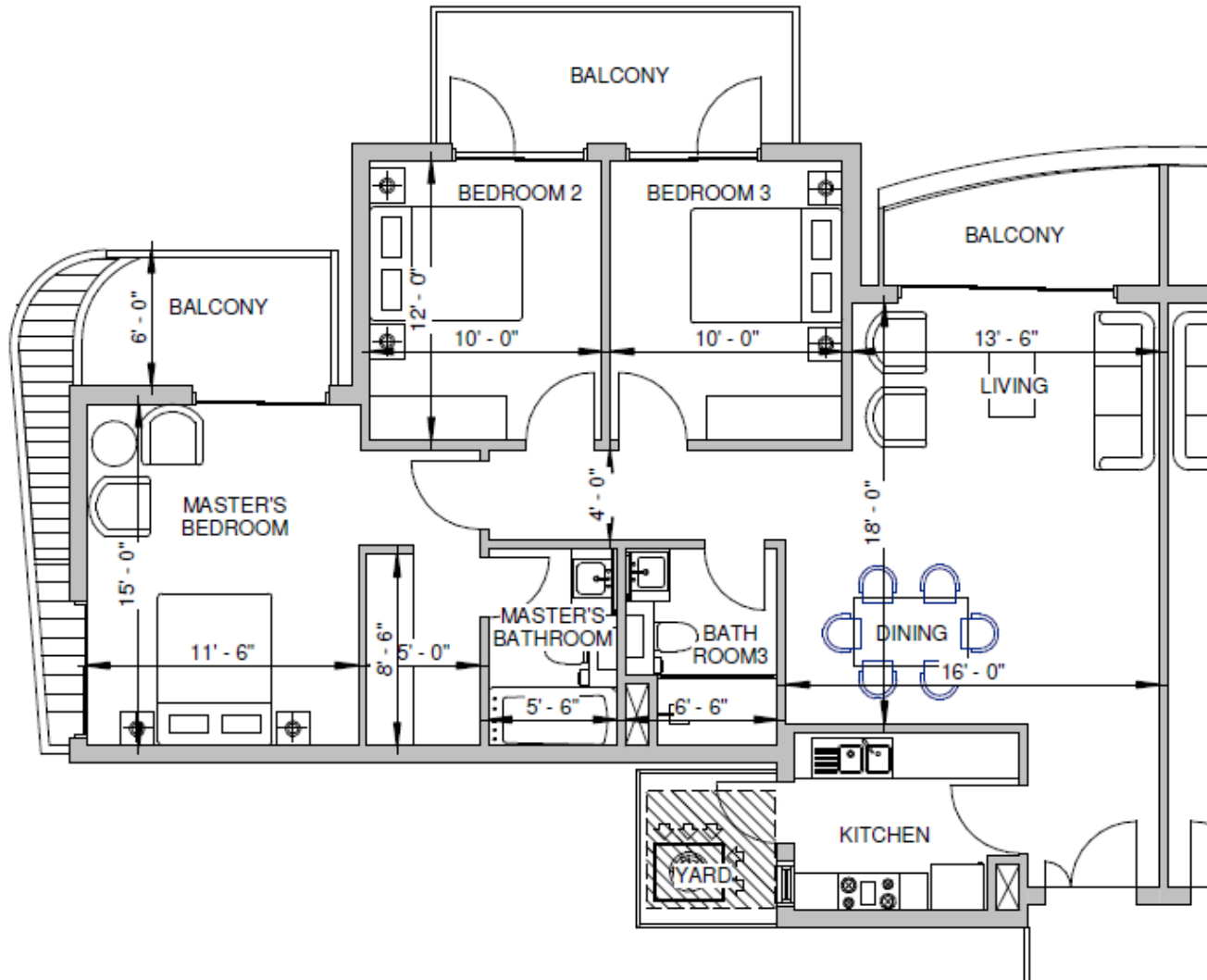
\* BSP as applicable for Possession Linked Plan





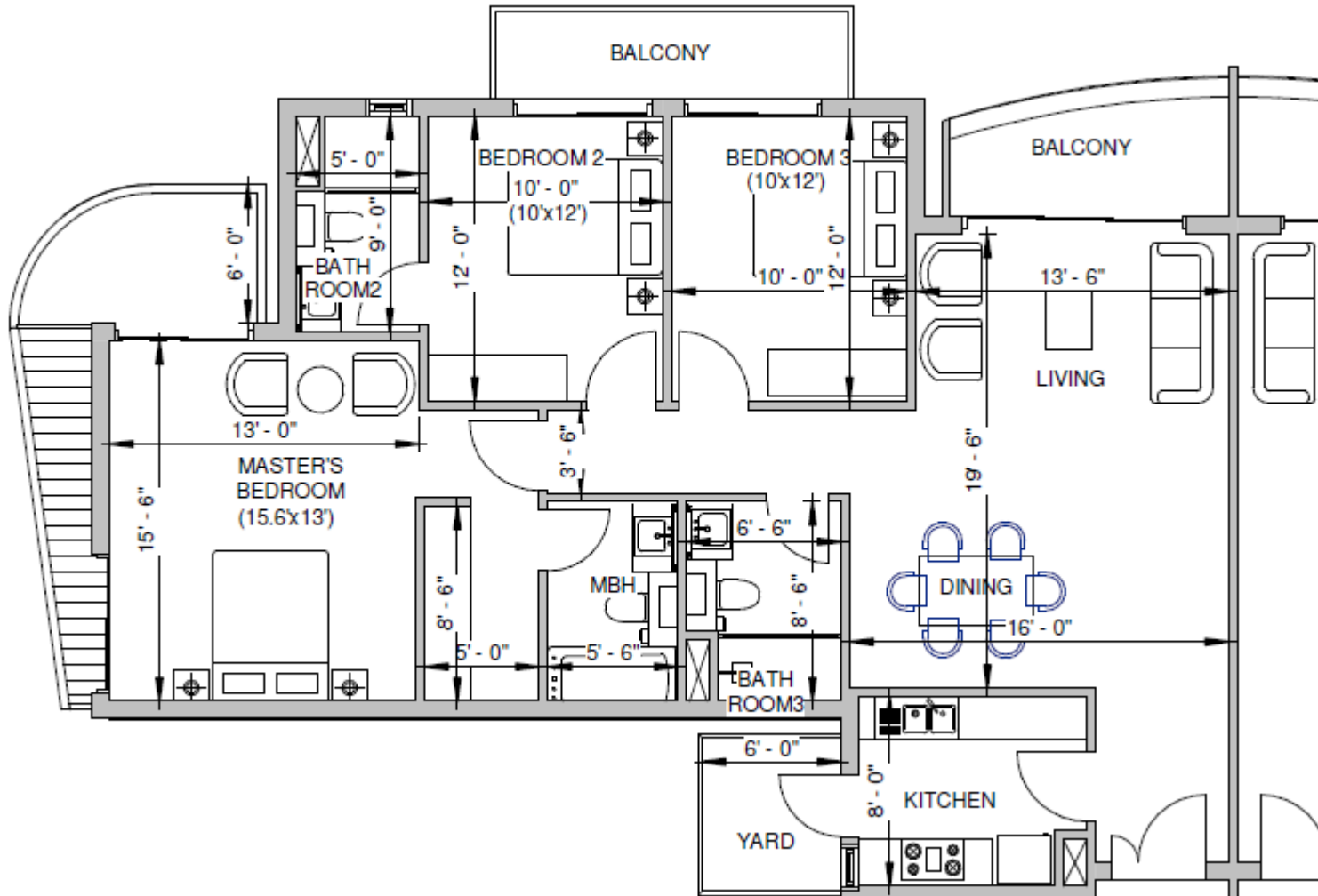
TENTATIVE LAYOUT PLAN  
**2BR + 2T**

SALEABLE AREA:  
**1500 SQ. FT.**



## TENTATIVE LAYOUT PLAN **3BR + 2T**

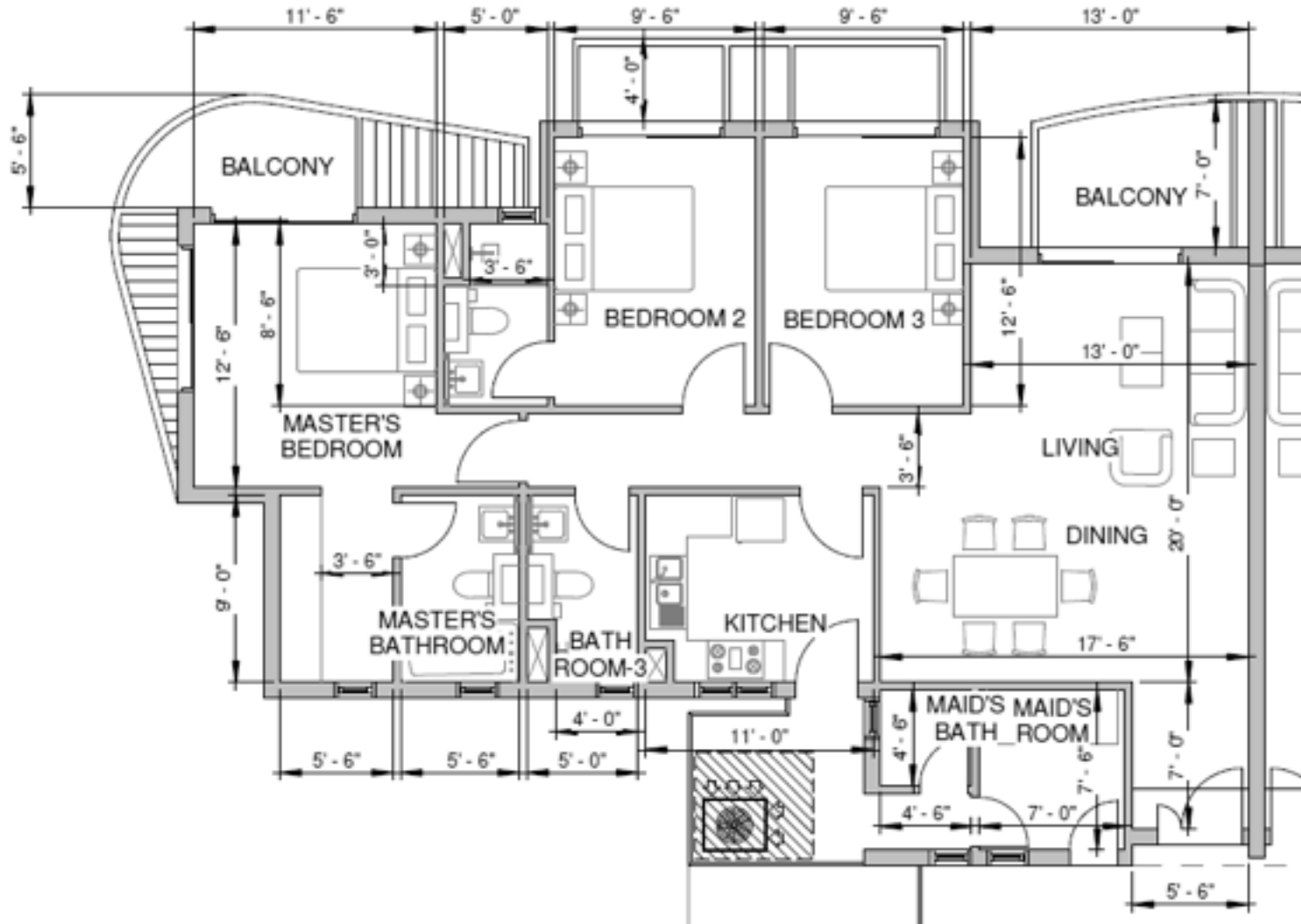
SALEABLE AREA:  
**1850 SQ. FT.**



## TENTATIVE LAYOUT PLAN **3BR + 3T**

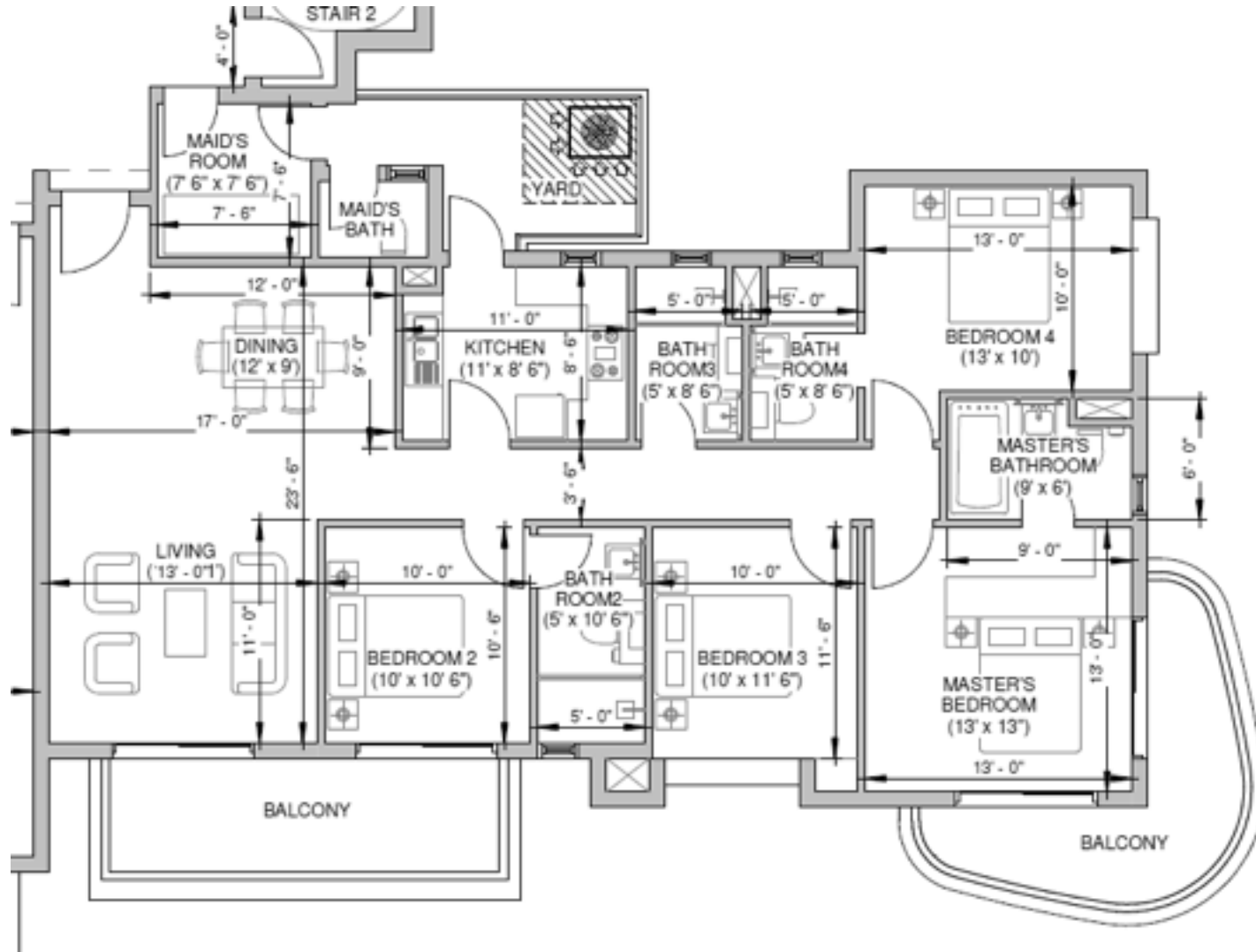
SALEABLE AREA:  
**2000 SQ. FT.**





TENTATIVE LAYOUT PLAN  
**3BR + 3T + S**

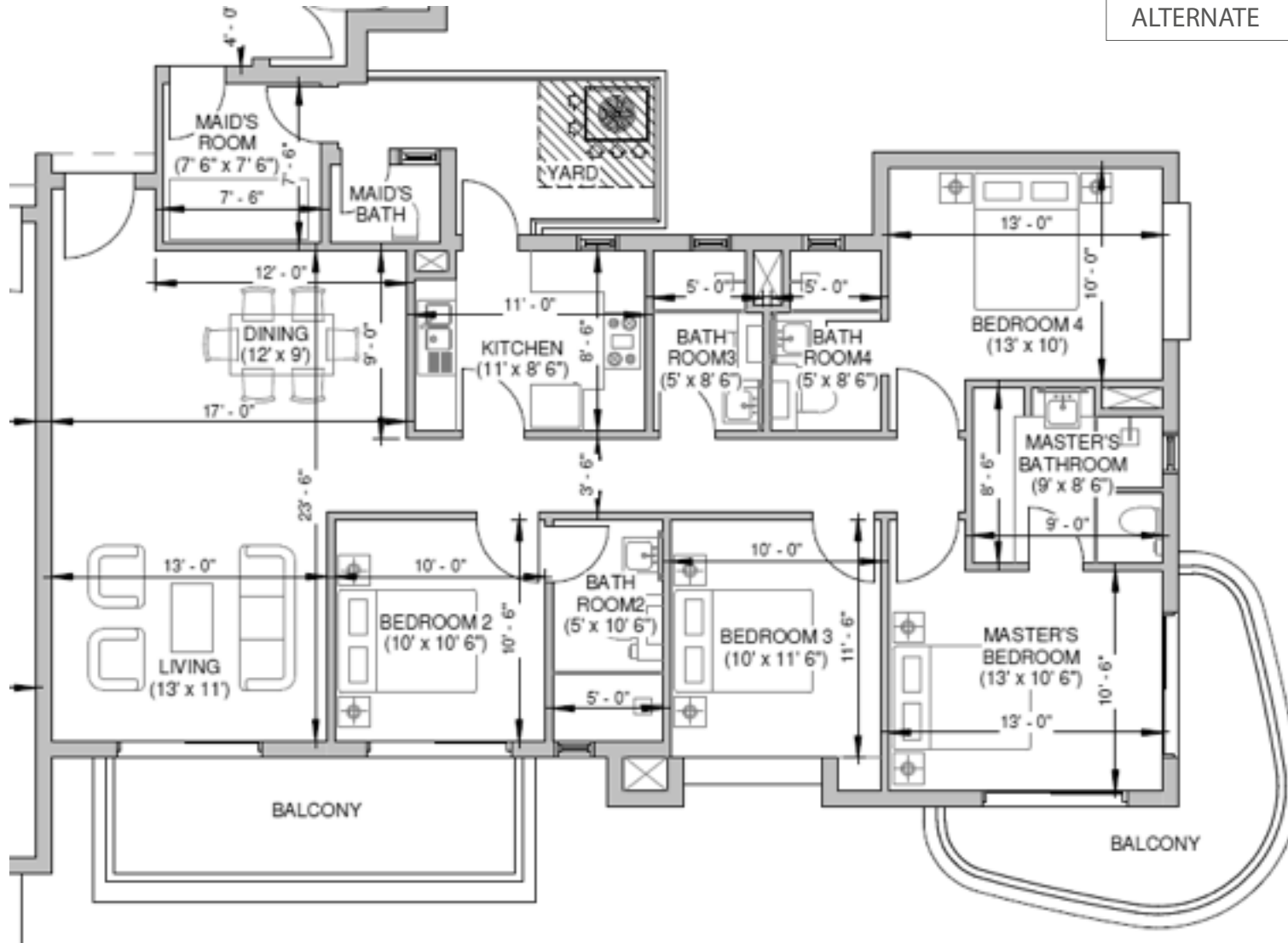
SALEABLE AREA:  
**2200 SQ. FT.**



TENTATIVE LAYOUT PLAN  
**4BR + 4T + S**

SALEABLE AREA:  
**2550 SQ. FT.**

M. BR  
BATHROOM  
ALTERNATE



TENTATIVE LAYOUT PLAN  
**4BR + 4T + S**

SALEABLE AREA:  
**2550 SQ. FT.**



