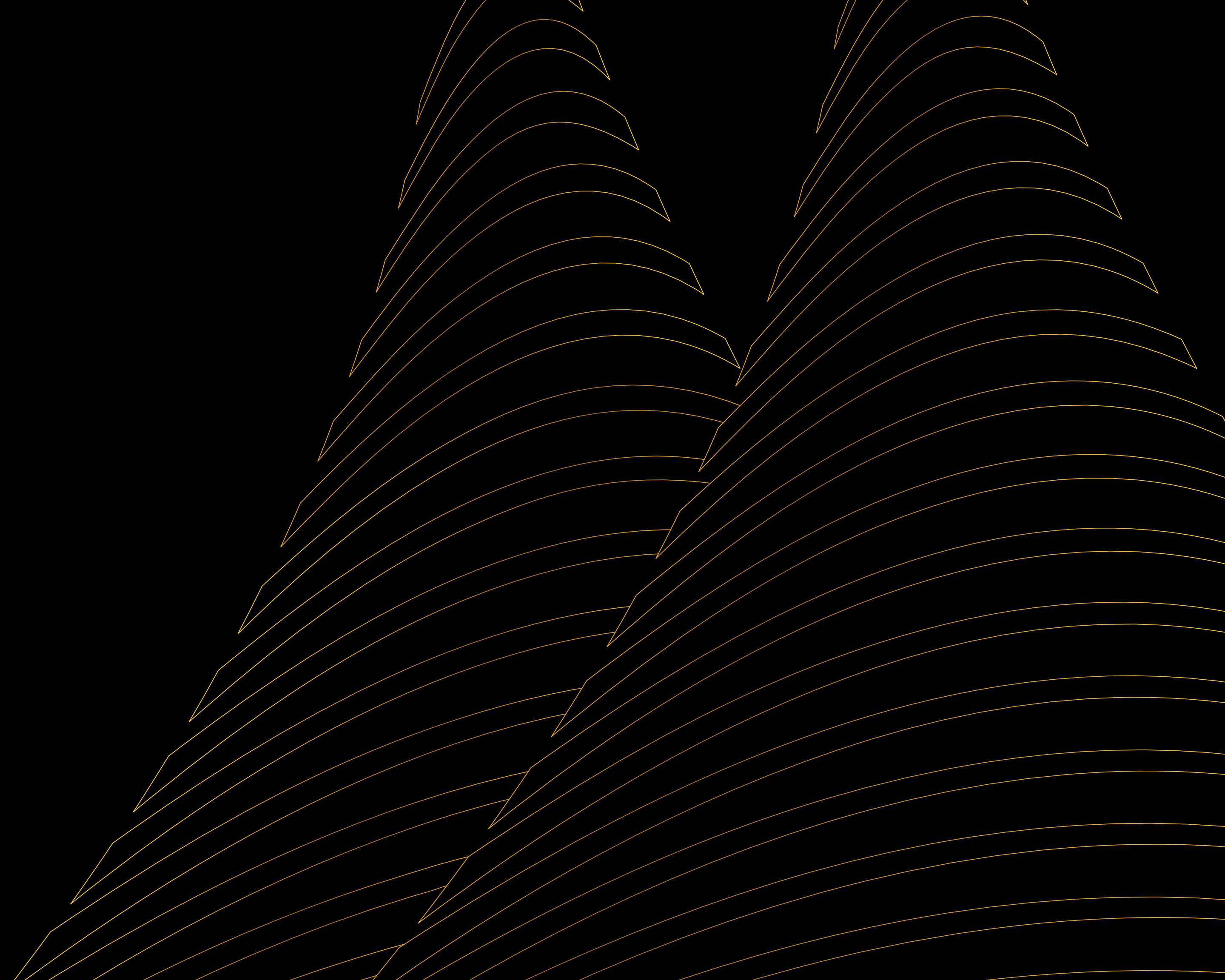


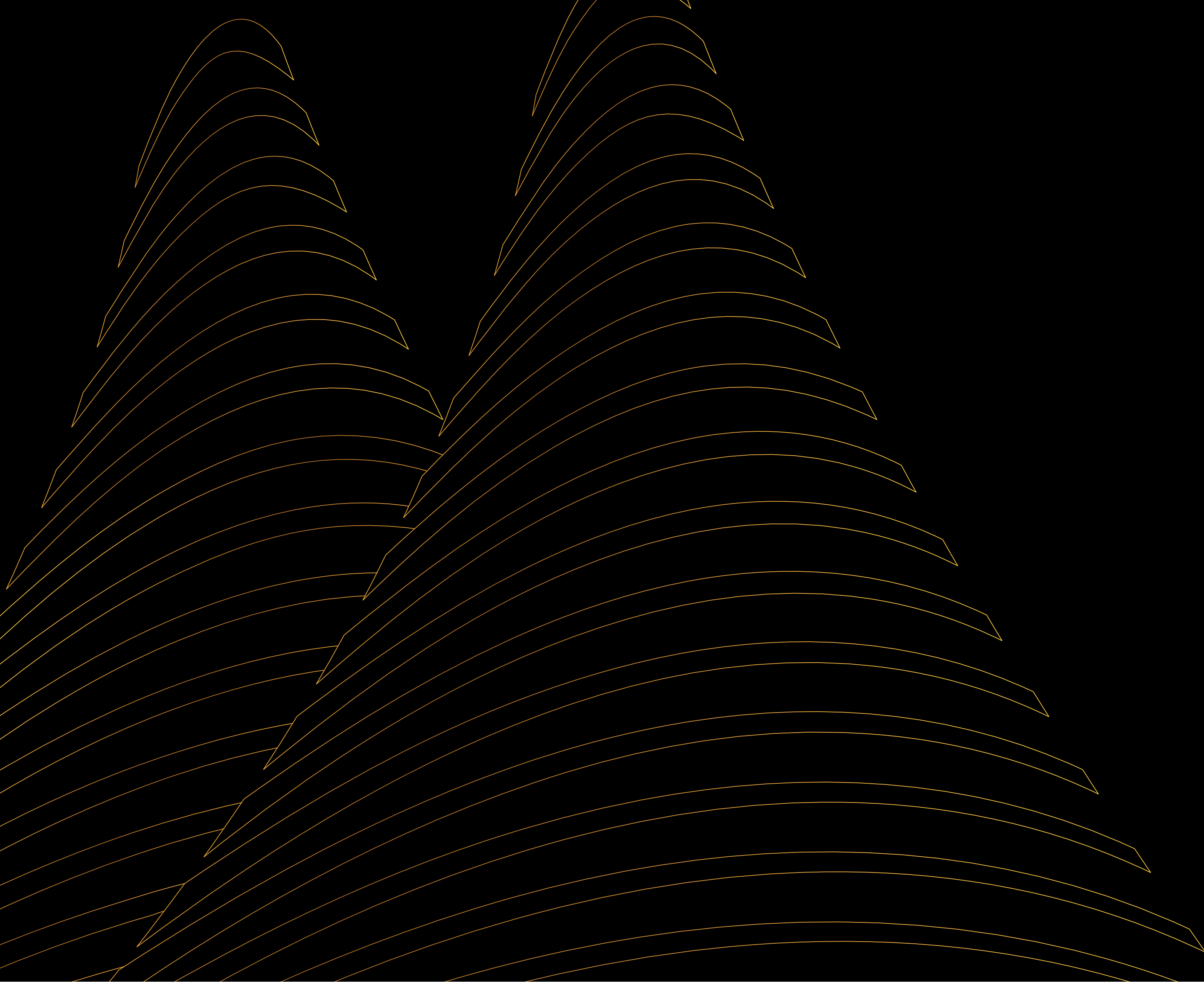


SKYM  RQ
By DSR

**ALL IT TAKES IS A SPLIT
SECOND TO LEAVE YOU
SHINING LIKE A STAR IN
LIMITLESS SKIES!**

A fleeting moment of realization wherein one discovers they're truly invincible. Where endless luxuries await you, like finding an infinite source of exquisite treasures. When all sacrifices come to a halt and you settle for nothing less than the extraordinary in life. The courage to conquer it all and arriving at the conclusion of leaving behind nothing less than a legendary legacy in your wake. Most of all, feeling humbled in acknowledging that you are, indeed, a permanent star that's here to stay in the years to come and excelling through your presence that leaves an everlasting mark.





**EXCEPTIONAL RESIDENCES
FOR THE CONNOISSEURS OF
AN OPULENT LIFESTYLE.**

Where lifestyle meets splendor & is celebrated with zest. An abode that single-handedly represents the stature of its residents. An aspiration for most, but home to only a select few. It is indeed those individuals who have strived for perfection in everything they do, represented by their uniqueness, achievements & relentless efforts. They are the true stars of this world, the ones who belong to the extraordinary homes at The Skymarq by DSR Builders & Developers.

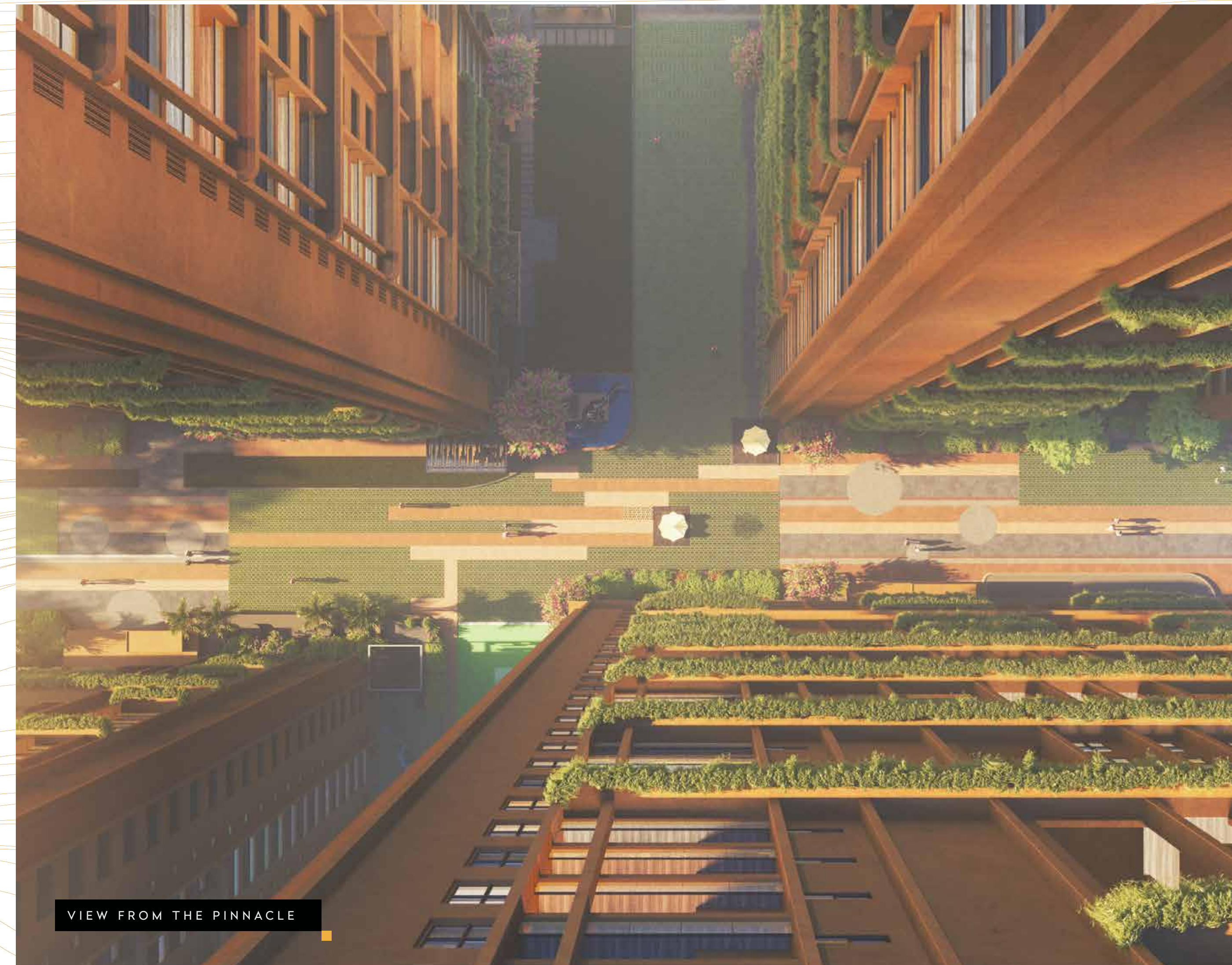
—
**AN OPULENT
LIFESTYLE
REDEFINED.**
—

Reside at luxe apartments unlike anything you've witnessed before. An architectural landmark, Skymarq is well-poised to create a strong statement along the Hyderabad skyline. An elegant gated community, it offers some of the most luxurious living spaces and unmatched amenities. Living here is akin to experiencing utter domination.

04 TOWERS | **7.11** ACRES | **664** UNITS | **03** TOWERS WITH G+40 LEVELS | **01** TOWER WITH G+42 LEVELS

PREMIUM APARTMENTS OF

3999 SFT | **4999** SFT | **5454** SFT | BUILD UP AREA OF **32,17,956** SFT



VIEW FROM THE PINNACLE



SIGHT OF THE HEIGHT FROM THE ROAD



YOUR HIGHNESS MAIN WAY

—
**THE ADDRESS
OF NEW AGE
LUXURY.**
—

Feel the energy of the bustling suburbs around you, unlike any other location, at **The Skymarq**. Where historic meets modern in the city, while your home is located in the heart of it. An address that inspires admiration, while it's residents have a top view of the world, both metaphorically and literally.



AWE-INSPIRING WAYFARER BETWEEN THE BUILDINGS



OPULENCE VISTA IN SUNLIGHT



LEGEND

- 01 / ENTRANCE & EXIT PORTAL
- 02 / WATER FEATURE
- 03 / RAMP WITH STEPPED LANDSCAPE
- 04 / CHILDREN'S PLAY AREA
- 05 / BASKETBALL COURT
- 06 / CRICKET PITCH
- 07 / PETS PARK
- 08 / SKATING RINK
- 09 / OUTDOOR GYM
- 10 / PARTY LAWN
- 11 / LAWN
- 12 / SWIMMING POOL
- 13 / POOL DECK
- 14 / MOUNDS
- 15 / AMPHITHEATRE
- 16 / SECURITY CABIN
- 17 / DRIVEWAY
- 18 / PLAZA WITH SEATING
- 19 / TOWER ENTRANCE WITH SEATING & SCULPTURE
- 20 / DECK WITH PERGOLA
- 21 / CYCLING TRACK
- 22 / JOGGING TRACK
- 23 / TRANSFORMER YARD
- 24 / CENTRAL LAWN

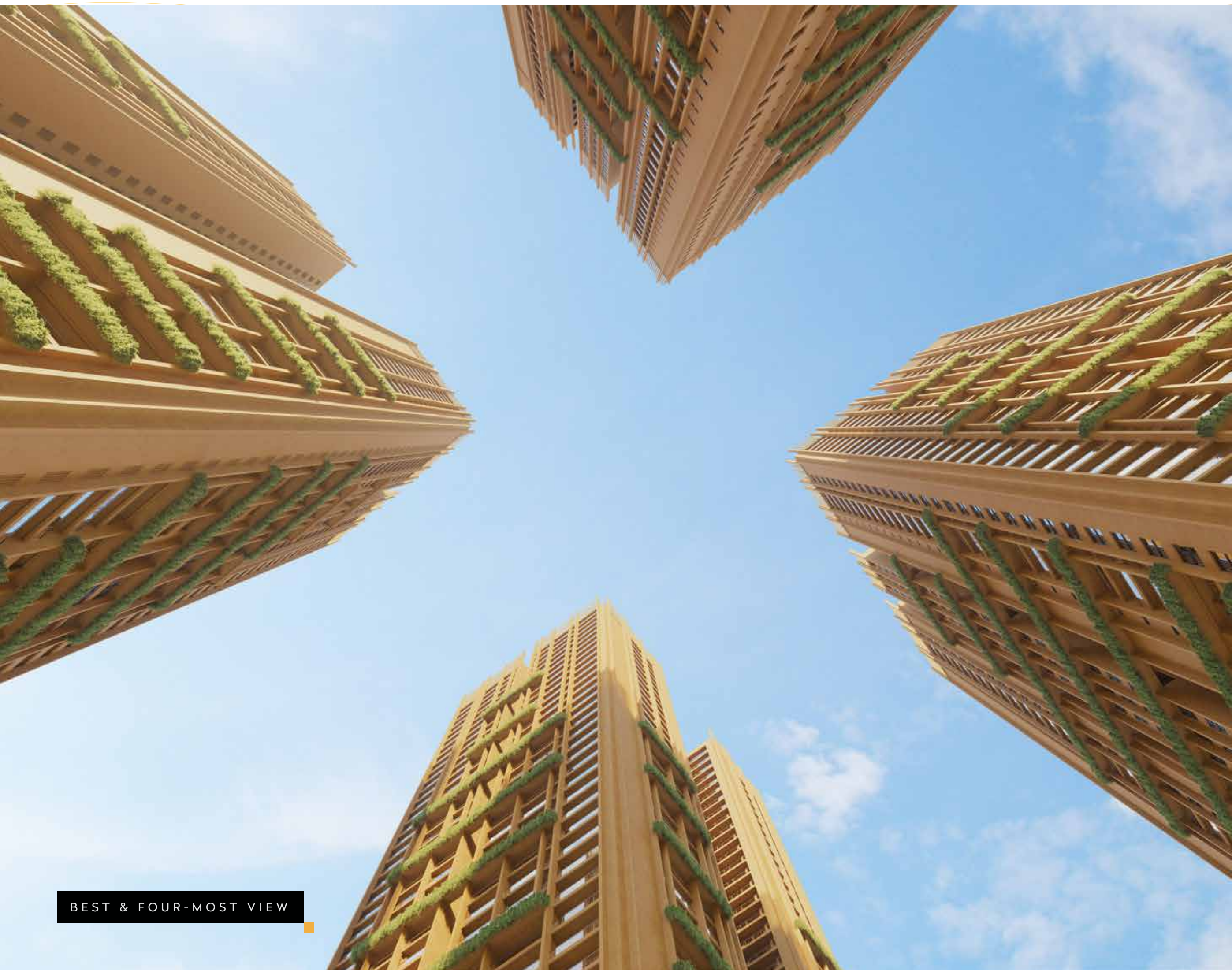


BLOCK-C&D TYPICAL FLOOR PLAN





ALTITUDE GARDEN VIEW



BEST & FOUR-MOST VIEW



OPULENCE VISTA IN SUNLIGHT



THE ENCHANTING INTERIOR





THE OUTCLASS DESIGNED INTERIOR



DISSOLVED IN SERENITY BALCONY



EQUANIMITY VIEW OF BALCONY



THE EYESHOT SCULPTURED AMBIENCE

RESIDE CLOSE TO DAILY COMMODITIES.

/ TRANSPORTATION FACILITIES

- 25 MINS RAJIV GANDHI INTERNATIONAL AIRPORT
- 05 MINS UPCOMING METRO STATION

/ MEDICAL FACILITIES

- 05 MINS CONTINENTAL HOSPITAL
- 10 MINS AIG HOSPITAL

/ EDUCATIONAL INSTITUTES

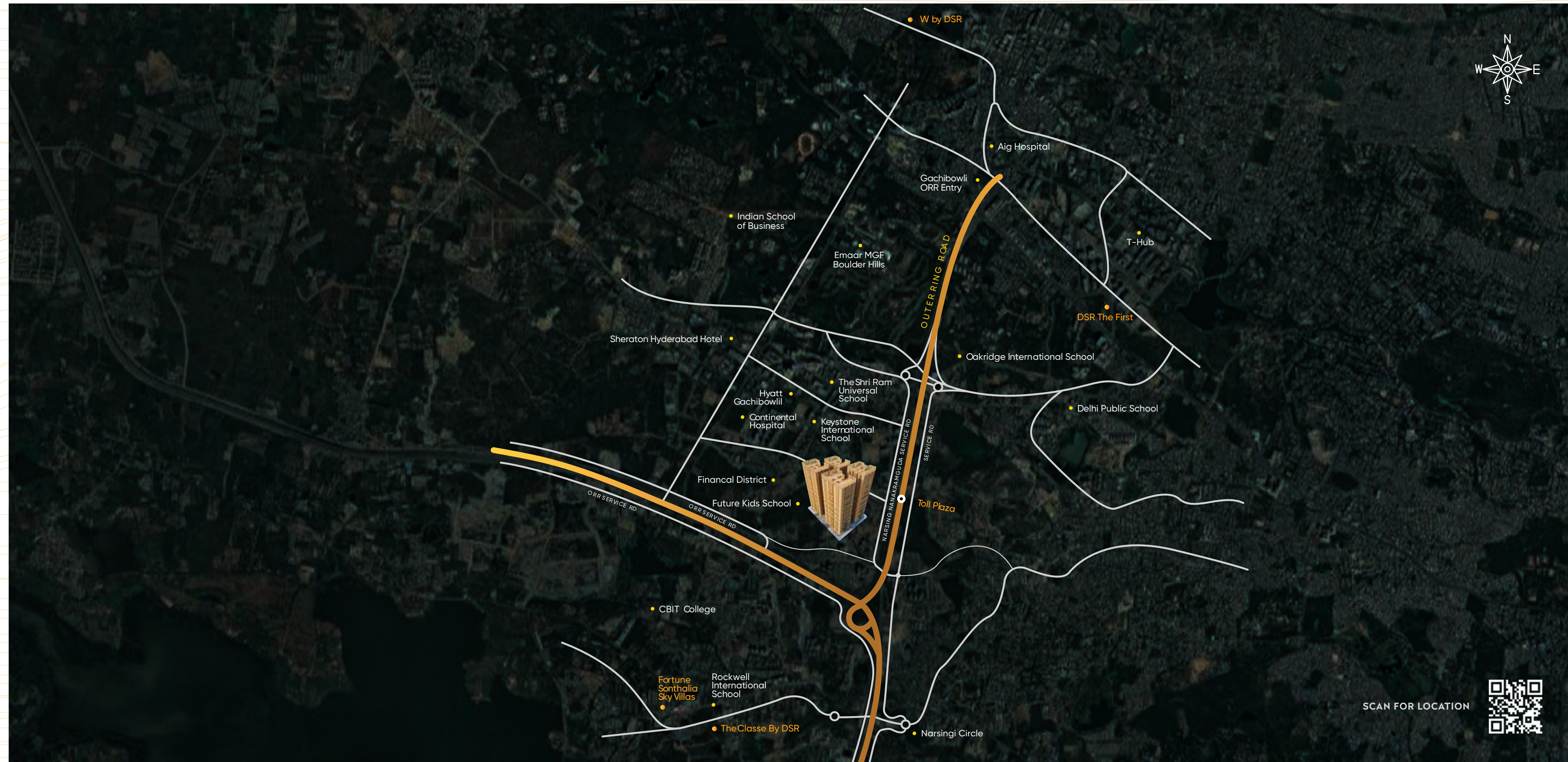
- 10 MINS INDIAN SCHOOL OF BUSINESS
- 10 MINS CBIT COLLEGE
- 10 MINS OAKRIDGE INTERNATIONAL SCHOOL
- 10 MINS DELHI PUBLIC SCHOOL
- 10 MINS ROCKWELL INTERNATIONAL SCHOOL

/ HOTELS & MALLS

- 05 MINS HYATT GACHIBOWLI
- 10 MINS ITC KOHINOOR
- 10 MINS SHERATON
- 10 MINS AMB MALL
- 10 MINS INORBIT MALL

/ IT CORRIDORS

- 05 MINS FINANCIAL DISTRICT
- 10 MINS MINDSPACE
- 20 MINS IT HUB
- 10 MINS EMAAR GOLF COURSE



SCAN FOR LOCATION



—
**EXPERIENCE OPULENT
AMENITIES ACROSS 8
DIFFERENT LEVELS OF
THE CLUBHOUSE.**
—

With grand living spaces and meticulously curated luxury amenities, 'The Skymarq' offers a true sense of living an extravagant lifestyle. By combining upscale luxury with natural beauty, The Skymarq is made for better living, inside & out! You could choose to live life at leisure like royalty at its multi-level clubhouse or stir your senses amidst its serene landscaped gardens!



EXQUISITE CLUBHOUSE

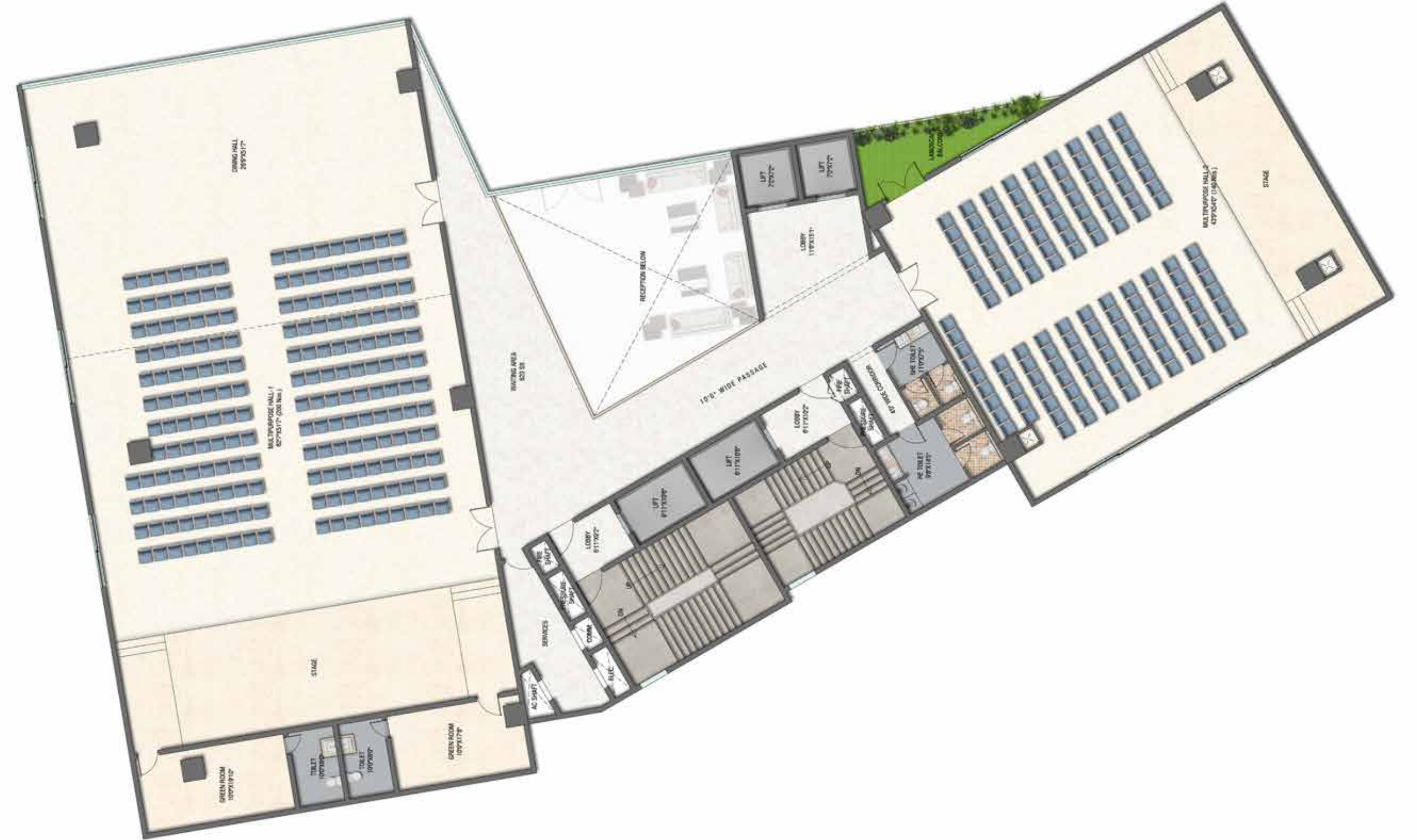


AREA STATEMENT :

GROUND FLOOR	10,682 SR
FIRST FLOOR	11,060 SR
SECOND FLOOR	11,677 SR
THIRD FLOOR	10,716 SR
FOURTH FLOOR	11,802 SR
FIFTH FLOOR	7,504 SR
SIXTH FLOOR	11,828 SR
TERRACE FLOOR	2,177 SR
TOTAL CLUB HOUSE	77,447 SR
TERRACE AMENITIES	9,650 SR
GRAND TOTAL	87,098 SR



CLUBHOUSE GROUND FLOOR PLAN



CLUBHOUSE FIRST FLOOR PLAN



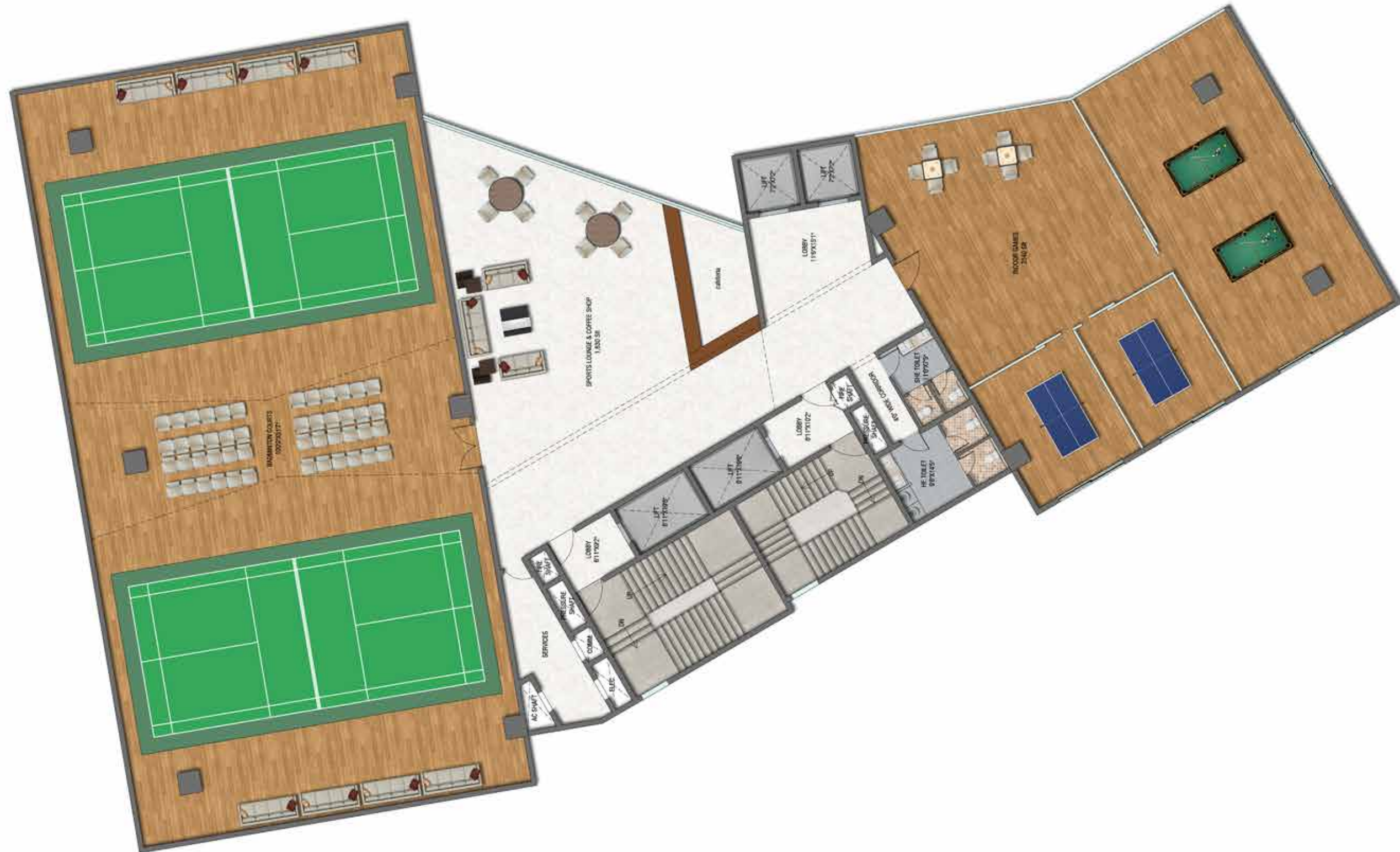


CLUBHOUSE SECOND FLOOR PLAN

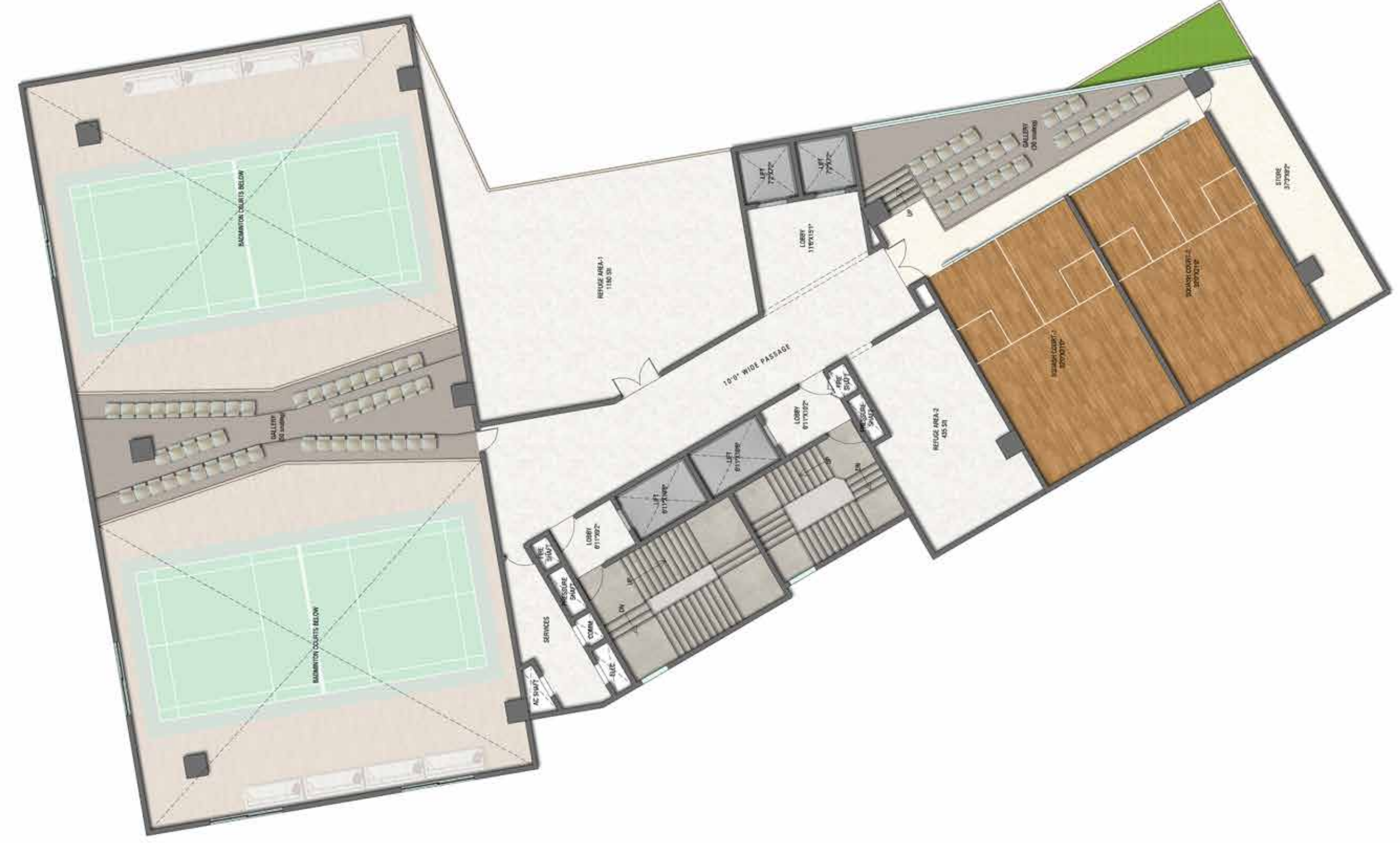


CLUBHOUSE THIRD FLOOR PLAN



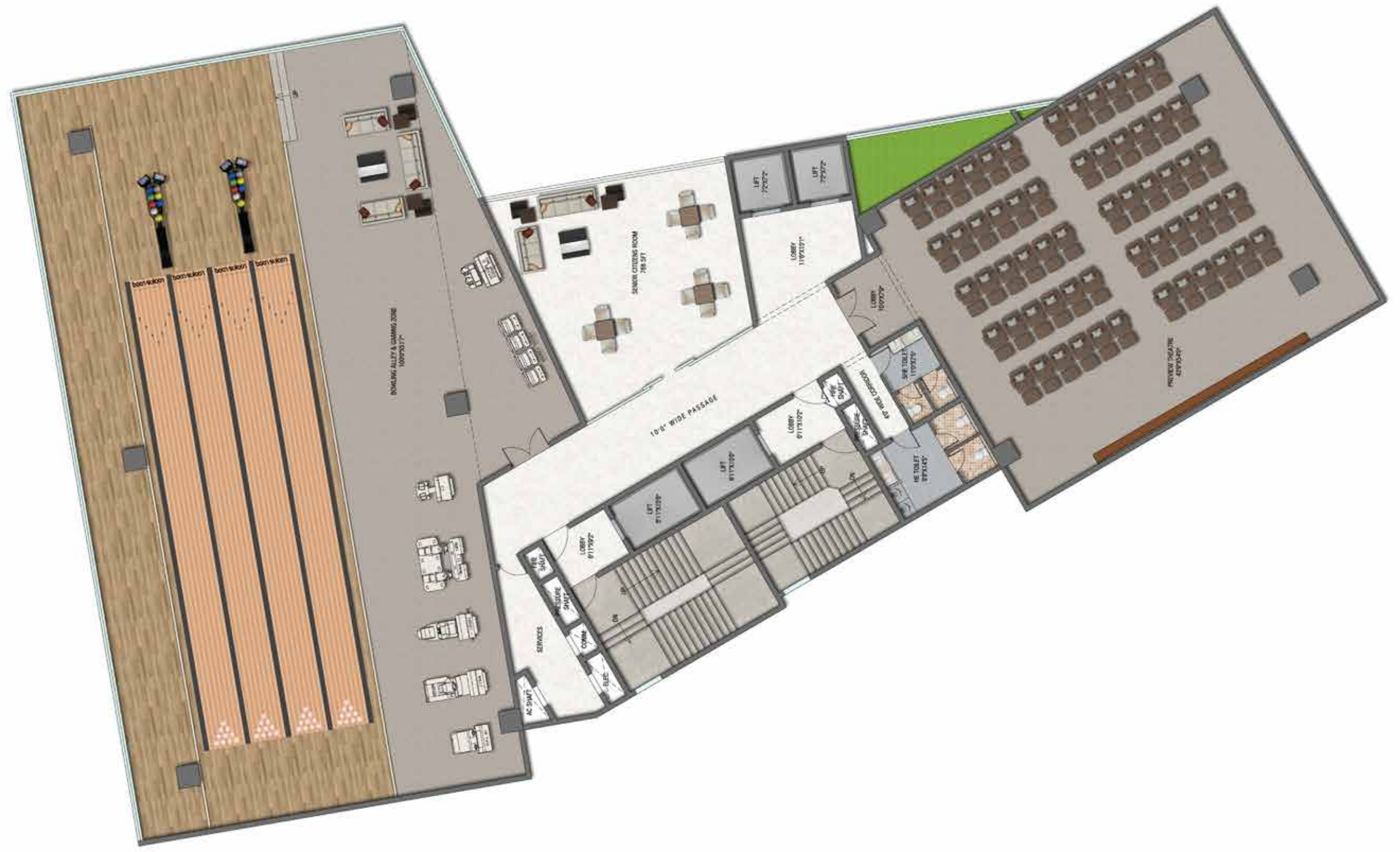


CLUBHOUSE FOURTH FLOOR PLAN



CLUBHOUSE FIFTH FLOOR PLAN





CLUBHOUSE SIXTH FLOOR PLAN



CLUBHOUSE TERRACE FLOOR PLAN





OUTDOOR FOLIAGE SEATING

—
**CLUBHOUSE
AMENITIES**
—

 / CHILDREN'S PLAY AREA

 / CAR WASH AREA

 / AMPHITHEATER

 / PARTY LAWN

 / PET PARK

 / JOGGING TRACK

 / OUTDOOR GYM

 / HALF BASKETBALL COURT

 / NET CRICKET





 / SKATING RINK

 / SOCCER TURF COURT

 / TENNIS COURT

 / SWIMMING POOL WITH CHANGING ROOMS

AMENITIES

-  / MOVIE THEATRE
-  / GYM
-  / MEDITATION HALL / YOGA ROOM / AEROBICS
-  / POOL / SNOOKER
-  / TABLE TENNIS
-  / INDOOR BADMINTON COURTS (2)
-  / SQUASH COURT
-  / MAIN SWIMMING POOL WITH KIDS POOL
-  / TEMPERATURE CONTROL SWIMMING POOL
-  / SPA & SALON
-  / TERRACE GARDEN / 2

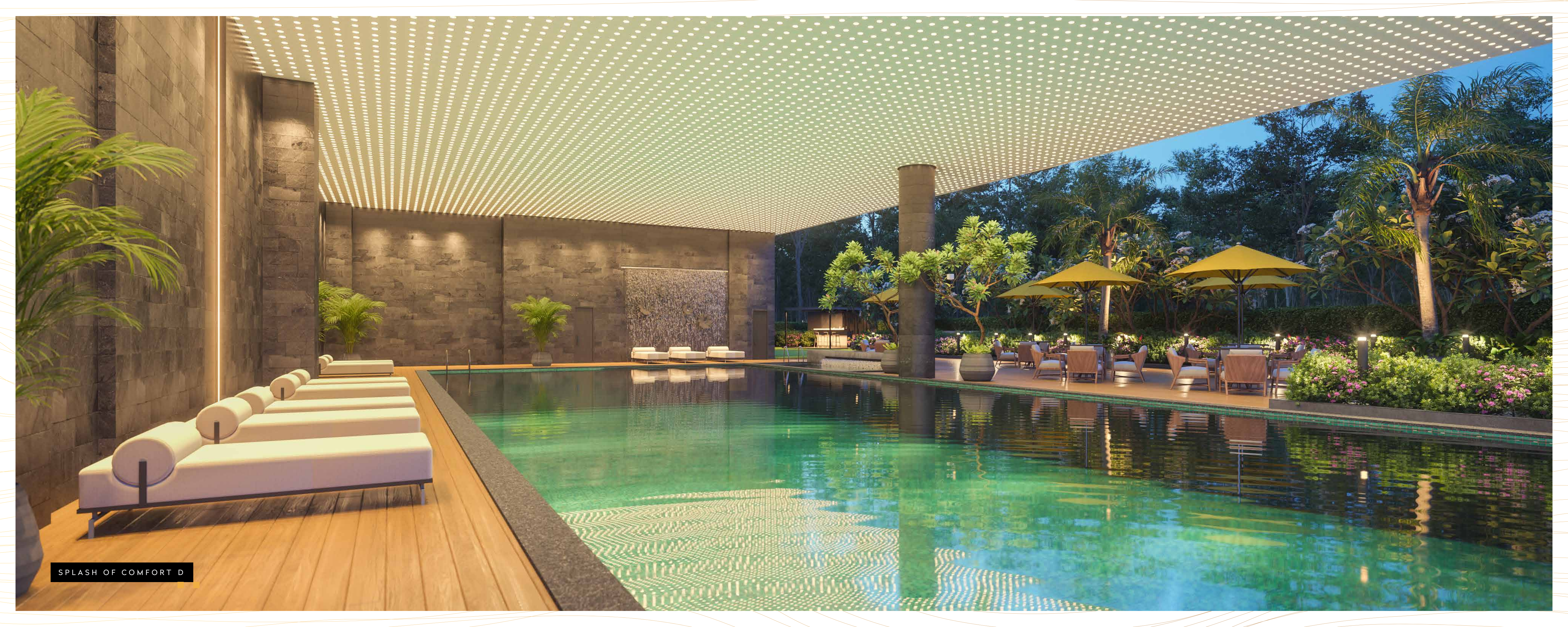




FITNESS MANTRA FIELD

AMENITIES

- RECEPTION | LOUNGE
- ADMINISTRATIVE OFFICE
- WI-FI FACILITY
- READING AREA
- LIBRARY
- CONFERENCE ROOM
- MULTI-PURPOSE HALLS (2)
- DELUXE GUEST ROOMS
- COFFEE LOUNGE
- DRIVER DORMITORY
- BOWLING ALLEY



SPLASH OF COMFORT D



BIRDY VIEW OF CLUBHOUSE



ROAD SIDE- EYE SIGHT VIEW

01 / SUPER STRUCTURE

- R.C.C. Shear wall framed structure to withstand wind & seismic loads

02 / INTERNAL & EXTERNAL WALLS

- 3.3/3.5 M height from slab to slab
- Reinforced shear walls as per structural design

03 / WALL PUNNING

- INTERNAL: Gypsum plaster or equivalent excluding balconies, sit-out, toilets, utility, walk-in closet, kitchen, store room, and servant room

04 / DOORS

- MAIN DOOR FRAME & SHUTTER: Premium designer main door frame & shutter of 8' height with premium hardware fittings
- INTERNAL DOOR FRAME & SHUTTER: Premium designer internal door frame & shutter of 8' height with premium hardware fittings

05 / WINDOWS AND FRENCH DOORS

- WINDOWS: Anodized aluminum frame with double glass (DGU) with provision for mosquito mesh
- FRENCH DOORS: Anodized aluminum frame with double glass (DGU)
- VENTILATORS / WINDOWS: UPVC / Aluminum ventilators for all toilets, servant room & servant toilet of LG houses / aluplast or equivalent make

06 / PAINTING

- EXTERNAL: Textured / smooth finish with 2 coats of Asian paint as per architect's design
- INTERNAL: 2 Coat putty, 1 coat premier and 2 coats of Asian aspire paint or equivalent make
- SIT-OUT: Weatherproof paint over the external putty finish at utility / sit-out walls
- BASEMENT / PARKING AREA: Waterproof cement paint over a base coat of primer for columns as per architect design and one coat of putty finish for the entire ceiling roof

07 / FLOORING

- LIVING, DINING, DRAWING, POOJA, KITCHEN & ALL BEDROOMS: Imported marble with 3" skirting
- ALL TOILETS: Acid resistant and anti-skid premium, imported large size vitrified tiles and walls cladding up to 8' height
- CORRIDORS: All lobby Flooring & Lift cladding would be imported tile/granite/marble or other material as per architect design
- LIVING BALCONIES / SITOUT: Tiles/Granites or other material as per architect design
- STAIRCASE (PASSENGER): Granites or other material as per architect's design
- STAIRCASE (FIRE): Tandoor stone
- STORE / WASH AREA / UTILITIES / SERVANT ROOM & SERVANT TOILET: Premium vitrified tiles
- Dadoing: Vitrified tiles up to balcony height in utility & up to lintel height in servant room toilet

08 / MODULAR KITCHEN

- Kitchen for each flat of premium make

09 / KITCHEN / UTILITY / WASH

- Provision for separate municipal water tap and Bore Well water through softener plant in the kitchen
- Bore well water for dishwasher, washing machine and washing utensils.

10 / BATH ROOMS

- All fixtures and fittings are villeroy boch / vitra / fima or equivalent make
- Rain showers in all bedroom toilets except powder room and servant room
- Wash basin with vanity
- LED mirrors
- Wall-mounted EWC with flush valves
- Single lever diverter of imported make with spout
- Servant room toilet – floor mount WC with CP fittings of Hindware or equivalent make
- Shower cubicles in all toilets except powder room and servant toilet

11 / ELECTRICAL

- Concealed copper wiring of Finolex / RR / Havells or equivalent make
- Power outlets for geysers and exhaust fans in all bathrooms
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer/grinder, and aqua water in the kitchen
- Power plugs for washing machine and dishwasher in utility area
- Three-phase power supply for each unit and individual meter boards
- Miniature circuit breakers (MCB) for each distribution board of Legrand or equivalent make
- Elegant designer modular electrical switches of Legrand Arteor model or equivalent make
- Plug pins for tv & audio in living, drawing, and all bedrooms

12 / BIOMETRIC LOCK

- Biometric lock with biometric access along with the regular key operation for the main door of Yale or equivalent make

13 / FALSE CEILING

- False ceiling in all corridors as per architect's design

14 / HOME AUTOMATION

- Basic home automation with provision for upgradation

15 / TELECOM

- Telephone points in all bedrooms, living and drawing room

16 / INTERCOM

- Intercom facility connecting to all the flats and security, reception, and concierge within the community
- Intercom provision from flat to the servant room

17 / CABLE TV/ INTERNET

- Providing all cables from service provider to individual flat for cable connection and wi-fi internet in all rooms

18 / VIDEO DOOR PHONE

- One video door phone will be provided for each flat at the main door

19 / LIFTS

- Each block will have 3 no's high-speed automatic passenger lifts with rescue device and v3f for energy efficiency of Toshiba / Mitsubishi or equivalent make
- Each block will have 1 high-speed automatic service lift with rescue devices and v3f for energy efficiency of Toshiba / Mitsubishi or equivalent make

20 / WTP & STP

- Treated bore well water will be supplied through an exclusive water softening and purification plant of reputed make
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for flushing and landscaping

21 / CAR WASH FACILITY

- Car wash facility in cellar parking area available at the specified area

22 / GENERATOR

- 100% D.G set backup including air conditioning with acoustic enclosure & AMF panel for all flats and common area

23 / CAR PARKING

- Parking will be in 4 levels
- Visitor's car parking as per norms

24 / BMS

- Building management software for the gas tank, generator power, and general power connection

25 / RAINWATER HARVESTING

- Rainwater harvesting through recharge wells onsite to improve groundwater level

26 / SECURITY

- Sophisticated round-the-clock security system video phone facility at the main door
- Intercom between security and all flats
- Solar power fencing around the compound wall
- Identity cards for servants

- Boom barriers at the entry for vehicles with mechanical operation
- Panic button and intercom are provided in the lift that is connected to the security room
- Gas leak detector with shut-off valve
- All security-related services connected to BMS

27 / FACILITIES FOR PHYSICALLY CHALLENGED

- Access and non-slippery ramps at all entrances shall be provided for physically challenged, appropriately designed preferred car park, uniformity in floor level, and visual warning signage

28 / CCTV

- CC cameras will be provided at the entrance gate, parking areas, common areas, and where ever necessary

29 / FIRE & SAFETY

- Fire systems will be provided as per fire department norms

30 / LPG

- Providing all gas systems to supply gas from centralized gas banks to all individual flats in the kitchen with gas meters from any government designated provider

31 / CENTRALIZED AIR CONDITIONING

- VRV system of Mitsubishi / Hitachi or equivalent make in the drawing room, living, dining & all bed rooms

32 / WASTE MANAGEMENT

- Garbage/chute with separate bins to collect dry waste and wet waste will be provided for better disposal

33 / LANDSCAPING

- Landscaping in the setback areas and in tot lot areas as per architect design

34 / EXTERNAL LIGHTING

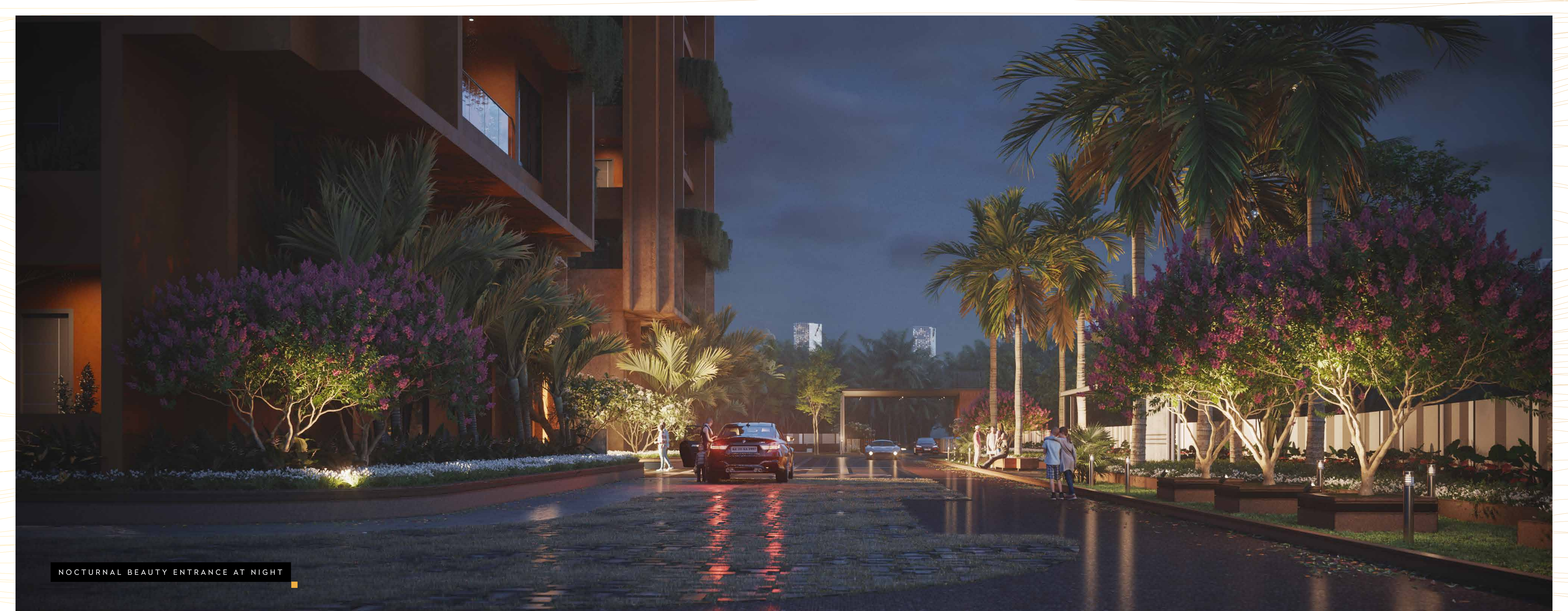
- LED light posts with lamp fittings, at setback and landscaping areas and lights in staircase & corridor areas

35 / DRIVEWAY

- V.D.F. Flooring as per architect design

36 / COMPOUND WALL

- Compound wall shall be constructed all around the plot with solar fencing



NOCTURNAL BEAUTY ENTRANCE AT NIGHT

ABOUT DSR

Team DSR has always believed in hard work. Since our inception, it has been our aim to set up comfortable and luxurious dwelling spaces that impeccably match world-class infrastructures. So far, we have achieved it and aim towards providing perfection with every project. DSR envisions a developed nation backed by the establishments, equipped with global technologies.

Our true satisfaction comes from the million smiles of customers that we have generated throughout the years. DSR Group has a mission to create establishments that give our customers the joy of owning a paradise. We are now on an endeavor to set a benchmark for the construction industry through the consistent delivery of extraordinary structures.

The content of this brochure is for general information purposes only. While enough care is taken by DSR Builders and Developers to ensure that information in the brochure is up to date, accurate and correct, readers are requested to make their independent inquiry before relying upon the same. In no event will DSR offer any warranty on the information made available, or be liable for any loss or damage including without limitation, indirect or consequential loss or damage in connection with, the use of information in this brochure. By using or accessing the brochure, you agree with the Disclaimer without any qualification or limitation. Design, specifications, floor plans and interactive plans etc., are subject to change without prior notice. Computer generated images, walkthroughs and render images are the artist's impression and are an indicative of the actual designs.

The information depicted herein, for e.g. master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colors, amenities and facilities etc. are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the developer cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The information provided includes views of future phases and future amenities in the entire project, which may not form part of phase one timeline for delivery. The developer is wholly exempt from any liability on account of any claim in this regard.

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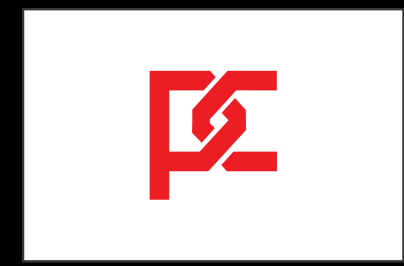
To find out more about projects/developments, please call us or visit our sales office during working hours and get in touch with an authorized DSR sales representative.

CREDIT

The project is envisaged and executed by some of the biggest names in the industry who have a passion for excellence and an unwavering commitment to develop nothing but the best.



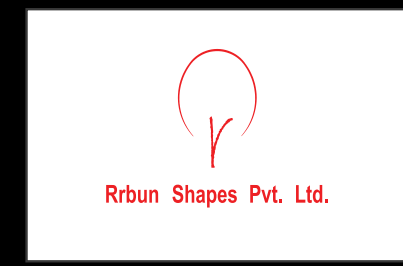
/ ARCHITECTS



/ STRUCTURAL



/ MEP



/ LANDSCAPE



/ PMC



/ KLC



/ PARKING CONSULTANT



/ CGI VISUALISATION



/ BRANDING & DESIGN

OUR RECENT DEVELOPEMENTS



/ THE FIRST



/ BN TECH SQUARE



/ GVK SKY CITY



/ W BY DSR



/ SONTALIA SKY VILLAS



/ THE CLASSE



/ DSR REGANTI



/ SOM BOULEVARD

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E-BROCHURE

