

## Customer Testimonials



Flat no. 204  
DS-MAX Splendor Nest

Hi, I am Kalpana Mishra. I am the owner of flat No. 204 in DS-MAX Splendor Nest. I had a great experience with DS-MAX as they supported me a lot from the time of booking the flat. I will certainly refer about DS-MAX properties to everyone. Thanks to DS-MAX staff for making the process of buying flat as smooth as possible. I would love to purchase one more flat from DS-MAX.



Flat no. 323  
DS-MAX Sanskruthi

My name is Anartha Reddy. My friends referred DS-MAX to me. I feel very proud to be a part of DS-MAX family. The service offered by the DS-MAX staff members is very good. I would like to refer about DS-MAX to all my friends and relatives. Middle income class people can easily afford on projects of DS-MAX, as they offer a very competitive price. The project locality is very good and spacious. Each and every flat is incorporated with high-end amenities. I thank DS-MAX for their kind support and I wish them further success in their future endeavors.

## Our Social Responsibilities:



**KVS CHARITABLE TRUST**  
www.kvscharitabletrust.com  
kvsfstrust@gmail.com  
+91 7259137390

KVS CHARITABLE TRUST is a Non-Governmental Organization, initiated by the well wishers of Dr.K.V. Suresh as an expression of gratitude for his contribution towards humanity. This foundation started with an aim to provide a platform for growth and development to the needy and create an avenue of hope for a better future.



**AASHRA FOUNDATION**  
www.aashrafoundation.com  
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Aashra Foundation is a Non-Governmental Organization with a mission to provide better living facilities among the deprived sections of the society. Our tagline "The Joy of Rebirth", says it all. Our mission is to re-define life and promote quality life to the poor and the needy.

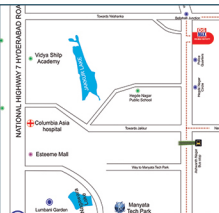


Some of the Awards won by DS-MAX Properties

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DS-MAX Properties reserves the right to change, modify or revise the offers without any prior notice



**DS-MAX SKYCITY**  
THANISANDRA



www.dsmaxproperties.com



## PROJECT OVERVIEW

Presenting the marvellous creation which will redefine the way we perceive style and comfort. DS-MAX SKYQITY is a spectacular concoction of elevated mod on living and dominating lifestyle infused with finely crafted, seamless architecture for those who aspire to reach for the Sky.

Start a new way of life at DS-MAX SKYQITY - a beautiful assortment of fine living spaces inspired by Heights, defined by Style for those who value quality lifestyle. Get inspired by the impeccable structures, thoughtfully designed indoors and high-end luxuries in 3 Bedroom flats. The location itself is so alluring as it is close proximity to several well-known places like Marayath Tech Park, Gopalan Mall, Airport, Elements Mall, Columbia Asia Hospital, Apollo Hospital, Reva Institute of Technology, Presidency College, KNS Group of Institutions, etc. to mention a few.

Live the grand life at your dream home that ensures lasting joy for you and your family. Enjoy the imposing view from your living room. Grasp your acknowledgement of comfort, living at your picture-perfect living space like a part of this sensation which is on its way to becoming one of the most attractive residential landmarks in the city.

## CHAIRMAN'S MESSAGE

I would like to extend my heartfelt gratitude to the entire team of DS-MAX for making this year a successful one. Our dedicated team of employees have been instrumental in shaping our organization to what we are today.

I am extremely happy considering the way we are expanding as a team and as an organization. Our valiant efforts have paid off and we are heading for a new dimension towards our goals. DS-MAX properties Pvt Ltd as it stands today is one of the fastest growing companies in India. We feel privileged to be honored with globally acclaimed awards, which has motivated us further to archive greater heights.

Experience the exclusivity of our Skyish Home and discover the new definition of good living 19 floors eco-friendly Skyish homes launching in a place near you at Thiruvandir. It is a home with intelligent features that completes. Enjoy the gift of nature amidst the luxuries of urban lifestyle posed with good social infrastructure, finely crafted with seamless architecture.

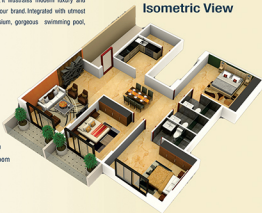
- Dr. K. V Satish (Chairman)

## AMENITIES

If you want to identify the dream of quality lifestyle then DS-MAX SKYQITY is the right place. With certain range of amenities and impeccable services, it illustrates modern luxury and enhancement. You will feel the distinctive attention of our brand integrated with utmost luxuries such as awe-inspiring clubhouse, gymnasium, gorgeous swimming pool, attractive kid's play area and much more.

- Swimming Pool With Separate Toddler- Pool
- Beautifully Landscaped Gardens
- Gymnasium
- Jogging Track
- Children's Play Area
- Covered Car Parking
- Health Club
- A/C Power Socket all bed rooms and Living Room
- TV Provision For Master Bed Room And Living Room
- Sewage Treatment Plant
- High speed elevator (Passenger and Service Lift)
- Boundary Plantation
- Badminton Courts
- Reflexology Pathway

## Isometric View



## CLUB HOUSE

- Wide Variety Of Indoor Games
- Billiards
- Table Tennis
- Sauna steam bath
- Library

## Isometric View



## SAFETY /SECURITY

- 24x7 Security with Intercom Facility
- Security Surveillance Camera
- Fire extinguisher & hydrostatic testing equipment
- Public Address & Fire Alarm System
- Centralized gas system
- Automatic boom barrier
- Exclusive Pedestrian entry and exit

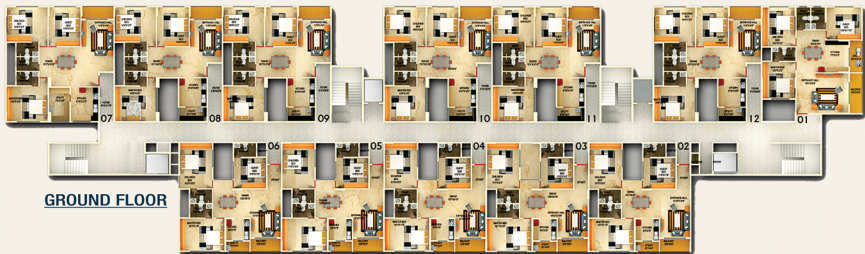
## FACILITY

- Cafeteria with lounge
- Carwash Area
- Healthcare / Pharmacy
- Water softening Plant

...And Many More



**TYPICAL FLOOR**



**GROUND FLOOR**

# MASTER PLAN:

## SUPER BUILT-UP AREA

### GROUND FLOOR PLAN

Flat 1: 1898 Sqft	Flat 7: 2674 Sqft
Flat 2: 1853 Sqft	Flat 8: 2153 Sqft
Flat 3: 1853 Sqft	Flat 9: 2153 Sqft
Flat 4: 1853 Sqft	Flat 10: 2153 Sqft
Flat 5: 1853 Sqft	Flat 11: 2153 Sqft
Flat 6: 1853 Sqft	Flat 12: 2153 Sqft

### TYPICAL FLOOR PLAN

Flat 1: 2109 Sqft	Flat 7: 2674 Sqft
Flat 2: 2019 Sqft	Flat 8: 2293 Sqft
Flat 3: 2019 Sqft	Flat 9: 2293 Sqft
Flat 4: 2172 Sqft	Flat 10: 2293 Sqft
Flat 5: 2019 Sqft	Flat 11: 2293 Sqft
Flat 6: 2172 Sqft	Flat 12: 2293 Sqft

### SPECIFICATIONS:

#### TOTAL NO. FLATS

228 Flats, 19 Floors, 3 BHK, Luxurious Flats

#### STRUCTURE:

RCC framed structure  
Foundations: RCC Raft foundation with raft beams.  
External walls: 150 mm thick solid concrete block  
Internal walls: 100 mm thick solid concrete block

#### FLOORING

**Main Lobby:** Combination of granite and vitrified.  
**Railing:** MS railing with enamel paint as per design  
**Living/Dining:** Designer Vitrified  
**Bedrooms:** Plain Vitrified tiles  
**Balconies & Utility:** Anti-Skid Ceramic tiles  
**Kitchens:** Designer Vitrified  
**Toilets:** Premium ceramic tiles  
**Dado:** Dado upto ceiling.  
**Terrace:** cement concrete finish

#### PLUMBING

Branded European Water closet (EWC)  
Hot & Cold water mixer unit with shower in all toilets.  
All Branded chromium plated fittings.

#### PAINTING

Painting for walls: Oil Bound Distemper / Acrylic finish  
Paints for Ceiling: Oil Bound Distemper / Acrylic finish

#### KITCHEN

##### Granite platform:

Pre polished granite slab with profiled edge will be provided along with SS sink with drain board and single bowl.

**Dado:** 2 ft height above granite platform with ceramic glazed tiles.

**Provision:** Provision for electric chimney and water purifier would be provided.

#### DOORS & WINDOWS

**Main Door:** Hard wood timber with a profiled frame and architrave.

**Internal Door frame:** 30mm flush doors with veneer on both sides.

**All Internal Doors:** Proprietary doors.

**Living Room & Balcony Doors:** Aluminum powder coated colour anodized sliding doors.

**ELECTRICAL:** All apartments will be provided with 4KW power supply.

**TV & Phone Points:** Living and Master bedroom

**Wires - Makes:** FRLS pvc insulated copper conductor wires of anchor/havell's or equivalent

**Switches:** Anchor/Havell's /MK

**ELCB & MCB:** Indiosian/havell's

**A/C Power Points:** Points of air conditioner installation would be provided in the master bedroom, children bedroom and living room.

