THE SKY IS THE BEGINNING

THE MARQUISE

TS RERA No. P02400006708

DEEVYASHAKTI | Sri Sreenivasa INFRA

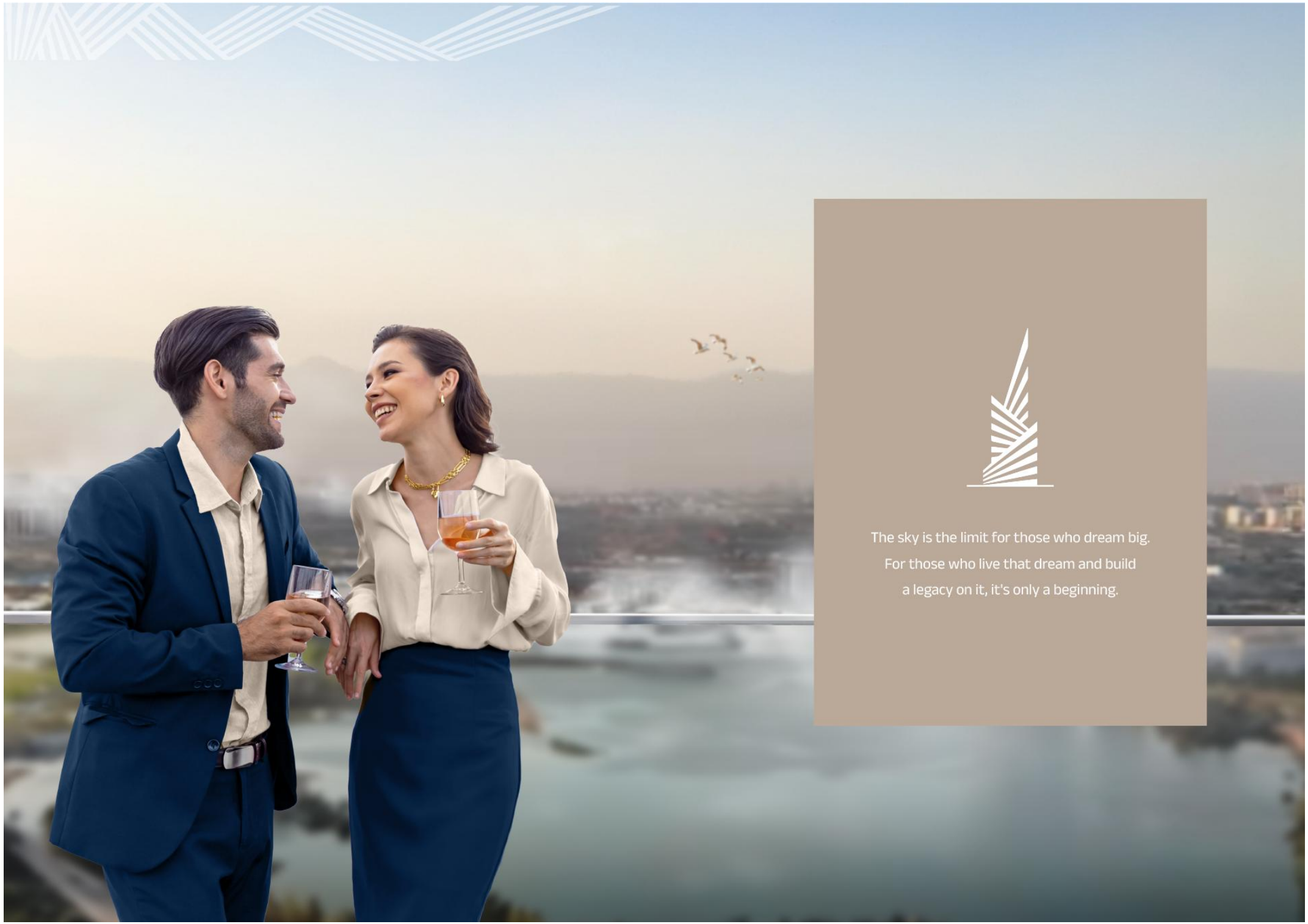
Welcome to an abode designed for those
who lead by example, in ambition and abundance.
Rising above the din of the city and closer to
the clouds of bliss, overlooking a pristine lake,
your exemplary saga awaits. Write it in the stars.

Reside amongst the elite in expansive 4 and 5-bedroom residences, with the rare privilege of choosing from exclusive simplex, duplex, and opulent triplex sky villas.

An expansive 87,000 sq ft lifestyle level is the centrepiece, elevated 75 feet above ground. Residences begin 100 feet in the sky, set atop a lush landscaped podium, delivering a truly refined living experience.

All this, embraced by breathtaking panoramic lake views, blending natural beauty with sophisticated living, awaits you at The Marquise

Soar to new skies of exclusivity at The Marquise, a 5-acre enclave nestled beside the exquisite Kokapet Lake and the cityscape of Osman Sagar at Hyderabad's pulsating new address for the elite.


The sky is the limit for those who dream big.
For those who live that dream and build
a legacy on it, it's only a beginning.

REIMAGINING
TRANQUILITY
A distinguished lake haven

A sanctum for the elite

Rub shoulders with the city's crème de la crème at an address desired by all, conveniently located near ORR and the Financial District.

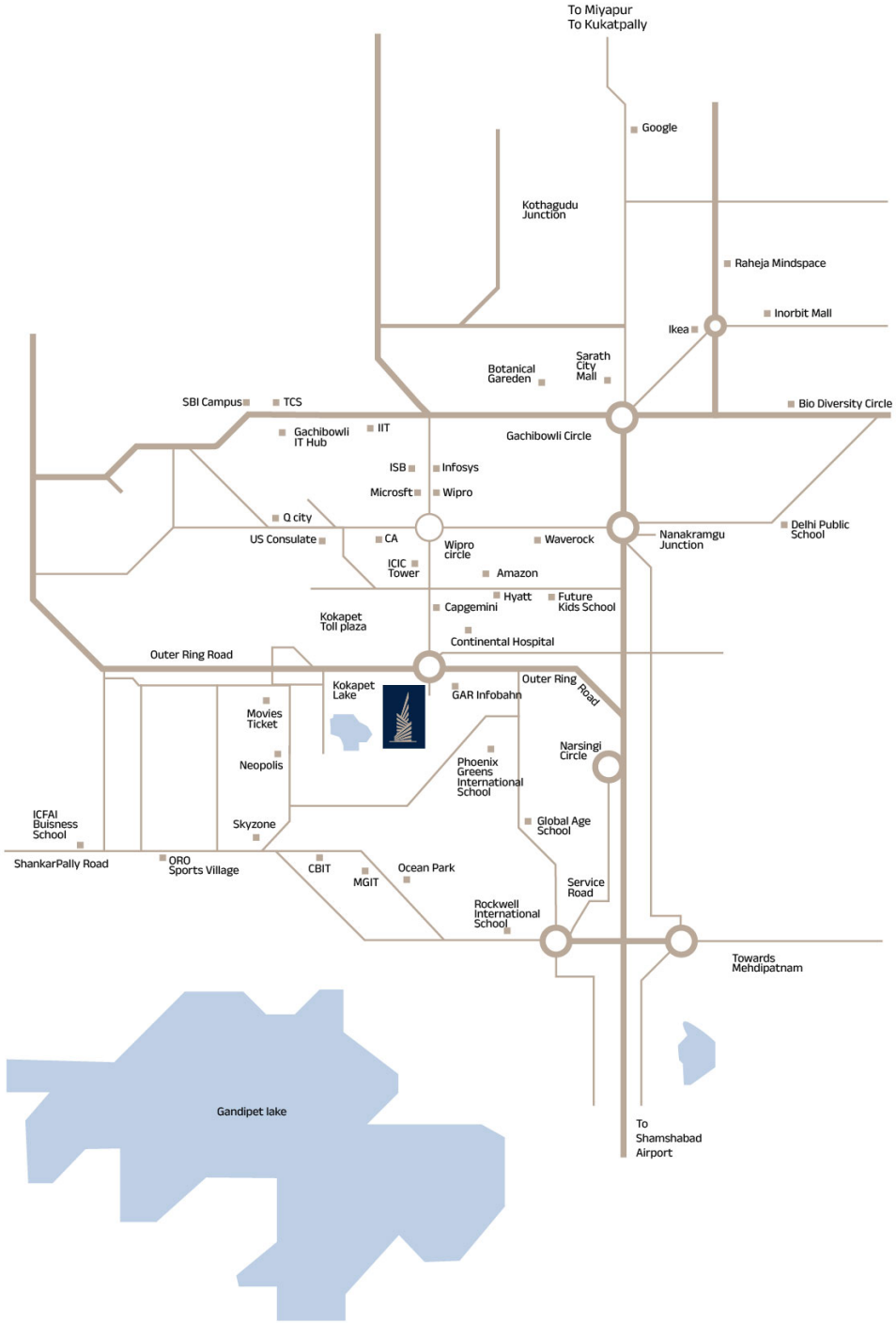
Important Nearby Location	
Financial District	2 min
Hightech City	25 min
Airport	30 min

Hospitals	
Continental Hospital	12 min
AIG Hospital Gachibowli	21 min

Corporates Offices	
Wipro	8 min
Microsoft	10 min
Infosys	10 min

Shopping & Entertainment	
Ikea	25 min
Inorbit mal	25 min
Sarath City Mall	25 min

Schools	
Global Edge School	5 min
Rockwell International School	10 min
Phoenix Greens International School	5 min
Oakridge International	15 min
The Guardian School	20 min

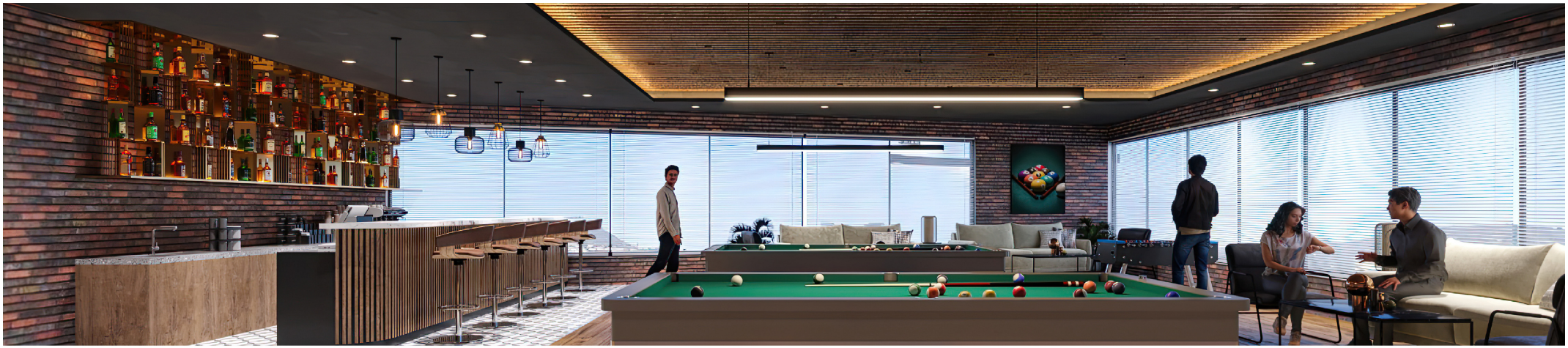


CLUBHOUSE AT MARQUISE

Spanning five floors and 51,234 sq ft, Club Marquise encapsulates a spectrum of amenities across its multi-tiered floors. Each space within the clubhouse offers a refined and versatile experience.

A GATEWAY TO UNPARALLELED RECREATION

Reaching the pinnacle of luxury right down to the podium, opulence permeates every aspect of living at The Marquise. Immerse yourself in a world where every amenity is designed to elevate your life, with panoramic lake views providing a breathtaking backdrop to your everyday experience.



SECOND FLOOR

- LOUNGE
- PREVIEW THEATRE
- BADMINTON COURT
- BAR LOUNGE
- BILLIARDS

FIRST FLOOR

- TABLE TENNIS
- CARDS ROOM
- GUEST SUITE
- AIR HOCKEY

GROUND FLOOR

- RECEPTION
- LOUNGE
- MULTIPURPOSE HALL
- CAFETERIA
- READING LOUNGE
- GROCERY

TERRACE

- SWIMMING POOL
- PARTY AREA

FIFTH FLOOR

- GYM
- CARDIO FITNESS

FOURTH FLOOR

- LOBBY
- CONFERENCE ROOM
- CO-WORKING SPACE
- AEROBIC STUDIO
- BADMINTON COURT

THIRD FLOOR

- SPA
- WAITING LOUNGUE
- SQUASH COURT
- JACUZZI
- MASSAGE
- SALON

SKYBOUND PARKING

Our state-of-the-art 6-level parking facility starts 75 feet above ground, providing ample and secure parking for all residents and guests. Each unit comes equipped with two dedicated EV charging points.

REIMAGINING
OPULENCE
From the ground to the skies

LIFESTYLE LEVEL AT MARQUISE

Elevated 50 feet in the sky, the expansive, double-height podium unveils an exclusive 87,000 sq. ft. lifestyle level. Surrounded by fresh, unpolluted air, providing the perfect space to relax and unwind.

CELEBRATION ON THE MARQUISE LAWN

This elevated, picturesque lawn, 75 feet above ground, offers an intimate setting for private celebrations. Surrounded by lush green landscapes and jogging paths, it's the perfect venue to make any event a memorable affair.

SUNSET VIEWING DECK

Our elegantly paved seating area offers a serene space to unwind, overlooking the lake. Perfect for enjoying sunsets or engaging in quiet conversations amidst beautiful surroundings.

A PLAYGROUND OF WONDER

Designed with luxury and safety in mind, our indoor play area offers children a lavish playground that stimulates physical activity and creative play in a secure environment.

SUSTAINABLY BEAUTIFUL XERISCAPE

Our Xeriscape garden allows you to embrace sustainability without compromising on luxury. This eco-friendly landscape uses minimal water and features an array of exotic, drought-resistant plants, providing a unique, low-maintenance beauty.

COURT FOR THE TITANS

Challenge your skills or enjoy a friendly match on our professional tennis court. It perfectly blends competitive sport and leisurely luxury in a beautifully landscaped area.

RECHARGE AT THE FITNESS ZONE

Achieve your health goals in our cutting-edge fitness zone. Equipped with the latest fitness technology, it provides a motivating environment for enhancing your physical health in opulent settings.

FIND PEACE IN THE SERENITY GROVE

Our serene yoga lawn and meditation area offer a peaceful mind and body wellness retreat. It's a tranquil space to practice mindfulness and rejuvenation amidst lush surroundings.

A WORLD OF FUN AT PLAY AREA

Our kids' play area is a vibrant, secure fortress of fun and frolic, where children can play learn and grow. Meanwhile, the pet park offers the perfect open space for your pets to explore and enjoy.

WALK THE PATH TO WELLNESS

Step onto our reflexology pathway for a therapeutic journey through landscapes designed to rejuvenate. This path offers a holistic approach to relaxation and wellness, enveloped in natural beauty.

RAISE A GLASS AT THE MARQUISE

Our chic bar counter and barbecue area are perfect for hosting sophisticated gatherings. Enjoy the finest grills and cocktails in a setting that epitomizes outdoor.

REIMAGINING
ELEGANCE
Every corner, a piece of art

RESIDE IN ABSOLUTE BLISS

Step into Vastu Compliant homes with flawless interiors that are the epitome of sophistication. Each space is meticulously designed to offer a seamless blend of luxury and functionality.

HORIZONS OF SERENITY

Spacious Balconies

Enjoy the serenity of outdoor living with expansive balconies that offer breathtaking views. These spaces are perfect for relaxation and entertainment.

EXQUISITE GROOMING SUITES

Refresh yourself in exquisite washrooms with LED mirrorsand elegant vanities, complemented by top-of-the-line sanitary fixtures from renowned brands such as Villeroy & Boch and Globo. Every bathroom is equipped with premium bath fittings from prestigious brands like Carimali Dornbracht, and Fantini, ensuring a luxurious experience.

MAGNIFICENT CULINARY SPACES

Exquisite Kitchens

Experience culinary pleasure in kitchens designed for the connoisseur, equipped with state-of-the-art appliances, featuring dedicated dry and wet areas.

REPOSE IN REGAL COMFORT

Lavish Bedrooms

Each spacious bedroom includes walk-in closets and en-suite bathrooms with imported marble flooring. The grandeur is enhanced by 9-foot designer main doors, 8-foot internal doors, and aluminum windows with DGU glass.

NURTURING DREAMS OF CHILDHOOD

Children's Room

Give children a space to dream and live their fantasies. These rooms are designed to be playful yet sophisticated

LUXURIANT & HOSPITABLE

Guest Bedrooms

Offer your guests a soothing, comforting space to start and end their day. Guest bedrooms are designed with the same luxury and attention to detail.

PROFESSIONAL SANCTUARIES WITHIN

Home Office

Get inspired by serene and calm home offices that let you focus with ease and reach peak productivity

PRIVATE CINEMATIC EXPERIENCES

Private Theatre

Experience movies in surround sound from the comfort of your home. The home theatre is designed to provide an immersive cinematic experience.

REIMAGINING
ABUNDANCE
an edifice of distinction

ENVISION A MASTERPIECE

Where architectural brilliance meets timeless elegance. The Marquise is a beacon of sophistication, merging cutting-edge design with classical grandeur. The first floor offers an elevated, serene lake view 75 feet above the ground. With 295 thoughtfully designed flats, every aspect of The Marquise has been curated to create a luxurious and exclusive environment.

LEGEND

01 Security Cabin
02 Water Feature with Signage
03 Entrance Sculpture Garden
04 Entrance Water Feature
05 Seating Area with Open Lawn

06 Planter Box
07 Avenue Plantation
08 Pathway
09 Cricket Practice Net
10 Half Basketball

11 Play Area Elevated Deck Under Bridge
12 Kids Play Area with EPDM Flooring
13 Synthetic Pedestrian Walkway
14 Driveway Paving Pattern -1
15 Driveway Paving Pattern -2

16 Outdoor Fitness Zone
17 Amphitheater
18 Stage
19 Connecting Pathway
20 Water Feature with Falling Waters

21 Steps
22 Viewing Deck Bridge
23 Viewing Deck
24 Party Lawn
25 Cafe & Reading Spill Out

26 Clubhouse Entrance Water Feature
27 Building Entrance Water Feature
28 Plantation with Sculptures
29 Building Entrance Water Feature
30 Block Entrance Lawn

LIFESTYLE LEVEL AT MARQUISE

Ascend to the expansive 87,000 sq. ft. podium, elevated 50 feet high, where relaxation and recreation combine seamlessly.

LEGEND

01 Building Entrance Water Feature
02 Viewing Deck
03 Falling Water Feature From Mezzanine Floor
04 Entrance Water Feature
05 Gathering Space
06 Open Lawn Seating Area

07 Mezzanine Floor Level
08 Pathway
09 Stage
10 Mini Party Lawn
11 Paved Seating Area
12 Indoor Play Area

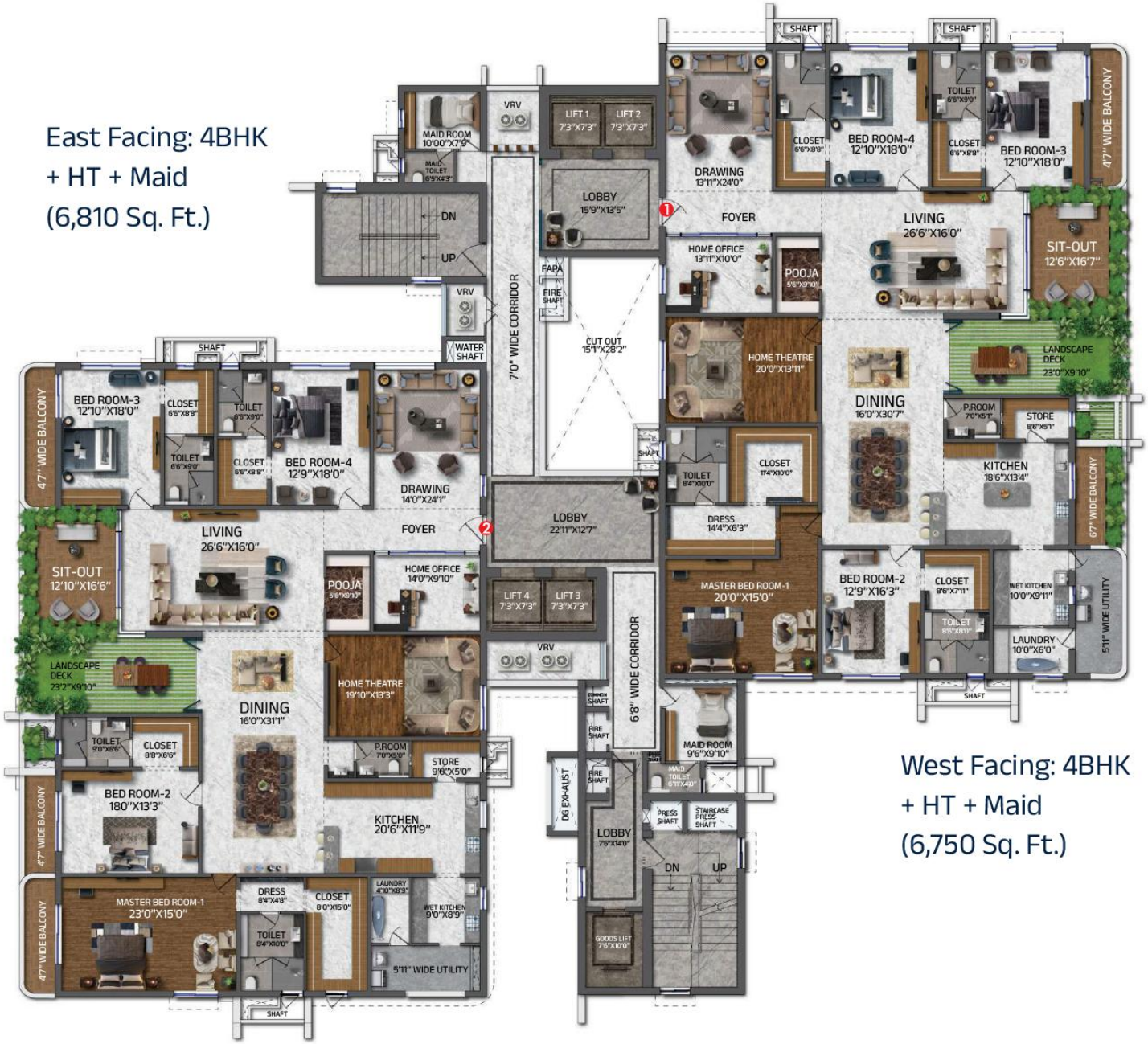
13 Xeriscape
14 Kids Play Area
15 Tennis Court
16 Yoga Lawn and Meditation Area
17 Fitness Zone
18 Pet Park

19 Stepped Planter Box
20 Planter Box
21 Bar Counter and Barbeque Area
22 Connecting Bridge with Covered Structure
23 Viewing Deck at Mezzanine Level
24 Sunken Seating

25 Water Body with Stepping Stone
26 Reflexology Pathway
27 Mound with Sculptur

Lifestyle level
Landscape plan

East Facing: 4BHK
+ HT + Maid
(6,810 Sq. Ft.)



West Facing: 4BHK
+ HT + Maid
(6,750 Sq. Ft.)

THE ZENITH OF ELEGANCE

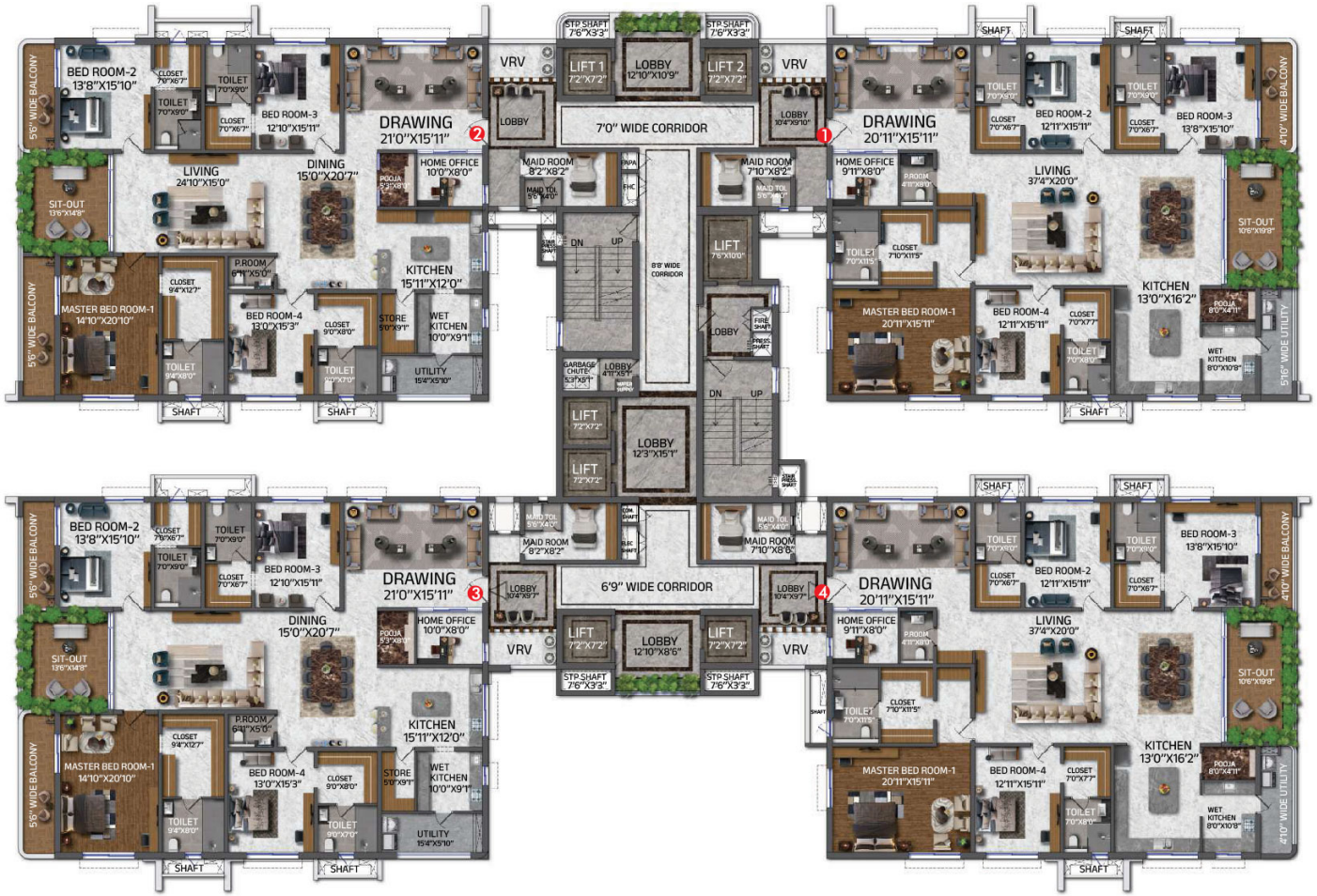
Tower A

All 42 floors of Tower A offer a harmonious blend of modern design with 12 ft floor-to-floor heights in each apartment and a 9 ft designer main door height, along with luxurious amenities, featuring spacious residences that redefine sophistication.

East Facing: 4BHK + HT + Maid (6,810 Sq. Ft.)
West Facing: 4BHK + HT + Maid (6,750 Sq. Ft.)

East Facing: 4BHK
+ Maid (5,185. Sq.Ft.)

West Facing: 4BHK
+ Maid (5,185. Sq.Ft.)



East Facing: 4BHK
+ Maid (5,185. Sq.Ft.)

West Facing: 4BHK
+ Maid (5,185. Sq.Ft.)

YOUR RESIDENCE AMONG THE STARS

Tower B

Tower B, with 42 floors, is designed for those who appreciate the finer things in life, offering unparalleled luxury with 12 ft floor-to-floor heights in each apartment and 9 ft designer main door heights.

East Facing: 4BHK + Maid (5,185 Sq. Ft.)
West Facing: 4BHK + Maid (5,185 Sq. Ft.)

THE RARE AND REVERED, 46 SKY MANSIONS

Tower C

Tower C presents 46 exclusive duplex residences, each occupying an entire floor for unmatched privacy, with provision for private elevators. These luxurious sky mansions boast a 12.6-ft floor-to-floor height, a 25-ft living room ceiling, and private sky gardens with breathtaking view of Kokapet lake.

West Facing: 4BHK + HT + Maid (9,765 Sq. Ft.)
North Facing: 5BHK + HT + Maid (9,635 Sq. Ft.)

SKY DUPLEX A

LOWER LEVEL FLOOR PLAN

WEST FACING 4BHK
+HIT + MAID 9,765 SQ.FT.

UPPER LEVEL FLOOR PLAN
FLAT-2, NORTH FACING

SKY DUPLEX B

UPPER LEVEL FLOOR PLAN
FLAT-1, WEST FACING

NORTH FACING 5BHK
+HIT + MAID, 9,635 SQ.FT.

LOWER LEVEL FLOOR PLAN

SPECIFICATIONS

STRUCTURAL DETAILS

Super Structure:
RCC "Structural Shear Wall System" designed to withstand wind and seismic loads as per IS codes.

Non-Structural Walls:
RCC Walls/Block Masonry where required as per design.

Slab Heights:
Tower "A" and "B" 12 Ft ceiling height floor to floor.
Tower "C" duplex 12.5 Ft ceiling height floor to floor.

FINISHES AND PAINTING

External Painting:
Textured finish with primer and 2 coats of weatherproof exterior emulsion paint of reputed make.

Internal Painting:
Smooth finish with Gypsum punning, 2 coats of putty, primer, and 2 coats of premium acrylic emulsion paint of reputed make.

Sitout & Deck:
Weatherproof paint with a reputed makeover external putty finish on utility/sitout walls and ceiling.

Parking Area:
One coat of primer and 2 coats of paint of reputed make.

AIR CONDITIONING AND HOME THEATRE

Air Conditioning:
Mitsubishi or Daikin make with master controller for each apartment with provision for automation loop.

Inclusions in unit:
AC in foyer, drawing room, living room, dining room, and all bedrooms shall be provided as standard. Centralized AC in common areas including the club house and all entrance lobbies. Exclusions in unit: AC in utilities, bathrooms, stores, servant quarter.

Home Theatre:
Premium engineered wooden flooring.

DOORS AND WINDOWS

Main Door Frame & Shutter:
Dimensions are 9 ft height and width as per design. The frame and shutter are factory-made with premium teak wood veneer, a polycoat finish, and reputed hardware fittings.

Internal Door Frame & Shutter:
The dimensions are 8 ft in height and width per design. The frame and shutter are factory-made with a premium teak wood veneer finish, a PU finish, and reputed hardware fittings.

Glass Windows & Doors:
Anodized aluminium frame windows and doors with double glass (DGU), mosquito mesh, and 100% UV protection (Alumil or equivalent make).

Ventilators:
Anodized aluminum ventilators for all toilets, store, maid room, and maid toilet.

RAILINGS AND FLOORING

Balcony Railings:
An aesthetically designed glass railing system with toughened laminated glass of higher thickness and higher safety margin of Techno Rail or equivalent make.

Entrance Lounge & Common Lobby:
The flooring is Imported Marble. A false Ceiling is an aesthetically designed false ceiling per the architect's design.

Staircases:
Stairs of high-quality granite with SS/glass railing.

Flooring/Dadoing:
Good quality imported marble flooring in the entire unit, including the foyer, suites, drawing, living, pooja, dining, and kitchen, as per the design. Premium tile cladding is used in all bathrooms and powder rooms. Fully vitrified tiles in servant rooms.

Windows:
Window sill and balcony ledge coping in good quality marble/granite. Imported marble flooring and cladding in all common areas, including the lift, lobby, clubhouse, and common areas corridors.

AMENITIES AND ADDITIONAL FEATURES

Laundromat:
Centralized laundry facility shall be provided.

Car Parking:
3 car parks for each apartment. Car parking shall be in 6 levels.

Car Charging Facility:
Provision for 2 EV car charging points in parking areas for every apartment.

Car Wash Facility:
Car washing facility shall be provided as per the vendor's specifications.

Parking Management:
The entire parking area is well designed to suit the number of car parks. Parking signage is placed at required places to ease traffic flow.

Generator:
100% DG set backup with acoustic enclosure & AMF Panel for all flats and common area.

LPG:
Provision for gas supply from centralized gas bank to all individual flats with gas meter.

WATER MANAGEMENT

WTP & STP:
Hydro-pneumatic system with 100% treated water.
A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing.

Landscape & Water Bodies:
Multi-level gardens and greenscapes across the project. Hard and soft scape areas with water features on all terraces to accommodate seating and leisure for residents. Cabanas and seating areas near outdoor pool area.

BALCONIES AND UTILITIES

Balconies: All balconies with designer combination of granite and premium quality tiles. Provision of electrical socket IP65.

Utility: Glazed ceramic tiles for wash area.

Kitchen/Utility/Wash:
Power plugs for cooking range chimney, refrigerator, microwave oven, mixer/grinder, and aqua water in the kitchen. Provision for dishwasher, washing machine with CP fittings of specified location. Separate tap connection for municipal water and treated borewell water.

Electrical and Fixtures
Electrical & Fixtures: Elegant designer modular electrical switches of Siemens or Legrand make. Concealed copper wiring of reputed make.
Three-phase power supply for each unit and individual meter boards.
MCB of Siemens or Legrand make.
Plug points for TV & audio in drawing, living, and suite rooms.
Provision for latest WiFi 6.0 internet within the apartments.

Telecommunication, Cable TV & Internet:
Telephone points in drawing room & living room.
DTH provision in drawing, living room and in all suite rooms.
Intercom provision within the community and security room.
Provision for the latest 6.0 ft ethernet within the entire unit.
High-speed WiFi 6.0 internet connectivity in all common areas and club.

Home Automation:
One video phone and biometric door lock of Yale make in each unit. Light automation of Lutron make with 2 lighting circuit points and 1 curtain point (without motor) in all rooms and halls. Smart motion sensors of Lutron make in all bathrooms, wardrobe area, and foyer of the unit. Lutron Palladium switches in drawing room, living area, master bedroom, and master suite with an option to upgrade. Lutron Pico switches in all other areas with an option to upgrade.

LIFTS AND ELEVATORS

Residents/Guests Lifts:
High-speed automatic stainless steel lifts of Mitsubishi/Toshiba or equivalent made with group control and ARD with V3F for energy efficiency.
For Block - A - 4 Nos. of high-speed lifts
For Block - B - 6 Nos. of high-speed lifts
For Block - C (Duplex) - 4 Nos. of high-speed lifts and internal lift provision

Service Lift:
One high-speed automatic stainless steel lift of a reputed make with ARD with V3F for energy efficiency individually in all 3 Blocks.

Lift Cladding:
Imported Marble.

Flooring:
Aesthetically designed flooring of imported marble.
Bathroom Fixtures and Fittings

Bath Fixtures:
Ultra-premium imported bathroom fixtures of Caroma/Don Bract/Fantini or equivalent make. Grey, Gold, or Rose Gold color fittings for master bathrooms and suite 2 bathrooms.
Four-way thermostat diverter with spout, two-way shower, and hand shower in master and suite 2 bathrooms.Three-way thermostat diverter with spout, rain shower, and hand shower in all other bathrooms.Health faucet in all bathrooms and powder room. Shower cubicles/glass partitions for WC in all bathrooms.

Sanitary Fittings:
Premium imported sanitary fittings of Villeroy & Boch, Globo, or equivalent make in all bathrooms. EWCs of the premium model are in the master bathroom, suite 2 bathrooms, and powder bathrooms of each apartment (a total of 3 nos.). EWC of V&B Make Venicello model or equivalent in all other bathrooms. Washbasin with vanity and LED mirror in all bathrooms.

SAFETY AND SECURITY

Pest Control:
Anti-termite treatment in all flats.

BMS:
Building management software for gas bank, generator power, general power connection.

Facilities for Differently Abled:
Access ramps at all block entrances shall be provided for differently abled.

Waste Management:
Separate bins to collect dry waste (paper, plastic, glass, & metals), E-waste(batteries, lamps), and wet waste(organic).

Rain Water Harvesting:
Rainwater harvesting through recharge wells onsite to improve ground water level.

External Lighting:
LED lighting posts with lamp fittings, in setback and landscaping areas and LED lights in staircases & corridor areas.

Fire & Safety:
Fire hydrant and fire sprinkler system in all floors and basements. Fire alarm and public address system in all floors and parking areas (basements). Control panel will be kept at main security.

Security:
Sophisticated round-the-clock security system.
Panic button and intercom provided in the lift and is connected to security room. Surveillance cameras at the main security gate, passenger lifts, and children's play area, common areas, and reception area of all the blocks. Boom barriers at entry for vehicles with mechanical operation.

Compound Wall:
Aesthetically designed compound wall shall be constructed all around the plot with solar fencing.

THE MARQUISE

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DSR SIGNATURE Building, 1st & 2nd Floor
Plot No: 506, Rd No: 10, Avenue 4, Kakatiya Hills
Madhapur, Hyderabad, Telangana - 500 033

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SCAN TO DOWLOAD
THE E-BROCHURE