

# MMY REALTY

QUALITY DELIVERY PROMISED  
[WWW.MMYREALTY.COM](http://WWW.MMYREALTY.COM)

MMY Realty is a leading real estate developer, crafting luxury 3BHK floors in prime locations across Gurgaon. Designed for modern living, each project is a perfect blend of elegance, comfort, and functionality, offering spacious layouts, high-end interiors, and world-class amenities.

With a strong focus on quality, innovation, and premium lifestyle, MMY Realty ensures that every home comes with lush green surroundings, state-of-the-art security, dedicated parking, and exclusive clubhouses for an unparalleled living experience. If you're looking for a luxurious independent floor in a prime location, MMY Realty is your trusted partner in elevated living and smart investments.





BADMINTON COURTS



KIDS PLAY AREA



PARKS WITH PATHS



INTRODUCING

## THE PRIVE ESTATE FLOORS

3BHK LUXURY FLOORS

SEC 102A, GURGAON

### Floor with Land Rights – Own the Space, Own the Land!

Enjoy the privilege of independent living with full land ownership, offering stability, security, and long-term value.

- Secure Gated Complex
  - 3 Manned Gates
- Well-lit Streets & Paths
- Wide CCTV Coverage
  - Multiple Parks
- Paved Roads & Sidewalks
- Multiple Badminton Courts





Nature at Your Doorstep

## Wake Up to Green Views & Premium Comforts!

SEC 102A, GURGAON

Kids Play Area  
Multiple Badminton Courts  
Well-lit Streets & Paths  
Paved Roads & Sidewalks  
Multiple Parks  
Beautiful Greenery  
Green & Lush Trees

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## Own Earth, Own Sky

Experience the freedom of independent living with our premium builder floors. A perfect blend of luxury, space, and privacy—your home, your world, your way!

Unmatchable Luxury

## Luxury That Stands Above the Rest

SEC 102A, GURGAON

Flooring in Master Bedroom  
Luxurious Interiors  
Modern Bathroom Fittings  
Cost Saving LED Lights  
Modern Fans Installed  
Premium Wardrobes  
Luxury in Every Corner



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Timeless Elegance, Ultimate Comfort

## Luxurious Living Room

A New Standard of Luxury Living

SEC 102A, GURGAON

Flooring in Living Room  
Luxurious Chandelier  
Modern Wood Work  
Premium Electrical Fittings  
Modern Fans Installed  
Premium Interiors  
Luxury in Every Corner

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Redefining Grand Living

## A Dining Space That Defines Sophistication

SEC 102A, GURGAON

Attention to Detail  
Luxurious Interiors  
World-class Craftsmanship  
Cost Saving LED Lights  
Modern Fans Installed  
Premium Fittings  
Luxury in Every Corner



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Luxury Kitchens for Inspired Living

## A Kitchen That Redefines Modern Living

SEC 102A, GURGAON

Luxurious Interiors  
Premium Fittings  
Modern Wood Work  
Premium Electrical Fittings  
High End Floorings  
Premium Interiors  
Luxury in Every Corner

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**Your Private Escape in the Sky  
Endless Possibilities on  
Your Exclusive Terrace**

SEC 102A, GURGAON

Waterproofing on Terrace  
Flooring in Staircase  
World-class Craftsmanship  
Cost Saving LED Lights  
Top Notch Paint Brands Used  
Premium Fittings  
Luxury in Every Corner

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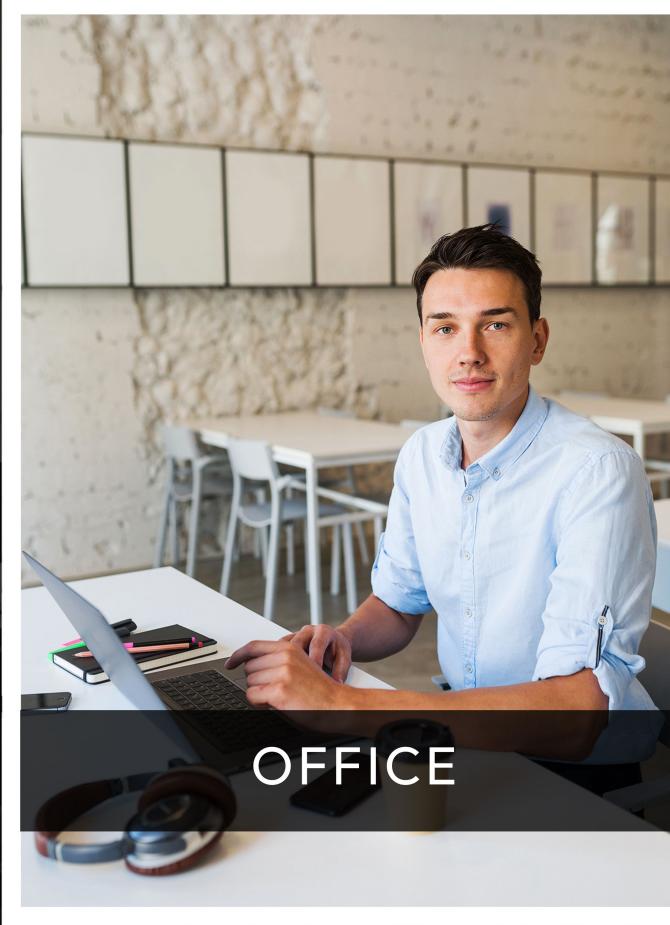


# My Space

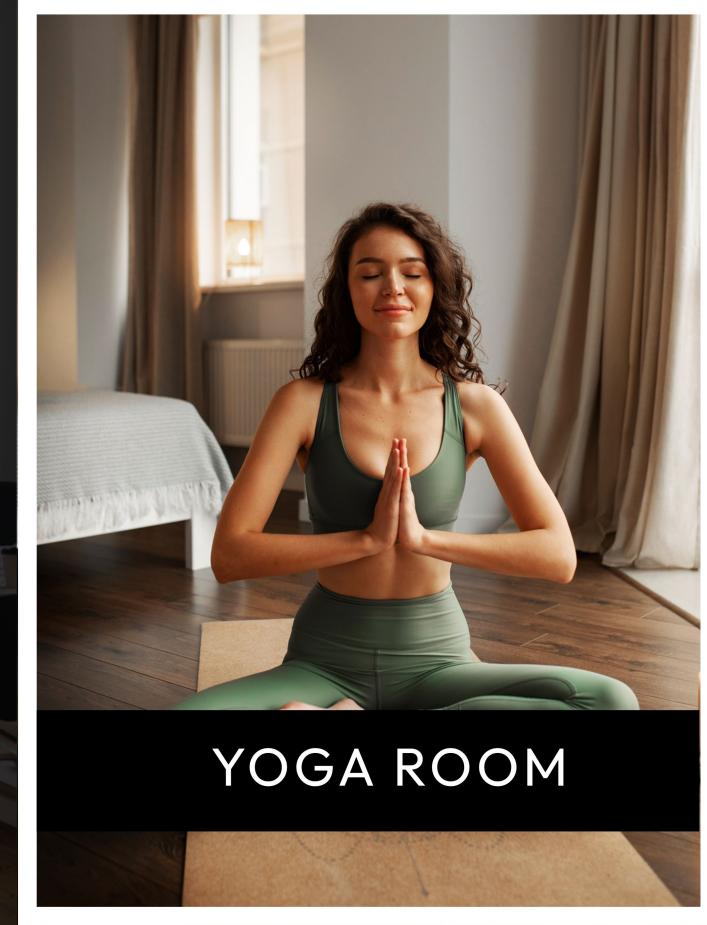
Transform 'My Space' into Your Dream Zone



GUEST ROOM



OFFICE

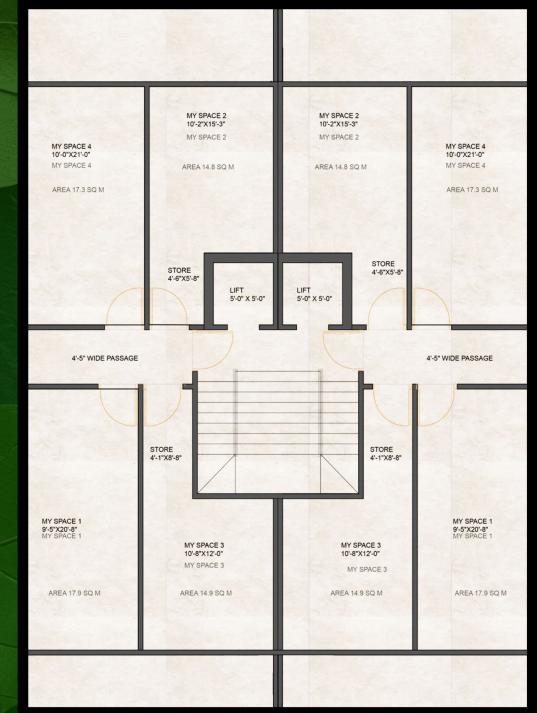


YOGA ROOM

Unleash the potential of 'My Space', a versatile basement area designed to adapt to your lifestyle. Whether you envision a fully equipped gym, a peaceful meditation room, a stylish home office, a cozy guest room, or even a private entertainment lounge, this customizable space is yours to design. Create a haven that reflects your needs, providing both functionality and luxury in your dream home. At MMY Realty's 3BHK luxury floors in Sector 102A, every space is thoughtfully crafted to enhance your living experience. Make it yours, make it unique!

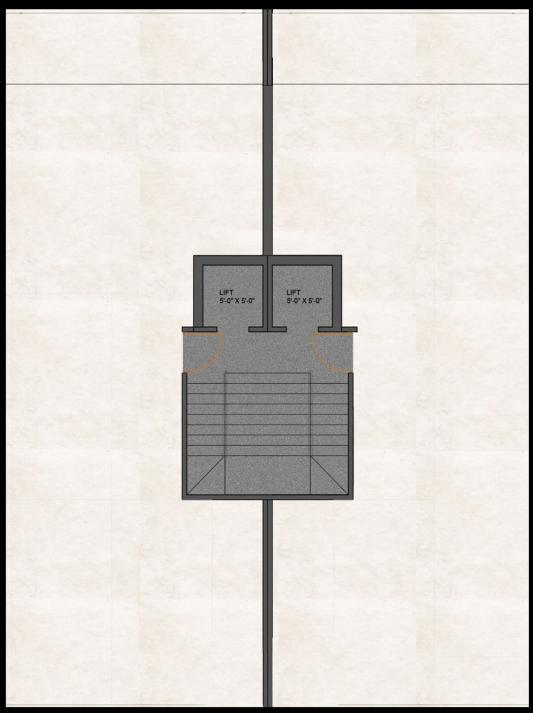
# Floor Plan

Smartly Designed Floor Plans for Ultimate Comfort



## MY SPACE

Welcome to My Space – a versatile basement area designed to adapt to your lifestyle at MMY Realty's 3BHK luxury floors in Sector 102A. Whether you need a private gym, a peaceful meditation room, a stylish home office, a cozy guest room, or an entertainment zone, this customizable space offers endless possibilities.



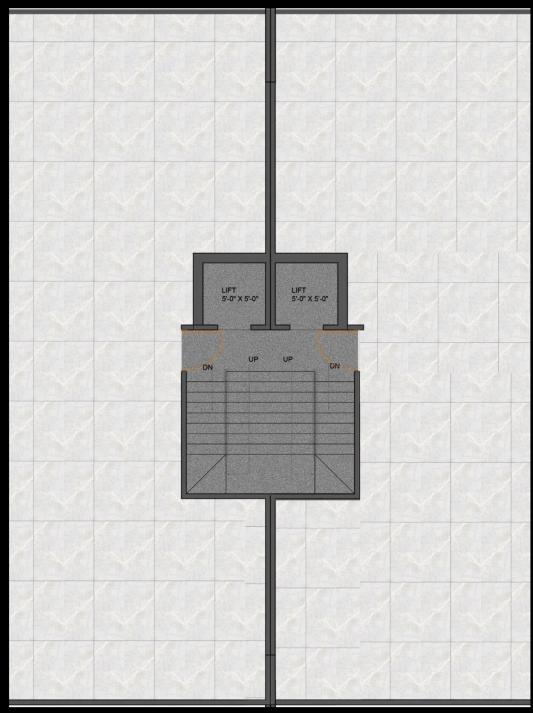
## PARKING

At MMY Realty's 3BHK luxury floors in Sector 102A, convenience meets luxury with free covered parking for all floors. Enjoy the ease of hassle-free parking with a dedicated, secure space for your vehicle, protecting it from harsh weather conditions and ensuring added safety. Designed for comfort and accessibility, our covered parking ensures that you and your family experience a premium lifestyle without compromises.



## FLOOR

Discover a thoughtfully designed 3BHK floor plan at MMY Realty's luxury floors in Sector 102A. This spacious layout features three bedrooms with attached bathrooms, a stylish living and dining area, a modern kitchen, balconies for ample ventilation, and a utility space. Designed for comfort, elegance, and functionality, this home ensures a premium lifestyle with unmatched convenience.



## TERRACE

Enjoy the expansive terrace area at MMY Realty's luxury 3BHK floors in Sector 102A, designed for relaxation and recreation. This open space is perfect for evening gatherings, outdoor dining, a private garden, or a serene retreat under the sky. Experience fresh air, panoramic views, and endless possibilities in your exclusive rooftop haven.

AT THE CENTER OF EVERYTHING

ENJOYING THE SOCIAL FABRIC OF DELHI AND GURUGRAM

14 Mins

6 Mins

10 Mins

30 Mins

14 Mins

25 Mins

TO INTERNATIONAL AIRPORT

TO ASIA'S LARGEST CONVENTION & EXHIBITION CENTRE

TO DIPLOMATIC ENCLAVE

TO SOUTH DELHI

TO DELHI'S LARGEST TRANSPORTATION HUB

TO

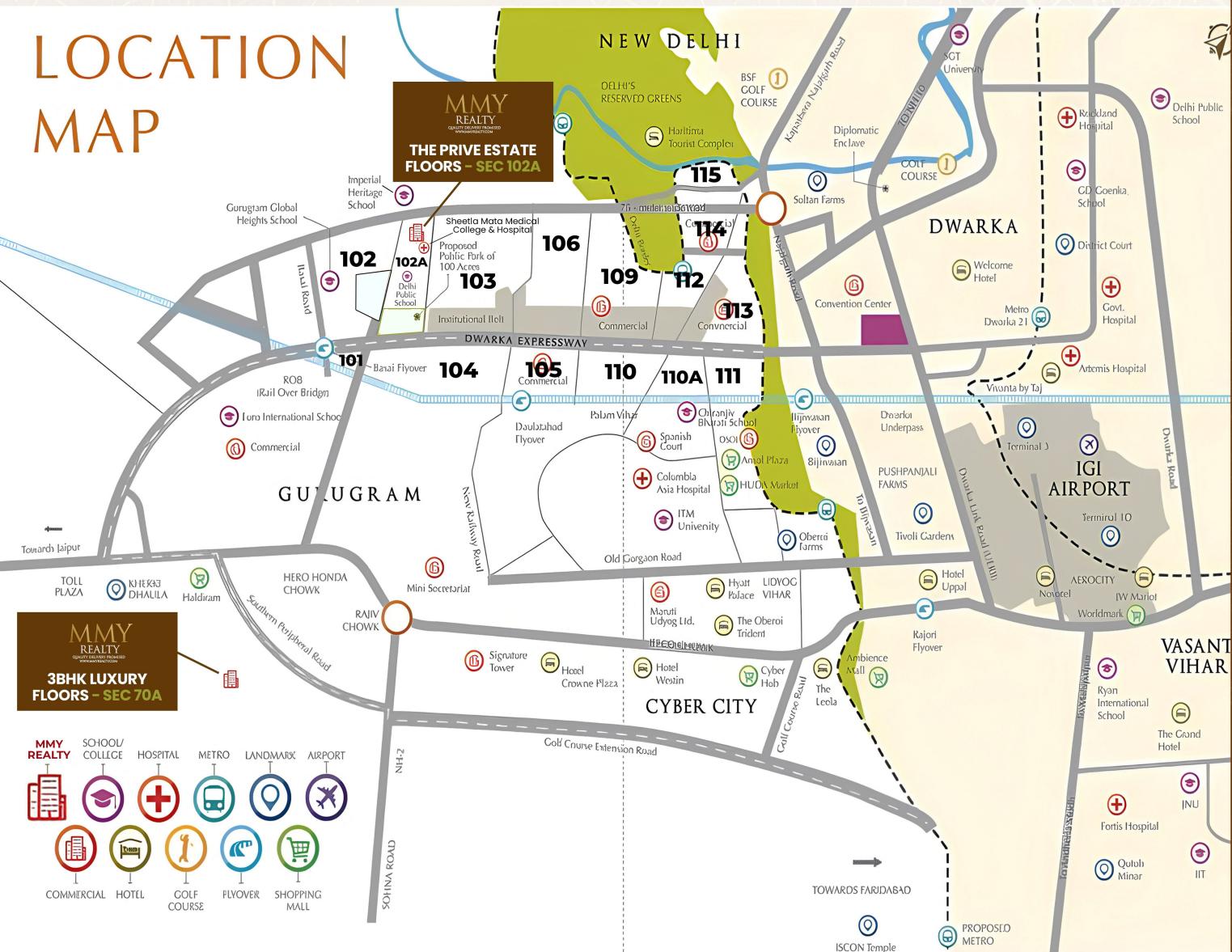
INTERNATIONAL SPORTS COMPLEX

15+ INTERNATIONAL SCHOOLS

8+ MULTI-SPECIALITY HOSPITALS

5+ FIVE STAR HOTELS

# LOCATION MAP



SEC 102A, GURGAON

Well-Planned Road Network  
Residential & Commercial Buildings  
Lush Green Parks & Open Spaces  
Hospitals, Schools & Landmarks  
Proximity to Highways, Embassies & Airport

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Map not to scale. The information has been taken from internet.

# PROPERTY SPECIFICATIONS

## LUXURY IN EVERY CORNER – PROPERTY FEATURES



### LIFT

**Brand/Quality:** OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER  
JOHNSON OR EQUIVALENT  
**Specification:** Common 4 persons Lift



### FLOORING IN DRAWING / DINING / KITCHEN / BEDROOMS

**Brand/Quality:** KAJARIA/ VARMORA / ORIENT BELL/  
SIMPOLO/ SOMANY OR EQUIVALENT  
**Specification:** Vitrified tiles



### INTERNAL DOORS & CHOWKHUTS

**Brand/Quality:** Best Quality Doors , Locks & Handles –  
As Vendor Selection  
**Specification:** Wooden Frames with Flush Doors. All  
Seasoning & Anti-Termite treatment applied to the  
wood. Best Quality Locks & Handles with 1 year  
warranty (As Vendor Selection)



### SANITARY

**Brand/Quality:** JAQUAR/ AQUAVIVA / CERA / Hindware /  
KOHLER OR EQUIVALENT  
**Specification:** PVC and CPVC Pipes, Designer & Durable  
CP & Sanitary Fittings



### FLOORING & WALLS IN BATHROOMS

**Brand/Quality:** KAJARIA/ VARMORA / ORIENT BELL/  
SIMPOLO/ SOMANY OR EQUIVALENT  
**Specification:** Anti-Skid designer tiles



### EXTERNAL DOORS & WINDOWS

**Brand/Quality:** AS VENDOR SELECTION  
**Specification:** UPVC Doors & Windows with Mesh &  
Toughened Glass (MAIN DOOR: 8 FEET HIGH VENEER/  
LAMINATED FLUSH DOOR , Dorset (Electronic Lock On  
Main Door)



### ELECTRICAL, AC FITTINGS, FANS LED LIGHTS, CHANDELIER

**Brand/Quality:** PANASONIC/ SCHNEIDER/ LEGRAND/ ANCHOR/  
L & T / NORTH WEST/ HAVELLS/ WIPRO / POLY CAB OR EQUIVALENT  
**Specification:** All LED lights & Fans to ensure low electricity cost,  
Provision for Split AC in all rooms, Dining & Drawing room.



### FLOORING IN STAIRCASE / PARKING

**Specification:** Granite / Tiles



### PAINT

**Brand/Quality:** ASIAN PAINTS/ BERGER/ BRITISH PAINTS/  
NEROLAC OR EQUIVALENT  
**Specification:** Paint for interior and water proof paint for  
exterior



### FALSE CEILING

**Brand/Quality:** Best branded POP & Channels  
**Specification:** Designer ceilings with excellent finish



### FLOORING IN FRONT & REAR BALCONIES

**Brand/Quality:** KAJARIA/ VARMORA / ORIENT BELL/  
SIMPOLO/ SOMANY OR EQUIVALENT  
**Specification:** Anti-Skid Ceramic Tiles



### WATER PROOFING

**Brand/Quality:** Pidilite Dr. Fixit  
**Specification:** Waterproofing with 5 years warranty



### FLOORING IN MASTER BEDROOM

**Brand/Quality:** KAJARIA/ VARMORA / ORIENT BELL/ SIM-  
POLO/ SOMANY OR EQUIVALENT  
**Specification:** Wooden Tiles Flooring



### KITCHEN

**Brand & Quality:** Hettich / Hafele / Faber (Factory made  
with high end fit and finish) / Dorset  
**Specification:** Modular with Chimney, Hob  
**Counter:** Granite  
**Flooring Brand:** KAJARIA/ VARMORA / ORIENT BELL/  
SIMPOLO/ SOMANY OR EQUIVALENT



### ANTI-TERMITE TREATMENT

**Brand/Quality:** Rentokill PCI / Ultratech  
**Specification:** Pre-construction Termiseal treatment  
with 5 years warranty



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