



Large bedrooms with private dressers.
Private sit-outs. A private lobby. There is
no modesty at My Home 99.

Like a fort, it overlooks the city, the
sky, and the historic Osman Sagar lake.
Waking up to the views every morning,
you make a statement to life itself. *And
it will be read in italics.*



In a city, it is
unthinkable; and
yet it exists. *Your
own kingdom in
the city of royalty.*



MY HOME



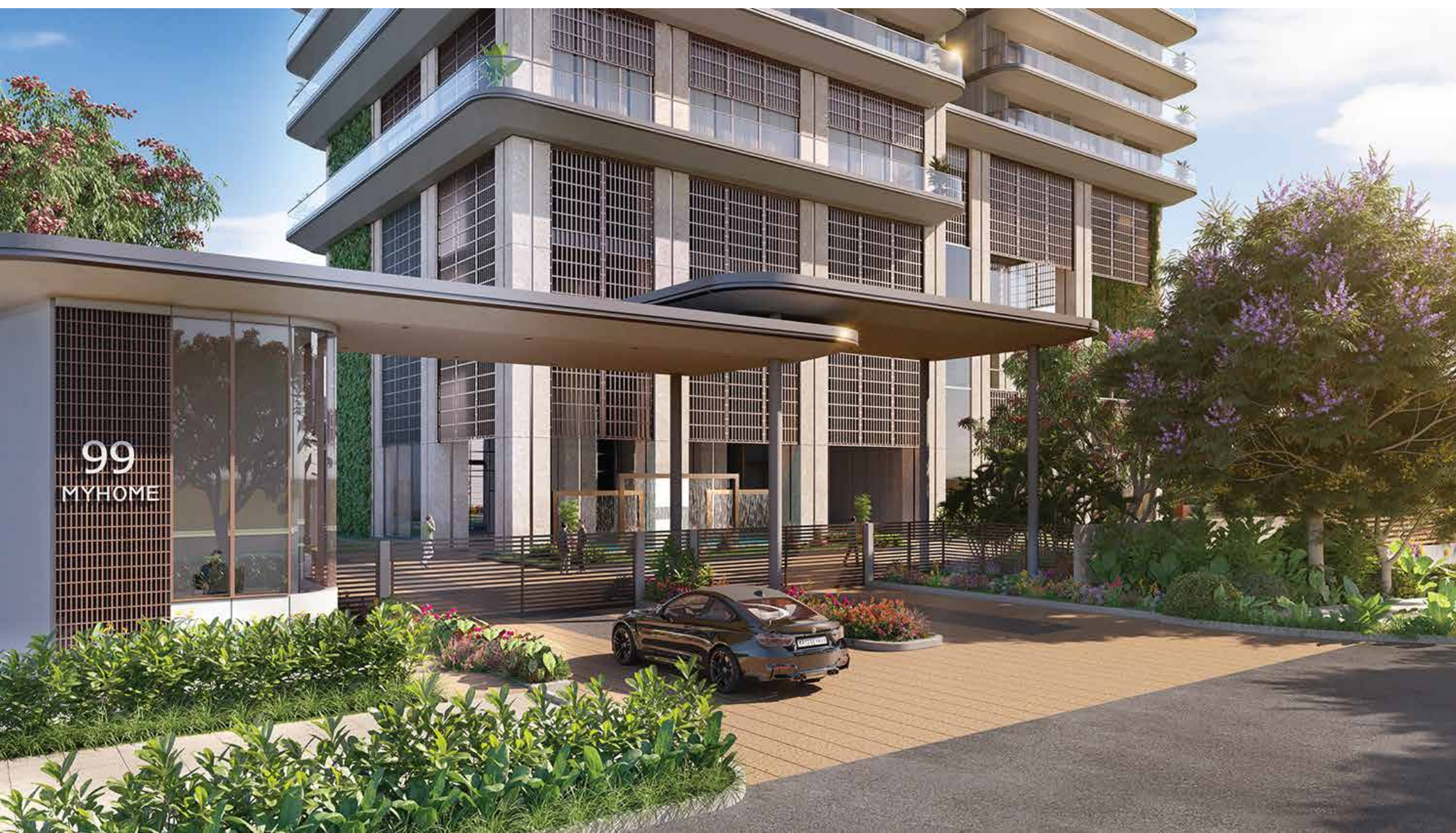
A Kingdom
sufficient for
its royalty

MAIN ENTRANCE GATE

This is where we draw the line

The landscape is designed to be a retreat for its residents, interlaced with enriching experiences guiding the body, mind, and soul. The grand entrance and drop off form the only vehicular zone carved into the ground level of the property, beyond which lies the effervescence of life's desires.

VIEW OF THE NORTH WEST ENTRYWAY



The Façade

My Home 99 is taking to the skies with G+53 floors of straight lines and strong, sophisticated forms built in a characteristic façade of the future.

The progression of the façade is a beautiful geometry, stacked, split, and tied into a handsome aesthetic people are forced to stare at. Longingly.

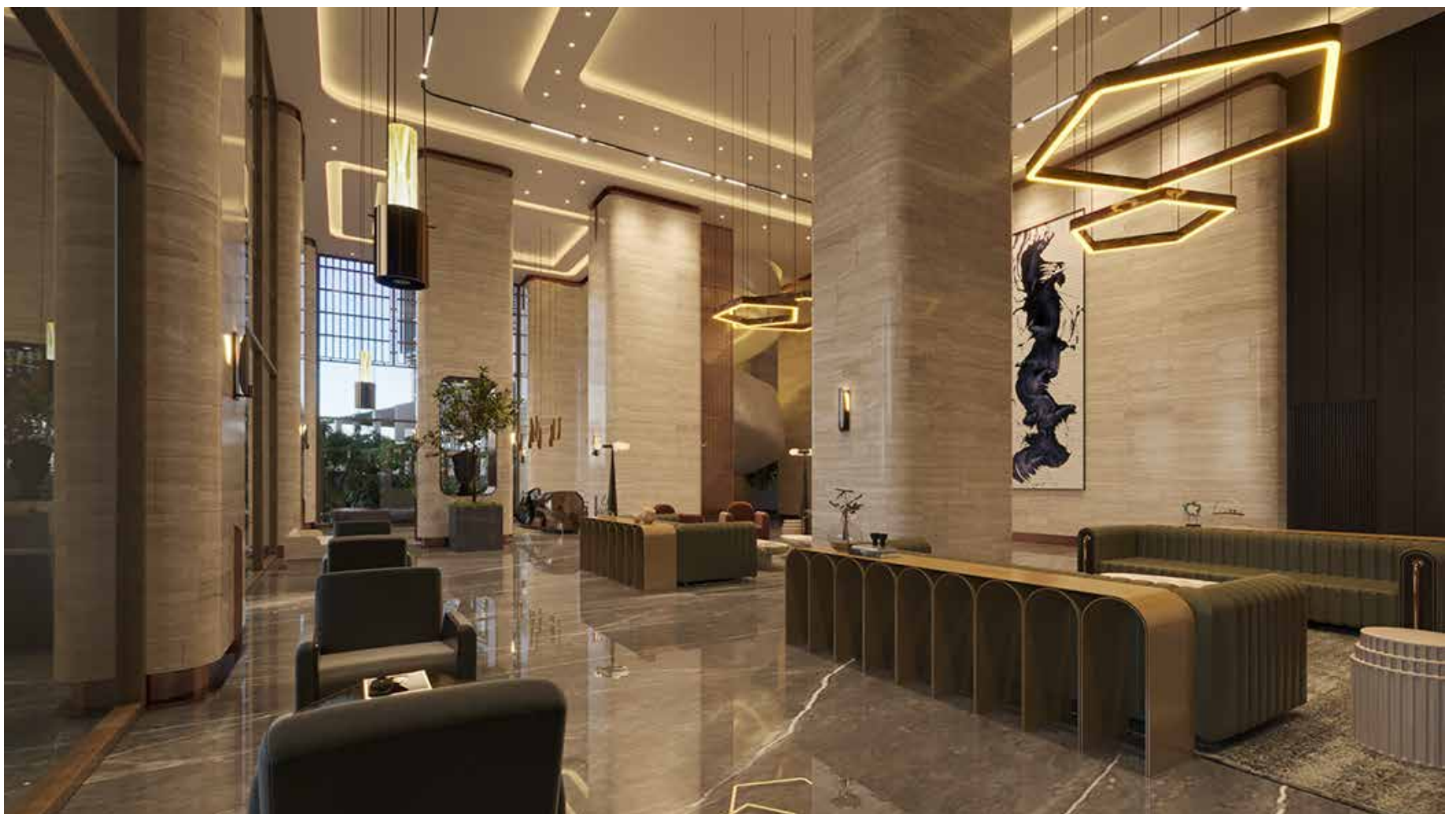
A dream for
the urban
sketching artist.



ENTRANCE LOBBY

A Grand Entrance

The entrance lobby is a soaring space filled with dazzling compositions of classics and contemporaries. Welcoming seating areas are interspersed with ornate columns, accent art, and a feature staircase for added dimension. The immersive doors and windows let the views burst in. Now, that is what you call a grand entrance.



LIVING ROOM

The moodboard of your dreams

The My Home 99 residences are built to be lived in a long time by generations of families. The sunburst living room preserves the emphasis on the uninterrupted views, a mainstay in the vibe of the house. You can gel with the vibe over an intimate evening, story-

time with the kids, or perhaps a sparkling Diwali party, decked for the occasion. Extending out of the living room is an impressive 14ft sit-out to host an evening outdoor, inside your house.

SPACIOUS LIVING AND DINING AREAS



WRAP AROUND BALCONIES

Fourteen feet of extended balconies. You bet it doesn't get better than this.

The waterfront vistas are a permanent feature into your homes. Taking a step closer into the vastness are decks extending out of every room of the house. The balconies run continuously along the exterior wall of the building and form a prominent feature of its façade. The living room shows off its 14 ft deep decks while the bedroom balconies feel sheepish under the 6ft depth.

You think you might get tired of the view, but every morning as the sun rises, your jaw will start to drop. It is alright. We are human, after all.





The Anything-You-Need Bedroom

The master bedroom is tucked into the southwest corner of the house in all the 99 units, complying with Vastu Shashtra, blessed by the Gods. It is a large space with a lounge area to enjoy your cup of tea before the kids rush in, knocking on your balcony windows that wrap around continuously along the boundary of the house. Each bedroom has a roomy walk-in closet so you can take your time to dress up. Keep them waiting, alright.

The Clubhouse

One starts to reassess the way they want to live their life when they witness the stupefying 4 level clubhouse at My Home 99. It is a visual delight that spells grandeur from base to top.

With its landscape pockets, cladded columns, and the perforated jaali and the swimming pool are under an enjoyable shade from the blazing sunlight.



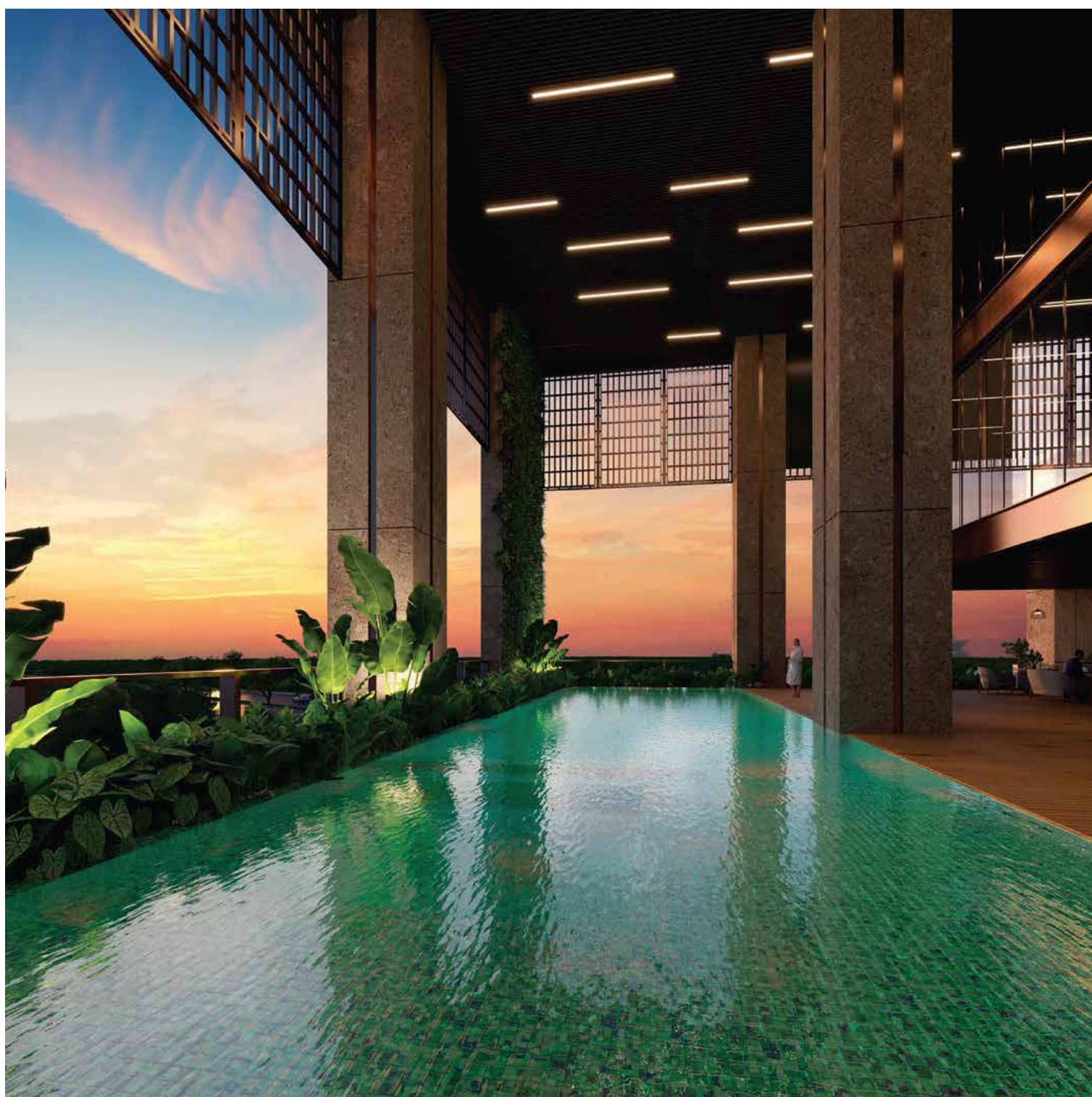
VIEW OF THE AMENITY BLOCK

MY HOME

99

Protected by the façade, sits the impressive infinity pool so you can swim laps sun kissed, not sunburnt.

Now that's a view one sees when you are working your mind and body at the yoga centre or the gymnasium on the higher levels—the pool in the foreground and the city horizon for more effect in the background.



THE CLUBHOUSE

The Infinity Pool

OPEN INFINITY POOL

Site Layout Plan

1. Entry / Exit
2. Security Cabin
3. Basement Entry/Exit
4. Water Feature
5. Drop Off Area
6. Multipurpose Court
7. Shaded Walk
8. Pet Zone
9. Overlooking Deck
10. Seating Plaza
11. Outdoor Gym
12. Stepped Green
13. Stage
14. Zen Garden
15. Sunken Court
16. Kids' Play Area
17. Tot-Lot
18. Basement 2 Entry/Exit
19. MEP Services



The Floorplans

FLOORPLANS

Ground Floor Plan

First Floor Plan

Second Floor Plan

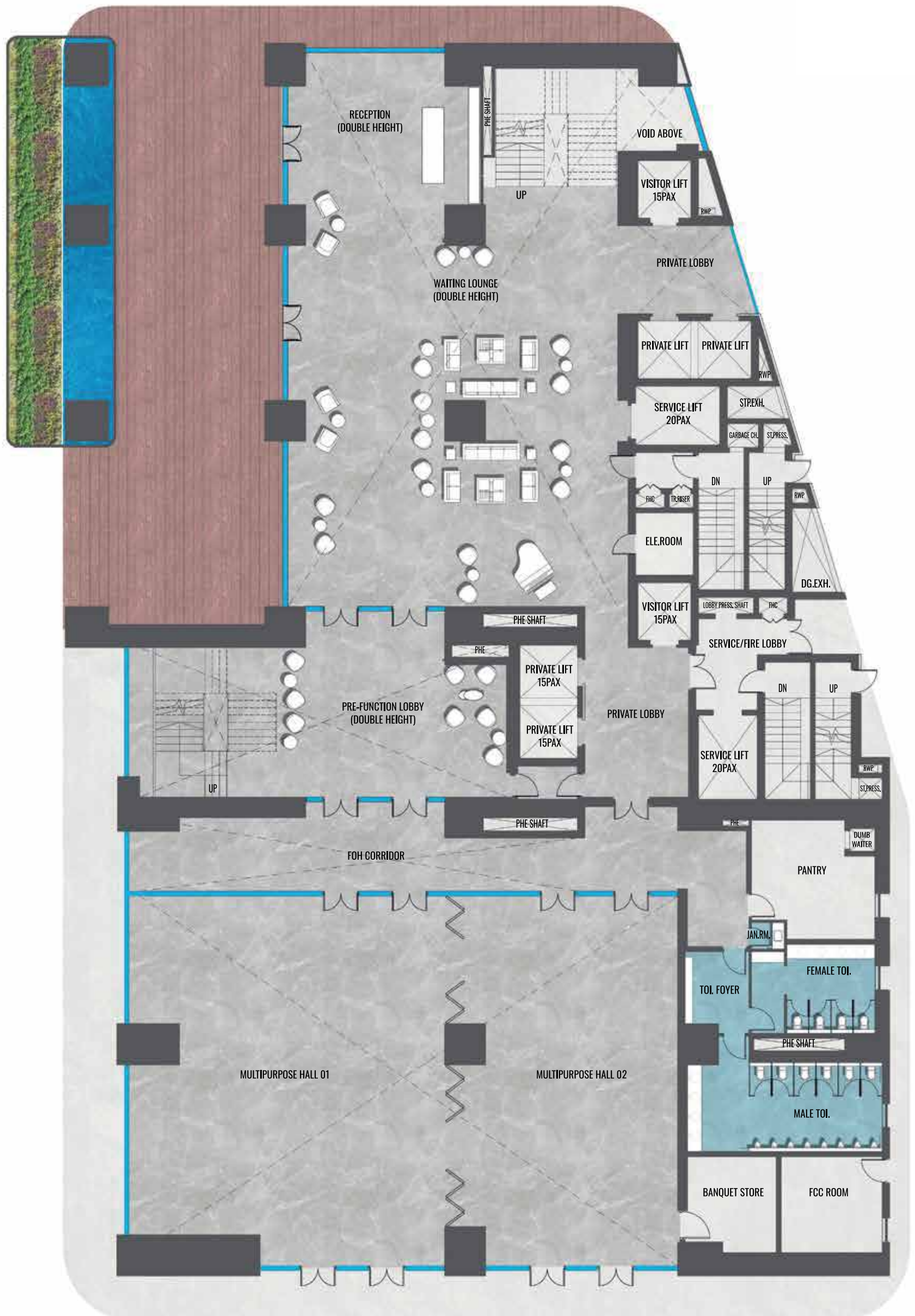
Third Floor Plan

Typical Floor Plan

Refuge Floor Plan

Service Floor Plan

Ground Floor



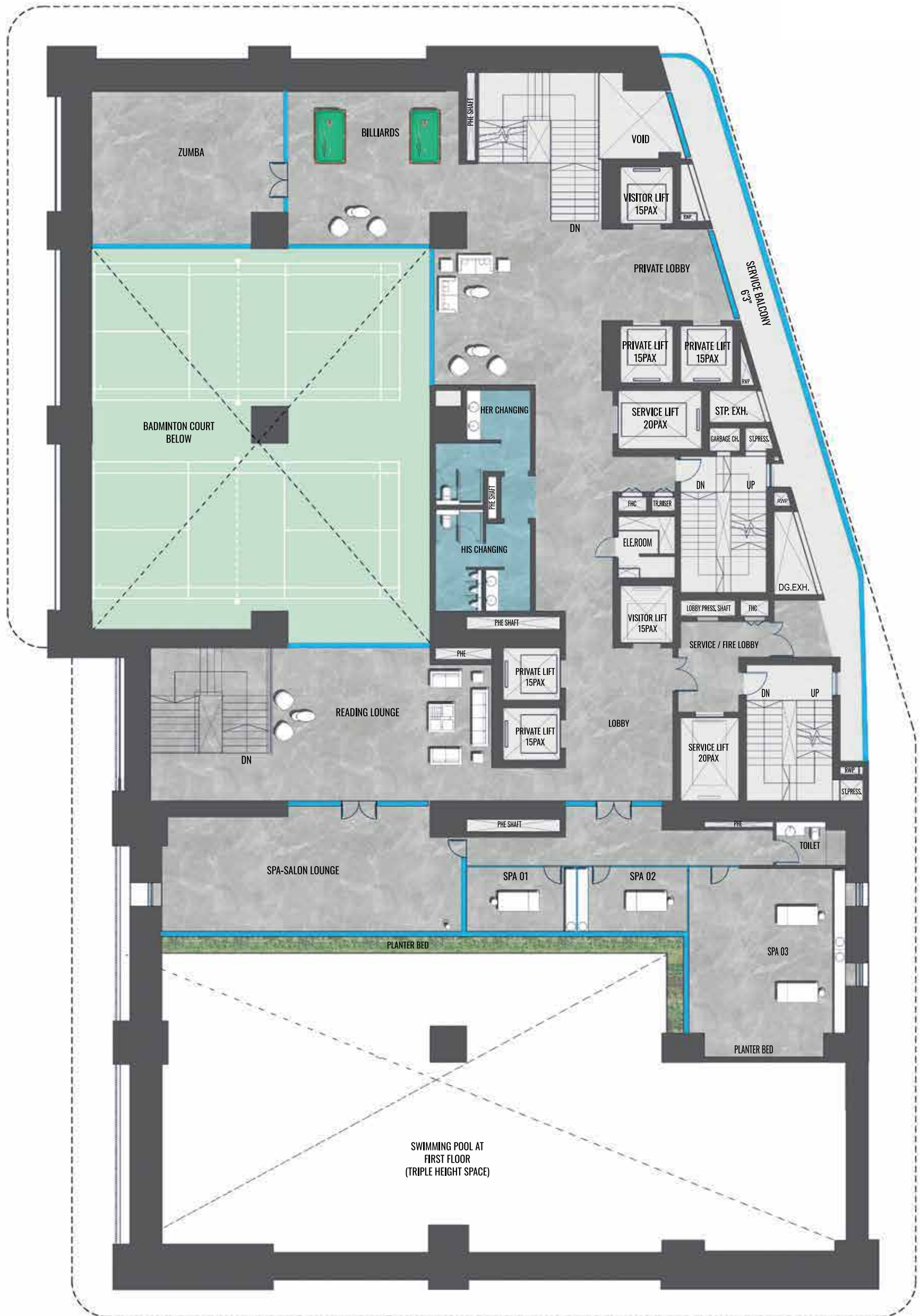
First Floor



Second Floor

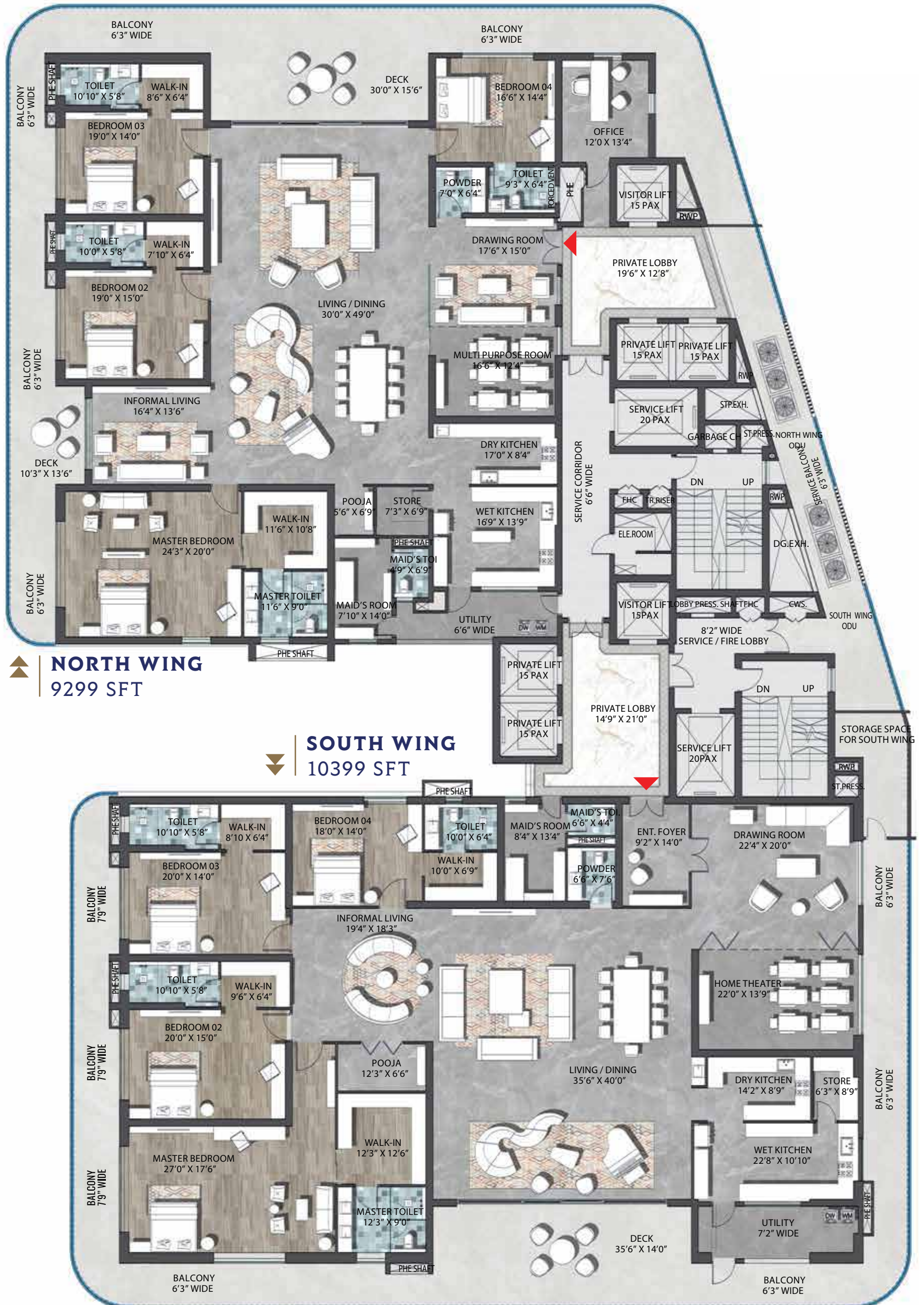


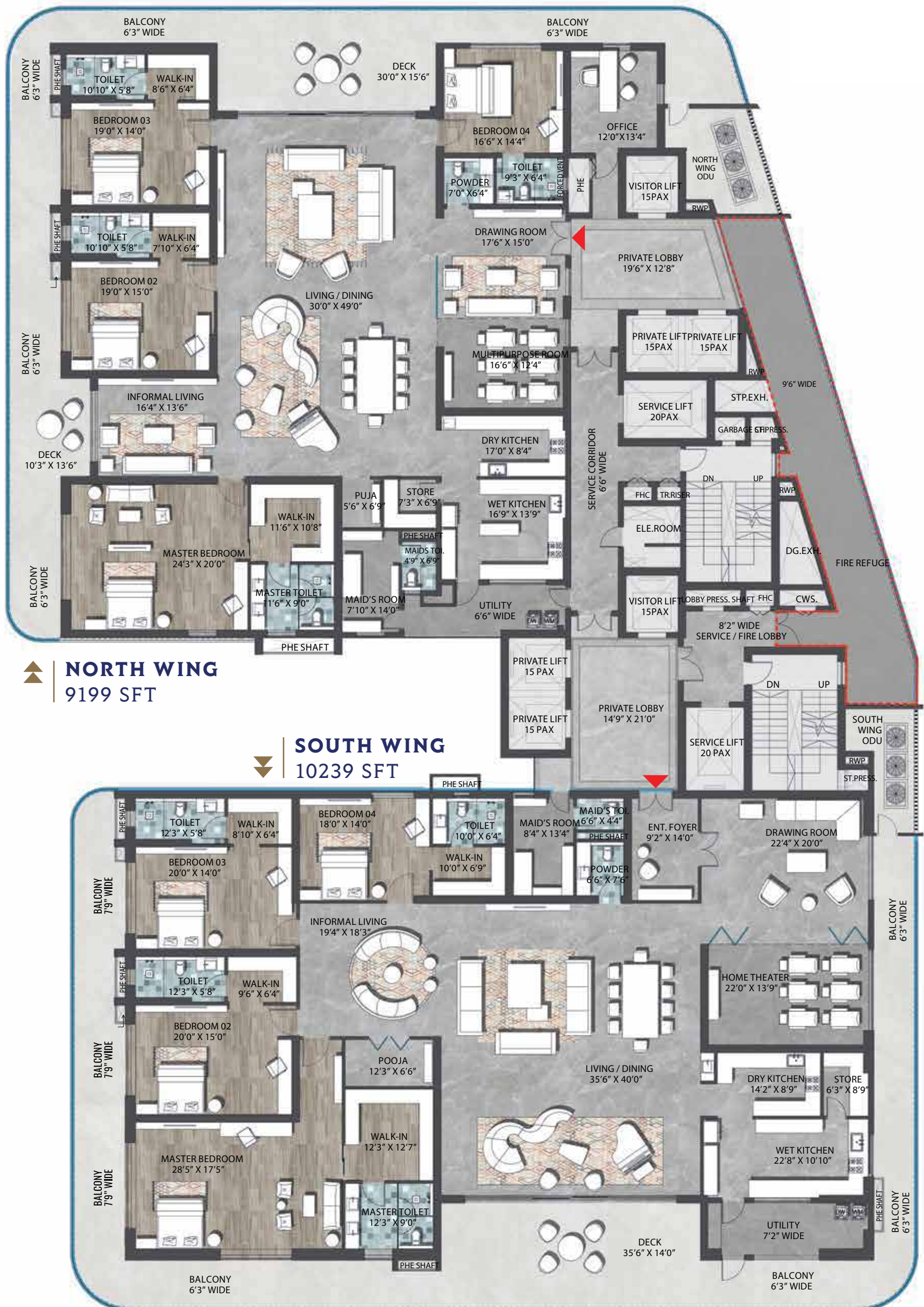
Third Floor



Typical Floor

**FLOORS (4-12, 14-20, 22-28,
31-36, 38-44 & 46-52)**





Service Floor

30TH FLOOR

N



The nerve of this much convenience

Kokapet boasts of Hyderabad city’s ambition and achievement. The My Home 99 site is pitched in Kokapet’s hilly terrain as a lounging respite for dreamy lifestyles. Its sprawling 1.74 acres expanse faces the magnificent Osman Sagar Lake on the South-West.

Situated in the niche of the My Home Grava IT Hub, the site lies in the heart of the city’s new-found convenience. It is 2 kms from the Outer Ring Road rendering it minutes away from the IT hub, Financial District, international schools, hospitals, recreational parks, and what nots. You can simply walk to work or ride a bicycle for a light sweat energizing you for the day to come.

Site Area	1.74 acres
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Corporate Offices	
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Wipro	15 min
Microsoft	15 min
Infosys	16 min

Shopping and Entertainment	
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IKEA	24 min
Inorbit Mall	26 min

Hospitals	
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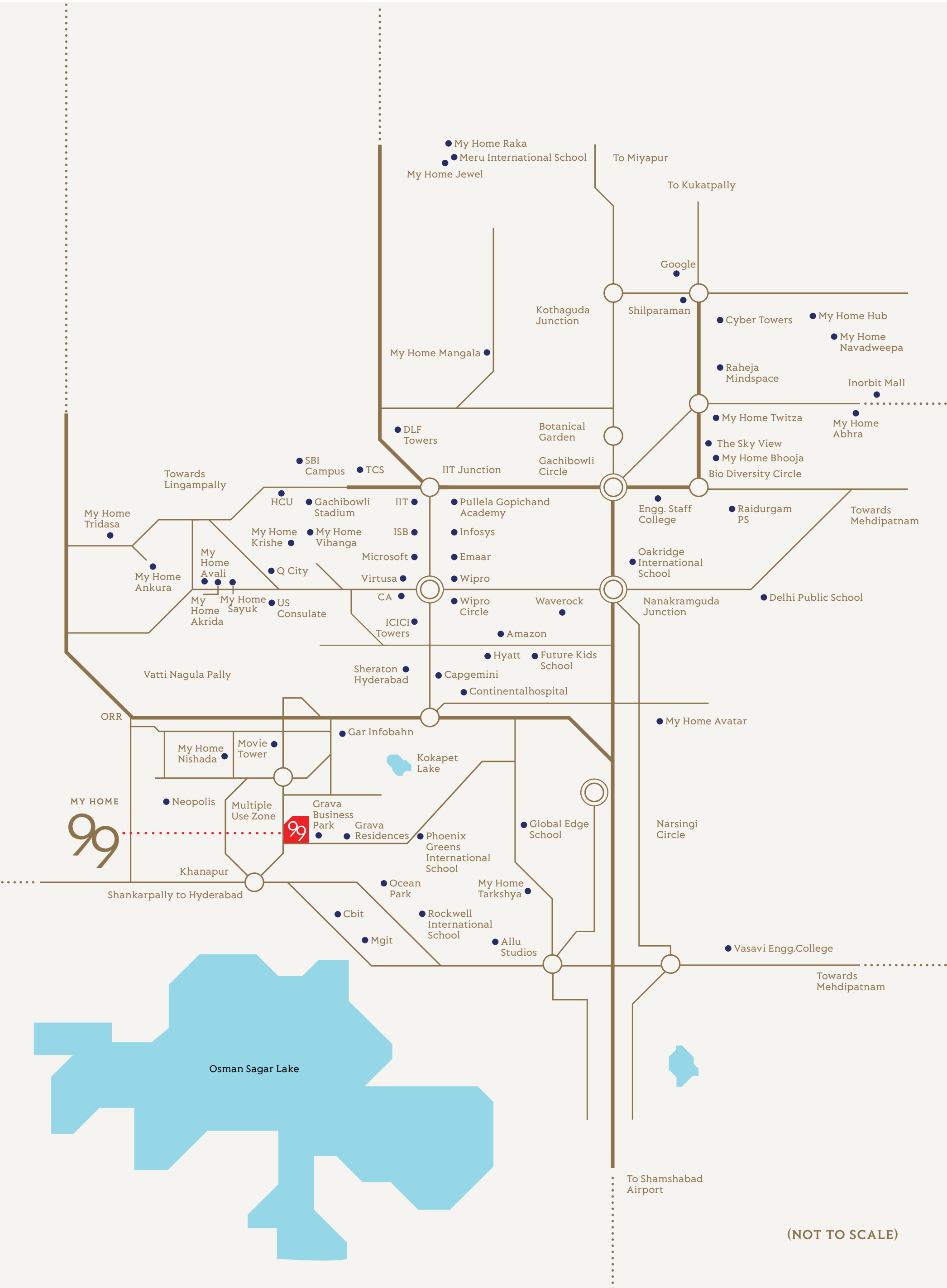
Continental Hospitals	12 min
AIG Hospitals, Gachibowli	23 min

Schools	
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Oakridge International School	20 min
Delhi Public School	20 min
Meru International School (Tellapur)	20 min

Important Nearby Locations	
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Railway Station	31 min
Metro Station	26 min
Airport	30 min



Specifications

Super Structure

RCC shear wall framed structure, resistant to wind and earthquake (Zone-2).

Wall Finishing

Drawing, Dining, Living, Bedrooms, Kitchen & Balcony: Smoothly finished with putty and acrylic emulsion paint of reputed brand.

Bathrooms: Combination of IMPORTED marble and Premium GVT tiles.

Lift Lobbies: Cladding with IMPORTED Marble

Corridor: Punning with acrylic emulsion paint of reputed brand.

Staircase: Putty with acrylic emulsion paint of reputed brand.

External Finishing: Texture Finish & two coats of exterior Emulsion paint of reputed brands with Architectural features.

Ceiling Finishes

Drawing, Dining, Living, Bedrooms and Kitchen: Putty finish.

Bathrooms/Utility: gypsum board ceiling with putty and paint.

Balcony: Putty finish

Corridor: Gypsum board and Smoothly finished with putty and acrylic emulsion paint of reputed brand.

Lift Lobby: Gypsum board False Ceiling with acrylic emulsion paint of reputed brand.

Staircase: Smoothly finished with putty and acrylic emulsion paint of reputed brand.

Walls

External Wall: Reinforced shear walls

Internal Wall: Reinforced shear walls

Flooring

Drawing, Dining, Living, Bedrooms, Kitchen: Imported Marble.

Balcony: Imported Marble / Wooden deck.

Bathrooms: Imported Marble / Premium antiskid tiles.

Utility: Vitrified tiles of reputed make.

Corridor & Lift Lobbies Flooring: Imported Marble.

Staircase: Natural stone/Granite Flooring.

Doors

Main Door: Uniquely crafted premium quality Hard wood frame door of size 1500mm x 2800mm with melamine spray polish, Teak veneer finished flush shutter with reputed Hardware.

Internal Doors/ Bathrooms/Utility/ Store Doors: Premium quality Hard wood frame finished with melamine spray polish, Teak veneer finished flush shutter with reputed Hardware.

Balconies: Aluminum sliding doors of reputed make with mosquito mesh provision.

Kitchen

- Granite platform and sink in customer scope.
 - Provision for Hot & Cold water supply, and drain for sink (only Plumbing connections at specified locations).
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Bathrooms

Sanitary ware/CP Fittings:

- Vanity type/Counter type wash basin with Single lever basin mixer.
 - EWC with Flush valve of reputed brand.
 - Single lever wall mixer with Bath spout and shower of reputed brand
 - Provision for geysers in all bathrooms.
 - All faucets are chrome plated of reputed brands.
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External Glazing and Finish

- Façade Glazing as per design
 - External finish in paint & combination of stone and aluminum cladding as per architectural intent
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Windows

All windows are of aluminum alloy / sliding shutters, necessary hardware and provision for mosquito mesh shutter.

Electrical

- Concealed copper wiring of reputed make
- Power outlet for VRV – AC System at ODU
- Power outlets for Geysers in all Bathrooms and Utility
- Power outlets for chimney, Hob, refrigerator, microwave oven, mixer/ grinder, water purifier in kitchen
- Washing machine and dishwasher Point in utility area
- Three-phase supply for each unit and individual prepaid meters
- Miniature circuit breakers (MCB) for each distribution board of reputed make
- Modular switches of reputed make

Water Proofing

Waterproofing shall be provided for all bathrooms, balconies, utility area & roof terrace.

Security

- Round the clock security/surveillance system.
- Surveillance cameras at the main security, entrance of Towers & Lift cabins.

TV/ Telephone

- Telephone point in Drawing & Master Bed Room
- Intercom facility to all units connecting security
- Provision for Cable TV Connections in drawing, living and all bedrooms.
- Provision for One Internet Connection in drawing, living and all bedrooms.

Fire Fighting System

Fire alarm systems, Automatic sprinklers and wet risers as per Fire Authority regulations.

Power Backup

100% DG backup with acoustic enclosure and AMF

HVAC

ODU space provision for VRV Air conditioning system with power outlet.

LPG/ PNG

Supply of LPG/PNG from piped gas system.

Lifts

V3 drive high speed lifts of reputed make.

STP

- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for the landscaping and flushing purpose.

Billing System

Automated prepaid billing system for Water, Power, Gas and Maintenance.

Saleable Area Statement (in sft.)

TYPICAL FLOOR AREA

FLATS	TYPE	CARPET AREA EXC. EXTERNAL WALLS	EXCLUSIVE BALCONY AREA	COMMON AREA INCL. EXTERNAL WALLS & AMENITIES	SALEABLE AREA	NO. OF FLATS
South Wing	4BHK + HT	5909	1860	2630	10399	44
North Wing	4BHK + HT	5307	1525	2467	9299	44
TOTAL NUMBER OF FLATS						88

REFUGEE FLOOR AREA

FLATS	TYPE	CARPET AREA EXC. EXTERNAL WALLS	EXCLUSIVE BALCONY AREA	COMMON AREA INCL. EXTERNAL WALLS & AMENITIES	SALEABLE AREA	NO. OF FLATS
South Wing	4BHK + HT	5909	1730	2600	10239	6
North Wing	4BHK + HT	5307	1455	2437	9199	5
TOTAL NUMBER OF FLATS						11

One in 99. Feels Like One in a Billion.

My Home 99 is pitched into the hilly terrain of Hyderabad, in the niche of the city's dreamy ambition buzzing alive in Kokapet. The 99 modern homes, designed as per Vastu, are built as a perfect abode for the lifestyle of their residents, today and for generations to come.

My Home 99 offers an area meticulously planned to achieve a balance between the rich cultural legacy of Hyderabad and minimalist, modern trends. The building structure is 54 stories high, with 5 levels of basement parking, 4 levels of amenities, and 50 stories of residences opening to gorgeous lake and city views.

The sharp, elegant façade cuts the city skyline clean in one swift glance. Everything comes together at My Home 99, setting standards for the future of Hyderabad. For luxury homebuyers, owning a one in 99 residences feels like being one in a billion.

MY HOME



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Disclaimer: this brochure is purely a conceptual presentation and not a legal offering. The company reserves the right to make changes in floor plans as deemed fit.