

A Project by



Promoters



#83, 1st Floor G.P. Plaza, Outer Ring Road, Anand Nagar,
Near Kalamandir, Above Karnataka Bank, Marathahalli, Bengaluru-37.

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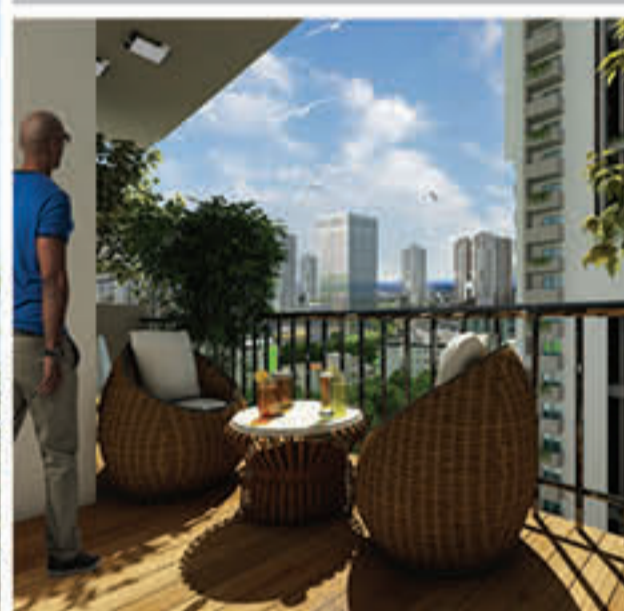
#64, 1st Floor, Sannidhi Road, (Behind Srinivasa Cool Corner),
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NOTE : This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

Artifice: +91 9885253570



2, 2.5 & 3 BHK Premium High-rise Residences.
On State Highway 35, Varthur Main Road, Off Sarjapur Road.



DISCOVER A LIVING COMPLETE

Myhna Maple. It's not just another place to live. It's a place to experience a whole new lifestyle. It's a place that will give you a resplendent outlook of life. It's where you will be surrounded by warmth, vibes and people who make all the difference to your life. Just as you will make all the difference to this alluring gated-community you'll belong to. Come discover a living, that'll be made complete, by you.

EXCLUSIVE

PREMIUM RESIDENCES

24

HOUR SECURITY

85%

OPEN
SPACE

35+

PREMIUM
AMENITIES

15%

LIVING
SPACE

532

EXCLUSIVE
RESIDENCES

G+26

FLOORS
HIGH-END
RESIDENCES



GRAND ENTRY

MYHNA MAPLE

THE DESTINATION OF GRANDEUR

To find a home that's made for you is fate. But to arrive at a home that's a destination of grandeur in itself, you have to be chosen by fortune. So come make your way into one of Bengaluru's most uber-premium high-rise residences, Myhna Maple.



ENTRY VIEW

A&B
TOWER

**FEEL
WARMLY GREETED
EVERYWHERE**

Myhna Maple is not just another apartment community, but a destination of high-rises that are enveloped by a stunning design sense, awe-inspiring aesthetics and a feeling of warmth all around the place. So much so, that you'll feel the warmth of happiness, every moment.



AERIAL VIEW

LIVE ON TOP OF BRILLIANCE

Myhna Maple is one of Bengaluru's very few high-rises, you will realize. It's brilliantly designed to rise up to a massive 27 storeys across 5 towers, designed to bring you close to the skies, the birds, the clouds, the first radiance of the morning sun, and the silence of the winds.





Legend

- | | |
|-------------------------|--------------------------------|
| 1) Project Entry / Exit | 11) Stepped Planting |
| 2) Jogging Track | 12) Pedestrian Pathway |
| 3) Sculpture Court | 13) Children's Play Area |
| 4) Entry Plaza | 14) Club House |
| 5) Tennis Court | 15) Entrance Water Feature |
| 6) Clubhouse Environs | 16) Skating Rink |
| 7) Fire Driveway | 17) Basket Ball Practice Court |
| 8) Cricket Practice Net | 18) Senior Citizen Plaza |
| 9) Golf Putting | 19) Temple |
| 10) Elevated Deck | 20) Rock Climbing Wall |



TRUE
TO CRAFT OF
DESIGN

Set on a massive 5.5 acres of land, Myhna Maple has been conceived to be a minutely-planned gated-community, with a lot that's gone into designing in every square foot of land — right from the entrance to the last floor of each tower and everything in between.

club house

THE LIFE AND THE LIFESTYLE

The wonderful thing about Myhna Maple is you'll notice, how elegantly the elements of life and lifestyle blend to complement each other. You'll see that often at many twists, turns and corners of the splendid community here.





LIKE DIAMONDS IN THE NIGHT-SKY

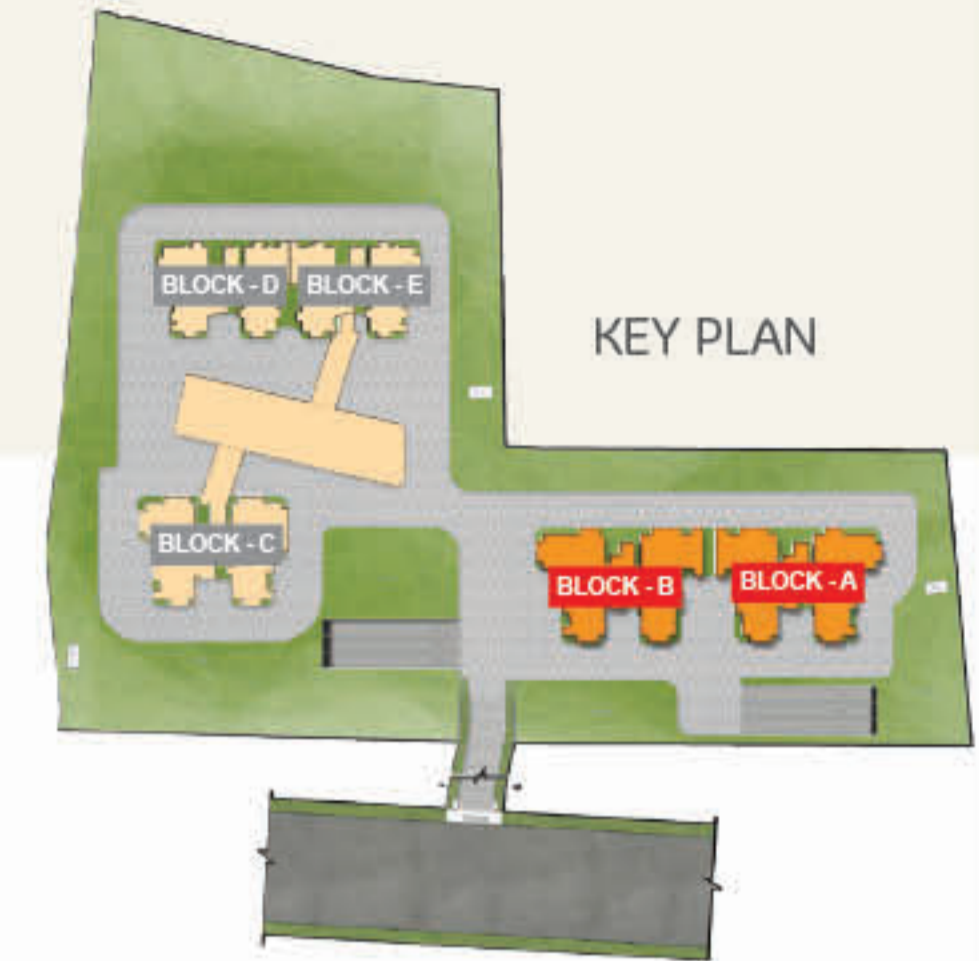
With a massive 27 floors, this superior apartment community is designed to arise elegantly, and has all the qualities to light up the night-sky with illumination from every home here. Here, feel free to complement the stars in the sky with incandescence from your apartment.

NIGHT VIEW

SPACES PLANNED WITH SPACE



Myhna Maple is home to independently-spaced apartments, some of which even have an extended terrace for leisure. And with no common walls between any two residences, plenty of light and ventilation is all yours to welcome.



TOWER-B

TOWER-A



TYPICAL FLOOR PLAN

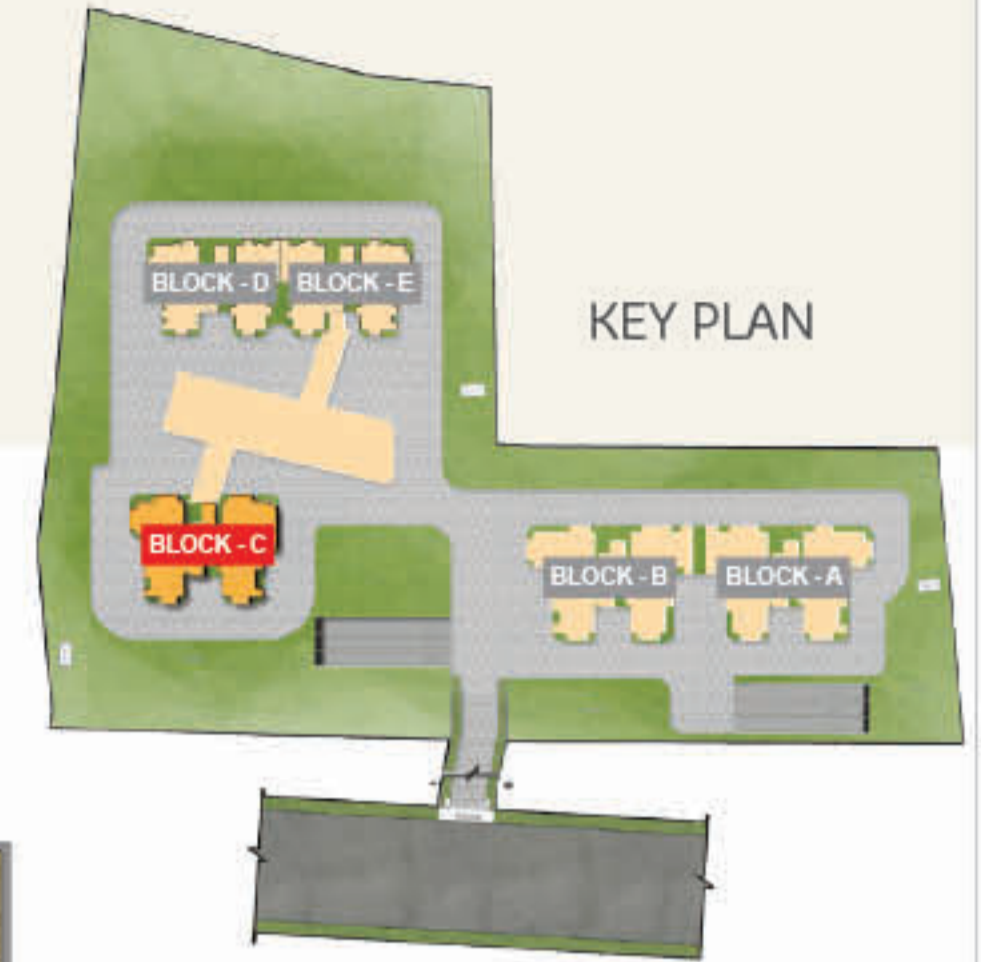
3 BHK TOWER



MAKE FRIENDS FOR A LIFETIME



Your home at Myhna Maple will become the stage for you to make new friends for life. With apartments set away at optimum distances from each other, you'll still be close to a social life you want to belong to.



TOWER-C



TYPICAL FLOOR PLAN

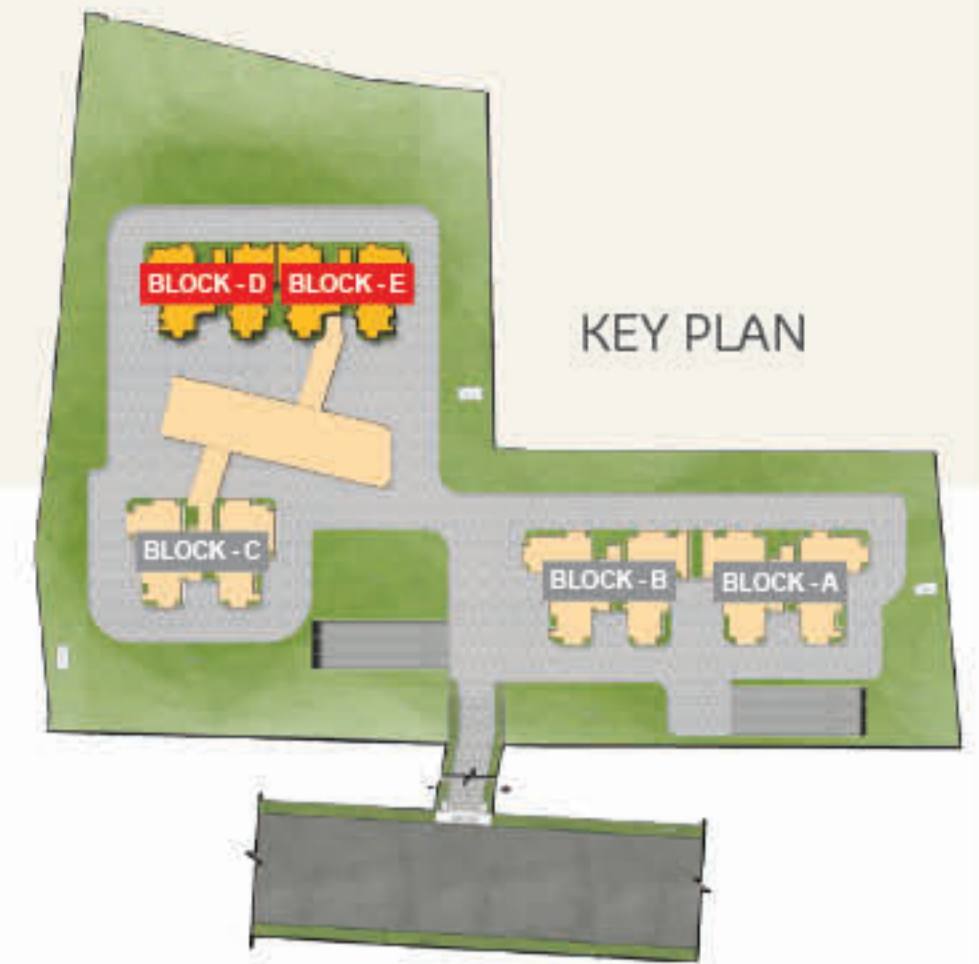


2.5 BHK TOWER

COZY HOMES FOR THOSE WHO LIKE IT



If you are someone who would choose warm, cozy homes over large-sized luxury apartments, Myhna Maple has compact homes for you as well. Whether you are a small-sized nuclear family or a newly-married couple, it's just perfect.



TOWER-D

TOWER-E



TYPICAL FLOOR PLAN

2 BHK TOWER





SCULPTURE COURT




GOLF



CHILDREN'S PLAY AREA

**WONDERS
APLENTY, EVEN
OUTDOORS**

If you're someone who delights in the pleasures of life outdoors, Myhna Maple has a swell of amenities to pick and play your passions. From a sculpture court to an elevated standing bridge, there are enormous spaces to experience delights and have yourself refreshed.



MYHNA
Properties



ELDER PLAZA COPY



WATER BODY



STEPPED DECK

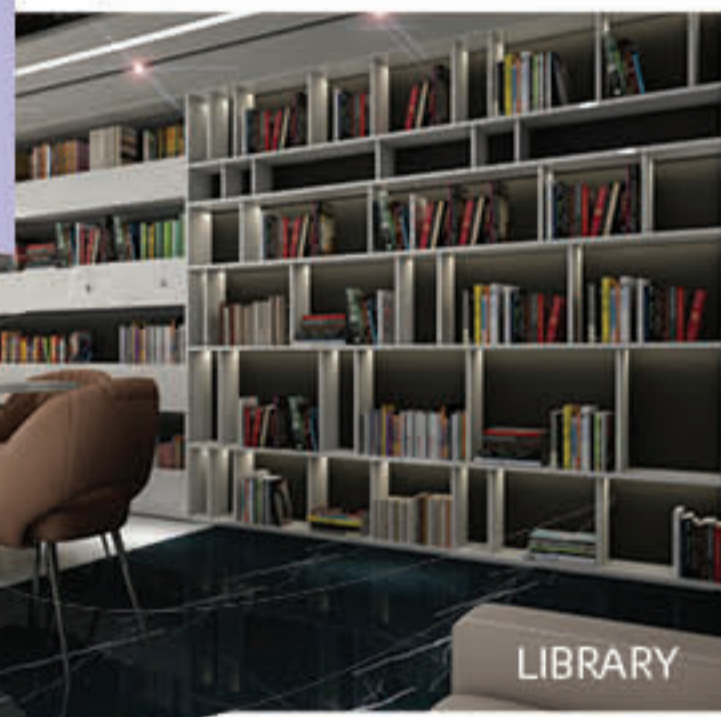


TENNIS COURT

AMENITIES



THEATRE



LIBRARY



MULTIPURPOSE HALL

When you can watch a movie in the comforts of a movie theater that's right around your home, what more do you need. Well, that's just one of the several overwhelming indoor surprises awaiting you, once you've made Myhna Maple your home.



SNOOKER



HANGOUT LOUNGE



GYMNASIUM

OUTDOOR AMENITIES

- Auditorium
- Basket Ball Practice Court
- Club House Environs
- Children's Play Area
- Climbing Wall
- Cricket Practice Net
- CC Camera Security Monitoring
- Elders' Plaza
- Elevated Landscape Bridge
- Entrance Water Feature
- Elevated Deck
- Entry Plaza
- Exquisite Landscaping
- Fire Driveway
- Golf Putting
- Intercom Facility
- Jogging Track
- Pedestrian Pathway
- Power Back-up Generators
- Round-the-clock Security System
- Swimming Pool
- Sculpture Court
- Stepped Plantation
- Skating Ring
- Tennis Court
- Water Body

SOCIALIZE OR CATCH A MOVIE

INDOOR AMENITIES

- Badminton Court
- Billiards Room
- Coffee Lounge
- Children's Play Area
- Dine-out Lounge
- Elevated Deck
- Games Room
- Gymnasium with Steam & Sauna
- Hang-out Lounge
- Infinity Pool on Third Floor
- Library
- Mini Theatre (2)
- Multipurpose Hall (2)
- Squash Court
- Table Tennis Room
- Virtual Games

EXCLUSIVE CLUBHOUSE

A CLUBHOUSE THAT'S LIKE A WONDER

Myhna Maple will wow you not just with its bundle of amenities or lifestyle surprises, but with just the design of every destination within the community as well. You will notice, that the alluring clubhouse in itself is a brilliant piece of design, with an elevated structure.

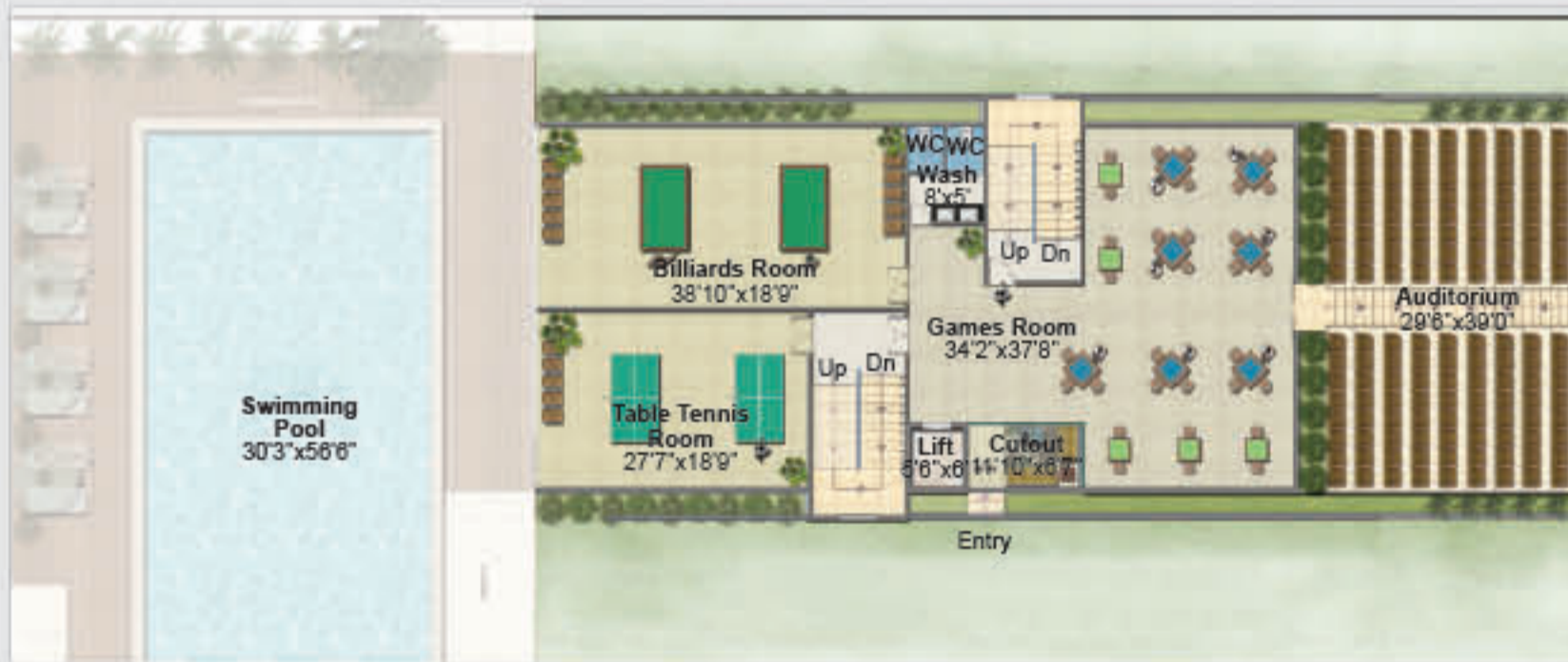


FIVE FLOORS OF EXCITING INDULGENCES

Myhna Maple presents you with a clubhouse that's quite expansive, both vertically and horizontally. It has five floors of amenities in the kind of leisure you would go looking out for. From a gym to swimming pools to virtual gaming to double-height courts, there's everything.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



CLUBHOUSE FLOOR PLANS





GOING BEYOND THE STANDARD

When you have a home that's way beyond in comparison in every aspect, we believe every fitment, fixture, square inch of concrete or steel, should be of the most premium quality. Needless to say, we've ensured to complement your lifestyle with top-notch quality.



SPECIFICATIONS



STRUCTURE

RCC framed structure.
6" porotherm blocks for exterior walls and 4" porotherm blocks for internal walls.



PAINT

Inside: One coat of primer with two coats of emulsion paint with smooth finish and oil-bound distemper for common areas.
Exterior Walls: One coat of primer and two coats of exterior emulsion.



FLOORING

32"x32" vitrified tiles flooring for living, dining and bedrooms. Ceramic tiles for balconies and utility.
Anti skid tiles in toilets of a minimum size of 12"x12".



DOORS & WINDOWS

Main Door: Teakwood frame with molded skin shutter.
Bedroom Doors: Sal wood frames with molded skin shutters. Windows-UPVC window shutters with plain glass, with mosquito mesh.
Toilet Doors: Sal wood frames with flush shutters.



TOILETS

Colored glazed tiles up to 7 ft height. Fitting and accessories – EWC commode and wash basins (white Color) of Parryware / Hindware or equivalent make. Hot and cold wall mixer, pillar cock, health faucet in each toilet of standard make like Jaquar / Essess or equivalent brand.



KITCHEN

Black granite platform with stainless steel sink and 2 feet height glazed tiles dado above the platform. Provision for water-purifier and washing machine in utility area.



ELECTRICAL

Power supply of 3KVA for 2BHK, 4KVA for 2.5 BHK & 5KVA for 3BHK apartment. Concealed Anchor/equivalent copper wiring with Anchor/equivalent plate, switches and necessary points in each room. 1 Earth Leakage Circuit Breaker (ELCB) for each apartment and 1 Miniature Circuit Breaker (MCB) for each room and 15 amps power plug points for TV and telephone in hall.



SECURITY

Round-the-clock security intercom facility from each apartment to security room, clubhouse and other apartments.



FACILITIES

Sewage Treatment Plant, Rainwater Harvesting Pits, compound wall all around the layout with fencing.



BACKUP GENERATOR

Standby generator for light in common areas with 100% backup, lifts and pumps
1 KVA power backup to each apartment.



LIFTS

2 lifts for each block with 10 passenger and 13 passenger (service lift) automatic and make will be Johnson / Kone or equivalent.



WHERE A MIX OF WORK AND LIFE RESIDE

Myhna Maple is located in an area of Bengaluru that makes strategic sense to those with business interest or work in Whitefield, Sarjapur Road or Outer Ring Road. Because close to this, are located top international schools and other essentials that keep life going smooth.

