
Myscape:
Where life
meets space



Spaces can endow life with more.
They uplift every experience. Enrich every moment.
At Myscape, we believe in creating such spaces.
Where personal and experiential aspects get their own
space to blossom. And find expression.
The Courtyard is a reflection of this approach
and philosophy behind creating spaces.



Courtyard is open and personal in the same breadth of experience. Nudged inside your personal space, courtyards are open green areas that embrace your signature expression. Every aspect of Courtyard has been built with this approach of creating the inviting warmth of your personal space amidst an expanse of amenities and experiences.



Your space for life



unwind...

Experience
expansive living





73 lifestyle villas amidst 17 acres of invigorating lush environs, the Courtyard is a gated community with bespoke in luxury and comfort. With a sprawling central park, resort style Club Patio, Central Boulevard with thematic gardens and a tree-lined streetscape, Courtyard is a lifestyle experience to cherish.





View from
the Heavens

View of the life to be

Courtyard is a marvel in planning.
Here, every villa is exquisitely designed to be your personal
heaven, in a setting as alluring.



Usher grandeur



The grand entrance welcomes you into the lush and luxurious life beyond.
Your drive-through experience is accentuated by the graveled pathway, bamboo gardens
and an avenue leading into the project.





CLUB PATIO

Club Patio and the central park



Club Patio: lavish, luxurious and subtle.

Tucked beneath the green roofs, Club Patio provides world-class amenities,
recreation facilities and common spaces
interspersed with planters and skylights.





Amenities that accentuate the joy of living

Fully-equipped Gymnasium

Swimming Pool

Squash Court

Lounges

Party Hall

Badminton & Tennis Courts

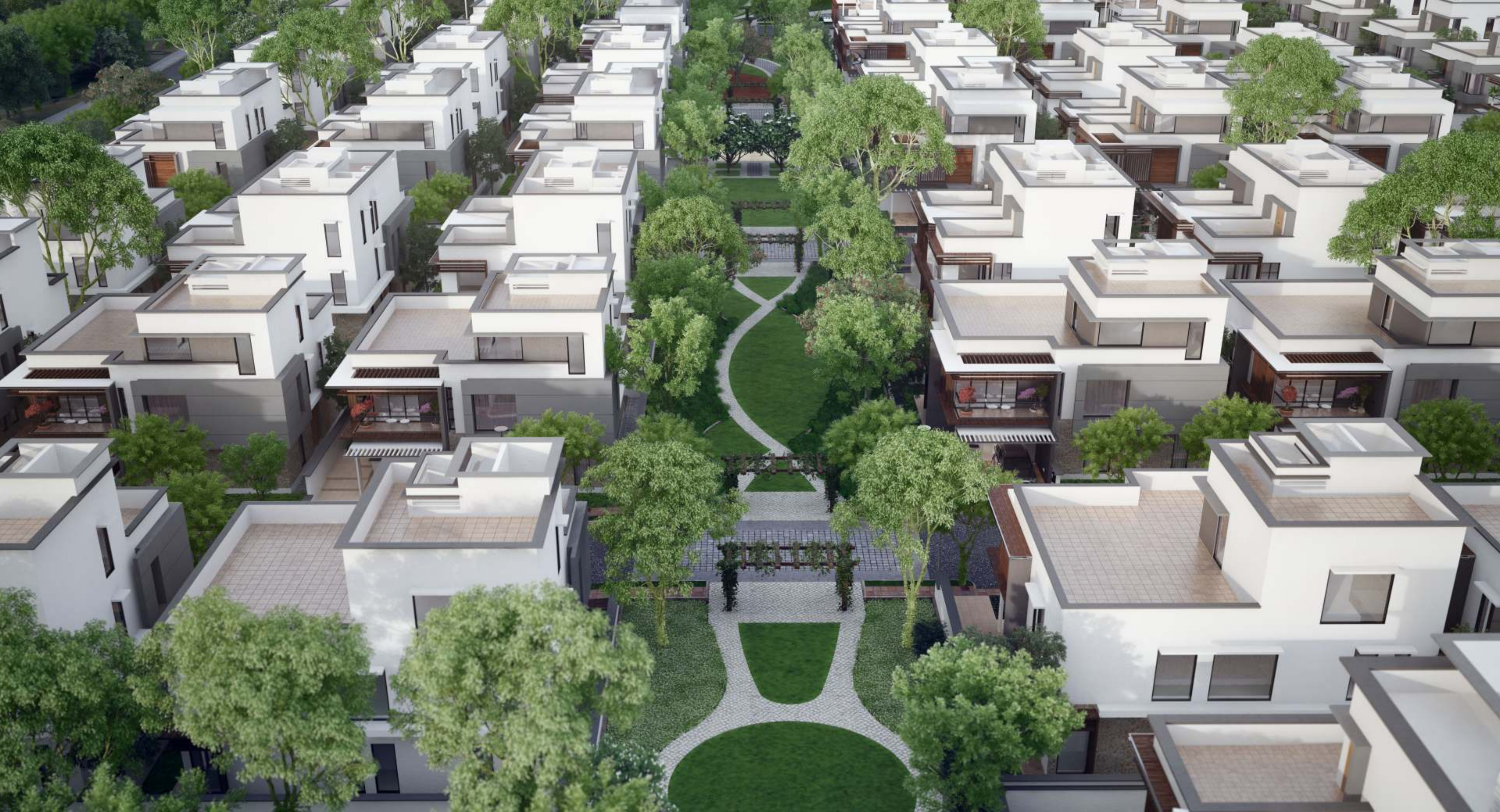
Indoor Games

Yoga & Meditation Hall

AV Room



* THE *
BOULEVARD
GARDENS



Central Boulevard

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The Central Boulevard is a pathway through the center of the project that connects various streets leading to villas, central park and the Club Patio. It is dotted with trees, greens and many thematic gardens for a pleasant stroll along the way.



The Central Boulevard theme gardens:

The Boulevard gardens like Aroma Garden, Children's Garden, Texture Garden, Xeric Garden and Secret Garden are mesmerizing garden spaces that form a spine through the project.




In the lanes of luxury



With 4 villas per acre and a garden at the walk of every three houses, tree lined pathways make a beautiful street-scape.





Courtyard Villas:
designed for
superior living



Open spaces: 🌻 🌻 🌻 🌻 🌻 🌻 🌻 🌻
embracing each villa

Every Courtyard villa comes with private gardens, creating a subtle personal green space.

These intimate gardens form the genesis of the name.



Louvered feature: for play of light

Each villa is an example of elegantly styled contemporary exteriors.

The louvered feature creates a mesmerizing interplay of lights when lit from within - much like a golden lantern glowing in the dark, signifying warmth and life. While providing shade from the harsh glares during the day, it provides a sense of privacy.





Courtyard: your personal paradise

The courtyard is the continuous focal edge that runs like a mesmerizing theme across every part of your villa. Leading from the front drawing room, the living space opens up on its side to face the villa's private garden. It runs across the central dining, staircase court and the family lounge on the ground floor. Creating a subtle interplay of lights and shadows in personal and living spaces, nudged in close proximity of inviting personal greens.





Subtle delights of space and light

Beyond the stated and the expected, each villa space has been designed for an immaculate interplay of lights and shadows, accentuated by the courtyard.

The louvers, pergolas and slatted panels add a dynamic accent to the diffused light entering from the personal open spaces.





Delve in delight of double-heightened spaces

The interiors of the villa are designed to provide you
with a sense of space and openness.





Royal rest: 🌟 ✨ 🌟 ✨ 🌟 ✨ 🌟
the master bedroom

A truly royal expanse of planning and astute luxurious thinking, your master bedroom suite is spread between 700 - 1000 sq.ft. With spacious walk-in closet, marble finished bathroom and view of greens from your sundeck, it's truly a royal rest.

Enter
the grand life



Your way to Courtyard



MYSCAPE COURTYARD
— VILLAS —
INSIDE OUT
ELEVATIONS • FLOOR PLANS • SPECIFICATIONS



V5 EAST

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HIGHLIGHTS

TOTAL AREA

5181 SQ.FT

FLOORS



DOUBLE HEIGHT SPACE



DINING AREA

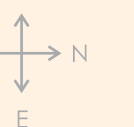
BEDROOMS



PARKING



SKYLIGHT and ELEVATOR



V5 EAST

OPTIONAL PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HIGHLIGHTS

TOTAL AREA
5181 SQ.FT

FLOORS



DOUBLE HEIGHT SPACE



DINING AREA

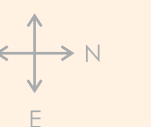
BEDROOMS



PARKING



SKYLIGHT and ELEVATOR





V5 WEST

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HIGHLIGHTS

TOTAL AREA

5271 SQ.FT

FLOORS



DOUBLE HEIGHT SPACE



DINING AREA

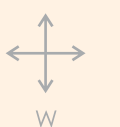
BEDROOMS



PARKING



SKYLIGHT and ELEVATOR



V5 WEST

OPTIONAL PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HIGHLIGHTS

TOTAL AREA
5271 SQ.FT

FLOORS



DOUBLE HEIGHT SPACE



DINING AREA

BEDROOMS



PARKING



SKYLIGHT and ELEVATOR





V5 NORTH

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HIGHLIGHTS

TOTAL AREA
5204 SQ.FT

FLOORS



DOUBLE HEIGHT SPACE



DINING AREA

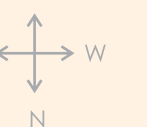
BEDROOMS



PARKING



SKYLIGHT and ELEVATOR





V6 EAST

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HIGHLIGHTS

TOTAL AREA

6291 SQ.FT

FLOORS



DOUBLE HEIGHT SPACE



DRAWING ROOM

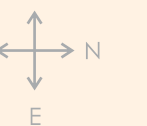
BEDROOMS



PARKING



SKYLIGHT and ELEVATOR





V6 WEST

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HIGHLIGHTS

TOTAL AREA
6239 SQ.FT

FLOORS



DOUBLE HEIGHT SPACE



FAMILY LIVING

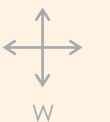
BEDROOMS



PARKING



SKYLIGHT and ELEVATOR





V6 NORTH

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HIGHLIGHTS

TOTAL AREA

6106 SQ.FT

FLOORS



DOUBLE HEIGHT SPACE



FAMILY LIVING

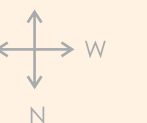
BEDROOMS



PARKING



SKYLIGHT and ELEVATOR





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



HIGHLIGHTS

TOTAL AREA
8072 SQ.FT

FLOORS

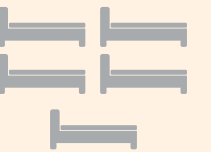


DOUBLE HEIGHT SPACE



FAMILY LIVING

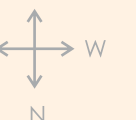
BEDROOMS



PARKING



SKYLIGHT and ELEVATOR



Specifications



STRUCTURE

- RCC framed structure with cement block masonry

FLOORING AND DADO

- Drawing room, living room, dining room, dry kitchen & common areas: Italian marble flooring
- Staircase: Italian marble/wooden flooring as per approved design
- All bedrooms and multi-purpose room: Engineered laminated wooden flooring
- Wet kitchen: Anti skid superior quality vitrified tiles
- Master bedroom balcony: Exterior grade wooden deck
- Other balconies: Anti skid superior quality vitrified tiles
- Master toilet: Combination of imported marble and vitrified tiles on floor and walls
- Powder room: Combination of imported marble and vitrified tiles on floor and walls
- Other toilets: Anti skid superior quality vitrified tiles on floor and walls

TOILETS

- Sanitaryware: Villeroy & Boch or equivalent counter top wash basin and wall hung EWC with concealed flush tank in all toilets
- Faucets: Fantini or equivalent in master toilet and Tremme/Grohe or equivalent in other toilets
- Counter: Granite or imported marble counter in all toilets
- Bathroom accessories: Towel ring, toilet paper holder, towel rod and soap dish in all toilets
- Shower partition: Toughened glass partition of superior quality

DOORS & WINDOWS

- Main door: Polished teak wood frame and shutter
- Internal doors: Teak wood frame and natural wood veneer finished flush shutter
- Door hardware: Hafele/Yale or equivalent
- Windows & French doors: UPVC/powder coated aluminum frame with toughened glass sliding and fixed shutters
- All sliding windows with mosquito mesh shutter
- Magnetic/concealed door stoppers for main door and all bedrooms

PAINT

- External: Two coats of acrylic exterior emulsion paint with texture finish as per approved design
- Internal: Two coats of acrylic emulsion paint over smooth putty finish

ELECTRICAL FIXTURES

- Wires: Concealed copper wiring of Finolex or equivalent
- Switches: Schneider or equivalent

AIR CONDITIONING

- Concealed AC copper wiring and drain pipe for enabling VRF air conditioning system for the entire villa

WET KITCHEN

- Granite counter with single bowl stainless steel sink of Franke or equivalent make
- Provision for water purifier unit
- 2 feet vitrified tile dado above granite counter

UTILITY AREA

- Granite counter with double bowl stainless steel sink
- 2 feet vitrified tile dado above granite counter
- Provision for washing machine
- Provision for dishwasher

ELECTRO-DOMESTIC EQUIPMENT

- Internal home elevator: Schindler or equivalent make
- Solar water heating system: Tata BP/Racold or equivalent make

HOME AUTOMATION

- Video door phone at main door and security cabin
- Gas leak detector in kitchen

TELEPHONE & NETWORK

- Telephone points in all bedrooms and living areas
- Intercom facility throughout the property (Residences/Security/Amenities/Community Services)
- Provision for broadband in all bedrooms, living areas and multipurpose room inside the villa
- Wi-fi in clubhouse with broadband connection
- DTH provision in all bedrooms, living areas and multipurpose room

UTILITIES & SERVICES

- 100% DG power backup
- Dual meter for billing of backup power consumption
- Hydropneumatic water supply for entire project
- Rainwater harvesting facilities
- Sewage treatment plant for reuse of water for landscape needs
- CC cameras in common areas

LANDSCAPING

- Professionally planned and executed landscape around the villa with appropriate lighting





Myscape Properties Pvt. Ltd.

For Correspondence: Plot no. 1219, Road no. 36, Jubilee Hills, Hyderabad - 500033, India.

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MEP consultants

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Bangalore.

Structural

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Hyderabad.

Landscape OIKOS,
Bangalore.

