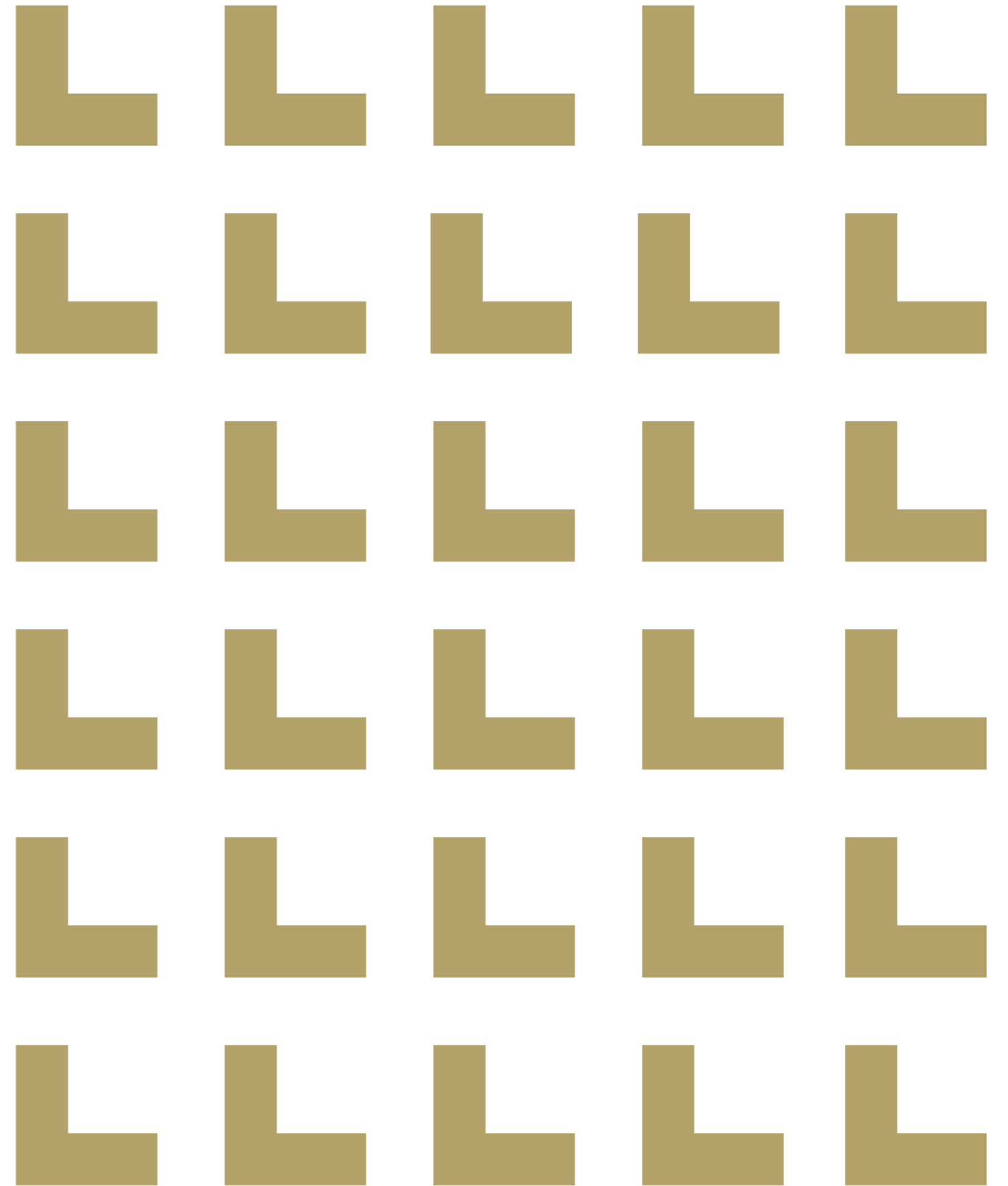
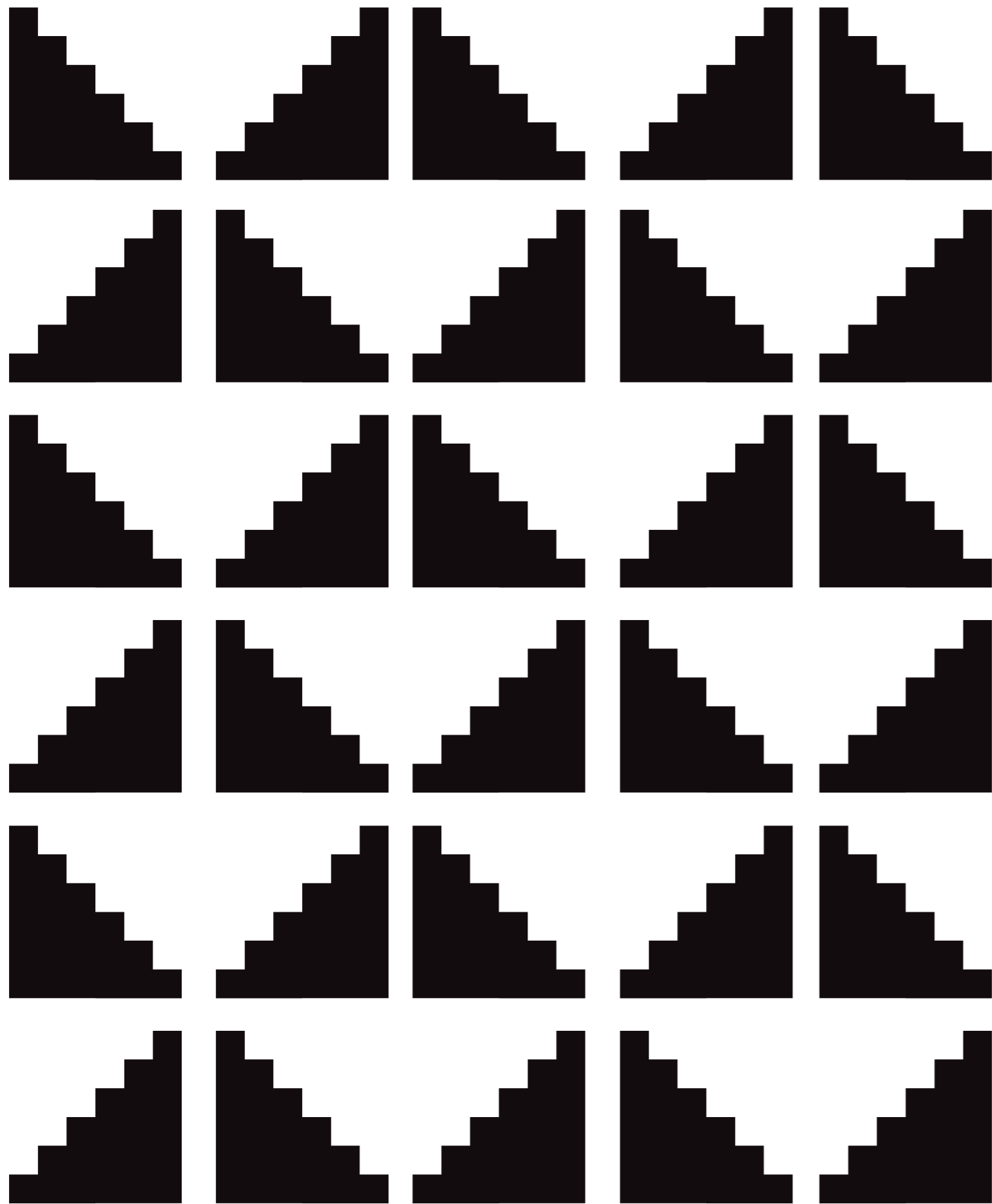
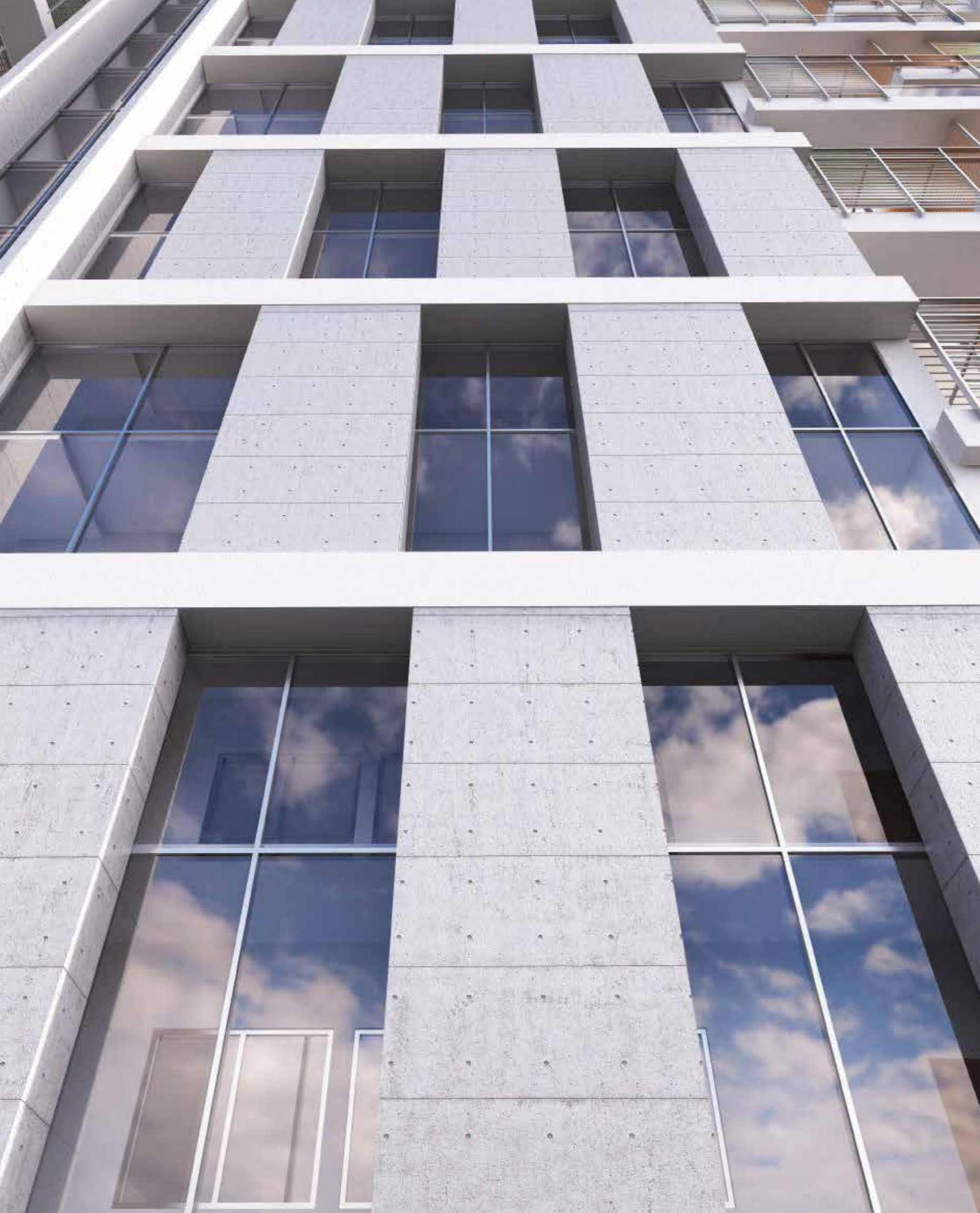


MYSCAPE
MEA
FOR THE
ENVIABLE



myscale
MEA





The nature of privilege
is such that it is both
abundant and rare.
Unsparing in delight but
sparing in whom it delights.

Plentiful in choice yet select in company.
But privilege isn't for everyone.

For it has an address that many desire.
But only few can attain.



myscape

MEA

Where
unlimited
privileges
await a
privileged
few.

38

Apartments

Spacious floor plans ensure 38 residences span upto an impressive 4700 sq.ft.

07

Penthouses

The exquisite penthouses, sprawl lavishly across a delicious 8500 sq.ft. area.

11

Feet Floor to Floor Height

The property permits only one or two apartments per floor having a height of 11 feet.

20

Feet High Promenade

The ground floor of Myscape Mea consists of a stunning double height lobby, lounges and resident amenities.

18

Acres of Green

Myscape Courtyard views from all windows.

22

Feet Conservatory Deck

A double height large wooden deck opens up the apartment – letting in expansive city views and diffused light.

MYSCAPE
MEA
FOR THE
ENVIABLE

15



AS UNIQUE AS ITS OWNER

Located in the heart of Hyderabad and the emerging svelte financial district, Myscape Mea is a boutique property, designed and developed, only, for the discerning few. The name Mea is closely associated with Me, My, Mine; terms that strongly connote individuality. And it is this value that Myscape Mea holds dear, ensuring it defines the property's entire design and lifestyle principle. Allow us to unfold the many, many delights of these sublime residences, carefully reserved for a like-minded owner.

Unlike the high rise concept as we know it, Mea is protective of the privacy of its residents. Exclusivity is maintained with a one and two apartments per floor norm while the total number of apartments is even more surprising – a welcome 45 in number – with 38 apartments upto 4700 square feet area. The exquisite penthouses, all of 7 in number, sprawl lavishly across a delicious 8500 sq.ft. area. While the Architect is from Bangalore, the Landscape consultant is from Singapore and together they bring you contemporary, spatial design.

The landscaping is aesthetically natural with wrap around balcony decks and planted parapets lending a dimension of 'gardens-in-the sky' to the ambient surroundings. And then there are glass window edifices that ensure that sufficient sunshine floods your living and dining areas.

Keeping in mind the popularity of Myscape Courtyard, Mea has been developed and designed to ensure every window opens out to lush 18 acres of Courtyard territory while some windows look onto urban downtown views.

Even the location is distinctive. Myscape Mea is a boutique high rise to be situated close to the CBD with proximity to schools, hospitals, offices, the IT Corridor and a host of amenities. The project has low rise villas with garden spaces, open valley views and the financial district as its architectural context. In fact, iconic building silhouettes at night will simulate a Manhattan like vista under starry skies.

The entire ground floor of Myscape Mea is a 20 feet high promenade which consists of a stunning double height lobby, lounges and resident amenities.

Paying undivided attention to lifestyle requirements, the property unveils spectacular features: Conservatory decks, the grand, double height lobbies at the reception and open promenade with Clubhouse amenities, the exclusive member lounge on the top floor, the spectacular terrace deck with infinity pool and outdoor pavilions and finally the well-appointed apartments and duplex units themselves.

Come, discover Myscape Mea for yourself: private, boutique, residences – as distinctive as their owner.



GRAND BOULEVARD FOR DRAMATIC ARRIVALS

The arrival boulevard celebrates the arrival of residents. As a fleet of cars roll in to the driveway, a single row of tall trees line their path even as driveways on either side efficiently separate entry and exit lanes. From arrivals to exits, every space at Myscape Mea is pleasing to the eye. Dense foliage, a play of water bodies, sculpture and landscape bollards serve to accentuate and embellish the resident's return home. The Grand Arrival Boulevard leads one to the Arrival Plaza.



ARRIVAL PLAZA
DROP OFF TO THE ADRENALINE ZONE

A cobbled drop off zone ushers one into the central reception lobby lounge of the property - open on all sides to allow in copious landscape detail and daylight. What is delightful is the absence of apartment units on the ground level - a space entirely reserved for the pulsating lounge and club facilities. These amenities, in fact, run under the entire length of the towers, linked by a promenade.

LAYING THE GROUND FOR GRANDIEUR

The entire ground floor of
Myscape Mea is reserved for
lounges and resident amenities.

GROUND FLOOR PLAN

- | | | | | | | | |
|------------------------|--------------------------------|-----------------------------------|----------------|---|------------------------------|------------------------------|--------------------------------------|
| ① TRANSFORMER YARD | ⑥ VERTICAL SLATS WITH CLIMBERS | ⑪ MAILBOX | ⑬ PARKING AREA | ⑰ LOBBY LOUNGE | ⑳ DROP - OFF | ㉑ INDOOR GAMES AREA | ㉗ PAVED WALKAWAY |
| ② FEATURE SIGNAGE WALL | ⑦ BICYCLE PARKING | ⑫ WATER FEATURE WITH BUBBLER JETS | ⑭ LIFT LOBBY | ⑱ ROUNDABOUT WITH FOCAL SCULPTURE | ㉒ SAND PIT | ㉒ SAND PIT | ㉘ FIRE ENGINE ACCESS IN GRASSCELL |
| ③ SECURITY CABIN | ⑧ BBQ COUNTER | ⑬ PARKING AREA | ⑮ RECEPTION | ㉓ CASCADING WATER FEATURE WITH FLOATING SIGNAGE LETTERS | ㉔ TOTS' LOT | ㉓ TOTS' LOT | ㉙ RAMP FROM BASEMENT |
| ④ CONTEMPLATION GARDEN | ⑨ MULTI-PURPOSE HALL | ⑮ RECEPTION | | ㉕ BOARD GAMES DECK | ㉕ MEZZANINE DECK ABOVE SHAFT | ㉕ MEZZANINE DECK ABOVE SHAFT | ㉚ PLAY AREA |
| ⑤ SCULPTURE GARDEN | ⑩ RAMP TO BASEMENT | | | ㉖ GYM | ㉖ GYM | ㉖ GYM | ㉛ LOOK-OUT DECK WITH RESTING TRELLIS |



What makes a ground level design so enchanting? The reasons here are many: A contemplation garden, cascading water with floating letter signage, paved walkways, landscaping where vertical slats are adorned by climbers, a water feature with bubble jets – all of which enhance the aesthetics of functional areas – taking the overall ambience to the next level in aesthetics.

GROUND FLOOR AMENITIES CLOUD 9 DELIGHTS

Lobby lounge

Gym

Indoor games area

Multipurpose hall

Mezzanine lounge

Lookout deck

Sand pit

Kids' play area

Sculpture gardens

Board games deck

Contemplation garden

Cascading water features

BBQ counter

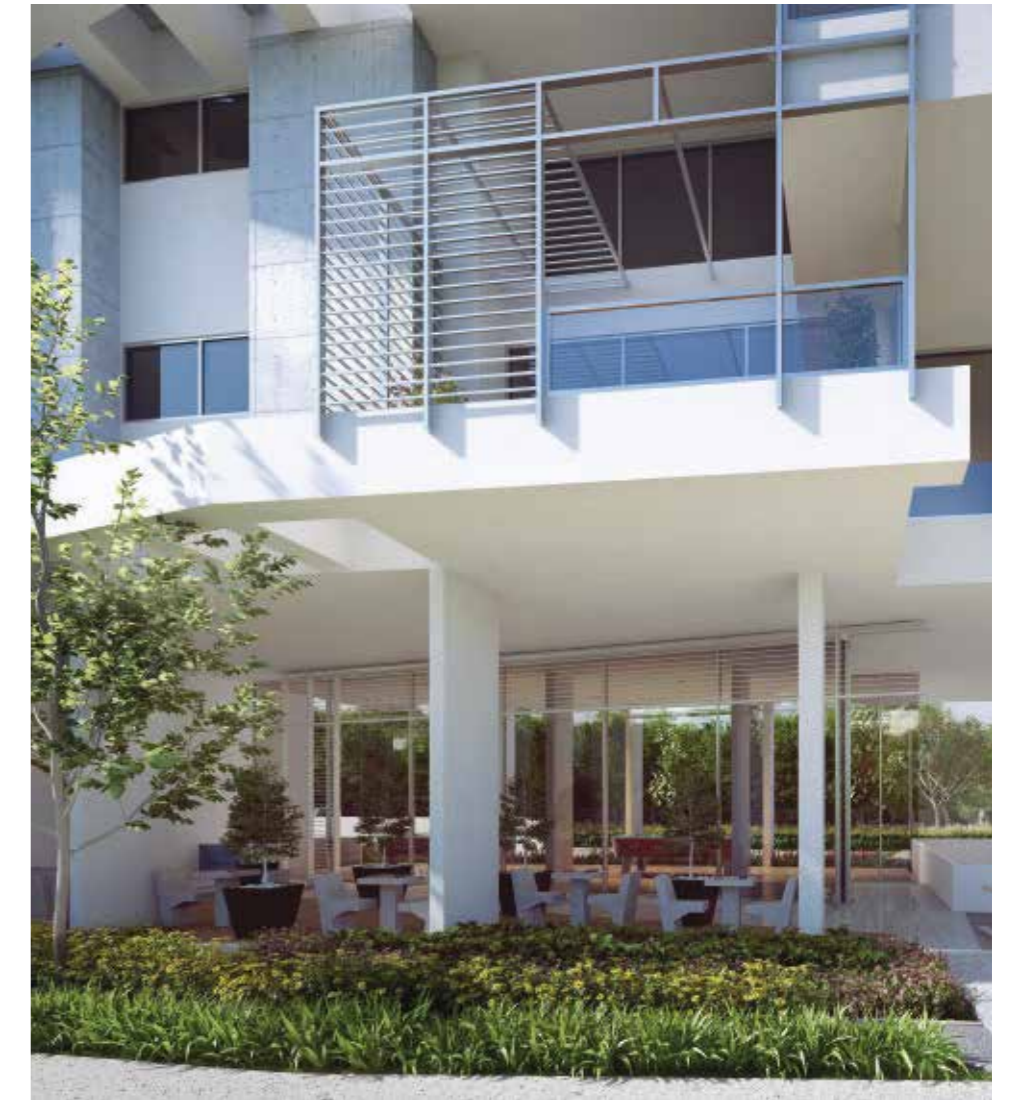
Paved walkway

Visitors' parking area



MULTIPURPOSE HALL MULTIPLIES HAPPINESS

A multipurpose hall provides several opportunities for celebration. A place, where friends and family can congregate for events. With luxe interiors and seating, the hall is complete with amenities to support catering and banquet requirements.



ELEVATED LIVING

A smartly elevated first floor while the ground floor is reserved for entertainment and fitness. All apartments start from the second floor.



**INGENIOUS
DESIGN**

**THAT
SEPARATES**

**YET
CONNECTS**

The apartments at Mea have been arranged in a linear, staggered arrangement to ensure unhindered views, ventilation and lighting.



YOUR OWN PRIVATE SANCTUARY

From within each apartment, one is unaware of neighbouring units and can enjoy private views on all sides. Privacy is clearly the plan with exclusive cores having private resident elevators, service elevators opening into the service area of the apartment; and separate lobbies for resident and service elevators. As the name suggests, Mea ensures it's always about you.

ARTICLE OF SPACE

The attention to space is found in every little detail: from spacious walk in closets in every bedroom to sprawling balcony decks that throw open windows to even wider vistas of greenery.

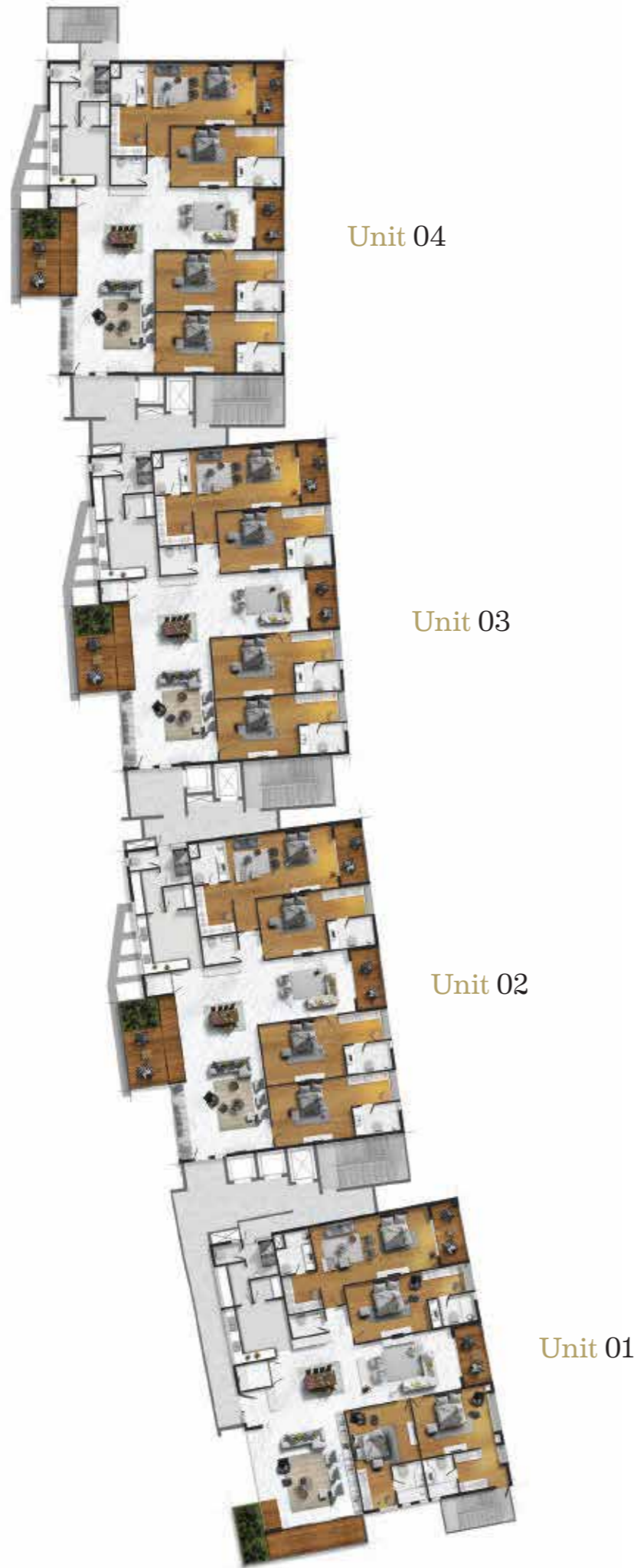
The internal apartment design follows a carefully thought out strategy linked to the property's location. Facing the Courtyard's low rise villas on the east, Myscape Mea seeks to optimize the permanent vistas of pleasant villa rooftops and lush landscape. This is achieved by ensuring the living and dining spaces lie on the eastern front of all apartment units. Similarly, the site's western edge enjoys dramatic sweeping views of the neighbourhood valley. The apartment design responds to this by placing a family lounge with a large deck facing the west. The master bedroom and other bedrooms also face this serene valley view.

Besides creating cross vistas that expand the width of the apartment, the layout facilitates cross ventilation through the apartment. Careful thought has gone into creating a sense of individuality and exclusivity in every apartment.

The apartments have been arranged in a linear, staggered arrangement to ensure unhindered views, ventilation and lighting and above all, utmost privacy. All in all, the design and landscape of Myscape Mea goes a long way to ensure the residences exude luxury, seclusion and enhanced views.

TYPICAL FLOOR PLAN

Type 1



UNIT FLOOR PLAN

Type 1 Unit 1
Levels 2,4,6,8,10 Facing East
Size 4760 sq.ft.



UNIT FLOOR PLAN

Type 1 Unit 2,3,4

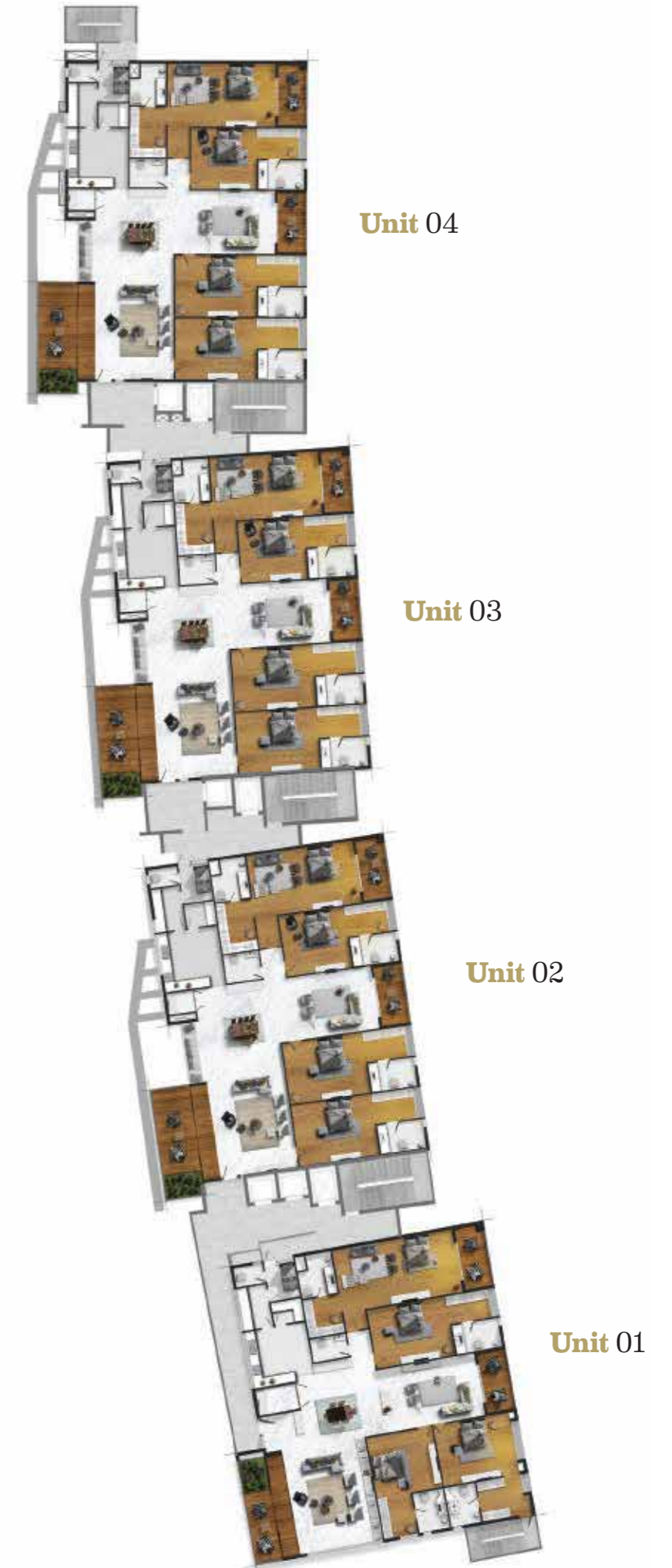
Levels 2,4,6,8,10 Facing North

Size 4690 sq.ft.



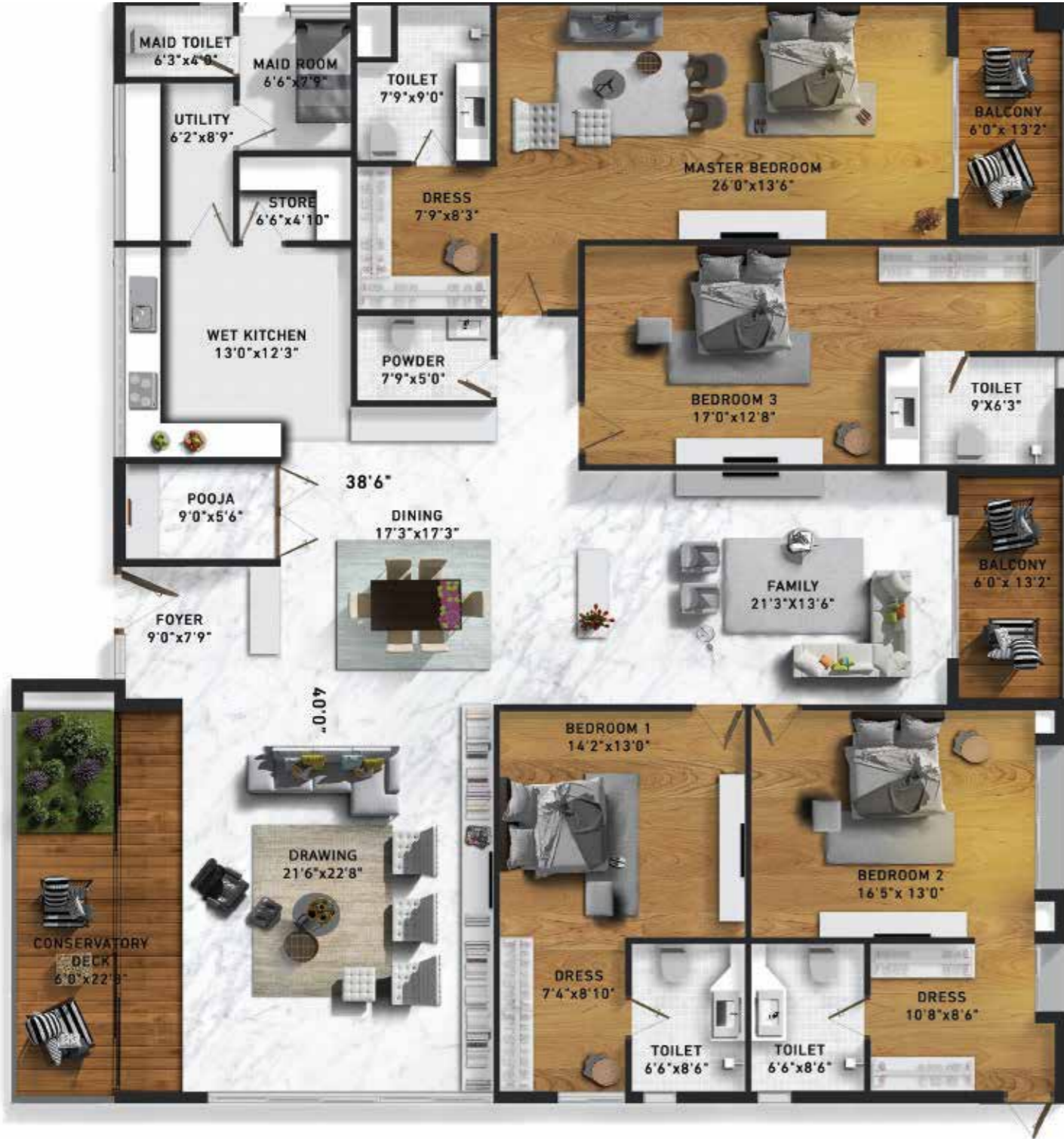
TYPICAL FLOOR PLAN

Type 2



UNIT FLOOR PLAN

Type 2 Unit 1
Levels 3,5,7,9,11 Facing East
Size 4680 sq.ft.



UNIT FLOOR PLAN

Type 2 Unit 2,3,4
Levels 3,5,7,9 Facing North
Size 4730 sq.ft.



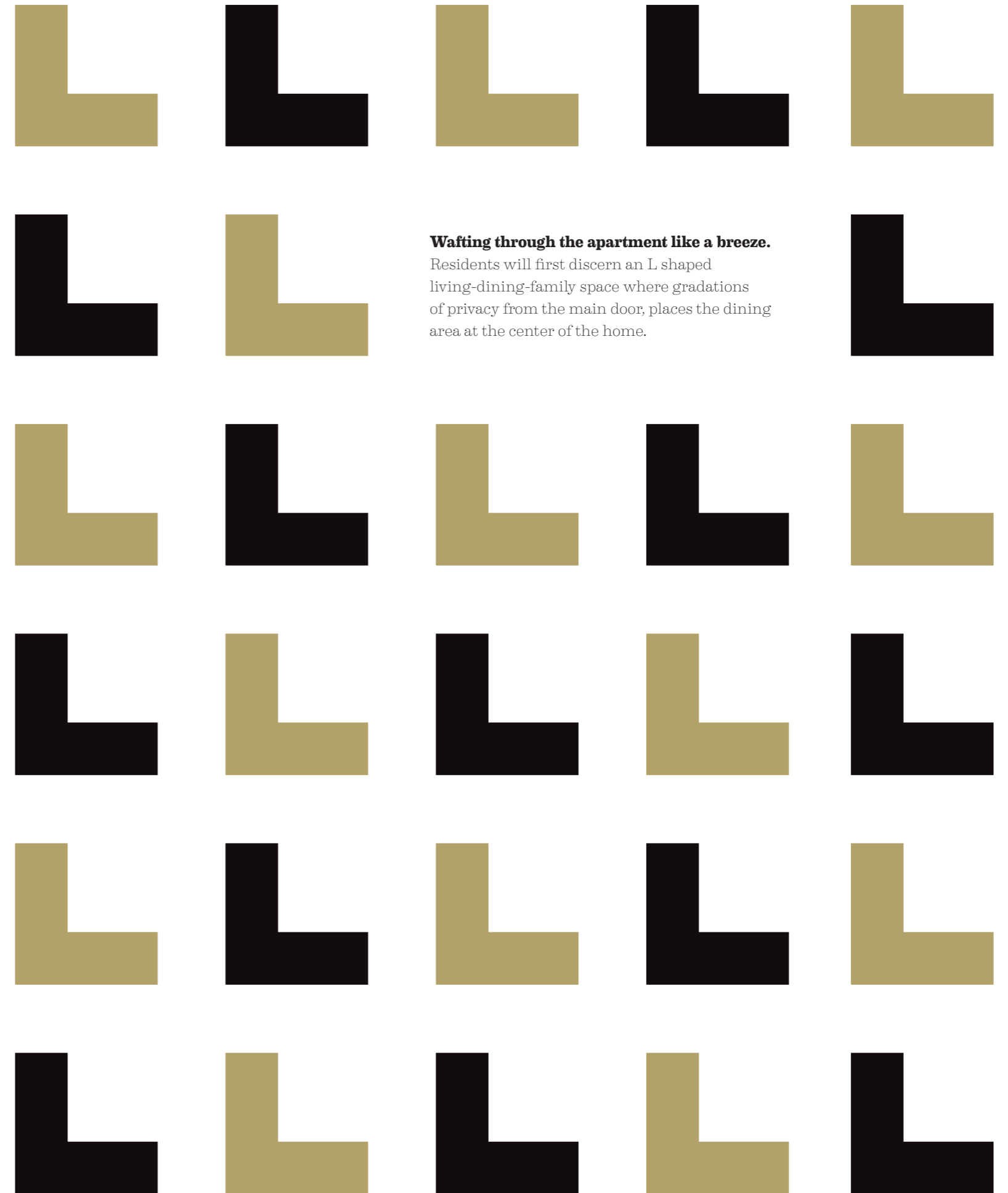
TAKE A STROLL THROUGH THE APARTMENT A 4700 SQ FT EXPANSE

Residents will first discern an L shaped living-dining-family space where gradations of privacy from the main door, places the dining area at the center of the home. A space, considered the soul of a home where family and friends share a meal together on occasions and celebrations. The dining area ensures expansive, uninterrupted views past the full height glazed edges and a seamless bright, airy environment.

From the dining, residents can meander into the master bedroom where a luxury master bed suite at the far end of the unit makes a statement. Home owners have 600 square feet to themselves; encompassing space for a private lounge, sleeping, study, walk-in wardrobe, toilet and deck areas. And that's not all. Three more bedrooms of fair size, occupy either side of the family lounge.

Your nose will then lead the way to a well-appointed kitchen with efficient provision for utility and store while the rooms for domestic staff exist to enhance your convenience levels.

If you hear the leaves rustling to the breeze, it's time to wing your way into our stunning Conservatory deck. Read a book, day-dream as light and shadow interplay with the landscape – for your delight.





**DIVINITY OF DESIGN
LIVING & DINING**

All apartment units feature a contemporary floor to ceiling glass envelope that wraps around the facade across living rooms, bedrooms and even the toilets.



THE SPACE THAT DRAWS ATTENTION DRAWING ROOM

The day-lit gallery that you will call your drawing room, showcases your modern day lifestyle - elegant, sophisticated and uncluttered. It offers expansive views of the outside through the full height, floor to ceiling glazing and from beyond the Conservatory deck. A little nook off the window ledge invites you to curl up with a book. The Drawing Room is a gallery space to view the starry sky, the horizon and the buzz of city life beyond. It's the space from which your family will go out into the world and return to everyday. Make it special.



SANCTUM OF SILENCE MASTER BEDROOM

The room where the family retreats to at the end of a day must offer only the best. A luxury master bedroom suite at the far end of the unit is a private sanctuary. A massive 600 sq.ft. of private lounge, to sleep and study; including walk-in wardrobe, restroom and deck areas for the owner. Thick western walls with recessed bedroom windows and deeply set in glazed french doors for master bedroom and family areas provide a good buffer from the western sun.



REVIVAL ROOM
THE MASTER TOILETTE

Veneers of marble and glass lend sleek luxury to the master bedroom baths. Minimalistic and yet pampering with smart, well appointed fittings and accessories. It's just the experience you need to gently refresh you for the day or night.



BALCONY BRIDES

Planted verandahs and decks create a 'garden in the sky' ambience. All apartments in Myscape Mea are embellished by their own sky garden – a scenic wrap-around dining and living areas, illuminated by daylight and ventilation that come streaming through glass edifices.

Lawn and shrub planted in sunken slabs; external wooden decking with stone and wood for a backdrop, and natural elements in everything including balcony balustrades, form the visual palette for the property's landscape design.

These planted verandahs that run along entire lengths of the living and dining areas afford residents the experience of a Villa in the Sky with Garden Decks.

THE CONSERVATORY FOR CONSERVING AND CONSPIRING WITH THE UNIVERSE

A double height large wooden deck with luscious planting, makes its presence felt, protruding with pride from the living-dining of the apartment. Indeed, a spectacular sight to witness for any visitor making an entry. The conservatory deck opens up the apartment towards the North-east, letting in expansive city views and diffused light. A dynamic shadow play from the planting and trellis will dance before your eyes, evoking a villa in the sky moment. Full height glazing allows daylight or moonlight to engulf your space. Starlit barbecue party, anyone?





No two terraces face each other, giving you absolute privacy while you sit down to enjoy the beauty of the landscape.

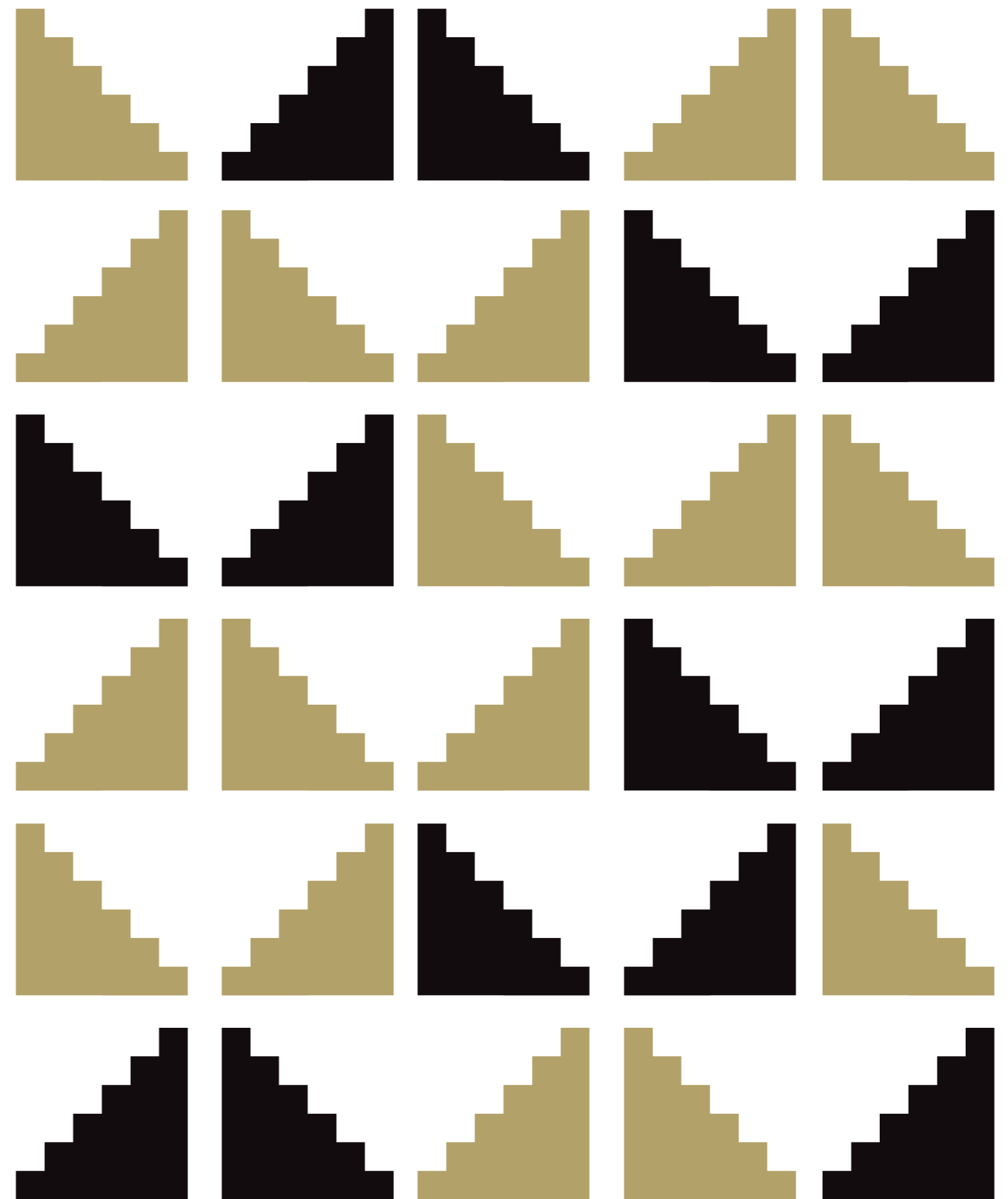


**VILLAS IN
THE SKY
HEAD IN THE
CLOUDS**

A dynamic shadow play from the planting and trellis will dance before your eyes, evoking a villa-in-the-sky moment.

DUPLEX APARTMENTS DOUBLE THE DELIGHT

Seven exquisite penthouses located on the top 4 floors,
sprawl lavishly across a delicious 8500 sq.ft. area.
The duplex design of the apartment offers efficient and
aesthetic utilization of space while affording the proud
home owner the satisfaction of owning a duplex residence.



DUPLEX FLOOR PLAN

Unit 1 | Lower Level

Level 12 Facing East

Size 8320 sq.ft.



DUPLEX FLOOR PLAN

Unit 1 | Upper Level

Level 13

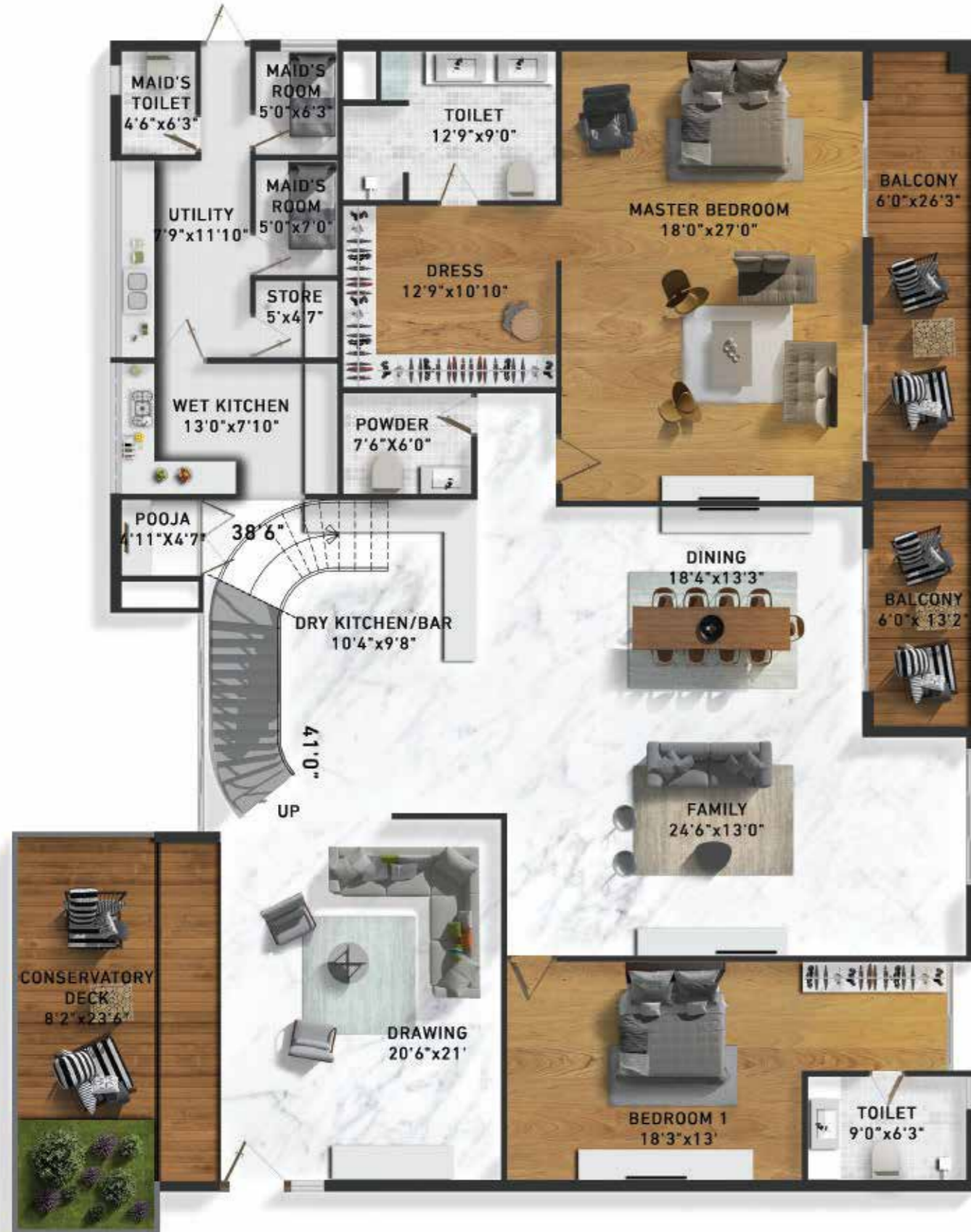


DUPLEX FLOOR PLAN

Unit 2,3,4 | Lower Level

Levels 11,13 Facing North

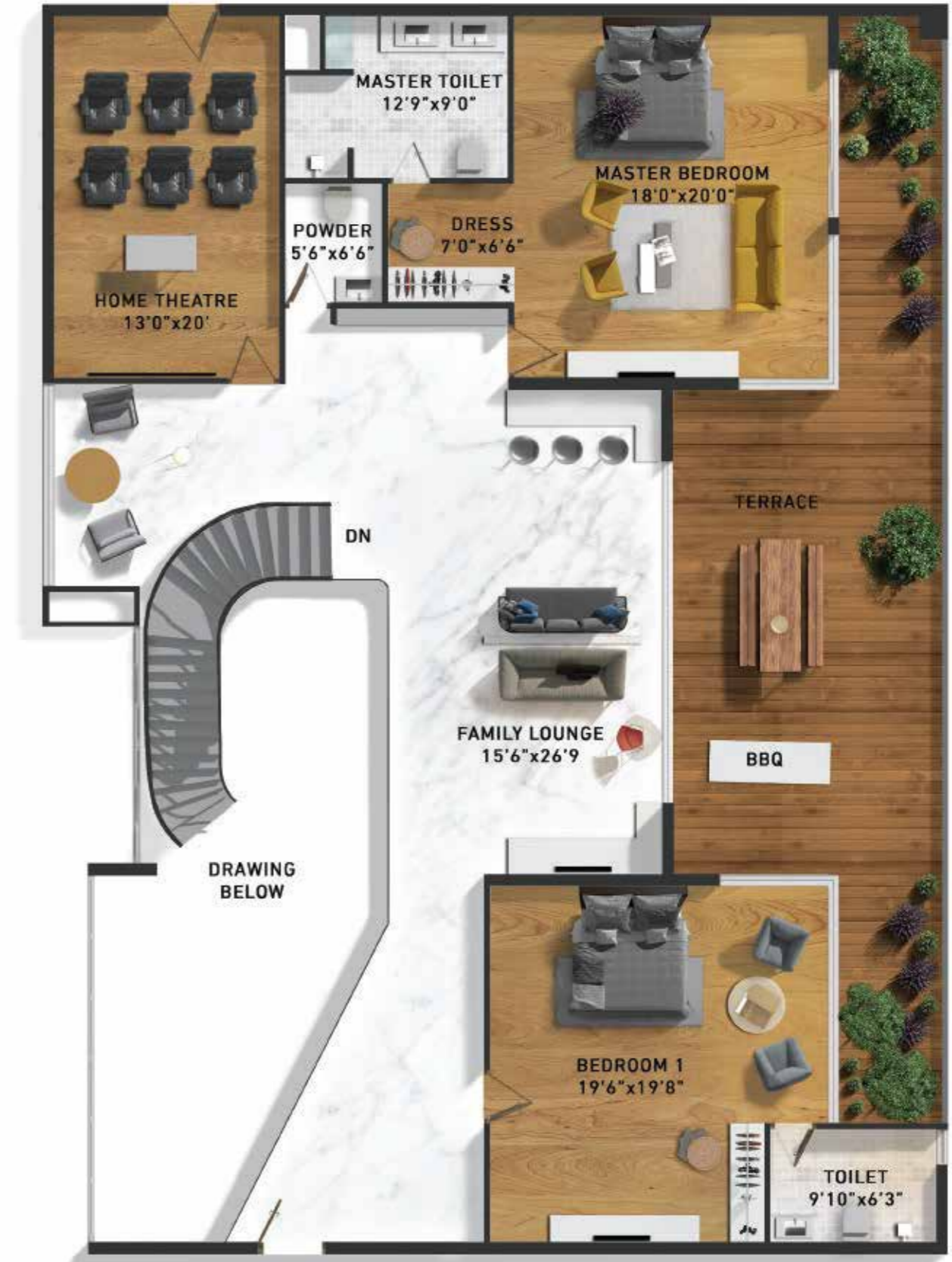
Size 8445 sq.ft.



DUPLEX FLOOR PLAN

Unit 2,3,4 | Upper Level

Levels 12,14





LEAGUES ABOVE

The duplex apartments are jaw dropping in their specifications. A double-height living area with 20 ft. high window glazing is absolutely majestic. The views that span Myscape Courtyard are no less in grandeur.



2X
THE LOUNGE RESERVED FOR DUPLEX OWNERS

The exclusive member lounge - 2X on the top floor unfolds an impressive expanse of the financial district - views, exclusive for duplex apartment owners.



VIEW FROM THE DUPLEX LOUNGE 2X

Views from the lounge are stunning and exclusive to duplex owners. From up here, you can see the illuminated financial district at night. Even as you tower above the rest of the city, experience the satisfaction of being where you are. Even the stars are twinkling for you this moment, as you survey the world.



18 ACRES OF MYSCAPE COURTYARD VIEWS

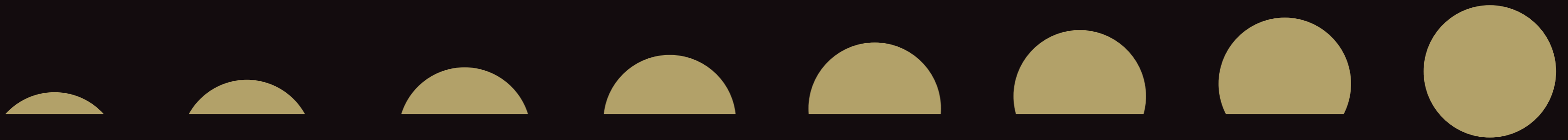
COURTING THE GREEN

Myscape Mea has been designed to lie adjacent to Myscape Courtyard, a luxurious gated community and low rise villa development. The intent being that all apartments will face the open spaces of Myscape Courtyard, nestled amidst 18 acres of lush greenery.

All the elements of the master plan design appear to have colluded to ensure optimal, uninhibited views. One way is via the spatial design that has emphasized space between apartments. The spatial design also ensures adequate daylight and ventilation that further enhances the resident's viewing pleasure.

In addition, the landscape design features spacious balcony decks that unfold urban downtown views, further accentuating Myscape courtyard's lush green. These sky gardens extend the feeling of being amidst nature from within and beyond.

HIDE AND SEEK WITH LIGHT AND SHADE



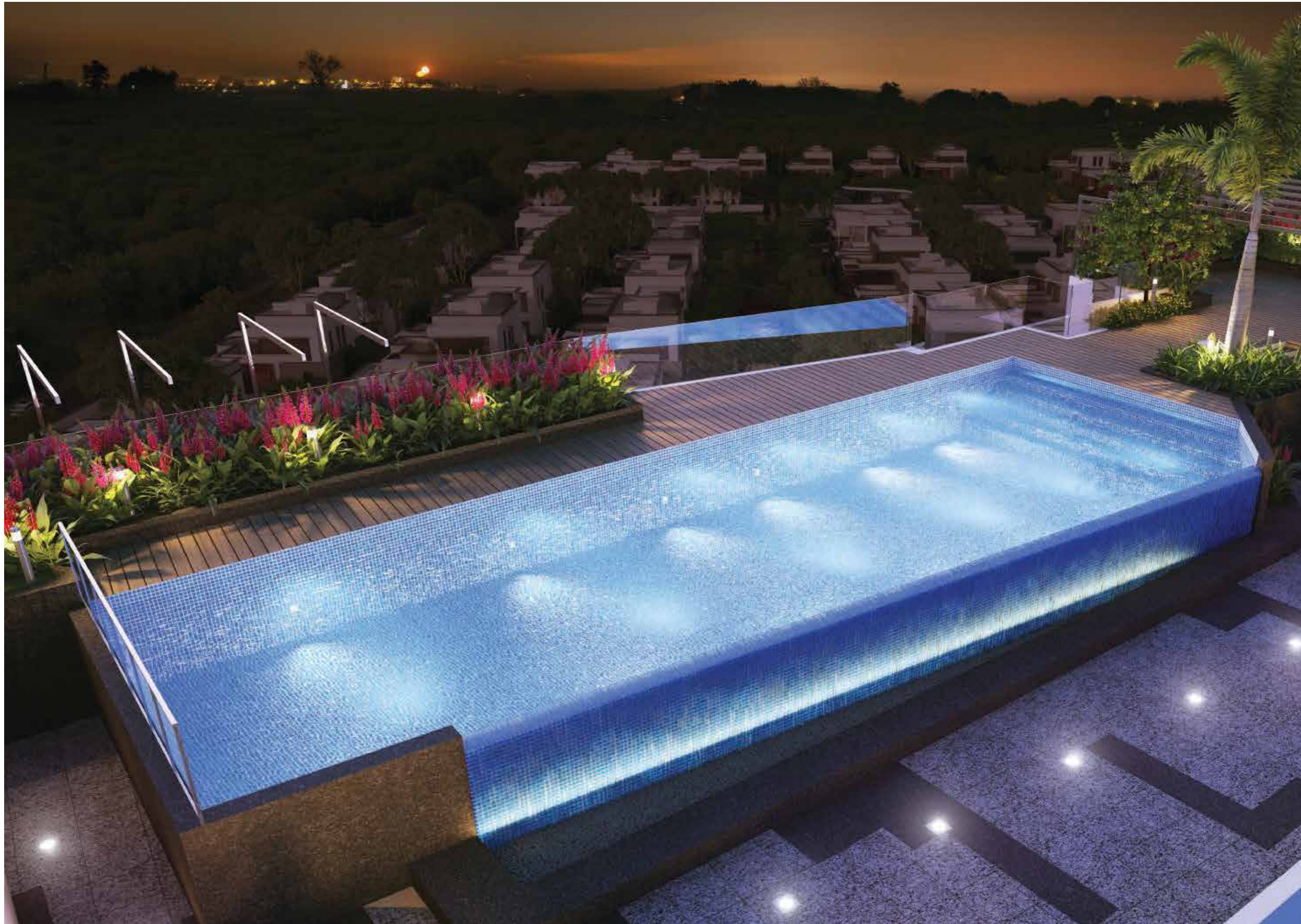
Apartments at Myscape Mea are designed to let in a surprise from the heavens. Positioned adjacent to and outward from the internal apartment ceilings is the Conservatory pergola feature, surprising residents with peek-a-boo patterns of light and shade: shifting, dynamic and moving. Welcoming and capturing streaming rays of light on the planted foliage, the pergola also makes a wonderful viewing spot: one's very own 'through the looking glass' magical moment on a starlit night!

PRIVATE STAIRWAY TO HEAVEN

An eye-catching rooftop infinity pool and party deck are mesmerizing features of the Sky Lounge. Built up and movable planters lend charm to the ambience. Water bodies such as a cascading water edge, pebbles and a boardwalk, add to the aesthetics. All aboard the party deck!

- 1 LIFT LOBBY
- 2 BOARDWALK
- 3 MAIN SWIMMING POOL
- 4 CASCADING WATER EDGE
- 5 CATCHMENT DRAIN COVERED WITH LOOSE PEBBLES
- 6 LANAI
- 7 KIDS' POOL
- 8 LOUNGE DECK
- 9 SKY LOUNGE SEATING
- 10 BUILT-UP PLANTER
- 11 SKY TERRACE
- 12 MOVABLE PLANTERS





SKY POOL UNDER THE STARS

Experience the infinite aspect of water in three beautiful aquatic stretches; a swimming pool - its cascading edge - and a kid's pool. A perfect spot for a back float to watch the clouds under calm blue skies inch forward in no great hurry. As night falls, the same place can reawaken to don its best look, for entertainment under the stars!



Being favourably situated on the land west of Myscape Courtyard, in the heart of Hyderabad and the emerging financial district, makes Myscape Mea at once desirable for its optimal location.

THE BUSINESS OF LOCATION

An inherent advantage of being close to the financial district is the downtown view the property can offer its residents. The project will on one side, face Myscape courtyard with open spaces and on the other, face downtown with modern high rise buildings.

Living at Mea offers distinguished residents, proximity to the financial district and an easy commute to major IT offices, Wipro, Infosys, Microsoft and Polaris. Even prime commercial areas like Hitec City and Airport are easily accessible.

The financial district area boasts government-aided, organized development with excellent roads and social infrastructure. The area shares space with star hotels such as the Hyatt, Sheraton, Oakwood and Lemon Tree; international schools such as Oakridge; universities such as the Indian School of Business; the Continental Hospital and recreational centres. Myscape Mea is a convenient and comfortable 3 km radius from the above landmarks.

With a view to balancing work and life, Myscape Mea is well connected to residential and commercial localities.



Airport
25 mins away
20 kms



Hitech City
10 mins away
6 kms



Jubilee Hills
20 mins away
8-10 kms



Hospital
Continental Hospital
1 km



Schools
ISB
Oakridge
DPS
3 kms



Hotels
Sheraton
Hyatt
Lemon tree
Oakwood
1 km

SPECIFICATIONS

STRUCTURE

RCC framed structure with block masonry.

FLOORING & DADO

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

Duplex staircase – Italian Marble / Wooden flooring tread on designer metal framework with glass baluster.

All bedrooms and the multipurpose room – 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, home theatre 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.

Provision for washing machine, dryer and dishwasher in utility area.

ELECTRICAL

Concealed copper wiring of Finolex 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 for each core.

WTP & STP

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

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.

WASTE MANAGEMENT

Garbage collection will be provided for every floor for better disposal.

Separate bins to collect dry waste (paper, plastic, glass and metals), e- waste (batteries, lamps) and wet waste (organic).

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

ARCHITECT

Life By Design Studio | Bangalore

LANDSCAPE

Site Concepts International | Singapore

MEP

Synergy Infra | Hyderabad

STRUCTURAL

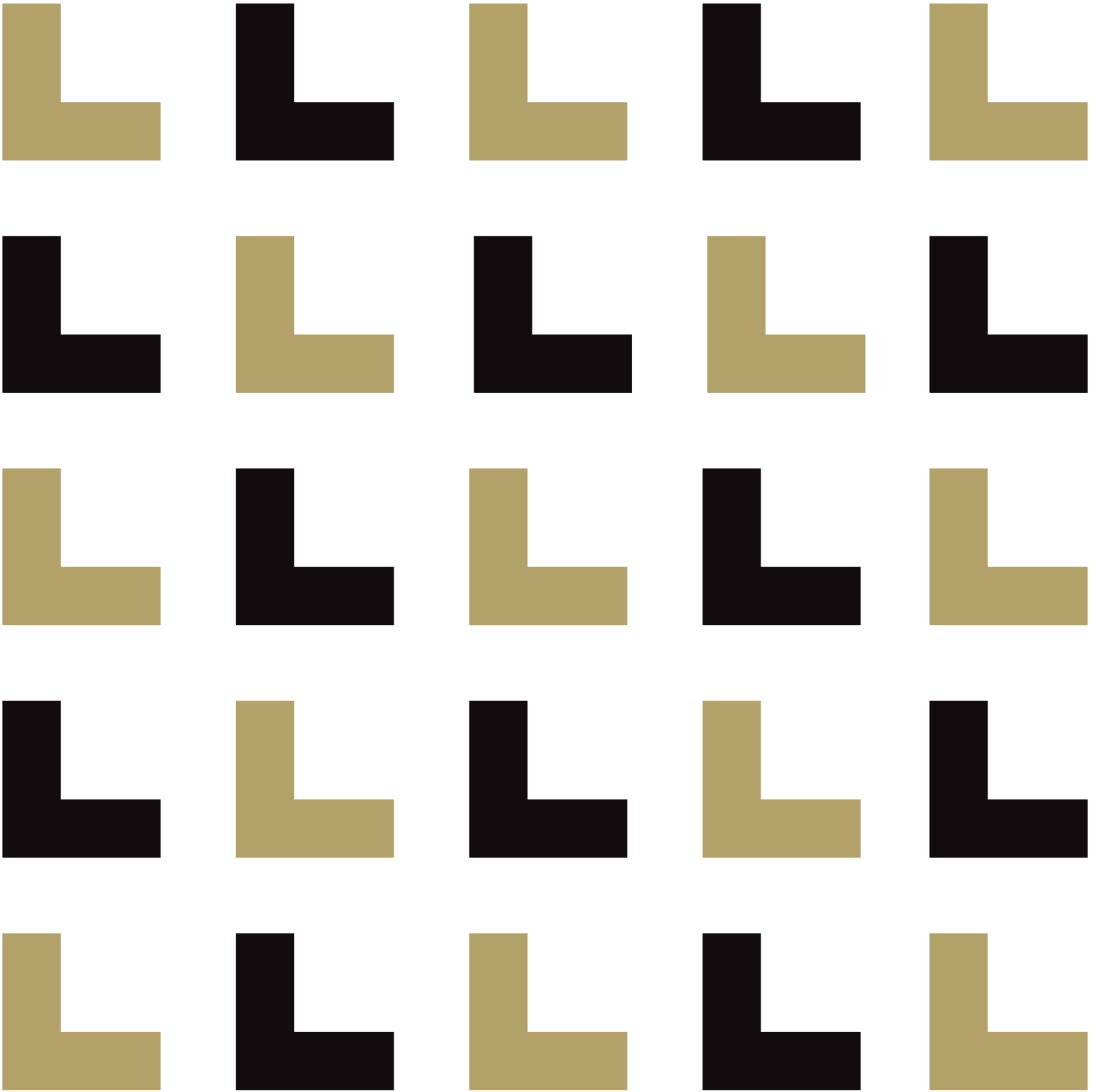
MAS Consultants | Hyderabad

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**BE ONE
OF THE
ENVYABLE**

45



For Sales

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