

RC/REP/HARERA/GGM/916/648/2025/19 DATED 20.02.2025.  
PROMOTER: M/S UNION BUILDMART PVT. LTD. AND OTHERS  
WWW.HARYANARERA.GOV.IN|WWW.M3MINDIA.COM



**M&M**  
**ST. ANDREWS**  
AT  
SMART CITY DELHI AIRPORT



STOCK IMAGE

For Ages, Golf Has Been the Choice of the Elite



WHERE THE  
WORLD'S QUIET  
POWER  
HAS ALWAYS GATHERED



Beyond the Game  
A Statement of Luxury



M3M redefines luxury living by elevating golf into an experience beyond the sport. Crafting Gurgaon's most distinguished golf universe, where every fairway, skyline and service resonates with prestige.



Our Most Prestigious Address  
Rooted in  
Golfing Heritage



ACTUAL IMAGE

M3M St. Andrews at Golfstate set a new benchmark for luxury living. With striking architecture, panoramic golf views and refined detailing, it became a true symbol of success and stature.



NOW WELCOME THE  
**NEXT EVOLUTION**  
FROM M3M ST. ANDREWS



Introducing  
The Most Coveted Golf Residences



ARTISTIC IMPRESSION



A Name Known to the World.  
A Home Known to a Few.



M3M St. Andrews at SCDA, where two iconic towers rise as the ultimate address for those who value distinction as much as prestige. Within, a world exists solely for its residents.



LIVE TWICE  
AT THE EPITOME OF  
GOLFSIDE EXCLUSIVITY

# Two Towers



# One Address



These aren't just two exclusive towers. They're two worlds within, each more indulgent, more exclusive, more alive than the other. Together, they redefine what it means to truly live twice.

Two Views



# One Address

Homes extend into wrap-around balconies and open decks, blurring the line between indoors and outdoors. Here, endless greens unfold before you by day and the city skyline comes alive by night. A lifestyle reserved for the truly discerning.

Two Lives





# One Address

On the greens, partnerships are forged. Back home, your every need is anticipated. This is the rhythm of life at St. Andrews, where success flows seamlessly into indulgence.

Crafted for The Evolving Elite.  
M3M St. Andrews Rises in The Heart of

**scda** SMART CITY  
DELHI AIRPORT



Smart City Delhi Airport on the Dwarka Expressway reimagines urban living through intelligent planning, sustainability and well-being. Envisioned as a destination where everyday life thrives, it brings together vibrant communities, expansive green spaces, pedestrian-friendly avenues and world-class infrastructure. With thriving golf-inspired and resort-style neighborhoods, SCDA offers a lifestyle where leisure and opportunity coexist seamlessly.



Close To Everything,  
Far From Ordinary.

Spread across Sector 113 & 111 at the cusp of Delhi and Gurugram, SCDA brings together planned infrastructure, open spaces and landmark developments to create a lifestyle that's calm, connected and complete.



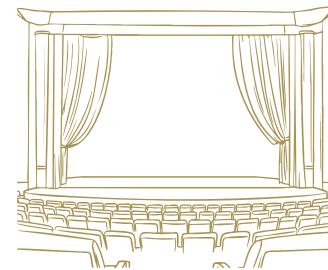


## Moments Away From Iconic Destinations



### **Indira Gandhi International Airport**

India's busiest airport, connecting you to countless destinations, just minutes from home.



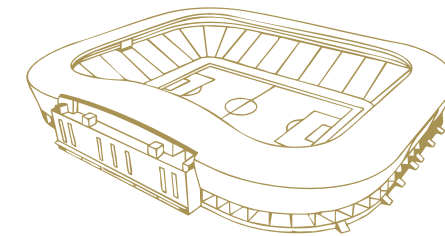
### **Yashobhoomi Convention Centre**

Asia's largest convention hub, hosting global audiences and world-class exhibitions, just around the corner.



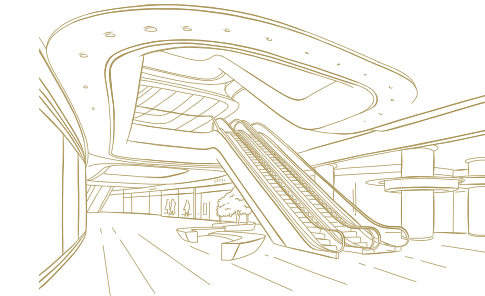
### **Bharat Vandana Park**

A 200-acre green landmark celebrating India's heritage, only moments away.



### **India International Sports Complex**

A premier sporting arena for global tournaments and recreation, minutes from where you live.



### **World-Class Hospitality & Retail**

From luxury hotels to fine dining and shopping at Aerocity, everything is at your doorstep.



# Every Great Story Begins with a Grand Arrival

This is yours, to make it unforgettable.

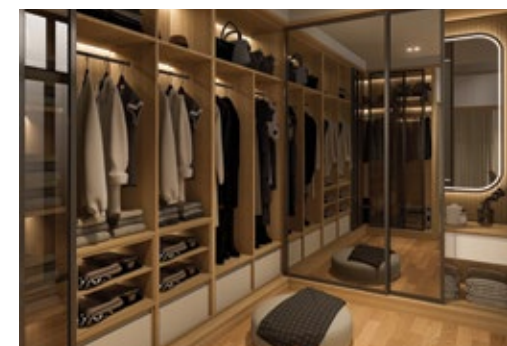
The moment you arrive, feel the pride of coming home to something truly special. This grand entrance isn't just about impressing visitors, it's about creating a space that's inviting, secure and unmistakably yours.



First Impressions,  
Forever Imprinted.

Step into a majestic double-height lobby, where natural light pours in, illuminating spacious interiors designed to soothe the senses. This tranquil sanctuary invites you to slow down, breathe deeply and truly arrive.

Crafted to Complement  
Your Lifestyle



STOCK IMAGE

Walk-in Closet



STOCK IMAGE

Fully Fitted Kitchen

**4 BHK + Lounge + S**  
**For those who need more**

Crafted to exceed the expectations of modern families, these homes feature expansive bedrooms and a wrap-around balcony, with interiors that blend thoughtful design and meticulous finishes, a true reflection of your stature and refined taste.

Let the Horizon  
Wrap-Around You

Where panoramic vistas flow seamlessly into your life. Expansive wrap-around balconies and sunlit decks become your retreat. From morning yoga to evening gatherings, every breeze carries calm, every sunset, a memory.



A LOUNGE OF  
PRIVILEGES

WHERE LEISURE & PRESTIGE CONVERGE



A World Curated for  
Comfort, Character and Class.  
That's the **GQ Experience**.



**Cafe:** An elegant café and lounge designed for discerning tastes.

STOCK IMAGE



**Toddler's Den:** Safe, vibrant and full of joy for your little ones.

ARTISTIC IMPRESSION



**Reading Room:**  
For moments of pause,  
exploration & endless pages.

STOCK IMAGE



**Five-Star Workspaces:**  
Professional workspaces crafted  
for comfort and focus.

ARTISTIC IMPRESSION



## GQ Club

More than a club, this is your signature space.

Reserved for the few who define taste and move the world forward, it offers indulgence at a scale few can imagine. Exclusive to St. Andrews, every space, every service, every moment is orchestrated to echo power, permanence and prestige.

Ideal for informal meetings, networking or downtime.





## The Private Fitness Retreat for St. Andrews

Designed to support your fitness goals with modern facilities. Workout anytime, in a space tailored just for you.





INFINIA LUXE  
PRIVILEGES

CURATED FOR YOU, EVEN BEFORE YOU ASK



## Infinia Luxe Services



### Luxury car on call

Seamless journeys, with a premium car ready whenever you are.



### Chef-on-Call

Savour bespoke cuisine, crafted to perfection in your own home.



### Butler-on-Call

Impeccable attention to detail, delivered with discreet elegance.



### Masseuse-on-Call

Indulge in personalised therapeutic sessions, tailored to your needs and schedule.



### Mixologist-on-Call

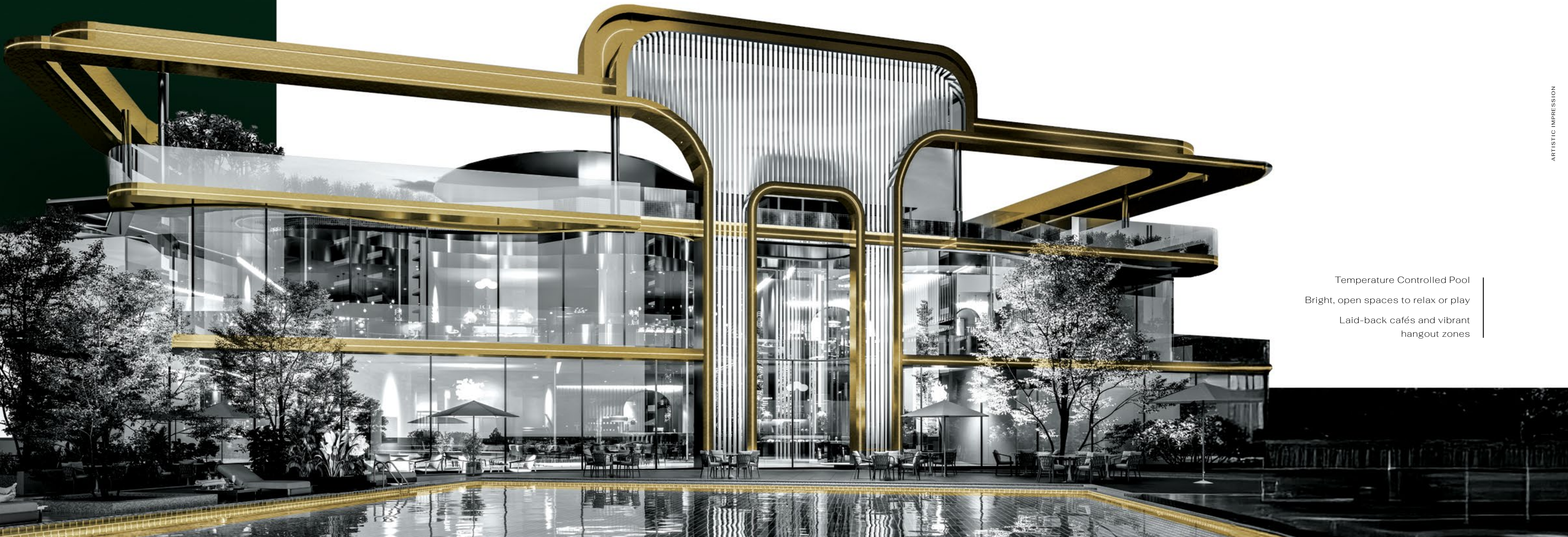
From classics to creations, your personal mixologist is just a call away.



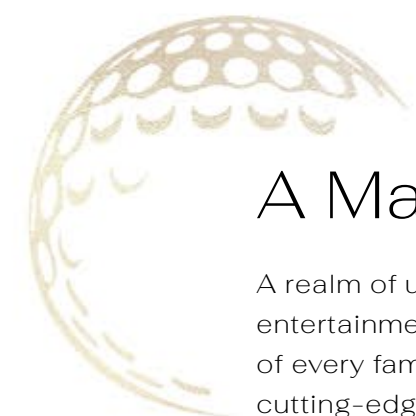
## Where Life Picks Up Its Pace

Whether it's a weekend match, a splash in the pool with your kids or a casual dinner with friends, this is where fun, fitness and community come together.

Club  
Imperial

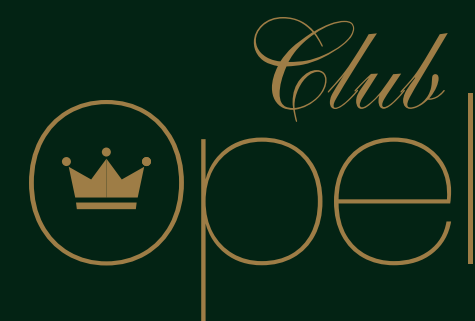


Temperature Controlled Pool  
Bright, open spaces to relax or play  
Laid-back cafés and vibrant hangout zones



## A Mark of Distinction

A realm of unparalleled leisure, recreation and entertainment, designed to elevate the lifestyle of every family member. Expansive club spaces, cutting-edge facilities and a wide range of fitness, wellness and social amenities create experiences that are as indulgent as they are unforgettable.





Unwind and refresh in style with three stunning outdoor pools. A breathtaking all-weather terrace infinity pool.

Poolside Elegance



## Where Community Finds Its True Connection

From lively gatherings under the open sky to peaceful corners for reflection, every space here nurtures bonds that matter.



Amphitheatre

STOCK IMAGE



Cabanas Seating

STOCK IMAGE



Golf Putting Area

STOCK IMAGE



# Wellness Begins Right Where You Live





# Play, Compete And Conquer Your Passion



STOCK IMAGE

Cricket Box



STOCK IMAGE

Lawn Tennis Courts



STOCK IMAGE

Challenging Climbing Wall

SITE PLAN



Experience the Most Coveted Golf Living  
at Smart City Delhi Airport





SMART CITY DELHI AIRPORT

THE CENTRE OF DELHI NCR'S MOST

PRESTIGIOUS ADDRESSES



**UNION PRIVATE LIMITED**  
(CIN - U70100HR2010PTC086524)

**Registered Office Address**

41st Floor, Tower-1, M3M International Financial Center, Sector-66, Gurugram-122191. Haryana

**Sales Gallery**

M3M Experia, Sector 113, Dwarka Expressway, Smart City Delhi Airport, Gurugram

**CRM Lounge**

10th Floor, M3M Urbana Business Park, Tower A, Sector 67, Golf Course Road (Extn.), Gurugram 122101, Haryana, India

**Project Site**

M3M St. Andrews, Sector 113 Smart City Delhi Airport, Gurugram