

myscape

LOFT



myscale
LOFT



**Meet your neighbour.
You'll only have one.**

The Loft is one majestic building that towers over the vibrant financial district of Hyderabad.

Designed to form an iconic residential high-rise in the heart of the city, each floor has just two apartments - spanning a breathtaking 5000 sqft across 4 beautifully designed bedrooms.

The views and sunlight orientations are spectacular, no matter which side you're on, or which apartment you book for that matter.



One block

West facing – 5200 sqft

East facing – 5100 sqft

36 Apartments – 4 BHK



Myscape Loft

Like Jenga, only you'll live in it.

The Loft's Jenga-like structure is also an ingenious architectural device that creates a multi-volume experience throughout. Double height slits filter in natural light to play with the landscape.

The alternating shifting floor plates create unique art with shadows and light across every unit.

All this unfiltered nature and sun is bound to add a little tranquility (and oxygen!) to your home.

Inside is outside. And outside is in.

The prominent urban context of this project in the fast developing Gachibowli area, overlooking the landmark buildings of the financial district required a singular design response that would create an iconic abode for its new residents. The tall tower form would require some specific design features that would differentiate its silhouette and surface from the rest.

We decided to employ an inside-out approach to give the outer facade its unique character and image, making the visual dynamic and memorable.

The ensuing design process splits the square floor plan into two halves with a centralized lift core. The elevators are zoned to create a private entrance lobby for each apartment floor, spelling out its exclusivity.

The west facing unit overlooks Myscape Courtyard, a low rise luxury villa development and its expansive open spaces. With that in mind, we developed a large square verandah on the eastern face that faced this permanent open view. This verandah becomes the vital open space that draws in daylight and sends in cool breezes deep into the rest of the apartment.

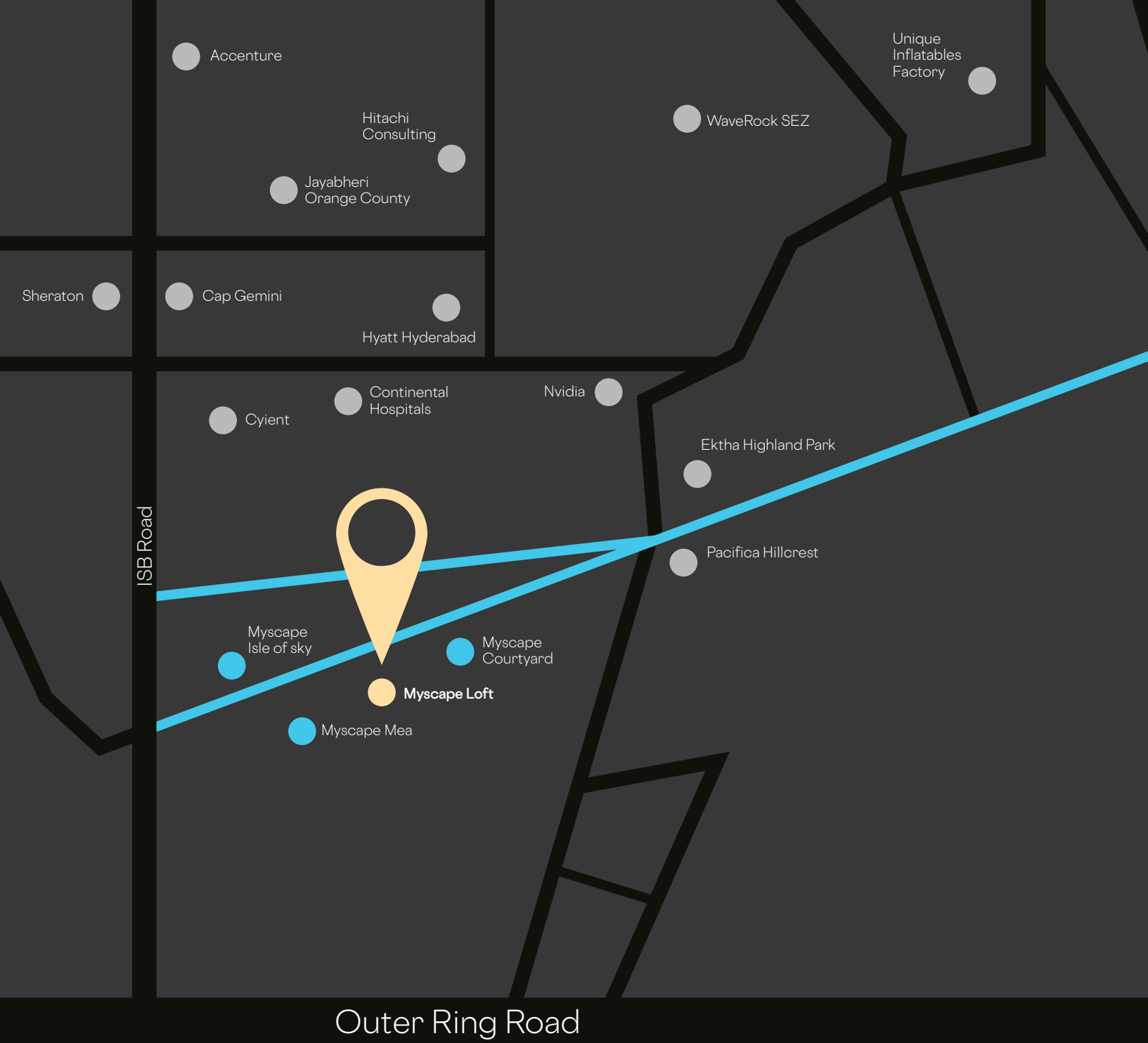
The east facing unit opens up to the magnificent city horizon to the north if you're on the verandah, enjoying a quiet moment.

The verandahs at Loft become urban spaces for the units and are generously sized to become gathering spaces for the residents and their guests.

The shifting light and shadow patterns with the movement of the sun above adds a constant drama with the elements outside.

Skylit courtyards are the highlight of each unit. This semi-open, shaded heart-space, double-height landscaped portion adjoins either the dining or living zones.

Garden Courts and Shifting Balconies creates the feel of an expansive volume with natural stone finish and a raised planter to give the apartment its own little garden in the sky. This lends the 'inside-out' composition to the building facade. Each side of the tower is different from the other, smart and sophisticated.



Close to office, Closer to life.

Myscape Loft stands right at the heart of the financial district, well connected to major IT offices, residential properties, hotels and malls so you don't have to choose between your work and your personal life.



Side view

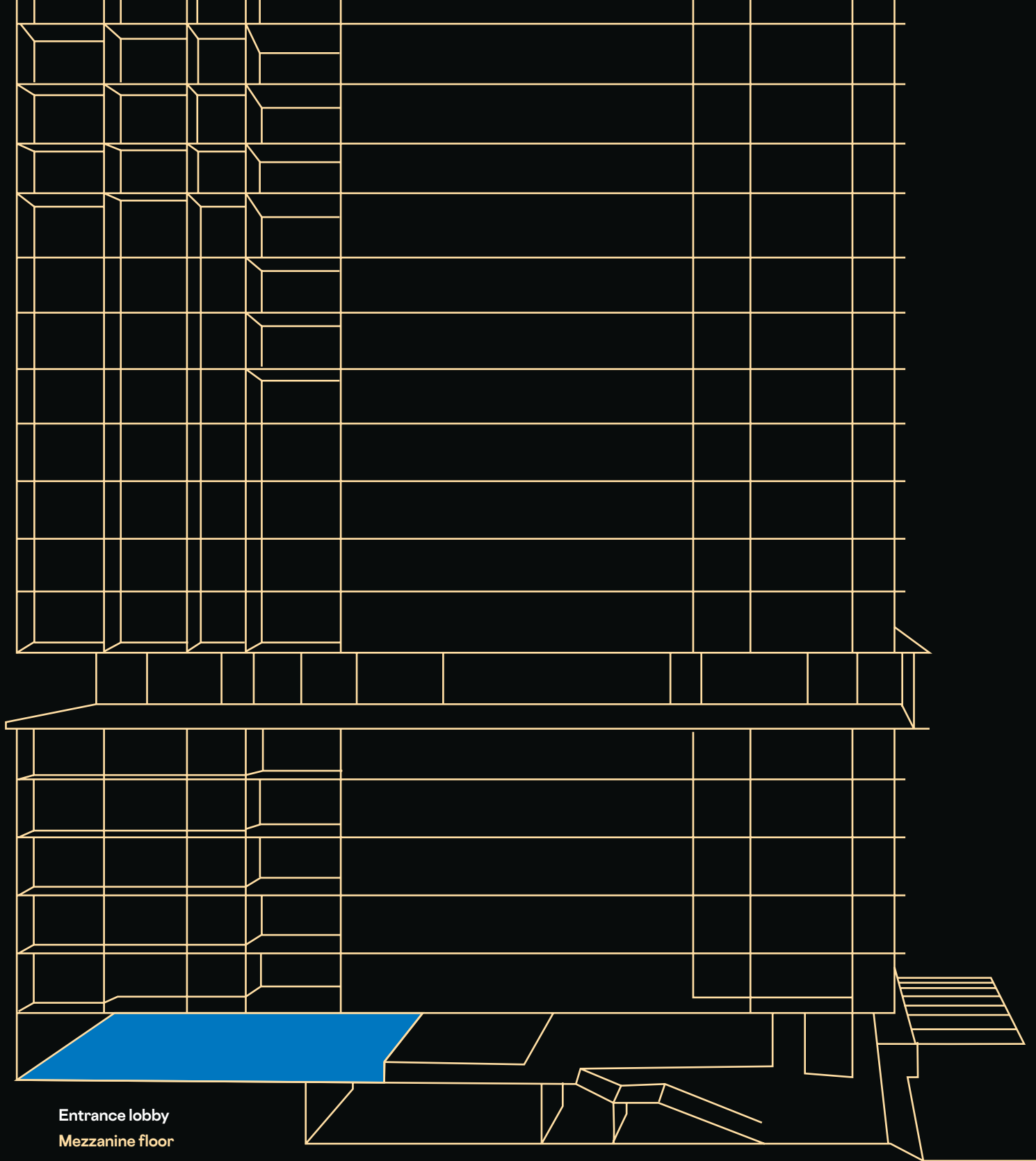
- 01.** The ground floor entry lobby is designed as a screen between the lobby and the city.
- 02.** An elevated panoramic clubhouse on the seventh floor with generous decks and planters all around looks over the surrounding landscape. The clubhouse also picks up the slatted aesthetic of the ground floor lobby, creating an almost cinematic, framed view of the city.
- 03.** A signature silhouette frame as a crown on the top that symbolises the overall aesthetic and spirit of the tower-framed openings that contain greenery.

The Loft is built using vertically stacked frames that soar into the skies. Each stack is layered between three distinct elevation features.

Picasso would be proud.

Entrance lobby Ground Floor

High ceilings, vertical slats and lots of open space—the ground floor entry lobby was created with a modernist sculpture in mind. The grand screen that wraps the base of the tower encases 860sqm. The 7.70 meter height of the space allows more daylight to filter into the reception area and party hall lobby. All this comes together with playful patterns of light and shadows transforming throughout during the day, reminding you of your favourite Cubist masters.



Entrance lobby
Mezzanine floor

If it's worth doing, it's worth overdoing.

As you move past the lobby, The Loft will continue to dazzle you. There's a custom designed, contemporary chandelier overseeing the multi-volume reception. As you explore further, a broad, sweeping staircase leads you to the surprise element, an infinity pool on the mezzanine level. Perfect for Sundays spent lounging with your family, or a quiet stay-cation away from the grind. Because you deserve the opulence.

Infinity pool on the mezzanine level.



The two passenger lifts come with full height structural glazing. Absolutely perfect to take a moment everyday and revel in views of the city.

Shooting vertical fins and inner glass capsule elevators gives one a breathtaking view of the city, as one travels upward.

Verandah-Open View



Each floor of The Loft has two apartments with distinct layouts. As you enter your world of über—luxury through your own private elevator lobby, you'll find a modern take on living spaces. The landscaped fringes outline the hearth and the large glass facades allow you to enjoy the outdoors without having to leave the comfort of your home. Airy, open, filled with natural light and greenery, The Loft is meticulously designed to seamlessly merge both worlds.

Living rooms are playgrounds for adults

Entered via the foyer, and seamlessly continuing into the family lounge and dining zone, this living room is built to entertain. The spacious living rooms at The Loft are designed to accommodate all your needs and activities.

The full height windows and doors open up your whole apartment to big dollops of sunlight pouring in. Perfect to usher in bright mornings with maximum daylight. Or to admire unobstructed views of the city lights at night.



Living room



**A little green
is good for you.
A lot of green
is better.**

Adjoining either the dining or living zone, the courtyard planters play with height and light to add volume, freshness and landscape.

One of the outer facing walls adorns a built-in double-height planter, adding to the greenery and modernist aesthetic. A trellis fixed into its upper slit is reminiscent of a skylight. With shifting shadows falling on the stone-clad feature wall, you can recreate some of that art ambience in your own beautiful flat.



The soul of each unit can be found in the large square verandah decks adjoining the dining and living areas. Depending on the type of apartment selected, there is ample room to host a barbecue for friends, lounge with a book and iced beverage, or just admire the view with the family.

There's no good life without good food.

Each unit comes with an outer dry kitchen, ideal for a galley or island counter - a cosy place to have a quick chai before starting your day. Or watch the kids as you make them an evening snack. The dry kitchen leads to the wet kitchen, for all the elaborate epicurean experiments. Because who can't be convinced by a well-planned, intricate meal? And, of course, you'll need help with all prep. Keeping that in mind, the kitchen is adjacent to the in-house maid quarters.



Kitchen-Representational Image



Let life be a bed of roses. Because, why not?

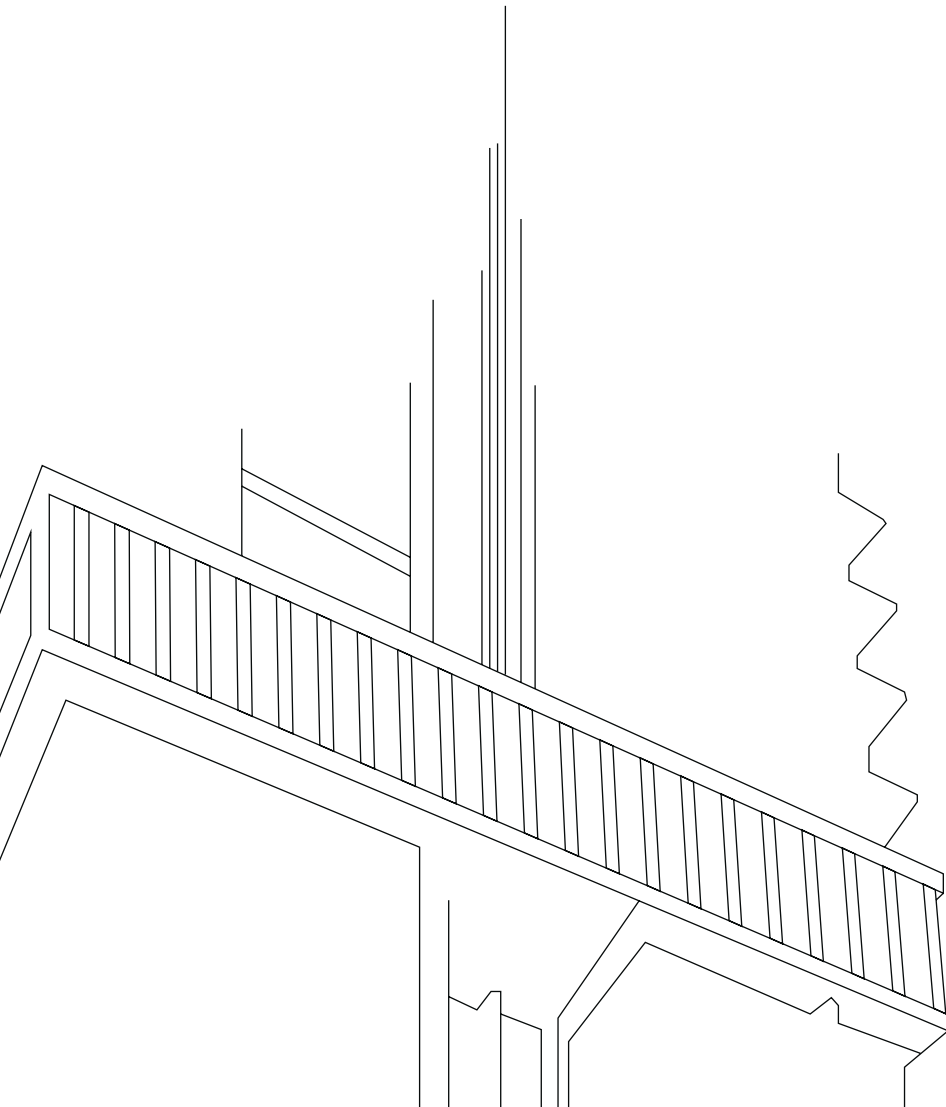
Bedrooms are our sanctuaries. One's personal space. Which is why at The Loft, the master bedroom is the most self-indulgent room of the unit. The master bedroom covers 345 sqft, and comes equipped with a spacious sleeping area, a leisurely sofa lounge, and

a luxurious en-suite bathroom accessed through a sizable walk-in wardrobe. Large window openings let ample light in to the rest of the unit.

Clubhouse

The seventh floor is home to an elevated panoramic clubhouse. Equipped with a gym, table tennis, billiards, a library and lounge, these generous decks span 9200 sqft.

Continuing the modernist, slatted aesthetic found at the ground floor lobby, the clubhouse presents the city in a sweeping, cinematic way. Of course, with planters peppered all around the breezy deck.



Project Specifications

Structure

RCC framed structure with block masonry

Flooring

Drawing/Living/Dining area - Marble flooring

All bedrooms - Laminated wooden floor

Kitchen/Balconies/Toilets - Anti-skid vitrified tiles

Toilets

Sanitary ware - Villeroy and Boch or equivalent in all toilets

Faucets - Villeroy & Boch or equivalent in all toilets

Counter - Granite counter in all toilets

Electrical

Concealed copper wiring of Finolex or equivalent make (ceiling wiring not included)

Legrand switches or equivalent make

Doors and Windows

Doors - Hardwood frame with veneered flush shutter, finished with melamine polish and reputed hardware

Windows - Powder coated aluminum frame with toughened glass

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

Lifts

High speed automatic Schindler (or equivalent) passenger elevators

LPG

Provision for supply of gas from centralized gas bank to kitchen with gas meter

BMS

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

Kitchen and Utility

Power plug for cooking range chimney, refrigerator, microwave oven, kettle, air fryer, mixer/grinder in kitchen

Granite counter for utility area with stainless steel sink

Two feet vitrified tile dado above granite counter in utility

Generator

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

Water Supply and Metering

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

Individual water meters will be provided for each apartment

Telephone and Network

DTH provision in all bedrooms and living areas. Telephone points in all bedrooms, living room, and drawing room

Standalone video door phone of reputed make. Wi-Fi internet in clubhouse

Landscaping and Water Bodies

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

Security

Sophisticated round the clock security system

Surveillance cameras at the main security gate, passenger lifts and children's play area

Boom barriers at entry for vehicles with mechanical operation

Floor Plan

01. ENTRY FOYER	17'-8"X10'-3"
02. DRAWING ROOM	16'-3"X12'-10"
03. BALCONY	16'-4"X8'-10"
04. BALCONY	13'-8"X3'-11"
05. BEDROOM 1	13'-0"X14'-11"
06. TOILET	6'-9"X8'-7"
07. CLOSET	5'-6"X9'-3"
08. BEDROOM 2	16'-3"X11'-10"
09. TOILET	8'-9"X6'-10"
10. CLOSET	6'-10"X6'-10"
11. FAMILY	17'-7"X14'-8"
12. DINING ROOM	17'-7"X12'-8"
13. VERANDAH	11'-4"X11'-2"
14. DRY KITCHEN	17'-8"X9'-4"
15. CLOSET	6'-10"X6'-10"
16. TOILET	8'-9"X6'-10"
17. BEDROOM	16'-3"X11'-11"
18. POWDER ROOM	7'-0"X7'-2"
19. KITCHEN	11'-2"X15'-7"
20. UTILITY	5'-4"X10'-11"
21. SERV'S TOILET	5'-3"X6'-0"
22. SERV'S ROOM	5'-3"X6'-10"
23. MASTER TOILET	9'-0"X10'-5"
24. WALK-IN-WARDROBE	9'-0"X9'-1"
25. MASTER BEDROOM	13'-1"X26'-0"
26. DOUBLE HEIGHT PLANTER	3'-11"X12'-2"

RERA CARPET AREA:	3174 sft
BALCONIES AREA:	434 sft
EXTERNAL WALLS & SHAFTS:	275 sft
COMMON AREA:	1217 sft
TOTAL AREA:	5100 sft



ROAD



Keyplan



East Facing Unit

2,4,6,8,10,12,14,16,18,20

Floor Plan

01. ENTRY FOYER	18'-6"X4'-6"
02. DRAWING ROOM	18'-6"X15'-10"
03. FAMILY ROOM	18'-6"X15'-11"
04. DRY KITCHEN	18'-7"X13'-4"
05. VERANDA	15'-5"X13'-4"
06. DINING ROOM	24'-7"X12'-8"
07. POWDER ROOM	7'-4"X5'-10"
08. KITCHEN	13'-1"X12'-0"
09. UTILITY	7'-4"X10'-11"
10. SERV'S ROOM	5'-3"X6'-10"
11. SERV'S TOILET	5'-3"X6'-0"
12. MASTER TOILET	7'-7"X10'-5"
13. CLOSET	7'-7"X9'-1"
14. MASTER BEDROOM	12'-11"X26'-0"
15. BEDROOM 1	15'-5"X11'-10"
16. CLOSET	6'-2"X6'-10"
17. TOILET	8'-7"X6'-10"
18. TOILET	8'-7"X6'-10"
19. CLOSET	6'-1"X6'-10"
20. BEDROOM 2	21'-5"X11'-11"
21. BALCONY	22'-1"X4'-2"
22. BEDROOM 3	12'-6"X14'-0"
23. TOILET	6'-9"X8'-7"
24. CLOSET	5'-0"X9'-3"
25. DOUBLE HEIGHT PLANTER	15'-5"X3'-11"

RERA CARPET AREA:	3225 sft
BALCONIES AREA:	372 sft
EXTERNAL WALLS & SHAFTS:	353 sft
COMMON AREA:	1250 sft
TOTAL AREA:	5200 sft



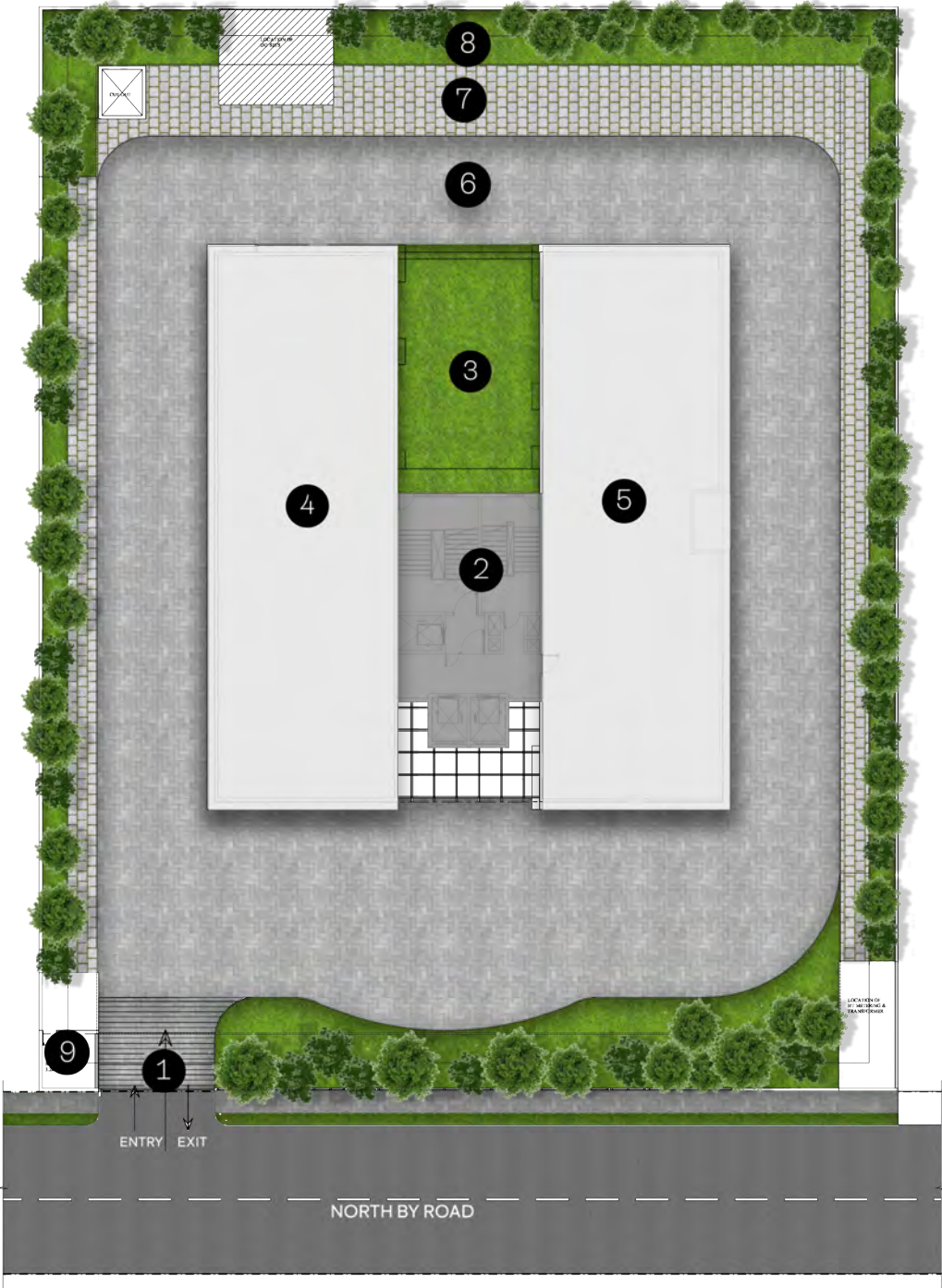
Keyplan



West Facing Unit

2,4,6,8,10,12,14,16,18,20

Site Plan



Masterplan

Legend

- 01. ENTRY/EXIT
- 02. LIFT CORE
- 03. CHILDREN PLAY AREA
- 04. WEST FACING UNIT
- 05. EAST FACING UNIT
- 06. FIRE DRIVE WAY
- 07. PATHWAY/WALKWAY
- 08. GREEN SPACE
- 09. SECURITY CABIN

Pricing

Basic price (Rs/sqft)	As mentioned in the Allotment Letter
Floor Rise Charge (From 5 th floor onwards)	Rs.20 per Sqft per Floor
Car Parking (One single and One double parking)	Rs.10,00,000
Infrastructure & Amenities (Water and Electricity/clubhouse)	Rs.10,00,000
Corpus Fund (Payable at the time of Handover/Registration whichever comes earlier)	Rs. 50 per Sqft
One Year Advance Maintenance Charges (Payable at the time of Handover/Registration whichever comes earlier)	Rs.48 per Sqft

- GST is payable by the Buyer as per prevailing Government norms with each installment.
- Stamp Duty, Registration Charges and other Government Taxes payable by the Buyer as per prevailing norms at the time of Registration.
- GST, Stamp Duty etc. are subject to change from time to time based on the Government norms without any prior notification.
- All payments to be made by way of cheque/demand draft drawn in favor of Myscape Properties Pvt. Ltd. payable at Hyderabad.
- The sale consideration/sale price is inclusive of GST benefit, no further input tax credit will be provided
- Corpus Fund and Maintenance are to be paid along with applicable taxes as per the Statutory norms at the time of Handover/Registration of the apartment, whichever is earlier.
- TDS @ 1% of the sale consideration to be deducted and remitted directly to the Income Tax Department on the Permanent Account Number of the Developer by the Buyer.
- Documentation charges of Rs. 25000 is payable to the Developer at the time of registration.
- A refundable caution deposit and utility charges are payable to the Developer as per the Handover Agreement at the time of Handover of the apartment.

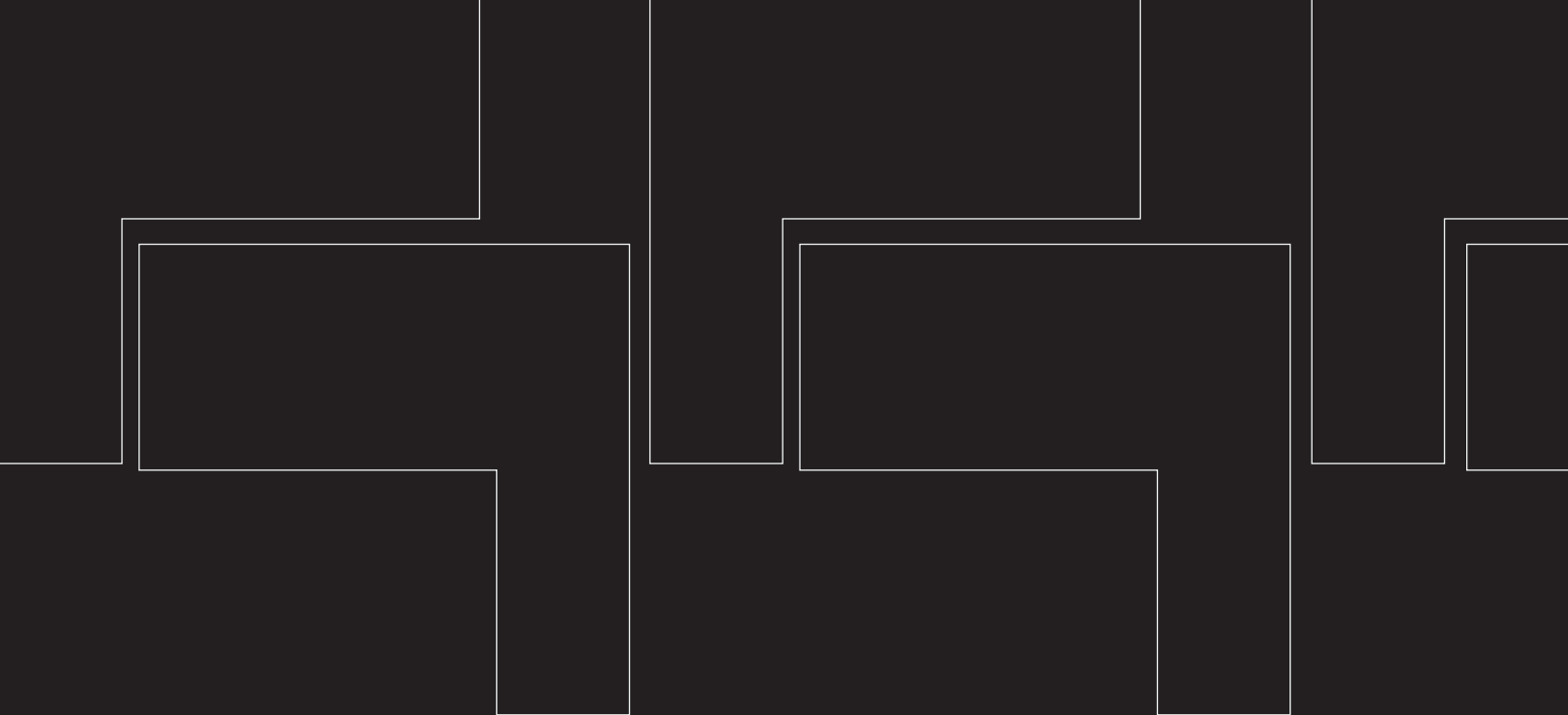
Payment Schedule

On Booking	15%
Completion of Basements	15%
Completion of 5th Floor Roof Slab	10%
Completion of 10th Floor Roof Slab	10%
Completion of 15th Floor Roof Slab	10%
Completion of 20th Floor Roof Slab	10%
Completion of Brickwork in the Respective unit	15%
Completion of Flooring in the Respective unit	10%
At the time of Registration/Handover	5%

Note: The above payment schedule is for the basic price, car parking and infrastructure and amenities



Myscape Loft



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