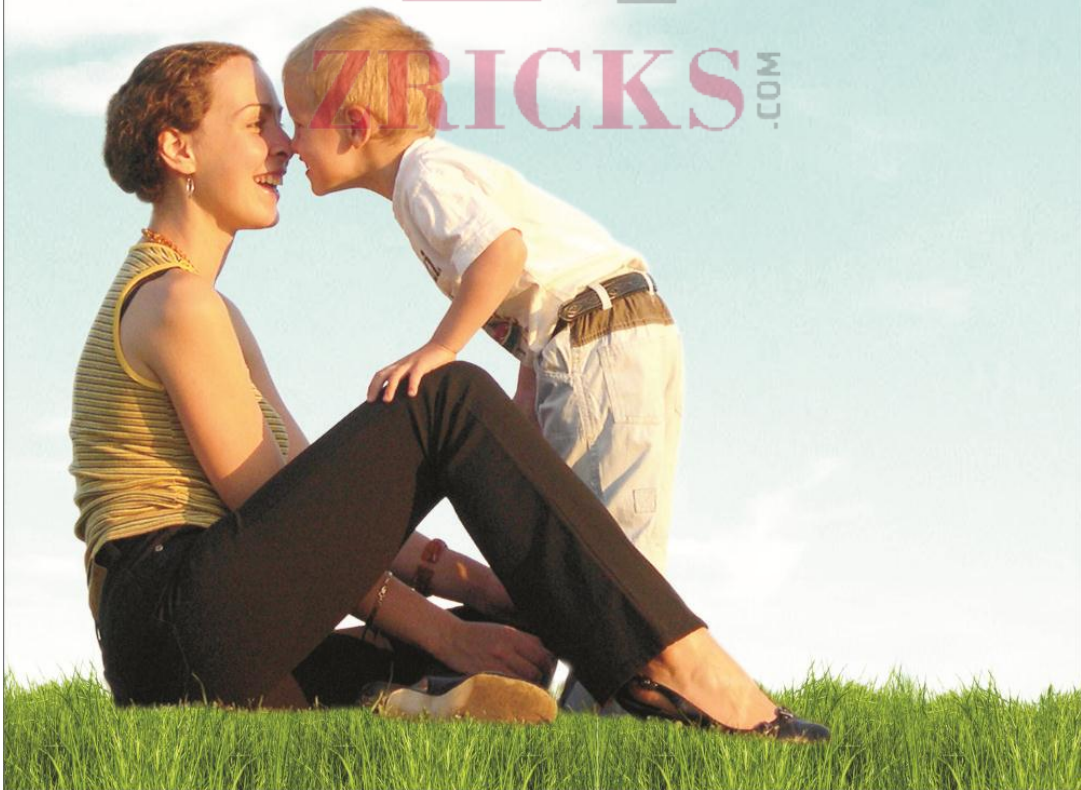




Passion for excellence...
Morpheus ProDevelopers (P) Ltd.



ZTRICKS.COM





Your dream home in NATURE'S LAP...

A dream of providing high standards of living environment has blossomed into a reality. With more than 6 years of experience MORPHEUS GROUP one of the leading real estate company in India, has been building on the strengths of professionalism, integrity, service and constant innovation with a thrust to residential solution.

Managed by civil engineers, professionals and businessmen of repute has already delivered an enviable 5,00,000 sq. ft. of built-up residential and commercial edifices across northern India. At MORPHEUS, the approach is based on market forecasts and trends. Anticipating and responding to the immediate need of the buyers, MORPHEUS ensures that the projects deliver the best value for money to the people who have entrusted their faith as partners in progress.





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**Morpheus
Greens**
Sector 78, Noida
2/34 Bedroom Apartment



YOUR DREAM HOME IN NATURE'S LAP...

LOCATION

- 0 km from proposed Metro Station
- 2 km from current City Centre Metro Station (Sec-32)
- FNG expressway only 2.5 kms away



FEATURES

- Wi-Fi enabled complex
- Balcony with each bedroom
- 2 tier security with centralized CCTV surveillance
- 100% power back-up for elevators and common areas
- Power back-up of 1.5 KVA for each apartment
- Uninterrupted water supply through water softening plant
- Fire-fighting system as per latest norms
- Golf Cart service for Guests
- Musical / AC reception for guests & visitors in each complex like 5 star waiting lounge



EXCLUSIVE FEATURE

- 24 hrs. ambulance / medical emergency services on discounted rates by FORTIS HOSPITAL available
- In house pick & drop service for Delhi Airport & Delhi Railway Stations.
- In house creche in the campus
- In campus A.T.M.



ZRICKS[®] RECREATION

- Swimming Pool with separate kids pool
- Amphitheater, Jogging Track, AC Gymnasium
- Club with a Yoga Centre, Sauna, Steam & Spa
- Table Tennis, Pool, Skating Rink, Badminton Court,
- Basket Ball / Lawn Tennis Court
- Entrance lobby for each tower
- Convenient shopping within complex



ECO-FRIENDLY

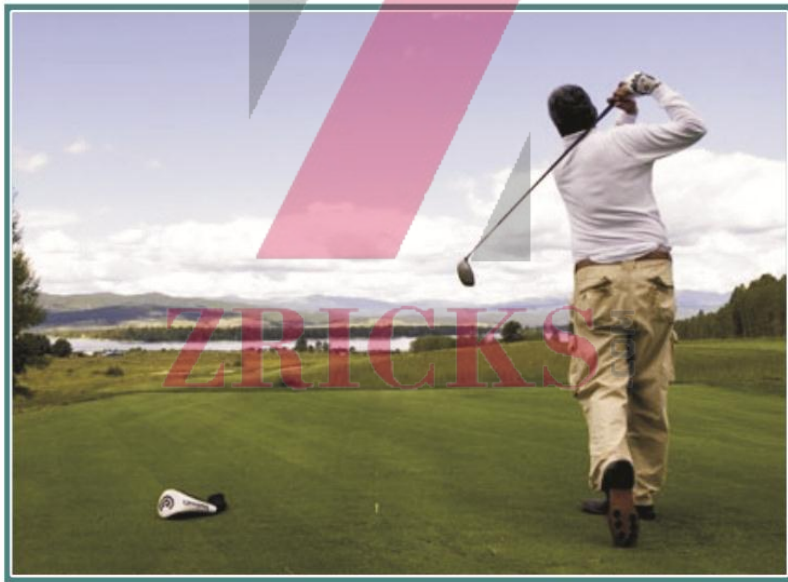
- Better roof insulation to reduce the high temperature levels in top floors.
- Provision for rain water harvesting
- Energy efficient housing complex.
- Well ventilated & adequate natural light in-flow
- Provision for PNG supply



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SPECIFICATIONS

Specifications	Living/ Dining	Master Bedroom	Other Bedrooms	Kitchen	Toilet (Master Bed Room)	Toilet (Other Bed Room)	Servant Room/Toilet
Wall Finish	Birla / J.K. Putty with Plastic Emulsion Paint with one wall having Texture Paint	Birla / J.K. Putty with Oil Bound Distemper with One wall having Texture Paint	Birla / J.K. Putty with Oil Bound Distemper with One wall having Texture Paint	Designer Ceramic Tiles up to 2'-0" above counter	Designer Ceramic Tiles up to 7'-0"	Designer Ceramic Tiles up to 7'-0"	Oil Bound Distemper
Flooring	High End Vitrified Tiles (KAJARIA / SOMANI / Imported Equivalent)	Wooden Laminated	Vitrified Tiles (KAJARIA / SOMANI / Imported Equivalent)	Anti Skid Vitrified / Ceramic Tiles (KAJARIA / SOMANI / Imported Equivalent)	Anti Skid Vitrified / Ceramic Tiles (KAJARIA / SOMANI / Imported Equivalent)	Anti Skid Vitrified / Ceramic Tiles (KAJARIA / SOMANI / Imported Equivalent)	Anti Skid Vitrified / Ceramic Tiles (KAJARIA / SOMANI / Imported Equivalent)
Ceiling	POP cornices & ceilings white	POP cornices & ceilings white	POP cornices & ceilings white	POP cornices & ceilings white	POP cornices & ceilings white	POP cornices & ceilings white	POP cornices & ceilings white
Fittings	Hard wood frame with skin molding door, Modular switches (ANCHOR / HAVELLS or Equivalent)	Hard wood frame with skin molded door/flush door, Modular switches (ANCHOR / HAVELLS or Equivalent)	Hard wood frame with skin molded door/flush door, Modular switches (ANCHOR / HAVELLS or Equivalent)	Granite Counter, CP fixture & fitting (Jaquar / Imported equivalent) for geyser water supply	Chinaware (HINDWARE or Equivalent), CP fitting (JAGUAR / Imported equivalent), Granite counter & fitting for geyser water supply	Chinaware (HINDWARE or Equivalent), CP fitting (JAGUAR / Imported equivalent), Granite counter & fitting for geyser water supply	Chinaware (HINDWARE or Equivalent), CP fitting (JAGUAR / Imported equivalent) & WC
External Facing Finishing	Powder Coated Aluminum Glazing	Powder Coated Aluminum Glazing	Powder Coated Aluminum Glazing	Powder Coated Aluminum Glazing	Powder Coated Aluminum Glazing	Powder coated Aluminum Glazing	Powder Coated Aluminum Glazing



FLOOR PLAN



Area 1200 sq. ft.

•2 Bedrooms •1 Study/Servant Room+Tribute •3 Toilets •Kitchen + Utility Area •Living/Dining Room •2 Balconies



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FLOOR PLAN

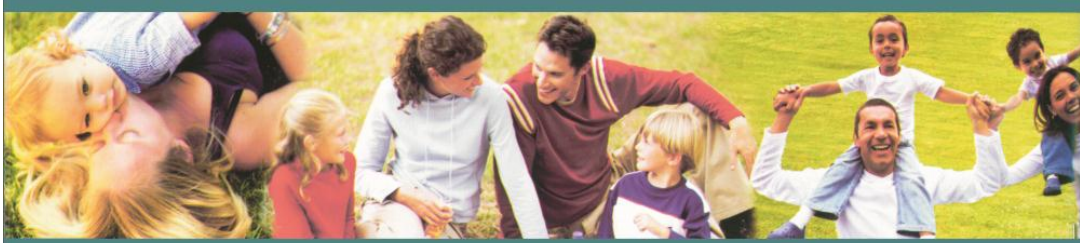


Area 1380 sq. ft.

•3 Bedrooms •Living Room •2 Toilets •Kitchen + Utility Area •3 Balconies



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FLOOR PLAN



/// Area 1560 sq. ft. ///

•3 Bedrooms •3 Toilets •Kitchen + Utility Area •Living Room •3 Balconies+Study/Servant Room



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FLOOR PLAN



Area 1700 sq. ft.

•3 Bedrooms •3 Toilets •Kitchen + Utility Area •Living Room •3 Balconies •Study/Servant Room





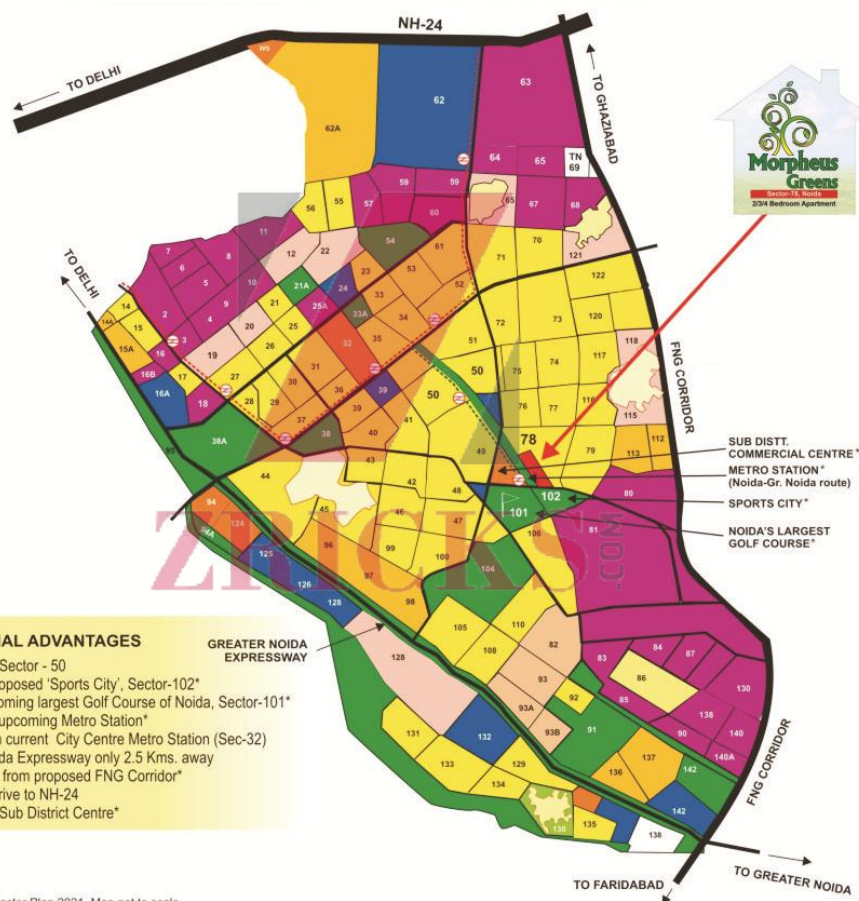
LOCATION MAP



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LOCATION MAP



LOCATIONAL ADVANTAGES

- Adjacent to Sector - 50
- Opposite proposed 'Sports City', Sector-102*
- Next to upcoming largest Golf Course of Noida, Sector-101*
- 0 Km. from upcoming Metro Station*
- 2 Km. from current City Centre Metro Station (Sec-32)
- Greater Noida Expressway only 2.5 Kms. away
- Just 2 Kms. from proposed FNG Corridor*
- 8 minutes drive to NH-24
- Adjacent to Sub District Centre*

*As per Noida Master Plan 2021. Map not to scale.



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FLOOR PLAN



Area 1380 sq. ft.

•3 Bedrooms •Living Room •2 Toilets •Kitchen + Utility Area •3 Balconies



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