

**YOU'VE ALWAYS
HAD A FLAT TO
YOURSELF.**



Isn't it time you had an entire floor?



myscape

ISLE OF SKY

28 FORESTED APARTMENTS



Myscape Isle of Sky, Hyderabad

28 luxurious forested apartments spread across four spacious bedrooms.

A well planned 16 ft high entrance lobby welcomes in residents.

The infinity pool is at 105 metres above road level, looking out into the magnificent 360 degree view of the city.

A 11.6 feet floor to floor height makes the apartment very spacious, giving it a villa in the sky experience.

TOWER

The tower, 105 metres tall, located in the financial district, allow the residents to enjoy wonderful 360 degree views of the city from the planted terraces of their own homes.

Landscaping is an integral part of architecture with the vertical plantation extending into every balcony. The property is home to 250 trees, some of them growing to 12 feet.

A 44 feet x 28 feet living and dining room in every apartment with an attached 9 feet balcony lends a spacial look and feel of a villa.

ONE APARTMENT PER FLOOR

ONE

The ground floor is where all the resident amenities are, be it the jogging track, or tennis court or the play area for children.

Welcome to Myscape Isle Of Sky – the tallest standalone residential tower located bang in the center of the financial district in Hyderabad.

The property reeks of exclusivity. There's only one tower for example. And only one apartment per floor. Add to that, only 28 of them for the taking.

So that's how exclusive and private it is. The ground floor is 16 feet high, with a grand entrance and is reserved for lifestyle amenities.

There's the stunning 360 degree view from all four sides of the apartment. Plus, a grand lobby, an infinity pool and a gym on the terrace, so you have a birds eye view of the world, so to speak.

If you like greenery, you'll love the protruded balconies that peek into the refreshing vertical garden that is home to 250 trees, some of them growing to 12 feet.

The apartment is spread across 4 spacious bedrooms, so it wouldn't be a stretch to say you'd be owning a villa in the sky.

How do you get to it? A private lift of course.




Tower Entrance



Imagine owning a villa, in the sky

Imagine owning not just a villa, but a villa in the sky. Luxuriously spaced, spread across 4 bedrooms in the heart of Hyderabad. And to match that number, 4 car parks reserved specially for you.

The background of the entire page is a light, overcast sky. In the foreground, there are several dark silhouettes of trees and plants. On the left side, there is a large, dense cluster of leaves. In the center and right, there are more sparse, vertical branches with leaves. The overall composition is minimalist and focuses on the shapes and textures of the foliage.

*When
you've arrived,
you don't go
to the forests.*

*The forests
come to you.*

The towers are conceived to assure residents not just the highest comfort standards, but to offer them an experience similar to living in a forested environment.

The greenery that surrounds the balconies for example, generates a feeling of intimacy and creates a very striking hanging garden landscape. The perfect balance between architectural structure and technological systems guarantees exceptional environmental performance, reducing urban heat and sound, producing oxygen and absorbing significant amounts of airborne pollution. Keeping your apartment serene and quiet.



Landscaping is an integral part of architecture with the vertical plantation extending into every balcony.

The facade of the tower is unlike anything you've ever seen before. There's a vertical forest growing on it, that boasts of more than 250 trees. Add to that, carefully planned planter boxes with their own drain and water lines, so that they may accommodate trees growing upto 12 feet in height. And all you have to do, to get a view of this magnificence, is walk out to your balcony.

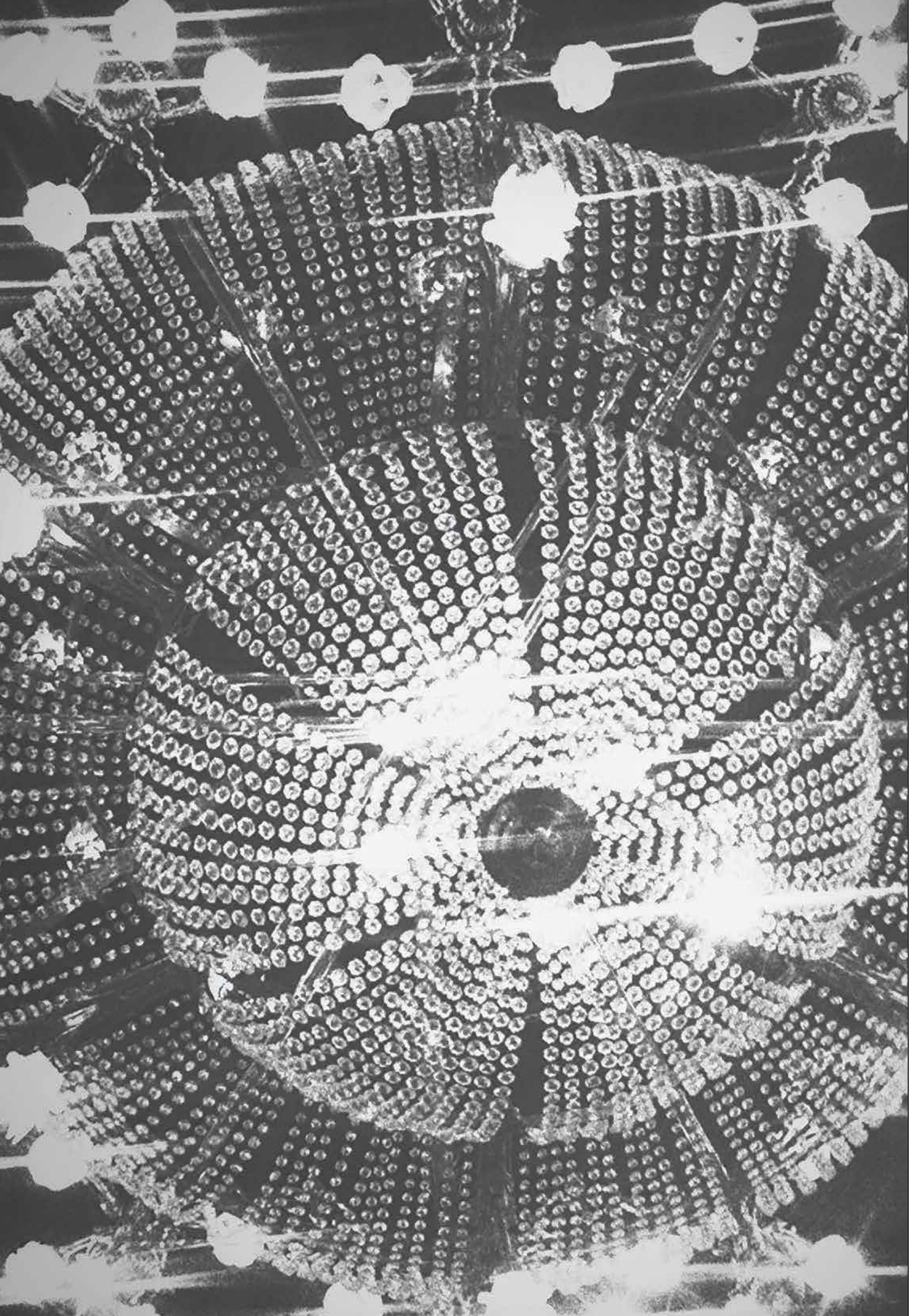


Extruding residential units at Myscape – Isle of Sky
Cubical shaped balconies are staggered vertically on elevation to ensure natural lighting and plantation on every floor.



Wake up to a 360 view of the city from an apartment that's open from all four sides

As a resident, you will be exposed to the vertical plantation, no matter which floor you're on, or which side you're facing. Large windows will also allow for a stunning 360 degree view of the cityscape.



**EVERY
HOUSE
NEEDS
A GRAND
ENTRANCE.**

This is yours.



A well planned 16 ft high entrance lobby welcomes in residents.



Tower Reception

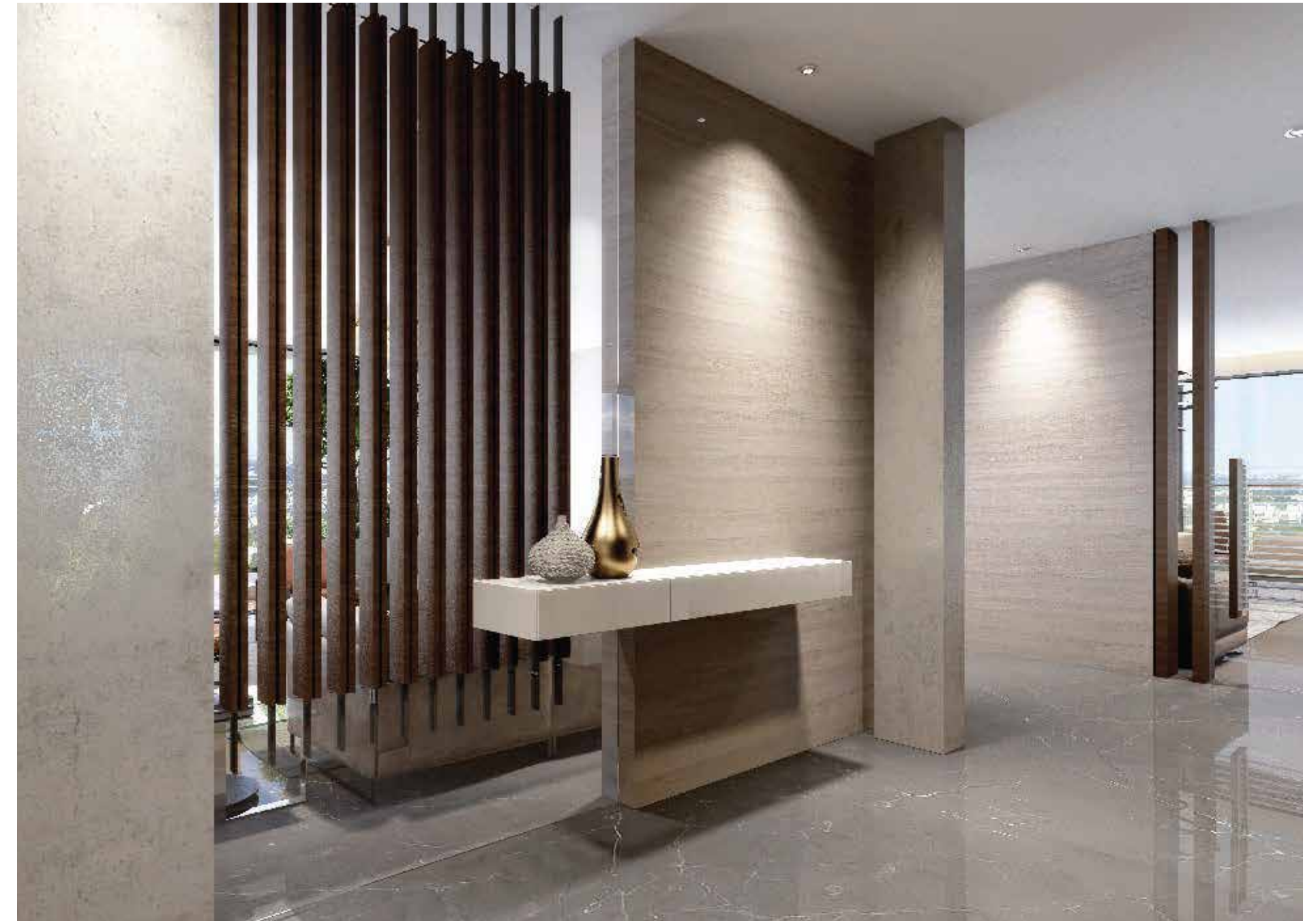


Lift Lobby



Finally, you can afford not to have neighbours.

There's a private lift lobby on every floor. And because there's one apartment per floor, the apartment lobby will act as your private lobby.



Sometimes, a grand entrance needs its own little grand entrance.

Presenting, the foyer at The Isle Of Sky.

**LIVING
ROOM
TO LIVE
FOR**

**AND
A VIEW
TO DIE
FOR**

The highlight of this apartment is its 11.6 feet floor to floor height. A 44 feet x 28 feet living and dining room in every apartment with an attached 44 feet x 9 feet balcony lends a spacial look and feel of a villa. Every apartment will have a view of the financial district on two sides, a view of the green zone on one side and a view of the road on the other.



Food of the Gods. And for dessert, the view.

*Big decisions are best made over a drink.
Overlooking the business district.*

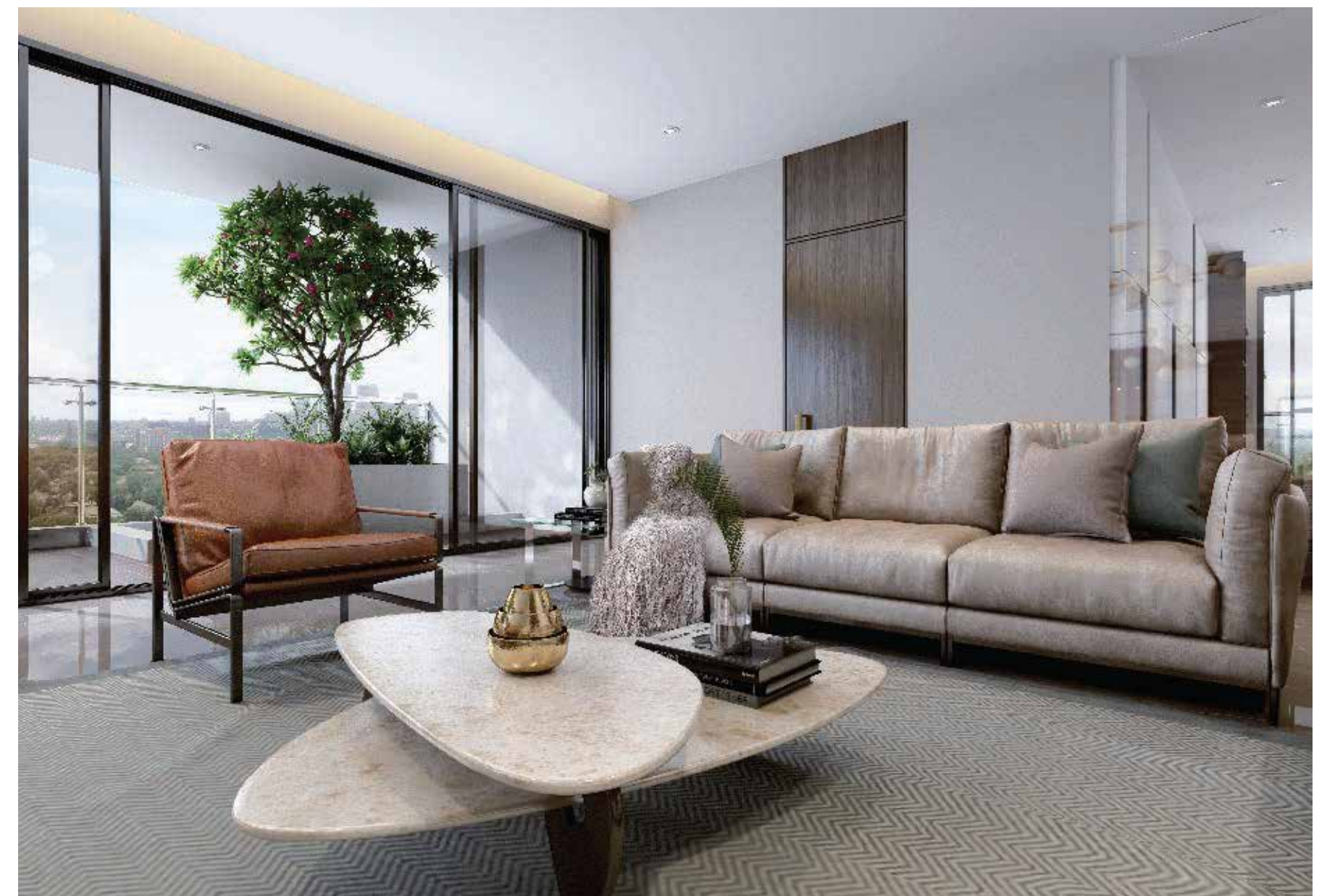




Customizable spaces. Because aesthetics vary.

The apartments have been planned in a very open, vastu compliant and spacious manner, allowing each resident to customize the interiors as per their choice.

Put your feet up. And your glass down.





*The next time you want to visit a forest,
just step out into the balcony.*

Walk out into this huge 44 x 9 ft balcony that's connected to the dining and living room and find yourself face to face with fresh, green landscape. Entertain your friends here, watch the stars twinkle overhead, or simply sit out and enjoy family time with the kids. This is less of a balcony, and more of your own private terrace.



The plants are from the future. They water themselves. Well, almost.

The flora and fauna that are part of the vertical plantation on your own private balcony are serviced and maintained regularly through a well planned drip irrigation system.

All you need to do, is simply enjoy the view.



Master Bedroom

The spacious master bedroom has a balcony that offers a stunning view of the cityscape. Each bedroom looks out into lush greenery, giving the residents a unique forest experience. There's a spread out toilet and a dress area fitted into each bedroom.

The master bedroom looks into a huge planter, in the balcony giving it a forest experience.





North West Bedroom

Typical Floor Plan 1



- 28
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- 26
- 25**
- 24
- 23
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- 21**
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- 17**
- 16
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- 13**
- 12
- 11
- 10
- 09**
- 08
- 07
- 06
- 05**
- 04
- 03
- 02
- 01 Floors**

Typical Floor Plan 2

- 28
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- 07
- 06
- 05
- 04
- 03
- 02
- Floors 01



Typical Floor Plan 3



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Typical Floor Plan 4



**THE LIST
OF THINGS
TO DO EVEN
WHEN YOU
COME HOME
ARE OFTEN
NEVER
ENDING.**

Only at Myspace, Isle of Sky, the list of things to do are wholly enjoyable. Like doing a few laps at the Infinity Pool, working on those beautiful abs at the gym on the terrace, going for a quick run on the jogging track on the ground floor or even playing a round of tennis with your friends at the court. The list is endless, and the enjoyment too.





*There's
nothing
quite like
swimming
on the
terrace.
With the city
stretching
beneath you.*

Infinity pool and Gym.

The best way to unwind from a day, people often say, is to glide into the quiet water. The infinity pool at Isle of Sky is at 105 metres above road level, looking out into the magnificent 360 degree view of the city. And should you want to burn those calories, just walk into the gym, which conveniently, is on the terrace too. All of this, bordered by rich, natural landscape.

A VIEW FROM THE TOP

Ground & Site Plan

- 01. *Entrance / Exit Gate*
- 02. *Drop Off*
- 03. *Entry Ramp*
- 04. *Exit Ramp*
- 05. *Reception / Lounge*
- 06. *Squash Court Below*
- 07. *Games Lounge*
- 08. *Multi-Purpose Hall*
- 09. *Party Lawn*
- 10. *Hobby Room / Yoga Studio*
- 11. *Lift Lobby*
- 12. *Administration Office*
- 13. *Service Entry*
- 14. *Kids Play Area*
- 15. *Tennis Court*
- 16. *Jogging Track*





Walk the talk. And vice versa.

Grand reception and resident amenities on the ground floor.

The entire ground floor has a 16 feet high ceiling height . It houses a grand reception, resident amenities that encourage you to practice some yoga, play a game of squash, or even a board game or two. And should you want to entertain, there's a multi-purpose party hall opening into a well manicured party lawn for your various social gatherings.

*Kids will be kids. And sometimes, adults will be too.
Jogging track, Tennis & Play area.*

Walk outside and you'll find, surrounded by lush greenery, ample space for you to run a few rounds, and for children to be themselves – wild and free.



*In the heart of
the financial
district.
Looking down.*



Airport	25 mins	20 kms
Hitech City	10 mins	6 kms
Jubilee Hills	20 mins	8-10 kms
Continental Hospital	2 mins	1 km
Hyatt	2 mins	1 km

SPECIFICATIONS & CREDITS

Structure

RCC framed structure with block masonry.

Flooring & Dado

Lift lobby, Drawing room, Living room, Dining room – Italian marble flooring.

All Bedrooms – Engineered wooden floor.

Wet Kitchen – Anti skid superior quality vitrified tiles.

Balconies – Anti skid superior quality vitrified tiles.

Master Toilet / Powder room – Combination of imported marble and vitrified tiles on floor and walls.

Other Toilets – Anti skid imported quality vitrified tiles on floor and walls.

Toilets

Sanitary ware – Villeroy & Boch or equivalent counter top wash basin and wall hung EWC with concealed flush tank.

Faucets – Villeroy & Boch / Gessi or equivalent in all toilets.

Counter – Granite or imported marble counter in all toilets.

Bathroom accessories – towel ring, toilet paper holder, towel rod and soap dish.

Doors and windows

Main door – Polished teak wood frame and shutter.

Internal doors – Teak wood frame and natural wood veneer finished shutter.

Door hardware – Dorma/Yale or equivalent.

Windows & French doors – UPVC/Powder coated aluminium frame with toughened glass sliding and fixed shutters.

All sliding windows with mosquito mesh shutter.

Magnet/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.

AC

Provision for air conditioning drain outlet for living, drawing, and all bedrooms.

Designated space will be provided for VRV outdoor units in every apartment.

Kitchen & Utility

Power plug for cooking range chimney, refrigerator, microwave ovens, kettle, air fryer, mixer / grinders in kitchen.

Granite counter for utility area with double bowl stainless steel sink.

Two feet vitrified tile dado above granite counter.

Washing machine, dryer and dishwasher in utility area.

Electrical

Concealed copper wiring of Finolux or equivalent make.

Schneider modular switches or equivalent make.

Telephone & Network

DTH provision in all bedrooms and living areas.

Intercom Provision within the unit.

Telephone points in all bedrooms, living room, and drawing room.

Wired Internet provision in master bedroom, children's bedroom and drawing room.

Standalone video door phone of reputed make.

Wi-Fi internet in clubhouse.

Lifts

High speed automatic Schindler (or equivalent) passenger elevators and one service elevator.

WTP & STP

Fully treated water made available through exclusive water softening and purification plant in case of borewell water.

Sewage treatment plant of adequate capacity as per norms will be provided inside the project.

Treated sewage water will be used for landscaping and flushing purpose.

Car wash facility

Provision for car wash facility at basement parking area.

Generator

100% DG set backup with acoustic enclosure & AMF Panel for all flats and common areas.

Security

Sophisticated round the clock security system.

Panic button and intercom provided in the lift and connected to security room.

Surveillance cameras at the main security gate, entrance of each tower, passenger lifts and children's play area.

Boom barriers at entry for vehicles with mechanical operation.

LPG

Provision for supply of gas from centralized gas bank to all kitchens with individual gas meters.

BMS

Building management software for gas bank, generator power, general power connection and water meters.

Landscaping & Water Bodies

Landscaping and water bodies in the setback areas wherever feasible, and in Tot-lot areas as per design of landscape consultant.

Water Supply & Metering

Pneumatic pumps will be used for supply of treated water to individual flats.

Individual water meters will be provided for each apartment.

External Lighting

Light posts with lamp fittings in setback and landscaping areas and sufficient lights in staircase & corridor areas.

Compound Wall

Aesthetically designed compound wall shall be constructed all around the plot with solar fencing.

CREDITS

Principal Designer

H P Lakhani associates, Hyderabad

Architect & Associates

Snehal Parekh and Associates, Mumbai

MEP Consultant

Synergy Infra Consultants Pvt Ltd, Hyderabad

Structural Consultant

Zaki and Associates, Hyderabad

Landscape Consultant

SJA Consultants, New Delhi

DISCLAIMER

This brochure is conceptual in nature and by no means a legal offering. The developer reserves the right to change, delete or add any specification, amenity or plan mentioned herein, with or without notice. All images shown here are indicative.

Payment Schedule

15%

Booking

20%

Completion of Basements

10%

Completion of 5th floor roof slab

10%

Completion of 11th floor roof slab

10%

Completion of 17th floor roof slab

10%

Completion of 23rd floor roof slab

10%

Completion of 28th floor roof slab

10%

Completion of Flooring in the respective unit

5%

At the time of registration

Price Sheet

Basic Price

As mutually agreed in the allotment letter

Floor Rise Charges

Rs 1,10,000 per floor from 5th floor onwards

Four Car Parks

Four Car Parks Rs 12,00,000

Infrastructure & Amenities

Rs 13,00,000

Corpus Fund

Rs. 7,00,000

Maintenance Charges

Rs 3,00,000 for one year

NOTE:

The above mentioned payment schedule is for base price, floor rise charges, four car parks, infrastructure & amenities.

Corpus fund and maintenance charges are payable at the time of registration.

GST is payable by the buyer as per prevailing government norms along with every installment.

Registration charges are payable by the buyer as per prevailing government norms at the time of registration.

All payments to be made by cheque/demand drafts to be drawn in favour of Myscape Properties Pvt. Ltd. payable at Hyderabad



**THERE'S
NOTHING
LEFT TO SAY
REALLY.**

Except maybe, welcome home.



For Sales

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