



THE MARQUISE

BY DEEVYASHAKTI & SSI

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THE SKY IS THE BEGINNING



Reimagining abundance & ambition

at Hyderabad's most desired address



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. Discover an abode designed for those who lead by example, in ambition and abundance.

Welcome to The Marquise at Kokapet, bespoke luxury in sprawling 4 and 5-bedroom residences and select duplex homes overlooking the serene waters of Kokapet Lake. Rising above the cacophony of the city and closer to the clouds of bliss, your exemplary saga awaits.

46 Floors with Panoramic Lake Views

5185 to 9765 sq. ft. per Residence

87000 sq. ft. Covered Landscape



Magnificent in every detail

- ◆ 5 acres of thoughtfully designed serenity
- ◆ Wake up to 360° panoramic lake views every day
- ◆ Elevated living begins 75 ft. above ground level
- ◆ 87000 sq. ft. of landscaped green space
- ◆ 51,234 sq. ft. and 5 floors of premier recreation at Club Marquise
- ◆ Grand 9-foot doors for every residence
- ◆ Future-ready homes with dual EV charging
- ◆ Soaring 12.5 ft. ceilings in the duplex & 12 ft. in Towers A and B
- ◆ Cutting-edge home automation
- ◆ Exquisite Italian marble finish in every unit
- ◆ Sophisticated European bath fittings for refined living

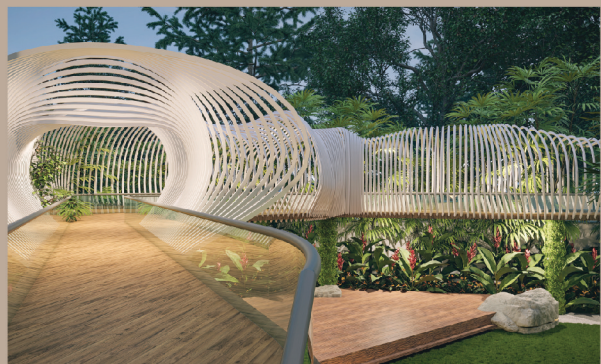
Reimagining Opulence

Reaching the pinnacle of luxury right down to the podium, abundance permeates every aspect of living at The Marquise



High life begins at 75 feet

First residence is built 75 feet above ground.

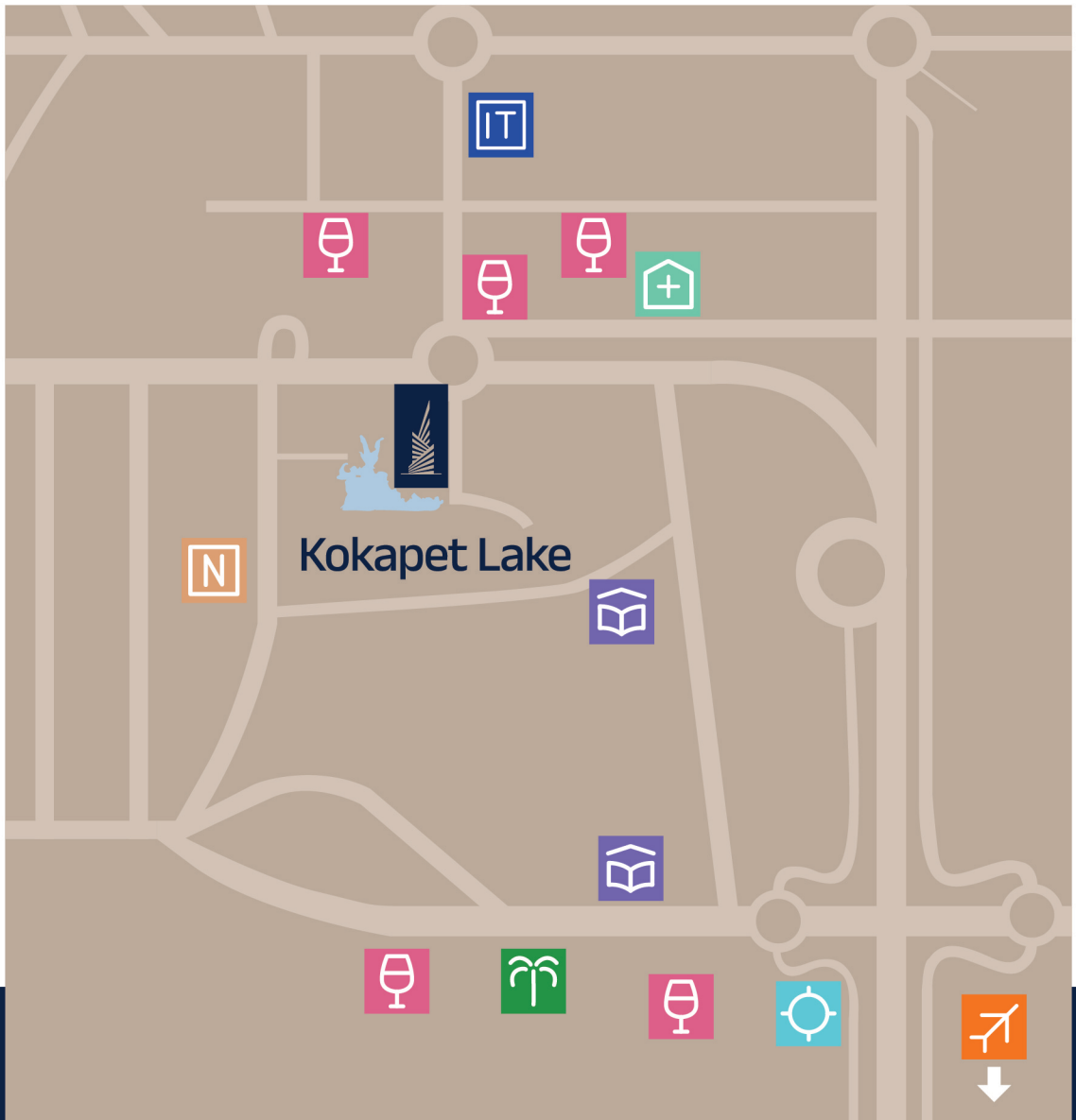


87,000 sq ft covered landscape

Unwind next to exotic greens and pristine water bodies

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.



**Phoenix Greens
International School**
< 3Mins



**Rockwell
International School**
< 7 Mins



**Continental
Hospital**
< 5 Mins



**Rajiv Gandhi
International Airport**
< 20Mins



**Fine Dine
Restaurants & Pubs**
< 5 Mins



**Outer Ring
Road**
< 2 Mins



Neopolis
< 2 Mins



**Gachibowli
IT Hub**
< 5 Mins



**Golkonda
Resorts**
< 5 Mins



THE
MARQUISE

■ 5 floors of opulence in Club Marquise

51,234 sq ft of top-notch entertainment
amenities, guest suites and more



Luxuriant interiors with European fittings

Lavish bedrooms with
spacious walk-in closets



Only one residence on each floor

Elevating exclusivity with only one
residence per floor & provision for
private elevators in duplexes

Sky Duplex A



LOWER LEVEL FLOOR PLAN

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

Sky Duplex B



The blueprint of luxury

Tower	Type	Area
Tower A	4 Bed + HT + MAID	6750 sq. ft
	4 Bed + HT + MAID	6810 sq. ft
Tower B	4 Bed + MAID	5185 sq. ft
Tower C	4 Bed + HT + MAID	9765 sq. ft
	5 Bed + HT + MAID	9635 sq. ft

Project Consultants

Architects



Landscaping



Structural & MEP



New Media



A legacy of delivering value

Deevyashakti Realty crafts unparalleled luxury residences, focusing on innovation, sustainability, and design. With 30 years of experience, we redefine urban living, transforming cityscapes and enriching lives through customer-centric and timely delivered projects.

DEEVYASHAKTI



Sri Sreenivasa
INFRA