

M3M

LITHE  
LINE







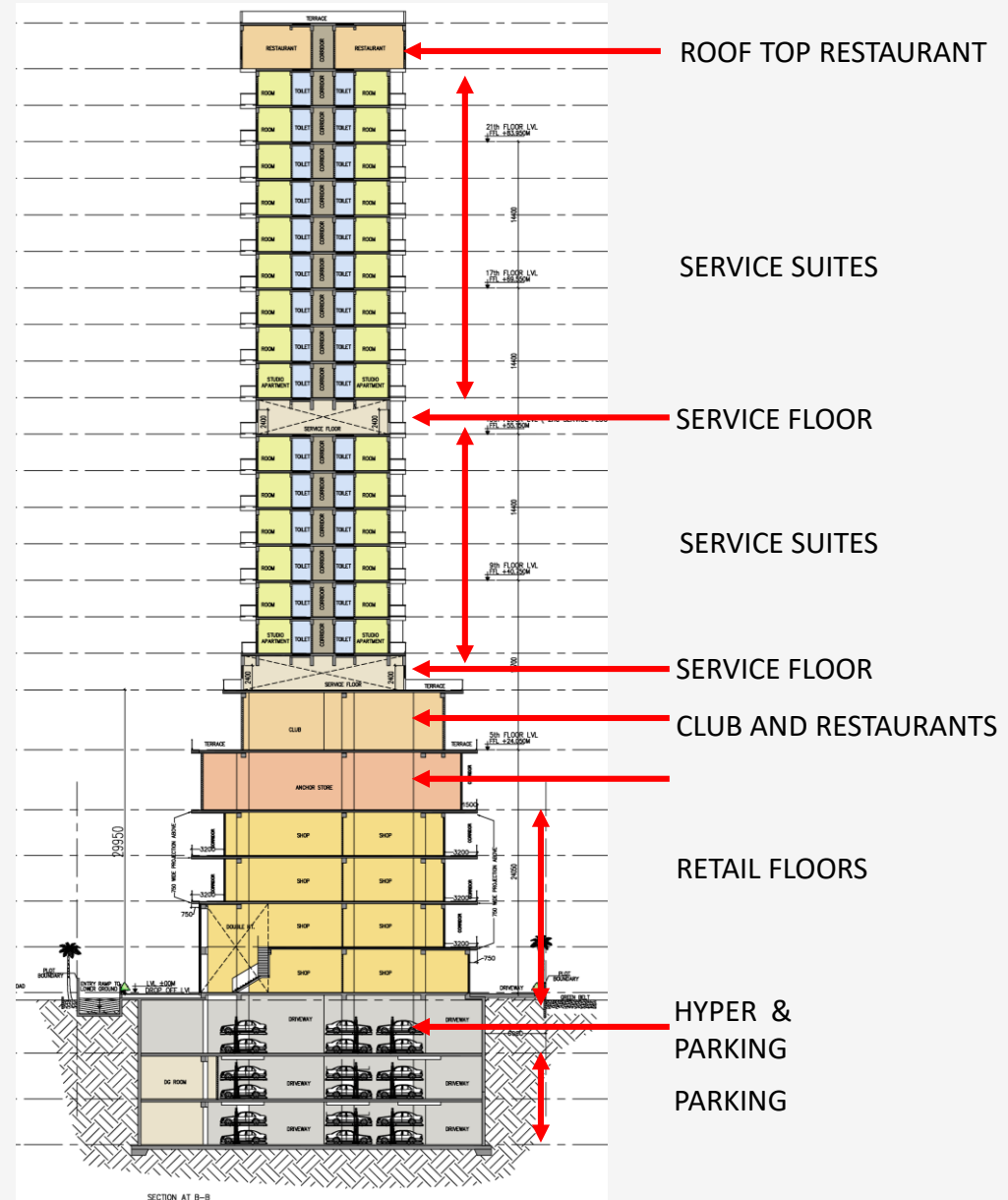


M&M  
OMEGG  
DIOEA  
ASDAW ARA  
M&M



# VERTICAL SPACE DISTRIBUTION

FLOOR-WISE	SPACE DISTRIBUTION
Basement 03	Parking area
Basement 02	Parking area
Basement 01 (LGF)	Parking area, Hypermart
Ground - 3 <sup>rd</sup> Floors	Shops, Anchor
4 <sup>th</sup> Floor	Restaurants, Food Court, FEC
5 <sup>th</sup> Floor	Café, Restaurant, Club, Swimming Pool
6 <sup>th</sup> & 13 <sup>th</sup> Floors	Services
7 <sup>th</sup> -8 <sup>th</sup> , 10 <sup>th</sup> -11 <sup>th</sup> , 14 <sup>th</sup> -16 <sup>th</sup> , 18 <sup>th</sup> -20 <sup>th</sup> & 22 <sup>nd</sup>	Service Apartments
9 <sup>th</sup> , 12 <sup>th</sup> , 17 <sup>th</sup> & 21 <sup>st</sup>	Service Apartments with Refuge balconies
23 <sup>rd</sup> Floor	Roof top Restaurants





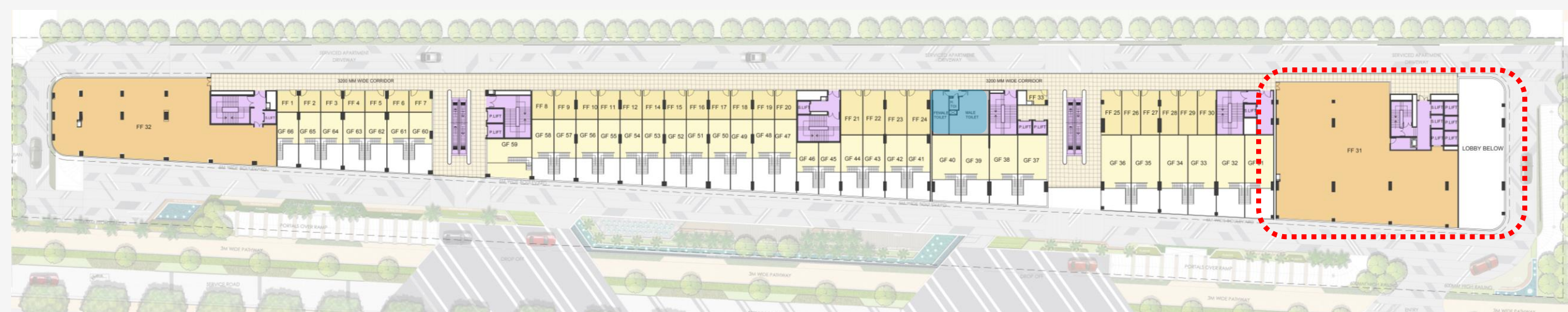




- SER. APT. LOBBY
- DOUBLE HEIGHT SHOPS
- SHOPS
- ANCHOR STORES
- CORE & LOBBY
- CORRIDOR
- TOILETS





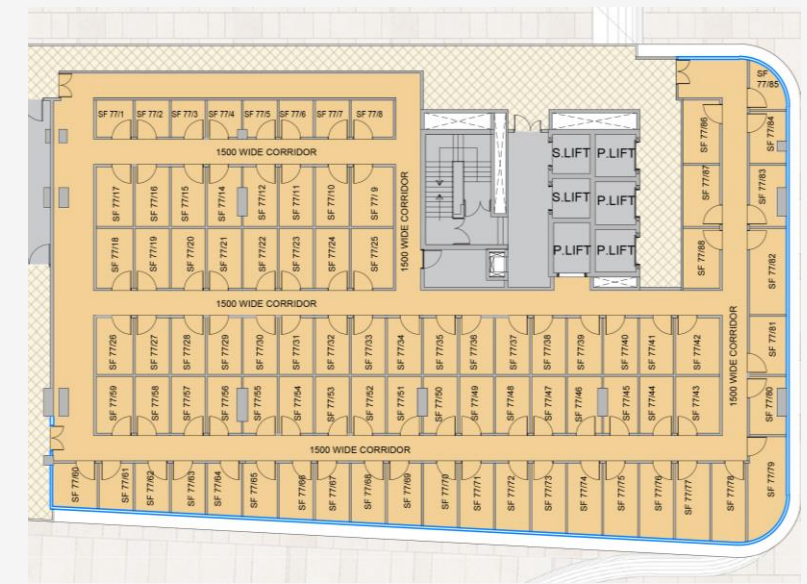


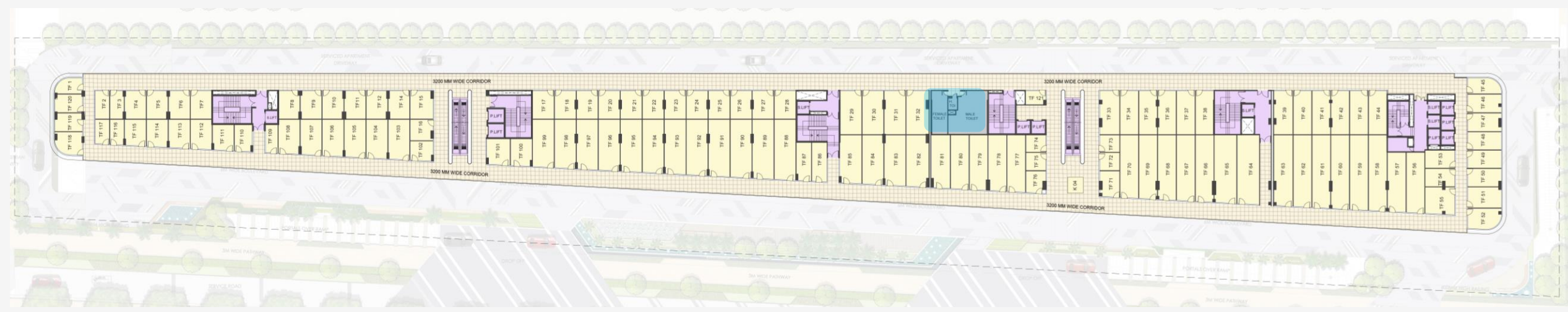
- DOUBLE HEIGHT SHOPS
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- CORRIDOR
- TOILETS





- SHOPS
- ANCHOR STORES
- CORE & LOBBY
- CORRIDOR
- TOILETS













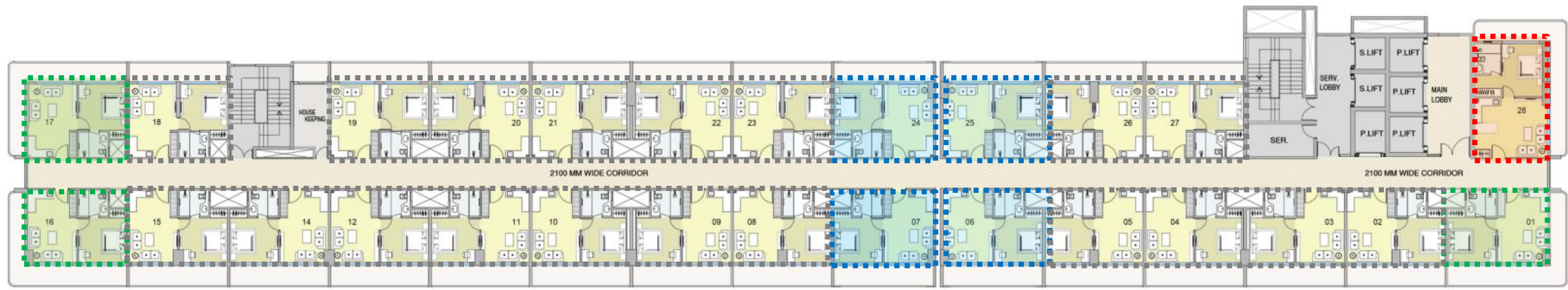
- SHOPS
- CORE & LOBBY
- CORRIDOR
- TOILETS



- FOOD COURT
- RESTAURANT
- FAMILY ENTERTAINMENT ZONE
- CORE & LOBBY
- CORRIDOR
- TOILETS



-  OUTDOOR SITTING AREA
-  RESTAURANT
-  CLUB
-  CORE & LOBBY
-  CORRIDOR
-  LANDSCAPE
-  POOL
-  TOILETS



**SUPER-AREAS**

	<b>TYPE-01</b>	<b>865 SFT</b>
	<b>TYPE-02</b>	<b>980 SFT</b>
	<b>TYPE-03</b>	<b>890 SFT</b>
	<b>TYPE-04</b>	<b>1205 SFT</b>





ARTISTIC IMPRESSION

# 3X

UNMATCHED  
VISIBILITY

LEASING  
ATTRACTION

SUPERIOR  
RETURNS





## AN UBER LUXURY RETAIL LINE OF LIMITLESS OPPORTUNITIES

M3M The Line offers a luxurious retail experience conceptualized by DPA Consultants Pvt. Ltd. The linear structure features triple-height Flagship Stores on the ground floor, three levels of anchor stores and a prime front façade for maximum visibility. Crafted with meticulous attention to detail and avant-garde design, the hallways seamlessly guide patrons through different sections.

Beyond retail, The Line Avenue boasts a Food Court, multi-cuisine restaurants on the 4<sup>th</sup> floor, and Alfresco Dining on the 5<sup>th</sup> floor—a perfect blend of shopping and gastronomic delights. Key amenities include a Hypermarket on the Lower Ground Floor, three floors for Anchor Stores and a Family Entertainment Zone on the 4<sup>th</sup> Floor. The Fine Dining experience enhances the overall sophistication of this premium retail destination. The Line Avenue invites patrons to indulge in an elevated shopping experience, seamlessly integrating luxury, entertainment and culinary excellence.



~300 m.  
Frontage



Hypermarket at  
Lower Ground Floor



3 Floors for  
Anchor Stores



Family Entertainment  
Zone at 4<sup>th</sup> Floor



Fine Dining



UPRERAPRJ246070 | [www.up-rera.in/Projects](http://www.up-rera.in/Projects)  
skyline propcon pvt. ltd. | [www.m3mindia.com](http://www.m3mindia.com)

COLLECTION A/C OF THE PROJECT: "SKYLINE PROP CON PVT. LTD.-COLLECTION ACCOUNT FOR  
M3M THE LINE" AXIS BANK LTD HAVING IFSC CODE UTIB0000022 ACCOUNT NO. 923020045949492

# DOUBLE ASSURANCE PLAN\*

ASSURED EARNINGS

**14%**

POST POSSESSION  
GUARANTEED RENTAL

**3 YEARS**

## PRICING\* (BSP IN RS PER SQFT)

FLAGSHIP STORE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	FOOD & BEVERAGE	FAMILY ENTERTAINMENT AREA	LOWER GROUND FLOOR
<b>50,000</b>	<b>48,000</b>	<b>37,000</b>	<b>31,000</b>	<b>29,000</b>	<b>29,000</b>	<b>36,000</b>

# CAPITAL APPRECIATION PLAN\*

**BOX PRICE FOR MAXIMUM UPSIDE**






## PRICING\* (BSP IN RS PER SQFT)

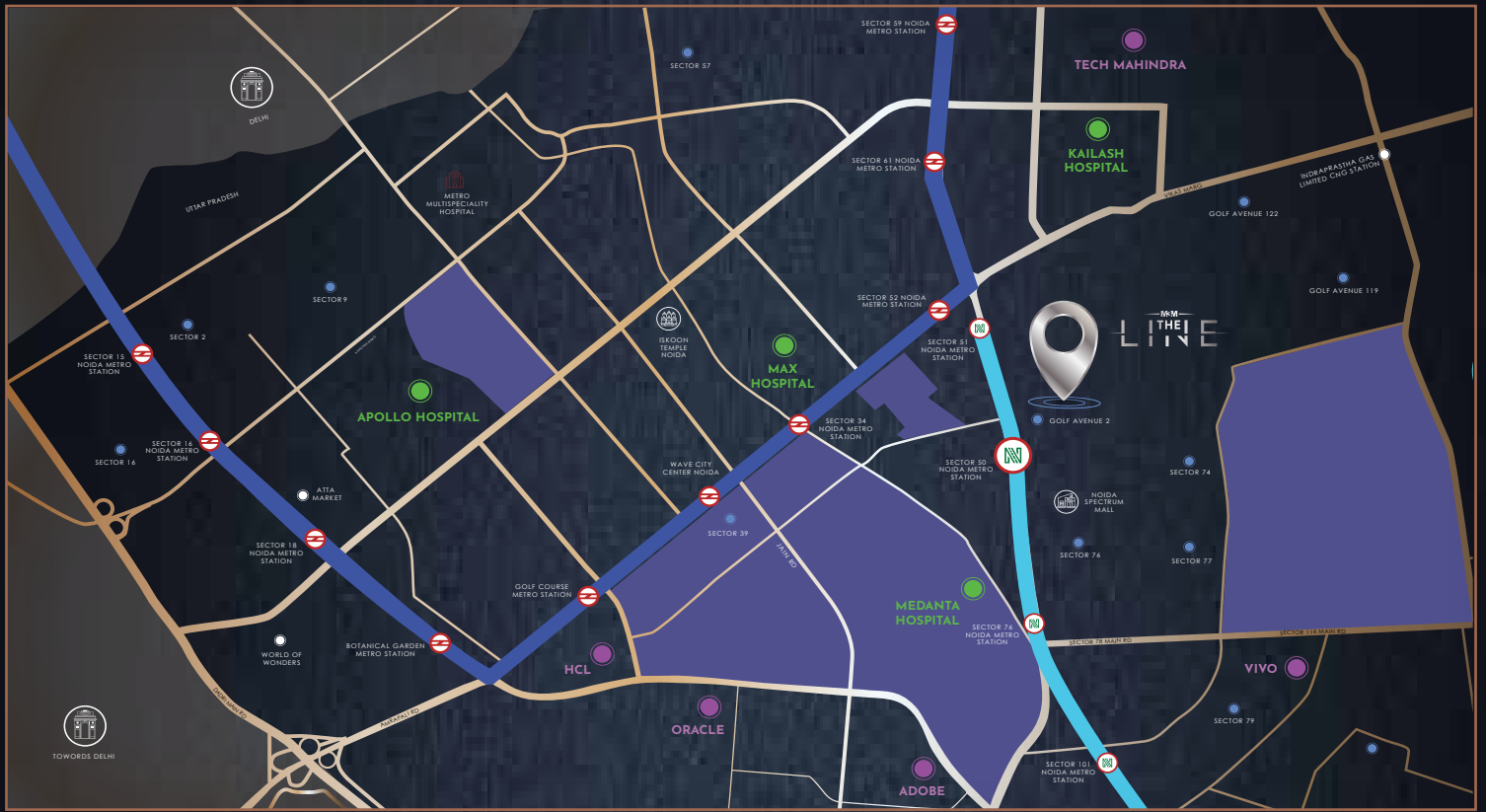
FLAGSHIP STORE	GROUND FLOOR	GROUND FLOOR (LOCKABLE)	FIRST FLOOR	FIRST FLOOR (LOCKABLE)
<b>41,500</b>	<b>46,000</b>	<b>39,500</b>	<b>46,000</b>	<b>30,500</b>
SECOND FLOOR	SECOND FLOOR (LOCKABLE)	FOOD & BEVERAGE (LOCKABLE)	FAMILY ENTERTAINMENT AREA	LOWER GROUND FLOOR
<b>29,000</b>	<b>26,000</b>	<b>24,000</b>	<b>26,000</b>	<b>33,000</b>

# PAYMENT PLAN\*

PAY **40%** NOW : **60%** LATER

## CUSTOMER OFFERS\*: ASSURED GIFTS ON EVERY BOOKING

Booking Value				
UPTO 1CR	1 – 2 CR	2 – 5 CR	5 – 10 CR	Above 10 CR
				
<b>5 GMS GOLD</b>	<b>10 GMS GOLD</b>	<b>IPHONE 15 PRO</b>	<b>IPHONE 15 PRO MAX</b>	<b>50 GMS GOLD</b>



Map not to scale



# M3M

Our Expertise. Your Joy.

**SECTOR 72, NOIDA**

[m3mindia.com](http://m3mindia.com)



UP RERA REGN. NO.: UPRERAPRJ246070/ DATED. 28.11.2023  
 PROMOTER NAME: SKYLINE PROPCON PRIVATE LIMITED  
[WWW.UP-RERA.IN](http://WWW.UP-RERA.IN)

SITE ADDRESS: PLOT NO. MPC-01, SECTOR 72, NOIDA, GAUTAM BUDH NAGAR, UTTAR PRADESH-201301

COLLECTION A/C OF THE PROJECT: "SKYLINE PROPCON PVT. LTD. - COLLECTION ACCOUNT FOR M3M THE LINE" AXIS BANK LTD. HAVING IFSC CODE UTIB0000022, ACCOUNT NO. 923020045949492

CORPORATE OFFICE ADDRESS: SKYLINE PROPCON PRIVATE LIMITED, 23RD FLOOR, WINDSOR GRAND, 1C, SECTOR 126, NOIDA, GAUTAM BUDH NAGAR, UTTAR PRADESH 201303

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