

MYHNA  
MEADOWS  
A WONDER TO LIVE IN







A DELIGHT  
CREATED WITH JOY

It takes happiness to spread happiness, and that, is the real foundation of why we bring to you something fascinating. Beyond what can be described a home and much beyond what can be described an asset, here comes an experience the foundation of which, is joy. May we present Myhna Meadows, where premium villas and open plots co-exist.

WELCOME TO SUPER PREMIUM VILLAS		 BY-INVITATION ONLY		VARTHUR MAIN ROAD, GATEWAY TO OFF SARJAPUR ROAD
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ENTRANCE VIEW

WELCOME TO SUPER PREMIUM VILLAS AND OPEN PLOTS

A COMMUNE  
SO WELCOMING



# MYHNA MEADOWS

A WONDER TO LIVE IN

## A LANDSCAPE THAT'S AN ASSET

Time and destiny are here with a landscape in two ways to add to your personal asset catalogue: while one is a set of 216 super-premium villas, open plots. It's now that you can choose to enhance the value of your asset-base, as Myhna Meadows awaits you with open areas and a beautiful song.



TOTAL 216 VILLAS | 40+ AMENITIES







MYHNA  
MEADOWS  
A WONDER TO LIVE IN

AN  
EXCLUSIVITY  
TO CHERISH  
INFINITELY

AREA STATEMENT

Ground Floor	- 94.66 Sqmt (1018.91 Sqft)
First Floor	- 116.80 Sqmt (1257.22 Sqft)
Second Floor	- 88.57 Sqmt (953.35 Sqft)
Total Built-up Area	- 293.19 Sqmt (3155.87 Sqft)
Above area is excluding of cutout and parking	



EAST-FACING 40'X40'

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





A PRIVILEGE  
FROM NATURE

The feeling of owning a villa at Myhna Meadows, will be nothing less than what you would feel when you own a part of nature. Because here are 4 BHK super-premium villas in east-facing and west-facing formats or large open plots, even as large as 3000 sft to enrich your life with amazing luxury.



AREA STATEMENT  
Ground Floor - 94.62 Sqmt (1018.48 Sqft)  
First Floor - 110.23 Sqmt (1186.23.30 Sqft)  
Second Floor - 88.54 Sqmt (953.03 Sqft)  
Total Built-up Area - 293.39 Sqmt (3158.02 Sqft)  
Above area is excluding of cutout and parking



WEST-FACING 40'X40'

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



WEST-FACING VIEW





## AREA STATEMENT

Ground Floor - 68.644 Sqmt (738.87 Sqft)  
 First Floor - 84.415 Sqmt (908.63 Sqft)  
 Second Floor - 65.471 Sqmt (704.72 Sqft)  
 Total Built-up Area - 218.529 Sqmt (2352.22 Sqft)  
 Above area is excluding of cutout and parking

EAST-FACING 30'X40'



AN EXPERIENCE  
TO LIVE FOREVER



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN







MYHNA  
**MEADOWS**  
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LANDSCAPE AREA XX,XXX SFT

A WORLD THAT'S  
**YOURS TO MAKE**

With the kind of geographical location that Myhna Meadows is in, it will not take much to impress you. Resting on an open vast land of XX acres, this massive property, laden with villas and plots is a charm that will add to the value of its very surroundings.





AREA STATEMENT

- Ground Floor - 69.683 Sqmt (750.061 Sqft)
- First Floor - 84.819 Sqmt (912.98 Sqft)
- Second Floor - 69.247 Sqmt (745.3 Sqft)
- Total Built-up Area - 223.74 Sqmt (2408.31 Sqft)
- Above area is excluding of cutout and parking

WEST-FACING 30'X40'

A VILLA  
TO ADD TO  
YOUR VALUE

Myhna Meadows has villas in various dimensions. Whatever your appetite for luxury and space, you will surely find one here for yourself. Moreover, if you are looking to invest in a piece of earth, you will find open plots too. For instance, you could consider a villa even of size 2403 sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST-FACING VIEW





#### AREA STATEMENT

Ground Floor - 91.274 Sqmt (982.46 Sqft)  
 First Floor - 99.742 Sqmt (1073.69 Sqft)  
 Second Floor - 86.126 Sqmt (927.05 Sqft)  
 Total Built-up Area - 277.104 Sqmt (2982.72 Sqft)  
 Above area is excluding of cutout and parking

MYHNA  
**MEADOWS**  
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EAST-FACING 30'X50'



## A DWELLING THAT STANDS OUT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN







AN  
ABODE  
YOU WILL  
TREASURE



#### AREA STATEMENT

Ground Floor - 91.788 Sqmt (987.99 Sqft)  
First Floor - 100.32 Sqmt (1079.93 Sqft)  
Second Floor - 88.512 Sqmt (952.71 Sqft)  
Total Built-up Area - 280.524 Sqmt (3019.53 Sqft)  
Above area is excluding of cutout and parking

WEST-FACING 30'X50'



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST-FACING VIEW





# MYHNA MEADOWS

A WONDER TO LIVE IN

## CLUBHOUSE AMENITIES



20,000 SFT



### UPPER GROUND FLOOR

- Children's Play Area
- Mini Theatre
- Reception / Waiting
- Multipurpose Hall - 2

### LOWER GROUND FLOOR

- Swimming Pool / Toddler Pool
- Wooden Deck
- Natural Ground

### FIRST FLOOR

- Table Tennis
- Badminton Court
- Gymnasium
- Waiting
- Squash Court

### SECOND FLOOR

- Badminton Court
- Double-height Cutout
- Squash Court
- Double-height Cutout
- Indoor Games Room
- Virtual Golf
- Viewing Gallery

### TEERACE FLOOR

- Kitchen
- Open Terrace
- Food Court







## OUTDOOR AMENITIES

- Children's Play Area
- Multipurpose Cort
- Tennis & Jr. Football
- Cricket Net Pitch
- Jogging Track
- Half-basketball Court
- Skating Rink
- Outdoor Exercise Lawn
- Senior Citizen Garden
- Swimming Pool
- Barbeque Counter
- Sewage Treatment Plant
- Wooden Deck
- Outdoor Party / Festive / Move Lawn



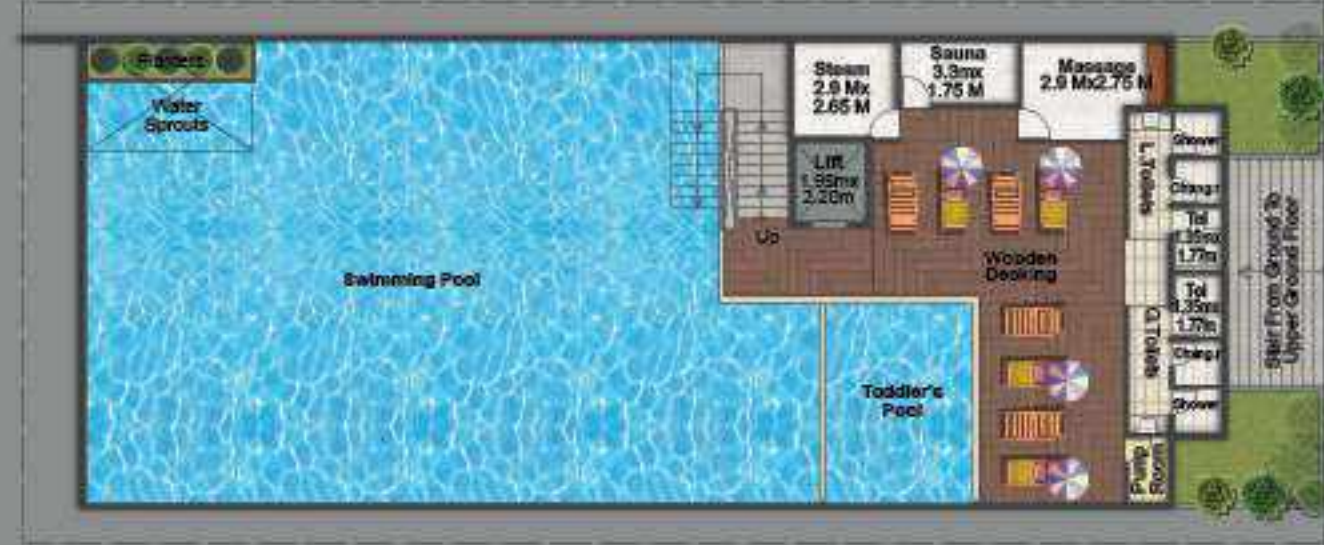
A LUXURY THAT SURPASSES EXCELLENCE





## CLUBHOUSE FLOOR PLANS

LOWER GROUND FLOOR



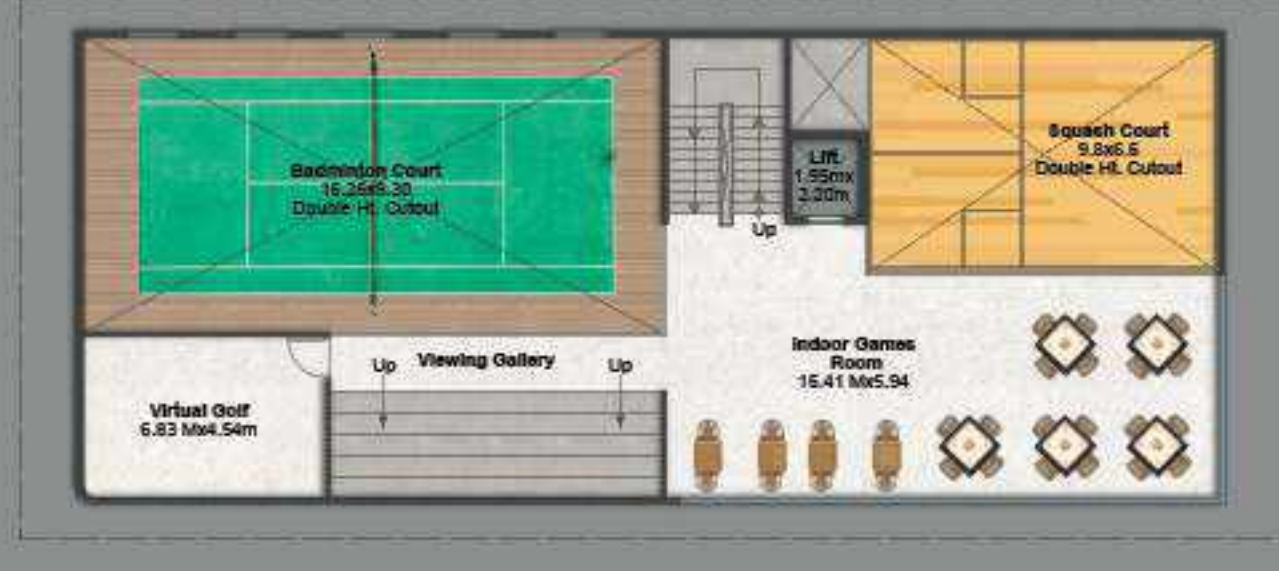
UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR



## EVERY FLOOR WILL ADD TO YOUR PLEASURE

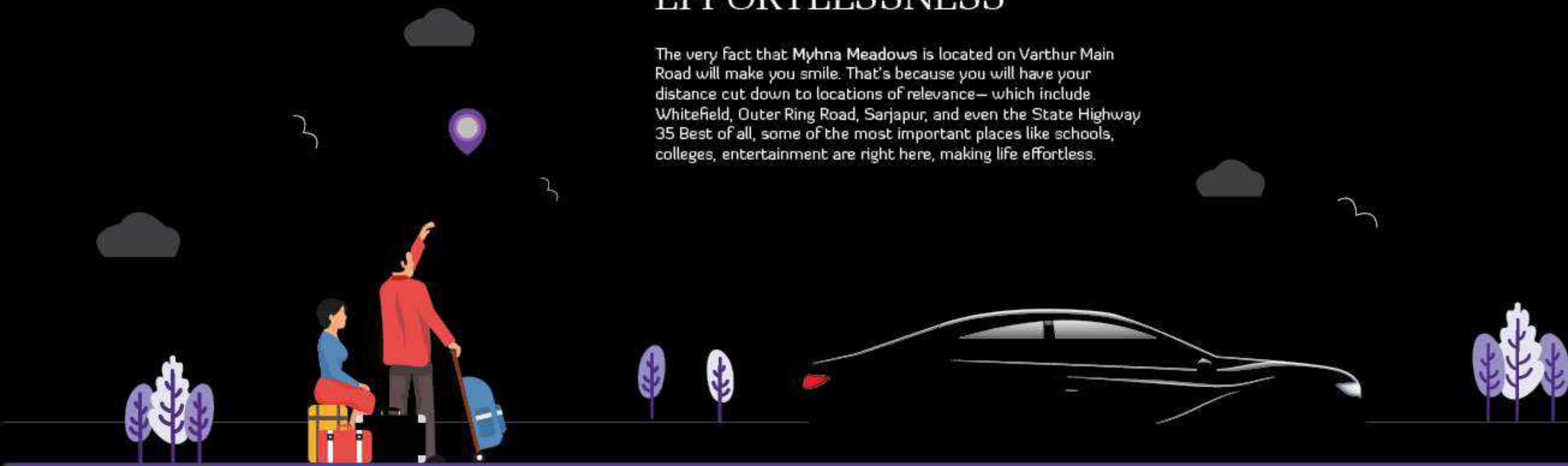
The luxury of a five-floor clubhouse is not often that you come across. But at Myhna Meadows, that is what will accompany your home. Every floor is equipped with a recreation facility or an amenity that you might want to use at some point, during your stay here. From a swimming pool to a hall to host parties for a select few, there's every facility here.

## SPECIFICATIONS



<b>STRUCTURE</b> RCC-framed structure with 6" solid concrete block masonry and external walls of 4" with solid concrete block masonry for internal walls.	<b>KITCHEN</b> Granite platform of 20mm thickness with stainless steel sink, ceramic tiles dado up to 2' height above the platform, provision of cabinets, exhaust fan and chimney.	<b>ELECTRICAL</b> Concealed copper wiring of reputed brand. Power outlets for AC, geyser, chimney, microwave, etc. Miniature Circuit Breakers for each distribution board of reputed make of brands like Legrand, Honeywell and Schneider or equivalent.
<b>DOORS AND WINDOWS</b> Main Door: Teakwood frame and teak laminate shutters. Internal Doors: Salwood frames with best quality flush doors with two and half-track UPVC sliding windows.	<b>SANITARY FITTINGS</b> All toilets consist of wash basin, EWC with flush tank of reputed make, hot and cold wall mixer with shower. Provision of geysers. All CP fittings of standard-make brands like Kohler, Grohe or equivalent.	<b>COMMUNICATION NETWORK</b> Telephone points in master bedroom and living room. Intercom facility throughout community TV point. Provision for all bedroom and living area.
<b>FLOORING AND TILING</b> Anti-skid marble flooring in entrance, lobby living room, dining room, family, and bedroom with lappato finish. Imported wooden laminate flooring for master bedrooms, vitrified tiles of good quality for other bedrooms. Anti-skid vitrified tiles in balcony, utility and toilet bathroom. Glazed ceramic tiles dado up to door level. Staircase: 20mm thick high-quality marble with glass railing. Exclusive covered car parking with anti-skid lapothre granite or equivalent.	<b>PAINTING AND PLASTERING</b> All internal walls will be smoothly plastered with wall putty. Exterior: Weather-proof acrylic emulsion paint of Asian or equivalent over a coat of primer. Interior: Smooth wall putty finish with acrylic emulsion paint of Asian or equivalent make, over a coat of primer.	<b>ELEVATOR</b> Provision for lift on request basis with extra cost.
		<b>LANDSCAPE</b> Professionally planned landscape around the community with appropriate lighting. Designer landscape with every villa.





The very fact that Myhna Meadows is located on Varthur Main Road will make you smile. That's because you will have your distance cut down to locations of relevance—which include Whitefield, Outer Ring Road, Sarjapur, and even the State Highway 35. Best of all, some of the most important places like schools, colleges, entertainment are right here, making life effortless.







Myhna Maple

#### COMPLETED PROJECTS



Myhna Mande Villa



Myhna Heights

#### Promoters



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

Cell: 080-64350221, 9742239053, 9739763439, 7337762299

Email : sales@myhnaproperties.com karthik@myhnaproperties.com

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#### Architect

##### POORNAKRITI

Architectural Facade Designers,  
Interiors & Illustrators,  
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Nagar, Bengaluru - 560 094, Karnataka, India  
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#### Structural

ADHARSHILA STRUCTURAL CONSULTANTS  
#39, 1st 'A' Main, Muniramappa Garden, Sanjay  
Nagar, Bengaluru - 560 094, Karnataka, India  
M: 9449695192 T: 080-23513236  
E-mail: adharshila\_12@yahoo.co.in

#### Electrical & PHE Consultant

HMN TECHCONSULTANTS PVT. LTD.  
(MEP Consultants)  
#64, 1st Floor, Sannidhi Road,  
(Behind Srinivasa Cool Corner),  
Basavanagudi, Bengaluru - 560 004.  
Phone: 080-41692494

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



## AN ENTITY THAT BUILDS EXPERIENCES

Myhna Meadows is from the house of Myhna Properties, a real estate entity that has shaped several residential destinations, over the last few years. Based in Bengaluru, Myhna has always created homes that people seek, relevant to the times they live in. Come take the first steps to reward yourself with experiences with a name sure to give you the best.



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