



LUXURY LIVING AT ADR CENTER, PRAGATHI NAGAR, BACHUPALLY MAIN ROAD, HYDERABAD.



[www.makutadevelopers.com](http://www.makutadevelopers.com)



A new lifestyle is shaping the future you  
after successfully completing  
Myspace at a landmark address by  
Makuta Developers.

ADR & Makuta's  
**MY<sup>2</sup>**  
SPACE

DISCOVER THE NEW LIFESTYLE

**MAKUTA**  
DEVELOPERS

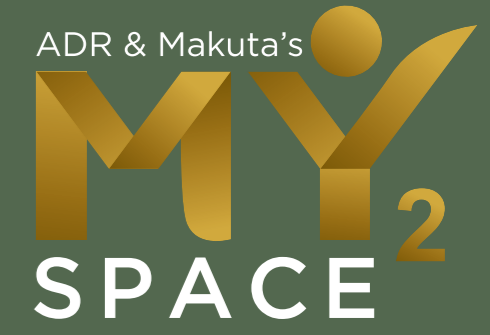
After 12 years a successful story finally begins with a passion  
to develop lifestyles, make their strength in quality and delivering  
the promise of a higher position in real estate,  
now we proudly say we mean it with MAKUTA  
an another promising lifestyle community-  
Myspace2



## DISCOVER THE LUXURY & ELEGANCE

Welcome home to Myspace2 by Makuta Developers at ADR center, Pragathi nagar, Bachupally main road.

Myspace2 is one grand integrated development with a thriving ecosystem, exclusive mall and office work spaces, at proximity to make your life easier. This masterly thought community design, amenities and luxuries are all here to make you a proud resident.



an artistic rendering of myspace2 grand entrance view



DISCOVER A  
**COMMUNITY FULL OF  
ACTIVITIES AND AN  
ENTRANCE TO A LIFE  
THAT WILL NEVER LET  
YOU DOWN**

Discover the ultimate urban style with this spectacular luxury apartment, a glamorous landmark building, and an unbeatable location that is the jewel in the crown of Pragathi Nagar.

*we designed your space to have you call it Myspace2.*



## DISCOVER THE NEW RISE IN LIFESTYLE

An exquisite residential community, a 15 storey masterpiece is being stylishly built to meet the design expectations of the demanding modern family. Myspace2 is an example of world class architecture and lifestyle offering 2 & 3 BHK luxurious apartments. This is where you rise above everyone else to reach more than your expectations and be inspired to discover you.

ADR & Makuta's  
**MY<sub>2</sub>**  
SPACE

*an artistic rendering of myspace2 birds-eye view*

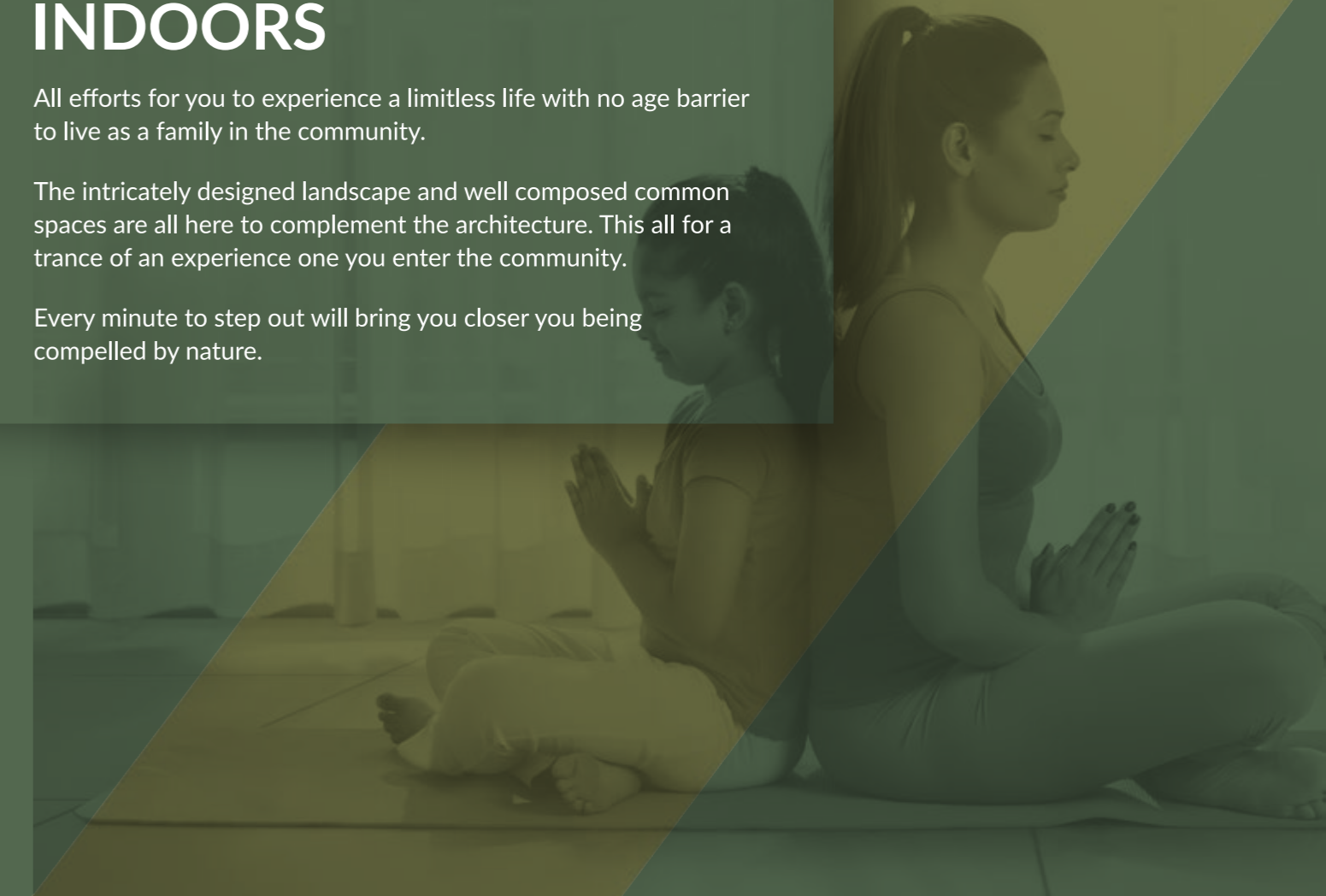


## DISCOVER THE COMPELLING OUTDOORS AND FUNCTIONAL INDOORS

All efforts for you to experience a limitless life with no age barrier to live as a family in the community.

The intricately designed landscape and well composed common spaces are all here to complement the architecture. This all for a trance of an experience one you enter the community.

Every minute to step out will bring you closer you being compelled by nature.



ADR & Makuta's  
**MY<sup>2</sup>**  
SPACE

DISCOVER THE  
**UNIQUE DESIGN  
 & MAGNIFICENT  
 IN CONCEPTION,**  
 THE LUSH LANDSCAPE WILL  
 LEAVE YOU SPELLBOUND



LEGEND

- |                    |                      |
|--------------------|----------------------|
| 1 Entrance & Exit  | 6 Sandpit            |
| 2 Amphitheatre     | 7 Designer Landscape |
| 3 Clubhouse        | 8 Pathway            |
| 4 Tennis Court     | 9 Party Lawn         |
| 5 Basketball Court |                      |





DISCOVER THE  
**MANY REASONS**  
TO COME HERE

PROJECT HIGHLIGHTS

2 BHK & 3BHK 

TOTAL **10** ACRES  
6.5 ACRES RESIDENTIAL + 3.5 ACRES COMMERCIAL

**65%** OPEN LIFE SPAEC

  
1250 SFT to 2445 SFT

INDOOR GAMES & OUTDOOR GAMES

6 BLOCKS  
15 FLOORS  
STILT  
2 BASEMENT

**819** UNITS

**41,000** SFT. CLUBHOUSE

  
24/7 SECURED COMMUNITY

  
DESIGNER LANDSCAPE

MULTIPLEX, MALL & OFFICES

  
VASTU COMPLIANT

  
FAMILY SWIMMING POOL

EAST & WEST FACING UNITS

  
KIDS PLAY AREAS

### Project Highlights

- ▲ 6 majestic blocks of luxury in 6.5 acres with 65% open space
- ▲ Two cellars, Stilt + 15 upper floors, 819 Units
- ▲ Grand entrance lobby for each block
- ▲ 2 & 3 BHK apartments, flat size from 1250 to 2445sft.
- ▲ Clubhouse area - 41000sft
- ▲ Well equipped children play area
- ▲ Jogging track
- ▲ Visitors car parking
- ▲ Servant restrooms
- ▲ Rainwater harvesting pits
- ▲ STP
- ▲ Water softner

### Outdoor Sports & Features

- ▲ Skating rink
- ▲ Cricket practice nets
- ▲ Volley ball court
- ▲ Basketball court
- ▲ Tennis court

### Landscape

- ▲ Entrance lobby
- ▲ Tot-lot surroundings
- ▲ Lawn with pathway
- ▲ Clubhouse area



### Security

- ▲ 24\*7 Security (CCTV cameras at gates, cellar, kid's play area & clubhouse)
- ▲ Each unit will be connected to security office through intercom
- ▲ Compound Wall with Solar fencing

### Salient Features

- ▲ Wi-Fi enabled @ clubhouse
- ▲ Centralized laundry room
- ▲ 100% vastu
- ▲ Car wash

### Common features

- ▲ Kids play area – 3 nos
- ▲ Senior citizen meeting zone
- ▲ Outdoor fitness zone
- ▲ Amphitheater
- ▲ Designed landscape – Landscapes & Herb Garden
- ▲ Designer water bodies and fountains
- ▲ Walking and jogging tracks
- ▲ Bicycle parking bays
- ▲ Seating on walk ways

INFRASTRUCTURE  
& FEATURES

ADR & Makuta's  
**MY<sup>2</sup>**  
SPACE



DISCOVER THE  
**FUN IN DRIVE  
& LUXURY IN  
AMENITY**

Myspace2 community's clubhouse is a place of pride where you find your inner joy, amidst your cherished locality, where privileges never end and luxury amenities set a new bar.



DISCOVER THE RELAXED LIFE AT  
**A RESORT STYLE  
LARGE POOL WITH A  
BEAUTIFUL DECK**  
TO ENJOY AGE LESS

Relish in taking a swim in the pool anytime you wish to relax yourself  
in a way that each moment takes you closer in discovering you.



### CLUB FEATURES

- ▲ Grand Entrance Lobby
- ▲ Visitors Lounge
- ▲ Separate Multipurpose & Banquet Hall
- ▲ Provision for Shops & Supermarket
- ▲ Guest Rooms
- ▲ Provision for Restaurant/Cafeteria with Kitchen
- ▲ Provision for Unisex Spa & Salon
- ▲ Provision for Clinic and Pharmacy
- ▲ Provision for Crèche
- ▲ Provision for Library Study Lounge
- ▲ Well Equipped air Conditioner Gym
- ▲ Yoga/Meditation Room
- ▲ Terrace Swimming Pool
- ▲ Provision for ATM
- ▲ Indoor Games
- ▲ Shuttle Court
- ▲ Squash Court
- ▲ Recreation Club
- ▲ Dance & Music Room
- ▲ Community Administrative Office
- ▲ Mini Theater

DISCOVER THE  
**LAVISH**  
INDEPENDENT  
**CLUBHOUSE**

A SPREAD OF  
**41,000** SFT.

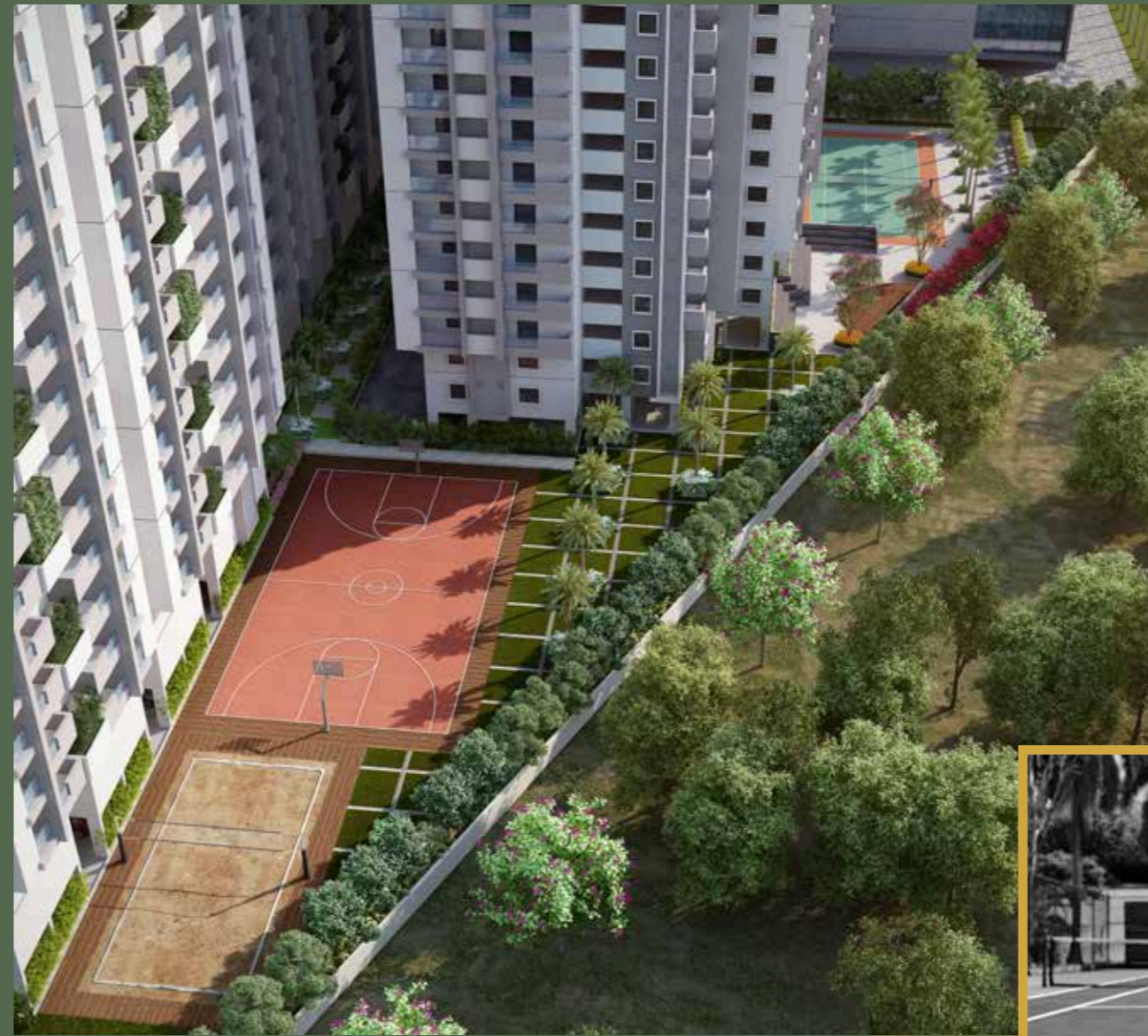


## DISCOVER THE HEALTH & WELL BEING THAT MATTERS

Myspace2 is not just your apartment space, the whole community is designed to be your space, keeping in mind the residents their joy and activities they would experience. A finest out door lifestyle to breath fresh or jog or cycle ride in the community. We designed your space to call it Myspace2.



*an artistic render of gym view*



*an artistic render of tennis court view*

DISCOVER THE FACILITIES TO REFINE YOUR BODY  
 AT THE GYM, MAKE NEW FRIENDS AT THE TENNIS COURT  
 FIND A FAMILY GAME AT THE INDOOR SHUTTLE COURT, AND YOUR KIDS TO HAVE FUN AT TOT-LOT



*an artistic render of indoor shuttle court view*

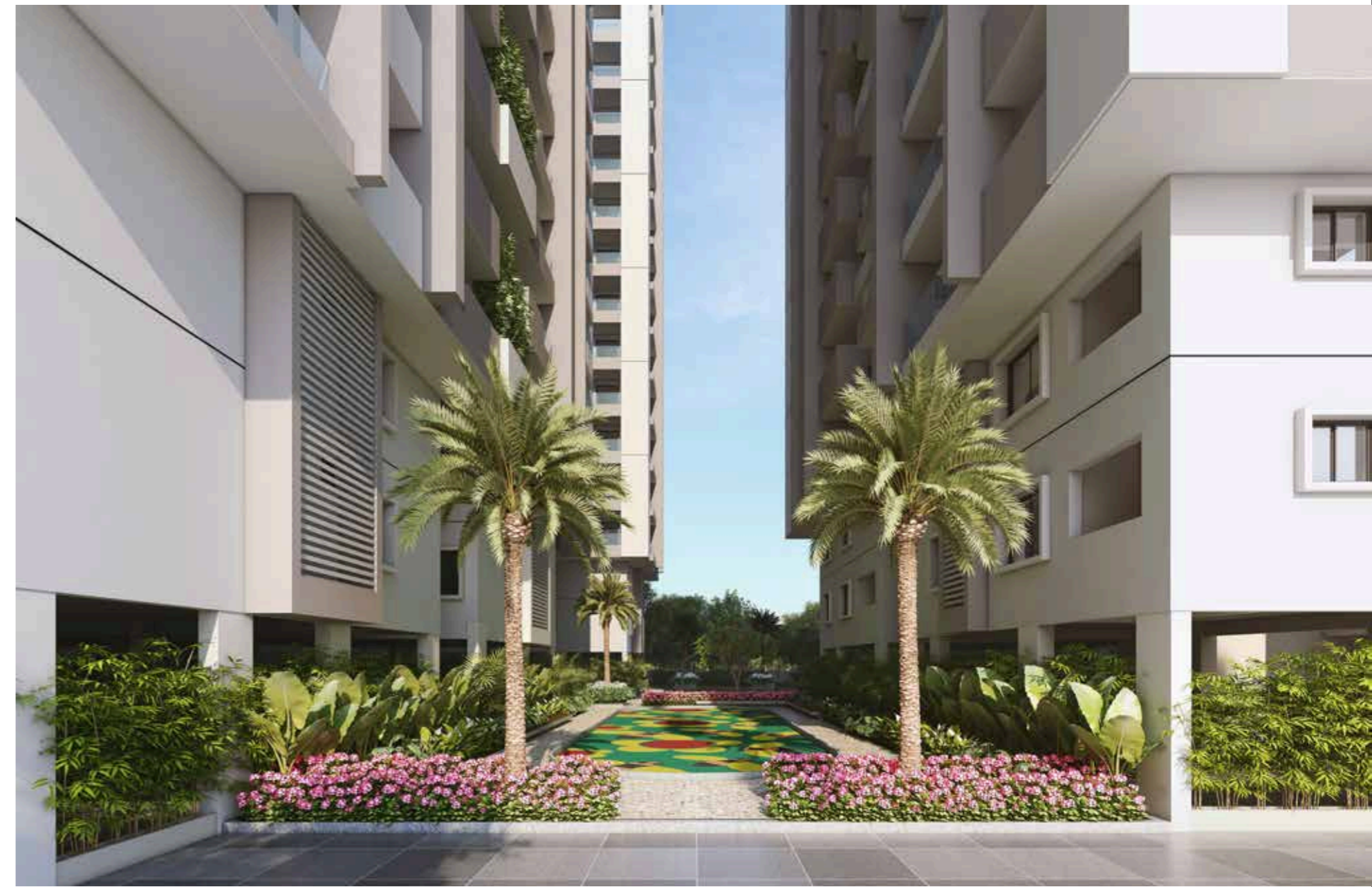


*an artistic render of kids tot lot view*

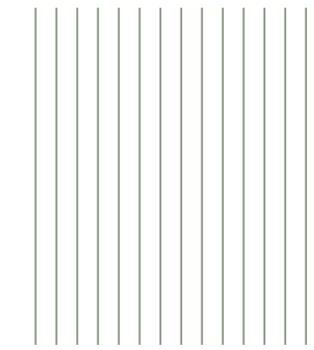
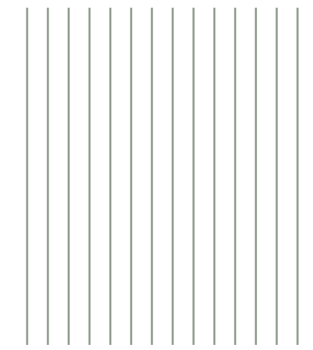


DISCOVER THE  
**OPEN GARDEN**  
LIFESTYLE





**WALK IN  
THE PARADISE**



DISCOVER THE  
**SOUND OF WATERS  
& SCENTS OF  
FLORA**



DISCOVER THE  
ELEGANT  
SPACIOUS  
LIVING



# SPECIFICATIONS

## FOUNDATION & STRUCTURE

2 Levels of basements, 1 Stilt and 15 upper floors of RCC framed Structure to withstand Wind & Seismic Loads.

## SUPER STRUCTURE

8"/6" thick Solid CC blocks / AAC block masonry work for external walls.  
6" Solid CC blocks / AAC block masonry work for ducts & 4" Solid / AAC block masonry work for internal walls.

## PLASTERING

Internal : 2 coats of smooth cement plastering / Gypsum plastering for Internal walls.  
External : 2 coats of smooth cement plastering for external walls.

## DOORS & WINDOWS

Main Door : Designer Teak Wood/Engineered Wood Frame and Teak veneer flush shutter. The door is fixed with reputed make hardware of SS of Godrej, Doorset, Haffle or equivalent make.  
Internal Door : Designer Teak/engineered Wood Frame with flush shutter (ITP, Hunsply, Woodman or Equivalent make) fixed with reputed make hardware of SS of Godrej, Doorset, Haffle or Equivalent make.  
French Door & Windows : UPVC sliding door & UPVC windows of single glazed unit complete with glass and fly proof shutter with designer hardware of Aparna/NCL VEKA or Equivalent make.

## PAINTING

Internal : Smooth finish with cement based wall putti with 2 Coats of premium Acrylic emulsion paint of reputed make over a coat of primer (Asian Paints, Dulux or equivalent)  
External : Textured finish with cement based wall putti and 2

coats of Exterior Emulsion paint of reputed make over a coat of External Primer (Asian Paints, Dulux or equivalent)

## FLOORING

Living, Dining & Bedrooms : Premium Double Charged Vitrified tiles of 800x800 mm size of reputed make (RAK, KHAJARIA , AGL or equivalent)  
Kitchen : Ceramic Tile Cladding up to 600MM above kitchen platform.  
Utility Area & Toilets : 600mm x 600mm Antiskid and Acid-Resistant Ceramic tiles for Flooring. Glazed ceramic tiles of reputed make for dado upto stilt level for utility area.  
Balcony & Sitouts : 600x600 mm superior quality wooden finish ceramic tiles of reputed make.  
Staircase : Granite flooring for all floors of Regular Staircase and Pre-Polished Kota Stone for Fire Staircase.  
Corridors : Granite / Vitrified Tiles for flooring.

## KITCHEN

Black Granite counter top with single bowl Stainless Steel Sink of Nirali or Equivalent make and separate Drinking Water Tap. Provision for fixing of Water Purifier, Exhaust Fan/Chimney.  
Utilities/Wash : Washing Machine provision and wet area for washing utensils etc.

## BATHROOMS

- Ceramic Wash Basin (Half Pedestal) in Master Toilet (Parryware, American Standards or Equivalent)
- EWC with concealed flush tank/valve of reputed make, False Ceiling in all bathrooms.
- Single Lever Fixtures with wall mixer cum shower.

(Jaquar/GROHE or Equivalent)

- Provision for Geysers & Exhaust Fans in all bathrooms
- All CP Fittings are Chrome Plated of reputed make equivalent to Jaquar/GROHE or equivalent

## ELECTRICAL

- 3 phase power supply with MCB's of reputed make. Concealed copper wiring (in conduits) of Finolex, Polycab / Havells or equivalent make. Modular switches of Anchor/Legrand/Crabtree or equivalent make.
- Power points for air conditioners in Living & Bedrooms. Power points for geysers and exhaust fans in all bath rooms.

## LIFTS

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Johnson/Kone/Otis or Equipment.
- Granite/Marble/Vitrified Tiles cladding at the Lift Lobby. Panic button & Intercom will be provided in the Lifts connected to the security room.

## SECURITY, SURVEILLANCE & BMS

- Sophisticated round-the-clock security system with Solar Powered Security fence
- Surveillance cameras at the main security & entrance of each block to monitor and other key locations in basements/clubhouse/driveways.
- Access control at main gate with Censor Based Boom Barrier near entry to basements near entry to basements to allow only Owners vehicles.

- Panic button & intercom will be provided in the Lifts connected to the security room.  
Security Management system

## GENERATOR

- DG Set backup with Acoustic enclosure & AMF
- 100% Standby power (Generator back-up) and to below 5Amp power points only for all flats.
- 100% standby power (Generator back-up) for common facilities.

## FIRE & SAFETY

Fire Alarm System, Fire Hydrant and Fire Sprinkler System in Parking Areas. Control Panel will be kept at Main Security.

## WATER TREATMENT

WTP : Bore Water will pass through water softener and supplied to all the flats  
STP : Sewage treatment is the process of removing contaminants from wastewater, containing mainly household waste and reusing the water for common purposes.



### SPECIFICATION DISCLAIMER

- 1) The views shown are artist's impression only.
- 2) The Size, Shape and position of doors/windows, columns design of railings and various other elements are subject to change.
- 3) The furniture/fixtures is shown to indicate the space available and likely position of electrical points are not a part of standard specifications.

The Developer reserves the right to change specifications without prior notice, in the interests of quality and timely delivery. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.



DISCOVER THE  
**WORK SPACES**  
NEXT TO YOU

UPCOMING  
OFFICE SPACES  
BY MAKUTA DEVELOPERS

an artistic rendering of myspace2 commercial elevation view



ADR  
**Makuta Mall**  
Selling Space & Entertainment in One Place



DISCOVER THE  
**NEW AGE MALL**  
NEXT TO YOUR HOME

UPCOMING  
MALL AND MULTIPLEX  
BY MAKUTA DEVELOPERS

an artistic rendering of myspace2 commercial elevation view

**LOCATION PLAN**  
 (not to scale)



DISCOVER THE **NEW LANDMARK ADDRESS**

Discover Life in a heartbeat-there's simply no other neighborhood in Bachupally like the west. Easy access to lifestyle and day to day needs. Close to shopping, entertainment and movies too. Your home in the city. Myspace2 brings the best of Hyderabad to your doorstep with unprecedented connectivity near and far, the residents will experience in future, with the upcoming Mall to host all Entertainment and Workspace building coming up by Makuta developers.

**EDUCATIONAL INSTITUTIONS**

- ▮ Delhi Public School - 2.4Kms - 5Mins
- ▮ Oakridge International School - 4Kms - 8Mins
- ▮ Ambitus World School - 2.4Kms - 5Mins
- ▮ The Creek Planet School - 2.4Kms - 5Mins
- ▮ VNRVJIT- 450 Mtrs - 1Min
- ▮ Sri Chaitanya Junior College - 3.1Kms - 5Mins
- ▮ DRK Engineering College - 3.1Kms - 5Mins
- ▮ Silver Oaks International School - 5Kms - 10Mins

**HEALTH CARE**

- ▮ Usha Mullapudi Cardiac Center - 5Kms - 14Mins
- ▮ Narayana Multispecialty Hospital - 6.5Kms - 13Mins
- ▮ OMNI Hospitals - 9Kms - 21Mins
- ▮ Mamata Academy of Medical Sciences Hospital - 4.5Kms - 12Mins
- ▮ SLG Hospitals - 4.5Kms - 12Mins

**OFFICES**

- ▮ Tech Mahindra - 15Kms - 35Mins
- ▮ MindSpace -13.9Kms - 30Mins
- ▮ TCS Kondapur - 15.7Kms - 36Mins
- ▮ GOOGLE - 15.9Kms - 30Mins
- ▮ Cyber Towers - 12Kms - 25Mins

**CONNECTIVITY**

- ▮ JNTU, Kukatpally- 5.6Kms - 13Mins
- ▮ Metro Station - 6Kms - 13Mins
- ▮ Miyapur Cross Road- 9.8Kms - 15Mins
- ▮ ORR Mallampet Road- 5.5Kms - 10Mins
- ▮ Forum Sujuna Mall - 7Kms - 17Mins
- ▮ National Highway 44 (Kompally) - 13.6Kms - 25Mins
- ▮ Gandhi Maisamma X roads - 5Kms - 10Mins

# A VISION FOR LIFETIME

AT MAKUTA, THE QUALITY OF YOUR HOME IS THE FOREMOST PRIORITY. OUR PROJECTS ARE DEVELOPED WELL ABOVE THE STANDARD, REFLECTING OUR EMPHASIS ON QUALITY. WE AIM TO DEVELOP PROJECTS USING OUR BEST TALENTS AND CREATIVITY, WITH A COMMITMENT TO RELENTLESS IMPROVEMENT, GREATER EFFICIENCY, TOTAL DEPENDABILITY, MEETING CLIENTS' DEMANDS AND ADDING MORE VALUE TO THE COMMUNITY. OUR DEDICATED TEAM HEADED BY EXPERIENCED PROJECT MANAGERS, OVERSEE ALL ASPECTS OF THE BUILDING PROCESS - FROM SITE ENHANCEMENT, DESIGN TO CONSTRUCTION AND ULTIMATELY CUSTOMER SATISFACTION.

## ONGOING PROJECT AT PRAGATHI NAGAR



MY SPACE

## UPCOMING PROJECTS AT PRAGATHI NAGAR



MAKUTA MULTIPLEX & MALL

MAKUTA WORKSPACES

**12** MAKUTA  
YEARS OF  
EXPERIENCE  
COMMITMENT &  
PASSION

## SHOW YOUR INTREST



Corporate Office

### Makuta Developers

3rd Floor, BSNL Office, Next to Softsol Building,  
Opp: Pillar No 11, Inorbit Mall Road, Madhapur,  
Hyderabad-500081, TS.

Site Address

### Myspace-2

ADR Center, Bachupally Main Road, Pragathi Nagar, Hyderabad.

**E-mail: [info@makutadevelopers.com](mailto:info@makutadevelopers.com)**  
**[www.makutadevelopers.com](http://www.makutadevelopers.com)**

RLA #199257

This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes all liability for loss or damage arising there from. Images shown are Artist Impression and shown for illustrative purposes only. The plans are based on the current design for this development. Changes will undoubtedly be made through development, and dimensions, fittings, finishes and specifications are subject to change without notice. The location of all architectural features on the façade including vertical panels and fins will vary on each type plan and level. Their location on the marketing material is indicative of the design intent. The information contained herein is believed to be current, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Furniture is not included. This document is for guidance and does not constitute an offer of contract.

## TEAM

Architects



Design Horizon Pvt. Ltd

[www.designhorizon.net](http://www.designhorizon.net)

Structural Engineers



Zaki Associates

MEP Consultants



Landscape Designers



Branding

