



MORPHEUS 
pratiksha
RESIDENTIAL APARTMENTS AT GREATER NOIDA WEST

Where the Wait gets over...

Morpheus Group: The Story Unfolds

Morpheus Group of companies is a name to be reckoned with in the field of Construction & Real Estate Promotion in Delhi NCR, apart from Real Estate its also in the fields of Hotel, Sports, Film Production & Health Care. A strong foundation and on equally strong commitment to the highest standards of Quality & Ethics has helped Morpheus to establish itself as the most premier construction group of NCR.

Group of Companies

Morpheus Infrastructure Pvt. Ltd

Morpheus Pro-developers Pvt. Ltd

Vyom Infrastructure Pvt. Ltd

Morpheus Developers Pvt. Ltd

Morpheus Hotels Pvt. Ltd

Morpheus Films Production Pvt. Ltd

Morpheus Sports Pvt. Ltd

Morpheus Health Care

Corporate Social Responsibility

We believe in the welfare of the society and the people around us. The Society in which we live is our responsibility and we take care of it by our social initiatives. We believe in the social well being of the weaker sections of society. "Grace Home" an orphanage of 200 children is supported and run by us. We provide full running cost of the orphanage and additional requirements needed by the children living there, so that these children grow up into responsible citizen of the country. We are further expanding the orphanage to include more children and also to provide vocational training to ensure the job and employment security to these young children.



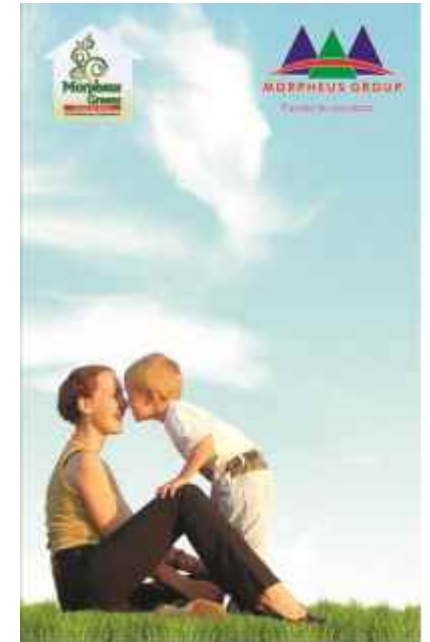
The wait to own your dream home is finally over at **Pratiksha**. As part of a fully integrated township, our objective is to ensure that we create an ideal destination for owning a slice of Noida West, one of the upcoming and prosperous suburbs of NCR. **Pratiksha** promises to rise as the most promising address for people with a dynamic mindset and a futuristic outlook.

Our endeavor is to provide the best of comforts in your luxury homes, within a gated community with three-tier security, various state-of-the-art amenities and a privacy that will delight and amaze you and your family.



About Morpheus Developers

Morpheus is one of India's leading developers that specializes in Residential Housing. The company does turnkey development right from Land Acquisition, Licensing, Master planning, Design, Execution, Marketing and Sales and project handover. Morpheus has collaborated with some of the leading Real Estate developers, Architects, Consultants and A-class contractors to bring world-class real estate developments to India.



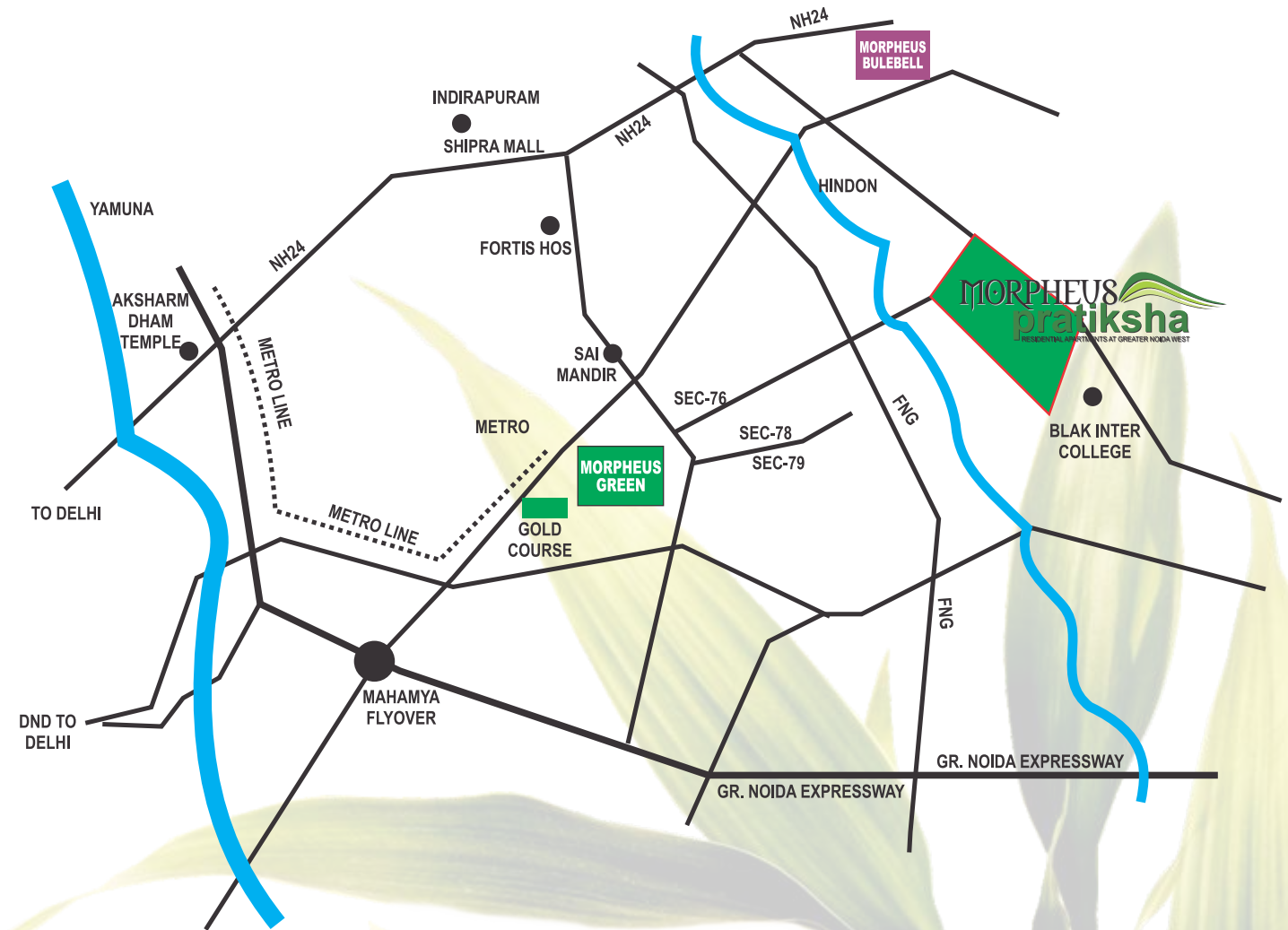
Noida West: the next mega destination:

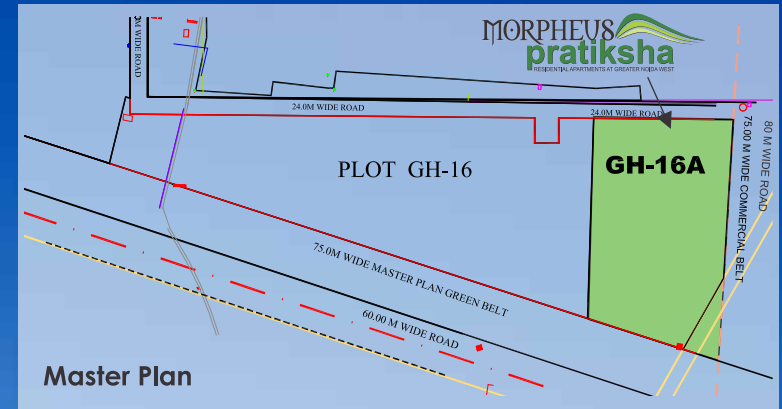
NOIDA West, a swank suburb of New Delhi and an integral part of the National Capital Region (NCR) is the finest example of modern Town planning and urban design. With international standard infrastructure and amenities, its fast growing into the most sought after hubs of modern day living. The city offers the best connectivity options in terms of wide highways, Metro and excellent public transport infrastructure.

This is what makes Pratiksha, located off the very coveted NOIDA-Greater NOIDA Expressway, one of the most promising addresses for the up and coming population.

- Strategically located in Sector 1, Greater Noida
- Abutted by 60 m wide road on one side, and a 24m wide road on the other, with commercial belt on the third side.
- Within 3 km distance from the FNG Expressway
- Close proximity to proposed Metro Station.
- 3 km from City Center Metro Station.
- Close to the Corporate and Commercial districts of Noida
- 15mins drive from Delhi.
- Leading schools and hospitals in a radius of 5 km
- En route to F1 Racing Track and Helipad.
- Adjoining large sector parks.
- Broadband and Wi-fi connectivity, throughout the complex.

Location Map





A residential complex designed for the elite..

Spread across 10.5 acres of lush manicured greens, **Pratiksha** offers an eclectic mix of 2, 2+study, 3 and 4-bhk condominiums and penthouses with private pools as well as villa suites at ground floor with private gardens.

What is unique about **Pratiksha** is that it suits every pocket, and still adds to the quotient of opulence and richness to your lifestyle. In addition, all the finishes and features, be it indoors or outdoors, have been hand-picked from among the best to provide you with a world-class living experience at an affordable price.



Site plan

LEGEND

01. ENTRY/EXIT
02. GUARD ROOM
03. PARKING
04. SWIMMING POOL
05. CLUBHOUSE
06. OPEN LAWN
07. CASCADING WATER
08. REFLEXOLOGY PAVING
09. ACTIVITY PLAZA
10. BADMINTON COURT
11. COVERED WALKWAY
12. DROP-OFFS
13. RAMPS
14. ORCHARDS
15. JOGGING TRACK
16. WALKWAY
17. TOT LOT
18. TOPIARY NEST
19. SAND PIT
20. PET AREA
21. CHILDREN'S PLAYGROUND



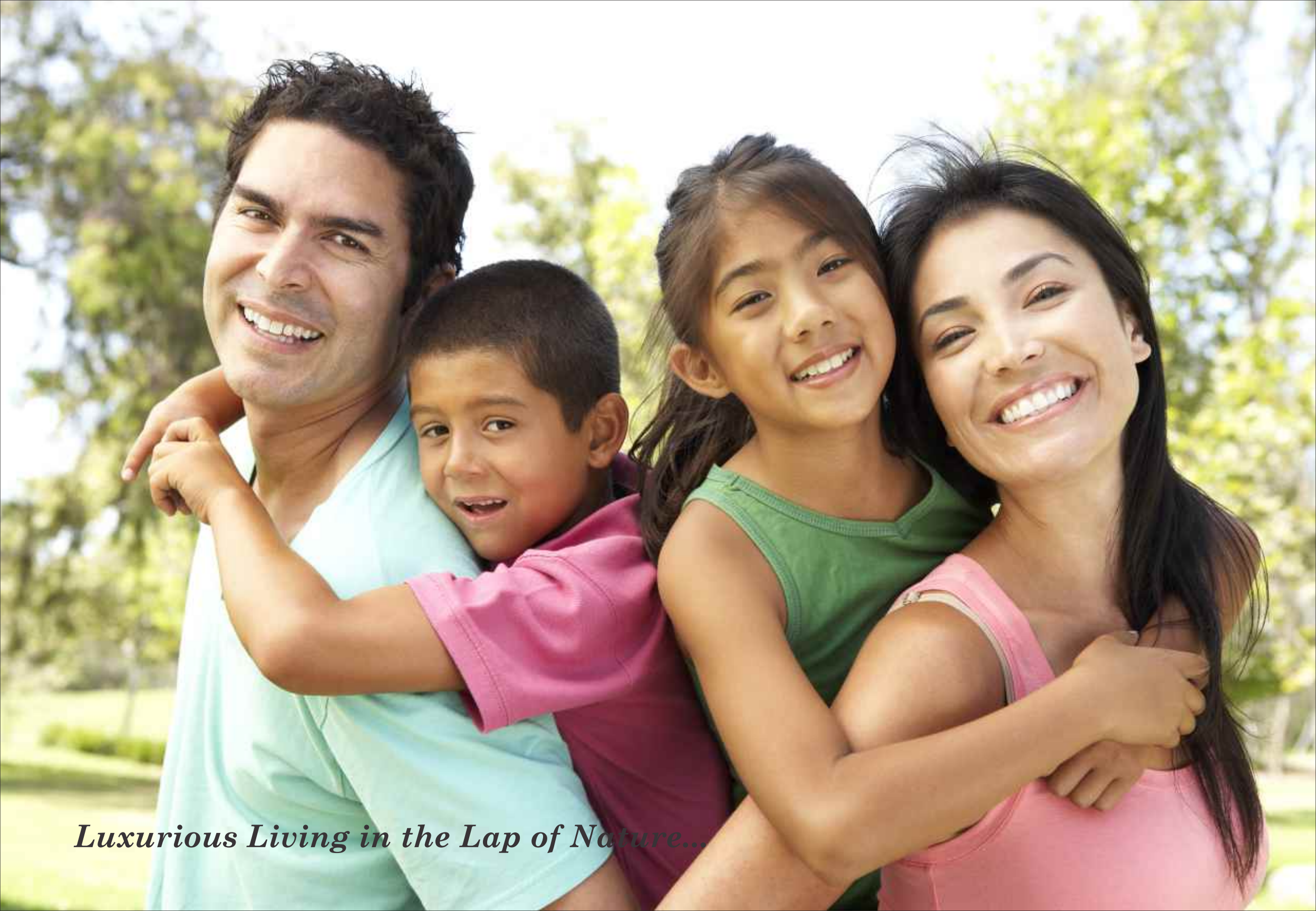
Pratiksha Housing Sector-1, Greater Noida



Innovative Design Concepts:

- **Green Homes:** Pratiksha strives to provide the best to its residents while being responsible towards a healthy future. Pratiksha is being designed under the guidance of IGBC and has an approval from the **Ministry of Environment and Forestry**. Every apartment here is a **Green Home**.
- We apply innovations in the design and implementation techniques to be energy efficient and still give you the best in terms of quality of living
- Well managed **solar lighting** in landscaped areas, **Rainwater harvesting** and **Sewage treatment plants**
- The sizes and finishes are the best in its class, while the functionally designed layout ensures that each room has a breath taking view, is soothingly well- ventilated and refreshingly cosy in its ambience.
- The design maintains ample scope for safe and secure circulation for pedestrians, offering **zero traffic jogging tracks** and tot-lots as well as being **100% handicap-friendly**.





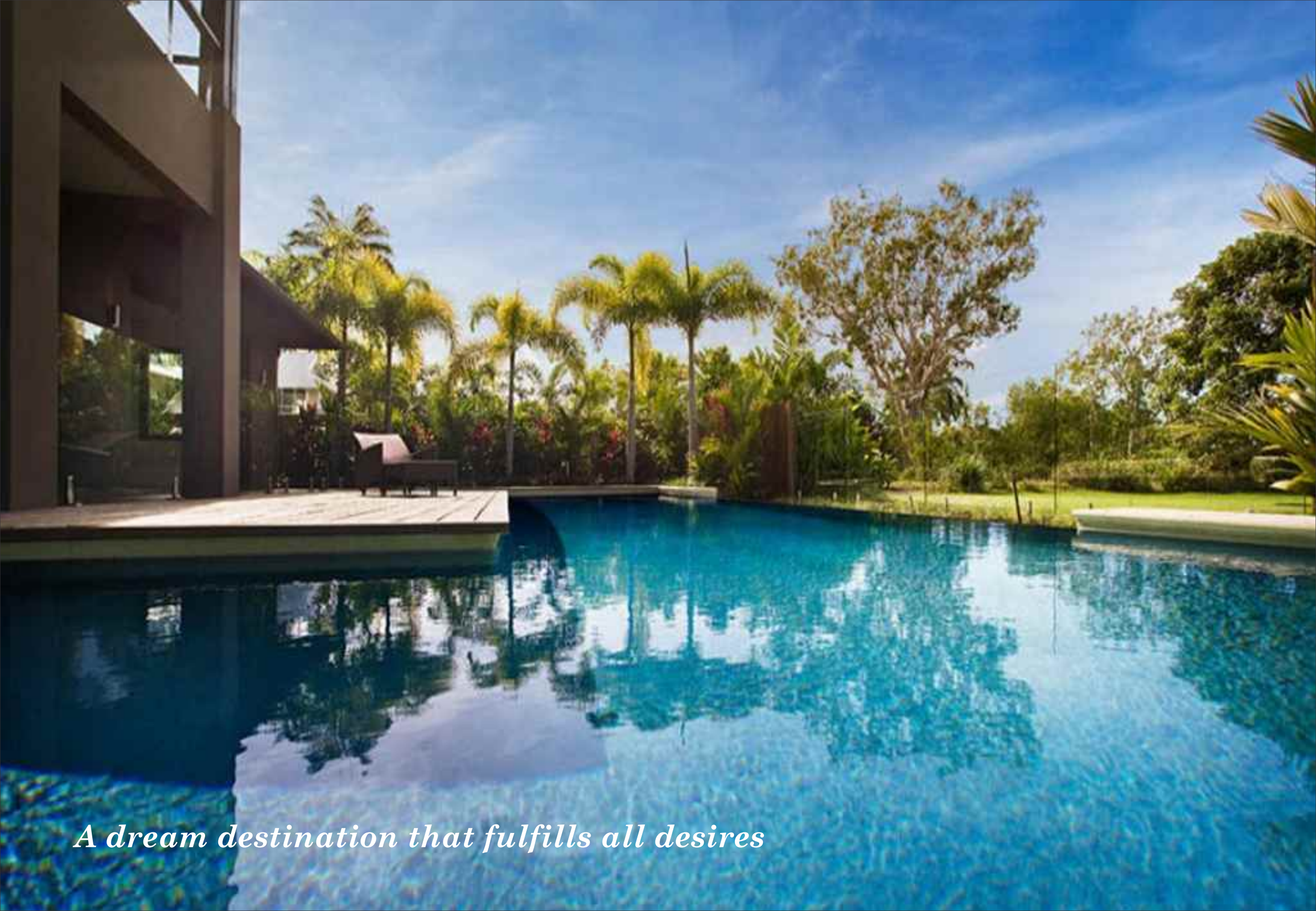
Luxurious Living in the Lap of Nature...

The dream destination to fulfill all your recreational, social and congregational needs:

- State-of-the-art clubhouse spread over a lac sqft, integrated with the township, featuring the very best of facilities, viz. gym, spa, medi-club, salons, Yoga and meditation center
- Amphitheater
- Swimming pool that integrates a kids' wading pool, a private and exclusive ladies' pool and the lap pool with heating facilities
- 24 x 7 automatic power back-up & water supply
- 3-tier security systems round the clock
- CCTV camera at common access points and video door phones in all condominiums
- Pre-school and day-care centers with private play area
Food courts, fine dining, banqueting facilities, confectionaries,
- Commercial centers
- Round the clock medical facilities



- Lush landscaped Lawns with jogging tracks, tot-lots, flower gardens, intermittent water bodies, orchids, meditation strips and leisure gardens to cater to residents of every age and lifestyle choice
- Play courts: Tennis/ Badminton/ Basketball etc, as well as indoor sports like pool boards and card room.
- ATMs and travel desks
- Leisure parks for senior citizens and Children's play areas
- Earthquake resistant structure approved by IIT
- Concierge services



A dream destination that fulfills all desires



The Ultimate Address for Opulence

Specification:

	External FAÇADE Combination of stone work up to 2nd floor & texture paint above.	
FLOORING High quality vitrified tiles in drawing/ dining/bedrooms. European laminated wooden flooring in Master Bedrooms. Branded anti- skid ceramic tiles in toilets and balcony.	DOORS & WINDOWS Veneer finished entry door with hard wood frames & flush doors with hard wood frame in bedroom. External aluminum/UPVC doors & windows.	KITCHEN R/O water, granite top working platform, stainless steel sink with drain board. Ceramic glazed tiles above working platform. Flooring of branded anti skid ceramic tiles.
TOILET Branded anti-skid ceramic floor tiles. Ceramic tiles upto roof level. Kajaria /Somany or equivalents. Sanitaryware: Hindware /Equivalent Fittings: Jaguar/Equivalent	ELECTRICAL Copper wiring in concealed P.V.C. conduits. Sufficient light and power points. Provision for TV, Telephone, Internet, Intercom points in living room and all bedrooms. Provision for video door phone. AC points in all rooms.	INSIDE WALL & FINISH Drawing/dining with plastic paints & all other internal walls with OBD.



UNIT TYPE - A
AREA 940 SQFT

Pratiksha Housing Sector-I, Gr. Noida



UNIT TYPE - B
 AREA 1150 SQFT

Pratiksha Housing Sector-I, Gr. Noida



UNIT TYPE - C
 AREA 1415 SQFT

Pratiksha Housing Sector-I, Gr. Noida



UNIT TYPE - D
 AREA 1700 SQFT

Pratiksha Housing Sector-I, Gr. Noida



UNIT TYPE - E
 AREA 2100 SQFT

Pratiksha Housing Sector-I, Gr. Noida



UNIT TYPE - F
 AREA 2400 SQFT

Pratiksha Housing Sector-I, Gr. Noida



TYPE - G
LOWER LEVEL PENTHOUSE

Pratiksha Housing Sector-I, Gr. Noida



TYPE - G
UPPER LEVEL PENTHOUSE

Pratiksha Housing Sector-I, Gr. Noida



UNIT TYPE - G
TERRACE LEVEL PENTHOUSE

Pratiksha Housing Sector-I, Gr. Noida



Cluster Layout Plan

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