myscape

PALMA

where life is composed by nature



Hi I am Avni,

the new face of Myscape

I've always believed a good space doesn't just hold your life; it shapes it. In the way mornings feel lighter, neighbours feel closer and every corner feels thought through with a little more heart than you expected.

So I'm here to walk you through the projects we create, sharing why we obsess over the details and tell you all about people who bring every blueprint to life.

Think of me as the one who knows the stories behind every wall and can't wait to share them with you — because around here, home isn't a place you move into... it's a feeling you grow into.

Welcome to Myscape, your space for life.

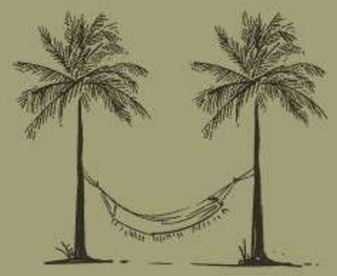
myscape

myscape

PALMA

From first light to starlight,
here every minute you spend
is a moment savoured,
under the palms.

WHERE LIFE IS
COMPOSED BY NATURE



YOUR SANCTUARY, FRAMED BY THE PALMS

Located in the heart of Hyderabad's Financial District, this is a rare pause in the city's pace spread across 3.2 acres. Two graceful towers rise 33 floors above the ground, their presence striking yet serene. Every residence here is a Vastu compliant 3 BHK. One is a well-planned 1,930 sft layout, ideal for families that like to keep things cozy and the other kind is a more expansive 2,600 sft version, made for those who like to stretch out mornings and conversations. A rare 5.5-metre gap between apartments offers natural light, cross-ventilation and breathing space that feels almost villa-like.

As for movement, mindfulness and mingling there's a 30,000 sft Clubhouse built to bring people together or give them room to be alone. Yoga at sunrise. A splash in the pool. A quiet corner with a book and birdsong. Here, life flows a little easier, light falls a little softer and every day feels like it belongs to you.





welcome to Myscape Palms,
your new home in the tropics
that sway, breathe and unfold,
leaf by leaf, moment by moment


MYSCAPE PALMA, LOCATED
IN THE FINANCIAL DISTRICT,
HYDERABAD

3.2 acres

2 towers

30,000 sft
CLUBHOUSE

6m high
PODIUM

BORN WITH BREATHING ROOM, BY NATURE

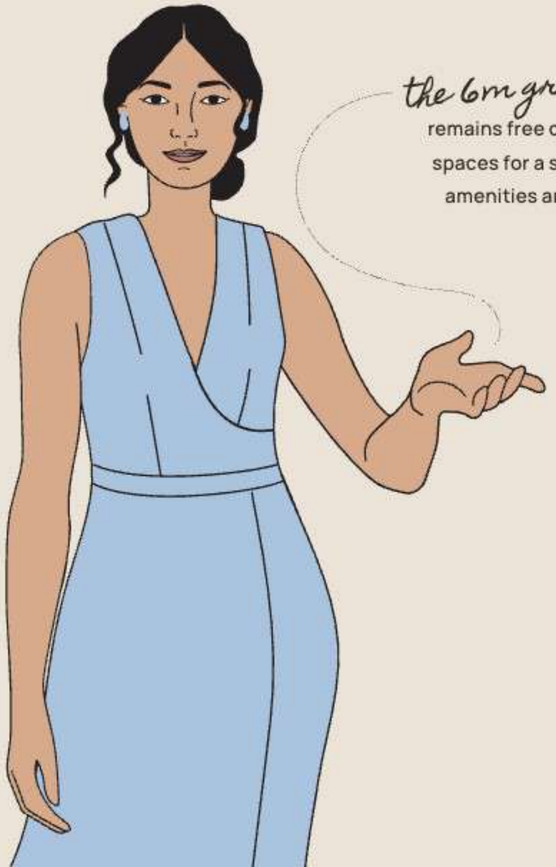
33 floors

396 units
LOW DENSITY LIVING

3 BHK apartments

1,930-2,600 sft

ARCHITECTURE THAT IS INTENTIONAL



the 6m ground level

remains free of homes giving spaces for a shared life with amenities amidst nature.



LANDSCAPE MASTERPLAN

01 Main Entry
02 Security Pavilion
03 Water Feature
04 Accent Wall
05 Seating Pods
06 Walk Way
07 Reflexology Path
08 Drop Off Zone
09 Ramp
10 Mounds
11 Outdoor Kids' Play
12 Bicycle Parking
13 Casual Seating Zone
14 Infinity Walking
15 Lush Corner
16 Pickleball Court
17 Lawn
18 Pavilion
19 Walking/Jogging Track
20 Services
- 20a Gas Bank
- 20b Service Entry
- 20c Metering Yard
- 20d FCC Room

TOWER A

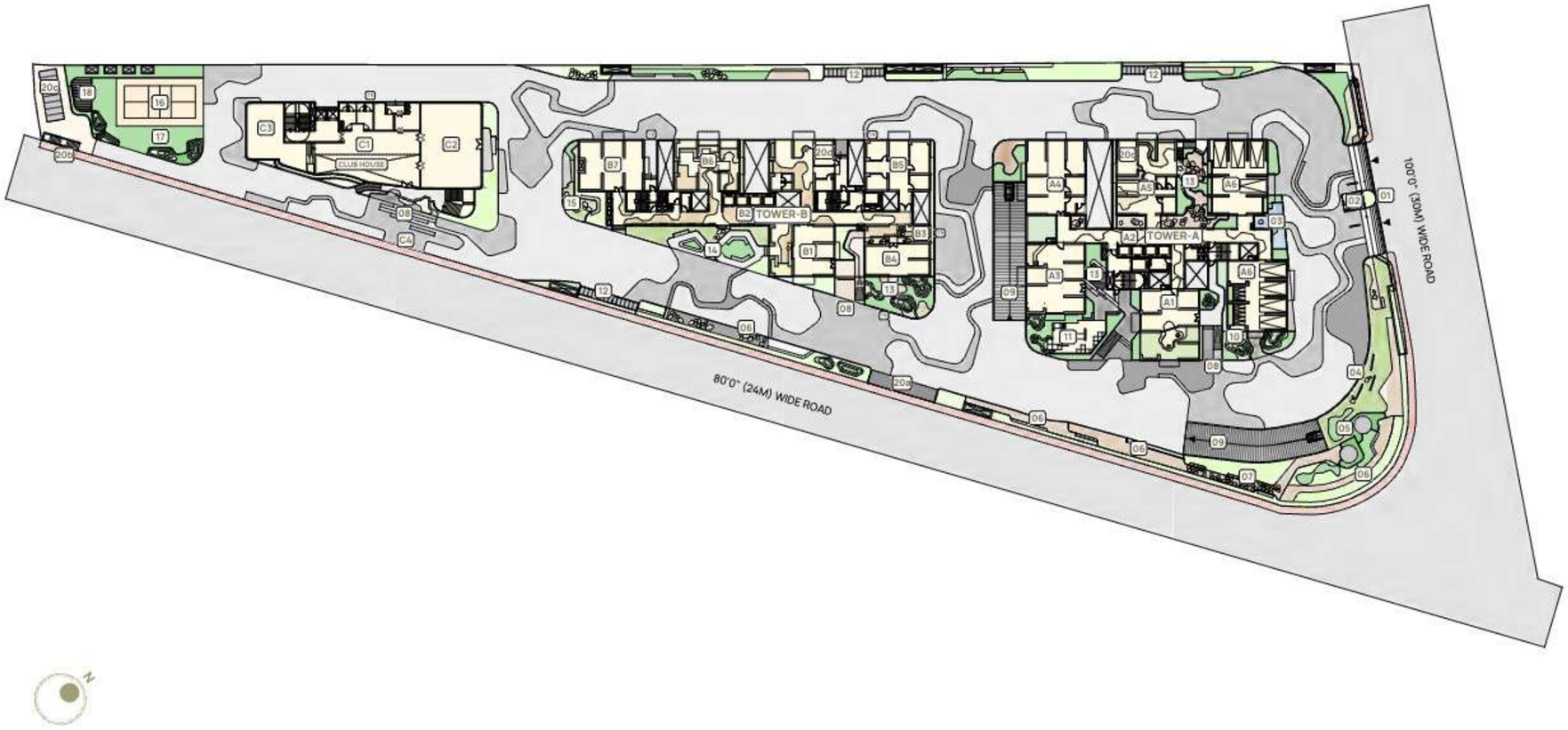
A1 Entrance Lobby
A2 Elevator Lobby
A3 Indoor Kids' Play
A4 Toddler's Zone
A5 Social Nook
A6 Guest Parking
- Refuge Area

TOWER B

B1 Entrance Lobby
B2 Elevator Lobby
B3 Zen Garden
B4 Yoga
B5 Co-working Space
B6 Amphitheatre
B7 Multi Purpose Hall
- Refuge Area

CLUBHOUSE

C1 Club Reception
C2 Multi Purpose Hall
C3 Activity Lounge
C4 Feature Wall
- Squash Court
- Yoga/Aerobics
- Gym
- FM Office
- Indoor Games
- 2 Badminton Courts
- Visitors Lounge
- 6 Guest Rooms
- Open Terrace
- Sky Lounge
- Swimming Pool



PLANTED BETWEEN PEACE AND PROGRESS

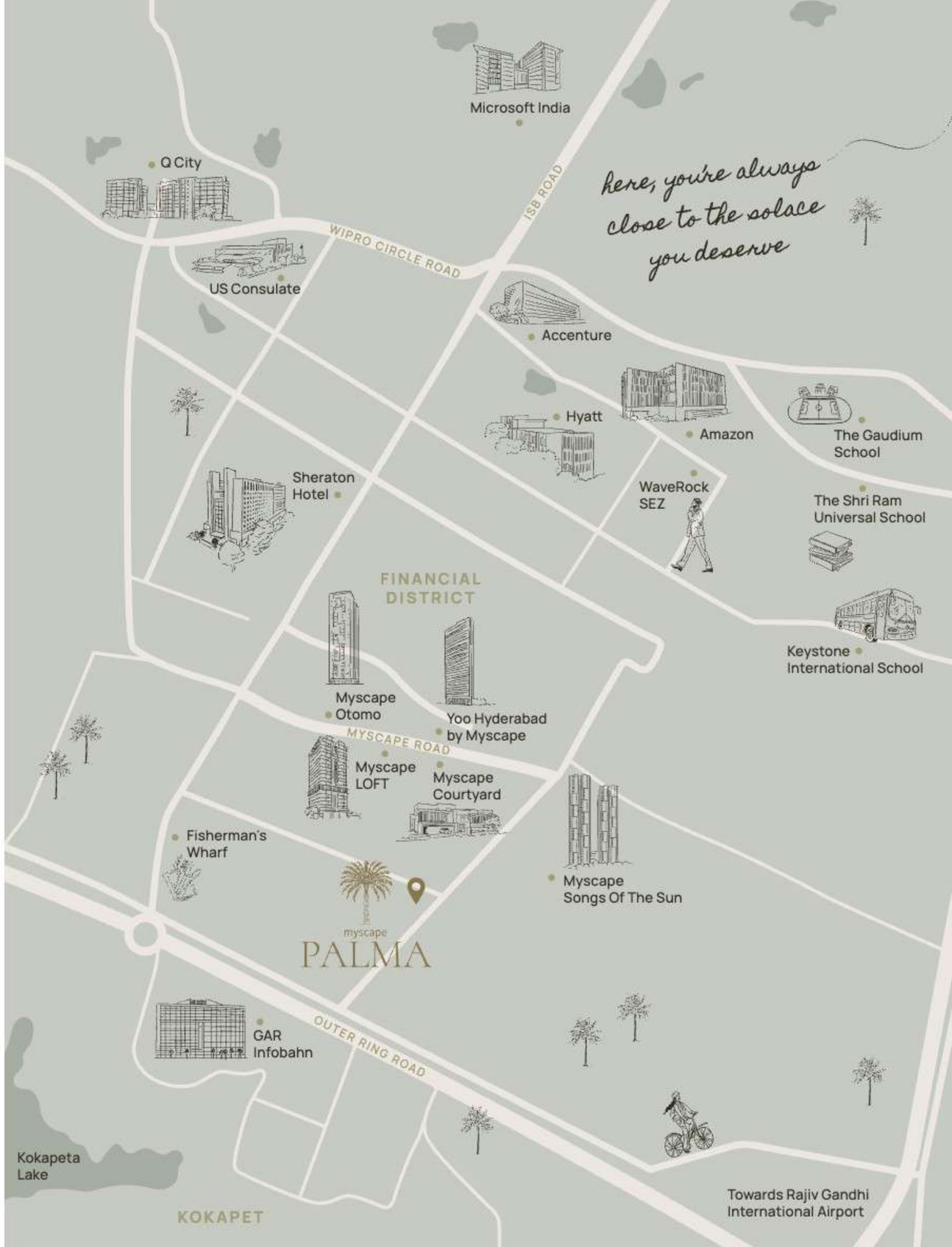
Situated at the junction of a 100-foot-wide road linking to ISB Road and an 80-foot-wide road leading straight to the Outer Ring Road, this duality promises access without the noise and rush.

Just 200 meters from the ORR, the project is positioned to whisk you anywhere in the city with ease. With Myscape Road only 500 meters away, daily conveniences from restaurants to hospitals are always within easy reach. All while green buffers keep you shielded from urban clamour.

The upcoming metro station on ISB Road, a mere 700 meters away, will soon elevate your connectivity even further, blending the best of metropolitan life with the peace of a palm-lined sanctuary.



AIRPORT 21 KMS 30 MINS	MEDICOVER HOSPITALS <1 KM 2 MINS	SHERATON HYDERABAD 3 KMS 6 MINS	THE SHRI RAM ACADEMY 3 KMS 6 MINS	KEYSTONE INTERNATIONAL SCHOOL <2 KMS 3 MINS
HITEC CITY 9 KMS 20 MINS	APOLLO HOSPITALS 3 KMS 5 MINS	HYATT HYDERABAD 2 KM 4 MINS	THE GAUDIUM SCHOOL 4 KMS 6 MINS	



WHEN THE LIGHT FINDS YOU FIRST

When the world is still soft and half-awake, light finds you first. Not through a screen, but through the balcony. You hear the birds before the hum of the city.

You feel the breeze before you even reach for the fan. The floor is cool. The kettle's on. You walk barefoot, slowly, ready for your morning chai. And maybe before the emails,

there is time for a

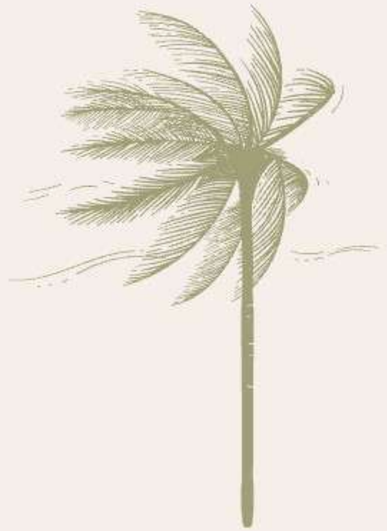
stretch under the palms



A FLOW THAT FEELS NATURAL

At Myscape Palma, the masterplan is more than just a layout. It knows where life needs shade, where it wants openness, and where it might pause for a moment before wandering again.

Crafted to let life wander



slow your pace and lose track of time

MASTERPLAN

From the very entrance, a tropical court welcomes you, lined with towering royal palms, blooming frangipanis, and sculptural greens that sway with the breeze. Curved softscape edges, wood-toned textures, and warm natural stone echo the relaxed charm of an island resort, blending visual beauty with comfort and privacy.

The towers are positioned along the main boulevard, with panoramic views and optimal orientation to catch sun paths and prevailing winds. No residential units occupy the 6-metre-high ground floor. Instead, this elevated space is dedicated entirely to a grand arrival zone that merges indoor and outdoor moments.

Above, the garden podium extends the narrative. Think of it as a floating forest deck—a green canopy suspended in the sky. Amenities are woven into the landscape, not arranged on top of it. Clusters of banana palms and groves of bamboo soften the spaces. Timber pergolas offer shade. Water features and sit-outs provide solace. From the Clubhouse and party area to children's zones and semi-open lounges, every corner is framed by foliage and guided by instinct. Organic paths link these pockets



together, encouraging slow strolls, spontaneous gatherings, and everyday conversations beneath the trees.

Vehicular and pedestrian paths are thoughtfully separated for ease and safety, while parking is tucked into the basement to keep the surface free for movement. A wide setback from the main road creates a natural buffer, shielding residents from noise and pollution, while increasing ecological value and privacy.

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FACADE NOTE BY ARCHITECT

Designed for lives that bloom

The façade of Myscape Palma welcomes light, breeze and warmth, through a design that breathes like the homes it holds.

Conceived as a tropical skin, it is tuned to Hyderabad's sun, breeze and shifting skies. A palette of sun-reflective tones like sandy beige, warm ivory and soft off-white, keeps the structure cool while lending it ingenuity. Vertical and horizontal bands lend an order to the form, catching light differently through the day and creating a shifting interplay of shadow and relief.

The structure's bold geometry is softened by botanical inserts and timber-toned finishes, subtly evoking the spirit of verandas, colonnades and open pavilions that define traditional tropical homes. Deep overhangs and layered balconies offer shelter from the sun while opening up personal outdoor spaces—little breathing rooms where life can spill outward, take root or simply pause.

Open-air lobbies, breezeways and intentional voids bring in cross-ventilation and visual relief, ensuring the building feels as fresh inside as it looks from outside. A rare 5.5-meter gap between apartment units on either side creates a sense of spatial breathing room enhancing privacy, drawing in more light and allowing air to flow freely across homes. This thoughtful separation opens up uninterrupted green views making this façade not just about function or form, but a place for your life to bloom.



CONCEPT NOTE BY ARCHITECT

A vertical retreat in the skies

The planning is quietly anchored in the principles of Vastu, aligning each home to directional energies that foster balance, positive flow and intuitive comfort. Movement through the building feels organic, with circulation spaces that encourage pause, connection and an unspoken dialogue with light and landscape.



THE GRAND ARRIVAL

INVITING YOU IN, NATURALLY

A bold cantilevered canopy defines the entrance, its warm wood soffits contrasting the sleek white columns and vibrant greenery climbing their bases. The blend of glass, natural stone and vertical gardens creates a fresh, modern threshold. Native palms and banana plants frame the space, adding lush texture and colour. As daylight fades, warm illumination highlights the textures, inviting you into a space that feels alive yet naturally restful.





ENTRY AND VEHICULAR MOVEMENT



PAVED WITH A PROMISE OF LUSH WELCOMES

Vehicles enter through dual-lane, security-controlled booms, where the driveway is framed by lush verges.

Parallel to this, a dedicated pedestrian promenade invites residents and visitors alike to stroll beneath a shaded pergola woven with bamboo or wooden slats. The multi-layered planters bursting with tropical foliage of calatheas, monstera and elephant ears, all create an immersive, verdant corridor that brings you closer to nature.

Deeper within the property, the internal driveway guides vehicles along a boulevard lined with palms and vibrant flowering beds of heliconias and hibiscus. Textured cobblestone and slate paving, patterned with tropical leaf motifs and punctuated by embedded planters, gently encourage slower speeds.

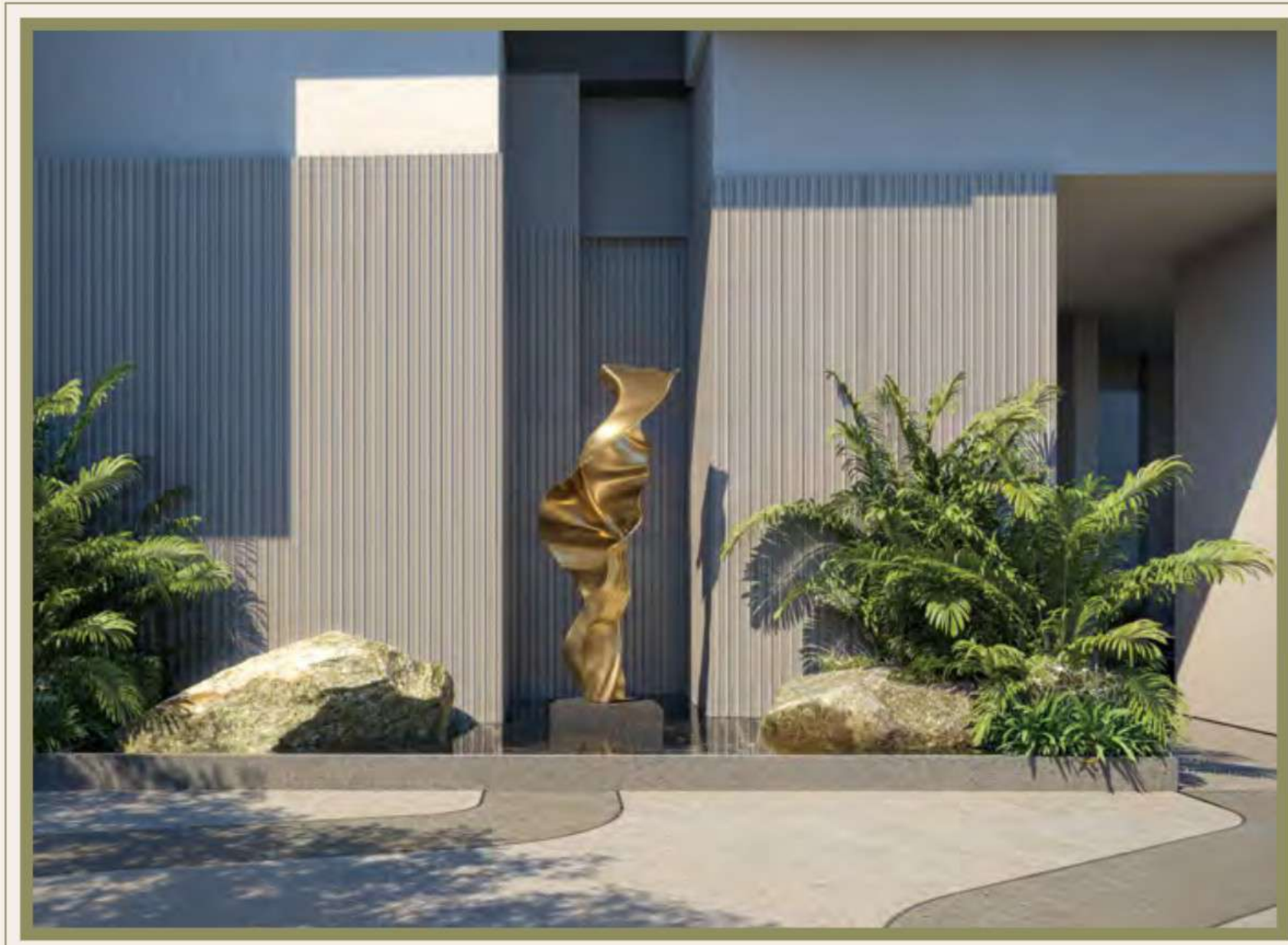
for exclusivity and safety

AN ARTISTIC DROP-OFF EXPERIENCE

COMPOSED TO MAKE YOU FEEL, COMPOSED

A refined tropical-themed art installation commands attention—a sculptural kinetic piece inspired by nature's forms.

resetting your pace at the drop-off bays

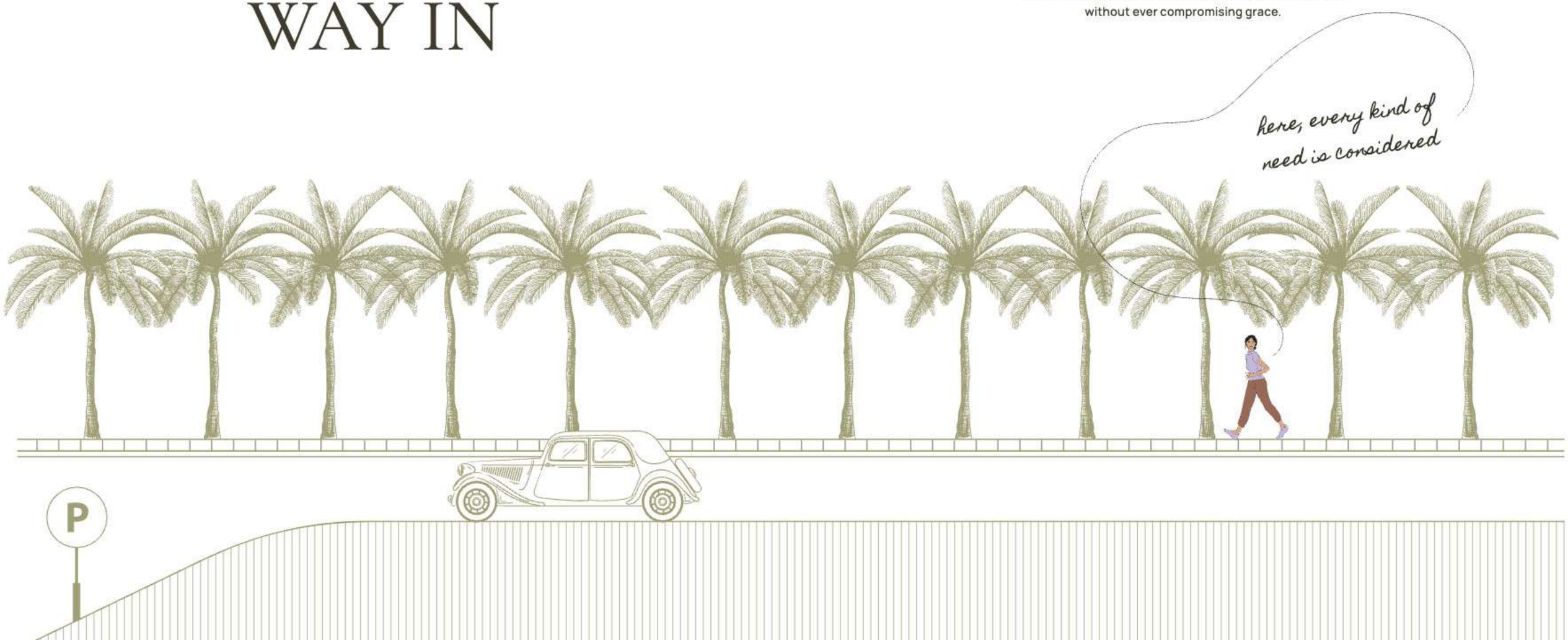


BASEMENT

WHERE EASE ALWAYS FINDS ITS WAY IN

The basement levels are designed for intuitive movement. Wide, dedicated entry and exit ramps allow smooth, simultaneous two-way traffic, guided by LED-lit lane markers and clear directional signage. Strategically placed to minimise congestion, the ramps flow into three levels of well-ventilated basements that together host over 800 parking slots—spaciously laid out at 90° for effortless manoeuvring.

From EV charging stations, accessible parking bays to designated zones for visitors, staff, bicycles as well as two-wheelers, this is a space that prioritises function without ever compromising grace.





LIFT UP TO THE CADENCE OF CALM

ENTRY TO THE TOWER

A SOFT OPEN TO YOUR PRIVATE CHAPTER

At the tower's base, a soaring double-height lobby clad in natural stone and glass ushers you from the shared world into your personal sanctuary.

The interiors are enlivened by striking, contemporary artworks and dense green walls. A dedicated concierge desk stands ready to assist, while the lounge invites moments of repose.

With direct access to residences, four lifts stand ready at the centre, their backlit panels stretching upward.

The lobby's layout brings about grandeur with plenty of room to roam, waiting areas tucked quietly to the side, giving you all the space for a quick chat with your neighbour. Underfoot, the floor's gentle patterns echo the shapes of nature. Look up and you'll see wooden fins floating above, weaving soft curves like a sky sculpted just for you.

It's a small moment of poetry in your day, where even the shortest ride up the lift is meant to soothe and steady you.



4 LIFT IN A DOUBLE-HEIGHT LOBBY

By noon, the world hums gently in the background. Lunch plates clink, sunlight dapples through the fronds. The palm shadows have shifted becoming longer now, like lazy limbs stretched wide. You find a shaded nook, laptop nearby, a cold drink even closer.



Work flows easier when

the air moves with you

There's the distant echo of a rally at the pickleball court. And a child's giggle from the play area that makes you smile without meaning to.

WHEN THE BREEZE REPLACES THE BUZZ

DESIGNED TO HOLD YOUR MOMENTS

At Myscape Palma, every apartment is shaped
to feel more like a quiet haven than a residence.



Bedrooms, balconies & birdsongs included

everything reminds you—you're home

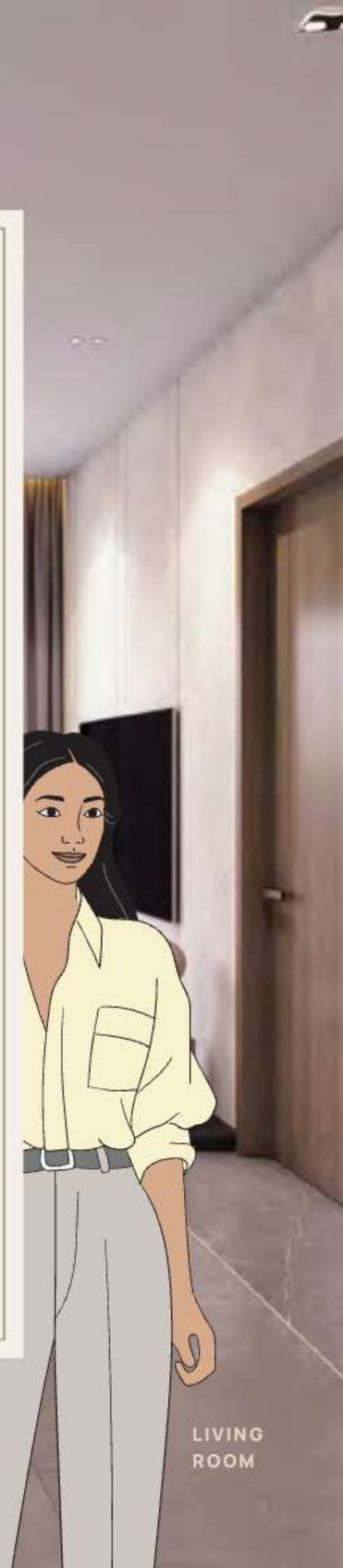
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APARTMENT CONCEPT NOTE

Wake up to a sky you can almost touch and the call of birds that don't know you live ten floors up. With most homes open on three sides, sunlight spills in from corners you didn't expect and breeze that finds its way to you without needing a fan.

Ranging from 1,930 to 2,600 sft, each 3 bedroom home is planned meticulously with Vastu principles. Entrances welcome you from the northeast or northwest. Living rooms are placed where the light finds them first. Master bedrooms with their own en-suite and wardrobe space find their anchor in the southwest, where the day slows and you settle. Kitchens are semi-open, tucked into the southeast where Agni belongs—so both energy and breakfast begin right. Just behind the scenes, utility balconies keep the everyday hum neatly out of sight. Here, there's room for everything.





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INTERIOR CONCEPT NOTE

Designed for lives that bloom

When you walk in, it feels like life, is truly composed by nature. The rooms are designed with a colour story that reminds you of sand and sunlight with textures that invite you to touch and stay awhile. Soft cushions, cozy rugs and curtains patterned with delicate flora and fauna bring in the natural elements together in soothing shades of sage, coral, and powder blue.



LIVING ROOM

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A warm brass handle, a smooth stone countertop and wooden floors that pulse softly beneath your feet. Each detail is crafted to bring you closer to the natural world. The kitchen and bathrooms are neatly designed to keep life flowing without fuss, with cool quartz and tiles that are both beautiful and practical. Plants breathe life into corners, their leaves brushing against woven rattan and soft linens. As you step out onto your balcony, decked in warm wood and cocooned by green walls, the city's noise drifts away, replaced by a gentle breeze and the simple pleasure of claiming this as your private nook to start the day. Here, every corner here is shaped to hold your life's moments, big and small.



LIVING ROOM



WHERE STILLNESS IS PART OF THE PLAN

Here, life intentionally drifts at the pace of rustling leaves, settles in shaded pauses and moves to a rhythm only nature can compose.

Life, arranged by trees, scored by wind and composed by nature



LANDSCAPE CONCEPT NOTE



Set entirely on the podium level, the landscape flows freely without interruptions, wrapping the towers in a loop of calm, play, and quiet movement. One turn leads to a quiet bench under filtered light, another to a trail that hugs the greenery or a stretch of open lawn where laughter finds room to echo. It's all connected, but never crowded.

RECREATIONAL SPACES IN THE LANDSCAPE

- **Grand Entrance Water Feature**
  A serene welcome
- **Interactive Kids' Play Area**
  Playful, visible, and safe
- **Courtyard with Sculptural Trees**
  Green breathing room
- **Multiple Casual Seating Zones**
  Rest, connect, or reflect
- **Zen Garden**
  Minimalist calm near the yoga deck
- **Infinity Walking Loop**
  Uninterrupted fitness trail
- **Mini Amphitheatre**
  Perfect for events and bonding
- **Work pod**
  Focus in open air
- **Pickleball Court**
  Fast, fun, and inclusive sport
- **Shaded Pergola Seating**
  Comfort meets tranquility
- **Quiet Green Niches**
  Small escapes within the big picture
- **Pet park**
  A place for paws and play

INTERACTIVE KIDS PLAY AREA

A PLAYGROUND THAT PLAYS ALONG

A space where friendships begin mid-slide, the interactive kids play area is tucked within the green buffers but is also within your line of sight. Here, slides become rocket ships, climbing frames turn into castles and scraped knees are followed by big teary laughs, as you get to watch your child grow.



COURTYARD WITH SCULPTURE

THE ART OF DOING NOTHING

The foliage blends with thoughtfully selected trees and captivating sculptures that draw the gaze and inspire reflection. Cozy benches rest in welcoming spots, ideal for taking a break, exchanging stories with neighbours or simply doing nothing.

ZEN GARDEN

PAUSE, POSITIONED PERFECTLY

stretch into zen

This space is designed for the kind of pauses we don't take enough: the long exhale, the morning stretch, the mindful moment between everything else.



Tucked adjacent to Tower Two, the yoga deck and zen garden is surrounded by stillness and soft landscaping. This space is designed for the kind of pauses we don't take enough: the long exhale, the morning stretch, the mindful moment between everything else.

Underfoot, gentle paving invites barefoot walks. Around you, sculptural planters and curated greens frame the silence and give you space to stretch into zen.

INFINITY WALKING LOOP

WHERE BALANCE IS LOOPED IN



quietly, endlessly, effortlessly.

Designed to flow without pause or break, the walking loop is where breath, body, and thought align.

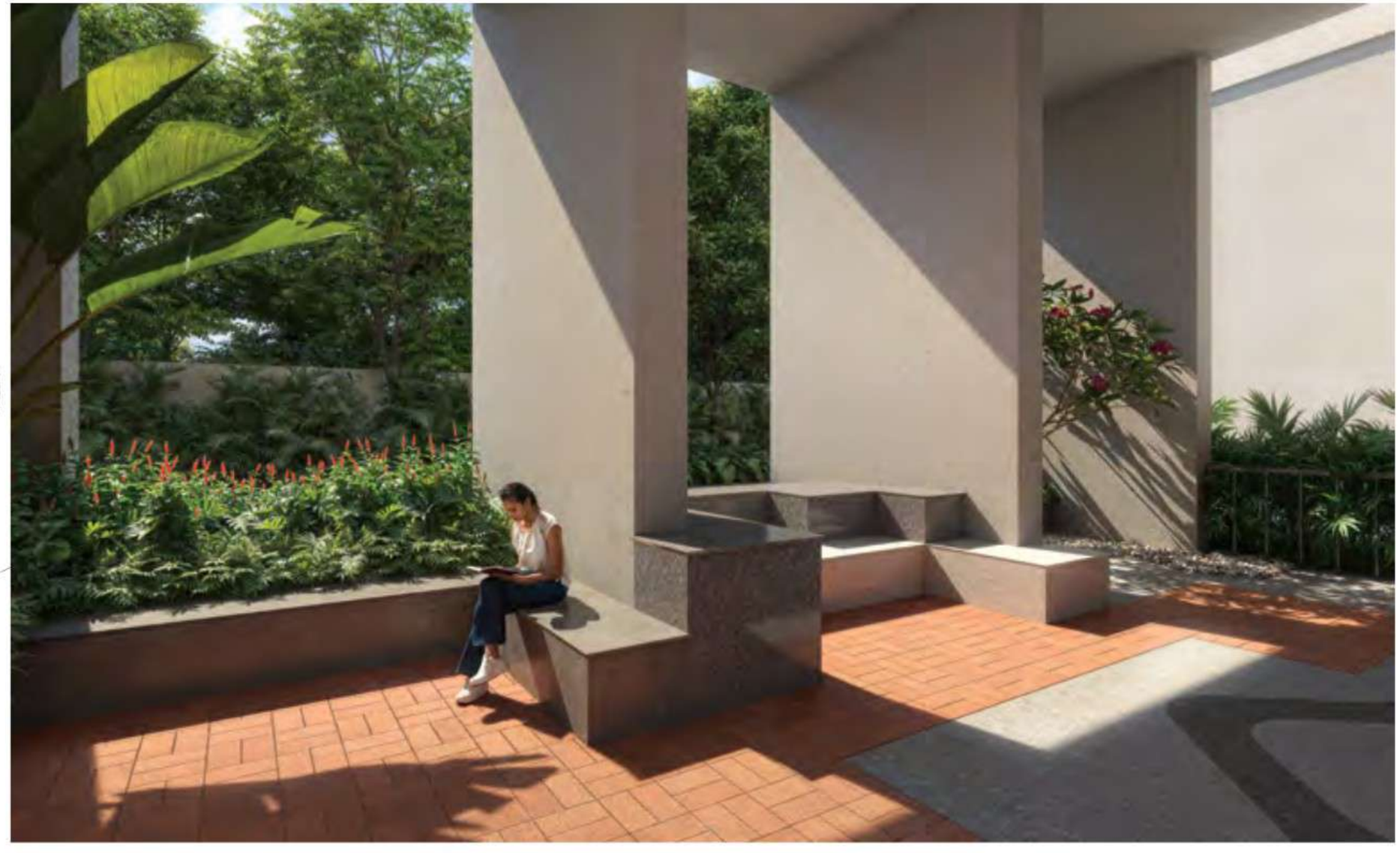


MINI AMPHITHEATRE

THE STAR OF THE SHOW

made for dialogue and downtime that lingers long after the credits roll

By day, it's a stage for little performers and neighbourhood laughter. By night, it's where the sky puts on a quiet spectacle.







Here checklists are ticked off with tranquility and emails are typed to the rhythm of swaying palm leaves. Set in the midst of tropical landscaping, these pods give you peace for working, thinking, reading or just resetting between tasks.

a space that lets the outside in.

WORK POD

COMPLETE YOUR TO-DO LISTS NEXT TO TALL GREENS

PICKLEBALL COURT

FITNESS IN DISGUISE & FUN IN PLAIN SIGHT

It doesn't take a gym to get your heart going. Just a court, some gear and someone to play with. At Myscape Palma's Pickleball Court, fitness slips between jokes and volleys. A mom-daughter rally. Neighbours turned doubles partners. Here, you will find feeling good isn't scheduled. It just happens.

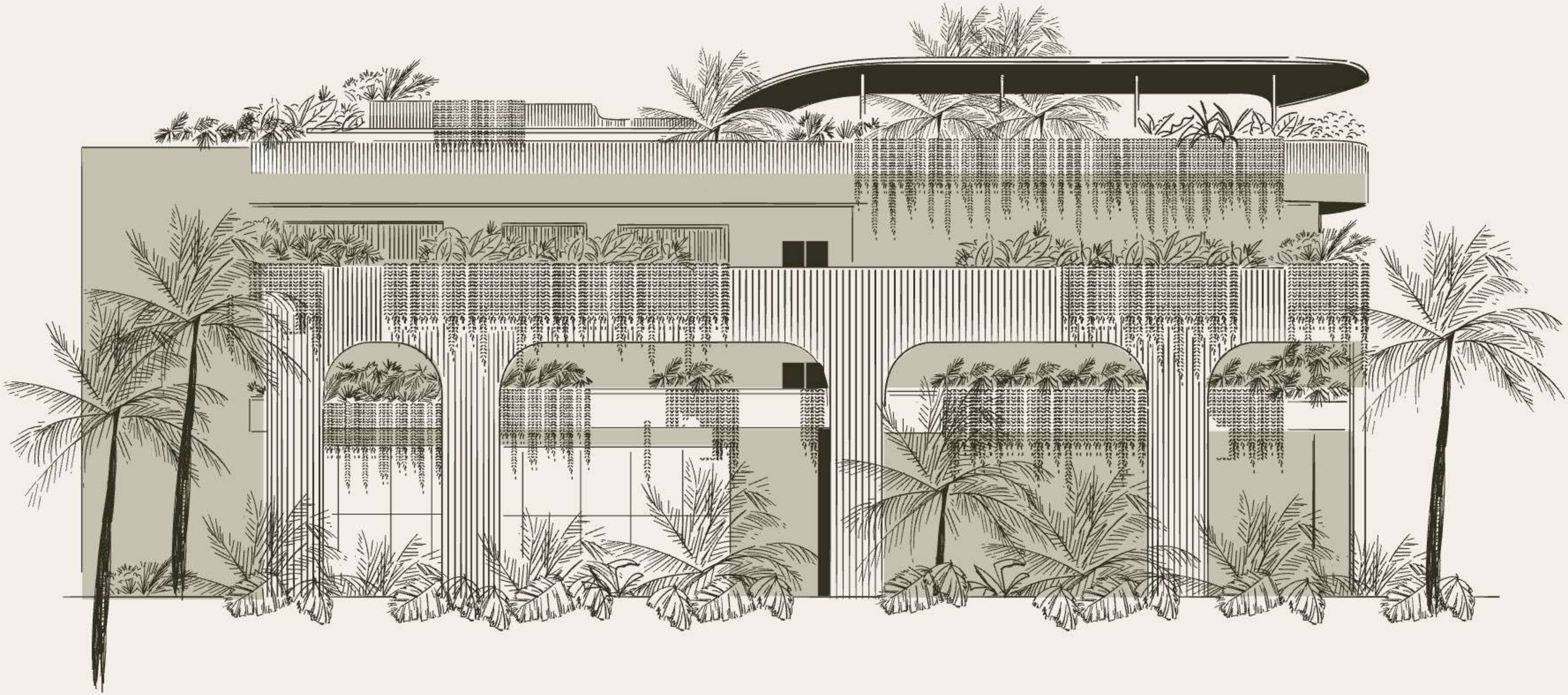


life here isn't scheduled.

it's composed

WHEN YOU FIND A SOFT ENDING TO A HARD DAY OF WORK

Dinner's done. The sky's dressed in deep indigo. The rooftop pool mirrors it, rippling softly as children dip their toes. Down below, the amphitheatre hums with stories, laughter and shared screens. You stay a little longer on the balcony, no plans, no pressure. This is not just how you end the day. It's how you return to yourself. To people who get you. To places that hold you.







A SOFT PAUSE IN THE CITY'S RHYTHM

Myscape Palma's clubhouse is designed as an extension of this thought where gentle curves and rounded edges create inviting, relaxed spaces.

CLUBHOUSE CONCEPT NOTE

Attuned to the flow of leisure

Ever experienced a clubhouse where leisure flows naturally, in sync with the rhythms of life around you?

Clad in cool white textured plaster and warmed by natural wood finishes, its façade captures soft tropical light, evoking a serene coastal mood within the city. Vertical fins, inspired by swaying palm fronds and bamboo screens, filter sunlight into a shifting dance of light and shadow.

Here, architecture becomes a silent companion to community—a gathering place that doesn't merely offer amenities; it cultivates connection, inviting residents to savour leisure attuned to your pace and nature's.



CLUBHOUSE CONCEPT

Made for every member of the house

On the ground level, the Clubhouse extends into landscaped greens where play areas, a crèche, and outdoor wellness zones connect everyday life with the outdoors.

From a sky lounge that meets the skyline to guest suites that host with grace, every level offers something unique. You'll find indoor badminton and squash courts, a sun-drenched swimming pool, a fully equipped gym, and dedicated zones for table tennis, yoga and aerobics. There's also a chic recreation lounge, multipurpose halls for celebrations, and serene co-working pods that let you plug into focus without leaving home. Because a full house deserves a Clubhouse that's just as complete.





SWIMMING POOL

WHERE YOU SOAK IN THE SKYLINE

The rooftop pool at Myscape Palma is for showing off and switching off. For early morning dips that clear the head. For lazy afternoons that stretch longer than planned. For watching the sky change colour, one lap at a time.

Sheltered beneath a crisp white canopy and framed by slender columns, the poolside feels both open and intimate. Wood underfoot, broad-leafed plants softening every edge, water all around and the city at arm's length, this space is part wellness, part wonder and entirely yours to soak in.



SWIMMING POOL

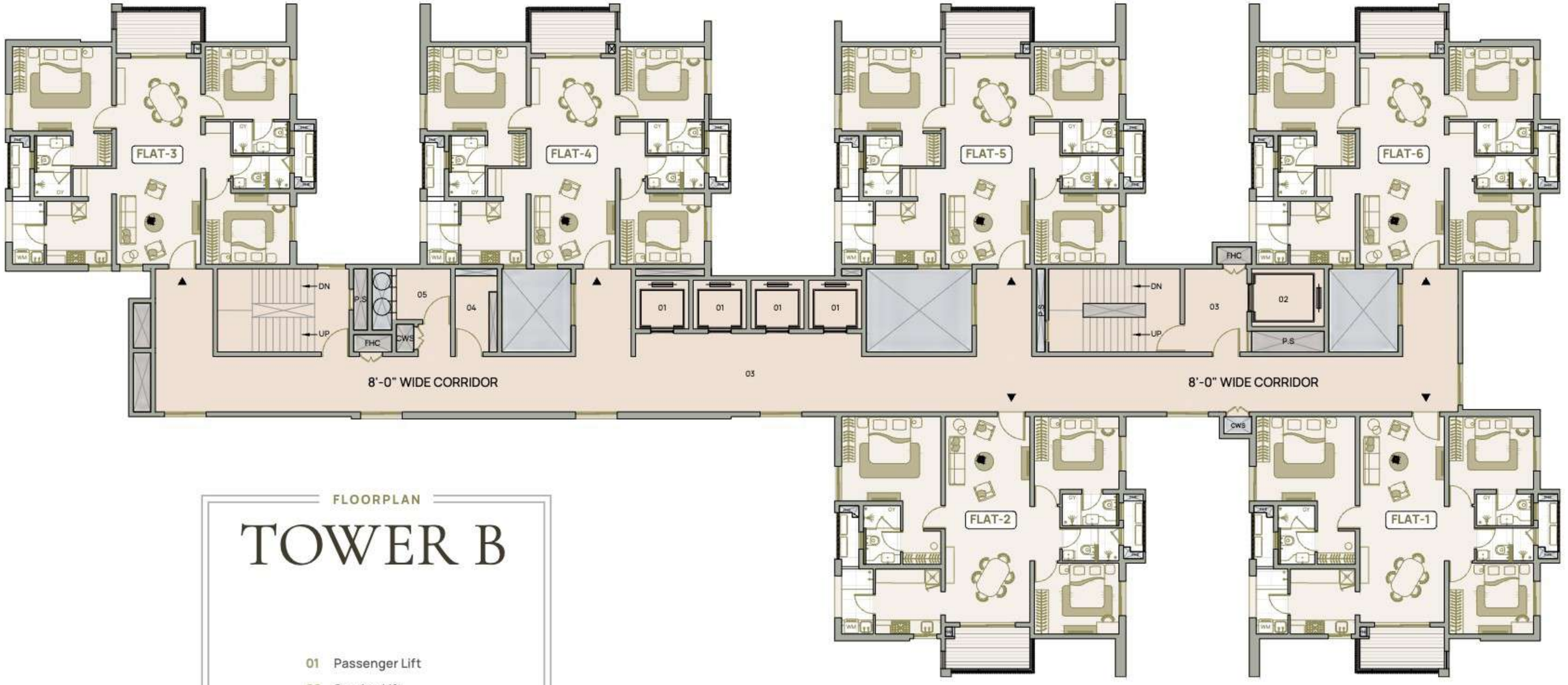
FLOOR PLANS



FLOORPLAN

TOWER A

01 Passenger Lift
02 Service Lift
03 Lift Lobby
04 Electrical Room
05 Garbage Room



FLOORPLAN

TOWER B

01 Passenger Lift
02 Service Lift
03 Lift Lobby
04 Electrical Room
05 Garbage Room

TOWER A

FLAT 1

01	Drawing Room 17'0" x 11'0"	05	Balcony 11'0" x 7'0"	09	Bed Room 2 12'0" x 10'9"	13	Toilet 3 8'10" x 4'6"
02	Living Room 23'0" x 10'6"	06	Master Bed 12'0" x 14'6"	10	Toilet 2 8'10" x 4'6"	14	Kitchen 11'3" x 8'6"
03	Dining Room 11'0" x 14'4"	07	Master Closet 5'8" x 5'5"	11	Balcony 4'5" x 17'9"	15	Utility 6'9" x 7'6"
04	Powder Room 4'3" x 5'10"	08	Master Toilet 5'8" x 8'9"	12	Bed Room 3 12'0" x 10'3"	16	AC ODU 3'1" x 9'0"

AREA

- → RERA Carpet Area
  1455 sft
- → External wall/Shafts/ ODU Area
  166 sft
- → Balcony Area
  161 sft
- → Common Area
  659 sft
- → Saleable Area
  2441 sft



3 BHK
WEST FACING

UTILITY KEY

PHE: Plumbing Shaft
GY: Geyser
WM: Washing Machine



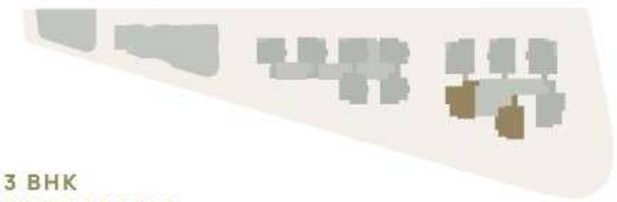
TOWER A

FLAT 2 & 3

01	Drawing Room 17'0" × 11'0"	05	Balcony 11'0" × 6'10"	09	Master Toilet 5'8" × 8'9"	13	Toilet 3 8'10" × 4'6"
02	Living Room 21'8" × 10'6"	06	Powder Room 4'3" × 5'10"	10	Bed Room 2 12'0" × 10'9"	14	Kitchen 11'3" × 8'6"
03	Balcony 6'6" × 11'0"	07	Master Bed 12'0" × 14'6"	11	Toilet 2 8'10" × 4'6"	15	Utility 6'9" × 7'6"
04	Dining Room 11'0" × 14'4"	08	Master Closet 5'8" × 5'5"	12	Bed Room 3 12'0" × 10'3"	16	AC ODU 3'1" × 9'0"

AREA

- → RERA Carpet Area
  1443 sft
- → External wall/Shafts/ ODU Area
  163 sft
- → Balcony Area
  154 sft
- → Common Area
  652 sft
- → Saleable Area
  2412 sft

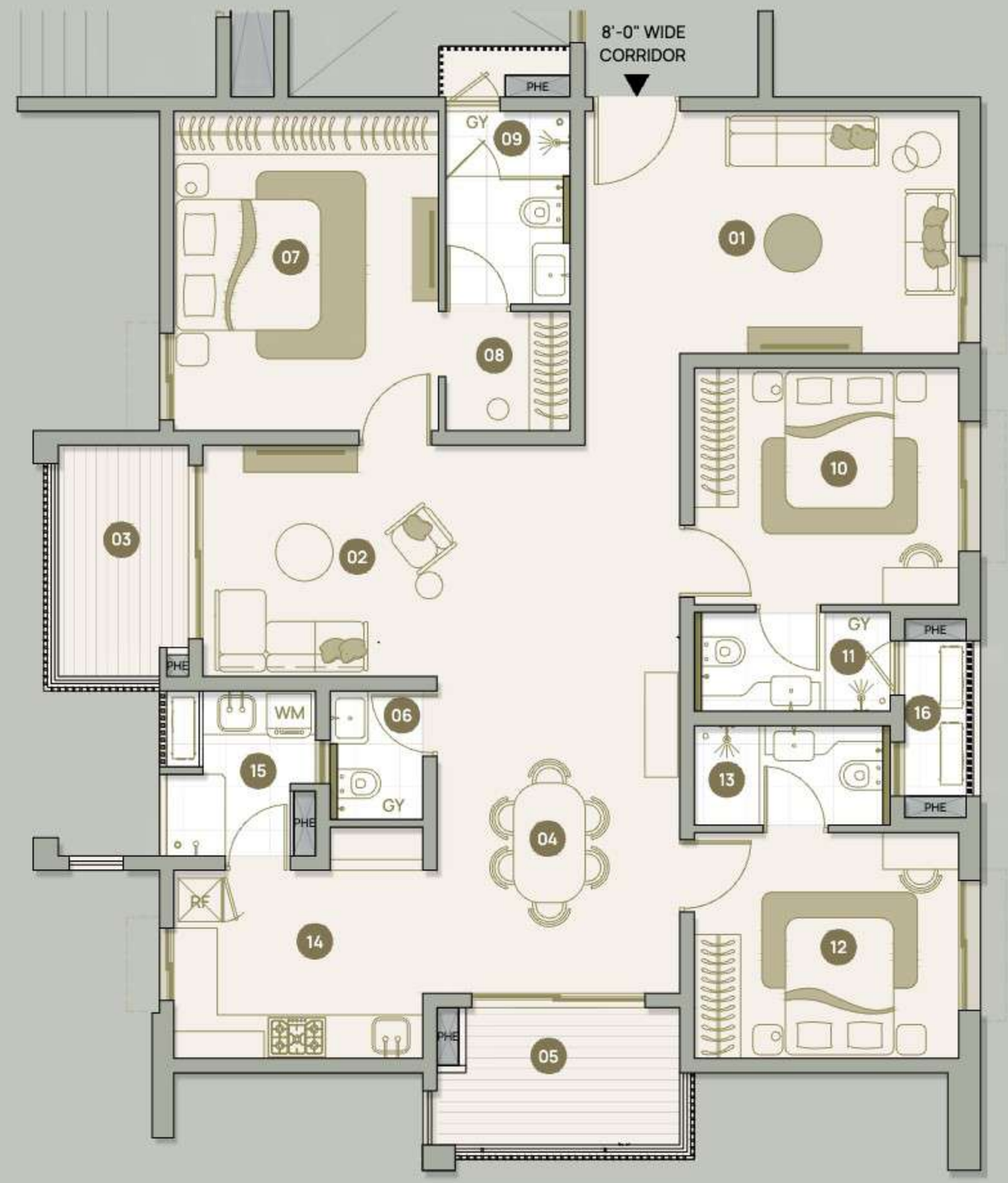


3 BHK
WEST FACING

UTILITY KEY

PHE: Plumbing Shaft
GY: Geyser
WM: Washing Machine





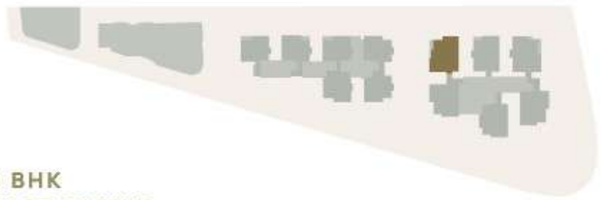
TOWER A

FLAT 4

01	Drawing Room 16'7" × 11'4"	06	Dining Room 11'6" × 10'0"/14'7"	11	Master Toilet 6'7" × 6'10"	16	Kitchen 10'0" × 8'6"
02	Living Room 11'0" × 20'5"	07	Powder Room 6'0" × 4'0"	12	Bed Room 2 11'8" × 11'6"	17	Store 3'7" × 8'10"
03	Study 11'0" × 10'1"	08	Balcony 6'5" × 10'8"	13	Toilet 2 8'6" × 4'10"	18	Utility 4'5" × 8'6"
04	Sit out 11'0" × 7'0"	09	Master Bed 12'0" × 14'0"	14	Bed Room 3 11'8" × 11'3"	19	AC ODU 3'1" × 11'0"/ 3'1" × 9'7"
05	Pooja 3'7" × 2'9"	10	Master Closet 5'1" × 6'10"	15	Toilet 3 8'6" × 4'9"		

AREA

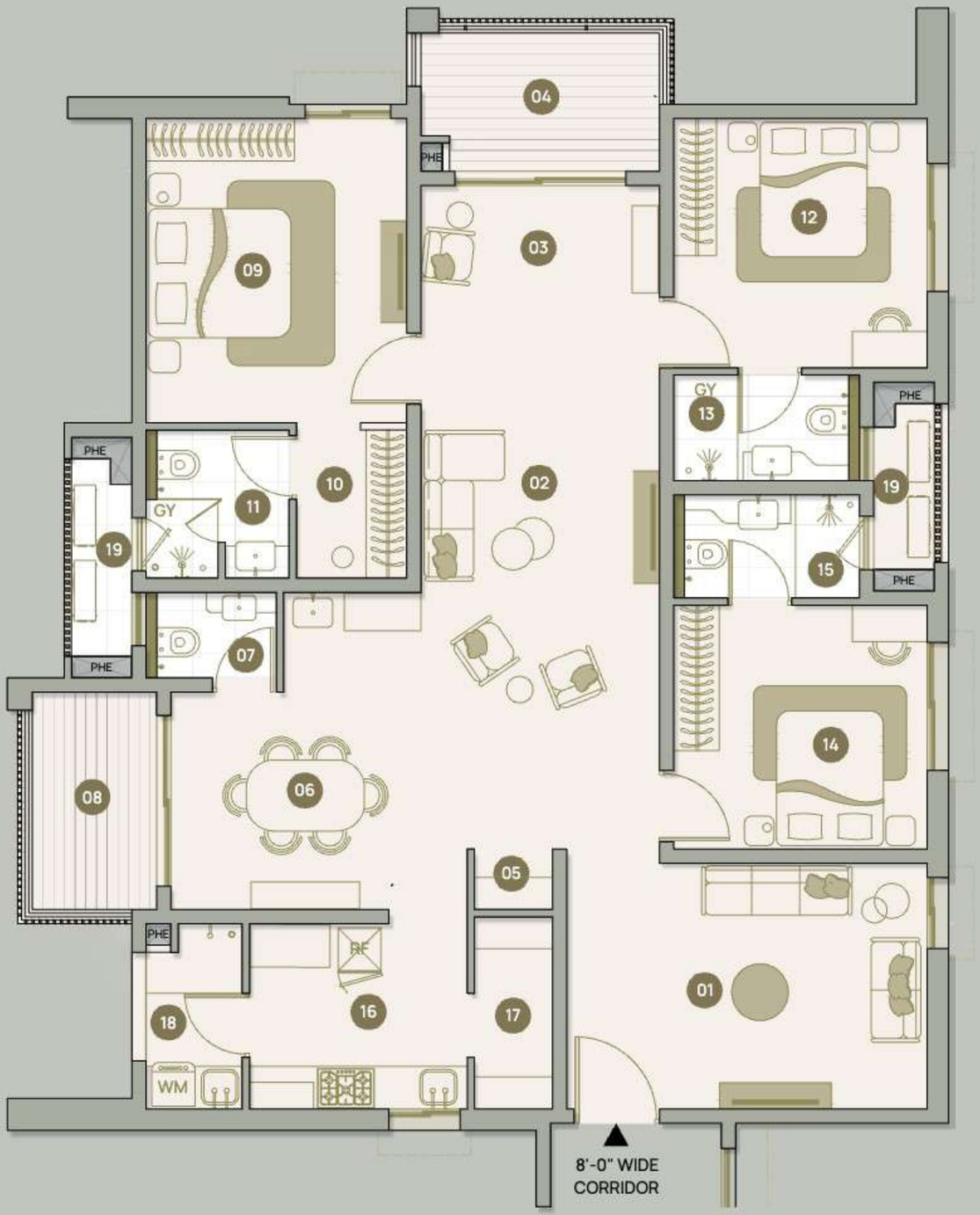
- RERA Carpet Area
  1555 sft
- External wall/Shafts/ ODU Area
  188 sft
- Balcony Area
  152 sft
- Common Area
  701 sft
- Saleable Area
  2596 sft



3 BHK
EAST FACING

UTILITY KEY

PHE: Plumbing Shaft
GY: Geyser
WM: Washing Machine



TOWER A

FLAT 5

01 Drawing Room
16'7" × 11'4"

02 Living Room
11'0" × 20'5"

03 Study
11'0" × 10'1"

04 Sit out
11'0" × 7'0"

05 Pooja
3'7" × 2'9"

06 Dining Room
12'8" × 10'0"/14'7"

07 Powder Room
6'0" × 4'0"

08 Master Bed
12'0" × 14'0"

09 Master Closet
5'1" × 6'10"

10 Master Toilet
6'7" × 6'10"

11 Bed Room 2
11'8" × 11'6"

12 Toilet 2
8'6" × 4'10"

13 Bed Room 3
11'8" × 11'3"

14 Toilet 3
8'6" × 4'9"

15 Kitchen
10'0" × 8'6"

16 Store
3'7" × 8'10"

17 Utility
4'5" × 8'6"

18 AC ODU
3'1" × 11'1"/3'1" × 9'7"

AREA

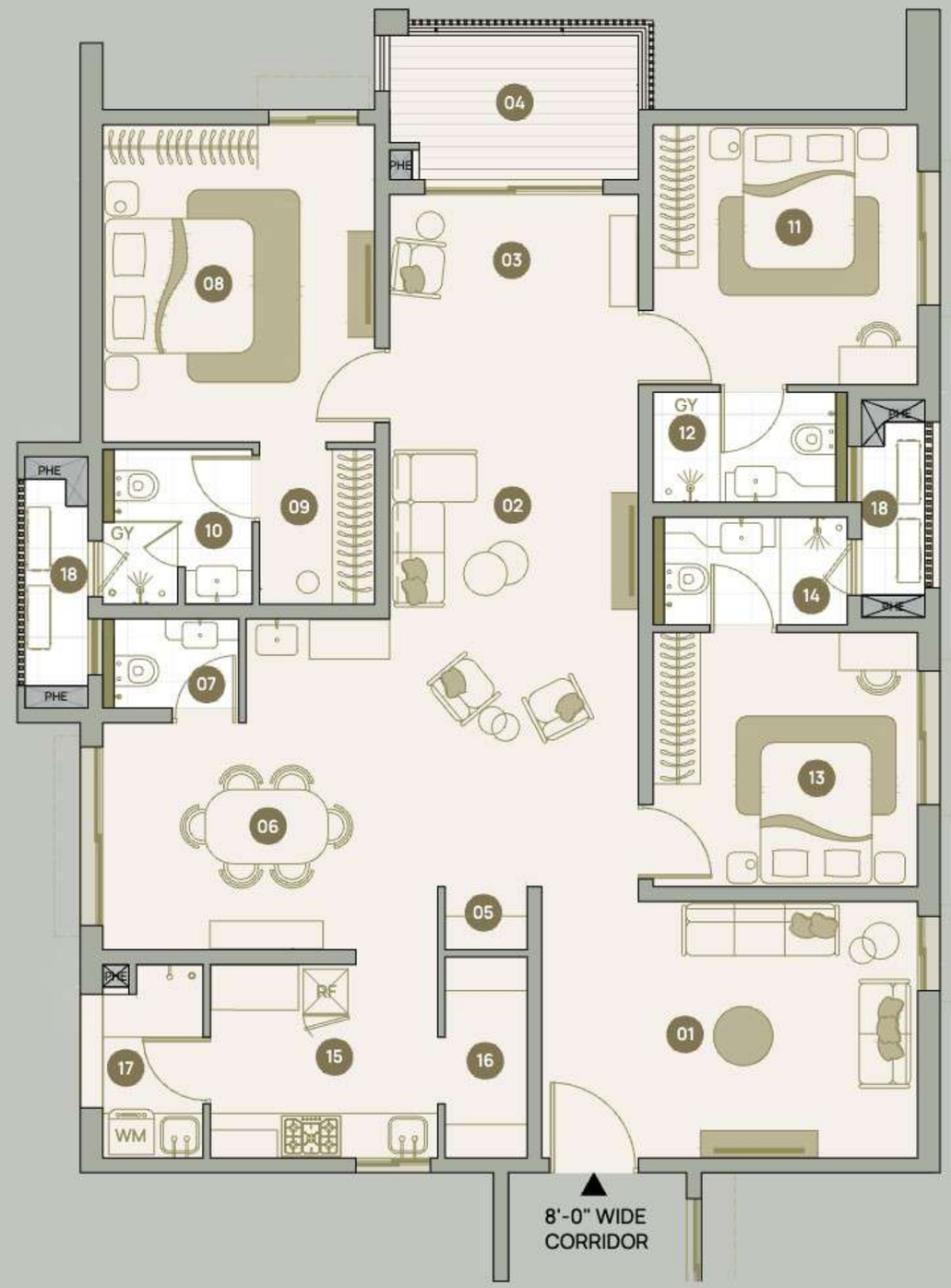
- RERA Carpet Area
  1568 sft
- External wall/Shafts/ ODU Area
  188 sft
- Balcony Area
  81 sft
- Common Area
  680 sft
- Saleable Area
  2517 sft



3 BHK
EAST FACING

UTILITY KEY

PHE: Plumbing Shaft
GY: Geyser
WM: Washing Machine



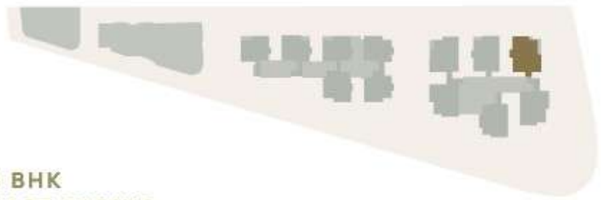
TOWER A

FLAT 6

01	Drawing Room 16'7" x 11'4"	06	Dining Room 12'8" x 10'0"/14'7"	11	Bed Room 2 11'8" x 11'6"	16	Kitchen 10'0" x 8'6"
02	Living Room 11'0" x 20'5"	07	Powder Room 6'0" x 4'0"	12	Toilet 2 8'6" x 4'10"	17	Store 3'7" x 8'10"
03	Study 11'0" x 10'1"	08	Master Bed 12'0" x 14'0"	13	Bed Room 3 11'8" x 11'3"	18	Utility 4'5" x 8'6"
04	Sit out 11'0" x 7'0"	09	Master Closet 5'1" x 6'10"	14	Toilet 3 8'6" x 4'9"	19	AC ODU 3'1" x 11'1"/ 3'1" x 9'7"
05	Pooja 3'7" x 2'9"	10	Master Toilet 6'7" x 6'10"	15	Balcony 4'6" x 17'9"		

AREA

- RERA Carpet Area
  1568 sft
- External wall/Shafts/ ODU Area
  188 sft
- Balcony Area
  163 sft
- Common Area
  710 sft
- Saleable Area
  2629 sft



3 BHK
EAST FACING

UTILITY KEY

PHE: Plumbing Shaft
GY: Geyser
WM: Washing Machine



TOWER B

FLAT 1 & 2

01 Living
12'0" x 12'9"

02 Dining
12'0" x 16'6"

03 Balcony
12'8" x 6'6"

04 Master Bedroom
14'1" x 12'0"

05 Master Closet
5'5" x 4'9"

06 Master Toilet
5'3" x 8'4"

07 Bed Room 2
12'0" x 10'4"

08 Toilet 2
8'1" x 4'6"

09 Bed Room 3
12'0" x 10'0"

10 Toilet 3
8'1" x 4'8"

11 Kitchen
9'3" x 9'3"

12 Utility
4'6" x 9'3"

13 AC ODU
3'1" x 9'0"

AREA

- RERA Carpet Area
  1166 sft
- External wall/Shafts/ ODU Area
  160 sft
- Balcony Area
  84 sft
- Common Area
  522 sft
- Saleable Area
  1932 sft



3 BHK
EAST FACING

UTILITY KEY

PHE: Plumbing Shaft
GY: Geyser
WM: Washing Machine



TOWER B

FLAT 3, 4, 5 & 6

01 Living
12'0" x 13'7"

02 Dining
12'0" x 15'8"

03 Balcony
12'8" x 6'6"

04 Master Bedroom
14'1" x 12'0"

05 Master Closet
5'6" x 4'8"

06 Master Toilet
5'2" x 8'7"

07 Bed Room 2
12'0" x 10'4"

08 Toilet 2
8'1" x 4'6"

09 Bed Room 3
12'0" x 10'1"

10 Toilet 3
8'1" x 4'8"

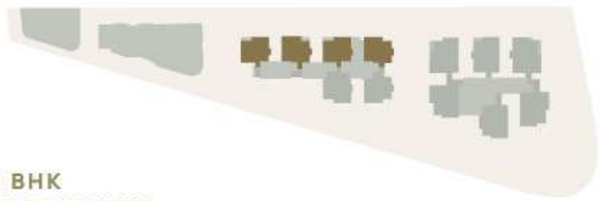
11 Kitchen
9'3" x 9'0"

12 Utility
4'6" x 9'0"

13 AC ODU
3'1" x 9'3"

AREA

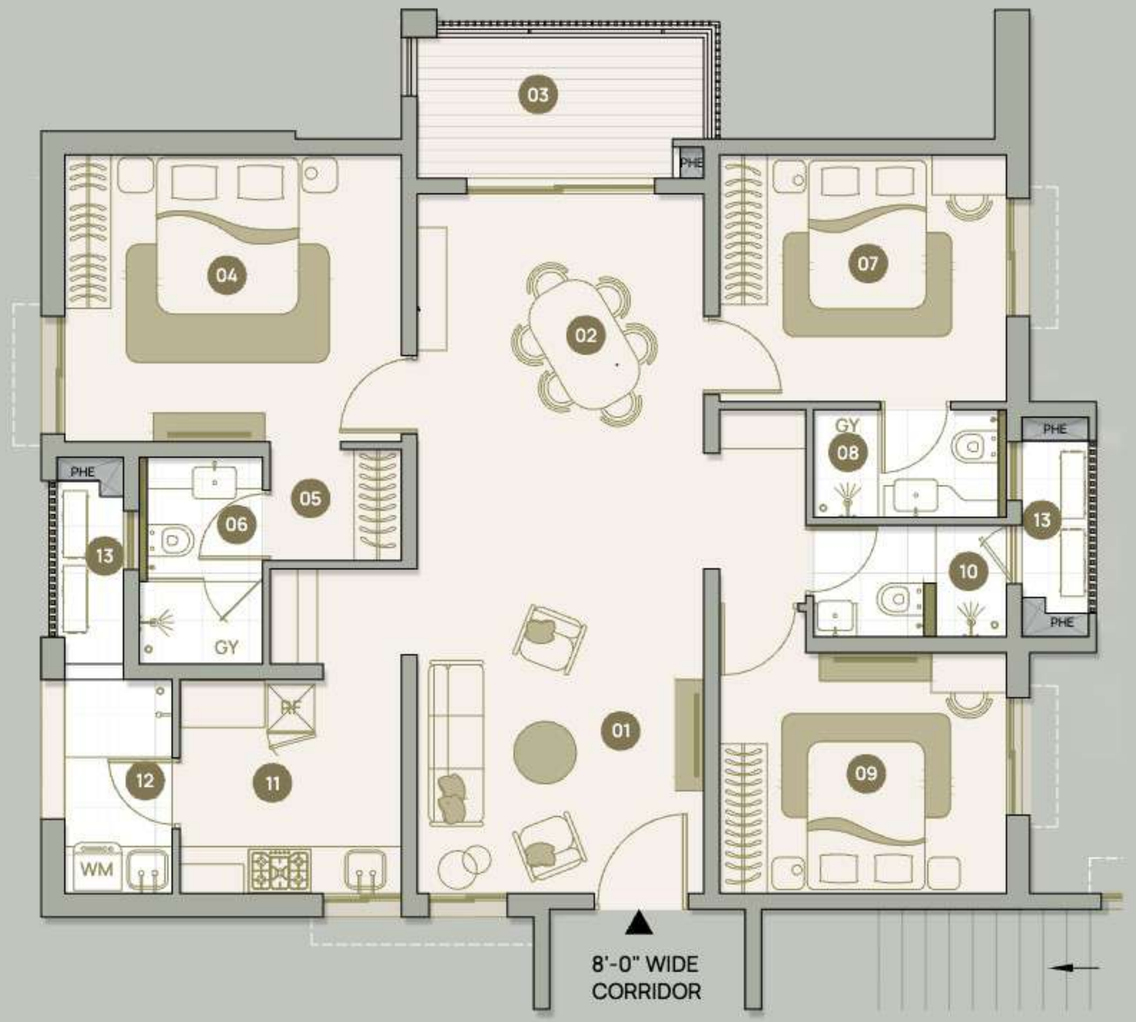
- RERA Carpet Area
  1167 sft
- External wall/Shafts/ ODU Area
  161 sft
- Balcony Area
  84 sft
- Common Area
  522 sft
- Saleable Area
  1934 sft



3 BHK
EAST FACING

UTILITY KEY

PHE: Plumbing Shaft
GY: Geyser
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myscape

THE DEVELOPER

At Myscape, we blend the art and science of design to create spaces that enhance life for individuals and communities. Every detail from scale, style, climate, and light to environment and proportion, is considered to meet the highest standards. Our projects fulfil customer and stakeholder aspirations through design and innovation, trust, and quality, delivered with an out-of-the-box approach that brings fresh concepts to life.





Setting new benchmarks for modern living.

ARCHITECT

PRINCIPLE DESIGNERS & ARCHITECTS

HP Lakhani Associates (Hyderabad), in association with Snehal Parekh And Associates (Mumbai)

Founded in 1994 by principal designer Haresh P. Lakhani, HP Lakhani Associates is a Hyderabad-based architectural and interior design studio known for its refined, context-driven approach. With nearly three decades of experience and a portfolio of award-winning projects across India, the firm brings a quiet rigour to every typology it touches, be it a private home or an expansive residential community. Haresh P. Lakhani, the founder, studied architecture at LS Raheja College of Architecture in Mumbai. Over the years, his design sensibility has shaped spaces that are as functional as they are emotionally resonant, earning recognition across both national and international circles.

The firm's expertise spans a wide range of sectors, including gated communities, apartment complexes, bespoke residences, hospitality venues, commercial and retail environments, and modern healthcare facilities. Every project is anchored in the same philosophy: listen first, build with intent and let the space serve its people. Their designs combine timeless materials with contemporary thinking, balancing scale and intimacy, structure and softness, innovation and warmth. With a presence in Hyderabad and projects across the country, HP Lakhani Associates has also made its mark globally offering design solutions that are intuitive, efficient, and deeply human.

LANDSCAPE



KIASMA LANDSCAPES

Sowmya Lakhamraju, the founder of Kiasma Landscape Studio, brings a multidisciplinary lens to everything she touches. A trained architect with a specialisation in landscape design, her work is shaped by a deep curiosity and a love for photography and art—elements that continue to inform her unique spatial language. Her approach is rooted in the belief that the most meaningful designs often emerge by questioning convention. Over the years, Sowmya has worked across India on a wide spectrum of projects, including private residences, large-scale housing communities, institutional campuses, hospitality destinations, and SEZs—each one crafted to respond to its context, climate, and community.

Kiasma, her independently owned and creatively led practice, was born from a real passion for design and detail. At its core, the studio believes in building landscapes that breathe life into architecture. Spaces that are ecologically sensitive, emotionally resonant, and organically integrated with their built surroundings. The aim is not just to beautify but to help architecture live and grow as part of its environment. With every project, the studio brings a balance of strategy, sensitivity and craft ensuring that the outdoors become places of connection, comfort and continuity.

SPECIFICATIONS

Superstructure and walls

- RCC shear-wall framed structure, resistant to wind and earthquake (Zone-2)
- **External & Internal walls**
  RCC shear walls

Wall finishes

- **Drawing, Living, Dining, Bedrooms, Closets, Kitchen**
  Premium acrylic paint over gypsum
- **Balconies**
  Acrylic paint with primer over texture application continuous with building external wall finishes
- **Utility**
  Vitrified tile dado with epoxy grouting for counter walls
- **Toilets**
  Vitrified tile dado with epoxy grouting

Floor finishes

- **Drawing, Living, Dining, Bedrooms, closets, Kitchen, Balconies**
  Vitrified tiles with epoxy grouting
- **Bed room Toilets, Utility**
  Vitrified tiles with epoxy grouting
- **Corridor & lift lobby**
  Vitrified tile flooring as per design intent

Kitchen

Platform, fittings and accessories Installed by end user

Security

- Intercom facility to all units, connecting to security
- Comprehensive security system with cameras at main security, entrance of towers and lift cabins

French doors & windows

Aluminium system with toughened glass with provision for mosquito mesh

Doors

- **Main door**
  Hardwood/LVL Frame flush shutter with wood veneer facing with PU finish and reputed hardware
- **Bed room & toilet doors**
  Hardwood/LVL Frame flush shutter with wood veneer facing with PU finish and reputed hardware

Elevators

Each Tower provided with four passenger elevators and one service elevator of reputed make

Sanitary ware & faucets

- **Toilets**
  Wall hung wash basin (without counter) with single lever basin mixer
- EWC with flush valve and health faucet of reputed brand
- Single lever wall mixer with bath spout and shower of reputed brand
- Provision for ceiling mounted horizontal geysers in all bathrooms
- **Kitchen**
  Drain provision for sink and dishwasher with angle valves for water supply (cold water only)
- **Utility**
  Drain provision for sink and washing machine with angle valves for water supply (cold water only)

Fire fighting system

Fire alarm systems, automatic sprinklers and wet risers as per fire authority regulations

Electrical

- Concealed copper wiring of reputed make
- Sufficient light, fan and 6A outlets as per furniture layout
- Power outlet for air conditioners in all bedrooms, living and dining
- Power outlets for geysers in all bathrooms
- Power outlets for general use, kitchen exhaust hood, hob, refrigerator, microwave and oven, mixer/grinder, dishwasher, water purifier in kitchen
- General use and washing machine point in utility area
- Three phase supply for each unit
- Miniature circuit breakers (MCB) for each distribution board of reputed make
- Provision for internet connection and DTH
- TV and LAN points in master bedroom and living
- Modular switches of reputed make

Air conditioning

Power outlet at outdoor unit location, for Split Air conditioning units for all Bedrooms, Living and Dining

Power backup

- 100% DG backup with acoustic enclosure and AMF
- **LPG/PNG**
  Supply of LPG/PNG through piped gas system
- **Billing System**
  Automated prepaid billing system for water, power, gas and maintenance

WTP/STP

- Water treatment plant for bore well and water meter for each unit
- A sewage treatment plant of adequate capacity as per norms will be provided
- Treated sewage water will be used for landscaping and flushing purpose

This is Myscape Palma.
A place meant to be felt,
held gently in the arms of nature
and where your life finds its place.



Designed by: nh1design.com

myscape

PALMA

MYSCAPE PALMA

Sy. No. 310 (Part), Puppalaguda, Near Financial District
Gandipet Mandal, Rangareddy District, Hyderabad 500032

m : 7711882999 **e** : sales@myscape.in **www.myscape.in**

Rera No: P02400010344

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All Project and building elevation and related features are solely conceptual in nature and may undergo further changes: (a) on the basis of architect's and landscape designer's inputs from time to time; (b) to address architectural / engineering requirements from time to time; and/or © to factor in natural aspects like wind, rain, sunlight etc. The same may not form part of the final product that shall be constructed and delivered. Additionally, some of the conceptual renders shown as part of the Project's landscaping and vegetation include fully grown trees with canopies / branches / flowers / creepers etc. which would typically be realised as set out in the renders in a period of 3-4 years after plantation, subject to consistent care and attention being provided. Given the unpredictable and variable nature of such plantation and vegetation, the Developer disclaims entirely the availability or the delivery of such vegetation or plantations as part of the final product / Project.