



Artistic Rendering*



MYRA Villas

Lifestyle **4 BHK Villas**
in Kompally - Bolarum

*"It's your lifestyle,
not just a Villa."*



INDIS MYRA Villas, in Bollaram, is right where convenience, accessibility and solitude combine to form an oasis. A place where the community itself provides for complete living by bringing all your needs closer with easy access to transportation, institutions, entertainment and other destinations making it a choice of living here that's for a select few only.

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MYRA Villas

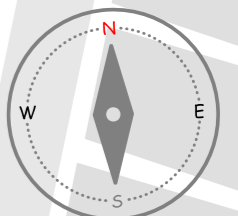
Masterplan

8 acres, 94 Villas of 235 sq. yds. (3513 sft.)

Defence Land

Plot Direction

West Facing East Facing





The 22 feet long master bedroom

Why is length important you ask? If you are upgrading from an apartment, you should aspire to customise your master bedroom layout to suit your lifestyle.

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Customising is easy if you have space.

As your lifestyle matures your needs become more and more specific. It's time to stop feeling restricted in the master bedroom by smaller room sizes and cramped layouts.




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01 King Size and Walk-in

Don't compromise. You have the space. Opt to really live like a king.

- Reading Area.
- King Size Bed.
- Walk-in Wardrobe.
- Entertainment Wall.



 Provided as default variant

02 Hybrid Ready

If you have embraced the 'new normal' and regularly work from home.

- Dual Wardrobes.
- King Size Bed.
- Dedicated Work-from-home Pod.
- Entertainment Wall.



03 Queen Size with Study

Sometimes just open space and some breathing room are your preference.

- Work Area + Reading Corner.
- Queen Size Bed.
- Entertainment Wall.
- Wall Length Wardrobe.



04 Twin Queens

Stay on the 2nd floor. Give the master bedroom to your twin daughters.

- Twin Queen Size Beds.
- Entertainment Wall.
- Study Area.
- Wall Length Wardrobes.





**Stretch out and
use the space.**

Relish a quiet coffee on the patio outside. Watch a loud movie with the kids. Have your friends over for evening tea. Yes, you can have separate spaces for all three.

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If you are upgrading, then make your villa suit your lifestyle.

Every family has different needs. During the design phase, our team spent time exploring a variety of permutations and combinations of lifestyle needs.

The ground floor plan has been laid out to complement a wide range of families and their individual needs. Here are just three variations of the same space.

02 One large space

When you can afford to stretch out and enjoy the extra open space.

- Island Kitchen and Breakfast Counter.
- Dining Area.
- Entertainment Wall.
- Family Room.
- Outdoor Patio.



01 Home and a little work

If you bring work home on a regular basis. You'll want to keep it private.

- Dedicated Meeting Den.
- Island Kitchen and Dining.
- Entertainment Wall.
- Family Room.
- Outdoor Patio.




03 Spaces for everthing

You might be the person who likes dedicated spaces for every activity.

- Kitchen with Mini Breakfast Counter.
- Dining Area.
- Living Room.
- Entertainment Wall.
- Family Room.
- Outdoor Patio.



 Provided as default variant



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**Relax, entertain
or meditate.**

More space means you can customise your 2nd floor in many ways. How about one large space for with a home theatre setup and a bar near the open terrace?

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There is more, make the 2nd floor suit your specific lifestyle choices.

Why settle for a standardized layout? The second floor plan is designed to cater to the varied needs of different families, with the ability to adapt and customize as per their lifestyle requirements. Here are some examples of how it can be adapted.



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01 Bedroom & Lounge

A fourth bedroom for a large family and a second lounge area on the 2nd floor.

- Fourth Bedroom.
- Lounge.
- Entertainment Wall.
- Open Terrace



02 One Large Space

Remove the separating wall and create one large room on the 2nd floor.


- Home Theatre Room.
- Bar & Lounge.
- Open Terrace



03 Home Theatre & Gym

A dedicated home theatre room and a personal gym on the 2nd floor.

- Dedicated Home Theatre Room
- Personal Gym
- Open Terrace

 Provided as default variant



Great light, ventilation and outdoor spaces on every floor.

Across all three floors of the villa, you will find an ample supply of large window openings, private balconies, private terraces and semi-open patios.

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Nestled within the landscaping.

There is ample room around your villa for you to landscape. One of the perks of upgrading to a villa has to be your own private outdoor spaces.

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Column-free covered parking.

The covered car porch is designed to aesthetically blend into the front facade. It is column free and stretches 20 feet to cover both your cars.

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Enough room to build any kitchen.

The unobstructed ground floor layout gives you the choice to really think about the kitchen you want. Then, place the breakfast counter and dining table accordingly.

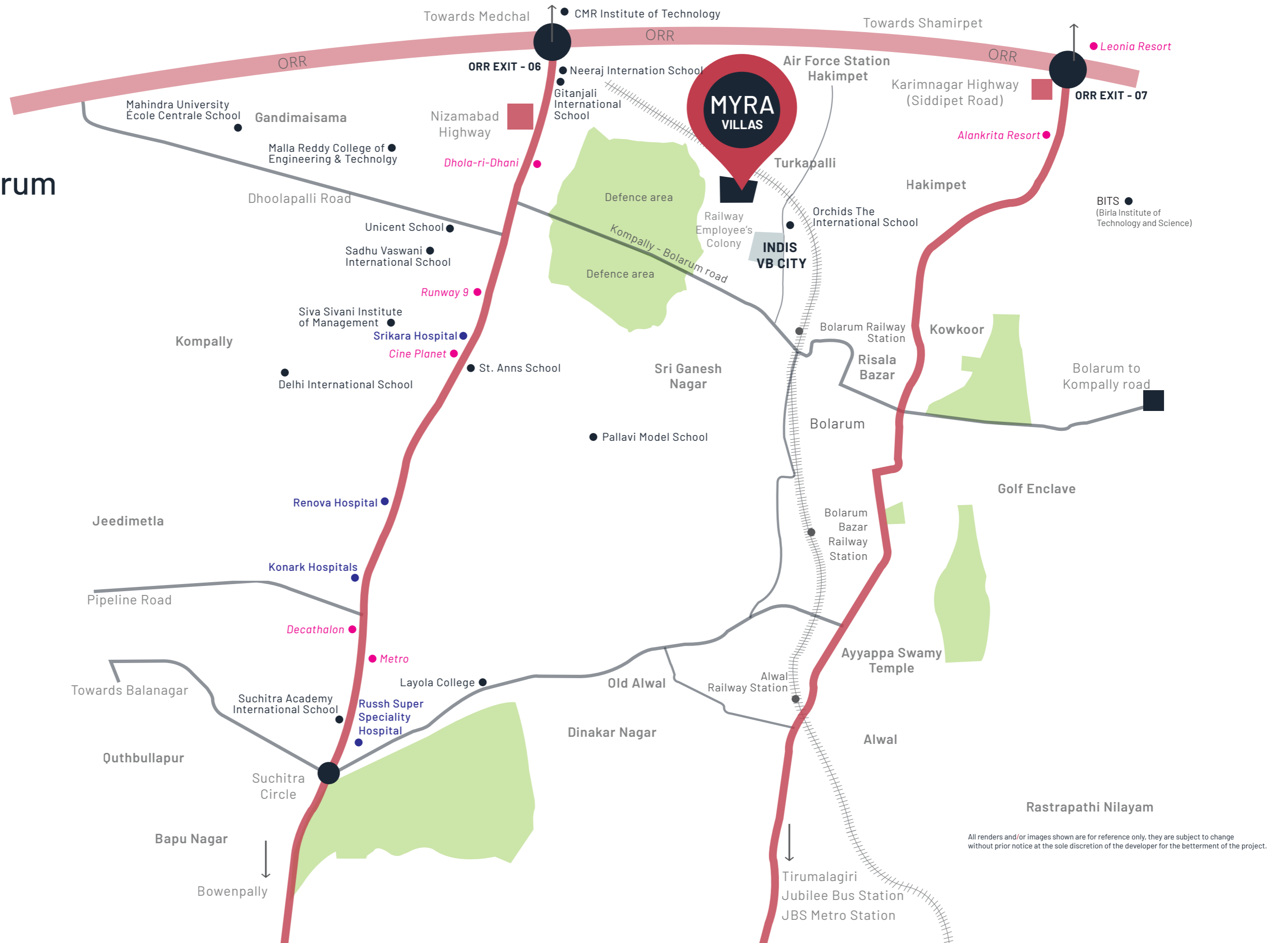
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Location map

Kompally - Bolarum



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 **MYRA Villas**

East Facing

3,513 sft. (235 sq. yds.)

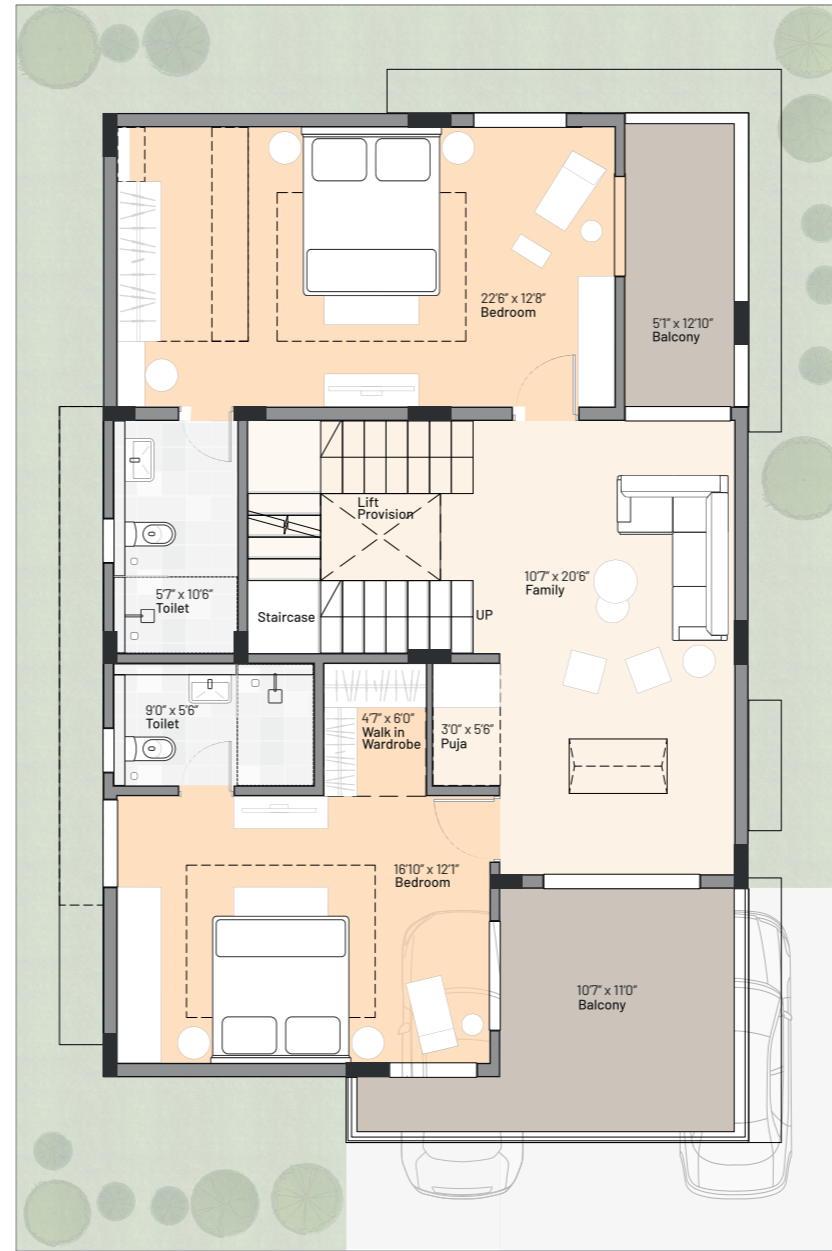




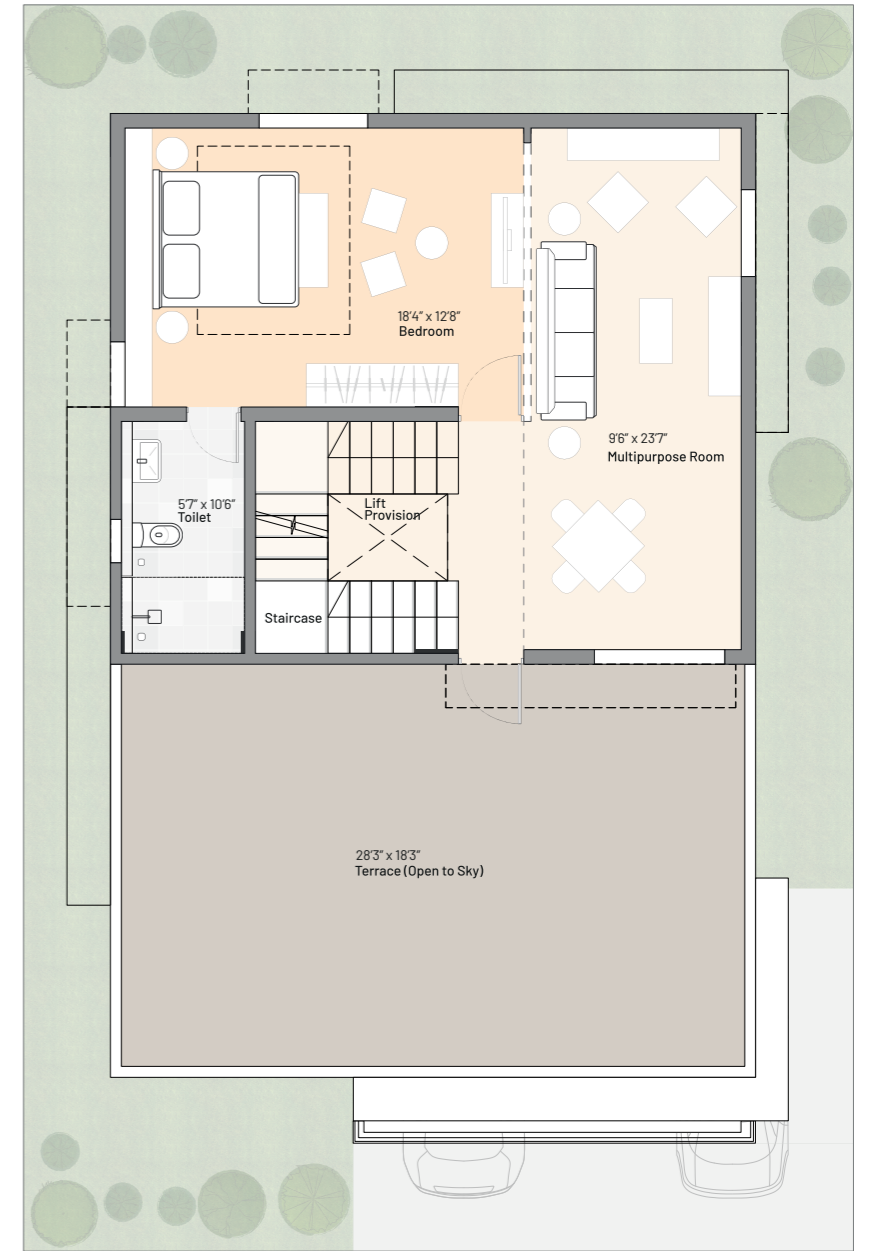
MYRA Villas
 East Facing
 3,513 sft. (235 sq. yds.)



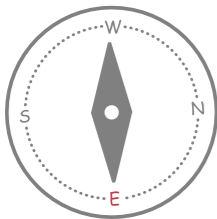
Ground Floor
 1,328 sft.



First Floor
 1,306 sft.



Second Floor / Lift + Staircase Headroom
 879 sft.



 **MYRA Villas**

West Facing

3,513 sft. (235 sq. yds.)

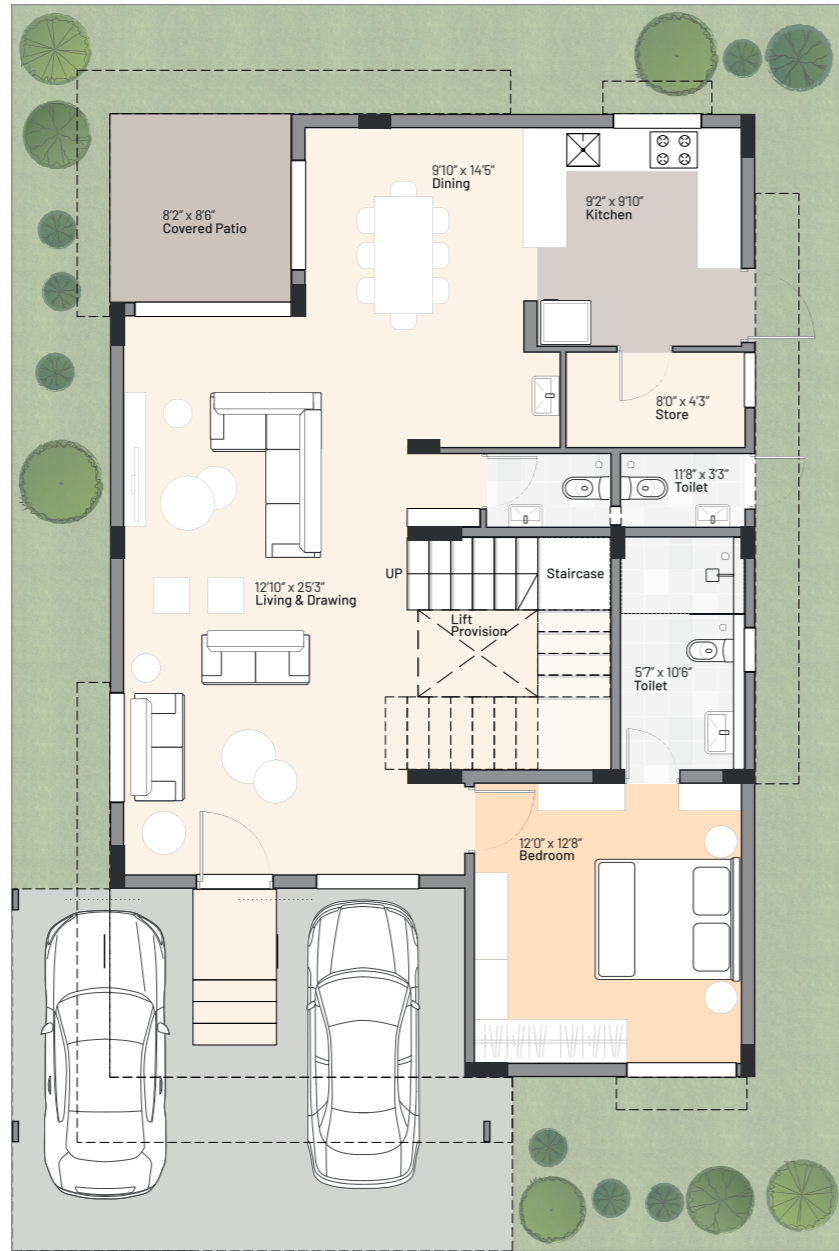




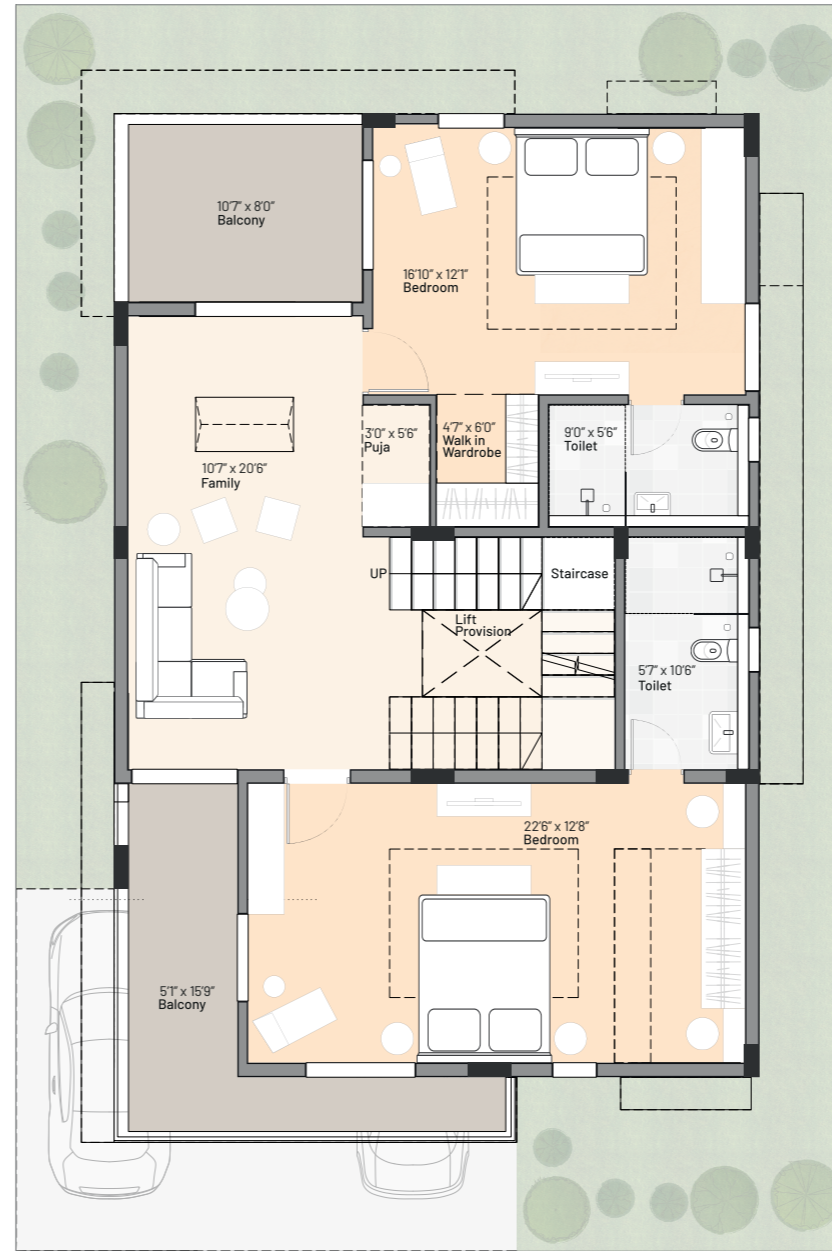
MYRA Villas

West Facing

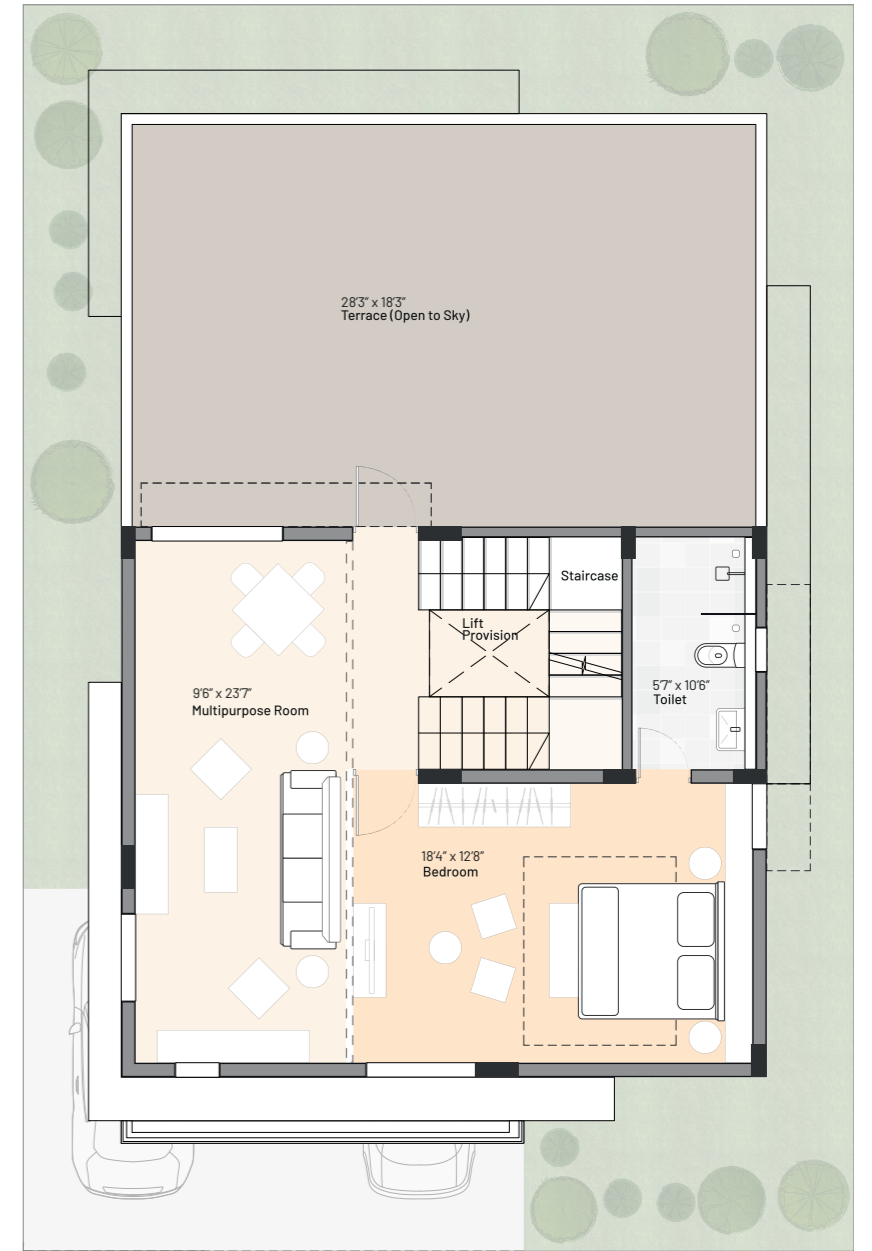
3,513 sft. (235 sq. yds.)



Ground Floor
1,328 sft.



First Floor
1,306 sft.



Second Floor / Lift + Staircase Headroom
879 sft.



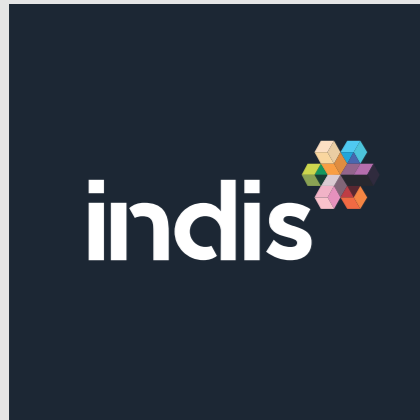
Lifestyle extends into the clubhouse.

Exercise in the gym, play indoor games, throw a party, take a dip in the pool, and even practice your badminton skills. With so much to do, you'll be spoilt for choice!

- Indoor games
- Gym
- Swimming pool
- Multipurpose hall

- Indoor badminton court
- EV Charging Points

...and so much more.



more than a decade
and 5,500 happy
customers later,
we are still obsessed
with the engineering
of a high-rise building.

PBEL CITY TSPA JUNCTION	ONE CITY KUKATPALLY	VB CITY KOMPALLY - BOLARUM	VIVA CITY KONDAPUR	SPRINGDALE DUBBACHERLA	MYRA Villas KOMPALLY - BOLARUM
2, 2.5, 3, 4 BHK & Duplex Apartments	2 & 3 BHK Apartments	2 BHK Apartments	2 & 3 BHK Apartments	Villa Plots	4 BHK Luxury Villas
Join over 2,500+ residents, ready to move in homes available.	Join over 1,100+ residents, ready to move in homes available.	Join over 750+ residents, ready to move in homes available.	Gated Community of 1,000 apartments, Range of 1,367 sq.ft. to 2,697 sq.ft.	160 to 230 sq.yd. Plots, near Mansanpally crossroads. HMDA and TS RERA approved	94 Luxury Villas of 235 sq.yds. each.

Registered & Corporate office address: Plot No. 825, Road No.44, Jubilee Hills, Hyderabad, Telangana, 500 033, India.

Site Office: **MYRA VILLAS**, Survey Nos. 83 Part & 84 Part, near Indis VB CITY, Kompally - Bolarum Road, Bolarum, HYD, Telangana - 500 010

PBEL CITY - AMETHYST (Tower - J) TS RERA Reg. No. P02400000004, QUAMARINE (Tower - K) TS RERA Reg. No. P0240000004, OPAL (Tower - L) TS RERA Reg. No. P02400000057, SAPPHIRE (Tower - M) TS RERA Reg. No. P02400001809, RUBY (Tower - N) TS RERA Reg. No. P02400000676, Tower - P TS RERA Reg. No. P02400003490.

VB CITY - TS RERA Reg. No. P02200000165. | VIVA CITY - TS RERA Reg. No. P02400003069. | SPRINGDALE - TS RERA Reg. No. P02400004149. | MYRA VILLAS - TS RERA No.: P02200005214.

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scan for location.



engineered
homes in
hyderabad.

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