



M3M JEWEL

— A PREMIUM COMMERCIAL DEVELOPMENT AT THE HEART OF MG ROAD —

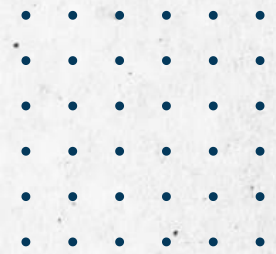
DEAR VISIONARY, WE WISH TO SEE YOU THERE!

Introduction



Exciting Opportunity: Prime Commercial Development on MG Road

We are excited to introduce a premium commercial project situated in **the heart of MG Road** – a location that holds immense potential for businesses aiming to thrive in a vibrant and well-connected environment.



MEM JEWEL

Location Map



MEM JEWEL

Realtime Birdeye View



Project Overview

Land Size: 1.30 acres

Total Development:

- 3 Basement car parking
- Ground floor: 24 ft. high showroom space
- 1st & 2nd floors: 15 ft. high showroom space
- 3rd & 4th floors: 4-screen multiplex, 5D & 7D gaming zone, fine dining restaurants
- 5th to 8th floors: 1 lac sq. ft. office space

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NEXT SLIDE





FRONT VIEW ELEVATION

GF - DOUBLE HEIGHT RETAIL SHOP
1st & 2nd FLOOR 15 FT. HEIGHT
RETAIL SHOP



M3M JEWEL MODEL IMAGE
FRONT SIDE IMAGE



OPEN TERRACE RESTAURANT

12 EMIs waived off on your dream home
Facility for Home Loans

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M3M JEWEL MODEL IMAGE RIGHT SIDE CORNER VIEW

OFFICE SPACE



3rd & 4th FLOOR MULTIPLEX,
5D, 7D ENTERTAINMENT
ZONE ZONE



M3M JEWEL MODEL IMAGE
FRONT SIDE IMAGE



**BACK SIDE VIEW WITH
PROMOTIONAL LED SCREEN**



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**M3M JEWEL MODEL IMAGE
BACK SIDE**



Key Highlights:

1. Unmatched Rental Potential:

- Surrounding commercial markets and malls, some over 18-20 years old, generate rentals ranging from ₹500 to ₹1,200 per Sq. Ft.
- This new development, designed with state-of-the-art construction technology, offers a significant competitive edge.

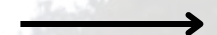


2. Unique Location Advantage:

- Strategically located on MG Road, ensuring every visitor must pass directly in front of the project.
- Key infrastructure in proximity:
- HUDA Metro Station (terminus point)

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IFFCO Metro Station.

Then start underpass directly connected to **MG ROAD**, And underpass open just 50mtr, when any person exit from underpass this is 1st project left before the underpass exit. And U-turn also at project frontage right before the entry exit enhance direct connectivity Because of underpass opening No green belts or service lanes are there disrupting visibility, ensuring maximum frontage exposure.



MEM JEWEL- FRONT AREA

Realtime Birdeye View



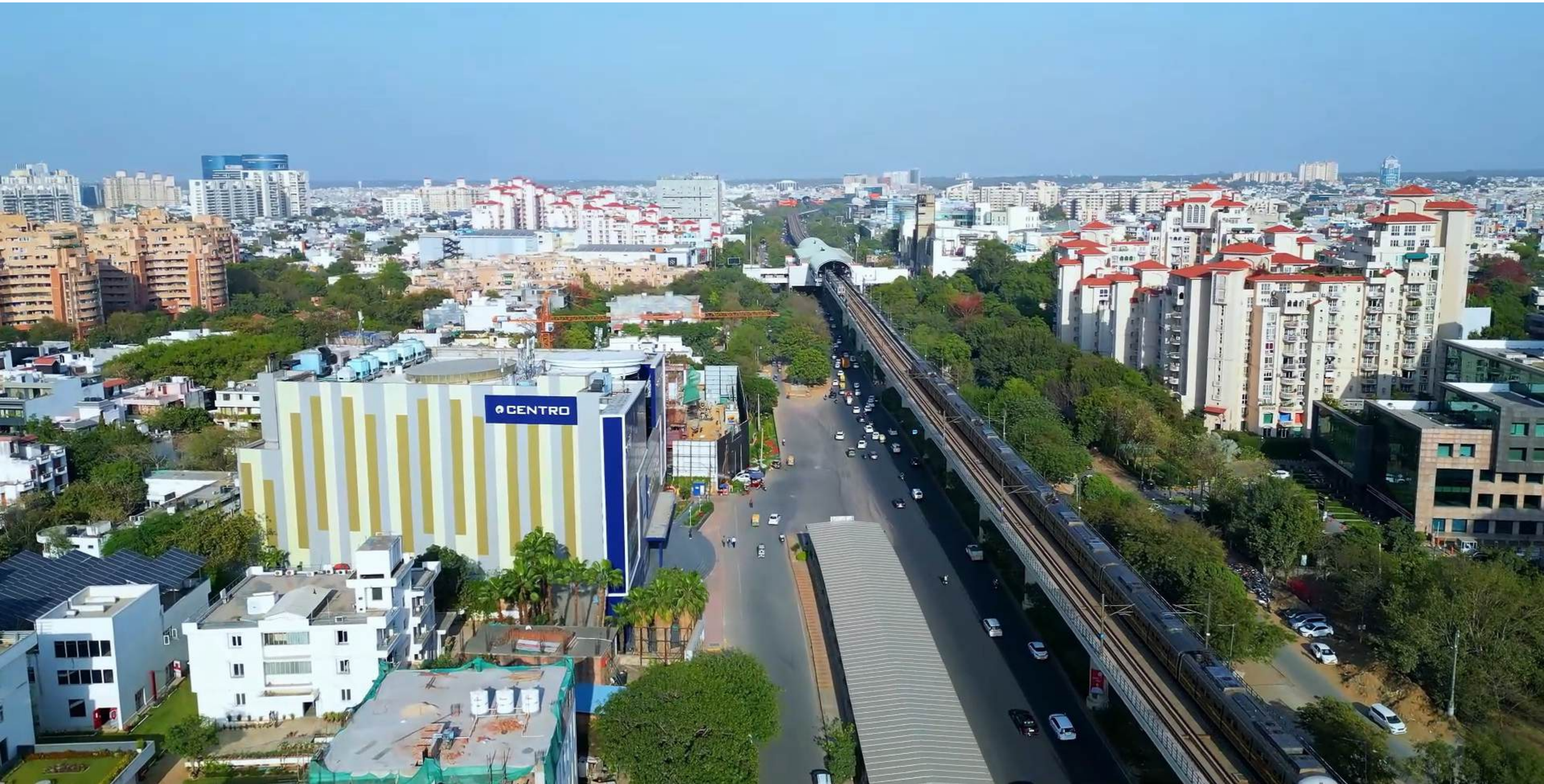
MEM JEWEL- FRONT AREA

Realtime Birdeye View



MEM JEWEL- FRONT AREA

Realtime Birdeye View



MEM JEWEL- FRONT AREA

Realtime Birdeye View



3. Exceptional Visibility and Accessibility:

- Unlike closed malls, this open-street-style commercial development guarantees superior visibility and footfall.
- The project's façade is meticulously designed to attract attention and drive traffic effortlessly.

4. Commercial First for MG Road:

- This is the only newly constructed commercial development on MG Road in a compact yet impactful land size, offering shopping, entertainment, gaming zones, fine dining, and premium office spaces.





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5. Rental Proposition:

- Given the unparalleled advantages, our rental strategy is flexible yet impactful:
- Ground Floor: Anticipated rentals at ₹1,000 per sq. ft. or higher.
- In cases where immediate high rentals are not feasible, brands with strong footfall potential are accommodated with:
 - 1st Year: ₹600 per sq. ft.
 - 2nd Year: ₹750 per sq. ft.
 - 3rd Year: ₹900 per sq. ft.





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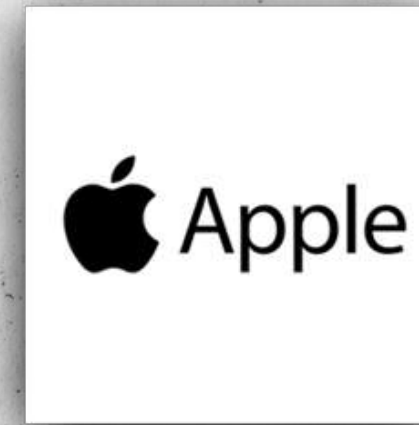
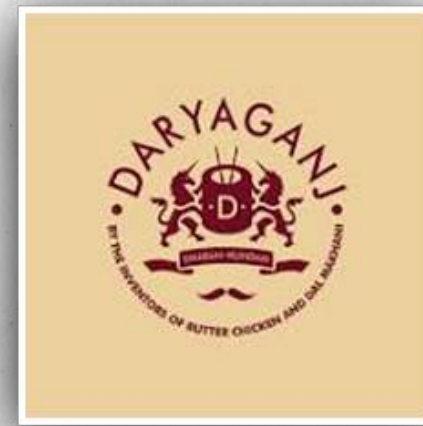


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Associated Brands

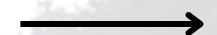


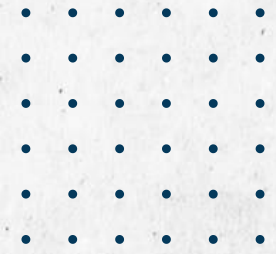
Associated Brands



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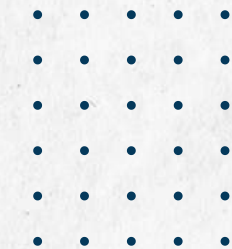
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November Construction Update



MEM JEWEL- NOVEMBER CONSTRUCTION UPDATE

Realtime Birdeye View

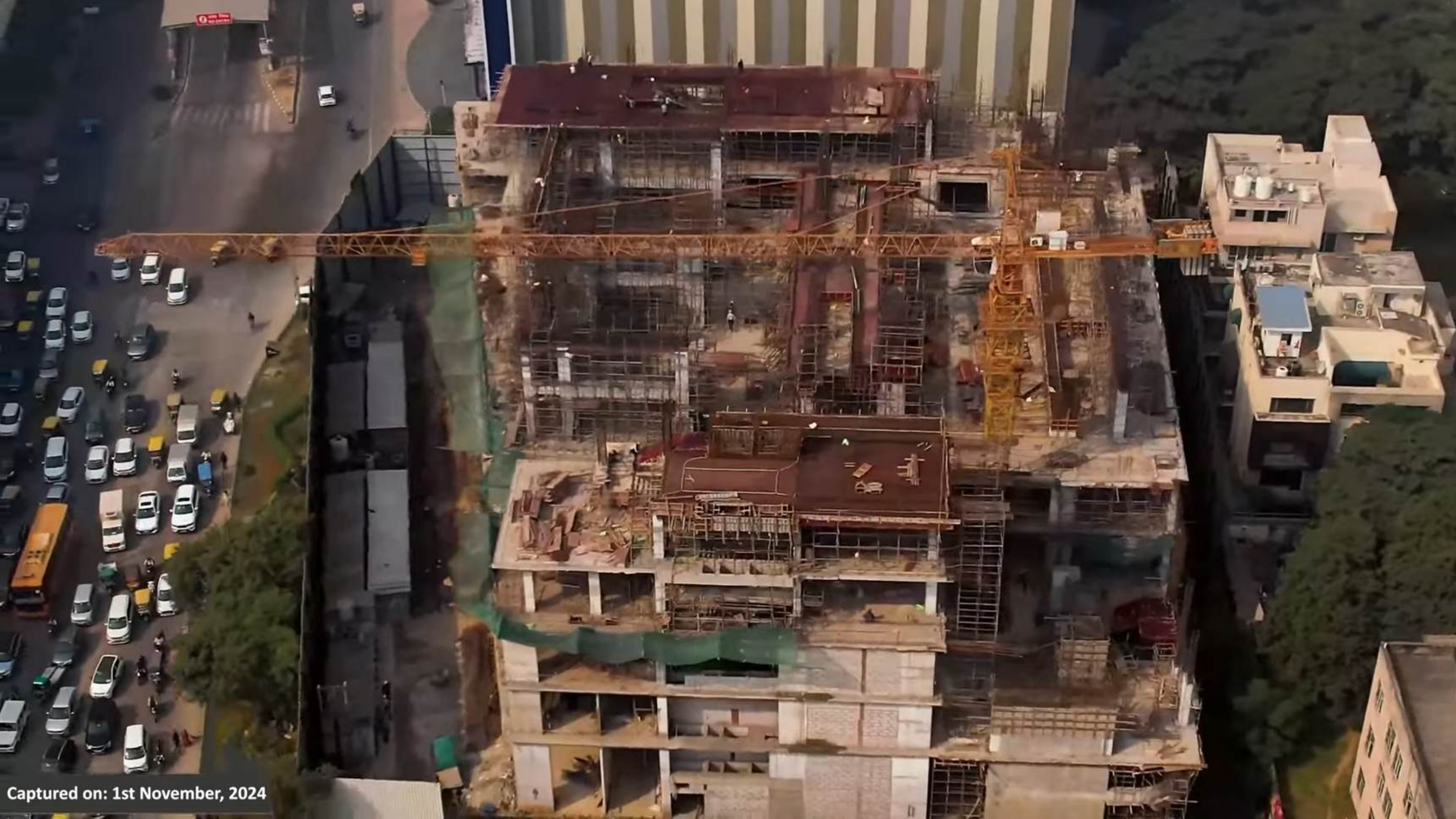


M3M JEWEL BIRD'S EYE VIEW

Captured on: 1st November, 2024



Captured on: 1st November, 2024



Captured on: 1st November, 2024



Captured on: 1st November, 2024



GROUND FLOOR LIFT LOBBY MOCK-UP WIP

Captured on: 1st November, 2024

Project Consultants



ARCHITECT



CONSTRUCTION PARTNER



LANDCAPE ARCHITECT



MEP BY



MASTERPLAN BY



EXECUTIVE ARCHITECT BY



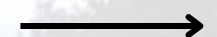
PRINCIPAL STRUCTURE BY



STRUCTURE VETTED BY

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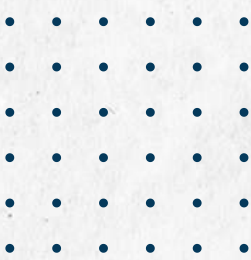
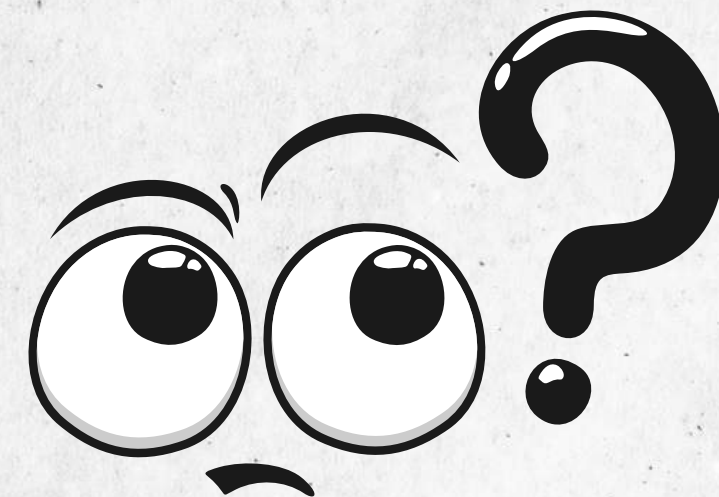


Why This Project?

- **Seamless connectivity ensures visitors experience smooth entry and exit.**
- **Ideal for a mix of retail, entertainment, and office spaces.**
- **A first-of-its-kind development redefining MG Road's commercial landscape.**

We believe this project represents an exceptional investment opportunity and are confident it will deliver unmatched returns.

Looking forward to discussing this in more detail at your convenience.

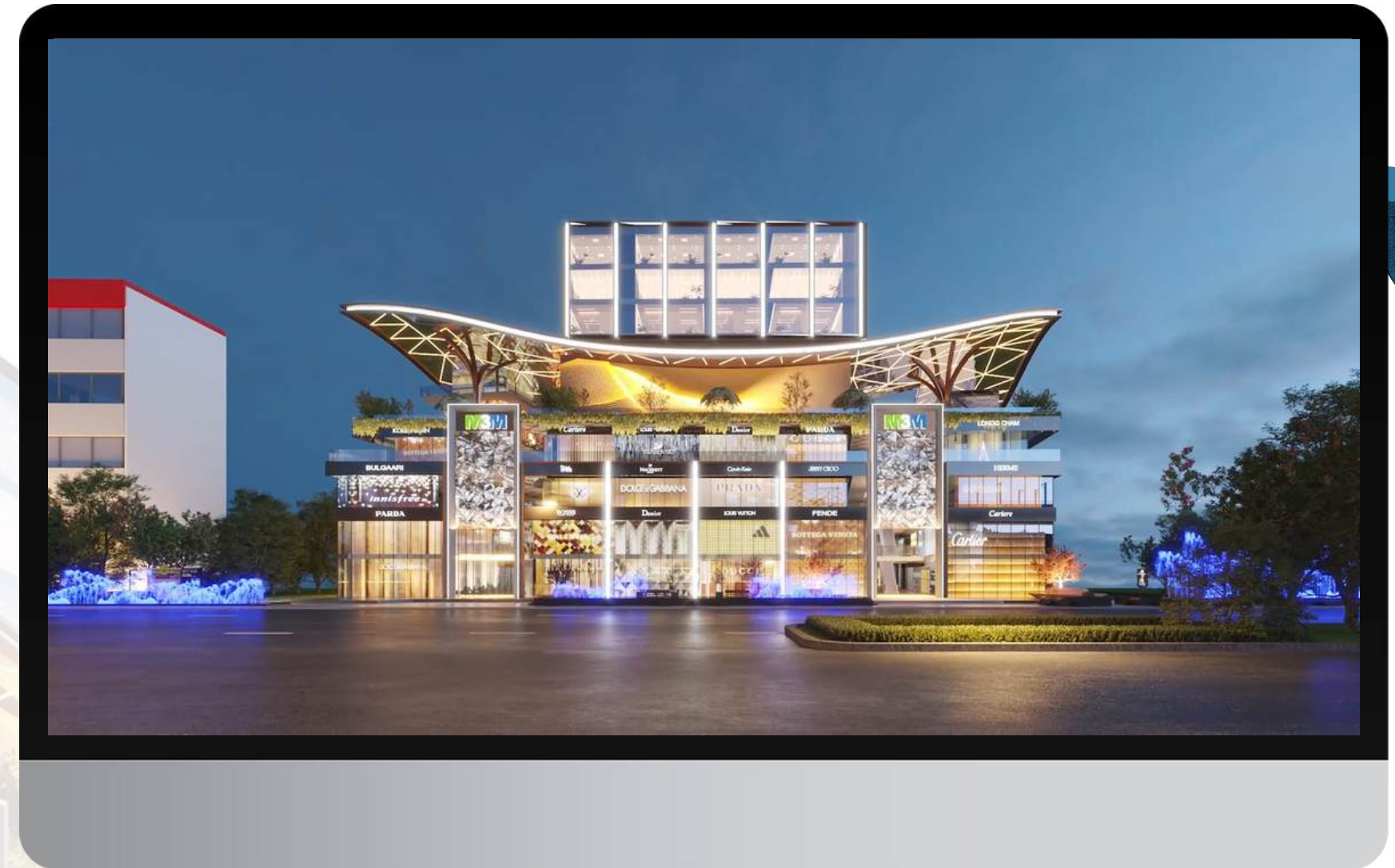


Contact Us

At **Bric-X Infra**, we are committed to transforming spaces and creating landmarks. Upholding our promise, "**Once Our Client - Always Our Client**," we strive to build lasting relationships through excellence and dedication.

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THANK YOU