

botanica

Developed by

MYRA

"Creating Homes for Families with unparalleled arenas".



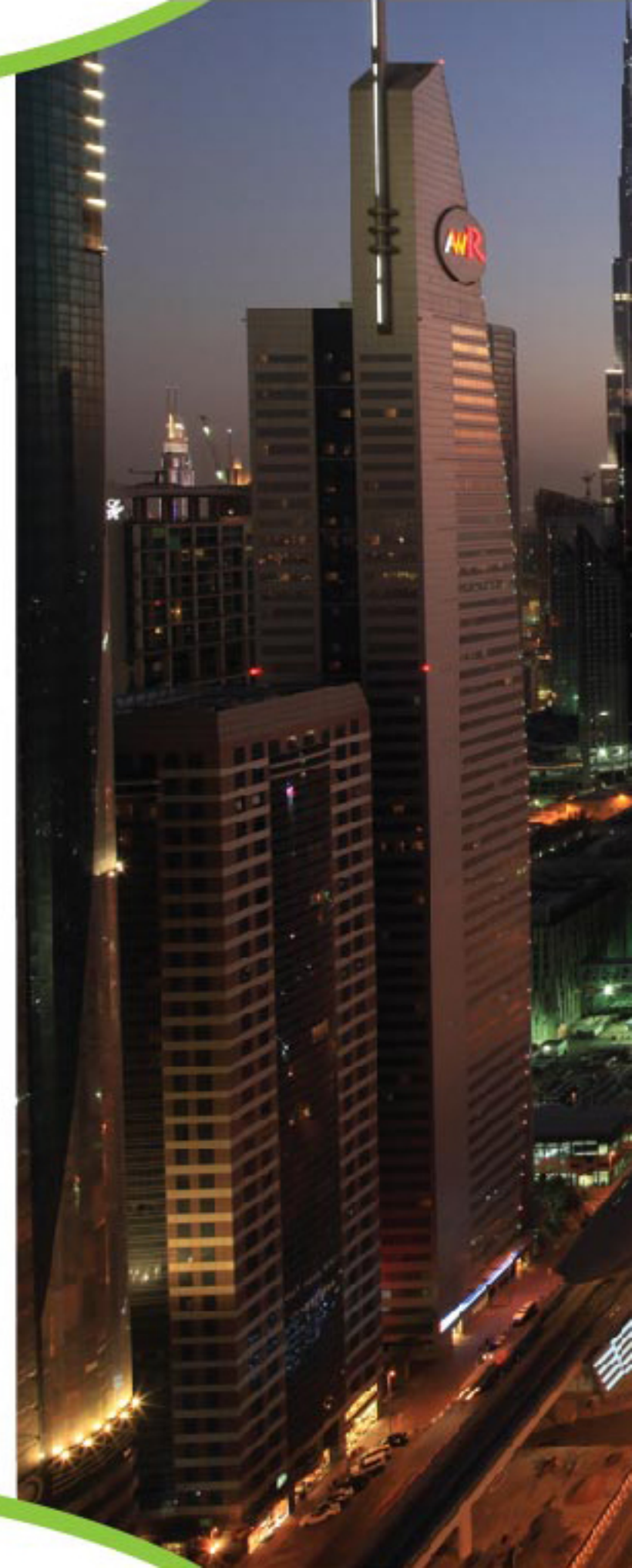
About Dubai

Dubai has always been a center of glamour and ideal living place with electrifying happenings all around. In this land of lights and life, Myra Properties have introduced a new era of standard and quality living with a profound vision of 'a home for your family' making life easy and upgrading living standard in the most alluring places of Dubai.

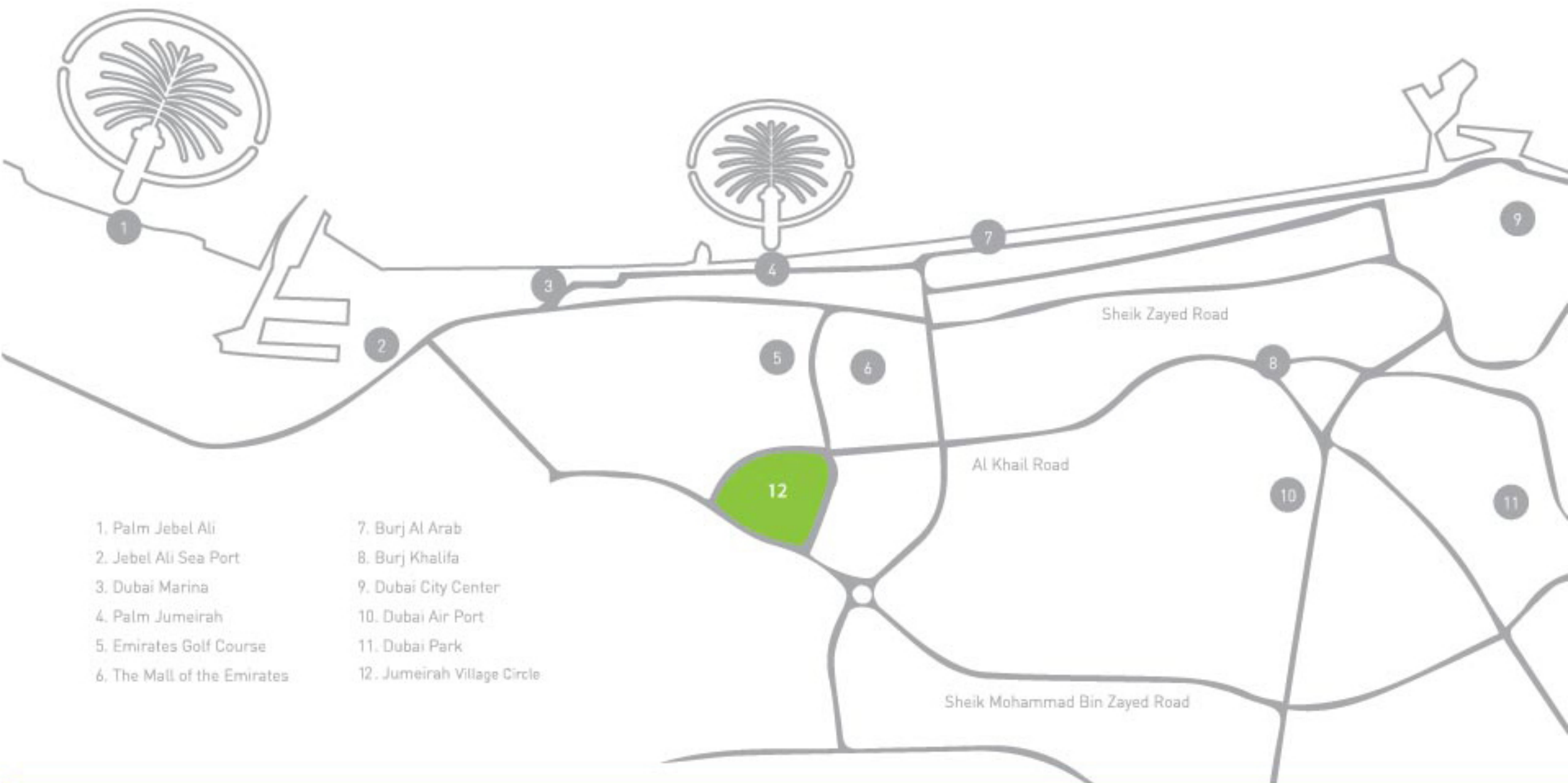
One of the world's incredible architectural hub, the 'Emirate of Dubai' is the second largest state of UAE after the capital 'Abu Dhabi'. But the stunning architectures, glamorous events and dazzling New Year's Celebrations have made this city as the one 'most visited tourist place' of the world.

The warm hospitality, rich cultural heritage and a miraculous architectural development has made Dubai as one of the most preferred residential Cities in the world. Tourists from all over the world gets indulge into amazing shopping malls, water parks, excursive attractions and the best cuisine & luxurious attention drawing hotels, beaches, resorts, Golf courses, World class Education Institutes, etc.. Besides, Dubai is crowned with world's tallest skyscraper in the world 'Burj Khalifa' at a height of 2,717 ft. The tower is the luxurious blend of elite hotels, shopping centers, residences and offices in the world.

Intercity metro, tram and advanced buses have been designed to provide maximum ease to all travellers at an affordable fare package. Dubai also witnesses very frequent shopping festivals and musical evenings from renowned artist of the world. The city is always live and bright.



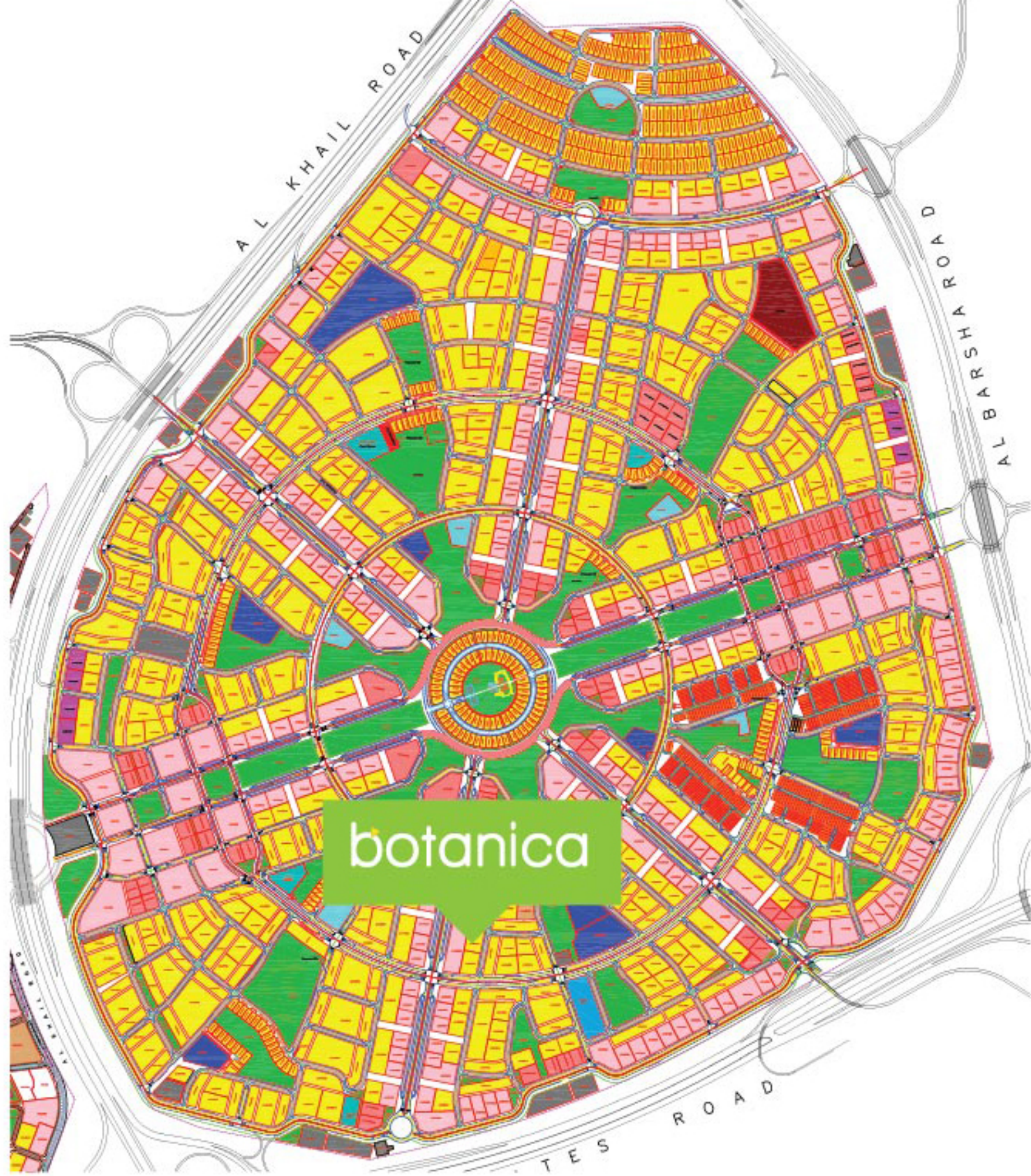




botanica

Burj Al Arab	15 minutes
Mall of Emirates	15 minutes
Dubai World Central Airport	15 minutes
Dubai International Airport	25 minutes
Dubai Mall & Burj Khalifa	25 minutes
Dubai Sports City	5 minutes
New Metro & Malls	5 minutes










MYRA

We are designing homes for families providing optimum living comfort, ease of maintenance, quality construction and giving birth to a home of your dreams. Our prime objective is to deliver best returns for your investments. Without compromising on quality alongside maximizing the returns on your investments. At Myra, we focus on our integral values with state-of-the-art constructions. For us, the construction is of your trust and assurance on Myra as a long term partner to cater your homely needs surpassing your dreams of a beautiful home.

Myra has a team of qualified experts working on the core of every project we undertake, analyzing all major and minor requisites with a practical resolution from the foundation stone to the handover stage.





botanica

Myra Properties have envisioned a home for your family with an environment friendly arena, thus we are commencing a magnificent construction of our 'Botanica' which itself has a treasure of high formulation standards coped with supreme ease of living. The finest part is the 'all green surroundings' with zero environmental hazards. We have conceived the idea from your families' health and vigor to the place where you will enjoy your residence.

It is a master community plan with a roof top terrace for each home. Ideal location with a bundle of amenities like swimming pool, gym, green valley roof top and much more. Idealized and being constructed by qualified experts of their field.

The conceptualization, planning and construction is monitored by experienced professionals from the start till it will be launched and handed over to owners.







Building Amenities

- Walking and Jogging pathways
- Secure underground Parking lots
- Infinity swimming pool and pool side lounge area separately for adults and children
- Roof top Garden
- Designer Lobby
- Convenient Location
- Children's play area
- 24-hour security
- Card controlled access for vehicles and pedestrians
- Gymnasium
- CCTV and access control systems
- BBQ deck
- Retail provisions





Botanica Apartment Amenities

- Quality finishes, fine materials and exceptional design
- High ceilings in all principal rooms
- Central A/C system
- Provision of combined IT outlets (Tel/TV/Data)
- Provision for high speed internet facility
- Door entry system (intercom)
- Fire alarm system





Sample Lobby



The Luxury of Your Dream Home

Botanica Apartments are envisioned to be a symbol of luxury, class and a complete HOME for our prestigious clients. The construction is laid on the foundation of magnificent state-of-the-art architecture covering complete horizons of all amenities your dream home must have.

Finest materials for construction and finishing have been used from the scratch of the project. Each and every apartment at Botanica is a result of close attention to all architects and teams involved. Every principal room has high ceilings specially designed to comfort your family along with centralized A/C systems throughout the project.

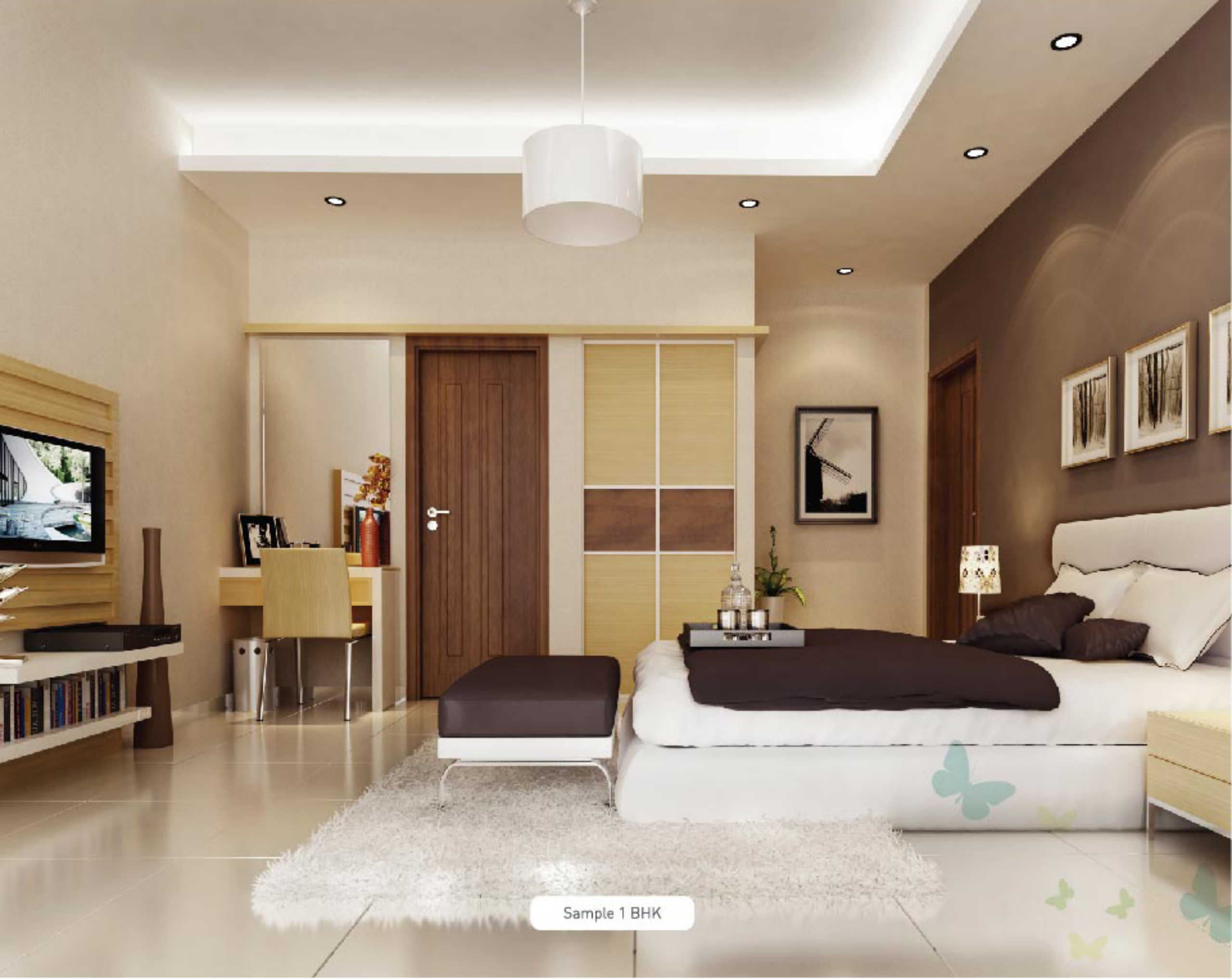
The latest designed large windows from floor to ceilings gives every room a presence of huge area covered with latest IT outlets as per your lifestyle needs. Hi speed Internet is a part of every apartment to provide the online world at your fingertips.

Your security is of top priority to us. Fully monitored door alarm intercom systems are a mandatory part of every apartment along with latest fire alarm systems incorporated.

Thus, the project covers optimum levels of ease, luxury, excursion and safety measures with an expert team of architects and well managed construction levels. We very well understand what your home must have, our Botanica project reflects the same from all aspects being constructed for your dreams to be true.



Sample Studio



Sample 1 BHK

Studio Type One

Flat Area : 53.14 SQM
Balcony Area : 4.27 SQM
Total Area : 57.41 SQM



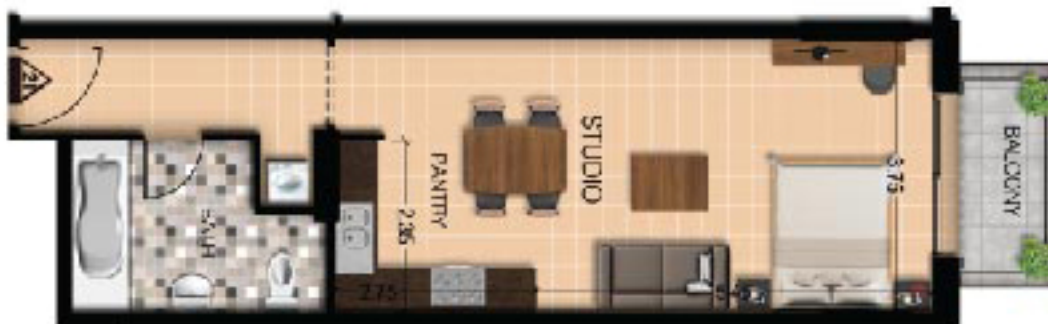
Apartment Layout



Floor Layout

Studio Type Two

Flat Area : 51.19 SQM
Balcony Area : 4.27 SQM
Total Area : 55.46 SQM



Apartment Layout



Floor Layout

Disclaimer

1. All room dimensions are in metric and measured to structural element and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawing features and amenities are approximate at the time printing. 4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawing not to scale E&EO. The developer reserve the right to make revisions to the floor plans and any features. Materials, dimensions, drawing and amenities mentioned in this brochure without notice.

Studio Type Three

Flat Area : 37.90 SQM
Balcony Area : 4.18 SQM
Total Area : 42.08 SQM



Apartment Layout



Floor Layout

Studio Type Four

Flat Area : 46.35 SQM
Balcony Area : 11.79 SQM
Total Area : 58.14 SQM



Apartment Layout



Floor Layout

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1 BHK Type One

Flat Area : 96.89 SQM
Balcony Area : 24.06 SQM
Total Area : 120.95 SQM



Apartment Layout



Floor Layout



1 BHK Type Two

Flat Area : 101.72 SQM
Balcony Area : 8.54 SQM
Total Area : 110.27 SQM



Apartment Layout



Floor Layout



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1 BHK Type Three

Flat Area : 82.59 SQM
Balcony Area : 8.55 SQM
Total Area : 91.13 SQM



Apartment Layout



Floor Layout



1 BHK Type Four

Flat Area : 65.68 SQM
Balcony Area : 24.71 SQM
Total Area : 90.39 SQM



Apartment Layout



Floor Layout



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1 BHK Type Five

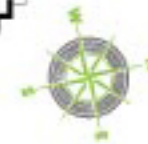
Flat Area : 83.79 SQM
Balcony Area : 7.24 SQM
Total Area : 91.03 SQM



Apartment Layout



Floor Layout



1 BHK Type Six

Flat Area : 83.51 SQM
Balcony Area : 12.82 SQM
Total Area : 96.34 SQM



Apartment Layout



Floor Layout



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2 BHK Type One

Flat Area : 150.50 SQM
Balcony Area : 12.82 SQM
Total Area : 163.32 SQM



Apartment Layout



Floor Layout



2 BHK Type Two

Flat Area : 106.65 SQM
Balcony Area : 36.04 SQM
Total Area : 142.69 SQM



Apartment Layout



Floor Layout



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2 BHK Type Three

Flat Area : 144.55 SQM
Balcony Area : 12.82 SQM
Total Area : 157.37 SQM



Apartment Layout



2 BHK Type Four

Flat Area : 88.25 SQM
Balcony Area : 35.48 SQM
Total Area : 123.73 SQM



Apartment Layout



Floor Layout



Floor Layout



Disclaimer

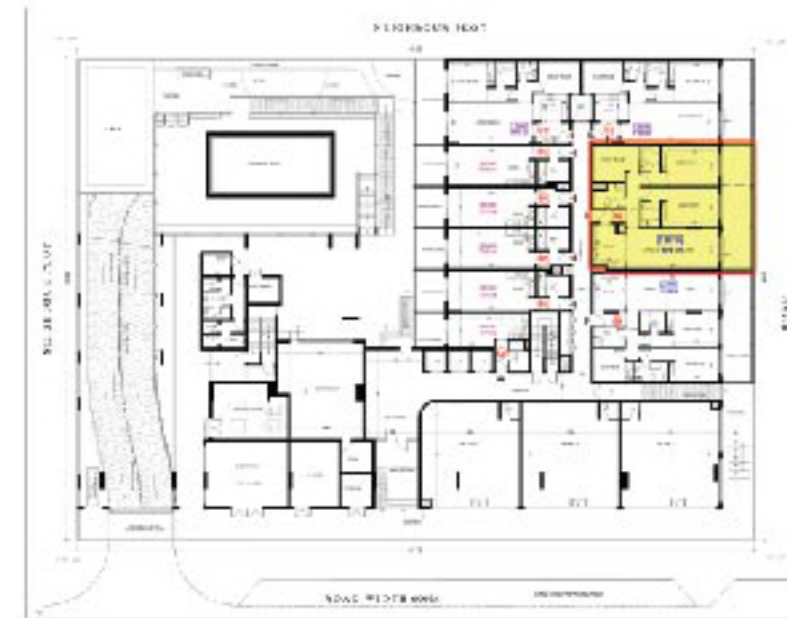
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2 BHK Type Five

Flat Area : 142.97 SQM
Balcony Area : 35.11 SQM
Total Area : 178.09 SQM



Apartment Layout



Floor Layout



2 BHK Type Six

Flat Area : 129.59 SQM
Balcony Area : 31.86 SQM
Total Area : 161.45 SQM



Apartment Layout



Floor Layout



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2 BHK Type Seven

Flat Area : 129.50 SQM
Balcony Area : 12.82 SQM
Total Area : 142.32 SQM



Apartment Layout



3 BHK Type One

Flat Area : 205.40 SQM
Balcony Area : 17.09 SQM
Total Area : 222.49 SQM



Apartment Layout



Floor Layout



Floor Layout



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Exclusive Sales Agent

skyview
real estate broker

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