

PROJECT BY
Q MAK'S BUILDERS & DEVELOPERS



Akbar Enclave



**BANK LOAN
APPROVED**



GHMC APPROVED PROJECT

Your Gateway to Elevated Living...

HOME CLOSE TO ALL THAT YOU LOVE

To live in Golden Sands Colony is to have access all the amenities around like great ambience , islamic center reputed schools and colleges, well established hospitals, vibrant markets, car show-rooms , function halls , restaurants and leading IT parks.



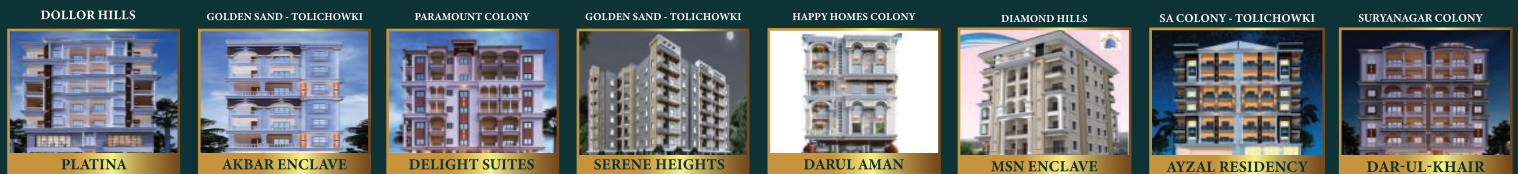
About Us :

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



SITE KEY PLANS



FLAT 01
1600 SQFT

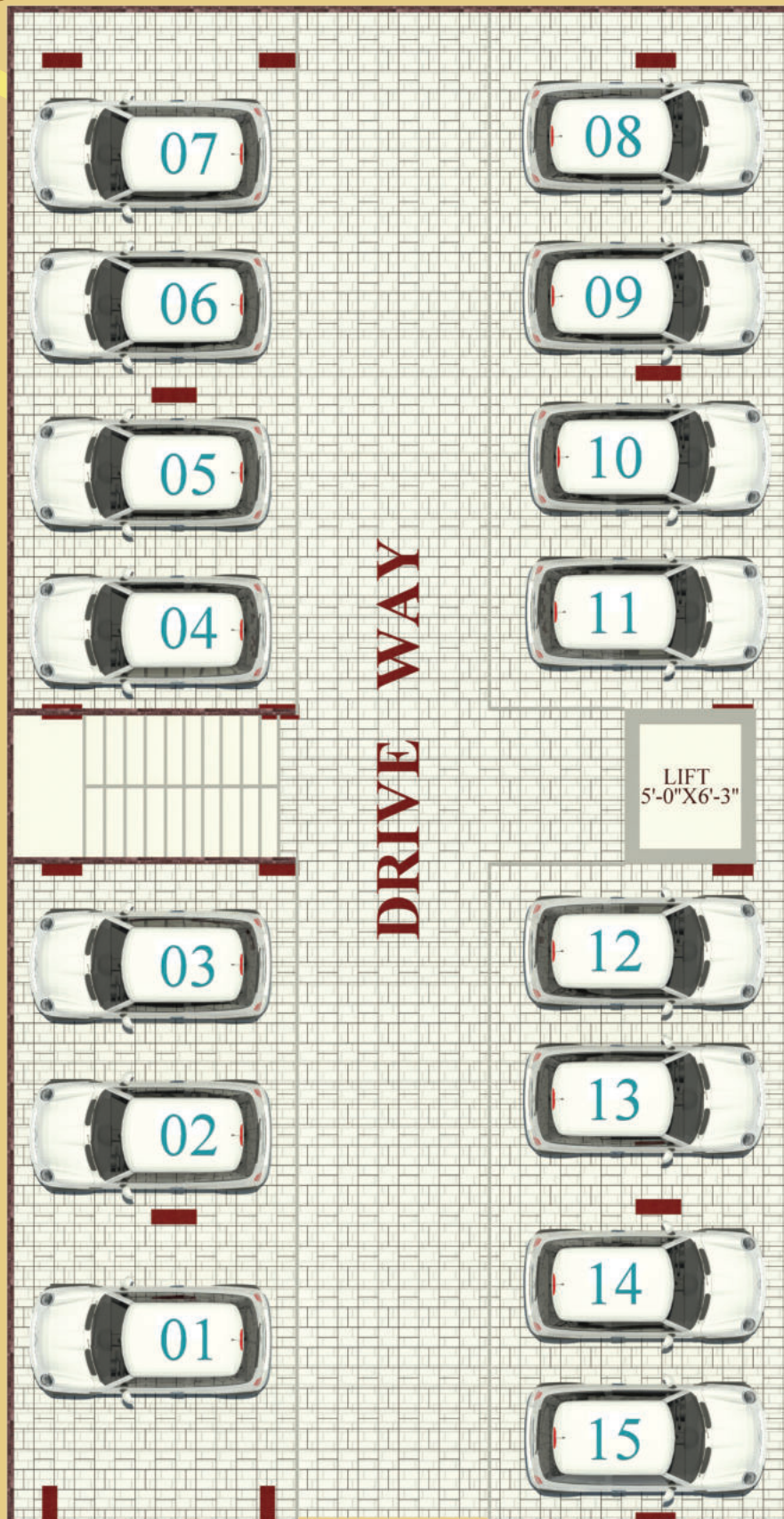


ROAD



FLAT 02

1510 SQFT



ENTRANCE

ROAD 30' WIDE

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



1 LIFT

One 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 & Gate

Stainless Steel Railing for staircase and balconies

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

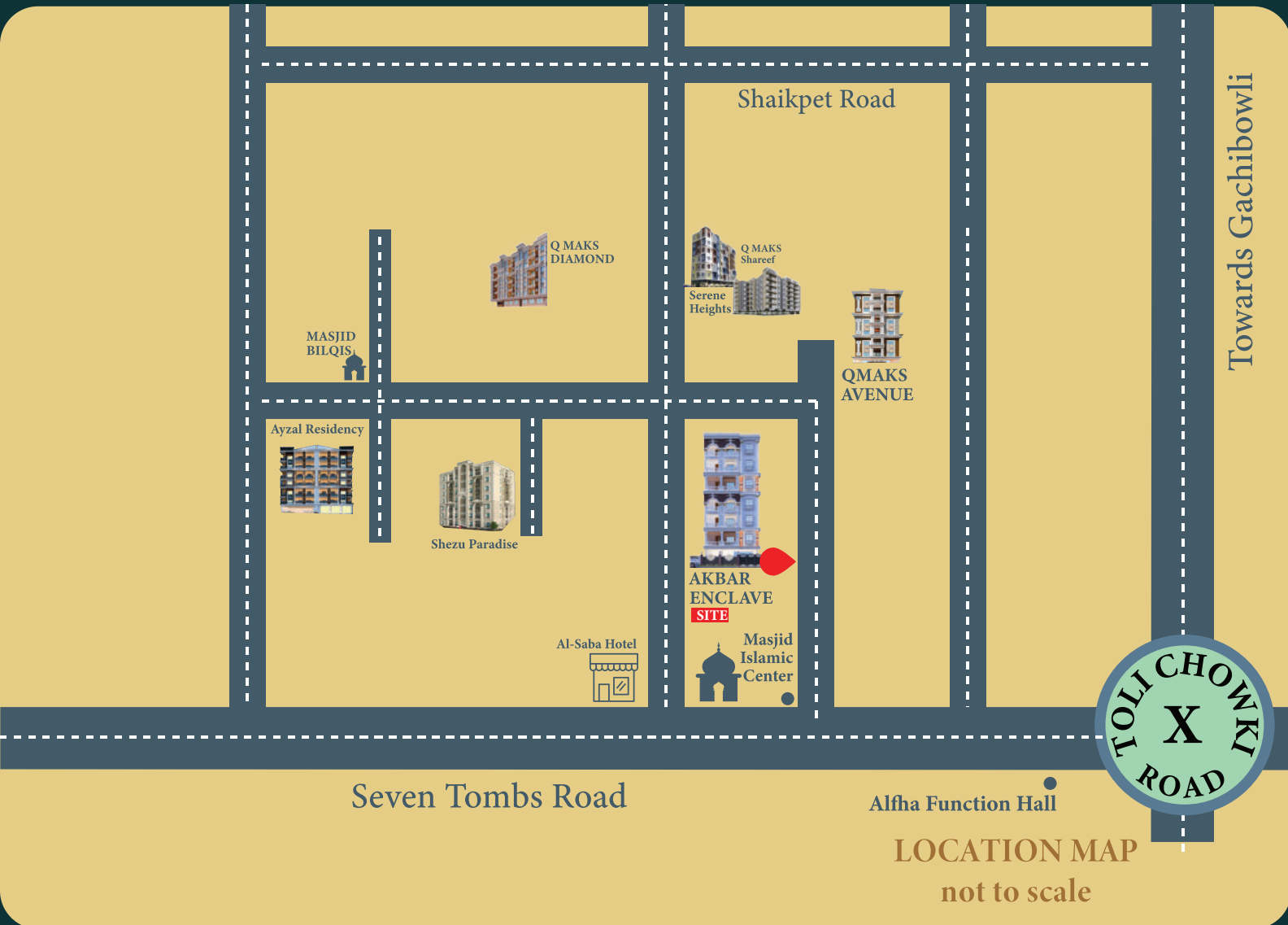
NOTE

Car parking and amenities with extra cost

Persons desiring to alter /modify their flat shall inform the same at the time of booking & sign the request for modification form

Registration, GST applicable As per Govt. Norms.

AN ENIGMATIC FUSION OF OLD WORLD CHARM & URBAN DEVELOPMENT



QMAKS

BUILDERS & DEVELOPERS

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For Further Details
scan QR Code



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.

