



THE  
MARQUISE

@ KOKAPET

A project by



Sri Sreenivasa  
INFRA

DEEVYASHAKTI  
REALTY





# THE MARQUISE

Welcome to Sri Sreenivas's latest marvel in Neopolis, Kokapet offering the the luxury and lakeviews you deserve, overlooking the serene Kokapet Lake and close to Financial District and IT Hub of Gachibowli.

Finding moments of solitude in a busy lifestyle demands a space that puts nature and lifestyle at the forefront of everyday living, a neighborhood that blends tranquility 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, Marquise is a prime project of Sri Sreenivasa Developers-one of the Hyderabad's leading real estate developers. Abutting the ORR, close to Financial District and overlooking the serene Kokapet lake, Marquise offers a fresh approach to living.

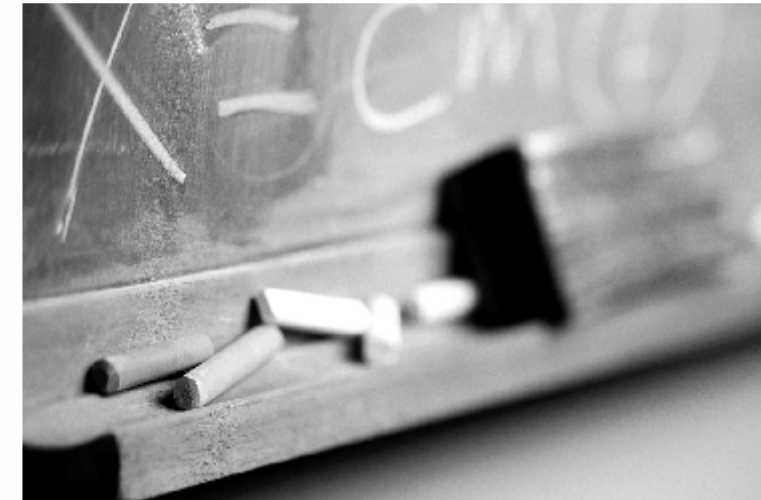


# A New Perspective in Lakeside Living

- A seamless convergence of Art and Architecture, Style and Substance. A pristine world of splendor, fineness and freedom.
- A spectacular project that owes its uniqueness to its unrivaled natural beauty and close proximity to significant landmarks
- An exclusive 87,000 Sft. landscaped stilt where 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 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.







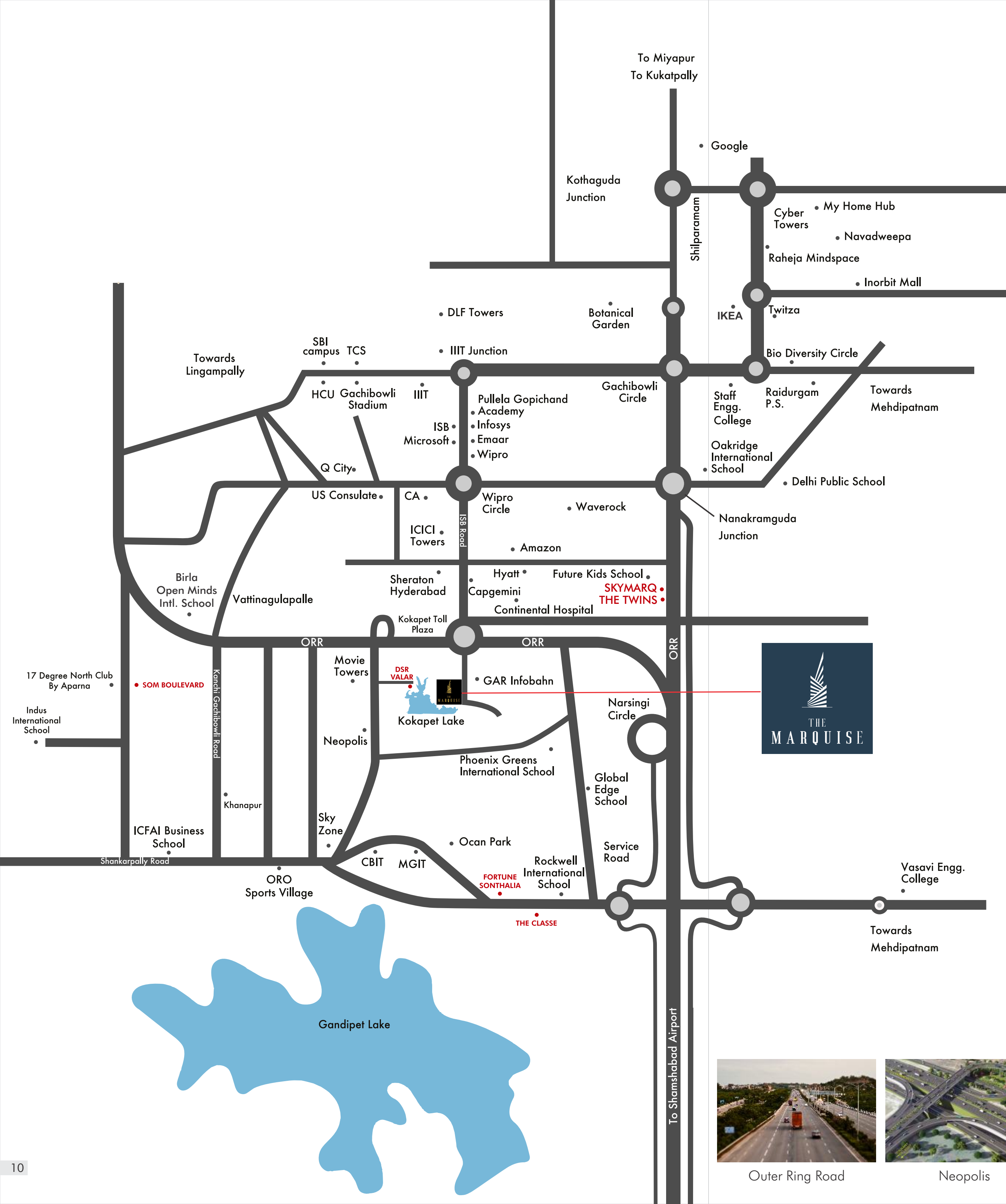
# Exceptional **location.** Unparalleled **Comforts.**



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 Neopolis, Kokapet is well placed in the middle of cosmopolitan development, suiting the socio-cultural context and lifestyle.

Loaded with all the modern amenities, quality infrastructure, excellent connectivity and many existing and upcoming uber-luxury, hi-rise projects by some of the leading players in the business, Kokapet is set to change the skyline of Hyderabad and emerge into the destination for highest standard of living.





## 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



Outer Ring Road



Neopolis



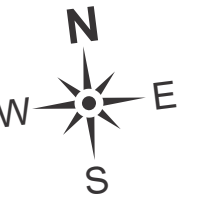
Continental Hospitals



Skyzone

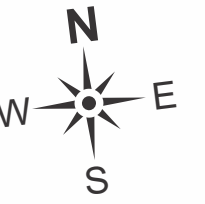


# Master Plan





# Landscape Master Plan

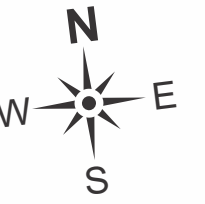


## LEGEND :

1. SECURITY CABIN
2. WATER FEATURE WITH SIGNAGE
3. ENTRANCE SCULPTURE GARDEN
4. ENTRANCE WATER FEATURE
5. SEATING AREA WITH OPEN LAWN & STEPPING STONES(118 SQM)
6. PLANTER BOX
7. AVENUE PLANTATION
8. PATHWAY
9. CRICKET PRACTICE NET
10. HALF BASKETBALL PLAY AREA
11. RAISED DECK
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(130 SQM)
18. STAGE
19. CONNECTING PATHWAY
20. WATER FEATURE WITH FALLING WATERS & PLANTATION
21. STEPS
22. VIEWING DECK BRIDGE
23. VIEWING DECK
24. PARTY LAWN (760 SQM)
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 (287 SQM)



# Podium Landscape Plan



## LEGEND :

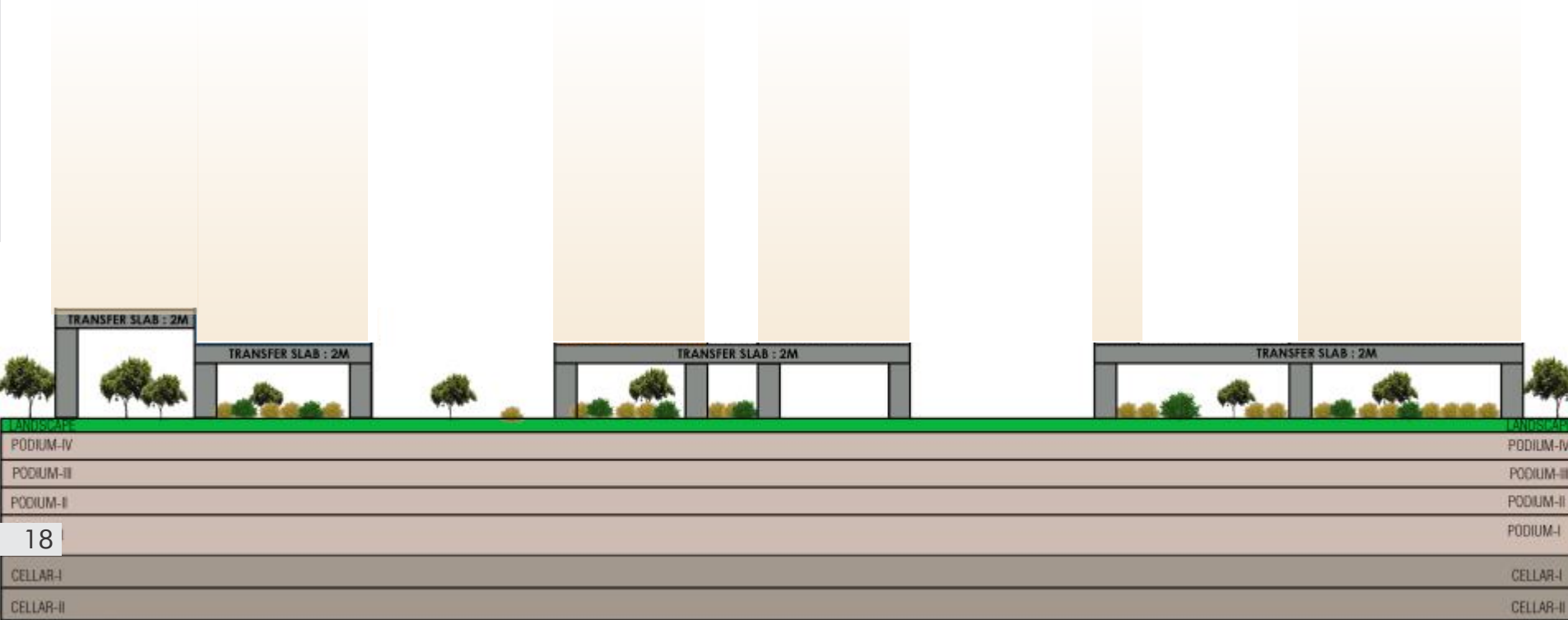
1. BUILDING ENTRANCE WATER FEATURE
2. VIEWING DECK
3. FALLING WATER FEATURE FROM MEZZANINE FLOOR
4. GATHERING SPACE
5. SEATING DECK
6. OPEN LAWN SEATING AREA (385 SQM)
7. MEZZANINE FLOOR LEVEL
8. PATHWAY
9. STAGE
10. MINI PARTY LAWN (740 SQM)
11. PAVED SEATING AREA
12. INDOOR PLAY AREA
13. XERISCAPE
14. KIDS PLAY AREA
15. TENNIS COURT
16. YOGA LAWN AND MEDITATION AREA (581 SQM)
17. FITNESS ZONE
18. PET PARK (87 SQM)
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 PATH
27. MOUND WITH SCULPTURES





# Discover a new standard of Podium Living

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.



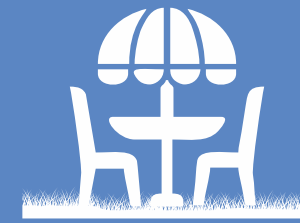
Water Feature



Xeriscape



Viewing Deck



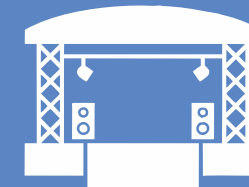
Mini Party Lawn



Yoga Lawn & Meditation



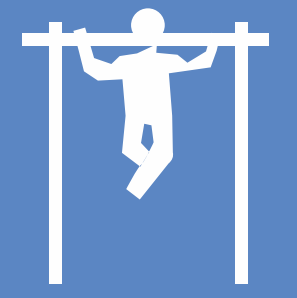
Open Lawn Seating Area



Stage



Kids Play Area



Fitness Zone



Temple



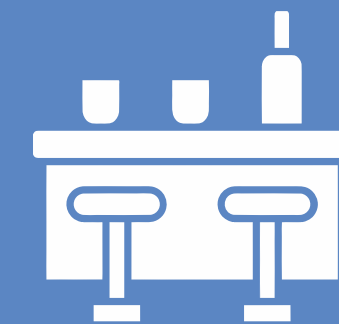
Tennis Court



Indoor Games



Mound with Sculptures



Bar Counter



Barbeque Area



Pet Park

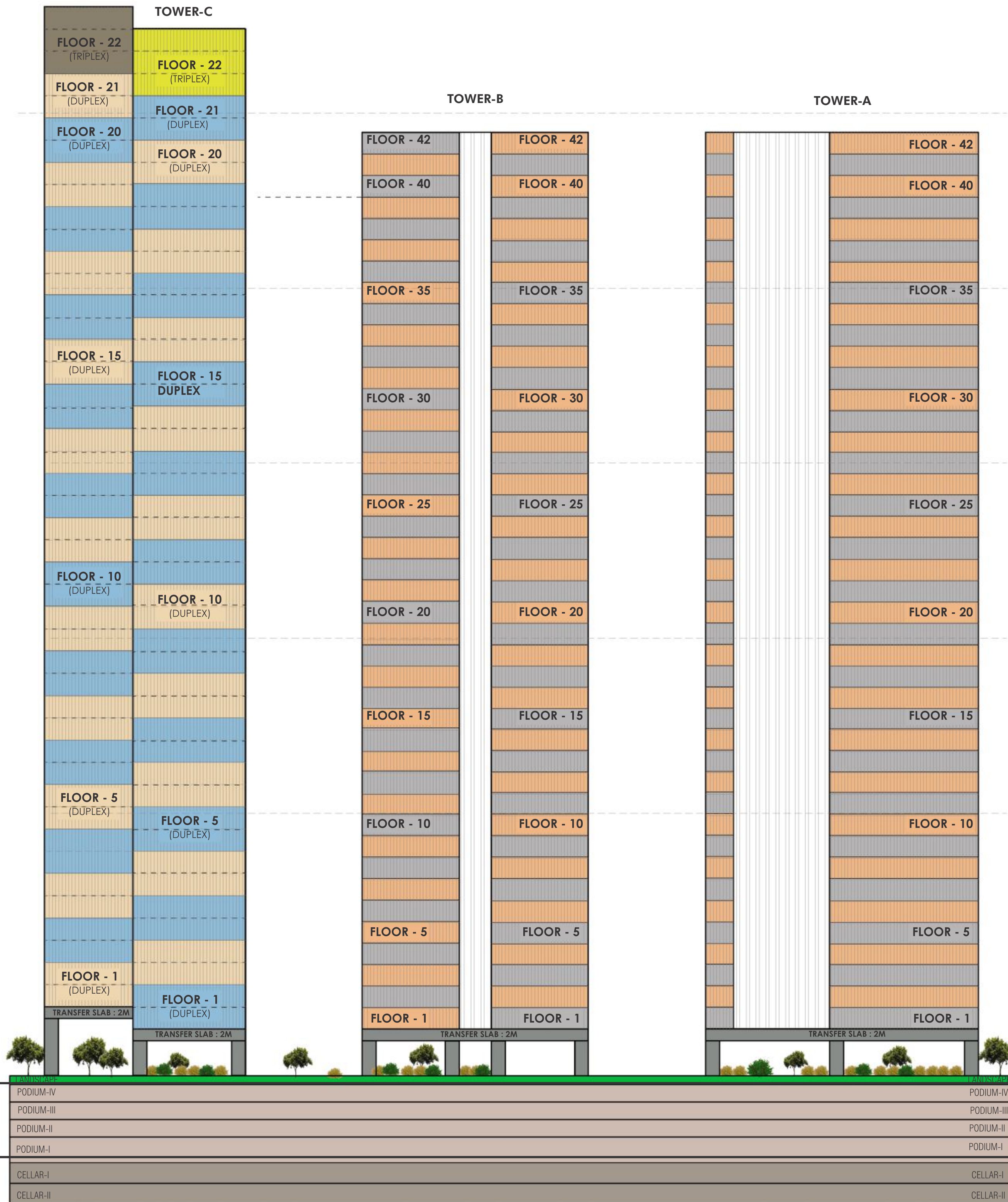


Reflexology Path



Connecting Bridge





**8 M**  
PODIUM ABOVE

**15 M**  
PODIUM



# 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**  
**Stilt**

**51,234 Sft.**  
**Clubhouse**

**Private Lifts**  
**For Each Flat**

**9 Feet**  
**Main Door**  
**Height**

**8 Feet**  
**Internal Door**  
**Height**

**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**



The image shows three tall, modern apartment towers standing side-by-side along a lake. The towers are illuminated from within, and their lights reflect on the water. The sky is a mix of blue and orange, suggesting sunset or sunrise. In the foreground, there is a line of trees and a grassy area. The towers have a distinctive design with vertical fins and balconies. Two double-headed arrows between the towers indicate a width of 65 feet.

# 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 complement 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 surrounding for all its residence .







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.









## **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 hard, 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.





Fitness Area



34  
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.





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.





Podium Lawn



38 Podium Water body

## Ponder 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 community the visual and soothing effect, the water sheet offers a natural elegance to your home.





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.





Podium Play Area



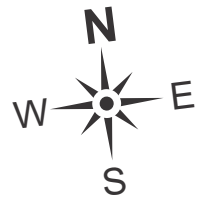
42 Fitness Station

## Give your kids more play time

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



# TOWER - A



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



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

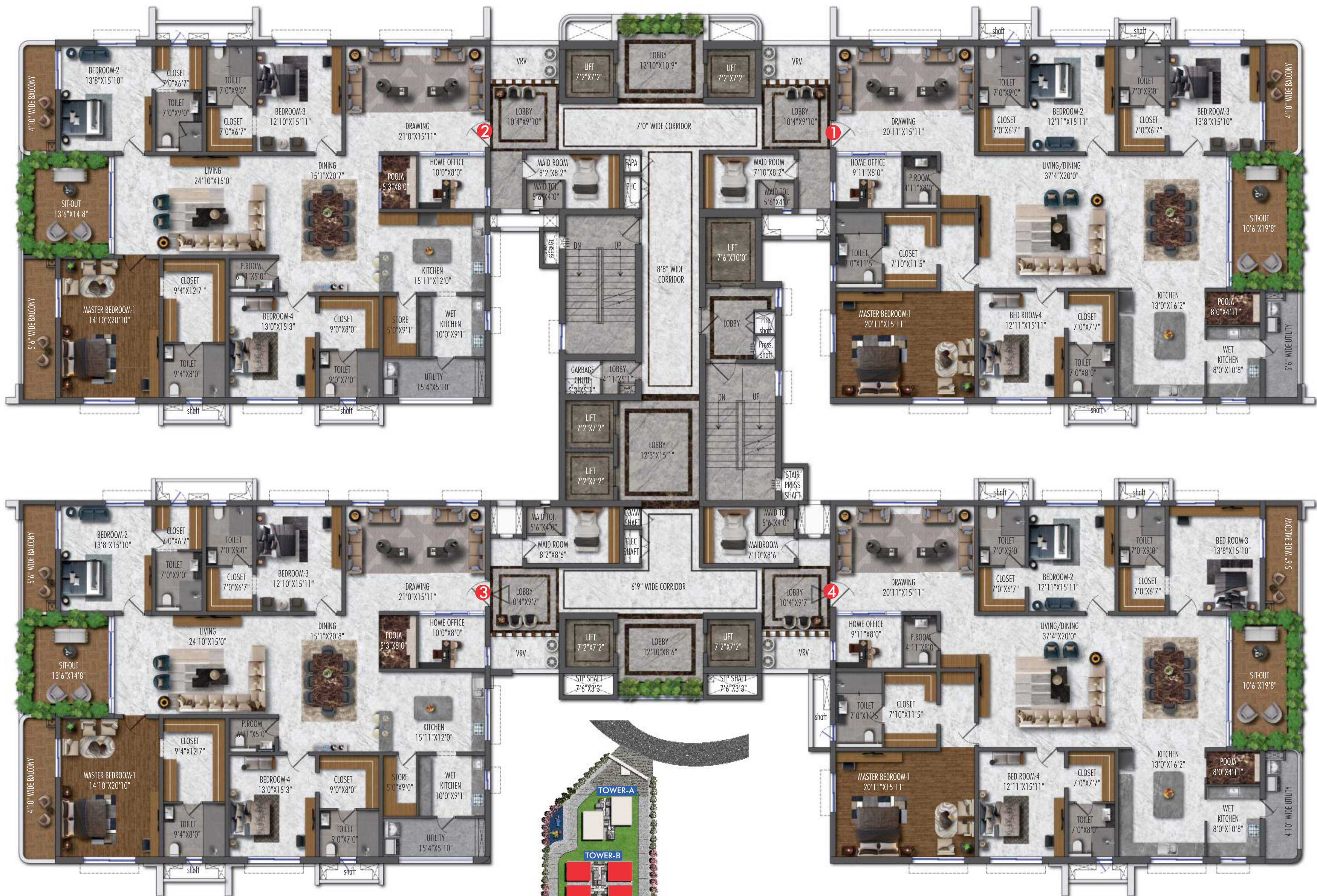
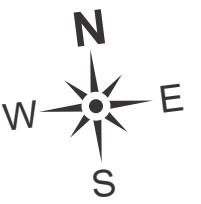




# TOWER - B

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

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



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

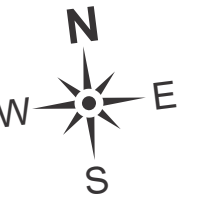
West Facing  
4BHK + MAID  
**5,185 Sft.**





# TOWER - C

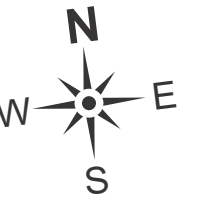
## DUPLEX PLAN





# TOWER - C

## DUPLEX PLAN



UPPER LEVEL FLOOR PLAN  
FLAT-1, WEST FACING

North Facing  
5BHK + HT + MAID  
**9,635 Sft.**

LOWER LEVEL FLOOR 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 finishes 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.





## 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 just to 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 space to spread out, with access to jaw-dropping views and pure, healthy air. Spacious balconies in every home let you catch a breath of fresh air, watch the sun go down over the stunning landscape and twinkling of 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 combine to deliver an exceptional experience and a redefinition of dining with a view.





DRY KITCHEN

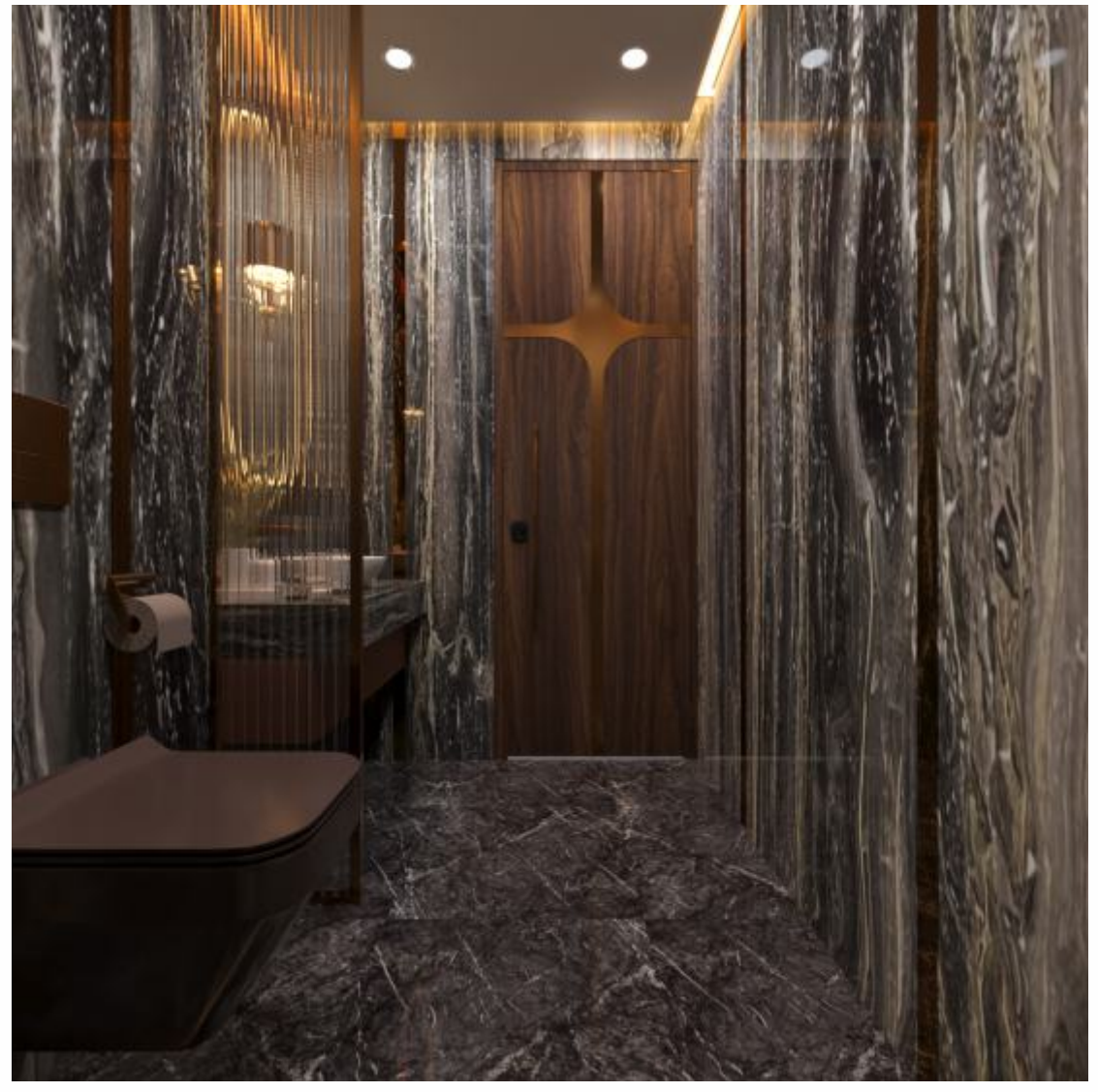


WET KITCHEN

## Experience a sheer culinary pleasure

Take out time to prepare food for your friends and family- a compact, vibrant kitchen that is highly purposeful 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



Get acquainted with the refreshingly high quality spaces.

• Washrooms with **LED Mirrors & Vanities**





MASTER BEDROOM

## 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.

- All bedroom 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

## Begin your day in a more relaxed state of mind

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.





HE & SHE CLOSET

## 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.





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 Marquise**



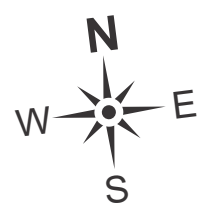
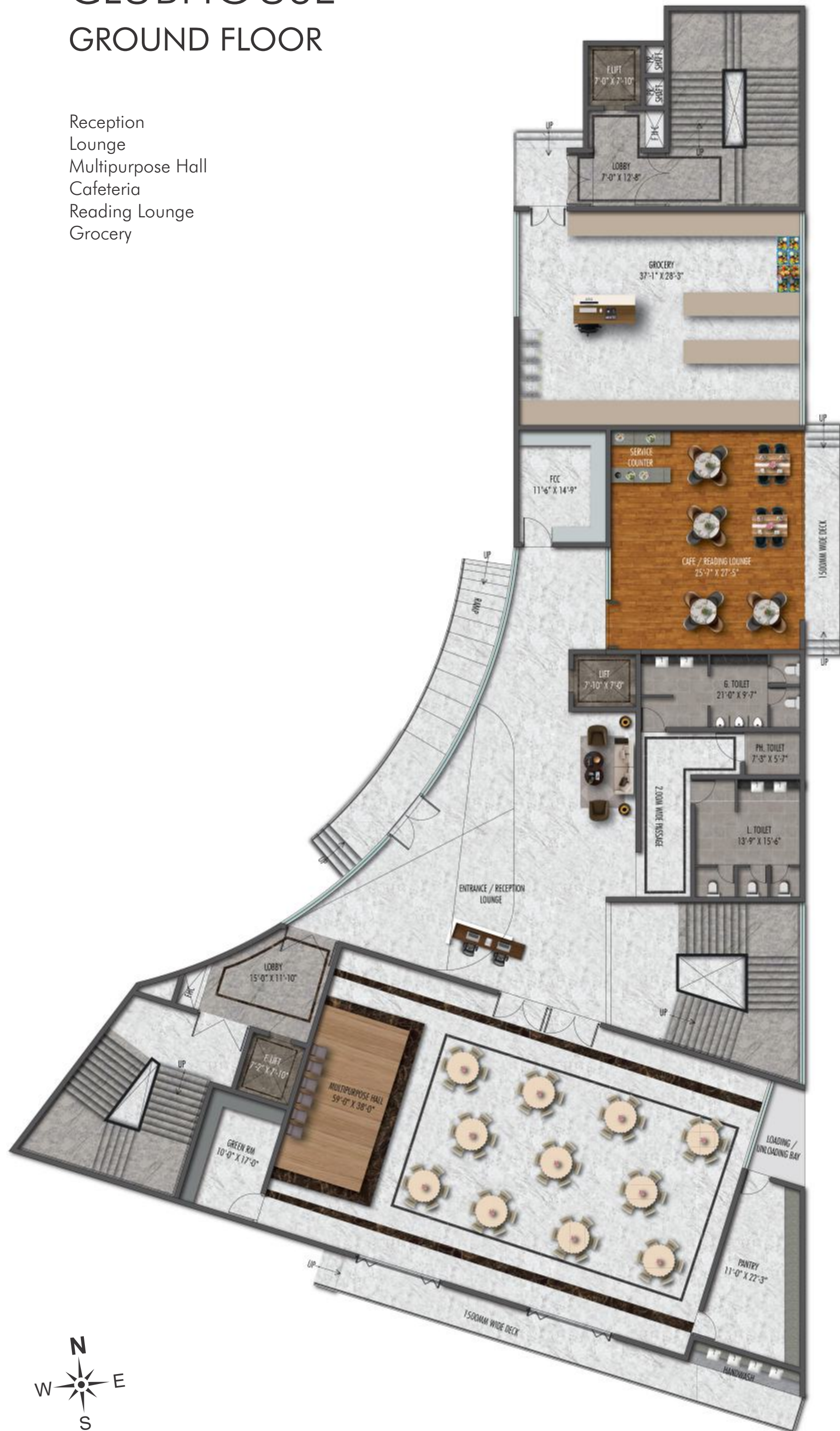
# Live the Lifestyle you Deserve!

Enjoy 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

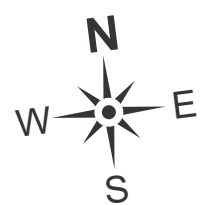
## Host a cozy indoor party

Host a family party or community event enjoying the elegance and ambiance 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

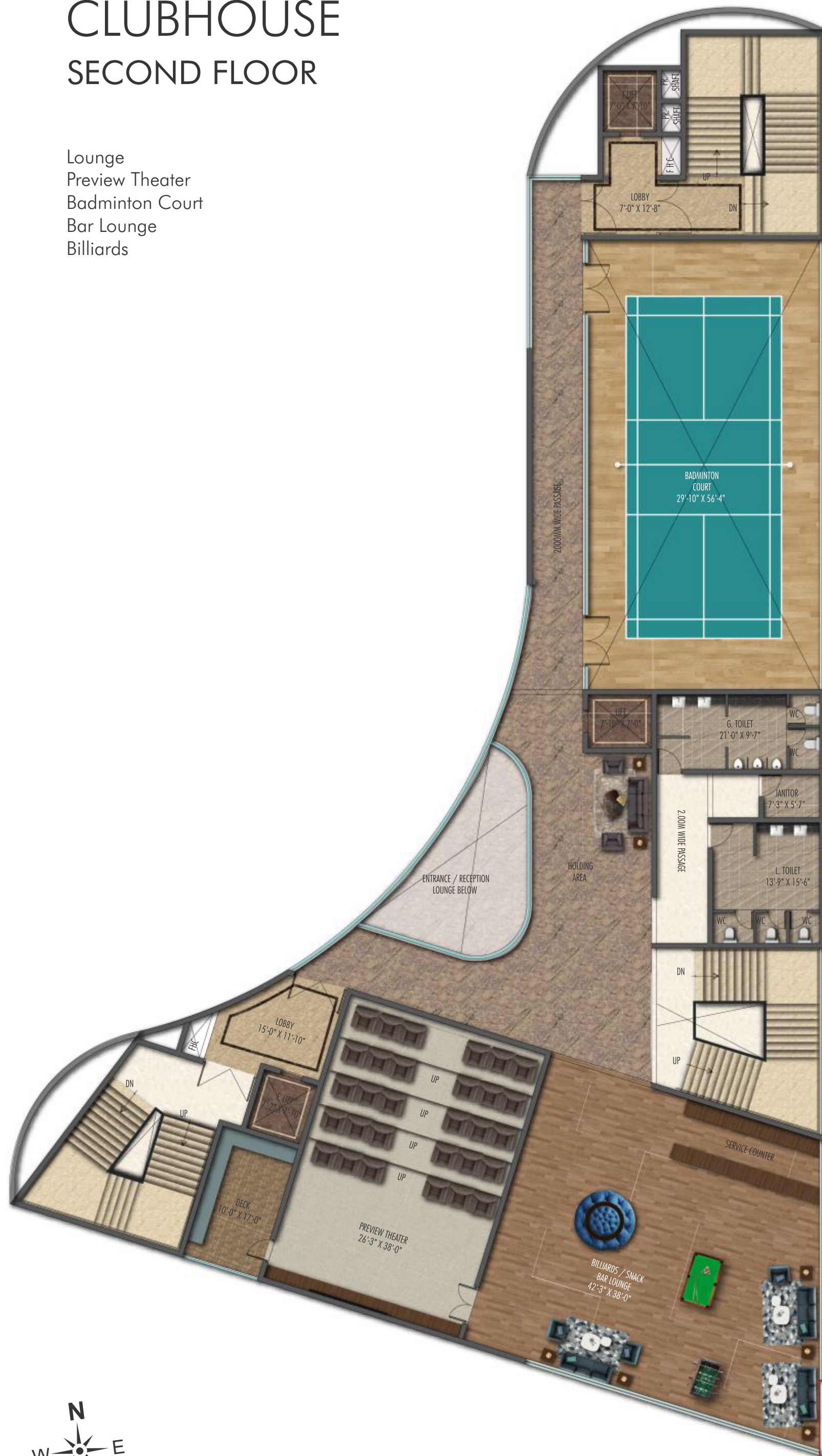
**Create a 'homely feel'  
for your guests**

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



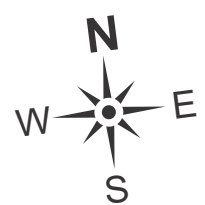
# Play pool, drink and relax.

BAR LOUNGE



BILLIARD

Unwind with friends from the community after work, get some drinks and shoot some pool. Making it a pleasant, relaxing experience for everyone, the in-house 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**

Give 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

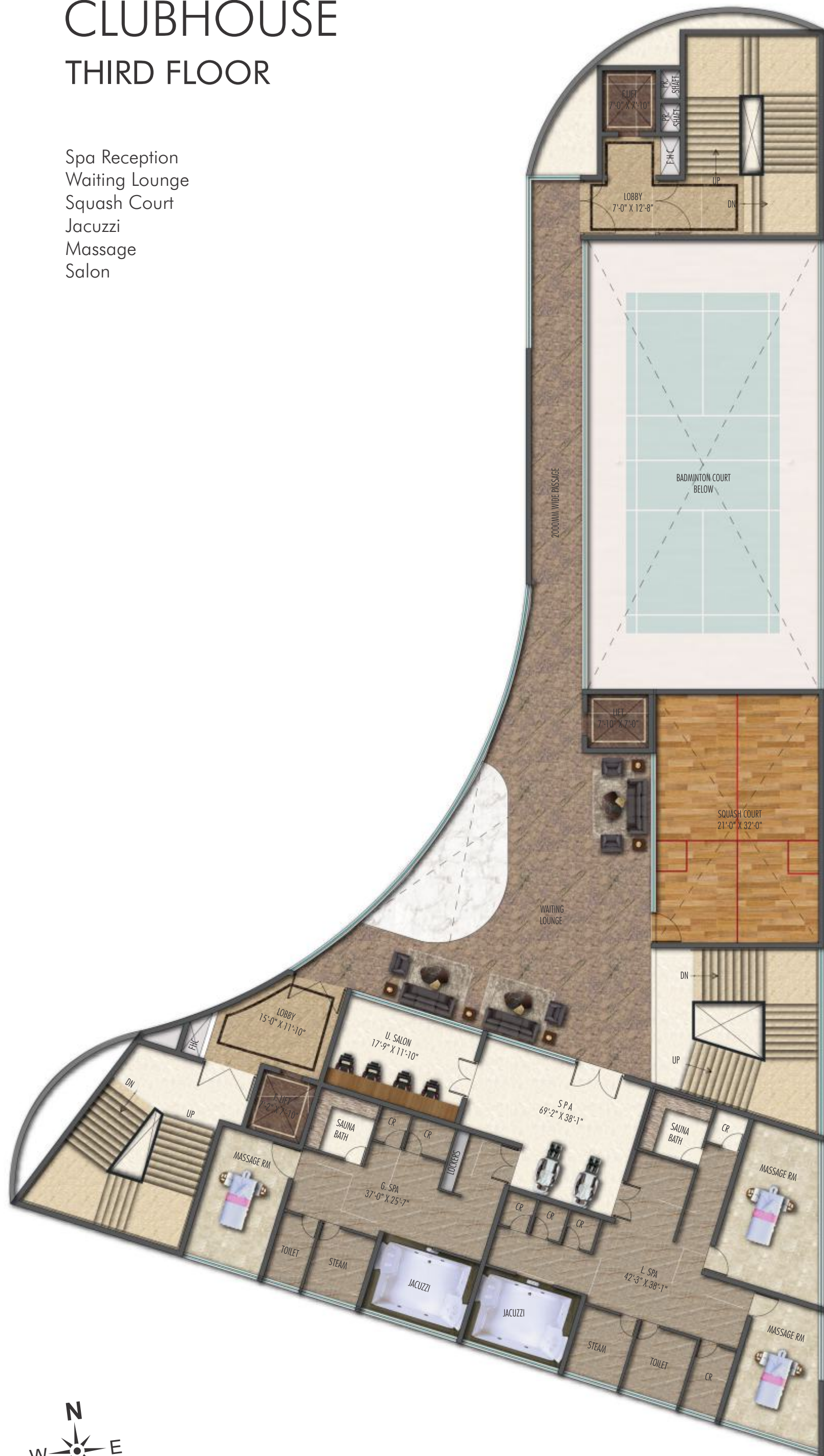
## **Feel more immersed in Movies**

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 with the crowd, 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



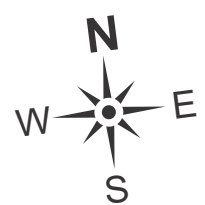
# Rejuvenate your body, mind and soul.

SPA RECEPTION



SALON

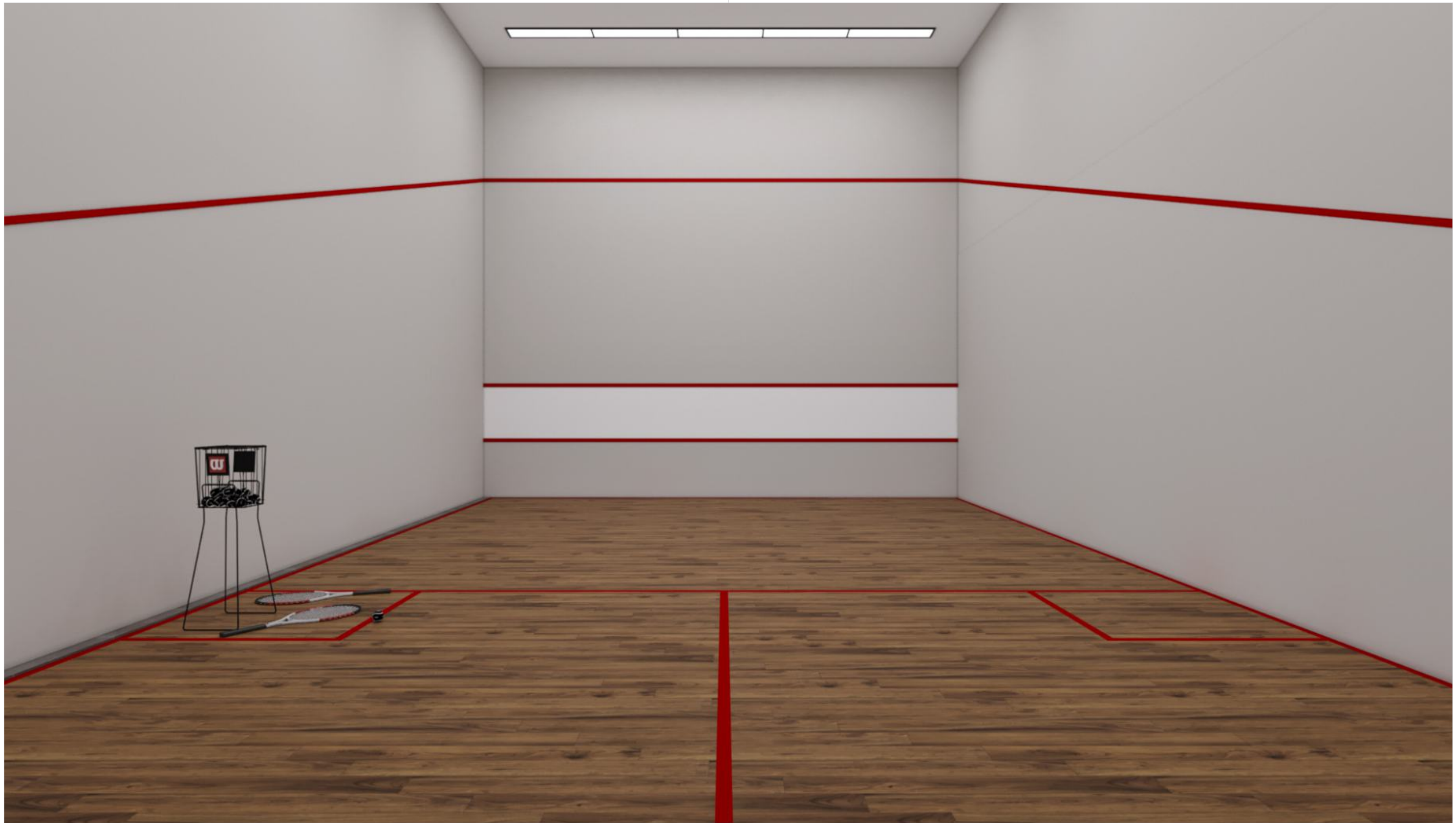
Engage in some pampering, and pummeling with a soothing spa in the neighborhood. Creating a relaxing atmosphere, the in-house spa/saloon lets you unwind with an indulgent beauty experience for a recharged body, mind and soul.





# CLUBHOUSE

## THIRD FLOOR



SQUASH COURT

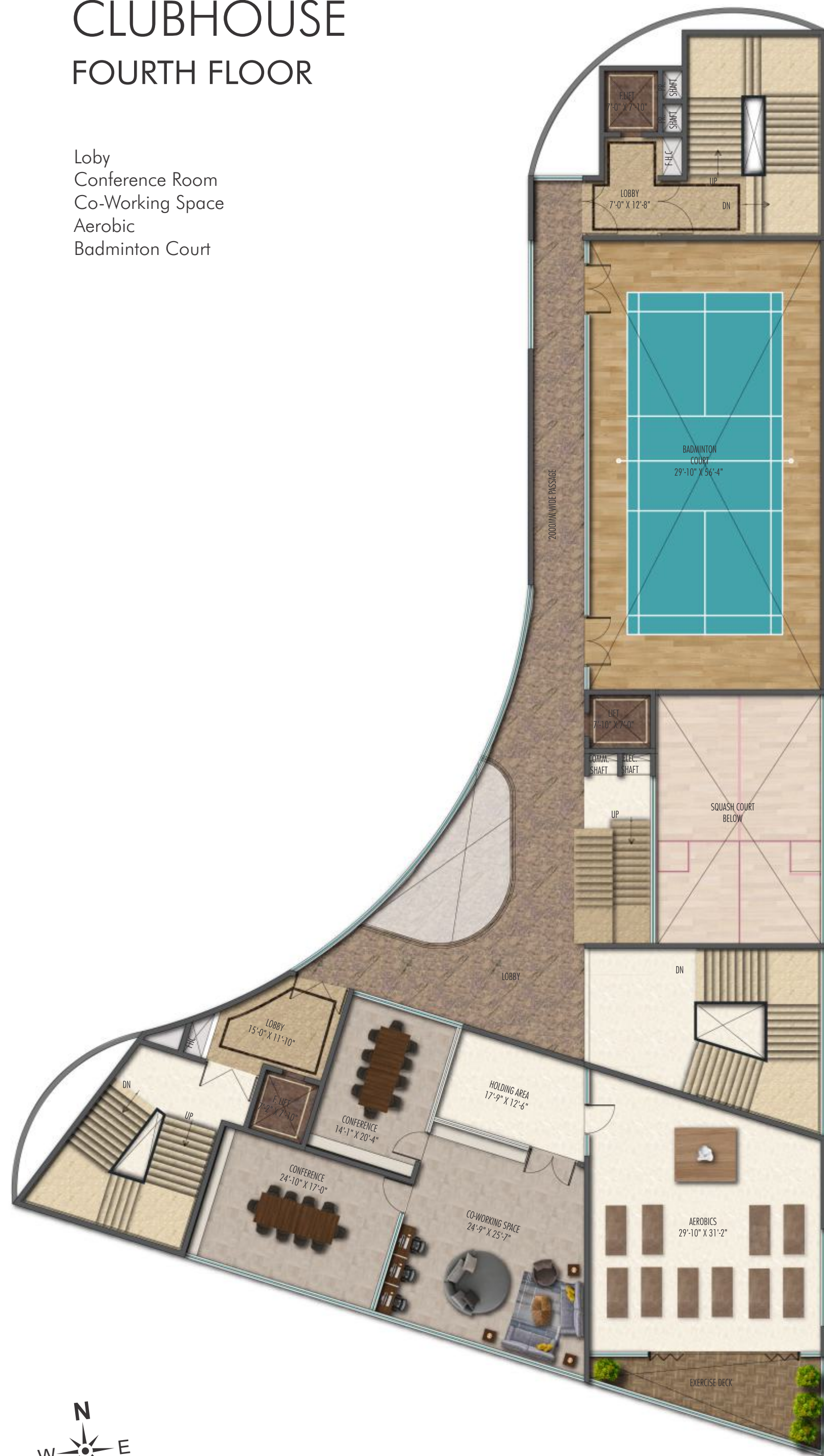
## Get better at Squash

Refine your squash skills, get fit, meet friends and enjoy the social atmosphere. Pushing your agility, balance and power to the limit, squash is an exciting sport which fits so well with modern lifestyles.



# CLUBHOUSE FOURTH FLOOR

- Lobby
- Conference Room
- Co-Working Space
- Aerobic
- Badminton Court



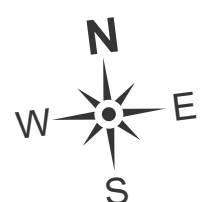
# Have a Better Work-Life Balance

CONFERENCE ROOM



CO-WORKING SPACE

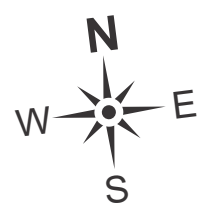
Experience a cozy and inspiring working environment within the neighborhood. From a plush business lounge to flexible co-working spaces/ meeting rooms, the community has everything for your business presentations, conferences, corporate events and workshops.





# CLUBHOUSE FIFTH FLOOR

Gym  
Cardio Fitness



# Live a fit & healthy lifestyle

GYM



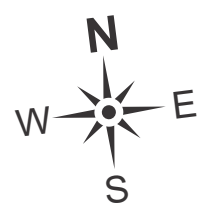
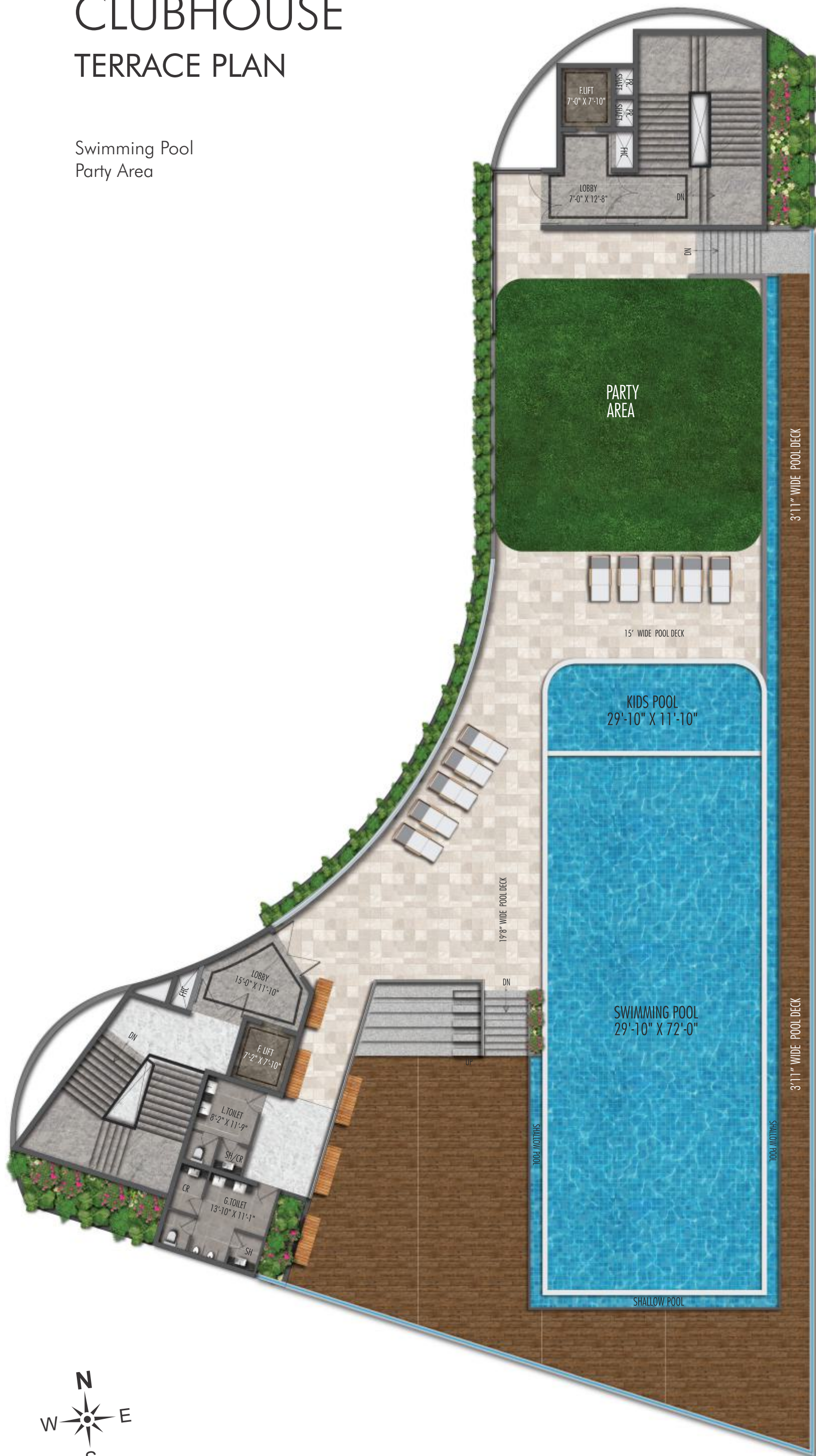
CARDIO FITNESS

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 get active, 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

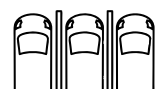
External: Textured finish with primer 2 coats of weather proof exterior emulsion paint of reputed make.

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: Main door frame of 9 feet height.

Flush door shutter made of solid block board core construction, cross bands and face veneer hot Pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings



## INTERNAL DOOR FRAME & SHUTTER

Dimensions: Internal door frame of 8 feet height

Flush door shutter made of solid block board core

construction, cross bands and face veneer hot Pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and PU polish on both sides with premium designer hardware fittings.



## WINDOWS & FRENCH DOOR FRAME & SHUTTER

Aluminium Frame and Shutter for French doors with double glass (DGU) with Mosquito Mesh of reputed make.

Anodised Aluminium Frame and Shutter for windows with double glass (DGU) with Mosquito Mesh of reputed make.

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



## BALCONY RAILINGS

Aesthetically designed glass railing system with higher glass thickness higher safety margin.

designed glass railing systems with high-quality handrails, cap rails and railing base of reputed 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.



## DRAWING ROOM, LIVING, DINING, POOJA ROOM, SUITE ROOMS, DRY KITCHEN & HOME OFFICE

Flooring: Imported Marble as per design



## HOME THEATRE

Premium Engineered wooden flooring.



## POWDER ROOM & TOILETS

Well designed concept designer tiles for walls and floor up to lintel height.



## WET KITCHEN

Anti - skid imported quality verified tiles.



## 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.



## STAIRCASES

Services Staircase: Granite flooring as per architect design

Fire Staircase: Tandoor Stone flooring

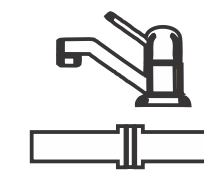


## KITCHEN / UTILITY / WASH

Separate tap connection for municipal water and borewell water.

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.



## PLUMBING FIXTURES

CP fittings & Sanitary fixtures of Villeroy & Boch or equivalent.

Wall mounted EWC with Flush Valves.

Wash basins with Vanities

LED Glass Mirrors in all the washrooms

Rain showers in Master Bed Room & other Suite Rooms

Three way lever diverter provision for hand shower, head shower, and bath spout. Low flow fixtures.



## ELECTRICAL FIXTURES

Elegant designer Modular Electrical switches of reputed make

Concealed Copper Wiring of reputed make

Three phase power supply for each unit and individual Meter Boards.

Miniature Circuit breakers (MCB) for each distribution board of reputed make

Plug pins for TV & Audio in drawing, living and Suite rooms.



## HOME AUTOMATION

Biometric door lock at Main door.

Home automation for controlling lights at specific areas.

Gas leak detector with shut-off valve.

Provision to install Wi-Fi within flat.

Meter readings with bill alerts.



## 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.

Wired internet provision in Drawing room and all Suite room.



## WTP & STP

Fully treated water made available through exclusive water softening systems.

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.



# Specifications



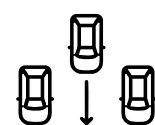
## CAR PARKING

3 Car Parks for Each Apartment  
Car Parking shall be in 6 levels



## 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.



## LPG

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



## 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

Landscape and water bodies in the setback areas wherever feasible and in TOT – LOT areas as per design of landscape consultant.



## 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

Video door phone facility at main door

Intercom from security to all flats.

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.

## OUTDOOR AMENITIES

Outdoor Cricket Net Practice

Half Size Basketball Court

Kids Play Area

Jogging Track

Amphitheatre

Central water fountain

Senior citizens plaza

Outdoor Gym

Cycle track

Optional features at extra cost:

VRV / VRF system of reputed make in drawing room, living room, dining room and

all bedrooms

Modular Kitchen

False Ceiling with Light fixtures



# THE MARQUISE

## 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 / Mediation area
- 1 Net cricket
- Jogging / Walking Track
- Half-Basketball Court
- Car wash tunnel
- Driver Dormitory
- Tennis Court
- Pharmacy Clinic
- Landscaped Terrace





## 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.

## A few of our other ongoing projects



### THE TWINS

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

### SKYMARQ

TOWERING MAGNIFICENCE

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



### FORTUNE ONE

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



### SOM BOULEVARD

KONDAKAL ROAD, MOKILA

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



### FORTUNE SONTHALIA SKY VILLAS

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

### GVK SkyCity

RAJBHAVAN ROAD

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







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