

READY TO MOVE

M3M WOODSHIRE

Sector 107, Gurugram

A spacious, mature residential community close to Dwarka Expressway and the Delhi border.

SELECTED RESALE INVENTORY

3 BHK + Servant

2,361 sq. ft.

₹2.05 Cr*

asking price



*Selected inventory asking price; subject to seller confirmation and availability.

BUYER E-BROCHURE

PROJECT OVERVIEW

A ready community with space to breathe

Key project facts cross-checked against the current M3M India project page and official records.

18.88 acres

PROJECT LAND

H-RERA record notes 18.88125 acres.

70%

OPEN SPACES

Current M3M India project page.

Ready

PROJECT STATUS

Ready-to-move residential community.

Sector 107

LOCATION

Dwarka Expressway side of Gurugram.

3-tier

SECURITY

Multi-layer security system.

Multi-level

CLUBHOUSE

Modern recreation & fitness facilities.

M3M Woodshire is positioned as a green, ready-to-move residential development in Sector 107. Its current official project page highlights ready 2 & 3 BHK apartments, 70% open spaces, a multi-level clubhouse and 3-tier security.

For resale buyers, the real advantage is visibility: you can inspect the exact apartment, tower, sunlight, view, fit-out and community condition before you commit.

MATURE
COMMUNITY

ACTUAL SITE
VISIT

RESALE READY

DELHI-SIDE
CONNECTIVITY

Focus of this
brochure: the
selected 3 BHK +
servant room, 2,361
sq. ft. resale home.

Sources [1] M3M India current project page [3] Haryana RERA case record.

WHY BUYERS SHORTLIST IT

Space, greenery and a lived-in environment

Six practical reasons Woodshire continues to stay relevant for end-users looking along the Dwarka Expressway corridor.

01

Three-side open planning

Most apartments were designed to improve cross-ventilation and natural light, a recurring project design theme.

02

Green, open setting

M3M currently states that 70% of the project is open space with landscaped greenery.

03

Ready to inspect

You can assess the exact unit, floor, view, sunlight, maintenance and neighbourhood before buying.

04

Club + sports ecosystem

Clubhouse, swimming pool, gym, courts, kids areas and outdoor recreation are part of the project amenity plan.

05

Security layer

The official project page highlights a 3-tier security system; older project material also references CCTV and controlled access.

06

Delhi-side location

Sector 107 sits on the Dwarka Expressway side of Gurugram, close to the Delhi border and airport-side approach roads.

Buyer lens

In a ready project, compare individual apartments - not just the project. Floor, facing, tower location, renovation quality and seller expectation can materially change value.

Source [1] M3M India current project page; [2] original project brochure / archived project specifications.

SELECTED RESALE HOME

3 BHK + servant | 2,361 sq. ft.

A spacious family layout with multiple balconies, dedicated utility and a separate servant room.

₹2.05 Cr*

selected asking price

*Subject to availability, seller confirmation, floor/facing and final negotiation.

3 BEDROOMS

+1 SERVANT ROOM

Multiple BALCONIES

2361 SQ. FT. SUPER AREA

Layout highlights

- Separate foyer at entry
- Large living + dining zone
- Multiple bedroom balconies
- Dedicated utility balcony
- Servant room near service area



Schematic redrawn from the original 2,361 sq. ft. project floor plan. Not to scale; verify the exact unit plan before purchase.

Source [2] Original project brochure / 2,361 sq. ft. 3 Bedroom + Servant Room floor plan.

COMMUNITY LIFESTYLE

Amenities that support everyday living

The project amenity plan combines active recreation, wellness, children's spaces and landscaped open areas.

CLUB & WELLNESS

- Multi-level clubhouse
- Gymnasium
- Spa / salon
- Indoor recreation

SPORTS

- Swimming pool
- Tennis court
- Badminton court
- Mini basketball court
- Skating rink

OUTDOORS

- Jogging & walking tracks
- Cycling track
- Yoga / aerobics court
- Amphitheatre
- Parks & play areas

CONVENIENCE & SAFETY

- Convenience stores
- CCTV surveillance
- Controlled access
- Fire safety systems
- Power backup provisions

70% open spaces

is the headline green-space figure stated on M3M India's current Woodshire project page.

Sources [1] current M3M India page; [2] original project brochure / archived amenity plan.

INSIDE THE HOME

Original project specifications

Typical base specifications from the original project brochure. Resale apartments may have been upgraded or altered by owners.

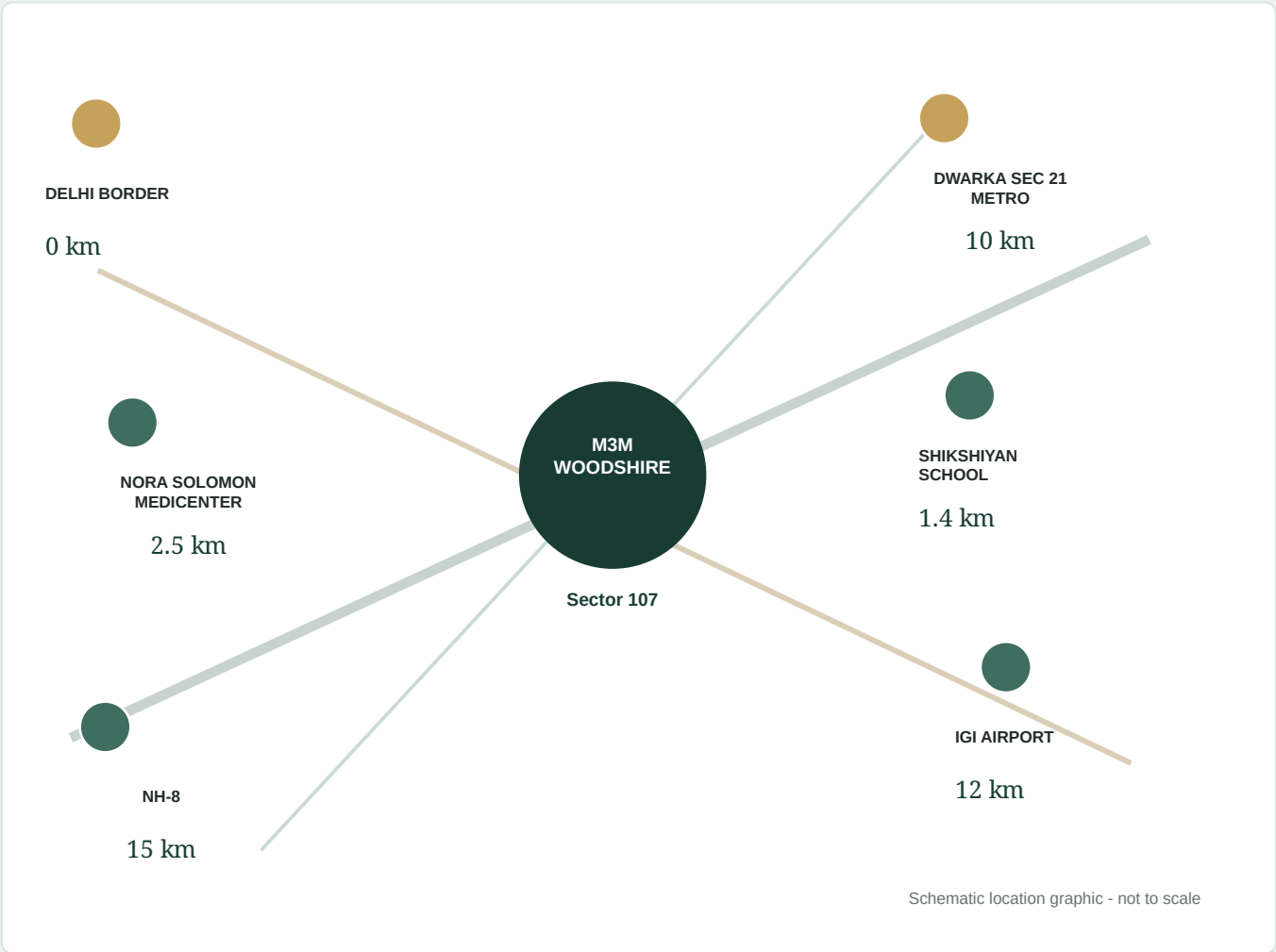
BEDROOMS	Plastic emulsion walls; laminated wooden flooring; hardwood door frame with painted flush shutter; powder-coated/anodized aluminium or UPVC glazing.
LIVING / DINING	Plastic emulsion walls; vitrified tile flooring; glazed windows; painted ceiling.
KITCHEN	Ceramic tile dado above counter; anti-skid ceramic floor; polished granite counter with stainless-steel sink and CP fittings.
TOILETS	Ceramic tile dado; anti-skid ceramic flooring; polished marble counter; white sanitary fixtures and CP fittings.
BALCONY / UTILITY	Anti-skid ceramic tile flooring; service utility adjoining kitchen in the 2,361 sq. ft. layout.
COMFORT PROVISIONS	Original brochure specifies split ACs in bedrooms and living/dining, plus a geyser in the master-bedroom toilet.
Resale check: inspect actual flooring, ACs, kitchen appliances, bathroom fittings, seepage/waterproofing and renovation work in the specific apartment.	

Source [2] Original M3M Woodshire project brochure specifications.

LOCATION ADVANTAGE

Sector 107, on the Delhi-facing side of Gurugram

Current distance figures below are those published on M3M India's Woodshire project page.



A

Delhi-side access

Useful for households that regularly travel toward Dwarka, West/South Delhi or the airport corridor.

B

Dwarka Expressway corridor

The project sits in the Sector 107 catchment, close to the Dwarka Expressway side of Gurugram.

Source [1] M3M India Woodshire project page: Delhi Border 0 km; IGI Airport 12 km; NH-8 15 km; Dwarka Sec 21 Metro 10 km; school 1.4 km; medicenter 2.5 km.

BEFORE YOU DECIDE

Inspect the apartment, not just the brochure

A ready-to-move resale decision should be based on the exact unit and verified transaction details.

SITE-VISIT CHECKLIST

1 Tower, floor & facing

Confirm exact tower/unit number, orientation and view.

2 Natural light & airflow

Visit at a useful time of day; check living room and bedrooms.

3 Apartment condition

Inspect seepage, woodwork, ACs, bathrooms, kitchen and balconies.

4 Charges & dues

Verify maintenance, club, parking, utility and society/RWA dues.

5 Title & documents

Check registry/title, seller identity, encumbrances, NOCs and outstanding payments.

6 All-in purchase cost

Separate seller price from stamp duty, registration, brokerage and renovation costs.

PRIVATE WALKTHROUGH

See the actual 2,361 sq. ft. apartment, compare available units and understand the complete purchase cost.



SCAN TO WHATSAPP

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Dwarka Expressway Living

dwarkaexpresswayliving.com

Selected inventory: 3 BHK + servant |
2,361 sq. ft. | ₹2.05 Cr*

SOURCES & NOTES

What this e-brochure is based on

Data checked and compiled on 7 October 2026.

[1] CURRENT OFFICIAL PROJECT PAGE

M3M India - M3M Woodshire, Sector 107, Gurugram

<https://m3mindia.com/residential/m3m-woodshire>

Used for current project status, 70% open spaces, clubhouse, 3-tier security and published connectivity distances.

[2] ORIGINAL PROJECT BROCHURE

M3M Woodshire original / archived project brochure

<https://housing-is-01.s3.amazonaws.com/6a32315a/c8138bd9a45b7a819ec631435abce6ec/original.pdf>

Used for the 2,361 sq. ft. 3 Bedroom + Servant Room plan, amenity plan and original specifications.

[3] HARYANA RERA RECORD

Haryana Real Estate Regulatory Authority case record

<https://www.haryanarera.gov.in/assistancecontrol/searchcasedetailopen/33857>

Used to cross-check project area (18.88125 acres), sector/location and the historic project record.

IMPORTANT DISCLAIMER

This document is an independent buyer-oriented e-brochure prepared by Dwarka Expressway Living and is not an official M3M India brochure. The ₹2.05 Cr* price is the asking price for selected resale inventory supplied for this brochure, not an official developer price. Project information, distances, layouts, specifications and amenities should be independently verified before purchase. Availability, unit condition, charges and transaction terms can change without notice.

Prepared for property discovery and site-visit discussions only.