



Power. Status. Prestige.

PRESENTING

M&M
OPUS

THE LAST CALL FOR LUXURY!

A man in a dark suit is sitting in a modern, minimalist lounge. He is positioned in the center-right of the frame, looking out a large window. The room is filled with large indoor plants, including a prominent palm tree. The lighting is warm and golden, suggesting late afternoon or early morning. The floor is highly reflective, mirroring the plants and the man. The overall atmosphere is one of sophisticated luxury.

**LIMITED EDITION,
JUST 100 FINE LUXURY RESIDENCES***

Cutting Edge Design & Architecture:
A symbol of modern elegance.

Exclusive Limited Residences:
Unmatched sophistication and style.

World Class Amenities:
Luxury beyond expectations.

RESERVED FOR A PRIVILEGED FEW

DESIGN ARCHITECT

STUDIO SYMBIOSIS

A world-renowned architecture firm and a winner of over 50 international awards with offices in Germany, London and India delivering various prestigious projects worth 800 million dollars



CNN STYLE



FORBES INDIA



TEDx GERMANY



MOST INNOVATIVE HOTEL
ARCHITECT OF THE YEAR



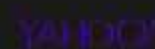
SMART LOUNGER



BRITTA KNOBEL GUPTA
AMIT GUPTA



INDIA TIMES



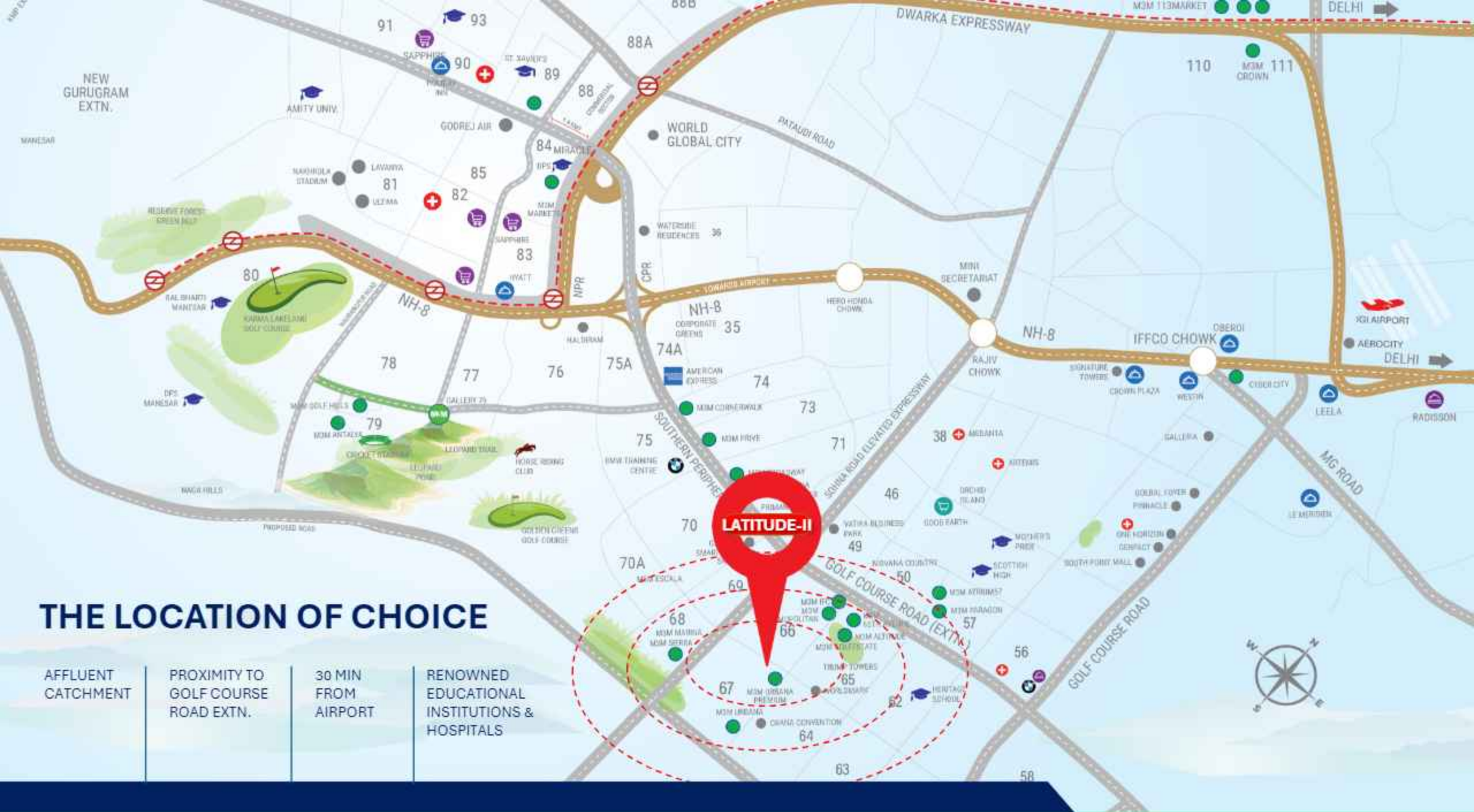
DOUBLE TREE BY HILTON, AHMEDABAD

G+33 FLOORS

**LIMITED 100 3 BHK + S
LUXURY RESIDENCES**

FOUR RESIDENCES TO A CORE





THE LOCATION OF CHOICE

- | | | | |
|--------------------|-------------------------------------|---------------------|---|
| AFFLUENT CATCHMENT | PROXIMITY TO GOLF COURSE ROAD EXTN. | 30 MIN FROM AIRPORT | RENOWNED EDUCATIONAL INSTITUTIONS & HOSPITALS |
|--------------------|-------------------------------------|---------------------|---|

AN ADDRESS
THAT MAKES A STATEMENT

A **GRAND ARRIVAL** EXPERIENCE
WITH A WELL APPOINTED AND
EXCLUSIVE DRIVEWAY



A SITE CRAFTED FOR PERFECTION

ENTRY FROM 60 M WIDE ROAD

PRIMARY SCHOOL

BASKETBALL COURT

CRICKET PITCH

CLUB SANDS

MULTIPLE
WATER BODIES

EXCLUSIVE
ARRIVAL PLAZA

M3M
OPUS

EXCLUSIVE
KIDS ARENA

GRAND ENTRANCE

SPORTS ZONE

AMPHITHEATRE

SPORTS ZONE

KIDS ARENA

CONVENIENCE
COMPLEX

24M WIDE ROAD



SITE PLAN



7M WIDE DRIVEWAY

LOUNGE

DROP OFF

BASEMENT
ENTRY/ EXIT

POOL

CABANAS

OPUS



ULTIMATE LUXURY LIVING:

A TOWER SURROUNDED BY SERENITY
AND CHILDREN'S JOY!

EXCLUSIVE HEIGHTS, **EXPANSIVE HORIZONS**

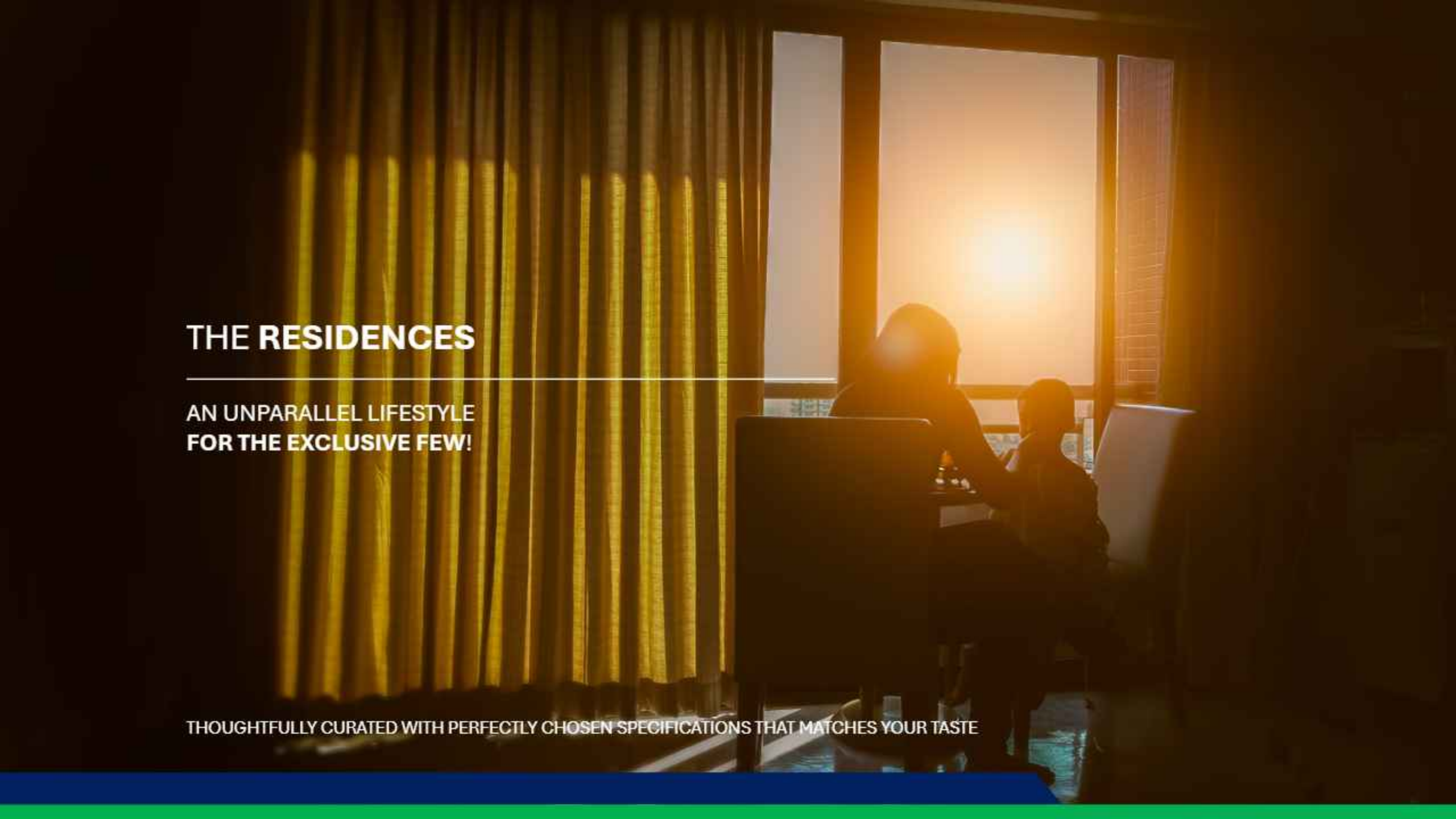
Though a stand-alone luxury tower, it enjoys the benefits of being part of a larger development, offering access to extensive amenities and beautifully designed landscape



IT'S NOT JUST A LOBBY,
IT'S YOUR **PRIVATE 5-STAR LOUNGE!**

- Exclusive Access
- Elite Concierge Experience

- The Luxe Café & Patisserie Lounge
- Breathtaking Double-Height Opulence



THE RESIDENCES

AN UNPARALLEL LIFESTYLE
FOR THE EXCLUSIVE FEW!

THOUGHTFULLY CURATED WITH PERFECTLY CHOSEN SPECIFICATIONS THAT MATCHES YOUR TASTE

FOUR-TO-A-CORE FINE RESIDENCES

EAST-WEST ORIENTATION

SWEEPING 270 DEGREE VIEW
FROM EACH APARTMENT

ULTIMATE PRIVACY: NO BALCONY
OVERLOOKS ANY OTHER
APARTMENT

**AMPLE DIRECT SUNLIGHT IN
EVERY APARTMENT** AT SOME
POINT IN THE DAY

**ENJOY UNINTERRUPTED CITY OR
ARAVALI VIEWS**



LAYOUT PLAN 2,398 SQ FT – 3 BHK + UTILITY

3 SIDE OPEN RESIDENCES

OPTIMIZED, EFFICIENT SPACES

11FT FLOOR TO CEILING HEIGHT

CUSTOMIZABLE ADDITIONAL SPACE AS PER NEED

EXPANSIVE PRIVATE DECKS WITH EVERY SECTION

ENJOY UNINTERRUPTED CITY VIEWS OR ARAVALLI VIEWS



**EXQUISITELY PLANNED
LIVING ROOMS**

LIVING-DINNING SPACE
WITH DUCTABLE AIR
CONDITIONING

IMPORTED MARBLE
FLOORING



WELL APPOINTED SPACIOUS BEDROOMS

WOODEN FLOORING

VRV/ VRF AIR-CONDITIONING
SYSTEM

FALSE CEILING

MODULAR SKIN/ LAMINATED
DOOR





WELL APPOINTED BEDROOMS



**EACH BATHROOM IS DESIGNED AS
A PIECE OF ART !**

EXQUISITE IMPORTED MARBLE GRACING FLOORS,
WALLS AND COUNTER TOP WITH UNRIVALED
ELEGANCE.

FULL SHOWER CUBICLE

AUTOMATED WATER HEATING SYSTEM

BRANDED CP FITTING AND CEILING LIGHTS



A KITCHEN THAT IGNITES YOUR **CULLINARY PASSION**

INTERNATIONAL **STONE FINISH** TILE

MODULAR KITCHEN WITH **HOB CHIMNEY**

VRV/ VRF AIRCONDITIONING SYSTEM

FALSE CEILING

STAINLESS STEEL SINK WITH **BRANDED CP FITTING**

IT'S NOT JUST A RESIDENCE, IT'S AN ECOSYSTEM

THE BENEFIT OF BEING **PART OF A LARGER DEVELOPMENT**, PROVIDES FOR AN ACCESS TO **EXTENSIVE AMENITIES** AND **BEAUTIFULLY DESIGNED LANDSCAPES**

- **100+ WORLD-CLASS AMENITIES** FOR HEALTH, WELLNESS & LIFESTYLE
- **AN OPULENT CLUBHOUSE – CLUB SANDS**, FEATURING THE BEST OF AMENITIES
- **LARGEST POOL** IN THE VICINITY
- **LUSH LANDSCAPES & SERENE WATERBODIES**
- **CONCIERGE & CONVENIENCES** AT YOUR SERVICE



UNIQUE LANDSCAPE INSPIRED BY LAZY RIVER CONCEPT

INFINITY POOL | LAP POOL | AQUA GYM POOL | OPEN TO SKY JACUZZI POOL | KIDS POOL | PLUNGE POOL

CLUB SANDS

AN ECSTATIC REALM OF
ONE OF **THE FINEST**
CLUBHOUSE





A large, modern swimming pool complex in a high-rise residential building. The pool is surrounded by a wooden deck and a glass pergola. In the background, there are several tall apartment buildings and palm trees. The pool is filled with clear blue water, and the surrounding area is landscaped with greenery and walkways.

DIVE INTO LUXURY: THE LARGEST POOL IN THE VICINITY

Luxury knows no limits here. Dive into the ultimate residential experience with the largest pool in the city, where elegance and relaxation blend seamlessly to elevate your everyday life.

Six Different Kinds of Swimming Pools, Including Wading Pool, Toddler's Pool and Jacuzzi



SWIMMING POOL



LOUNGE



MULTIPURPOSE HALL



SNOOKER



FINE DINE OPTIONS



SALON



YOGA & MEDITATION CENTRE



WORLD-CLASS GYM FACILITY



LAWN TENNIS

WHERE **HEALTH** AND **SPORTS** TAKE PRIORITY



CRICKET PITCH



BADMINTON COURT



SQUASH COURT



A PRIVATE OASIS AWAITS

EXCLUSIVE POOL ACCESS, RESERVED SOLELY FOR YOU

100+

AMENITIES

CHOICES FOR
ANYONE & EVERYONE

FAMILY

- BBQ Area
- Floral Garden
- Family Park
- Open Lawn
- Play Equipment
- Pool Slides
- Toddler Play Area
- Creche

ENTERTAIN

- Amphitheatre
- Sensory Gardens
- Group Yoga Zones
- Nature Trail
- Open Lawn
- Island Café
- Board Game
- Multi-cuisine Restaurant

BUSINESS

- Lobby
- Meeting Room
- VC Room

REJUVENATE

- Fitness Club
- Sports Arena
- Wellness Park
- Ping Pong Tables
- Running Circuits
- Training Areas
- Yoga Room
- Spa & Salon

REFRESH

- Adults Pool
- Sun Beds
- Pool/Toddler Pool
- Pool Bar

WE TAKE CARE OF EVERY CONVENIENCE IN YOUR MIND



Laundry Room



Mechanical Car Wash

PRICING

LAUNCH PRICE

25,000

BSP, PER SQ FT



INAUGURAL PRICE

18,900

BSP, PER SQ FT



PAYMENT PLAN

PAY JUST
30%
NOW

BALANCE ON
**SUPER-STRUCTURE
&
POSSESSION**



**ONLY 100 UNITS, BOOK TODAY
BEFORE THEY ARE GONE!**