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A ONE-IN-A-MILLION

LIFESTYLE EXPERIENCE

BEHOLD



— M3M —

THE CULLINAN

EVERYTHING IMAGINED

IT'S EVERYTHING YOU EVER IMAGINED



A MAGNIFICENT SURPRISE UNVEILS UNEXPECTEDLY

Back in 1905 in South Africa, a miner was working four feet below the ground. As he was digging deeper, he spotted something glistening peering at him through the dirt. Carefully, with a pen knife, he scraped it out. On the face of it, it was nothing but a large colourless rock, as big as his fist. But those were times when amazing discoveries were happening all over the world. Could this be another such discovery?

His heart pounding, the miner took the rock to his surface manager. The surface manager looked at it and threw it out of the window saying it was nothing but a piece of rock crystal. The miner was, however, not convinced of this opinion. He ran out and retrieved it back and looked at it again. Only to discover that it was a 3106-carat rough diamond. A diamond so big that it deserved to be in a royal heirloom.

Christened the "Cullinan", it was then presented to King Edward VII. A duplicate was made and sent by ship with much fanfare and security. Meanwhile, the original stone was sent by ordinary mail in a biscuit tin. Out of the rough diamond, 9 principal diamonds arose and today are part of the British royal collection.

We, at M3M, take inspiration from this priceless legend.





9 LIVES, 9 DIAMONDS

Legends live forever. So will the Cullinan remain a legend for eternity.

And just as the uncut diamond was later cut and polished into 9 different gems, we too wondered how beautiful it would be to create our own 9 gems that could rule our hearts for eternity.





Diamonds
Luxury Residential Towers

New icons of perfect
life and lifestyle.





THE CULLINAN AVENUE
(BOUTIQUE RETAIL)



THE CULLINAN EMPORIUM
(LUXURY SHOPPING PLAZA)



GLAZING THE DIAMONDS... UNVEILING SOON...





AN UNMATCHED LOCATION

ONE-IN-A-MILLION
ADDRESS,
0 KM FROM
DELHI



FLY INTO YOUR AIR CASTLE – A DESTINATION SO WELL CONNECTED

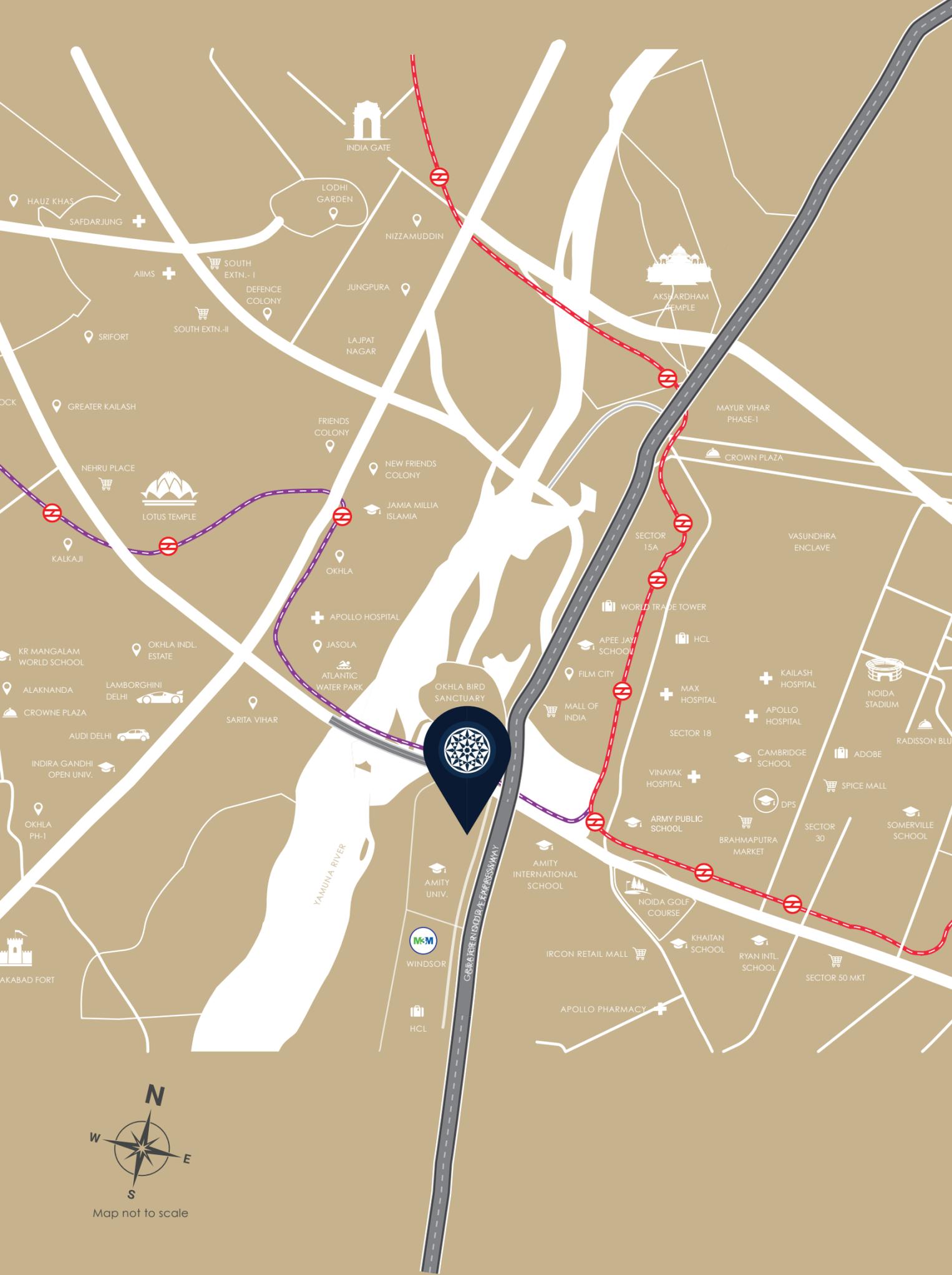


Positioned strategically on the map, The Cullinan is an unparalleled mixed-use land development situated in close proximity to South Delhi. Picturesquely located beside the river Yamuna, bordering Delhi and Noida, The Cullinan is also just a stone's throw away from Okhla Bird Sanctuary making it feel truly like the capital itself.

Easy to approach by road as well as by the city metro, its comfortable entry and exit points make travelling to and from the mini-city even more breezy.

Wide roads, lanes and alleyways help with easy commutation within the expansive, luxurious complex.

The residences, boutique retail and the luxury shopping plaza have been strategically planned in a way as to allow you exquisitely balanced breathing spaces. Celebrate The Cullinan with its never-before uber luxurious lifestyle.




ZERO DEGREE OF SEPARATION

- SCHOOLS & UNIVERSITIES:**
- Amity University 2 min
 - Pathways School 5 min
 - Cambridge School 5 min
 - Step By Step School 8 min
 - Genesis Global School 10 min
 - Shiv Nadar 10 min

- HOSPITALS & HEALTHCARE CENTRES:**
- Max Healthcare 5 min
 - Felix Hospitals 8 min
 - Jaypee Hospital 8 min
 - Apollo Hospital 10 min
 - Fortis Hospital 10 min
 - AllMS, Delhi 15 min

- CORPORATES:**
- Techno Park 2 min
 - Wipro 5 min
 - Jasola Business Park 5 min
 - Vatika Business Centre 10 min
 - LG Electronics India HO 10 min
 - NIIT 15 min

- SHOPPING:**
- Sector 18 2 min
 - Logix City Centre 5 min
 - New Friends Colony 10 min
 - Ansal Plaza 12 min
 - Defence Colony 15 min
 - Connaught Place 20 min

- HOTELS:**
- Radisson Blu -Sector 18 5 min
 - Eros Hotel 10 min
 - Shangri-La Eros 15 min
 - Le Meridien 15 min
 - Taj Man Singh 15 min





Educational Institutes



Hobnob with the Best in IT



A Natural Getaway (Okhla Bird Sanctuary)



In Touch with Heritage (Humayun's Tomb)



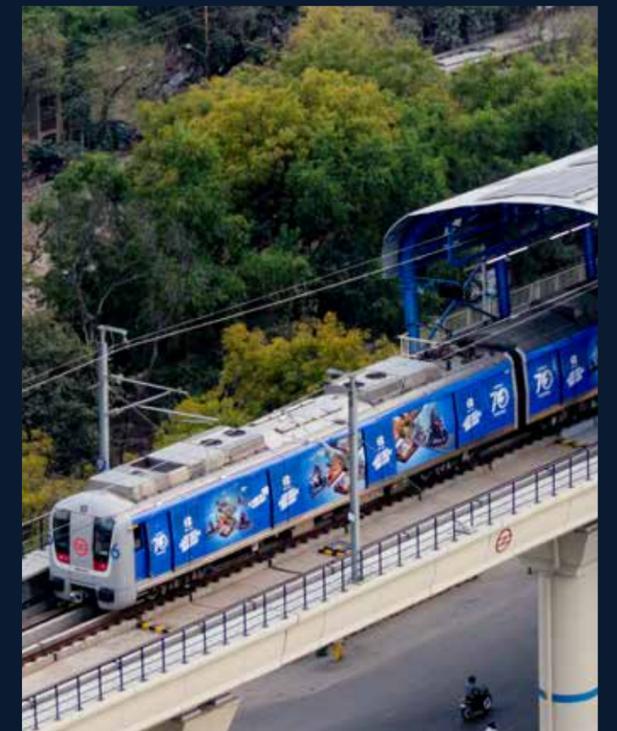
For Enchanting Get-Togethers (Dalit Sthal)



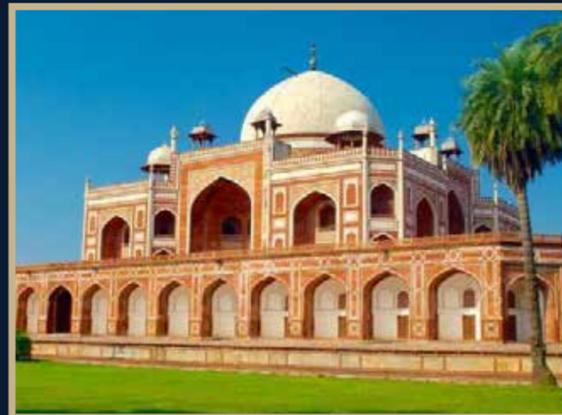
Great places for day-long indulgences (Akshardham)



Sprawling Cityscape

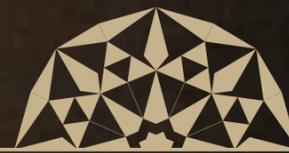


High Speed Connectivity



A RARE WEAVE

A landmark of awe-inspiring magnitude, The Cullinan offers breath-taking views of the river Yamuna while unfolding a spectacular, self-contained world within. Futuristic, feature-rich and spread over 12.8 acres, this exceptionally designed development allows every resident effortless access to conveniences and leisure. This is the only such mixed-use land development in Noida that is in proximity to the National Capital of India with effortless access to India Gate, Connaught Place and Rajghat form a rare weave of historical, cultural, and symbolic elements, representing different facets of country's past and present.



AN EXCEPTIONAL LIFESTYLE

ABOUT IN
BRILLIANCE,
REVEL IN LUXURY



THE BRILLIANCE THAT IS THE CULLINAN

A standard so exotic, you will love it. A cut so fine you will cherish it. A brilliance so exquisite you will get dazzled by it. The Cullinan is the finest gem that is redefining the skylines of Delhi-NCR.

And, just like the invaluable and illustrious diamond itself, its status also stands second to none. Its amenities are best-in-class, highly exotic and extravagantly luxurious.

Designed by the world-renowned DP Architects from Singapore and built by the most reputed engineers from all over the world, The Cullinan is the place that allows you to experience the highest notes of life that this uber-luxurious Mixed-Use Development tastefully offers. Offerings that are only meant for the finest in class, suitable for royalty, commanding the highest social status.



GO FOR A WALK IN THE CLOUDS

Walk lightly! For even the feet have senses.
Allow yourself to soak in the brilliance, the
beautiful greens – landscaped and
skyscaped, the stunningly lavish surroundings
and the impeccable architecture. Just focus!
Focus on ecstasy, on harmony, on keeping
with the balance.

Experience living high up in the clouds with
the lowest floors starting from 100 feet above
the ground. With exquisite greens all around,
freeze your every moment in the most pictur-
esque frame you've ever lived.





MAKE MEMORIES HIGH UP IN THE SKY

A confluence of lines and curves, the natural and the artificial, of textures, fine finishes and exotic patterns, **the clubhouse** at The Cullinan is a place high up in the skies ideal for both high-octane celebrations and elegant get-togethers.

A flexure of Biophilic Cosmos and Organic Clarity, the clubhouse is the place where you can reach out for the skies, literally.





DESIGN | PURPOSE | HARMONY

Artfully structured and diligently constructed, the clubhouse at The Cullinan is the place where nature gets interspersed with technology, bringing you the finest indulgences right in your backyard.

Behold a friendly joint that's breathtakingly out-of-the-world.



GRANDIOSE
LIVING
SPACES



PALATIAL APARTMENTS



Artistic Impression



**BECAUSE YOUR
STATUS IS YOUR OWN**

Diligently crafted grandiose drop-offs, exquisitely architected lobbies and private elevators not just offer individualized living spaces for your highest comfort, but also present you in your most stylish to your valued visitors and guests.



Artistic Impression
Now Launching : Residences and High Street



DIVE IN ABUNDANT LUXURY

The Cullinan is a place where you get the best that life can offer on a platter so beautiful that you can feast on it forever. State-of-the-art and indulging amenities will luxuriate your lifestyle like never before.

Gorgeous sky swimming pools, walkthroughs by the streams, gymnasiums, sky gardens, sky clubs and sky sports complexes 70 ft. above the ground, et al., offer a grand, larger-than-life experience that you will cherish for life.



PARENTS PLAY KID

The Cullinan has also been thoughtfully designed to make daily living for your kids a lifelong indulgence. The development is crafted in a way to help your children nurture their latent talents, enabling them to enjoy fulfilling growing up years.

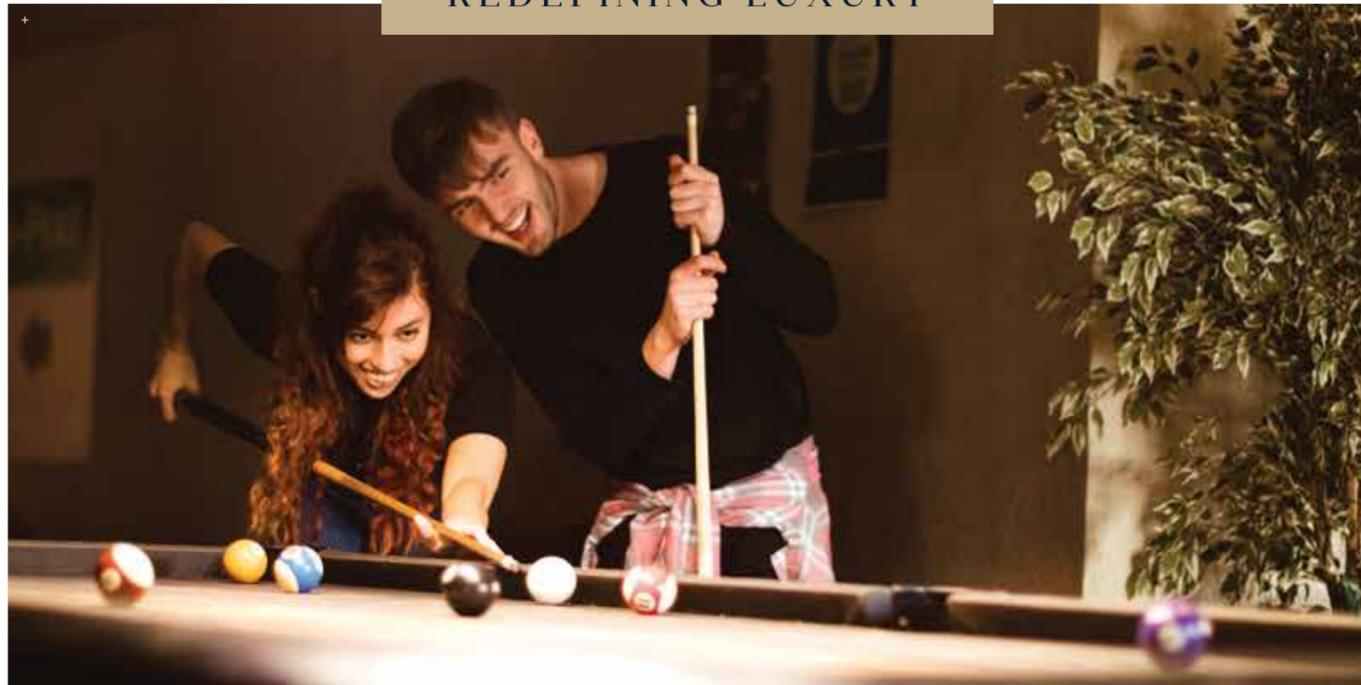


LIVE SPECTACULAR AT M3M THE CULLINAN

Brilliantly architected and thoughtfully designed, 3,4 and 5 bed uber luxurious apartments, The Cullinan offers you an invaluable status that is priceless.



REDEFINING LUXURY



SALIENT FEATURES*

Air-conditioned Apartments & Lobbies

Triple Height Residential Lobbies

Sprawling Podium With Swimming Pool & Ample Amenities

Outdoor & Indoor Recreational Facilities

Differently Abled Friendly

One Of The Largest Club In Noida

Residences Start From 100 Feet Level

Food Courts

Multiplexes

Two Apartment Per Floor

3-sided Wrapped Balcony

Private Pool

High Speed Elevators

Exhilarating Panoramic Views



M3M - MAGNIFICENCE IN THE TRINITY OF MEN, MATERIAL & MONEY

M3M is one of the fastest growing real-estate developers in the country with speed, class, luxury and innovation being at the core of its vision. The Group has launched a slew of iconic projects, designed and developed by world-class partners. The Cullinan being one of its most ambitious. The Group's projects have repeatedly been acknowledged as the best and have been felicitated with numerous business and lifestyle awards the world over.

What sets M3M apart as a developer and provider of luxury living experiences across the country is its world-class designs, high-end amenities, and the use of top-notch materials. M3M has scripted its market success and built formidable brand equity within a short timespan owing to its firm commitment to innovation, quality, customer satisfaction, ethical behaviour and assured on-time deliveries.



OWN A
ONE-IN-A-MILLION
ADDRESS.

OWN
EVERYTHING YOU
EVER IMAGINED.