



DS-MAX
SKUSISIRA
a season of refined living

PRM/KA/RERA/1250/301/PR/251024/007178

A SEASON OF REFINED LIVING

2 & 3-BHK | 870 UNITS | 2B+G+14 FLOORS



ಡಿಎಸ್-ಮ್ಯಾಕ್ಸ್ ಸ್ಕೈಸಿರಾ

Near Rajankunte Toll Gate, Kasuvanahalli



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Chairman's Assurance

Growth is a desired element that motivates everyone to achieve more. A home represents wealth, prosperity, and a standard of living. Hence, I present to you DS-MAX SkySisira, a project bound to bring you goodness and multiply your growth.

Located in the most promising part of Bengaluru, DS-MAX SkySisira awaits to widen your horizons.

Rest assured, SkySisira will exceed your expectations with its amenities and my lifetime of assurance.

Dr K V SATISH
Chairman, DS-MAX Group



Experience Refined Living for Every Season

An enticing opportunity for those seeking to enhance their standard of living and invest in their future prosperity. DS-MAX SkySisira is positioned perfectly to leverage the potential. Your home in DS-MAX SkySisira symbolizes not just investment in property, but investment in dreams and aspirations. Nestled in the most auspicious enclave of Bengaluru, DS-MAX SkySisira eagerly anticipates to broaden your vistas.

DS-MAX SkySisira will transform your living with an array of opportunities, best-in-class connectivity, overall well-being, and exponential growth. Experience "A Season of Refined Living".

UNSUBTLE HIGHLIGHTS – SKYSISIRA

- BMRDA/DPA & RERA Approved
- 2 & 3- BHK Spacious Apartments
- Premium 870 Homes with G+14 Floors
- Prime Facilities at Competitive Pricing
- Homes Designed for Abundant Air and Light
- Eternal & Aesthetic Architecture
- Secured by DS-MAX's Lifetime of Assurance
- Strategically placed in an exceptional location with great accessibility, fast growing infrastructure, green surroundings, and a peaceful environment.

REFINED LOCATION ADVANTAGES:

- Commute - (Railway Station/ International Airport/ Proposed Metro) – 5– 20 Mins
- Schools - (Orchids International/Vibgyor/Ryan) – 15-20 Mins
- Universities-(Vidyashilp/ Presidency/ Nitte/ BMS IT/ Manipal) – 15 - 20 Mins
- Hospitals- (Navachethana/ Sparsh) – 15 - 20 Mins
- Leisure -(D-Mart/ Galleria Mall/ Decathlon/ Golf Academy) – 10-20 Mins
- Industrial Areas-(KIADB/ Foxcon Factory/ KIADB Aerospace SEZ) – 5 - 20 Mins
- IT/ITES & SEZ (ITC/ Ecopolis/ SLK/ North Gate) – 15 - 20 Mins

We Deliver More Than We Promise

Facility Management | Rental Management | Structural Modification | Interiors | Upgrade & Resale Support

GROUND FLOOR PLAN-BLOCK C & D



FIRST FLOOR PLAN - BLOCK C & D

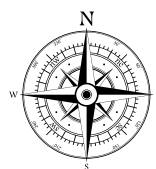


TYPICAL FLOOR PLAN-BLOCK C & D



The floor plan illustrates the layout of the Resort (Commercial) building, featuring a central corridor system and various apartment units. The units are numbered 36 through 55, and their details are summarized in the table below.

UNIT FLAT NO	TYPE	Carpet Area (SQ FT)	Saleable Area (SQ FT)
FLAT NO-36	3-BHK	970	1448
FLAT NO-37	2-BHK	742	1107
FLAT NO-38	2-BHK	782	1167
FLAT NO-39	2-BHK	792	1182
FLAT NO-40	2-BHK	792	1182
FLAT NO-41	2-BHK	792	1182
FLAT NO-42	2-BHK	735	1097
FLAT NO-43	2-BHK	718	1072
FLAT NO-44	2-BHK	718	1072
FLAT NO-45	2-BHK	733	1094
FLAT NO-46	3-BHK	954	1424
FLAT NO-47	2-BHK	791	1181
FLAT NO-48	2-BHK	740	1104
FLAT NO-49	2-BHK	766	1143
FLAT NO-50	2-BHK	766	1143
FLAT NO-51	2-BHK	754	1125
FLAT NO-52	2-BHK	754	1125
FLAT NO-53	2-BHK	754	1125
FLAT NO-54	2-BHK	754	1125
FLAT NO-55	2-BHK	795	1187



The floor plan illustrates the layout of the Resort (Commercial) building, featuring a central corridor system and multiple unit types. The units are arranged around a central core, with each unit clearly labeled with its number and type. The plan also shows common areas, including a central staircase and elevator shaft.

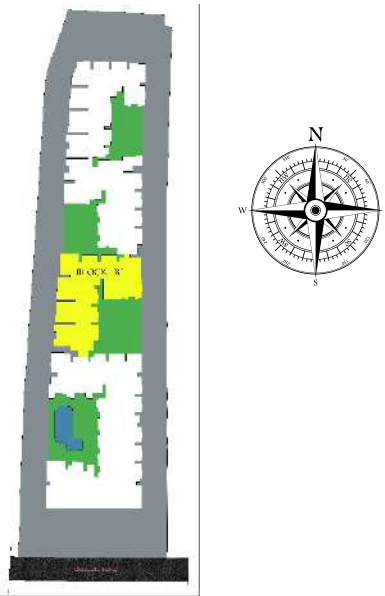
UNIT FLAT NO	TYPE	Carpet Area (SQ FT)	Saleable Area (SQ FT)
FLAT NO-36	3-BHK	1021	1524
FLAT NO-37	2-BHK	742	1107
FLAT NO-38	2-BHK	782	1167
FLAT NO-39	2-BHK	792	1182
FLAT NO-40	2-BHK	792	1182
FLAT NO-41	2-BHK	792	1182
FLAT NO-42	2-BHK	735	1097
FLAT NO-43	2-BHK	718	1072
FLAT NO-44	2-BHK	718	1072
FLAT NO-45	2-BHK	781	1166
FLAT NO-46	3-BHK	1053	1572
FLAT NO-47	2-BHK	791	1181
FLAT NO-48	2-BHK	783	1169
FLAT NO-49	2-BHK	783	1169
FLAT NO-50	2-BHK	809	1207
FLAT NO-51	2-BHK	792	1182
FLAT NO-52	2-BHK	792	1182
FLAT NO-53	2-BHK	792	1182
FLAT NO-54	2-BHK	792	1182
FLAT NO-55	3-BHK	838	1251

UNIT FLAT NO	TYPE	Carpet Area (SQ FT)	Saleable Area (SQ FT)
FLAT NO-36	3-BHK	1021	1524
FLAT NO-37	2-BHK	742	1107
FLAT NO-38	2-BHK	782	1167
FLAT NO-39	2-BHK	792	1182
FLAT NO-40	2-BHK	792	1182
FLAT NO-41	2-BHK	792	1182
FLAT NO-42	2-BHK	735	1097
FLAT NO-43	2-BHK	718	1072
FLAT NO-44	2-BHK	718	1072
FLAT NO-45	2-BHK	781	1166
FLAT NO-46	3-BHK	1053	1572
FLAT NO-47	2-BHK	791	1181
FLAT NO-48	2-BHK	783	1169
FLAT NO-49	2-BHK	783	1169
FLAT NO-50	2-BHK	809	1207
FLAT NO-51	2-BHK	792	1182
FLAT NO-52	2-BHK	792	1182
FLAT NO-53	2-BHK	792	1182
FLAT NO-54	2-BHK	792	1182
FLAT NO-55	3-BHK	838	1251
FLAT NO-56	3-BHK	1133	1691
FLAT NO-57	3-BHK	915	1366
FLAT NO-58	3-BHK	915	1366
FLAT NO-59	3-BHK	915	1366
FLAT NO-60	3-BHK	978	1460

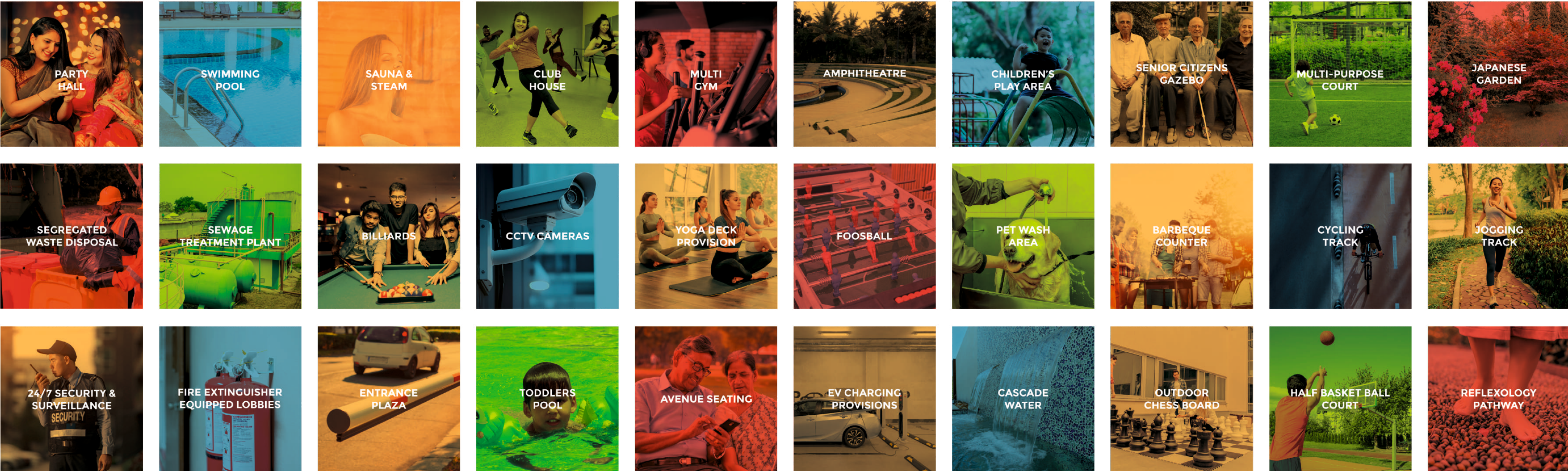
GROUND AND FIRST FLOOR PLAN - BLOCK B



TYPICAL FLOOR PLAN - BLOCK B



LUXURIOUS AMENITIES



CONSTRUCTION SPECIFICATIONS

STRUCTURE : RCC Framed Structure WALLS : Concrete Block Masonry	DOORS & WINDOWS • Main: Hardwood timber with a profiled frame, architrave with shutter, two side veneer / engineered pre-hung doors. • Internal Door: with profile frame, laminate/skin membrane flush shutters. • UPVC sliding windows / French doors / Ventilators as per design will be provided.
FLOORING • Main Lobby: Combination of Granite and Vitrified Tiles. • Railing: MS railing with Enamel paint as per Design • Living & Dining: Vitrified Tiles • Bedrooms: Vitrified Tiles • Balconies & Utility: Anti-skid Ceramic Tiles • Kitchen: Vitrified Tiles • Toilets: Premium Ceramic Tiles • Terrace: Cement Concrete Finish	ELECTRICAL • TV & Phone Points: Living and Master bedroom • Wires (make): FRLS PVC Insulated Copper Conductor wires of Anchor/Havells or equivalent • Switches: Anchor/Havells/MK/ABB or Equivalent • AC provision for Master Bedroom • Power backup for Common areas
RESTROOMS • Branded European Water Closet (EWC) • Hot & Cold water mixer unit • Shower in all the Bathrooms • Dado: Dado tiles up to 7 feet • Branded Chromium-Plated fittings	PAINTING • Painting for Walls: Oil Bound Distemper/Emulsion • Painting for Ceiling: Oil Bound Distemper KITCHEN • Provisions for Electric Chimney and Water Purifier

*T & C Apply

OUR HIGHLIGHTS

- 30,000+ Satisfied Customers
- 160+ Completed Projects
- 40+ Ongoing & 30+ Upcoming Projects
- 200+ International & National Awards
- Partnerships with Major Banks
- ISO Certified Construction Practices
- All our Projects are RERA Compliant with BBMP/BDA/BMRDA/BIAPPA – Approvals



Scan to Witness
Tales of Joy

A HOME TO LIVE A HOME TO MAKE A LIVING

- Home Maker Programme
- Flat-Patni Contest
- DS-MAX Property Investment Opportunity
- Channel Partner Programme
- Refer a Land | Refer a Home
- Refer us for Home Interiors
- Refer us for Facility Management Services (Residential or Commercial)



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AWARDS & RECOGNITIONS



Excellence in
Architectural Innovation
Award



The Most Reliable
Real Estate Brand
Award



Most Trusted
Real Estate Brand
Award



Most Loved
Real Estate Brand
Award



Most Valued Real Estate Company
in Residential & Commercial
Projects Across South India

DS-MAX PROJECTS ACROSS BENGALURU

Silk Board | Mysore Road | Sarjapura | Thanisandra | Chandapura
K R Pura | Yelahanka | Hennur | Uttarahalli | Whitefield | Hoskote
Tumkur Road | Nelamangala | Electronic City | Bannerghatta

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