



M3M
ESCALA



VIVA LA VIDA





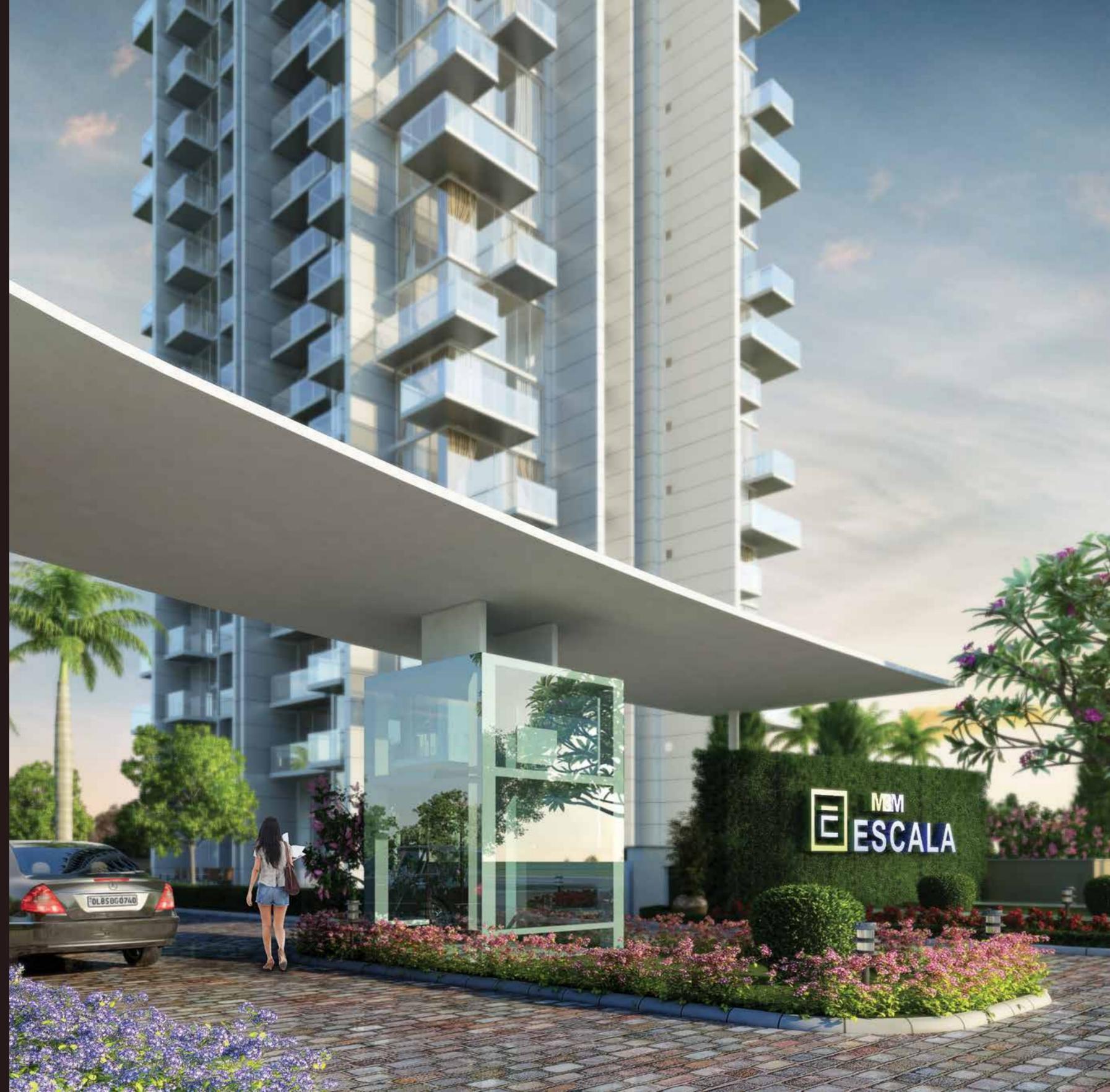
Spain, a country known for people who enjoy the finer things in life. Where living is an everyday celebration filled with small moments of joy tucked in every nook and cranny.

This vibrant country inspired us to mingle Architecture with Art. And as its result, Gurgaon is all set to get its first piece of ARTchitecture – [Escala](#).

SPAIN'S NEXT BIG WORK OF ART, CREATED IN INDIA

When art meets architecture, magic happens. It forms a treat for the senses and an escape for the soul. M3M Escala is the love child of this unique affair between art and architecture.

2 BHK (1475 sq.ft.) (137.03 sqm)
2 BHK + S (1600 sq.ft.) (148.64 sq m)
3 BHK + S (2100 sq.ft.) (195.09 sq m)
3 BHK + Store + S (3275 sq.ft.) (304.25 sq m)
3 BHK + Study + S (3500 sq.ft.) (325.16 sq m)





NATURE CALLS, AND

Wake up to uninterrupted viewing corridors with premium low rise villas on one side and Aravallis on the other.

ENTHRALLS

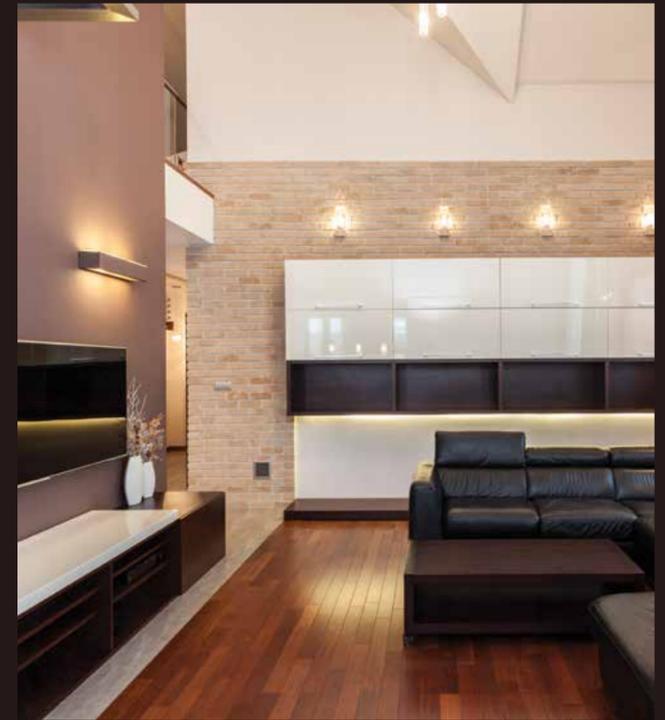


"La Dolce Vita" or the sweet life.
It's not just a phrase; it's an exclusive way of life. It's the sign of a life extraordinaire. Amidst world's finest luxuries carefully chosen to complement a sophisticated and unique lifestyle.



The finest architecture effortlessly merges functional spaces with aesthetic beauty. It gives birth to structures that are in sync with their environment and are built to last.

FROM AN ARTIST'S IMAGINATION,
TO A BEAUTIFUL REALITY



Escala's initiation: a picture perfect Indo-Spanish story.

Firstly, we picked the perfect spot

- That gives you a panoramic view of Aravalli hills
- Traffic free green area for pedestrian safety
- Rich landscaping for serene awakenings
- 90% open space
- Surrounded by luxury villas & low rise developments



BIENVENIDO!

An aerial rendering of a modern residential development. The central focus is a tall, multi-story skyscraper with a glass and metal facade. To its right is a swimming pool with lounge chairs and umbrellas. Further right is a tennis court and a basketball court. The complex is surrounded by lush greenery, including palm trees and a large lawn. In the foreground, there is a paved road with a crosswalk and a few cars. To the left, there are several smaller houses with red roofs. The background shows a vast green field with scattered trees under a clear sky.

MAJESTIC INSIDE,
MAGNIFICENT OUTSIDE

Every detail. Every corner. Every aspect. Meticulously designed to perfection.



We added M3M's signature privileged amenities

- A world class Club House featuring Swimming Pool, Gymnasium and Indoor Games
- For the sports fans, we have Tennis Court, Cricket Pitch, Jogging Track and Basketball Court
- Kids play area
- Complete water and electricity backup with three tier security

Finally, what we got is a masterpiece that everyone is talking about.
But only lucky few shall be able to witness it in its full grace and glory.



PRIVILEGED AMENITIES



VIVO CLUBHOUSE

Just lay back by the wonderful pool and reflect on the day or get active with a host of recreational activities like the state-of-the-art gym, yoga studios etc. The VIVO club house gives you the freedom of choice. Architecturally mastered to blend in with its surroundings, VIVO will set the standards for things to come.



Wake up amidst nature's glory

Surrounded by the pristine aravallis and landscaped greens; Escala gives you the luxury of serenity as well!

Contemporary design for urban living

From entrance lobby to lift areas, Escala has minute design details which you wont find anywhere else.

Be healthy, stay happy

Kids play area and ample sports facilities will keep you fit, active and moving throughout the day.

Lead a tension free safe life

3-tier security and traffic free areas ensure your safety.

City life away from the city

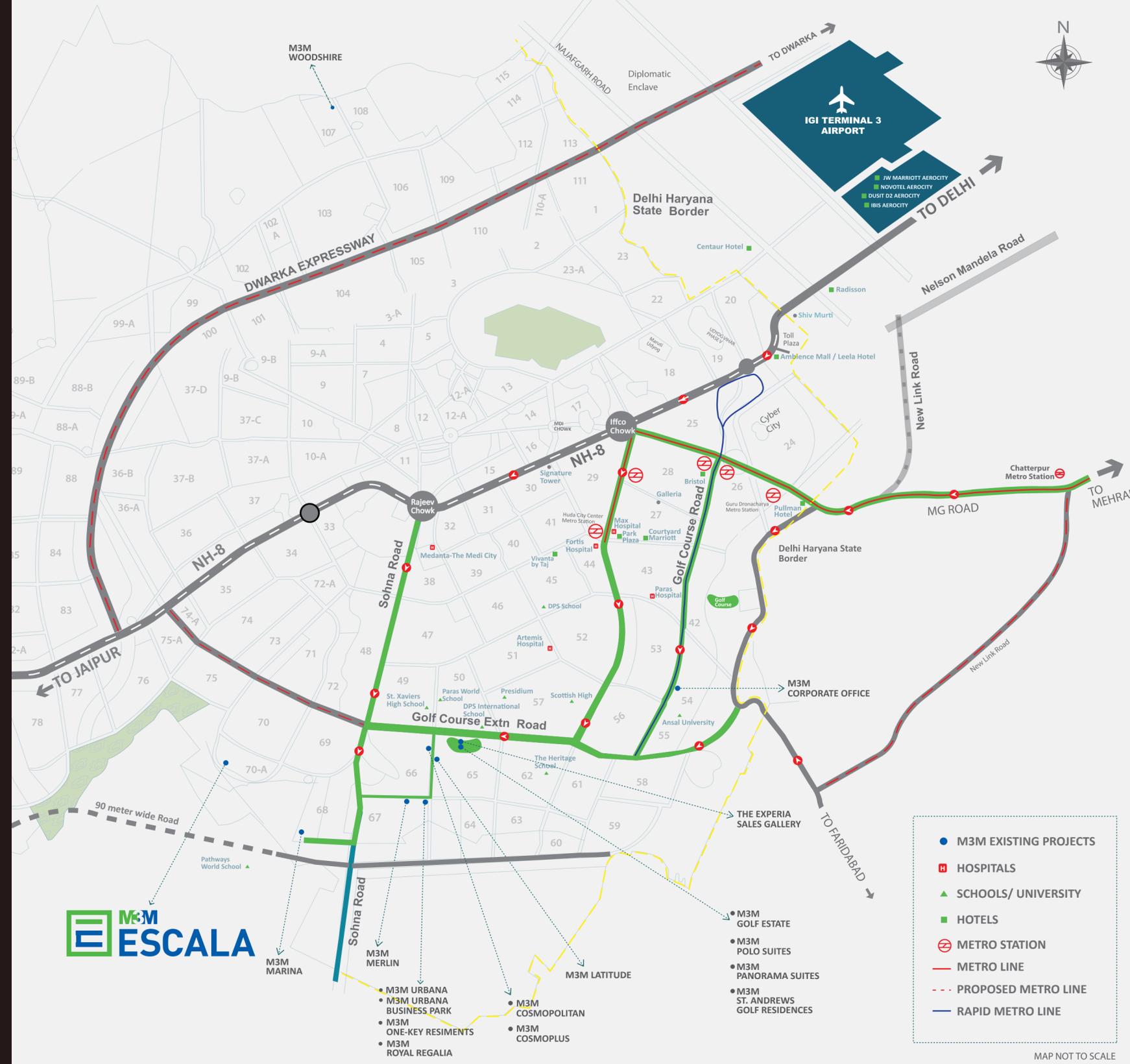
Situated just a few minutes from the city center of Gurgaon, you get to enjoy the best of city and nature.



Angles, curves, shapes and figures.
Every detail designed to redefine the word beautiful.

Inspired Location

- Short drive from NH-8 & southern periphery road (Golf Course Extension road)
- Conveniently linked to all major business hubs & retail destinations
- 30 minutes drive from Delhi International Airport
- Close to major hospitals like Medicity, Fortis, Max, Artemis etc. & schools like Pathways World School, G.D. Goenka World School, St. Xaviers High School, DPS International and Heritage School etc.



M3M ESCALA



M3M ESCALA SITE PLAN

BEDROOM

Walls: Plastic Emulsion with roller finish
Floors: Laminated wooden flooring
Doors: Hardwood door with flush shutter
Windows: UPVC/Powder coated or Anodized aluminum glazing
Ceilings: Plastic emulsion

KITCHEN

Walls: 2' high ceramic tiles above counter/balance painted
Floors: Anti skid ceramic tiles
Doors: Hardwood door with flush shutter
Windows: Powder coated / Anodized aluminum glazing
Ceilings: Cement Plaster with oil bound distemper paint
Others: Polished Granite counter with SS sink and CP fittings

LIFT LOBBIES

Walls: Selected stone cladding and oil bound distemper paint
Floors: Combination of Natural Stone & tiles
Doors: Stainless steel finished lift doors
Ceilings: Cement plaster with oil bound distemper paint
Air-conditioned ground floor lobby
External Façade
Walls: Combination of stone and oil bound distemper paint

OTHER PROJECTS

LIVING / DINING ROOM

Walls: Plastic Emulsion with roller finish
Floors: Vitrified tiles
Doors: Hardwood door with flush shutter
Windows: Powder coated / Anodized aluminum glazing
Ceilings: Plastic emulsion

TOILETS

Walls: 7' high dado with ceramic tiles, rest painted
Floors: Anti skid Ceramic tiles
Doors: Hardwood door with flush shutter
Windows: Powder coated / anodized aluminum glazing
Ceilings: Cement plaster with paint
Others: Granite marble counter with white sanitary fixtures and CP fittings

SERVANT UTILITY ROOM

Walls: Oil bound distemper paint
Floors: Ceramic / Vitrified tiles
Doors: Hardwood door with flush shutter
Windows: Anodized aluminum glazing
Ceilings: Painted - OBD

BALCONY / UTILITY BALCONE

Floors: Anti-skid/non-slippery ceramic/vitrified tiles

STAIRCASE

Walls: Cement plaster with paint
Floors: Kota in tread and risers
Doors: Steel fire doors / fire resistant shutter
Windows: Anodized aluminum glazing
Ceilings: Cement plaster with oil bound distemper paint

ELECTRICAL EQUIPMENT

Ceiling fans & Light fittings
Split AC in bedrooms, living & dining
Geysers in master bed toilet



M3M GROUP

The M3M group is a conglomerate with a philosophy that strives for excellence culminating in absolute Magnificence in every aspect of its character and ethics. What the Group stands for is in sync with its slogan of "Our Expertise. Your Joy".

Renowned for innovative and exceptional projects, multi-dimensional realty solutions and superior service, M3M is on the verge of changing the real estate realm in India. Real Estate is an industry which thrives on the aspirations and desires of people. To be successful in this field, a thorough insight exploration of demographics is imperative. In the process of setting benchmarks and then exceeding them with their initiatives, M3M have created a niche for itself with exceptional construction quality.

- 1 million sq.mtrs. (11 million sq.ft.) under development
- Rs.3000 crores being invested in construction of projects
- Construction partners like L&T and Shapoorji Pallonji
- 809.37 hectares (approx. 2000 acres) of prime land bank

M3M LIFE

The M3M Life, part of M3M Group's residential projects has always been versatile in its foray towards perfection, in its quest to present a premium lifestyle to the people of India. These apartment configurations range from well-planned and spacious duplexes to palatial penthouses while keeping the needs and requirements of our customer's in mind. Keeping our customers ease and comfort upfront, we made sure that all our projects are strategically located in Gurgaon's top residential sectors.



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Our Expertise. Your Joy.

M3M India Private Limited

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