



M3M
CAPITALWALK

In M3M Capital Phase 1 & Phase 2

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Hrera Registration No. Phase 1 - RC/REP/HARERA/GGM/531/263/2022/06 DATED. 02.02.2022

Hrera Registration No. Phase 2 - RC/REP/HARERA/GGM/612/344/2022/87 DATED. 28.09.2022

THE

1 KM*

LONG
RETAIL



A RETAIL MASTERPIECE AT A LANDMARK Location



M3M is ready to raise the bar again, by developing the first-ever high-street experience on the **Dwarka Expressway-M3M Capitalwalk**. A colossal landmark that will boast of 876 shops, with a strip mall-inspired design to give each storefront a greater presence and maximum visibility, an iconic grand frontage will greet you including great entertainment and dining options to indulge.

A perfect
mix of
retail and F&B

Double-height
showrooms

Multiple
entries
to the project

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.

30 +
Premium
Residences

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



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 the 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.

76,695.4 sq. m.
(8, 25,543 sq. ft.)
of retail experience

Triple-height,
40 ft. wide
entrance

Multiple anchor
stores and
hypermarkets

M3M 113
MARKET

DOUBLE-HEIGHT SHOPS ON
GROUND LEVEL

14 ENTRY &
EXIT POINTS

WIDE BOULEVARDS

FUTURE EXPANSION

OFFICE TOWER
(FUTURE DEVELOPMENT)

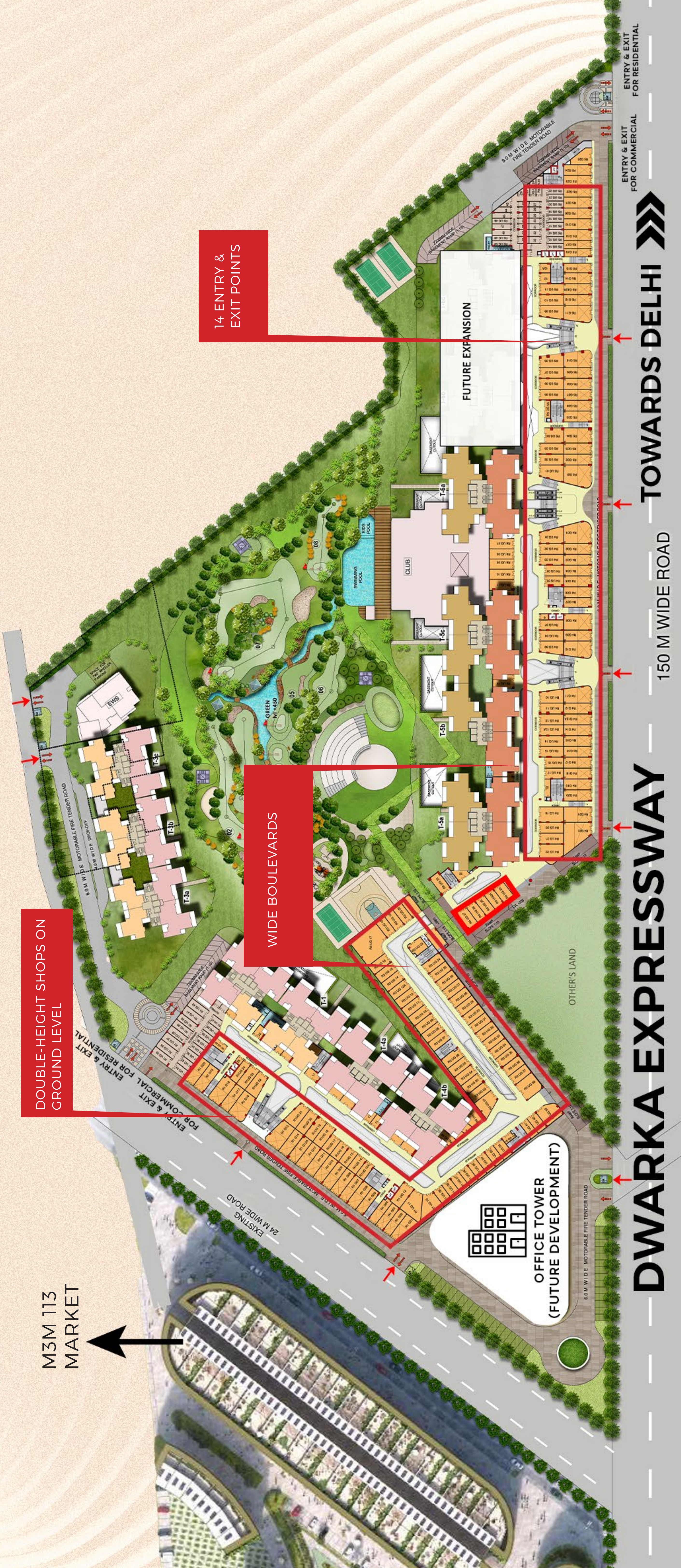
DWARAKA EXPRESSWAY

150 M WIDE ROAD

TOWARDS DELHI

ENTRY & EXIT
FOR COMMERCIAL

ENTRY & EXIT
FOR RESIDENTIAL



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

| 4-levels of
Retail

| Ample
parking space

| Linear format for
highest visibility



ARTISTIC IMPRESSION

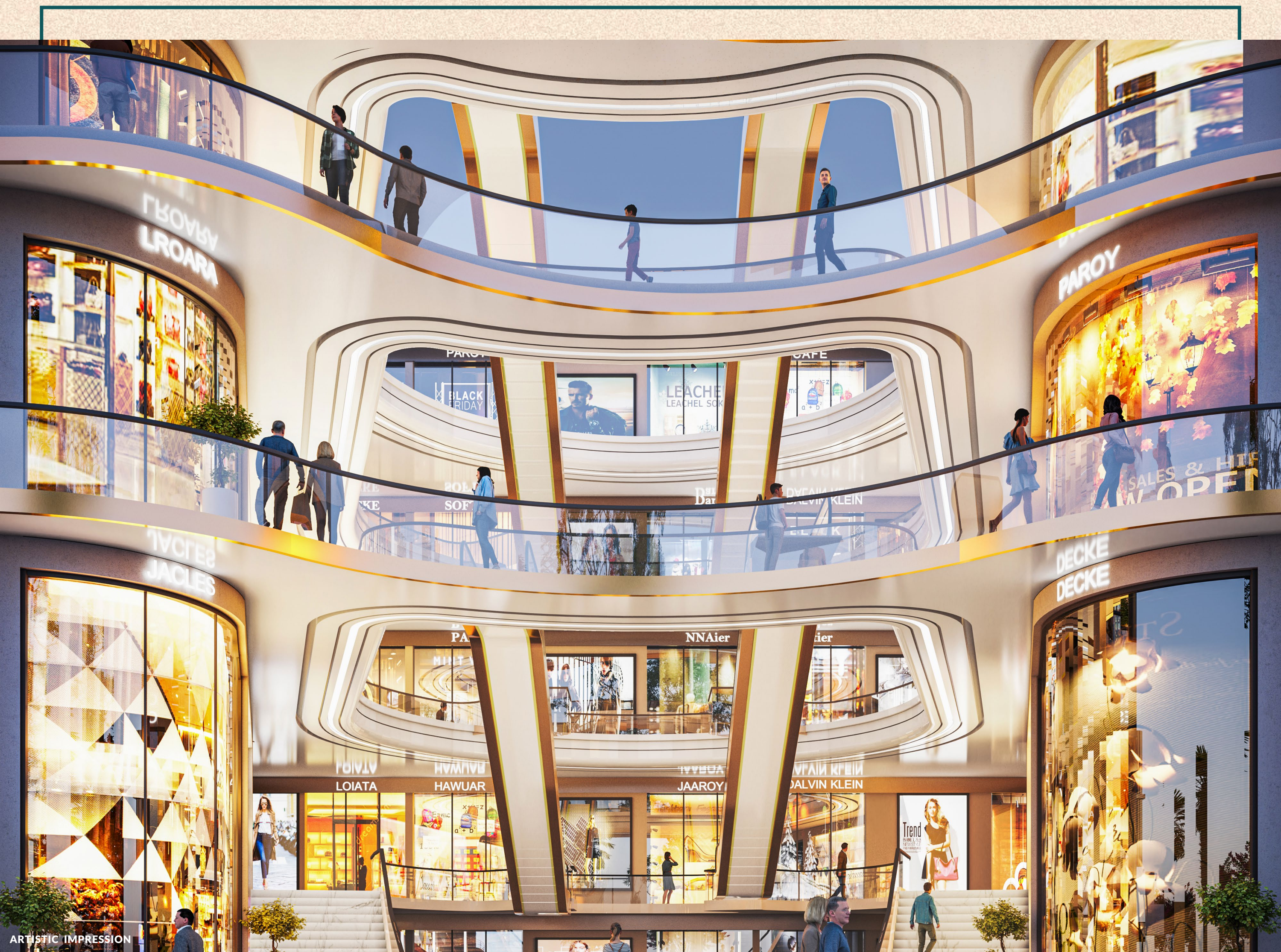
A Facade That
BOASTS
OF HIGH

Visibility

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

GRIHA 4-star
rating

Outdoor patios
for people to relax



ARTISTIC IMPRESSION

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 graces 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 SHRINE OF CULINARY Pleasure

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



Our Expertise. Your Joy.

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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