

M3M IFC

golf Course Ext Rd, Badshahpur, Sector 66, Gurugram

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M3M International Financial Centre (IFC) in Sector 66, Gurugram, represents a pinnacle of modern business architecture and investment potential. Here's a detailed look at what makes M3M IFC a standout choice for investors and businesses:

M3M IFC Overview:

Project Highlights:

- **Contemporary Design:** M3M IFC epitomizes the essence of modern business excellence, reflecting Gurugram's rising influence in the global market. The design and architecture are geared towards creating an optimal workplace environment.
- **Facilities and Surroundings:** The development includes a variety of retail outlets, restaurants, fast food options, and entertainment venues, offering a comprehensive business and leisure experience.

Developer Profile:

- **M3M India:** Founded in 2010 by Basant Bansal, Roop Bansal, and Pankaj Bansal, M3M India has established itself as a prominent real estate developer.
 - **Commitment:** Known for its ethical governance, transparency, and dedication to quality.
 - **Track Record:** Completed approximately 50 projects in Gurugram with a strong track record of timely delivery. The company has a robust pipeline of ongoing projects, totaling 30 million square feet of saleable space.

Investment Opportunities:

- **Office Spaces:** Includes ready-to-move office spaces and bare shell options, catering to a range of business needs and budgets.
- **Retail Units:** High-quality Grade A retail spaces available, ideal for businesses seeking prime locations with high foot traffic.

- **Showrooms:** Designed to accommodate various retail and showroom requirements.
- **Potential Returns:** The project promises excellent rental returns, particularly appealing to investors targeting corporate clientele.

Location and Accessibility:

- **Sector 66:** Strategically located in Gurugram, ensuring easy access to major business hubs and connectivity to key areas within the city.

Why Invest in M3M IFC?

1. **Strategic Location:** Positioned in a high-growth area with excellent connectivity and proximity to essential services and amenities.
2. **Premium Offerings:** The project features Grade A office spaces and high-quality retail units, appealing to top-tier corporate clients and businesses.
3. **Investment Potential:** Promises strong rental yields and capital appreciation due to its premium positioning and the growing demand for high-quality commercial spaces in Gurugram.

M3M IFC stands out as a premier business destination, blending modern architecture with a dynamic commercial environment. Whether for establishing a corporate presence or for investment, it offers a compelling proposition in the thriving real estate market of Gurugram.

M3M IFC Price List:

Office:

Unit Options	Built-up Area	Price	Possession
Bare shell office space	740 sq.ft.	₹1.48 Cr Onwards	Dec, 2024
Bare shell office space	2000 sq.ft.	₹4 Cr Onwards	Dec, 2024
Bare shell office space	2250 sq.ft.	₹4.5 Cr Onwards	Dec, 2024
Bare shell office space	4000 sq.ft.	₹8 Cr Onwards	Dec, 2024
Bare shell office space	18000 sq.ft.	₹36 Cr Onwards	Dec, 2024

Shop:

Unit Options	Built-up Area	Price	Possession
Shop	500 sq.ft.	₹2 Cr Onwards	Dec, 2024
Shop	740 sq.ft.	₹2.96 Cr Onwards	Dec, 2024
Shop	800 sq.ft.	₹3.2 Cr Onwards	Dec, 2024
Shop	1500 sq.ft.	₹6 Cr Onwards	Dec, 2024
Shop	2000 sq.ft.	₹8 Cr Onwards	Dec, 2024
Shop	3500 sq.ft.	₹14 Cr Onwards	Dec, 2024

Unit Options	Built-up Area	Price	Possession
Shop	4500 sq.ft.	₹ 18 Cr Onwards	Dec, 2024

Overview

Property Type: Shop	Possession Date: Dec, 2024	RERA ID: HRERA 660/2017/307
County: India	City: Gurugaon	Pin code: 122002
Plot Area: 4.6 acres	Built-up Area: 500 – 18000sq.ft	Sale price: ₹ 1.48 Cr – 36 Cr

Amenities

- ✓ Air conditioning
- ✓ Internet
- ✓ Lift
- ✓ Parking
- ✓ Gymnasium
- ✓ Intercom Facility
- ✓ Guest Parking
- ✓ CCTV
- ✓ Power Backup
- ✓ Park/Garden
- ✓ Security

Distances

Metro 7.5km	Healthcare 1.41km	Restaurant 1.48km	School 0.23km
Mall 0.35km	Cinemas 2.3km	Park 1.4km	

Contact Details

sales@townmanor.in

+91-0120-4420450, 7042888903

Townmanor Technologies Pvt Ltd.