



A PROJECT BY
QMAKS
BUILDERS & DEVELOPERS

Delight SUITES



GHMC APPROVED PROJECT

LOAN FACILITY AVAILABLE

About Us

Qmaks Builders & Developers have been sparking since 2013, driven by a dedication to creating affordable and comfortable homes, embodying the essence of a satisfying life. Over nearly two decades, our unwavering commitment has shaped Hyderabad's landscape with contemporary residential and commercial wonders.

Our unwavering mission centers on creating environments that harmoniously fuse comfort and serenity. Through vast green spaces and a range of invigorating amenities, we construct a haven for endless joy. Continuously evolving, we adopt innovative, practical, and sustainable ideas to fulfill fundamental needs. Our interpretation of luxury intertwines cleverly crafted living spaces with essential amenities, culminating in an unmatched living experience where distinctive architecture seamlessly blends.

Our structures seamlessly combine elegance and practicality, offering cost-effective apartments adorned with expansive windows to enhance ventilation and the feeling of openness. we reveal numerous opportunities for potential homeowners, presenting top-notch properties in Hyderabad accompanied by premium amenities

OUR ON-GOING PROJECTS



OUR COMPLETED PROJECTS



Delight SUITES

DELIGHT SUITES Three Side Road, nestled in Tolichowki, Hyderabad, is an ideal haven for those with grand aspirations. This prestigious project offers meticulously designed 3 & 4 BHK apartments featuring elegant interiors, spacious rooms, two levels of covered parking, and more. Crafted for the discerning few, it provides a distinct edge with its prime location, majestic elevation, and robust construction. Finding this level of value in Hyderabad is a rarity today.

BRANDED LIFTS | PREMIER FITTINGS | UNCOMPROMISED QUALITY | WELL-ENVISIONED FLOOR PLAN

SPECIFICATIONS



STRUCTURE

R.C.C. framed structure as per Structure Drawing designed by Qualified & Reputed Structural Engineer with Stability Certificate.



SUPER STRUCTURE

Best Quality AAC Block Light Weight.



PLASTERING

External & internal plastering in cement mortar in two coats with sponge finishing



PAINTING

Luppum finish-Asian tractor emulsion for interiors, Ace/Apex for exteriors. Elevation and balconies in Birla putty or equivalent



DOORS

All Doors Standard Quality
Main door in teakwood,
Internal doors: Molded flush
All frames teakwood 4/3" section.



FLOORING

Vitrified tiles of Anti skid double charge in living area, drawing, dining & bedrooms. Ceramic tiles in toilets



BACKUP

Back-up facility for lift, common area & car parking.



WATER SUPPLY

HMWSSB tap water connection along with sump and water pumping facility for distribution of bore-well.



FALSE CEILING

False Ceiling in hall, dining. & bedrooms



2 LIFTS

Two lifts of 6 persons capacity. Standard Lift Granite ducting on walls



KITCHEN

Granite top platform, fully moulded with stainless steels sink, glazed tiles dadoing upto 2.5 feet height above the platform.



ELECTRICALS

Copper wiring and modular switches. Make: ISI Co. AC outlet points in all bedrooms & Living area 3 phase meters for each flat. Electricity transformer 160KV



TOILETS

European Wcs in all toilets of Hindware Parryware or Cera or equivalent with fittings and tiles upto door level.



Compound wall and gate

Stainless Steel Railing for staircase and balconies

BIRDS EYE VIEW OF EACH FLAT

FLAT NO

01



1525 SQFT
3 BHK

FLAT NO

02



1225 SQFT
3 BHK

FLAT NO

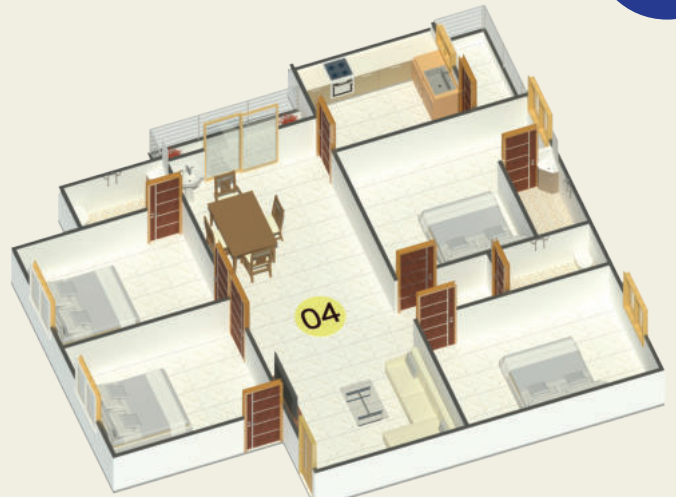
03



1425 SQFT
3 BHK

FLAT NO

04

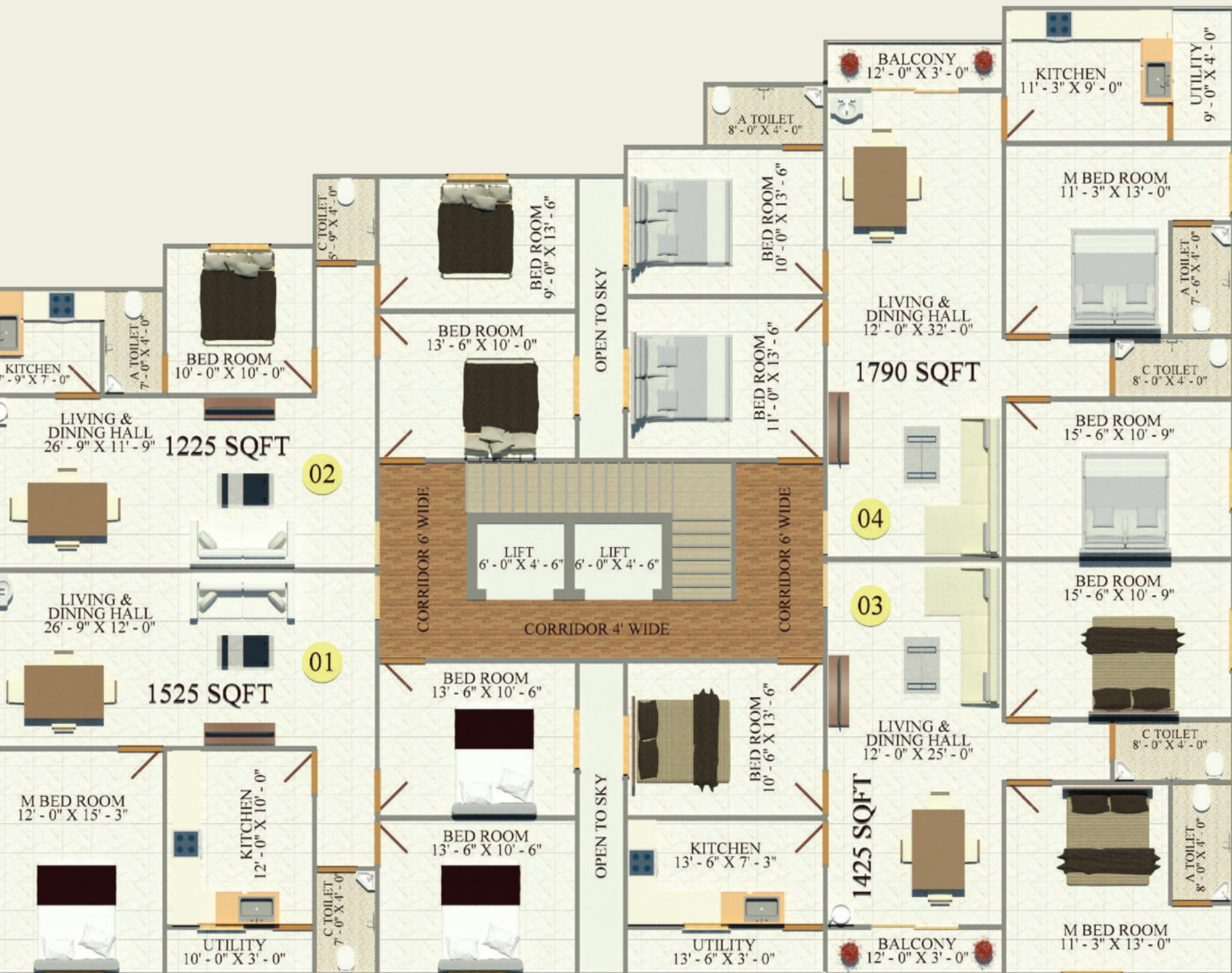


1790 SQFT
4 BHK

ROAD 25' WIDE



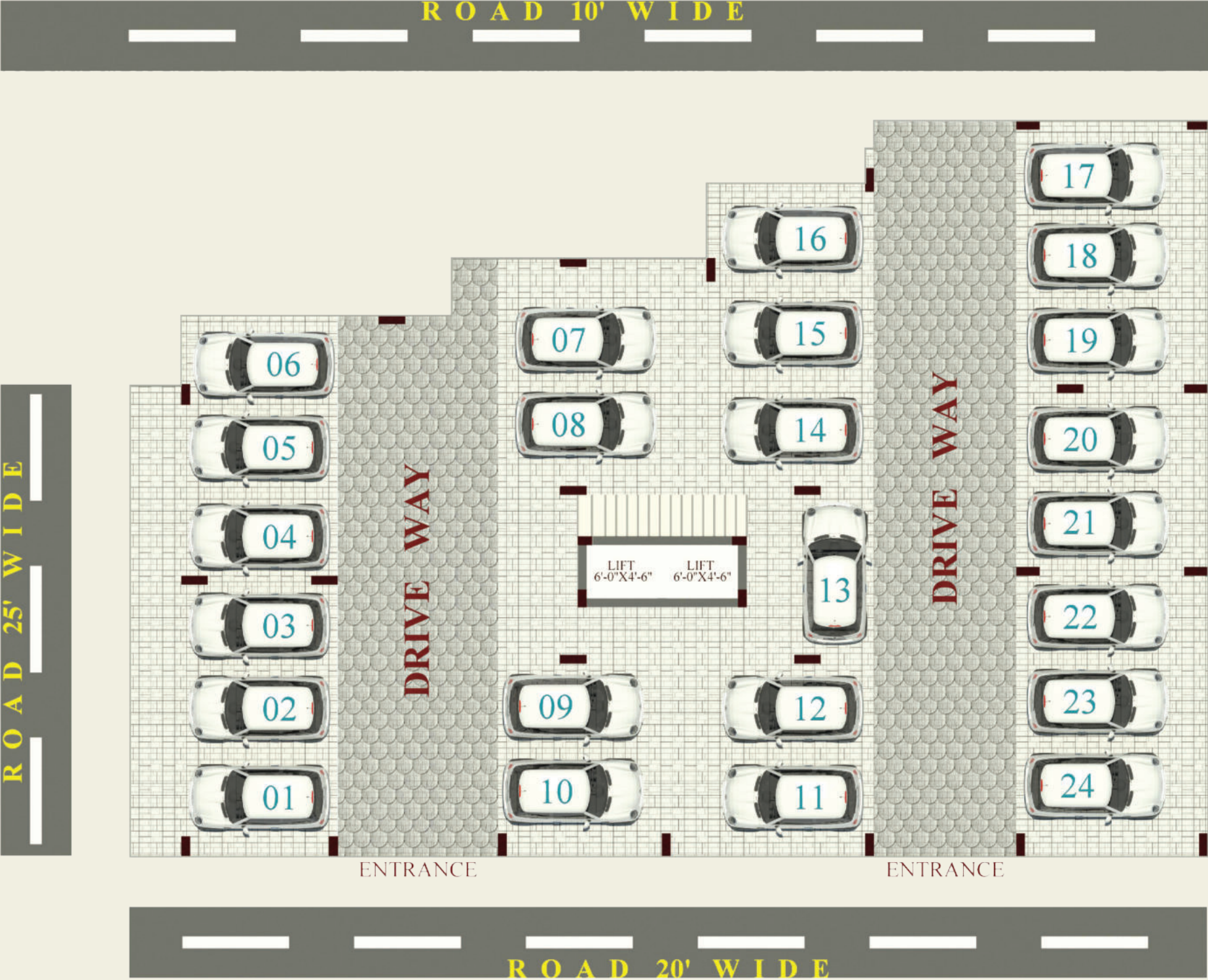
ROAD 10' WIDE



ROAD 20' WIDE

QMAKS DELIGHT SUITES

STILT FLOOR PLAN PARKING





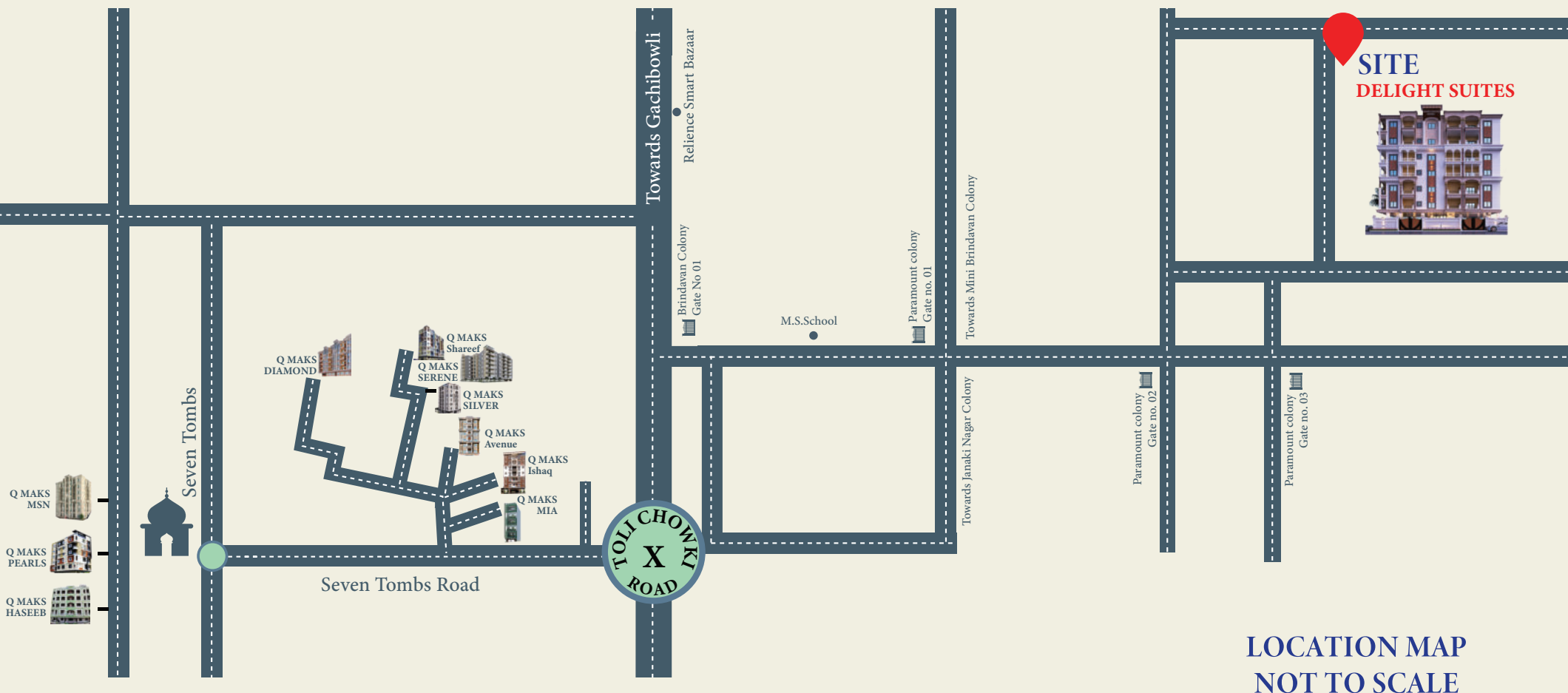
MAJESTIC ELEVATION

SUPERBLY VENTILATED

VASTHU COMPLIANT

PRIME LOCATION

AN ENIGMATIC FUSION OF OLD WORLD CHARM & URBAN DEVELOPMENT



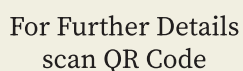
LOCATION MAP
NOT TO SCALE

QMAKS
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NOTE: This brochure is only a conceptual presentation of the project and not a legal offering the promoters reserves right to make changes in plans, specifications and elevation as deemed fit.

