

SKYMARQ
By DSR

TOWERING MAGNIFICENCE

The Definitive Hyderabad Skyscraper!

01 . The Project 04

02 . Location Map 16

03 . Feature 27

04 . Master Plan 28

05 . Floor Plans 29

06 . Specifications 36

07 . Our Recent Project 42

08 . Credits 43



The Project

Lord over the city like never before!

One of the tallest residential towers in Hyderabad, Skymarq isn't just a building, it is a style statement! Living here is like reaching the definitive top! With living spaces spread over 45 levels, both the views and the emotions the vistas stir, are unparalleled! With exquisite architecture and luxurious amenities you can bank on Skymarq to offer you an elevated experience.



Project Overview

Skymarq offers you luxe residences in the city like never before. With 328 premium flats all of which measure an expansive 4999 square feet spread over 45 levels, living here is akin to experiencing utter domination!

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. Its exceptional architecture, elegant layouts & stratospheric views make it the ultimate destination for urban living.



ENTRANCE

Experience Next Level Luxury Living

With grand living spaces and meticulously curated luxury amenities, Skymarq offers a true lifestyle experience! Combining upscale luxury with natural beauty, Skymarq is made for better living, inside and out! You could choose to live life king size at its multi level clubhouse or stir your senses amidst its landscaped gardens!



Perfectly positioned in the one of the most happening cities!

At Skymarq, you can feel the energy of the city pulsating around you like nowhere else! Historic meets modern in the city while your home is in the heart of it! Here is an address that inspires awe, while the residents live on top of the world, both literally & figuratively!







Location Map

Nestled in the heart of Hyderabad, Skymarq is strategically located on the Hyderabad Growth Corridor. Beside the outer ring road tollbooth and situated just 2 Km away from the IT hub, breezing into work could never be easier. The fact that the International airport is accessible with a convenient 30 minute drive, makes it a location of choice. Additionally, the project site faces O.R.R and has 2 approach roads in the North & East.

Nearest Landmarks

- ▲ Emaar Golf Course 10 mins
- ▲ Rajiv Gandhi International Airport 25 mins
- ▲ Super Speciality Hospitals
 - Continental Hospital 5 mins
 - Aig Hospital 10 mins
- ▲ Upcoming Metro Station 5 mins Away
- ▲ T-Hub 20 mins
- ▲ IT Corridor's
 - Financial District 5 mins
 - Mind Space 10 mins
- ▲ Educational Institute's:
 - Indian School of Business 10 mins
 - CBIT College 10 mins
 - Oakridge International School 10 mins
 - Delhi Public School 10 mins
 - Rockwell International School 10 mins
- ▲ Hotels And Mall's
 - Hyatt Gachibowli 5 mins
 - ITC Kohenur 10 mins
 - Sherton 10 mins
 - AMB Mall 10 mins
 - Inorbit Mall 10 mins





“Luxury never goes out of fashion”





GARDEN



NATURE

Look Deep
into Nature,
and then you
will understand
everything
better



There's a kind
of beauty to a
Skyscraper





4999sft
Ultra Luxury Flats

45
Level of Floors

328
Premium Flats

8ft
Doors

11ft 6in
Slab to Slab

Elegance welcomes you home to Skymarq. You can revitalize yourself in comfort and luxury. These clearly are some of the most coveted living spaces that lift you high over the concrete jungle of the city. Sophistication got a whole new name, in Skymarq.



Master Plan

Legend

1. Entrance & Exit Portal
2. Grand Entrance Water Feature
3. Driveway
4. Seating Court
5. Jogging Track
6. Grass Pavers
7. Half Basketball Court
8. Children's Play Area
9. Transformer Yard
10. Party Lawn
11. Amphitheater
12. Skating Rink
13. Tennis Court
14. Outdoor Gym
15. Soccer Turf
16. Cricket Pitch
17. Stepped Landscape

18. Clubhouse Party Lawn
19. Club House Terrace -Barbeque Area
20. Terrace Play Area
21. Pet Park





SKYMARQ C&D

Flat 1

East Facing
4999 Sft

- 4 Bedrooms
- 5 Toilets
- 3 Balconies
- Puja room
- Living room
- Kitchen
- Servant room
- Sit out area
- Office room



4,999 Sft

*Dimensions are imprecise



SKYMARQ C&D

Flat 2

West Facing
4999 Sft

- 4 Bedrooms
- 5 Toilets
- 2 Balconies
- Puja room
- Living room
- Kitchen
- Servant room
- Sit out area
- Office room



4,999 Sft

*Dimensions are imprecise



SKYMARQ C&D

Flat 3

East Facing
4999 Sft

- 4 Bedrooms
- 5 Toilets
- 4 Balconies
- Puja room
- Living room
- Kitchen
- Servant room
- Sit out area
- Office room



*Dimensions are imprecise



SKYMARQ C&D

Flat 4

West Facing
4999 Sft

- 4 Bedrooms
- 5 Toilets
- 3 Balconies
- Puja room
- Living room
- Kitchen
- Servant room
- Sit out area
- Office room



*Dimensions are imprecise



Premium Specifications

Skymarq is designed to meet the highest level of design and craftsmanship, putting it in the league of the world's finest. Here are some of the premium features that you will experience at Skymarq:

- 1. SUPER STRUCTURE**
 - » R.C.C. Shear wall framed structure to withstand wind & seismic loads
- 2. INTERNAL & EXTERNAL WALLS**
 - » slab to slab height from 3.5M to 11Ft 6 In.
 - » Reinforced shear walls as per structural design
- 3. WALL PUNNING**
 - » INTERNAL: Gypsum plaster or equivalent excluding balconies, sit out, home theatre, toilets, utility, walk in closet, kitchen, store room and servant room
- 4. 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
- 5. WINDOWS AND FRENCH DOORS**
 - » WINDOWS: Anodized aluminium frame with double glass (DGU) with mosquito mesh.
 - » FRENCH DOORS: Anodized aluminum frame with double glass (DGU)
 - » VENTILATORS / WINDOWS : UPVC / Aluminum ventilators for all toilets, store, wet kitchen, servant room & servant toilet of LG hausys / aluplast or equivalent make
- 6. PAINTING**
 - » EXTERNAL : Textured / smooth finish with 2 coats of asian paint as per architect design
 - » INTERNAL: 2 Coat putty, 1 coat premier and 2 coats of asian aspire paint or equivalent make
 - » SITOUT: Weather proof paint over external putty finish at utility / sit out walls
 - » BASEMENT / PARKING AREA: Water proof cement paint and over a base coat of primer for columns as per architect design and one coat putty finish for entire ceiling roof
- 7. FLOORING**
 - » LIVING, DINING, DRAWING, POOJA, KITCHEN & ALL BED ROOMS: 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: Granites or other material as per architect design
 - » STAIRCASE (PASSENGER): Granites or other material as per architect design
 - » STAIRCASE (FIRE): Tandoor stone
 - » STORE / WASH AREA / UTILITIES / SERVENT ROOM & SERVENT TOILET: Premium vitrified tiles
 - » Daddoing: Vitrified tiles up to balcony height in utility & up to lintel height in servant room toilet
- 8. MODULAR KITCHEN**
 - » Kitchen for each flat of premium make
- 9. KITCHEN / UTILITY / WASH**
 - » Provision for separate municipal water tap and Bore Well water through softener plant in kitchen with CP fittings
 - » Bore well water for dish washer, washing machine and washing utensils with CP fittings in utility
- 10. BATH ROOMS (ALL FIXTURES AND FITTINGS ARE VILLEORY BOCH / VITRA / FIMA OR EQUIVALENT MAKE)**
 - » Rain showers in all bed room 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 kitchen
 - » Power plugs for washing machine and dish washer 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 bed rooms
- 12. BIOMETRIC LOCK**
 - » Biometric lock with biometric access along with regular key operation for main door of Yale or equivalent make

- 13. FALSE CEILING**
 - » False Ceiling in all Corridors as per architect design.
 - » Grid ceiling in all toilets.

- 14. HOME AUTOMATION**
 - » Basic Home Automation with provision for upgradation except in maid room and office room.

- 15. TELECOM**
 - » Telephone points in all bedrooms, living and drawing room

- 16. INTERCOM**
 - » Intercom facility connecting to all the flats and security, reception, 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 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 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 gas bank, generator power and general power connection

- 25. RAIN WATER HARVESTING**
 - » Rainwater harvesting through recharge wells onsite to improve ground water level

- 26. SECURITY**
 - » Sophisticated round-the-clock security system video phone facility at main door
 - » Intercom between security and to all flats
 - » Solar power fencing around the compound wall
 - » Identity cards for servants
 - » Boom barriers at entry for vehicles with mechanical operation
 - » Panic button and intercom is provided in the lift that is connected to 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's

- 28. CCTV**
 - » CC cameras will be provided at 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 bank to all individual flats in kitchen with gas meters from any govt. Designated provider

- 31. CENTRALIZED AIR CONDITIONING**
 - » VRV system of mitsubishi / hitachi or equivalent make in drawing room, living, dining & all bed rooms

- 32. CENTRALIZED PEST CONTROL SYSTEM**
 - » System of perforated tubes is included in the walls throughout your home so that pesticidal chemicals can be injected with the force of air from ports located on the exterior of your home.

- 33. WASTE MANAGEMENT**
 - » Garbage / chute with separate bins to collect dry waste and wet waste will provided for better disposal

- 34. LANDSCAPING**
 - » Landscaping in the setback areas and in tot lot areas as per architect design

- 35. EXTERNAL LIGHTING**
 - » LED light posts with lamp fittings, at setback and landscaping areas and lights in staircase & corridor areas

- 36. DRIVEWAY**
 - » V.D.F. Flooring as per architect design

- 37. COMPOUND WALL**
 - » Compound wall shall be constructed all around the plot with solar fencing

AMENITIES FOR CLUB HOUSE FOR TOWERS C&D

- » Reception/ Lounge
- » Wi-Fi Facility
- » Jogging Track
- » Swimming Pool with Changing Rooms
- » Reading Area
- » GYM
- » Children Play Area
- » Indoor Badminton Court – 2 No's
- » Squash Court
- » Half Basketball Court
- » Net Cricket
- » Pool/ Snooker
- » Table Tennis
- » Provision for Spa & Saloon
- » Administrative Office
- » Deluxe Guest Rooms
- » Provision for Coffee Lounge
- » Provision for Car Wash Area
- » Multi- Purpose Hall – 2 No's
- » Meditation Hall/ Yoga Room/ Aerobics
- » Movie Theatre
- » Conference Room
- » Driver Dormitory
- » Party Lawn
- » Amphi Theater
- » Skating Rink
- » Outdoor GYM
- » Soccer Turf Court
- » Tennis Court
- » Pet Park
- » Library



A masterpiece
of modern
architecture



SKYHIGH

Our Recent Developments

When you make Skymarq your home, you are opting for a landmark for living. These are one of the most gracious residences offering the finest views of the city. Refined & iconic, Skymarq offers unmatched views & unforgettable experiences. Say yes to the city's most coveted address!



THE FIRST



BN TECH SQUARE



GVK SKY CITY



W BY DSR



SONTHALIA SKY VILLAS



THE CLASSE



DSR REGANTI



SOM Boulevard

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.



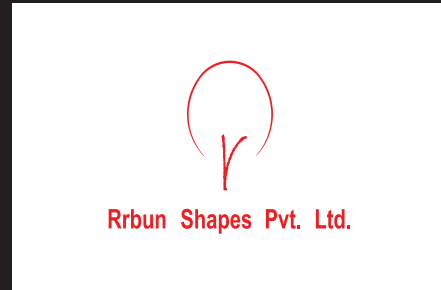
Architects



Structural



MEP



Landscape



PMC



KLC



Parking Consultant



Branding & Design



CGI Visualisation



DSR
Build Trust
Build Dream
Build Your Home



RERA NO: P02400004592

SKYMARQ
By DSR

+91-90-549-549-90 / 90-579-579-90

sales@dsrssibuilders.com

www.dsrbuilders.in

DSR SIGNATURE, Plot No. 506, Road No. 10 Kakatiya
Hills, Madhapur - 500081

SCAN HERE FOR
E-BROCHURE



DISCLAIMER:

None of the images, stock photography, projections, materials, descriptions, details or other information displayed in the audio visual / walkthrough can be deemed to constitute an advertisement or a solicitation, or an offer for sales within the purview of RERA. E-bookings or allotments based on images, stock photography, projections displayed in the audio-visual /walkthroughs will not be accepted.