



THE  
M A R Q U I S E  
by DEEVYASHAKTI & SSI

LUXURY  
LAKESIDE LIVING  
AT KOKAPET

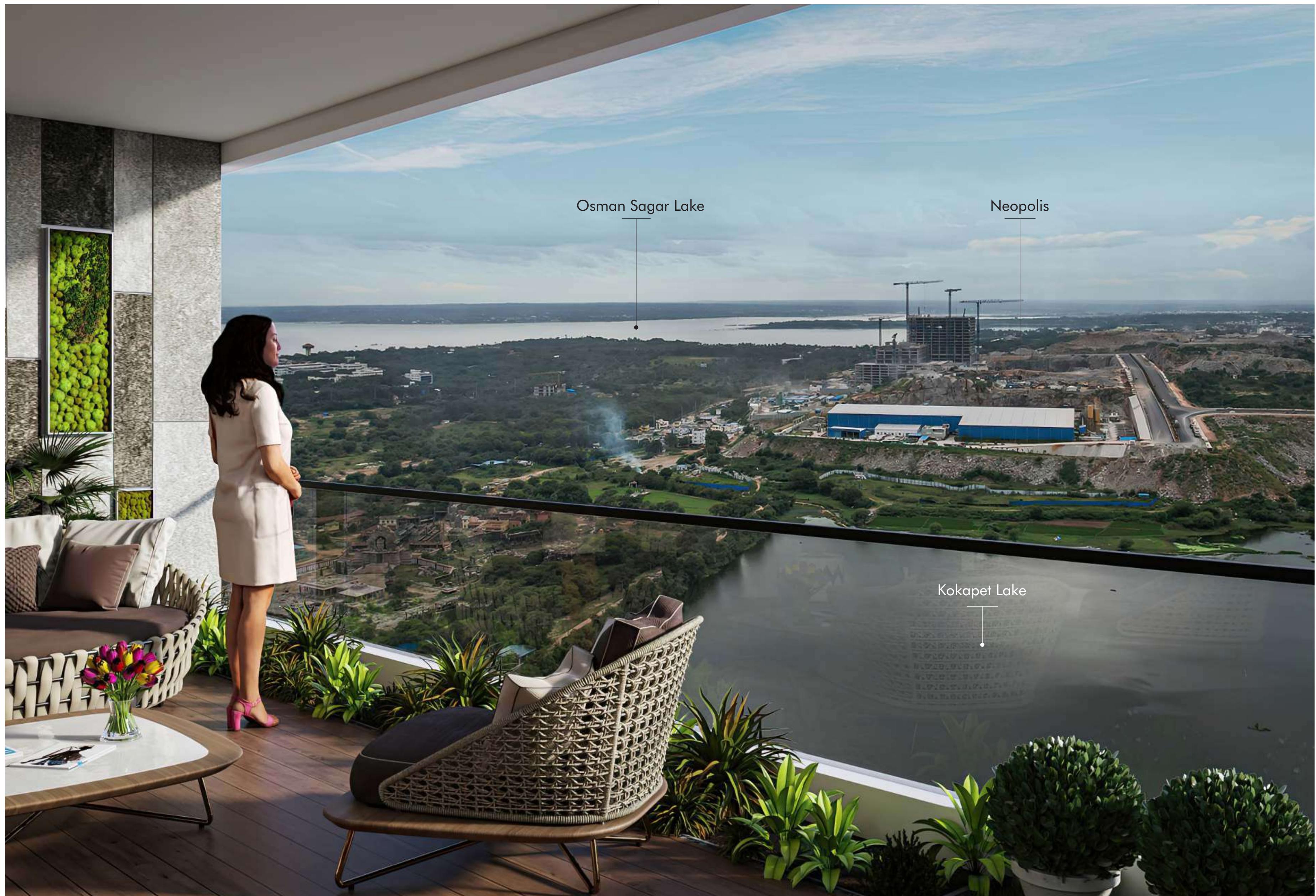


# THE MARQUISE

by DEEVYASHAKTI & SSI

Welcome to The Marquise, a luxury offering by Deevyashakti Realty & Sri Sreenivasa Infra, overlooking the serene Kokapet and Gandipet lake.

Finding moments of solitude in a busy lifestyle demands a space that puts nature and lifestyle at the forefront of everyday living, a neighbourhood that blends tranquillity with the very best in connectivity, a home that turns into personal sanctuary of opulence, luxury and peace.



# Lakeview Living Redefined.



# Discover the Luxury & Lakeviews you deserve!

Open up your world to the very best of luxury and views life has to offer. Raising the standard of living with rejuvenating spaces, enriching lifestyle amenities and stunning views, The Marquise is an uber-luxury project by Deevyashakti Realty & Sri Sreenivas Infra.

Abutting the ORR, close to the Financial District and overlooking the serene Kokapet lake, The Marquise offers a fresh approach to living.

# A New Perspective in Lakeside Living

- A seamless convergence of Art and Architecture, Style and Substance. A pristine world of splendor, fineness and liberation.
- A spectacular project that owes its uniqueness to its unrivaled natural beauty and close proximity to significant landmarks.
- An exclusive 87,000 Sft. of **lifestyle level** (landscaped stilt) open to sky spaces, kid's play areas, driveways and pedestrian zones harmoniously blend with abundance of natural setting and thoughtful amenities.
- Three exclusive Towers. Tower-1 has 2 premium flats, Tower-2 has four spacious flats per floor.
- Tower-3 features Duplexes, and the topmost floors have Triplex residences.
- 42 floors high best-in-class uber-luxury towers mark the skyline of the most-sought after destination in the city, offering the best ventilation, views, and flexibility for the lifestyle demands of its proud residents.
- Exquisite Clubhouse of ground plus five floors features best-in-class amenities for leisure, entertainment and socializing.
- Viewing decks, socializing spaces, interaction spaces in combination with designer landscape create an exclusive ambience to experience an upmarket lifestyle.
- Clubhouse terrace level landscape offers breath-taking lake views and exclusivity of private landscape terrace.
- Duplex Towers block 25 feet double height cut out in duplex apartments and an exclusive amenities lounge.





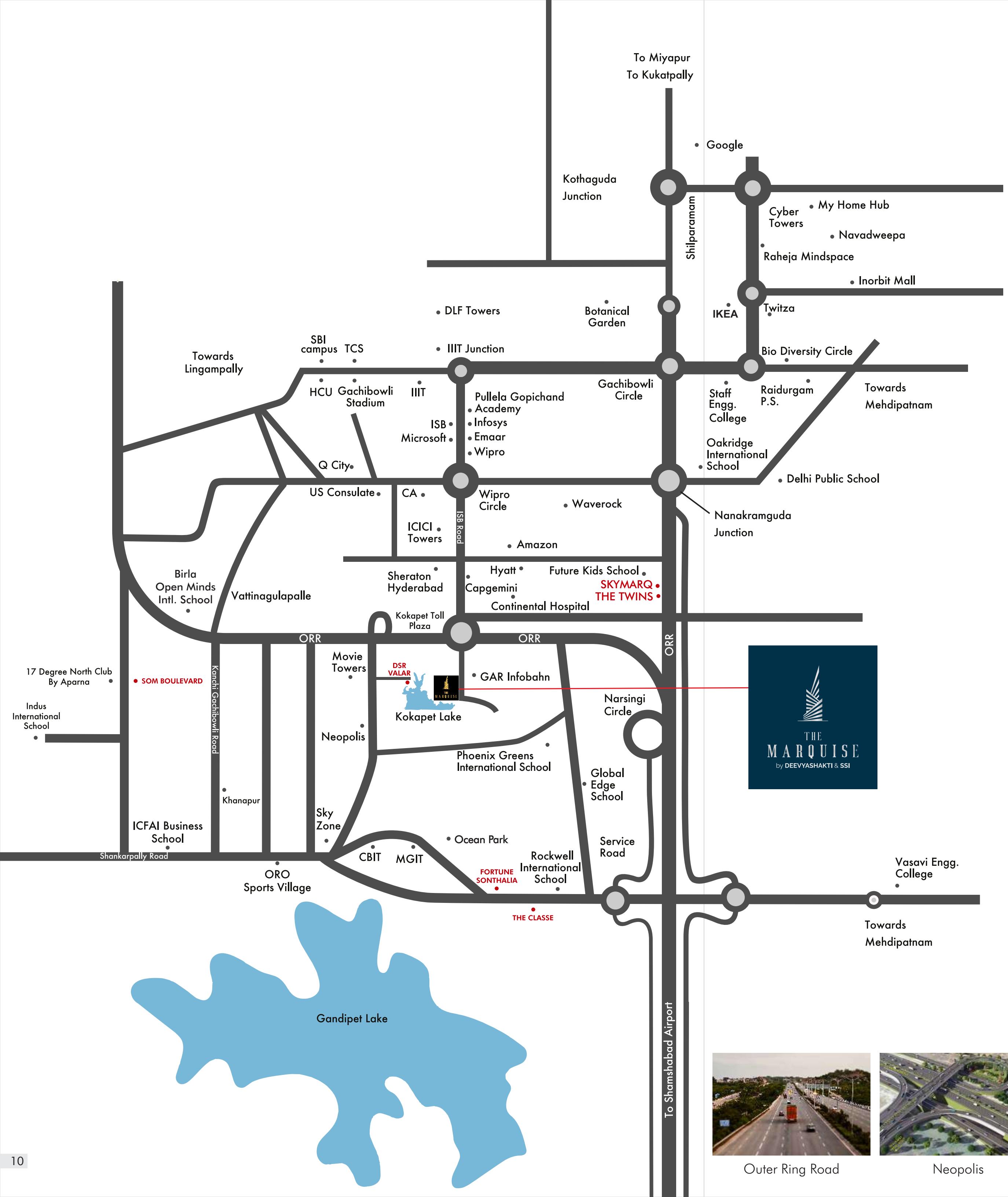
# Exceptional Location, Unparalleled Comforts.



Enjoy a more local, walkable and cosmopolitan existence, where you'll have the benefit of living life at your own pace, and everything you need is within easy reach. The Marquise at Kokapet is well placed in the middle of cosmopolitan development, suiting the socio-cultural context and lifestyle.

With its top-notch infrastructure, superior connectivity, and abundance of contemporary amenities, Kokapet has become the most sought-after location for the greatest standard of living, according to the Financial District overview.





## PROXIMITY

### EDUCATIONAL INSTITUTIONS

Rockwell Intl. School	< 5 Mins
Phoenix Intl. School	< 5 Mins
Oakridge Intl. School	< 10 Mins
DPS	< 10 Mins
CBIT	< 10 Mins
Birla Mind School	< 10 Mins

### IT HUB & CORPORATE OFFICES

Financial District	< 5 Mins
Capgemini	< 5 Mins
Wipro	< 5 Mins
Microsoft	< 5 Mins

### HOTELS & RESTAURANTS

Sheraton Hotel	< 5 Mins
Hyatt	< 5 Mins
Sandwicho Café	< 5 Mins
Fisherman's Wharf	< 5 Mins

### HOSPITALS

Continental Hospital	< 5 Mins
Care Hospitals	< 15 Mins

### MALLS & RESORTS

Golkonda Resorts	< 5 Mins
Sarat City Mall	< 25 Mins

### ACCESS / CONNECTIVITY

Neopolis	< 2 Mins
Outer Ring Road	< 2 Mins
Gachibowli IT Hub	< 5 Mins

Rockwell Intl. School



Phoenix Green School



Microsoft



Sheraton



To Shamshabad Airport



Outer Ring Road



Neopolis

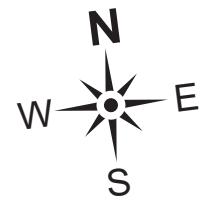


Continental Hospitals



Skyzone

# Master Plan



## LEGEND

1. Security Cabin
2. Water Feature with Signage
3. Entrance Sculpture Garden
4. Entrance Water Feature
5. Seating Area with Open Lawn & Stepping Stones
6. Planter Box
7. Avenue Plantation
8. Pathway
9. 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 & Plantation
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 with Portal Frames
30. Block Entrance Lawn



# Project Highlights

5  
Acres

295  
Flats

6  
Level of Parking

360°  
Panoramic Views

42 Floors  
Tower A & B

Exclusive  
Duplex Tower C  
46  
Sky Mansions

1<sup>st</sup> Floor Starts  
from 75 Feet  
Above Ground

15 Mtrs.  
Podium

87,000 Sft.  
Covered  
Landscape

25 feet high  
Landscape  
Podium

51,234 Sft.  
Clubhouse

Private Lifts  
For Each Flat

9 Feet  
Main Door  
Height

2 EV  
Charging Point  
Per Unit

12.5 Feet  
Floor to Floor Height  
For Duplex Apartment in Tower C

12 Feet  
Floor to Floor Height  
For Apartment in Tower A & B



# Live the high-life by the lake.

Wake up to your own lakefront view everyday, from your bespoke villa in the sky. The lavishly sized 4 and 5 BHK homes create stylish and private havens to compliment your inspired lifestyle and make your home in the sky a truly exclusive place.

The wide gap between towers ensures unobstructed views of the serene surroundings for all its residents .





Grand Entrance



Driveway

## Feel welcomed from the very start.

Step into an era of magnificence and grandeur through the awe-inspiring walkways and driveways. Enhancing the experience of entering your home, the grand entrance with wide internal driveways and the exclusive drop off make an imposing first impression on visitors.



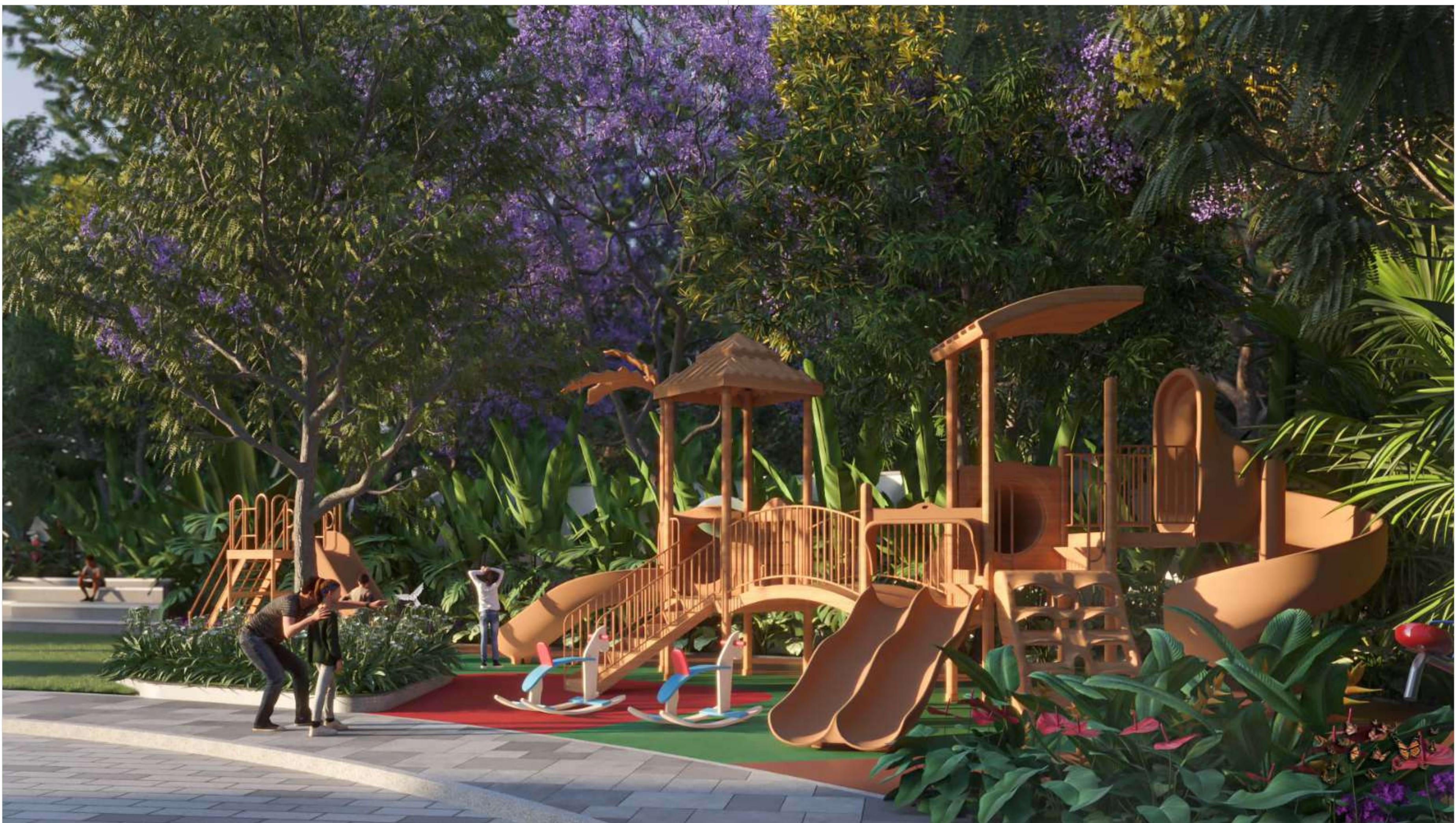


Basketball Court



## Make time for sports in everyday life.

Play different sports in an engaging manner, right in your neighborhood. Inspiring you to take your game to the next level, convenient play courts in the community let you play, make friends, accomplish goals and also have fun.



Children Play Area



## Give children a space to kid around.

Encourage children to explore the world around them and learn life lessons through adventure and imagination. Promoting the value of outdoor play and fun, children's play area in the community lets them play when they want, the way they want.



Lawn & Seating Area



## Experience life from the nature's perspective.

Open up to the world outside with landscapes and terraces that provide the option to stay in touch with nature all year round. The expansive greenery in the neighbourhood lets you enjoy the soaring views, play with your pooch in the outdoors and bask in the sunshine everyday or simply relax taking in the natural breeze.

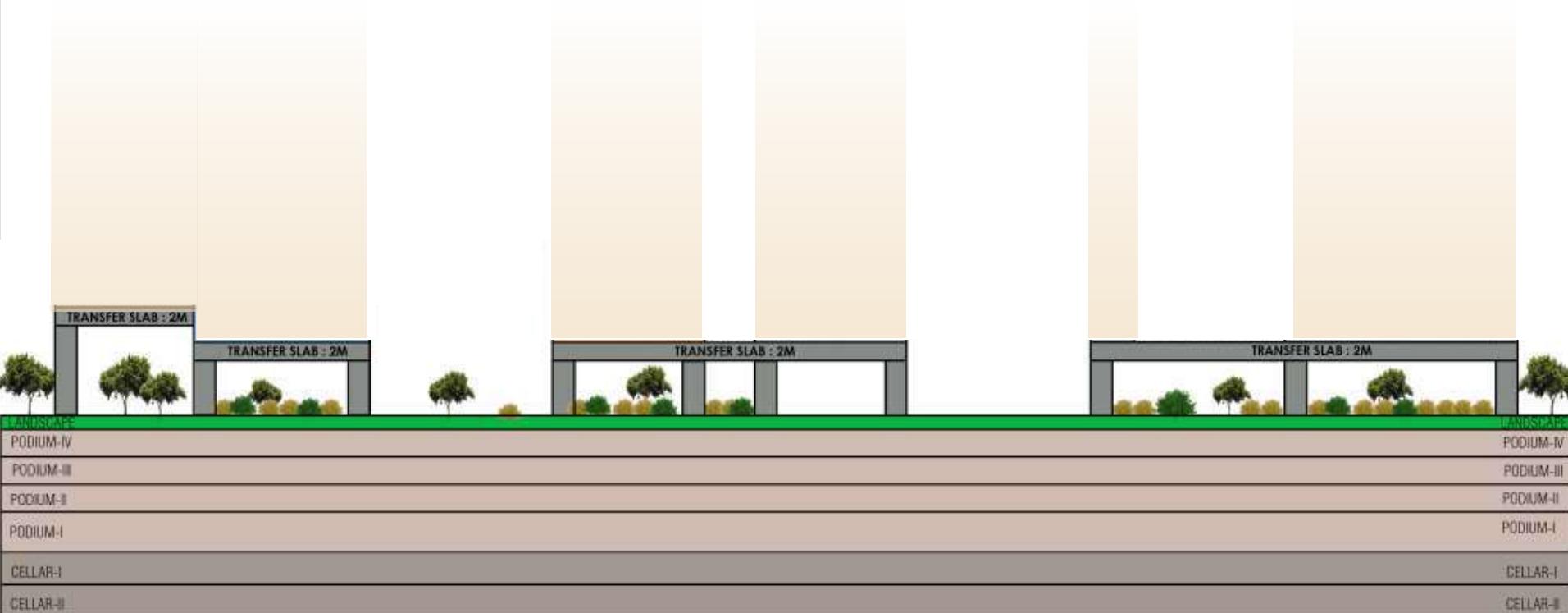


## THE MARQUISE

— LIFESTYLE LEVEL —

# Elevate your life at the **Lifestyle Level.**

Enjoy a place to slow down and retreat, with peaceful atmosphere and breathtaking panoramic outlooks as your backdrop. The expansive podium area in every tower, with height of 15 meters, delivers exceptional enrichment to professional and lifestyle aspirations, as well as the luxury of space to unwind in impeccable surrounds. You can enjoy a yoga session, a workout in the fitness zone, playful moments in the activity area and pet area or just relax in style with friends and neighbours.



Water Feature



Xeriscape



Viewing Deck



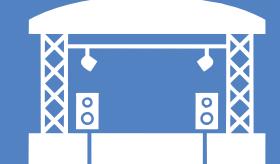
Mini Party Lawn



Yoga Lawn & Meditation



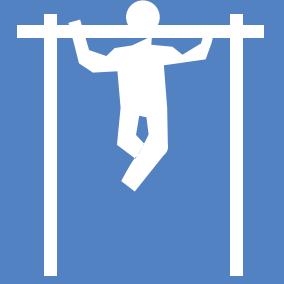
Open Lawn Seating Area



Stage



Kids Play Area



Fitness Zone



Temple



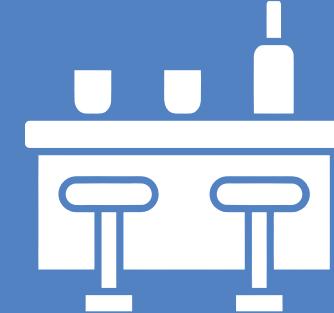
Tennis Court



Indoor Games



Mound with Sculptures



Bar Counter



Barbeque Area



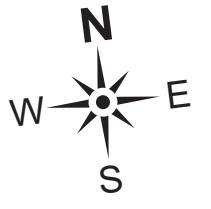
Pet Park



Reflexology Path



Connecting Bridge



# Lifestyle Level Landscape Plan.



## LEGEND

1. Building Entrance Water Feature
2. Viewing Deck
3. Falling Water Feature From Mezzanine Floor
4. Gathering Space
5. Seating Deck
6. Open Lawn Seating Area
7. Mezzanine Floor Level
8. Pathway
9. 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 Sculptures



LIFESTYLE LEVEL -LANDSCAPED PODIUM

# The first-of-its kind **25 feet high** Lifestyle Level.

Discover a unique lifestyle that is hidden yet visible. Find yourself and elevate your life with the fascinating lifestyle amenities under the towers. The seamless blend of the outdoors with the indoors is a unique feature of this flagship residences.



## Discover your perfect space for outdoor living.

Feel the warmth of the outdoors at the landscaped, recreational podium. The vibrant open spaces encourage you to go outside and engage in outdoor activities while the seating spaces provide an ideal place to relax with family or friends.



Podium Lawn



## Ponder on life's pleasures beside a waterbody.

Experience the sounds of bubbling water, the sights of crisp, clean water, and the refreshing feeling of flowing water. Giving the community a visual and soothing effect, the water sheet offers a natural elegance to your home.



Fitness Area



40  
Yoga Lawn

## Spice up your fitness pursuits.

Take advantage of the outdoor fitness spaces for a fun exercise or a custom workout of all intensities. Exercise together with friends and neighbors, challenge each other to complete exercises in succession or turn your exercise regimen into a game and achieve your fitness goals.



Elevated Tennis Court

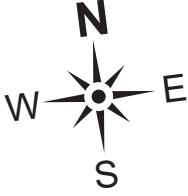


Podium Play Area

## Elevated tennis court.

Keep the kids busy and allow them to learn through play with a host of friendly activities. With happiness, fun and entertainment at its centre, the elevated podium play area triggers a rush of adrenaline and brings out the most creative side in the little superstars.

# TOWER - A



**East Facing  
4BHK + HT + MAID  
6,810 Sft.**



West Facing  
4BHK + HT + MAID  
**6,750 Sft.**



# TOWER - B

**East Facing  
4BHK + MAID  
5,185 Sft.**



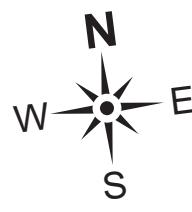
**West Facing  
4BHK + MAID  
5,185 Sft.**



**East Facing  
4BHK + MAID  
5,185 Sft.**

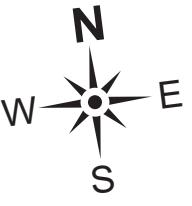


**West Facing  
4BHK + MAID  
5,185 Sft.**



# TOWER - C

## DUPLEX PLAN

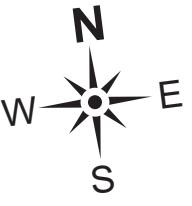


**West Facing  
4BHK + HT + MAID  
9,765 Sq.Ft.**



# TOWER - C

## DUPLEX PLAN





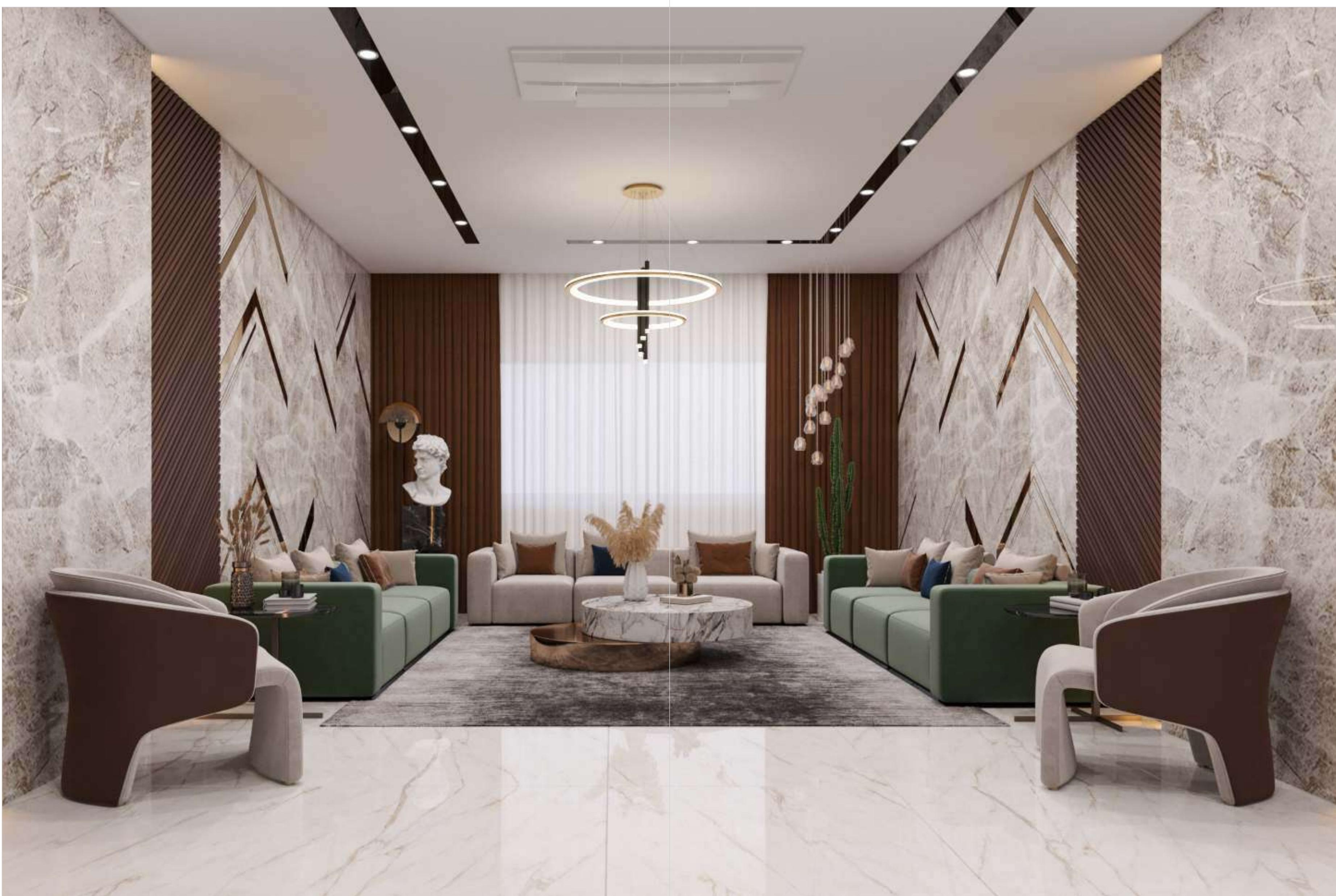
APARTMENT ENTRY & LIFT LOBBY

## Rejoice in Vibrant & Immersive Residences.

Discover thoughtfully conceived homes that elevate your everyday living experience. From the moment you enter your new home, high-end finesse define every bend, turn, and surface throughout this residential retreat. Bask in stunning lake views from your balcony and enjoy the privilege of waterfront living through exclusive apartments and sky villas.

- **Private lifts**  
for a quick and quiet ride home.

- **Exclusive entrance lobby in every tower**  
to pickup and drop-off guests.



DRAWING ROOM

## Live the sleek, sophisticated spaces.

Get inspired by the spacious and ultra modern homes that embrace the luxury and lifestyle of the elite. Every home is designed to provide a curated living experience so you can enjoy the opulence and bask in the aesthetics.

- **Vastu compliant homes**  
with abundant natural ventilation and fresh air.



# Make the most of your home office.

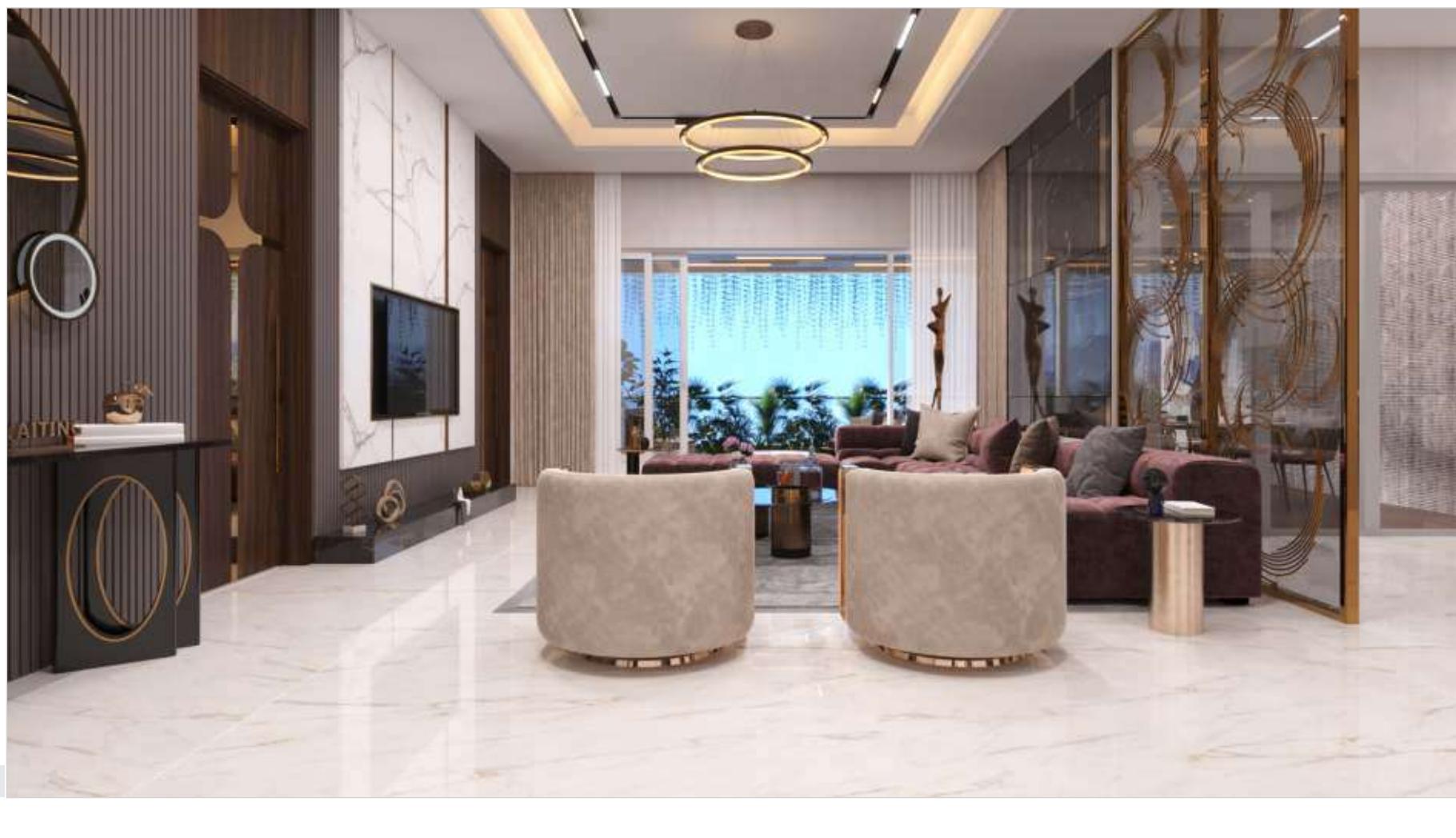
Get inspired by a serene and calm home office that lets you focus with ease and reach peak productivity when you're working from home. The office space in your home not only encourages you to work but creates a sense of peaceful relaxation with a beautiful outdoor setting.



OFFICE



LIVING AREA



## Make a statement with a bespoke home.

Welcome and entertain guests, unwind after a long day, enjoy some television time or relax together in refined comfort of the delightful living room. Indulge in a world of everyday luxury with thoughtful living spaces and luxurious finishes.

- Designer Main Door Height - **9Ft.**
- Internal Doors Height - **8 Ft.**
- Aluminium Windows with **DGU** Glass



BALCONY



## Embrace outdoor living with a cozy balcony.

Enjoy the space to spread out, with access to jaw-dropping views. Spacious balconies in every home let you catch a breath of fresh air, watch the sun go down over the stunning landscape and twinkling stars in the evening sky.



DINING AREA

# Indulge in the buffet of luxuries.

Sit and enjoy a relaxed dinner with your family or keep the party together seamlessly with friends/ neighbors. Spacious dining against an exquisite backdrop combined to deliver an exceptional experience and a redefinition of dining with a view.



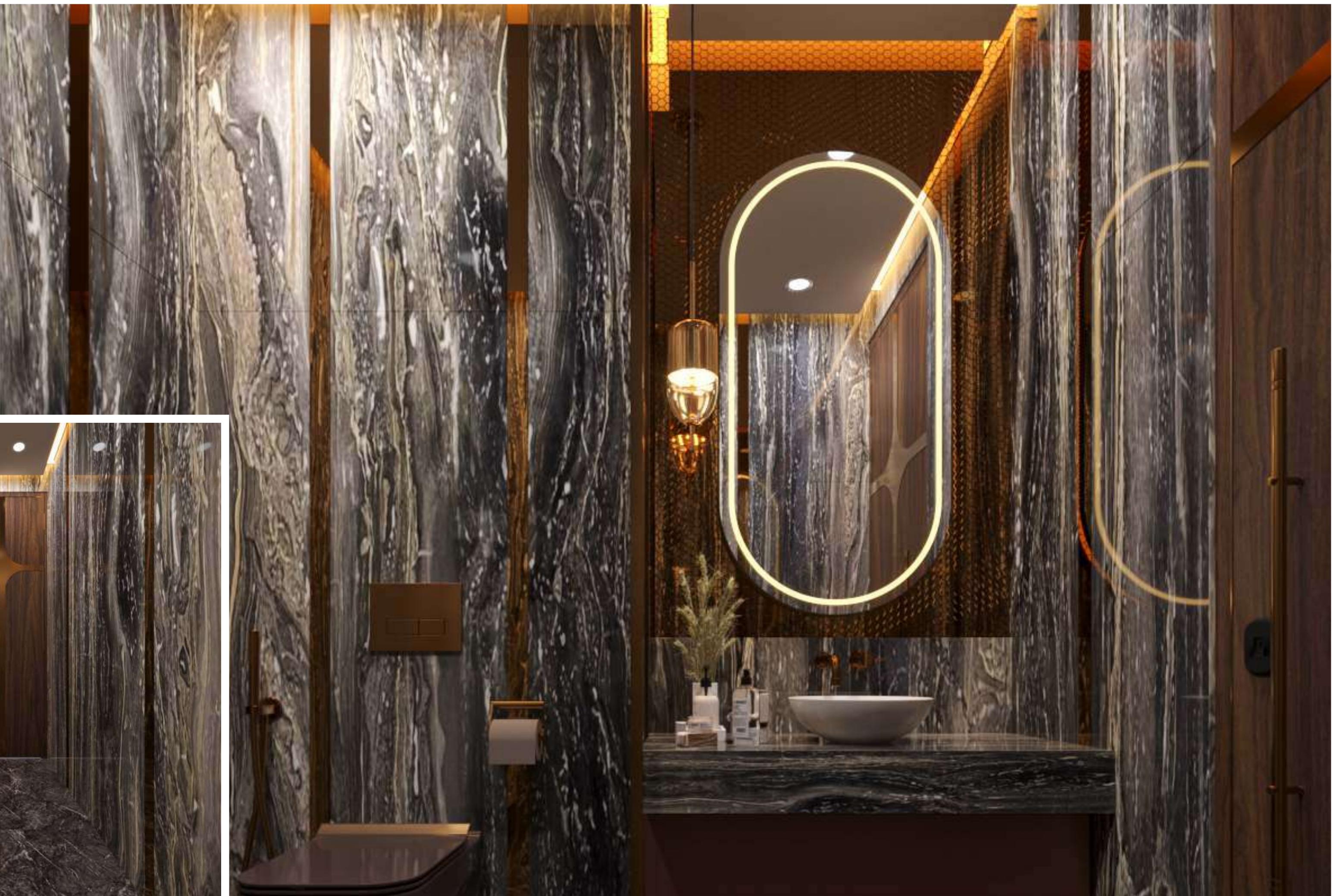
DRY KITCHEN



WET KITCHEN

## Experience a sheer culinary pleasure.

Take out time to prepare food for your friends and family. A compact, vibrant kitchen that is highly functional is what you need. Ideal for food preparation, cooking and socializing, the Dry & Wet Kitchen in every home is an everlasting inspiration for every chef and a great addition to the space.



POWDER ROOM

- Washrooms with LED Mirrors & Vanities



## Step into a blissful dream.

Savor cozy and immersive spaces that become your magical retreat, an escape from the outside world. From the comfort of your master bedroom, you'll awaken to nourishing daylight and a soaring outlook taking in vistas of the Kokapet lake.

MASTER BEDROOM

- All bedrooms are as spacious as Master Bedroom, irrespective of flat sizes.
- All bedrooms have walk-in closets and spacious bathrooms adorned with lavish fixtures and fittings.

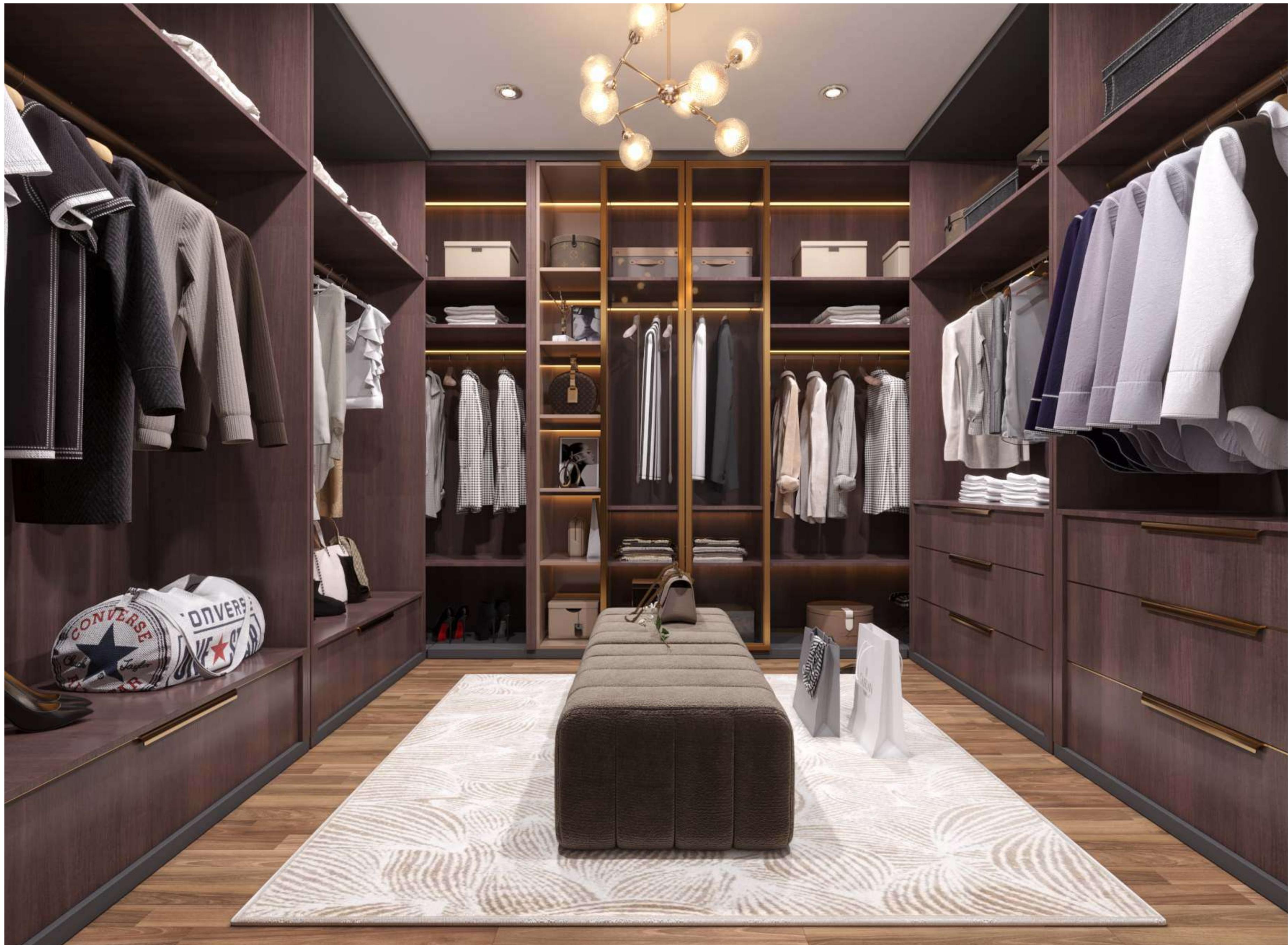


M. TOILET

# Ultra-luxury imported Sanitary fittings.

Lock the door and lock out all of the troubles outside, get that zen feeling after a long, hard day with a sanctuary-like bathroom in your home. Whether you want to impress your visitors or upgrade your bathing experience, it creates a sense of privacy and tranquillity you'll never want to leave.

- Villeroy & Boch, Globo or Equivalent Sanitary Fixtures In All Bathrooms.
- Carimali, Dornbracht, Fantini Or Equipment Bath Fittings In All Bathrooms.



# Stay Organized and Fashionable.

Keep everything organized by category and color, similar to the way you would find clothing items displayed in a boutique, stylish and functional walk-in closet in your home, separate for men and women, make it an inspiring place to get dressed.

HE & SHE CLOSET



CHILDREN BEDROOM



**Give children  
a space to dream  
and live their fantasies.**



GUEST BEDROOM



**Give yourself a soothing,  
comforting space to start  
and end your day.**



HOME THEATRE



**Experience movies  
in surround sound,  
from the comfort  
of your home.**

**51,234 Sft.**  
**Club Deevyashakti**



## Live the Lifestyle you Deserve.

Enjoy your room to spread out and relax or master your daily routine with facilities for fitness, work, pets, and more. From elegantly appointed spaces ideal for time with friends, to world-class facilities for recreation, productivity, and more – The Club has everything for your needs and desires.

# CLUBHOUSE GROUND FLOOR

Reception  
Lounge  
Multipurpose Hall  
Cafeteria  
Reading Lounge  
Grocery



## RECEPTION



## CAFETERIA



# Get treated to a lakeside cafeteria.

Catch up with a friend over a cup of coffee, plan a business lunch, a family dinner at the contemporary cafeteria that boasts a refreshing ambience and overlooks the serene lake. Sit back, relax, enjoy your food and have a good time with your loved ones.

## CLUBHOUSE GROUND FLOOR



MULTIPURPOSE HALL - 150 PAX

**Host a cozy  
indoor party.**

Host a family party or community event enjoying the elegance and ambience of a cozy setting overlooking the panoramic views of the nearby lake. Birthdays, baby showers, dinners and cocktail parties – the party halls and event lawns are designed for all events and ceremonies.

# CLUBHOUSE

## FIRST FLOOR

Indoor Games  
Table Tennis  
Cards Room  
Guest Suite  
Air Hockey



# Make indoor time fun and engaging.

INDOOR GAMES

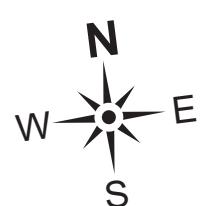


TABLE TENNIS



CARDS ROOM

Fight the boredom of indoors with fun and entertaining games and activities for kids of all ages. Find the perfect indoor game for your family and keep them entertained all day at the exclusive indoor games room.



# CLUBHOUSE

## FIRST FLOOR



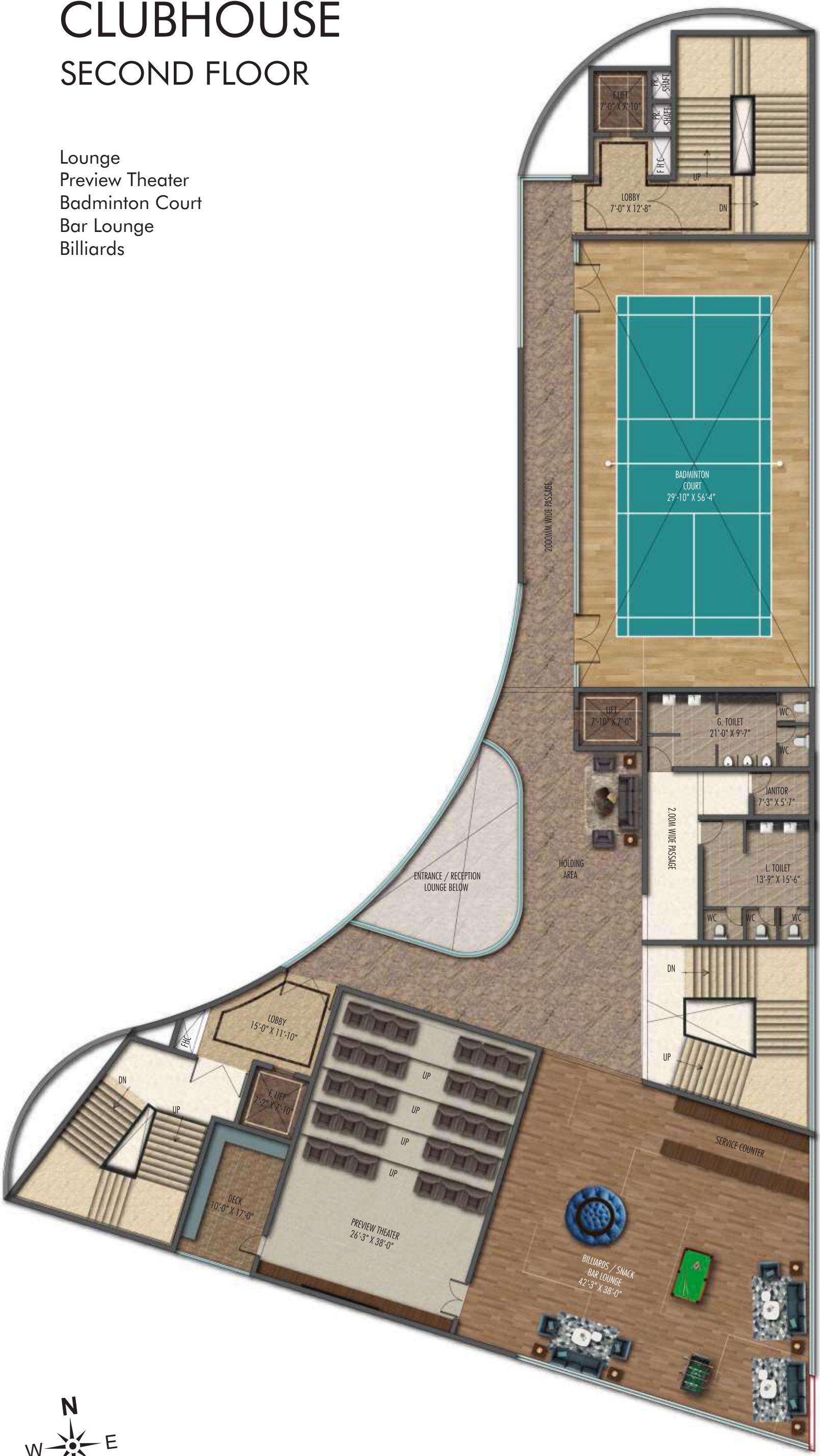
GUEST SUITE

**Create a homely  
feel for your guests.**

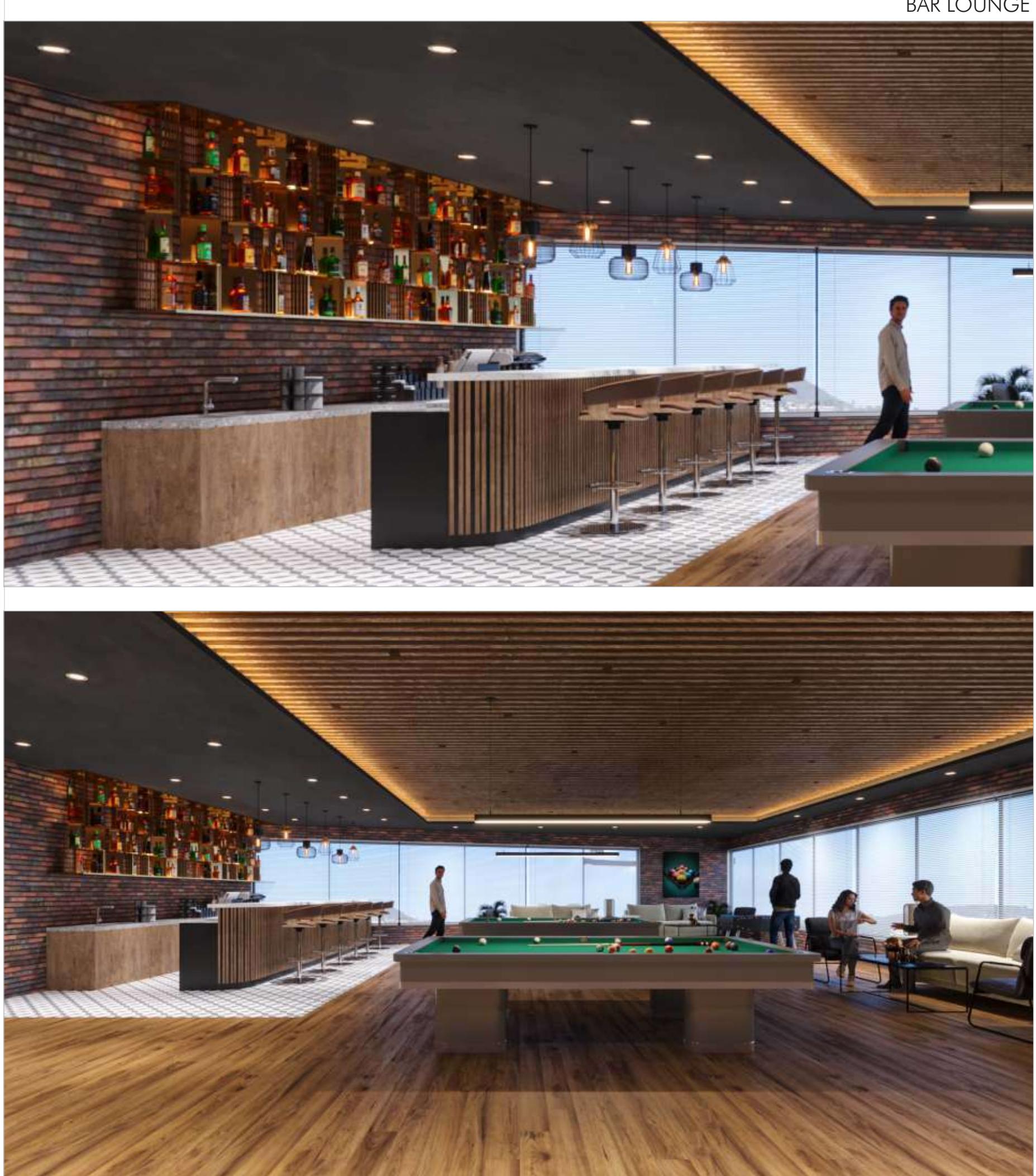
Treat your guests to space that is a wonderful blend of contemporary style, warmth and sophistication. The exclusive guest suites with world class features in the neighborhood will give them a truly home like feel and leave them wanting more.

# CLUBHOUSE SECOND FLOOR

Lounge  
Preview Theater  
Badminton Court  
Bar Lounge  
Billiards



# Play pool, drink and relax.



Unwind with friends from the community after work, get some drinks and play pool. Making it a pleasant, relaxing experience for everyone, the in-house swimming pool bar & lounge is the perfect spot to gather with friends, talk about the day and enjoy a quick drink over a game of billiards.

## CLUBHOUSE SECOND FLOOR



BADMINTON COURT

**Keep yourself active  
with Badminton.**

A workout for your entire body, improve your reflexes and enjoy a healthy lifestyle. Badminton is not only the best for holistic well-being of your body but a fun game and you can enjoy it with your friends and family.

**CLUBHOUSE**  
SECOND FLOOR



PREVIEW THEATER - 30 PAX

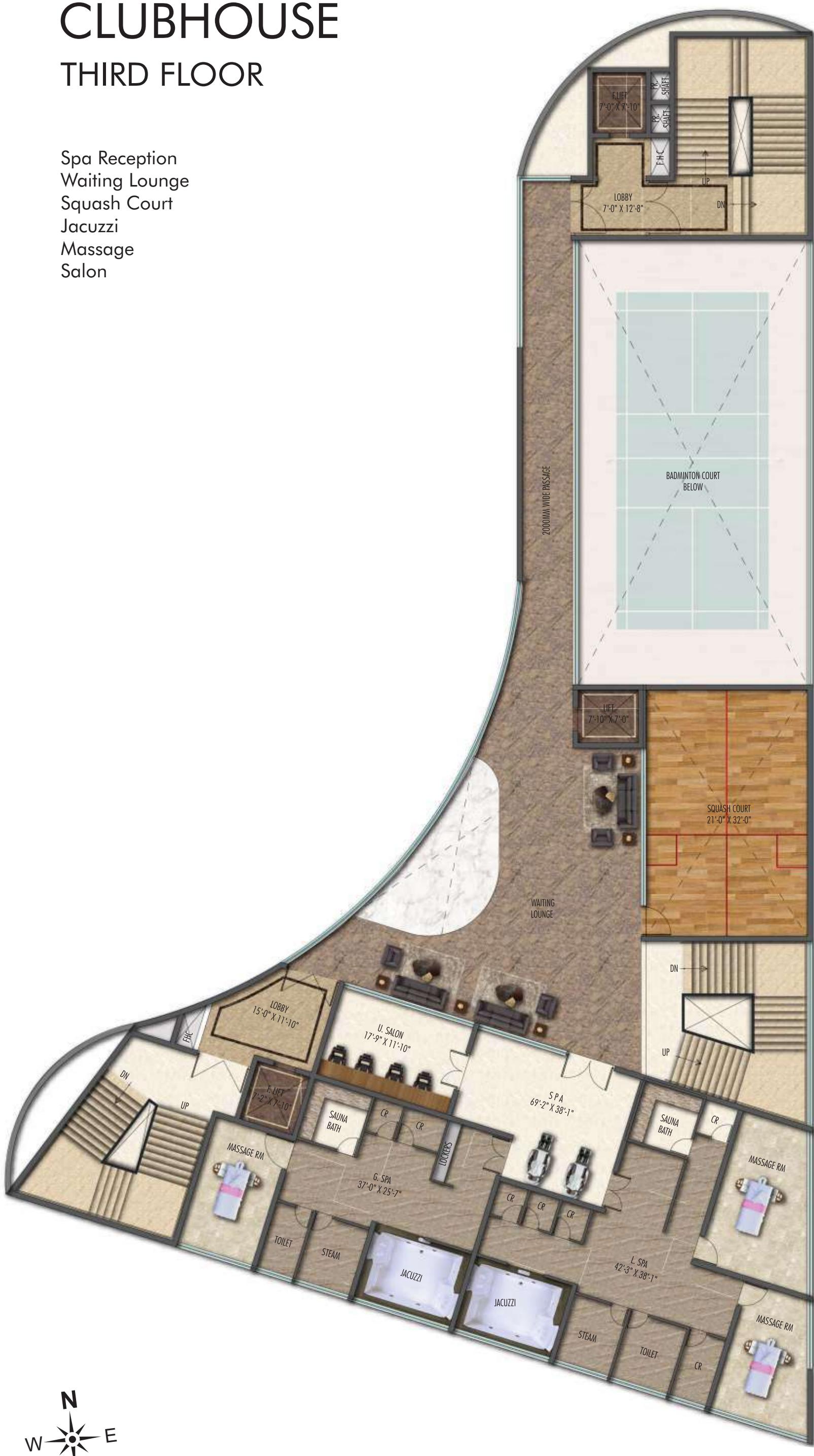
**Feel more  
immersed in Movies.**

Watch your favorite movies and shows together with your family on the big screen, in your neighborhood. For those that don't have time to go out to the theatres and buy tickets, the community has a plush preview theater that can accommodate friends and family with ease.

# CLUBHOUSE

## THIRD FLOOR

Spa Reception  
Waiting Lounge  
Squash Court  
Jacuzzi  
Massage  
Salon



# Rejuvenate your body, mind and soul.

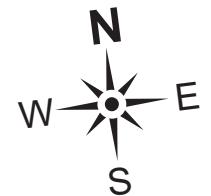
SPA RECEPTION



SALON



Engage in some pampering, with a soothing spa in the neighborhood. Creating a relaxing atmosphere, the in-house spa/salon lets you unwind with an indulgent beauty experience for a recharged body, mind and soul.



# CLUBHOUSE

## THIRD FLOOR



SQUASH COURT

**Get better at  
Playing Squash.**

Refine your squash skills, get fit, meet friends and enjoy the social life. Pushing your agility, balance and power to the limit, squash is an exciting sport complimenting to the modern lifestyle.

# CLUBHOUSE FOURTH FLOOR

Lobby  
Conference Room  
Co-Working Space  
Aerobic  
Badminton Court



# Have a Better Work-Life Balance.

CONFERENCE ROOM



CO-WORKING SPACE



Experience a cozy and inspiring working environment within the neighborhood. From a plush business lounge to flexible co-working spaces/ meeting rooms, the community has everything for your business presentations, conferences, corporate events and workshops.

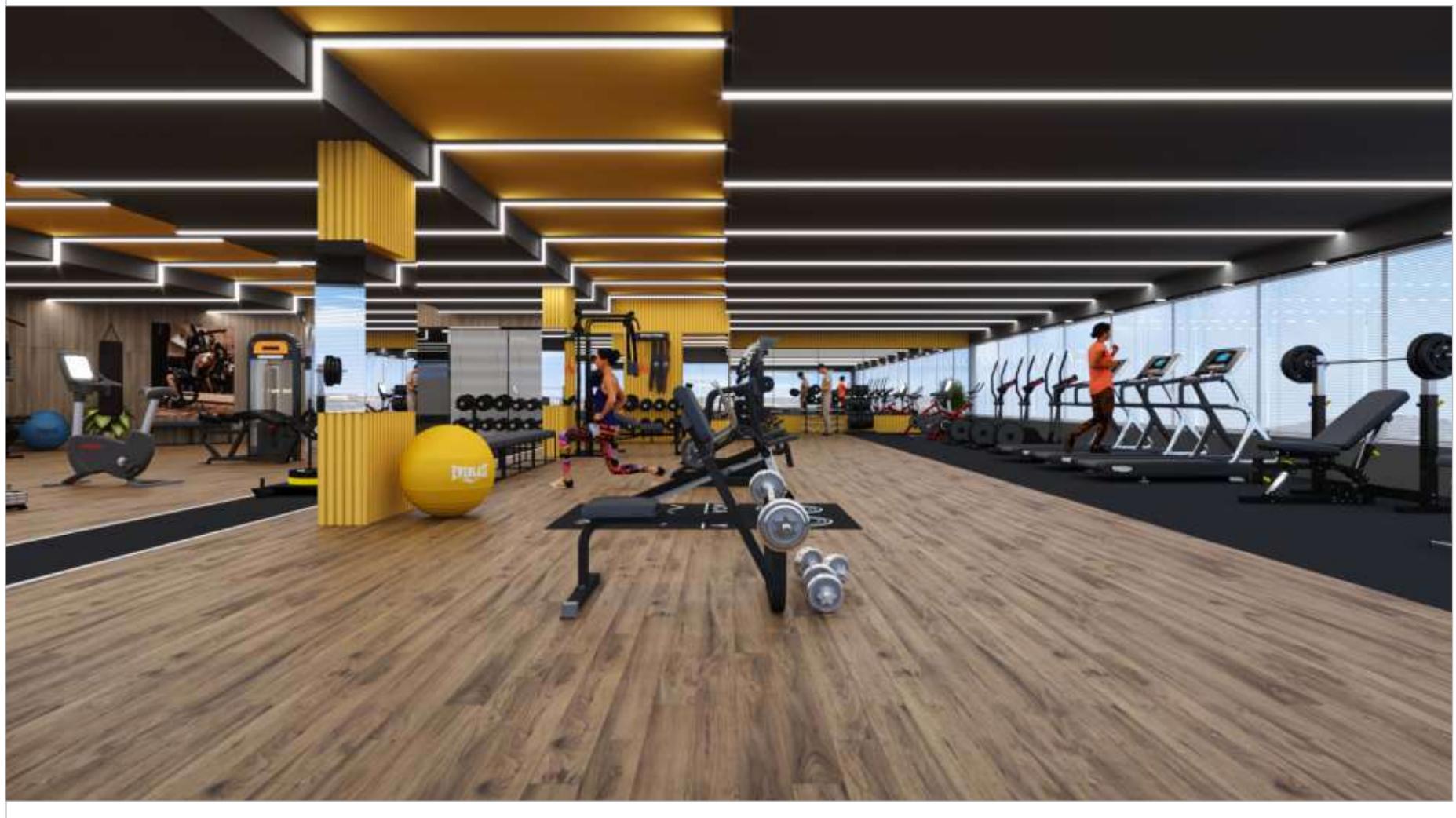
# CLUBHOUSE

## FIFTH FLOOR

Gym  
Cardio Fitness



# Live a fit and healthy lifestyle.

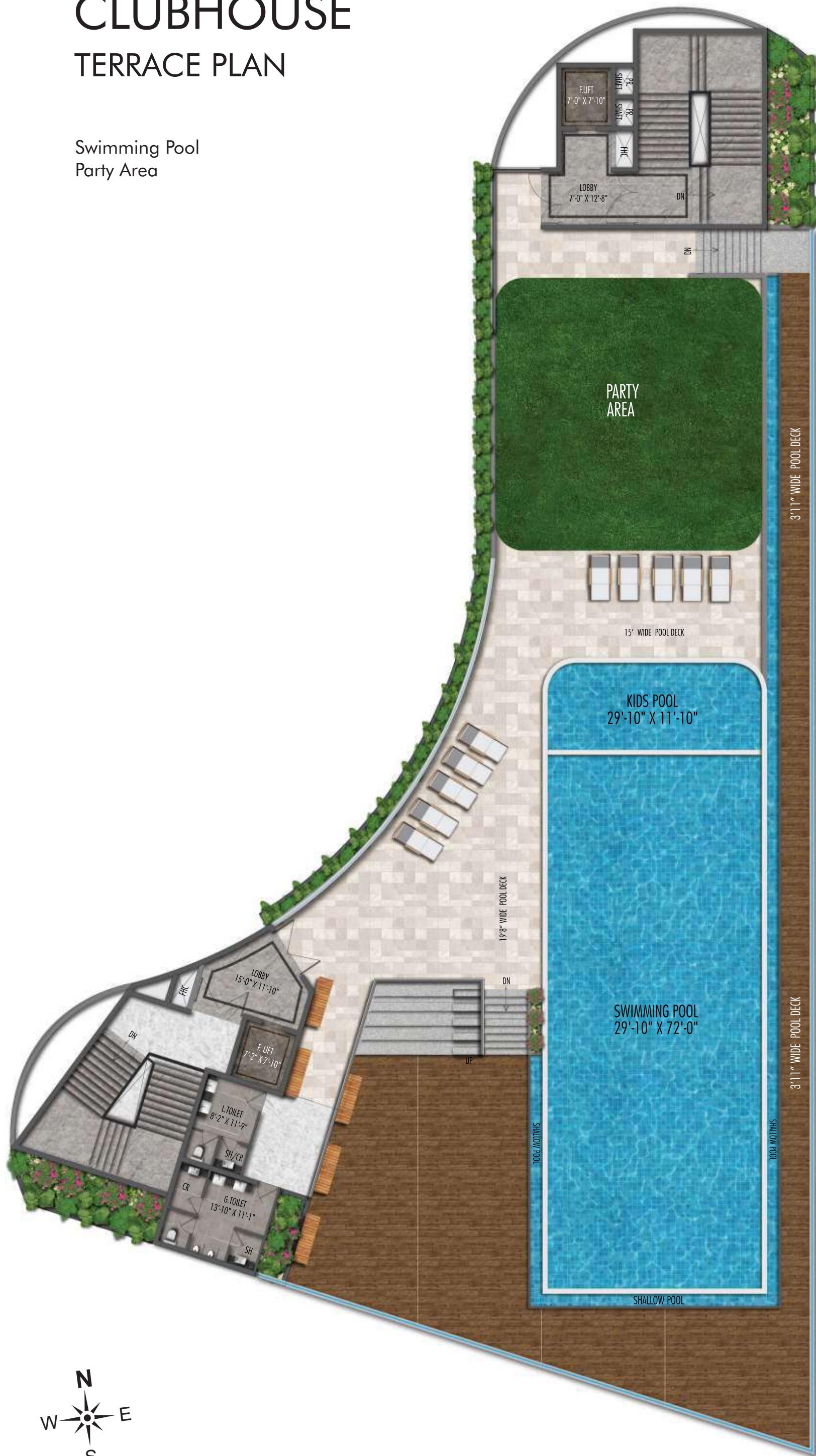


CARDIO FITNESS

Enjoy a healthy life, start exercising at the world class gymnasium in the neighborhood. With state-of-the-art fitness facilities to keep you motivated and fit, the community has everything for your physical health and overall well-being.

# CLUBHOUSE TERRACE PLAN

Swimming Pool  
Party Area



**Celebrate in Style,  
on the Rooftop.**



TERRACE PARTY LAWN

Discover enchanting spaces that will truly level up your event and make it unforgettable. Sweeping everyone away with beautiful views of the lake, the cosy and elegant party lawn on the terrace is the perfect choice for intimate affairs.

# CLUBHOUSE TERRACE



TERRACE SWIMMING POOL

**Relax with a refreshing  
dip in the sparkling pool.**

Unwind after a long day's work, getting immersed in the refreshing waters of the terrace pool. Cool off in a gorgeous way, taking in views of the city skyline with the beautiful natural scenery as your backdrop.

# Specifications



## 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.



## PAINTING

External: Textured finish with primer 2 coats of weather proof exterior emulsion paint of reputed make.

Internal: Smooth finish with Gypsum punning + 2 coats putty + primer + 2 coats of premium acrylic emulsion paint of reputed make over.



## SITOUT & DECK

Weather proof paint of reputed make over external putty finish at utility / sit out walls and ceiling.



## PARKING AREA

One coats of Primer + 2 coats paints of reputed make.



## MAIN DOOR FRAME & SHUTTER

Dimensions: 9 ft height and width as per design Factory made Frame and Shutter with Premium Teak wood veneer with Polycoat finish and reputed hardware fittings.



## INTERNAL DOOR FRAME & SHUTTER

Dimensions: 8 ft doors height & width as per design

Factory made Frame and Shutter with Premium Teak wood veneer finish with PU finish and reputed hardware fittings.



## GLASS WINDOWS & DOORS

Anodized Aluminum Frame Windows & Doors with double glass (DGU) with Mosquito Mesh & 100% U.V. Protection (Alumil or of equivalent make.)

Ventilators: Anodized Aluminium ventilators for all toilets, store, Maid room & Maid toilet.



## BALCONY RAILINGS

Aesthetically designed glass railing system with toughened laminated glass of higher thickness with higher safety margin of Techno Rail or equivalent make.



## ENTRANCE LOUNGE & COMMON LOBBY

Flooring: Imported Marble

False Ceiling: Aesthetically designed false ceiling as per architect design.



## ELEVATORS / LIFTS

Residents / Guests Lifts

High speed automatic Stainless Steel Lifts of Mitsubishi/Toshiba or equivalent make 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.

### Flooring

Aesthetically designed flooring of imported marble.

### Lift cladding

Imported Marble

### Service Lift

One high speed Automatic Stainless Steel Lift of reputed make with ARD with V3F for energy efficiency individually in all the 3 Blocks.



## FLOORING/DADOING

Good Quality Imported Marble Flooring in the Entire unit with Foyer, suites, Drawing, Living, Pooja, Dining, Kitchen as per the design.

Premium Tiles cladding in all bathrooms and powder room. Fully vitrified tiles in servant rooms.

Window sill & balcony ledge coping in good quality Marble / granite

Imported marble flooring and cladding in all common areas including lift, lobby, club house, and common areas corridors.



## HOME THEATRE

Premium Engineered wooden flooring.



## BALCONIES

All Balconies with designer combination of Granite and premium quality tiles.

Provision of Electrical Socket IP 65.



## 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 kitchen.

Provision for Dish Washer, Washing Machine with CP Fittings at Specified location.

Separate tap connection for municipal water and treated borewell water.



## BATH FIXTURES

Ultra-Premium imported Bathroom Fixtures of Carimali / Don Bract / Fantini or equivalent make

- Grey, Gold or Rose Gold color fittings for master bathroom's and suite 2 bathroom
- Four-way thermostat diverter with spout, two-way shower and a 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

- EWC of premium model in master bathroom, suite 2 bathroom, and powder bathroom of each apartment (total 3 nos)
- EWC V & B Make Venticello model or equivalent in all other bathrooms.
- Washbasin with vanity and LED Mirror in all bathrooms



## 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 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.



## STAIRCASES

Stairs of high quality granite with SS/glass railing



## 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 pins 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 room.

Intercom provision within the community and security room.

Provision for latest 6.0 internet within the entire unit.

High speed WiFi 6.0 internet connectivity in all common areas and club



## 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 Point in Parking areas for every apartment



## CAR WASH FACILITY

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



## PARKING MANAGEMENT

Entire parking is well designed to suit the number of Car Parks. Parking signage at required places to ease traffic flow.



## GENERATOR

100% DG set Backup with acoustic enclosure & AMF Panel for all flats and Common area.

# Specifications



LPG

Provision for supply of gas from centralized Gas bank to all individual flats with gas meter.



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 Able.



WASTE MANAGEMENT

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



RAIN WATER HARVESTING

Rain water harvesting through recharge wells onsite to improve ground water level.



EXTERNAL LIGHTING

LED Lightings posts with lamp fittings, in setback and Landscaping areas and LED lights in staircases & corridor areas.



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.



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



THE  
M A R Q U I S E  
by DEEVYASHAKTI & SSI

## Clubhouse & Amenities

- Grand Entrance Lounge
- Concierge Desk
- Multipurpose Hall / Banquet Hall
- Cafeteria / Restaurant
- Grocery store | Supermarket
- Indoor Games
- Guest Suite - 4 nos
- Cards Room
- Indoor Games & Air Hockey
- 2 Table Tennis
- Movie Theatre (30 seater)
- Billiards
- Badminton Courts - 2 nos
- Waiting Lounge
- Reception
- Spa Salon / Parlor for Ladies and Gents Jacuzzi
- 1 Squash Court
- Aerobics
- Conference Room - 1 nos
- Business Centre & Co -Working Space
- Gymnasium / Cardio Fitness(Precor / Life Fitness Brand equipments)
- Swimming Pool with Changing Rooms
- Party area
- Children Play area
- Amphitheatre
- ATM
- Maintenance / Association Room
- Yoga / Meditation area
- 1 Net cricket
- Jogging / Walking Track
- Half-Basketball Court
- Car wash tunnel
- Driver Dormitory
- Tennis Court
- Pharmacy Clinic
- Landscaped Terrace

## A few of our other ongoing projects



### Reputation that Endures Time

At Deevyashakti Group, we believe in setting gold standards in whatever we do. Over the last 30 years we have gained trust across diverse portfolio of businesses spanning paper, packaging and home decor, with exports to 40+ countries.

Deevyashakti Realty is our latest endeavour which envisions transforming cityscapes and enriching lives through elevated living experiences. Grounded in our dedication to customer-centric design, timely delivery, and uncompromising quality, we aspire to redefine the essence of urban living. Our commitment extends beyond construction; it's about crafting spaces that resonate with individual aspirations, elevating not just the skyline but the very fabric of how we inhabit and thrive in cities.



5.20 Acres | 3 Majestic Towers + 10 Floors  
426 Residences | 24,000 Sft Clubhouse  
2.5 BHK - 99 Residences 1525 - 1588 Sft.  
3 BHK - 327 Residences 1703 - 2233 Sft.  
Car-free Podiums | Landscaped Terraces



### Creators of Superior Value

Sri Sreenivasa Infra has built a strong reputation for developing luxurious, quality living spaces. And this has made it a popular choice amongst those who seek exceptional design and quality workmanship. The company has an in-depth understanding of customer preferences and changing trends, and the requisite experience to blend the two to deliver homes which guarantee utmost satisfaction.

Sri Sreenivasa believes in spearheading change and setting a new benchmark every single time it takes up a project. The stunning results have established it firmly on the wish list of those who seek superior value and an all-inclusive way of life.



@ Pappalaguda  
2 Towers | Total 85 Units  
44 Floors | 15,999 Sft. Homes  
50,000 Sft. Clubhouse



Beside ORR @ Pappalaguda  
45 Floors | 328 Premium Apartments  
4999 Sft. Ultra Luxury Flats



A new urban high in Road #12, Banjara Hills  
3.3 Acres | 4 Wings | 174 Apartments  
3 Basement Parking + 10 Upper Levels  
3 & 4 BHK | 2630 - 4015 Sft.  
24,500 Sft. Clubhouse



41 Acres | 270 Villas | G+ 2 Floors  
Villa Area 300 - 400 - 475 Sq.Yds.  
48,000 Sft. Clubhouse



Ultra-luxury homes for the truly elite  
@ Kokapet  
Only 232  
Spacious Sky Villas  
In 5.2 Acres | Only 4 Towers



RAJBHAVAN ROAD  
4 Towers | 98 Apartments  
17 Levels | 5555 Sft homes  
5 Levels 30,000 Sft. Clubhouse



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# Sri Sreenivasa IN F R A

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



SCAN FOR  
E-BROCHURE

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