

myscape 大友
otomo

The essence of complete living



Welcome to
Myscape Otomo.

Where a keen sense
of architectural design
seamlessly flows into
each home, upgrading
lifestyles and ushering
in holistic living.

Myscape Otomo

Financial District,
Hyderabad

46 4-BHK
apartments.

5000 sqft
onwards.

*One Singular
Universe.*





Day view of Myscape Otomo.

01 an introduction 10

02 architecture and design philosophy 16

shibui 渋い

A particular aesthetic of simple, subtle, and unobtrusive beauty.

Evident in the smart designs as well as meaningful spaces.

seijaku 静寂

Tranquility, silence, encouraging calmness within busy.

Spaces that are a fine blend of the functional, the sensorial and the recreational.

kanso 継手

Simplicity.

The simplicity and clarity of thought in Myscape Otomo's design doesn't just declutter space but the mind-space as well.

03 the spaces 28

luxury of space

Ample space all around consisting of L-shaped design, central space that includes living, dining and family areas, two room-sized patios, bedrooms, kitchen and more.



the homes

04 features 38

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L-R L Shaped Central Space,
(top) Yoga Deck, (bottom) Infinity Pool

07 infrastructure and amenities 54

Best of class infrastructure and amenities that include pool deck, infinity pool, children's pool, party deck, barbeque corner, indoor games, gym, yoga deck, multipurpose hall, landscaping with children's play area and jogging path, reception with waiting & meeting area.

08 floor plans and specifications 66

the vision

Alive with the deepest design philosophies, thoughtfulness and empathy that revolve around its residents. It breathes freshness.

Myscape Otomo isn't just a concrete structure, it's a living entity. It cares in ways that you wouldn't expect from a building.

The tower consists of 46 boutique homes with two 4-BHK apartments on each floor. What makes it stand apart is the way it redefines space. Be it the elevator lobby, the grand entryway leading into the personalised foyer, the L-shaped central space, the two room-like balconies or the four large bedrooms with walk-in wardrobes, the fluidity of space is experienced here as much as the utility.

It isn't only about the physical space either. With two apartments per floor and no two homes facing each other, you get your mental space too. Because, we value your privacy as much as we love to create a community that revels, together.

Your privacy, however, might be pleasantly intruded by the natural light, gentle breeze and the breath-taking view all around. Large-sized windows in the rooms and the two spacious patios ensure there's ample natural light and cross-ventilation. The view from the open balconies and the integrated garden within the

home emphatically burst the myth that high-rise residents lose connect with the nature.

It's the residents who put life into a building, especially the children. And we've taken extra care for the little ones to live the joyous childhood that they deserve.

Landscaped garden with children's play area, infinity pool and kids' pool on the terrace, party deck and barbeque corner, and indoor games room are a few of the many amenities that bring alive the community.

Towering amidst the Financial District of Hyderabad, Myscape Otomo is designed to bring the kind of heartening lifelong returns that no other investment probably can.

Inspired by enduring Japanese architectural philosophies, every facet of design is thought over, thought through and thought into, capturing the core, the very essence of different lifestyle realms – be it space, luxury, nature or privacy. So that you get what you get in its truest sense, without missing out on anything that makes living a complete experience.



Night time view of the Myscape Otomo facade.
(Pictured here) The spacious balconies.

For us,
architecture
isn't a matter of
conjecture.

16 It's about—
clarity,^①
conciseness^②
and *clutter-free*.^③

渋い^①
い

shibui

静寂^②
寂

seijaku

継手^③
手

kanso

Where *Luxury* Is
Understated *Elegance*

Myscape Otomo is a confluence of ideas, drawing inspiration from Japanese architectural philosophies. Borrowing from Shibui, items that often appear to be simple but are actually made up of extremely subtle details, the habitat finely balances simplicity with complexity.

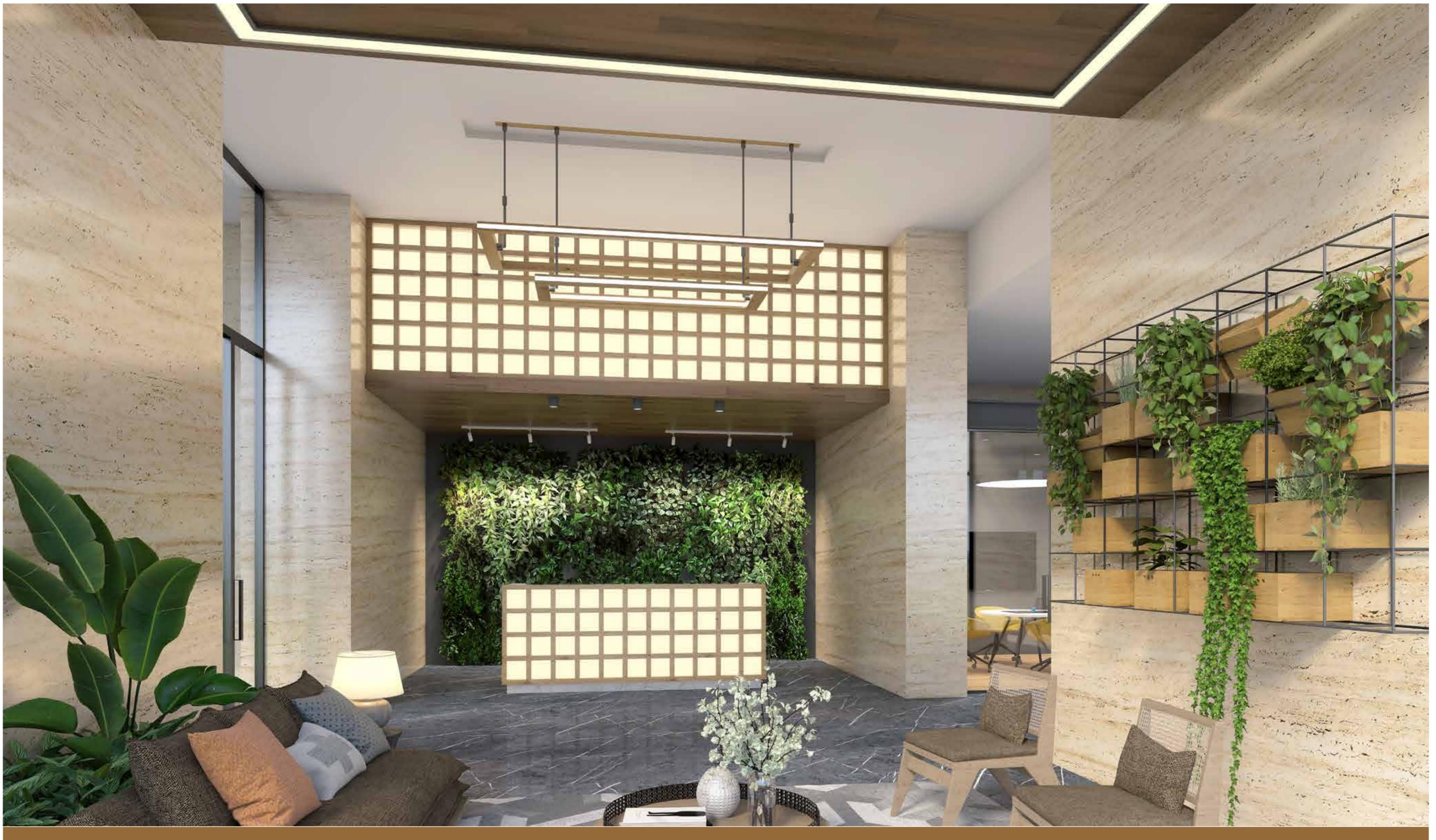
This is evident in the smart designs and meaningful spaces that spread from the elevator lobby, through the pre-entrance lobby and foyer, into the vast L-shaped living, dining and family zone. Spaces that are ever evolving.

18

19

渋い

Shibui is an aesthetic of simple, subtle, and unobtrusive beauty.



(Pictured here) A view of the reception lobby area.

reception lobby

A well-appointed reception and sit-in space that allows your visitors to wait and meet in comfort. A waiting area that makes every minute of wait worth it.



Image used for representational purposes only

lift lobby

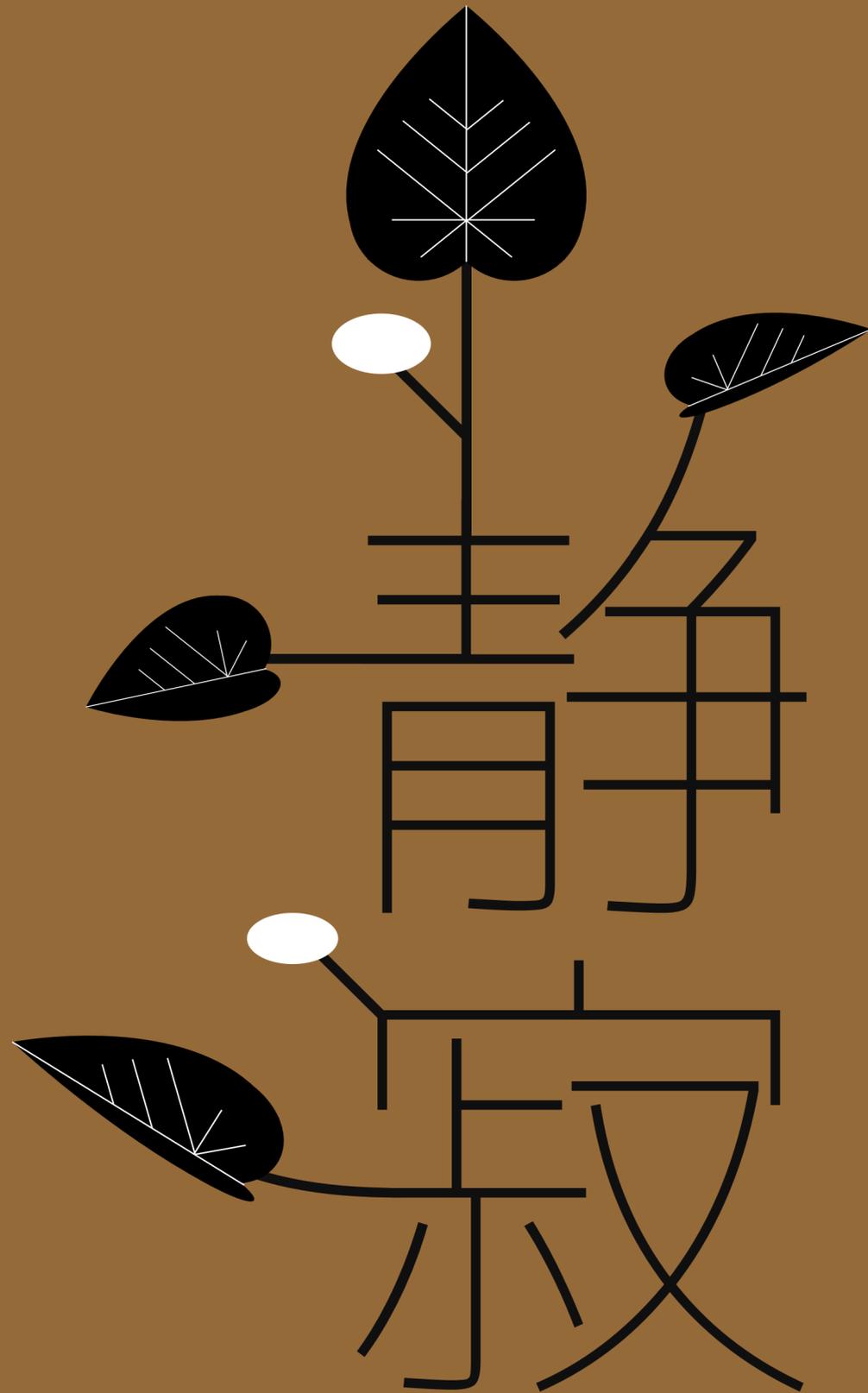
The lift lobby is only a preview to the elevated living standards.

How you make an entry announces how much you've arrived. The lift lobby that leads to the exclusive pre-entrance space allows

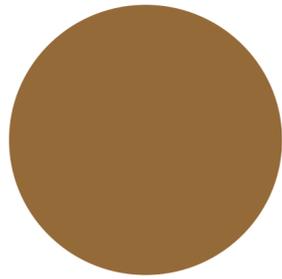
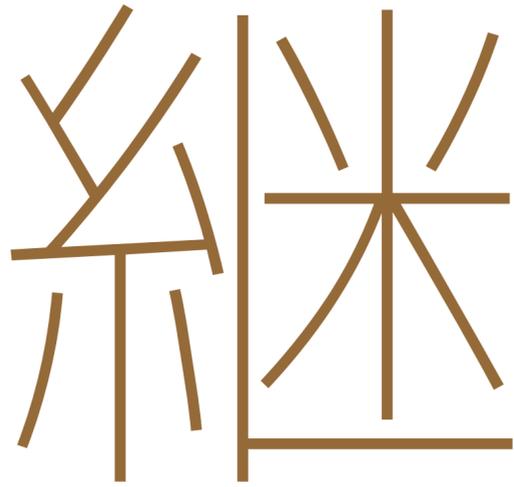
you to make your private entry. With each floor having only two homes, the access is from opposite ends of the lobby.

Where *Solitude* Thrives
Amidst *Hustle-Bustle*

The two large patios and ample fenestrations ensure that you never lose connection with the nature. Spaces that are a fine blend of the functional, the sensorial and the recreational.



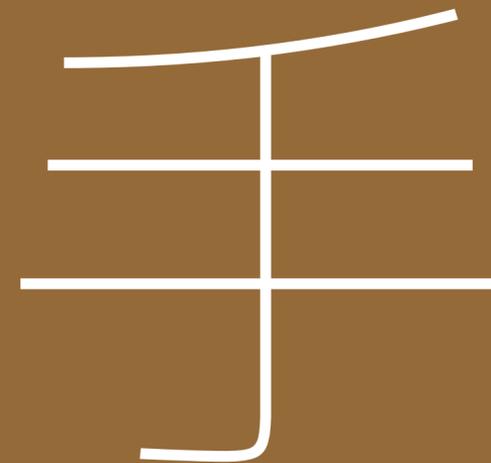
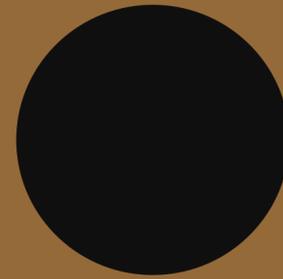
Seijaku
encourages
finding serenity
amidst the
chaos of life.



The Kanso philosophy believes in simplicity.

Where It's About
Utter Decluttering

The simplicity and clarity of thought in Myscape Otomo's design doesn't just declutter space but the mind-space as well. The structural system of the building has been designed keeping in mind the definition of the L-shaped central space or a walk-in wardrobe in every bedroom.



the spaces



Elevator Lobby



*Exclusive
Pre-Entrance
Lobby*



*Opulent L-Shaped
Central Space*



*Room-Like
Balconies*



*Walk-In
Wardrobes*



*Four Large
Bedrooms*

Any more expansive, and you might need a GPS to navigate.

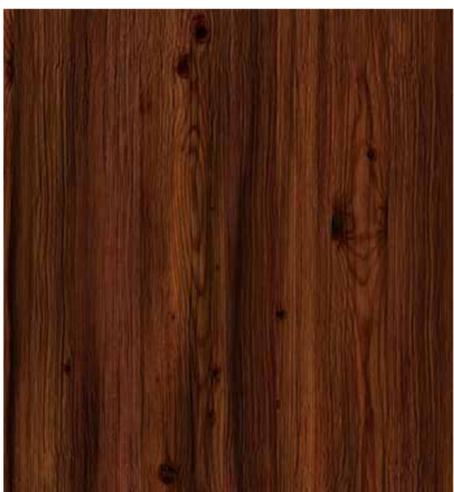
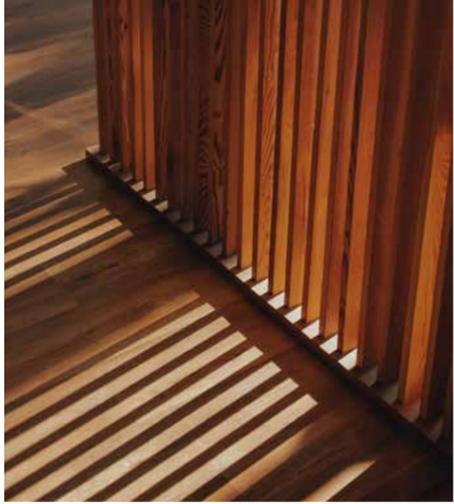
Spaces that are born out of architectural clarity, precision and vision. Utility spaces that are formed out of opulent spaces. Luxury of space. Space for luxury.

The journey begins with the elevator lobby, followed by an exclusive pre-entrance lobby that leads into the

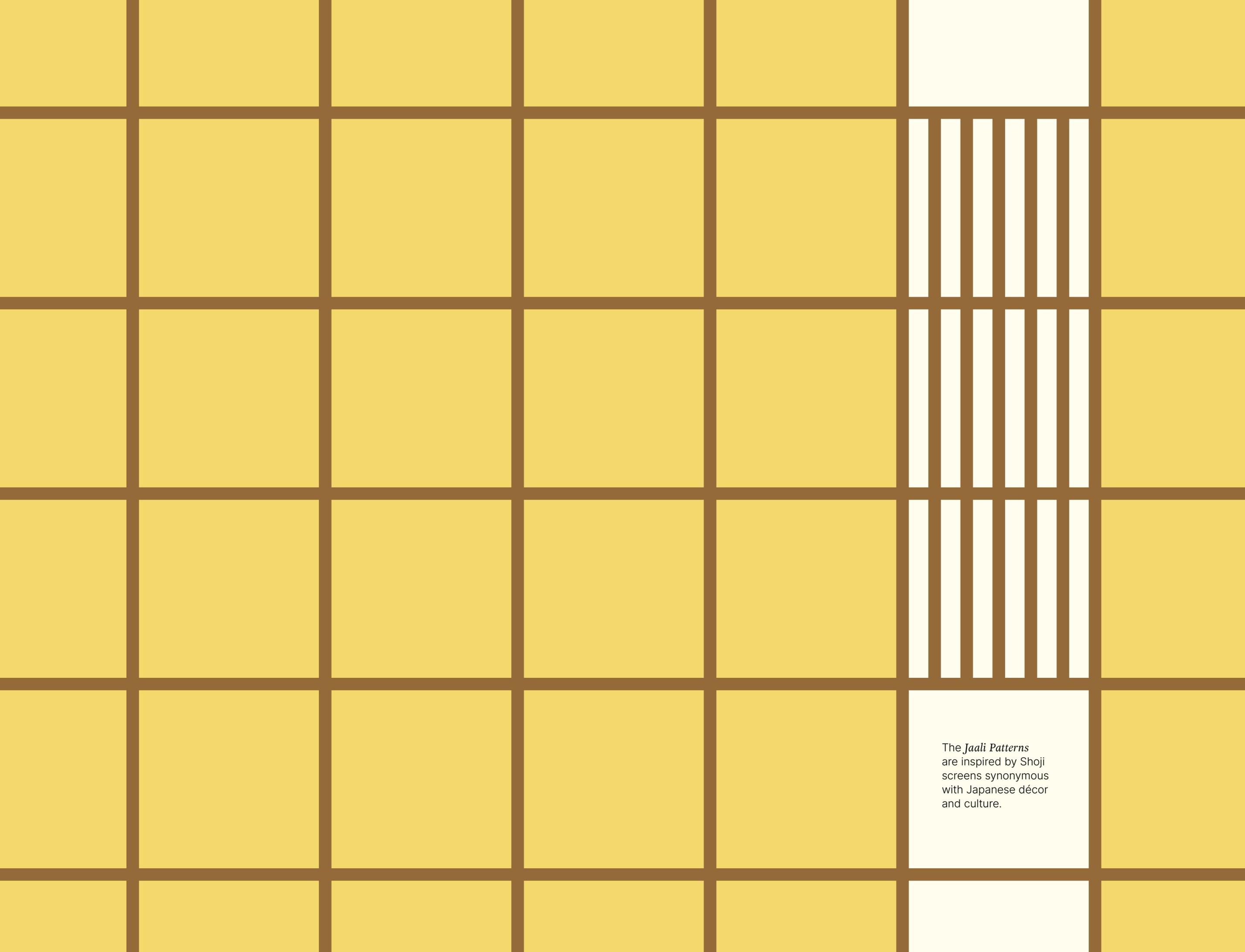
foyer through a grand entryway, and opens up to the expansive L-shaped central space consisting of the living, dining and family areas.

The central space further leads into four large bedrooms, each with its separate walk-in wardrobe

connecting to the washroom. The master bedroom is equipped with two sets of wardrobes along with wash basins and provision for a bathtub. If this wasn't enough maximisation of space, the two large balconies in each home open up a whole new possibility.



Elements
inspired from
Japanese
architecture
are visible
throughout
the property.



The *Jaali Patterns* are inspired by Shoji screens synonymous with Japanese décor and culture.



(Pictured here) The East-Facing Unit

living room

L-shaped central space.
Centered around you.

Space takes an all-new dimension with our L-shaped central expanse that maintains openness while giving you the freedom to demark it into utility areas. Ideal to be used as living, dining and family area or any which way you deem fit.



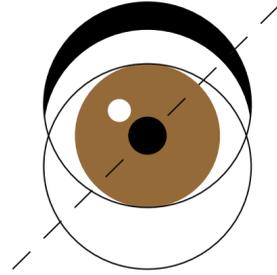
(Pictured here) The North-Facing Unit

living room

A living room doesn't
get livelier than this

The living room gets roomier, opening up to one of the patios which itself is no less than a room. Sit, chat, relax and enjoy some quality family time awashed with natural light, soothing breeze and the serenity of nature.

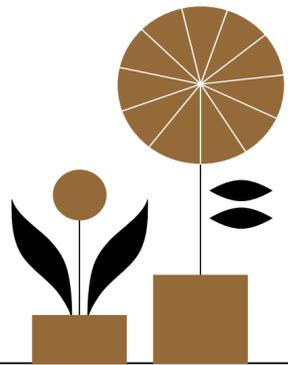
features



privacy

We value your privacy too much to talk about it.

Every floor has only two homes that don't face each other. A unique case of privacy in openness.



planters in the patios

The best sky garden on earth is inside your home.

Each expansive patio is thoughtfully provided with planters of adequate depth so that you can grow plants and take a walk in your mini sky garden.



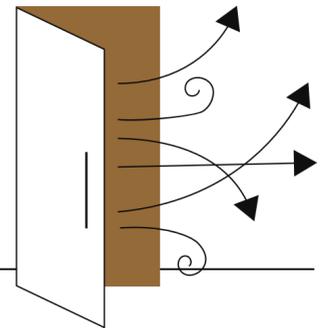
natural light

'Let there be light!' said the architect.

The two open balconies and generous fenestration sizes in the rooms ensure that there's enough natural light inside the home for you to bask in. Making your everyday brighter.

cross ventilation

Gentle breeze.
Gust of wind.
Whooshing music.
It's all in the air.



Despite the spaciousness, the balconies and large windows allow ample cross ventilation, making sure life stays breezy.

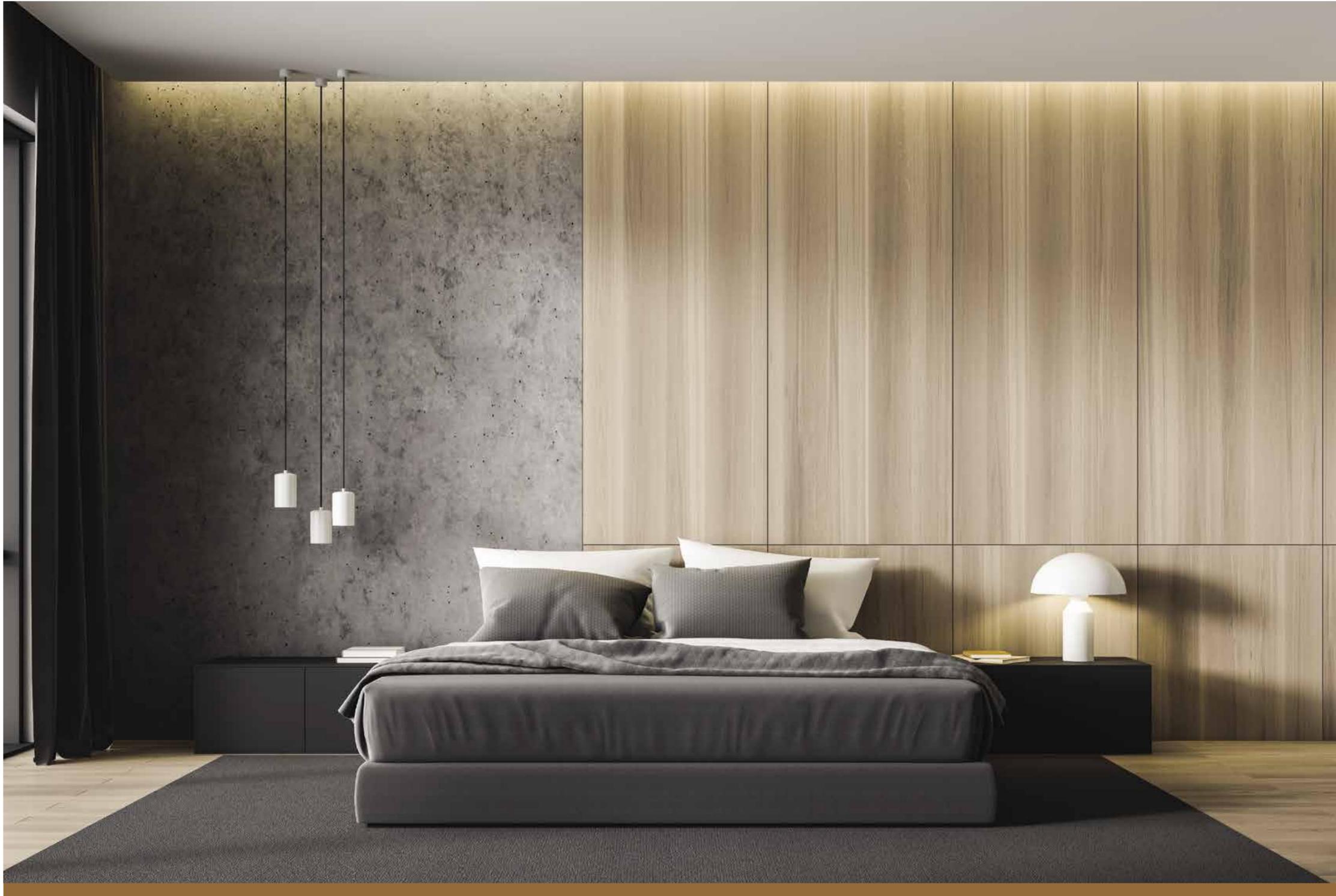
bedroom

Four spacious bedrooms.
Each large enough to
accommodate your dreams.

Space leads to more space
as each of the bedrooms
come with separate walk-in
wardrobes that lead to the
elegantly fitted bathrooms.

Large windows let in natural
light, making sure you wake
up fresh every morning after
a night full of dreams.

Image used for representational purposes only



kitchen

A lot has gone into
the kitchen.

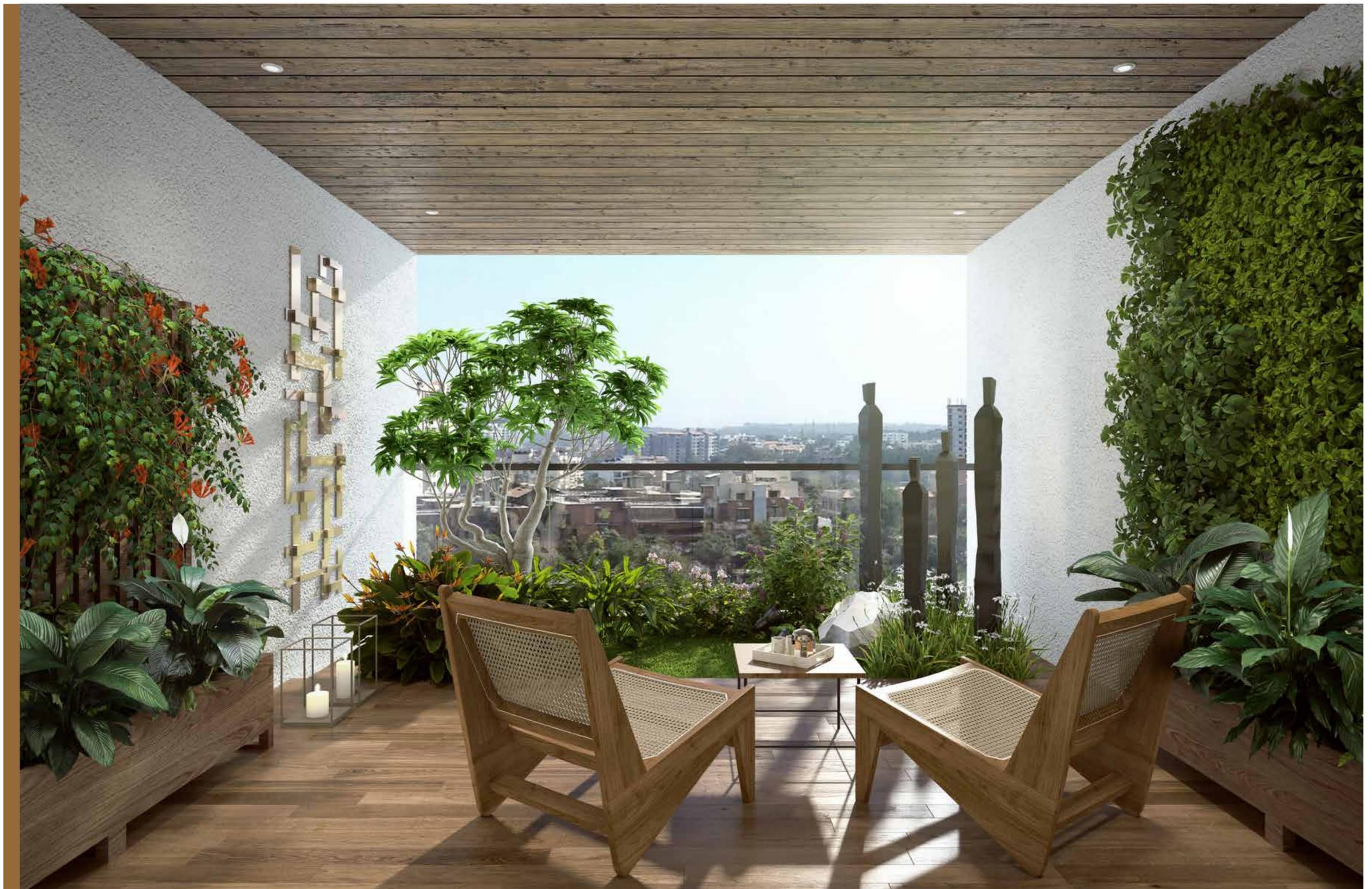
Food for thought,
to begin with.

When your home is flooding
with space, how could we
have ignored the kitchen?
Needless to mention, it's
well-planned and spacious,
equipped with a separate
store and a large adjoining
utility area.

This ensures the kitchen
stays clean and clutter-free
all the time. The inspiration
for trying out many new
recipes awaits you!

Image used for representational purposes only





room-sized patio

Is it a balcony? Or is it a room?
Get the best of both worlds!

Unlike conventional balconies, the two large patios are square in shape which makes them almost like rooms. So, you can have utmost privacy and at the same time enjoy the experience of being in a semi outdoor space,

protected from the heat and rains. Sit around, laze around, relish a steaming cuppa, or just connect with Mother Nature.

connection with nature

Strike up a conversation
with some new friends.

The sun, the moon, the stars,
and the greenery, for instance.

The privilege of residing
in a high-rise shouldn't
come with the caveat of
disconnecting with the
nature. The two spacious
balconies at Myscape Otomo
ensure it doesn't.



A life not too far away from the hustle-bustle yet in the midst of greenery. A serene water body, trees, shrubs and a landscaped garden work overtime to soothe your senses.



In the heart of the Financial District with nature at its heart.

	TIME	DISTANCE
airport	25 mins	20 kms
hitech city	20 mins	6 kms
jubilee hills	20 mins	8-10 kms
continental hospital	2 mins	1 km
hyatt, sheraton	2 mins	1 km

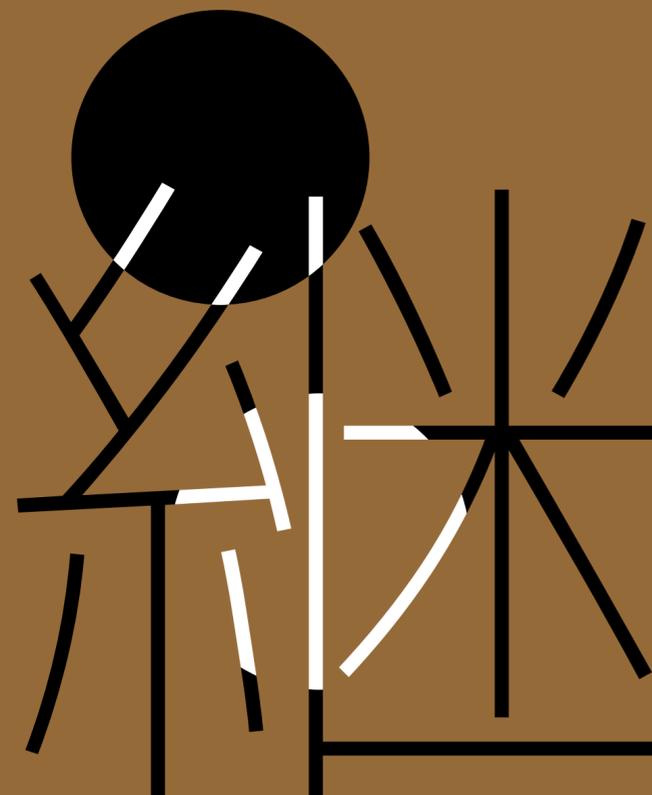


Where It's About
Attention to Detail

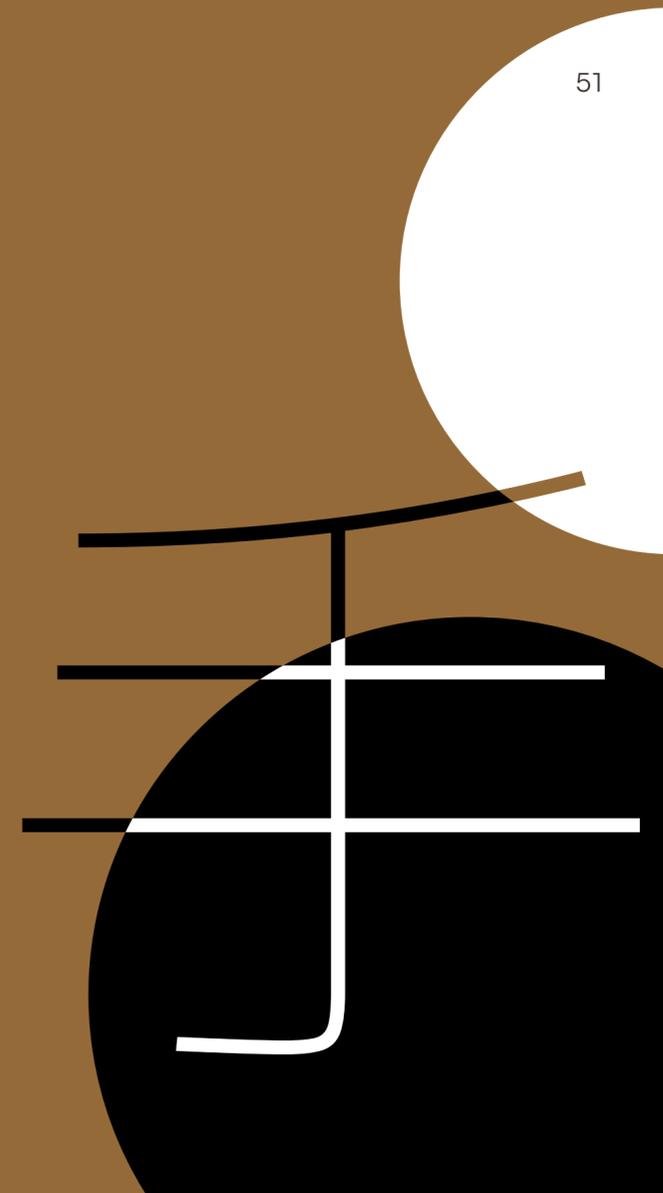
Tsugite has been a traditional Japanese design craft for centuries. It involves fitting wooden joints together like complex puzzle pieces, held together without glue, nails or metal supports. Myscape Otomo is adorned with this amazingly intricate and breath-taking design, bringing alive the true flavour of Japan.

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In case you experience the feeling of walking through a Japanese household, blame it on Tsugite!



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sustainability

It's a building with a sustainability plan.

Because there's no Planet B.
Be a proud resident of a building that cares about the planet. Your one habitat caring about the other.



High performance glazing



Adequate light and ventilation to reduce energy usage



Provision for VRV AC system



Energy efficient electrical fittings & equipment



High quality finishes, low maintenance



On-site sewage treatment



Provision for heat pump water heating system



Recycled water for landscape and flushing



Water efficient sanitary fixtures

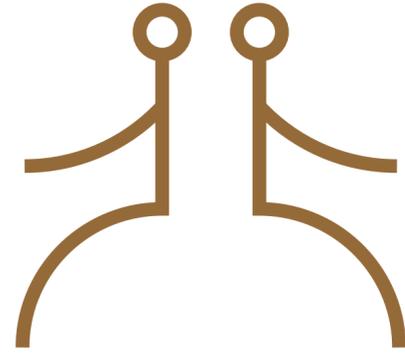
amenities

01
gym room
and yoga
deck

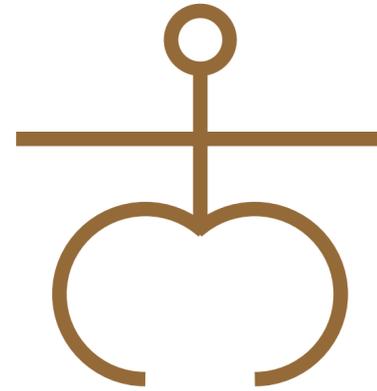
02
multipurpose
hall

03
landscaping
with children's
play area
and jogging

04
party deck
with barbeque
corner



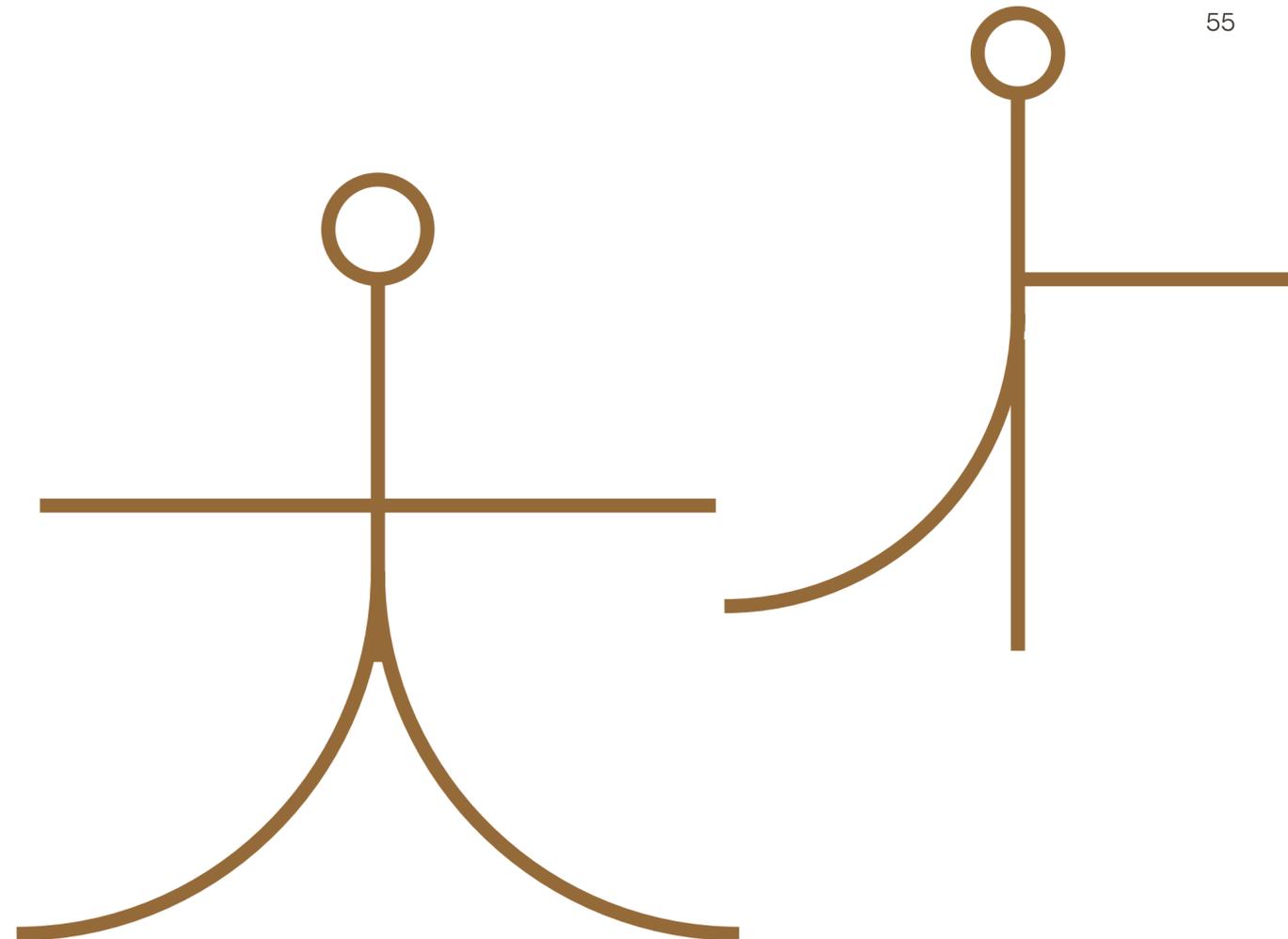
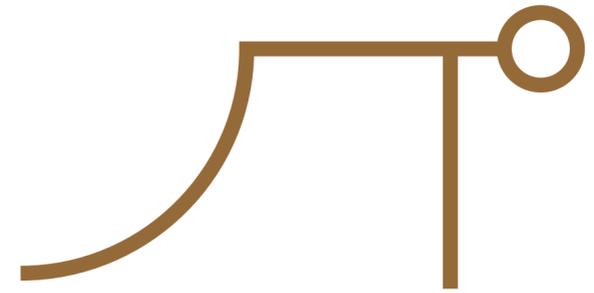
05
indoor games
room



06
infinity pool
and children's
pool

07
smart building
and security
systems

08
reception with
waiting and
meeting area





gym room

Stretch. Run. Lift. Pump.
Crunch. Meditate.
Make fitness a way of life.

Replenish. Re-energise. Recharge.
Discover a new you every day.
The gym-and-yoga room is waiting.



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yoga deck

Lose Yourself.
Within Yourself.

Find the much-required peace of mind.
Your search for calm ends here.
The Yoga Deck is the realm where you
connect with yourself.

multipurpose hall

Where get-togethers
become more eventful.

The multipurpose community hall
is ideal for gatherings, events and
celebrations. A space where 46 families
can come together to celebrate as one!

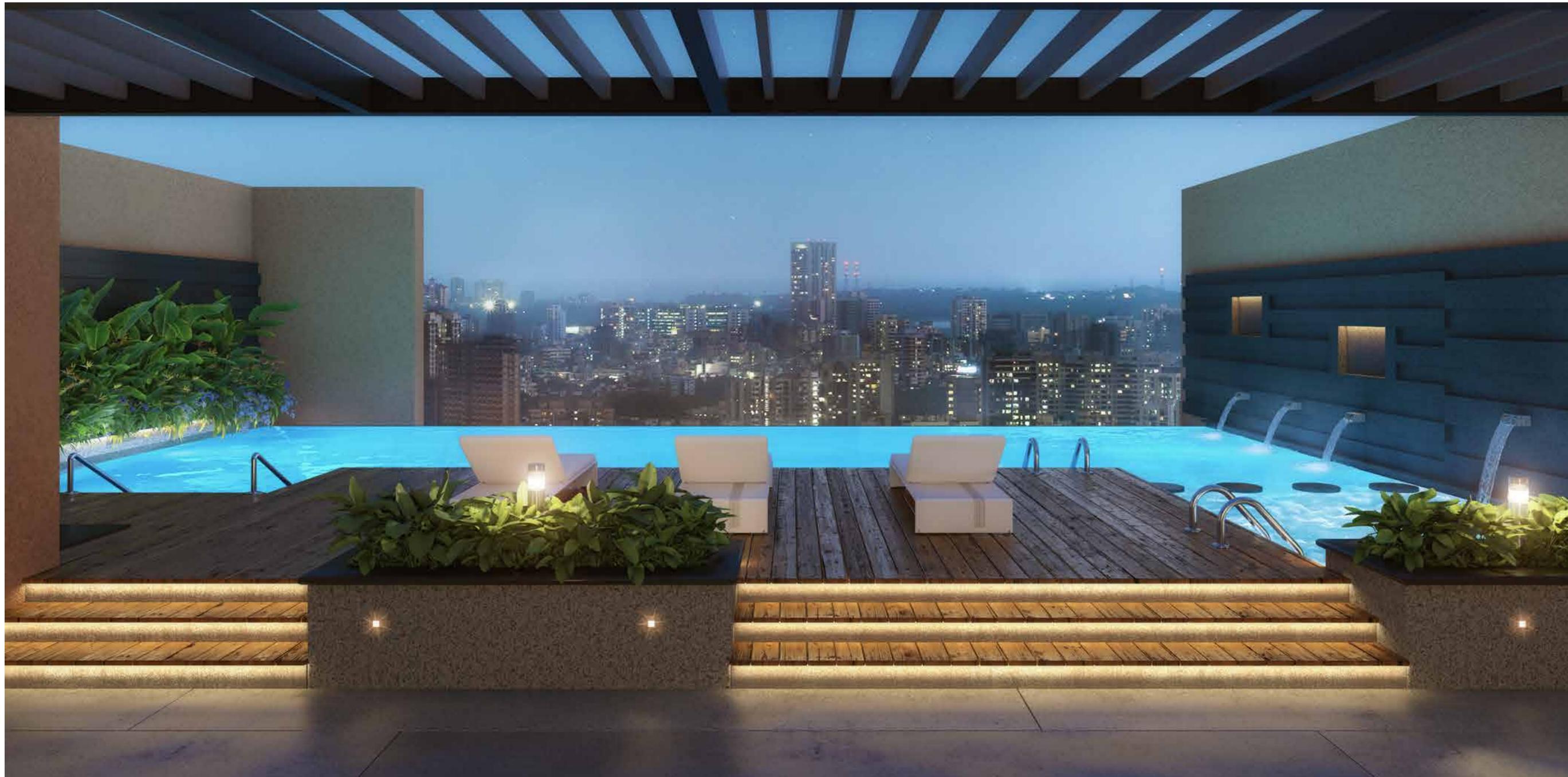


infinity pool

Taking the depth of luxury to new heights

Enjoy the infinity pool and the children's pool on the terrace. Turn every day into a vacation as you swim, splash, dive, dip and relax by the pool with your family.

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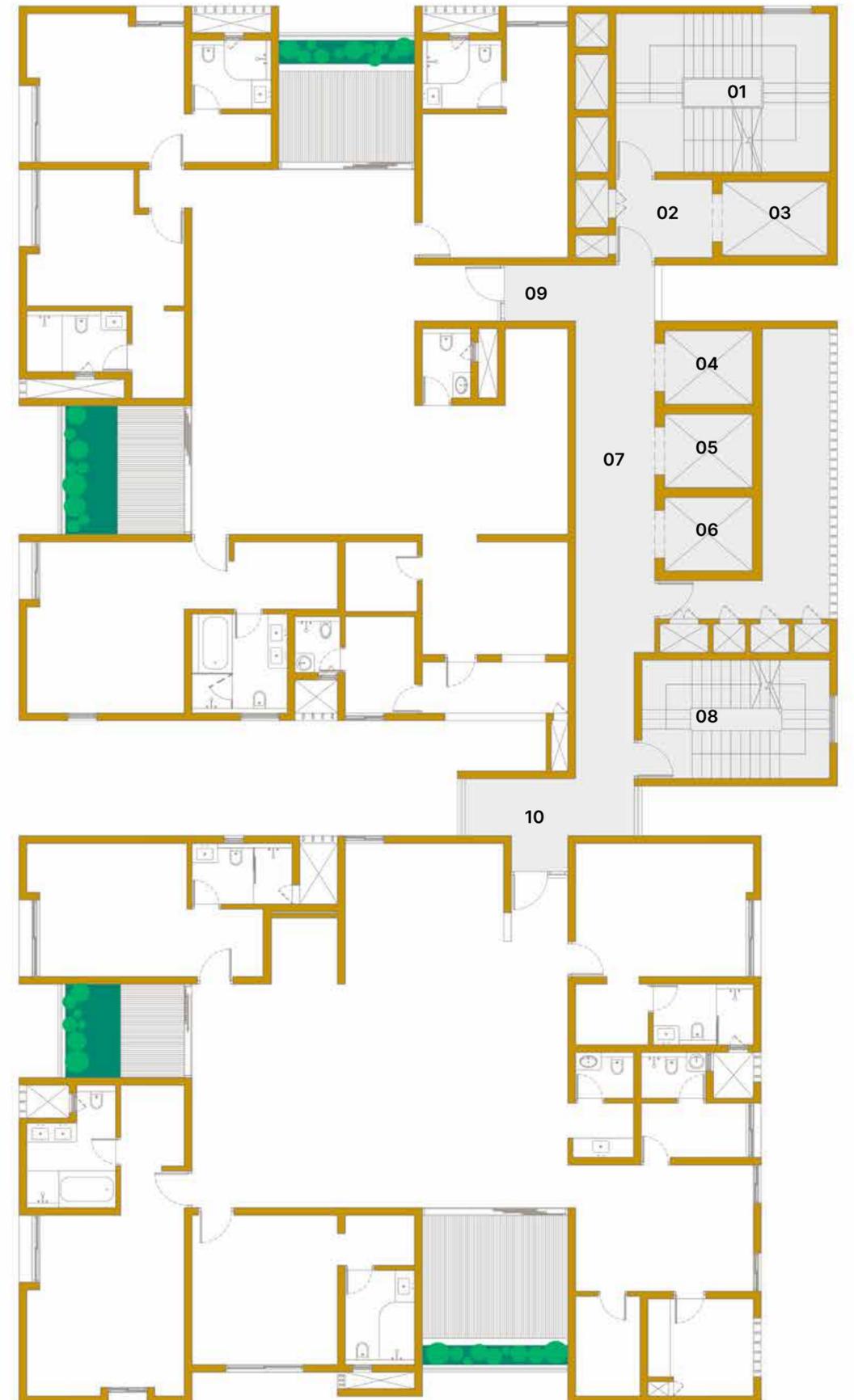
(Pictured here) Aerial view of Myscape Otomo displaying the breathtaking recreational spaces on the terrace and the patio gardens.

floor plans & specifications

When we drew the floor plan, we drew inspiration from spacious living. It is evident in the plan that not only bestows ample space but also smartly devises its proper utilization.

And in case you're particular about which direction you wake up to, don't worry. Each floor is thoughtfully divided into north-facing and east-facing units.

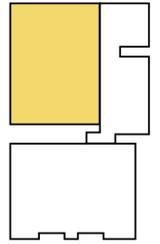
typical floor plan



01	06
fire staircase	passenger lift 03
02	07
fire lift lobby	passenger lift lobby
03	08
fire lift	staircase 02
04	09
passenger lift 01	entrance to east facing unit
05	10
passenger lift 02	entrance to north facing unit

east facing unit

N
Floor Plate
5250 SQ FT



01 foyer 8'05" x 5'09"	07 master bedroom 16'00" x 17'07"	13 bedroom 04 14'09" x 14'04"	19 store room 7'04" x 7'02"
02 formal living 22'07" x 24'02"	08 master toilet 9'08" x 10'02"	14 bedroom 04 toilet 6'03" x 10'02"	20 servant's room 7'04" x 9'11"
03 family living 22'07" x 13'02"	09 bedroom 02 16'00" x 14'00"	15 balcony garden 01 13'09" x 12'07"	21 servant's toilet 4'07" x 5'09"
04 dining 15'06" x 13'02"	10 bedroom 02 toilet 10'02" x 6'03"	16 balcony garden 02 12'10" x 13'02"	
05 pooja room 6'04" x 7'11"	11 bedroom 03 16'00" x 15'03"	17 kitchen 14'09" x 11'10"	
06 powder room 4'11" x 7'02"	12 bedroom 03 toilet 8'00" x 7'01"	18 utility 14'09" x 5'03"	

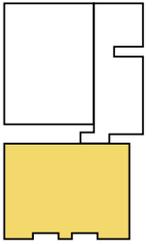


north facing unit



Floor Plate
5550 SQ FT

Type A FLOORS
04, 05, 06, 07, 08, 09,
13, 14, 15, 20, 21, 22, 23



01 foyer 5'09" x 7'11"	07 master bedroom 16'00" x 18'06"	13 bedroom 04 14'09" x 15'04"	19 store room 6'07" x 10'03"
02 formal living 16'01" x 21'05"	08 master toilet 9'00" x 12'07"	14 bedroom 04 toilet 7'01" x 9'08"	20 servant's room 10'08" x 5'07"
03 family living 23'04" x 22'11"	09 bedroom 02 16'03" x 13'08"	15 balcony garden 01 12'10" x 9'07"	21 servant's toilet 6'07" x 4'08"
04 dining 14'09" x 15'11"	10 bedroom 02 toilet 10'02" x 6'03"	16 balcony garden 02 14'09" x 15'04"	
05 pooja room 6'09" x 6'09"	11 bedroom 03 18'01" x 13'08"	17 kitchen 18'01" x 13'00"	
06 powder room 5'11" x 4'08"	12 bedroom 03 toilet 10'02" x 6'03"	18 utility 10'09" x 10'00"	

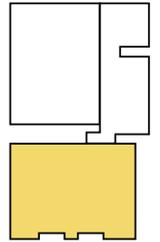


north facing unit



Floor Plate
5550 SQ FT

Type B FLOORS
01, 02, 03, 10, 11, 12,
16, 17, 18, 19



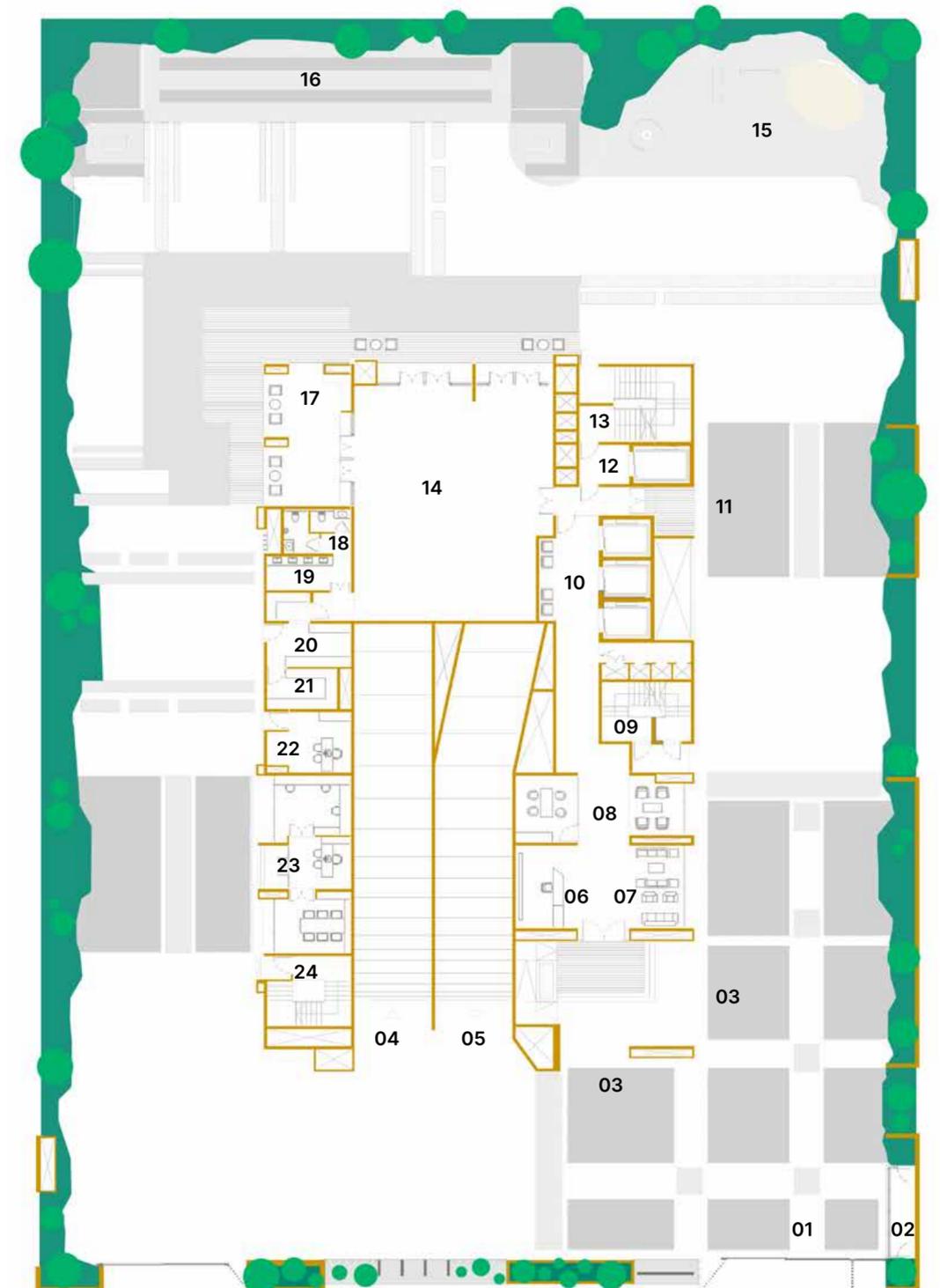
01 foyer 5'09" x 7'11"	07 master bedroom 16'00" x 18'06"	13 bedroom 04 14'09" x 15'04"	19 store room 6'07" x 10'03"
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06 powder room 5'11" x 4'08"	12 bedroom 03 toilet 10'02" x 6'03"	18 utility 10'09" x 10'00"	



ground floor plan



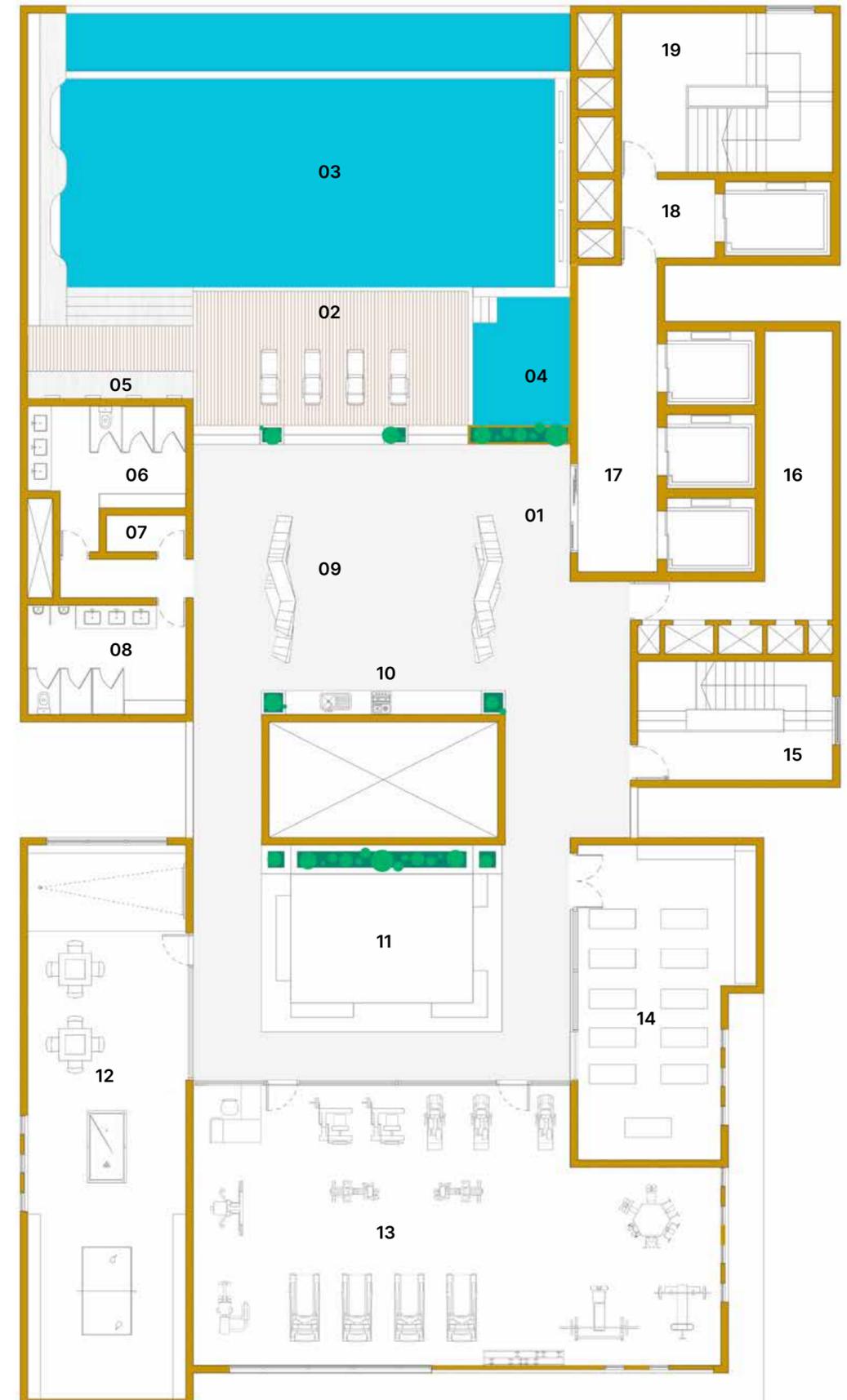
01	07	13	19
main entry / exit	waiting area	fire staircase	handwash area
02	08	14	20
security cabin	meeting area	multipurpose hall	pantry
03	09	15	21
drop off zone	staircase 02	kids play area	store room
04	10	16	22
basement entry	passenger lift lobby	spill out area	fire command centre
05	11	17	23
basement exit	secondary entry	deck	association office
06	12	18	24
reception	fire lift lobby	toilets	basement staircase



terrace floor plan



01 entrance	07 janitor's closet	13 gym	19 fire staircase
02 pool deck	08 men's toilet	14 yoga room	
03 infinity pool	09 party deck	15 staircase 02	
04 children's pool	10 barbeque corner	16 space for VRV unit	
05 shower area	11 yoga deck	17 passenger lift lobby	
06 ladies toilet	12 indoor games	18 fire lift lobby	



specifications

Structure

RCC framed structure with block masonry.

Flooring And Dado

Drawing room, Living room, Dining room— Marble Flooring

All bedrooms— Laminated Wooden Floor
Kitchen, Balconies, Toilets—
Anti-Skid Vitrified Tiles

Toilets

Sanitary ware— Villeroy & Boch or equivalent

Faucets— Villeroy & Boch or equivalent
Counter— Granite counter

Doors And Windows

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

Windows & French doors—
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.

Kitchen And Utility

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

Granite counter for utility area with stainless steel sink. Two feet vitrified tile dado above granite counter.

Electrical

Concealed copper wiring of Finolex or equivalent make (Ceiling wiring not included). Legrand 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. Standalone video door phone of reputed make.

Lifts

High speed automatic Schindler (or equivalent) passenger elevators.

WTP & STP

Fully treated water made available (in case of bore well 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.

Generator

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

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.

LPG

Provision for supply of gas from centralized gas bank to kitchen 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.

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.

credits

Architect

CnT Architects | Bangalore

Landscape

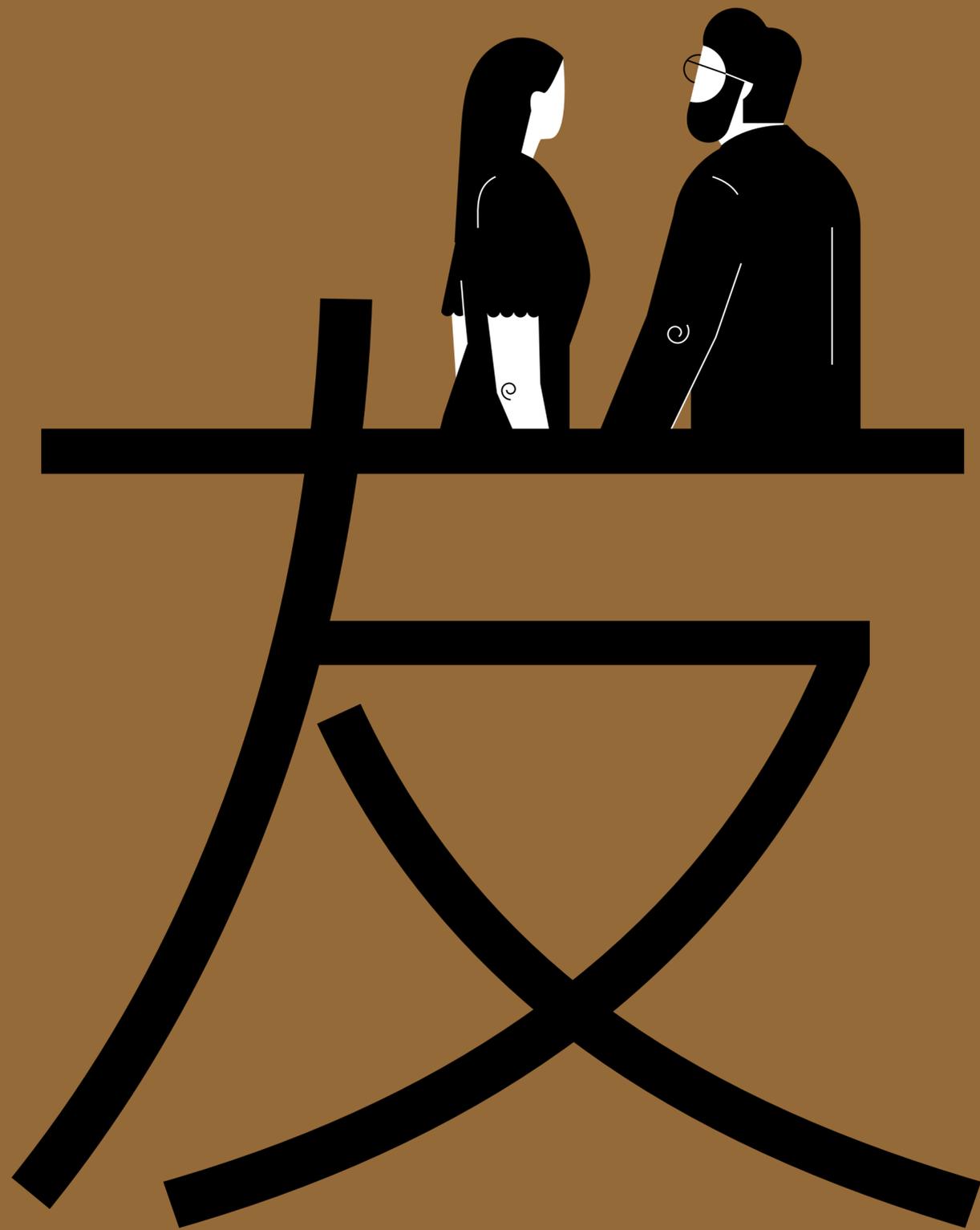
SJA Consultants | New Delhi

MEP

Synergy Infra Consultants | Hyderabad

Structural

MAS Consulting Engineers | Hyderabad



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