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M3M

ELIE SAAB

SECTOR 111, GURUGRAM

Project Report

Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

HARERA/GGM/992/724/2025/95

Overview

LAUNCH Oct 2025	CURRENT ₹33,800/ Sq. Feet	CAGR 8-12%*	FEATURING 1 Tower, 336 Units	PAYMENT PLAN CLP, Flexi
POSSESSION Sept 2030	2030 EXPECTED ₹51,310/ Sq. Feet	XIRR* 14 %*	PLOT SIZE 2.75 Acres	HOMELOAN Available

Disclaimer*

Why TOI recommends?

Ideal for: HNIs and end-users seeking ultra-luxury branded living, and investors focused on long-term capital appreciation in a premium, design-led segment.

M3M Elie Saab is a branded ultra-luxury development with expansive residences, curated interiors and a strong focus on exclusivity, designed to deliver a private, high-end living experience.

Backed by strong corridor growth, limited competing branded supply and premium positioning, the project offers a differentiated investment profile driven by brand value rather than speculative pricing.

Located at the Delhi edge on Dwarka Expressway, the project benefits from superior connectivity to IGI Airport and key business districts, supporting long-term livability and resale strength.

Recommended Configurations

BUY FOR END USE
4 BHK
4655 sq ft

BUY TO SELL
4 BHK
4520 sq ft

BUY TO RENT
4BHK
4205 sq ft

Configurations

BHK	SUPER AREA (SQ/FT)	PRICE SQ/FT	PRICE
4 BHK + Utility	4,205	₹ 33,800	₹ 14.21 Cr
4 BHK + Utility	4,520	₹ 34,500	₹ 15.59 Cr
4 BHK + Utility	4,655	₹ 34,700	₹ 16.15 Cr

The project offers a limited collection of expansive 4 BHK residences with large super areas and premium pricing, designed to deliver exclusivity, spacious living and a high-end luxury experience aligned with branded residences.

Payment Plans

PAYMENT PLAN	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones from booking to possession	End-users & long-term investors	Lower execution risk, cash outflow aligned with project progress, reduced interest burden
Flexi	Higher upfront payment with remaining linked to construction stages	Investors seeking early entry	Better pricing benefits and preferred inventory access, but slightly higher initial capital outflow

The project offers multiple payment plan options to suit different buyer needs, ranging from construction-linked schedules to flexible plans. Each option is designed to balance upfront investment, cash flow management and overall risk, allowing buyers to choose based on their financial strategy and investment horizon.

Investment Highlights

CALCULATED FOR A 4BHK UNIT MEASURING 4,205 SQ. FT

₹ 14.21 Cr
(Value today)

₹ 3.55 L
(Down payment)

You

25%
Pay upfront

₹ 10.65 Cr
(Loan amount)

Bank

75%
Loan

9.25 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14 %*
XIRR
Calculations*

4 Years
Holding period

₹21.5 Cr*
Selling Price*

With a 75% loan structure, M3M Elie Saab delivers a ~14% true XIRR over a 4-year horizon, balancing capital efficiency with lower leverage risk.

Disclaimer*

How your property could grow by 2030

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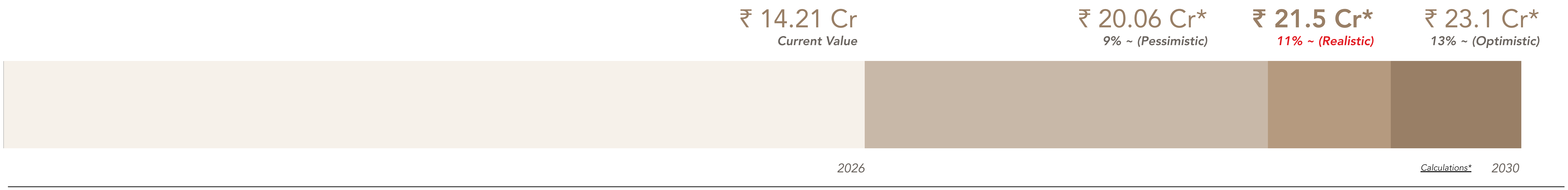
CALCULATED FOR A 4BHK UNIT MEASURING 4,205 SQ. FT



(Expected Price by 2030)

₹ 14.21 Cr (Current Value)	11%* TOI Realistic CAGR → 4 Years	₹ 21.57 Cr* (Realistic Value by 2030)
₹ 33,800 PSF (Current Value)		₹ 51,310 PSF* (Realistic Value by 2030)

₹ 7.36 Cr*
Appreciation in 4 Years

*With an expected **11%* CAGR** over **4 years**, the property's **current value of ₹14.21 Cr** is projected to grow to **₹21.57 Cr* by 2030**, generating an estimated **₹7.36 Cr* profit.***

Disclaimer*

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Nearby Projects

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PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE*	CURRENT PRICE*
1 Smartworld One DXP	2022–23	₹16,000 – ₹17,000	₹17,000 – ₹19,000
2 M3M Crown	2023–24	₹15,000 – ₹16,000	₹17,000 – ₹19,000
3 Sibha Altus	2024–25	₹20,000 – ₹21,000	₹21,000 – ₹23,000
4 Godrej Meridien	2023–24	₹18,000 – ₹20,000	₹20,000 – ₹23,000
M3M Elie Saab	2025	₹33,800	₹33,800

HISTORIC METRICS

8% – 11%
Long-Term CAGR
(20 Years)

12% – 18%
Recent YoY Price Growth
(5 Years)

80% – 100%
Avg. Price Increase
(5 Years)

Sector 111–113 has emerged as the premium core of Dwarka Expressway, driven by strong infrastructure completion and luxury project launches. M3M Elie Saab enters at the top end of pricing, positioning itself as a branded ultra-luxury play within a rapidly appreciating corridor.

Similar Projects

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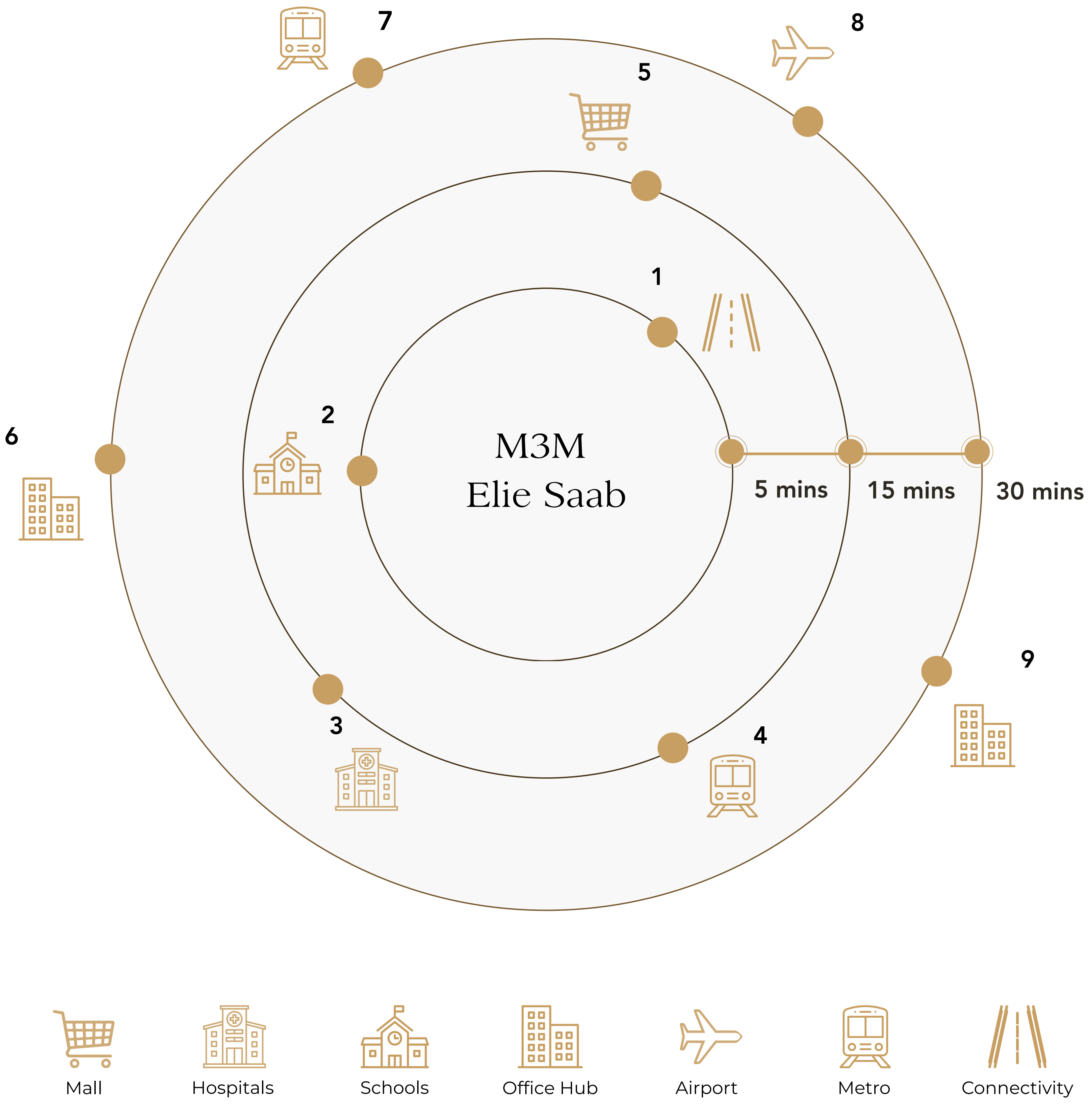
Project	M3M Elie Saab	Sobha Altus	Smartworld One DXP	M3M Crown	Godrej Meridien
Developer	M3M India	Sobha Limited	Smartworld Developers	M3M India	Godrej Properties
Micromarket / Location	Sector 111, Dwarka Exp.	Sector 106, Dwarka Exp.	Sector 113, Dwarka Exp.	Sector 111, Dwarka Exp.	Sector 106, Dwarka Exp.
Total Area (acres)	2.75	~5–6	~16–20	~15–18	~14
Launch Date	2025	2024–25	2022–23	2023–24	2023–24
Handover Timeline	2030	2029–30	2027–28	2028–29	2028–29
Launch Price (₹/sq ft)	₹33,800	₹20,000 – ₹21,000	₹16,000 – ₹17,000	₹15,000 – ₹16,000	₹18,000 – ₹20,000
Current Price (₹/sq ft)	₹33,800	₹21,000 – ₹23,000	₹17,000 – ₹19,000	₹17,000 – ₹19,000	₹20,000 – ₹23,000
CAGR Since Launch (%)	New Launch	New Launch	~8–10%	~8–10%	New / Early
Expected Price (₹/sq ft)	₹51,310	₹27,000+	₹22,000+	₹22,000+	₹25,000+
Clubhouse Size	Premium clubhouse	Premium clubhouse	Large clubhouse	Central clubhouse	Premium clubhouse
Project Density (units/acre)	Low	Medium	Medium	Medium	Medium
Ideal For	Ultra-luxury buyers	Premium end-users	Upgrade buyers	Upper mid-premium	Premium buyers
Key USP / Highlights	Branded residences (Elie Saab), ultra-luxury positioning	Sobha quality & execution	Township scale & pricing	Strong liquidity	Brand-led premium positioning

Disclaimer*

Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

Facilities Nearby



1	Dwarka Expressway	0.5 Km
2	Delhi Public School (Sector 102)	3.5 Km
3	Aarvy Healthcare Super Speciality	4.5 Km
4	Dwarka Sector 21 Metro Station	8 Km
5	Vegas Mall, Dwarka	9 Km
6	Udyog Vihar	10 Km
7	Gurgaon Railway Station	11 Km
8	IGI Airport (International)	12 Km
9	DLF Cyber City	15 Km

Builder Profile

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A rapidly-growing Indian real estate developer focused on luxury residential, commercial, retail and mixed-use projects across Gurgaon, Noida & Panipat.

Unit No. SB/C/5L/OFFICE/008, M3M Urbana, Sector-67, Gurugram–122102, Haryana

2007	3K+	50+	30 M+	18+
ESTABLISHED YEAR	ACRES OF LAND BANK	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

- M3M golfestate – Finest Golf Resort Living
- GIC – Gurgaon International City
- M3M IFC 2 – M3M International Financial Center
- M3M Route 65 – Sector 65, Gurugram
- M3M The Cullinan
- M3M Crown – Luxury Residences

Rating Matrix

Brand Equity	Poor	Bad	Acceptable	Good	Excellent
Delivery Record	Poor	Bad	Acceptable	Good	Excellent
Financial Strength	Poor	Bad	Acceptable	Good	Excellent
Project Quality	Poor	Bad	Acceptable	Good	Excellent
Pricing Power	Poor	Bad	Acceptable	Good	Excellent

Project Scorecard

Parameter	Rating
Location Strength	★★★★★
Micro-Market Maturity	★★★★☆
Developer Credibility	★★★★☆
Product Differentiation	★★★★★
Growth Potential	★★★★☆
Liquidity/ Exit Comfort	★★★★☆

M3M Elie Saab stands out for its branded luxury positioning and strong location advantage, offering a differentiated product in a fast-maturing corridor. While premium pricing impacts liquidity, long-term value is supported by exclusivity and limited comparable supply.

Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Low	Controlled
Liquidity / exit timing	Medium	Low	Stable
Regulatory & tax changes	Low	Low	Minimal Impact
Rental income stability	Low	Low	Secured
Developer & asset quality	Medium	Medium	Watchful
Currency movement (for NRIs)	Medium	Low	Manageable
Opportunity cost of capital	Medium	Medium	Balanced

Risk profile is largely driven by premium pricing and developer execution considerations rather than structural concerns. Strong branding and location advantage support long-term value, while exit timing and quality consistency remain key watchpoints.

Strengths

Association with Elie Saab brings global design appeal, strong brand recall, and clear differentiation within the Dwarka Expressway market.

Located in Sector 111 with immediate access to Dwarka Expressway and Delhi, offering superior connectivity to IGI Airport and central hubs.

Positioned at the top end of the corridor, supported by branded luxury positioning and limited direct competition.

Among the first branded luxury projects in the micro-market, allowing first-mover advantage in premium positioning.

High-end clubhouse, curated amenities, and design-focused planning aligned with HNI buyer expectations.

Connect with us!

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Consult Our Certified Industry Experts

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₹250+ Cr worth of homes advised & transacted.

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FLOOR PLANS

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