



MORPHEUS  
**pratiksha**  
RESIDENTIAL APARTMENTS AT GREATER NOIDA WEST



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RESIDENTIAL APARTMENTS AT GREATER NOIDA WEST

SMART LIVING  
WITH **STYLE**

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# IMAGINATION WITH STYLE

## The tale unravels

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.

## The Group Landscape

- 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 citizens of the country. We are further expanding the orphanage to include more children and also to provide vocational training to ensure employment security to these young children.





# VISION WITH STYLE

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 Greater 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 endeavour is to provide the best of comfort in your luxury home, 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.







# CITY WITH STYLE

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.

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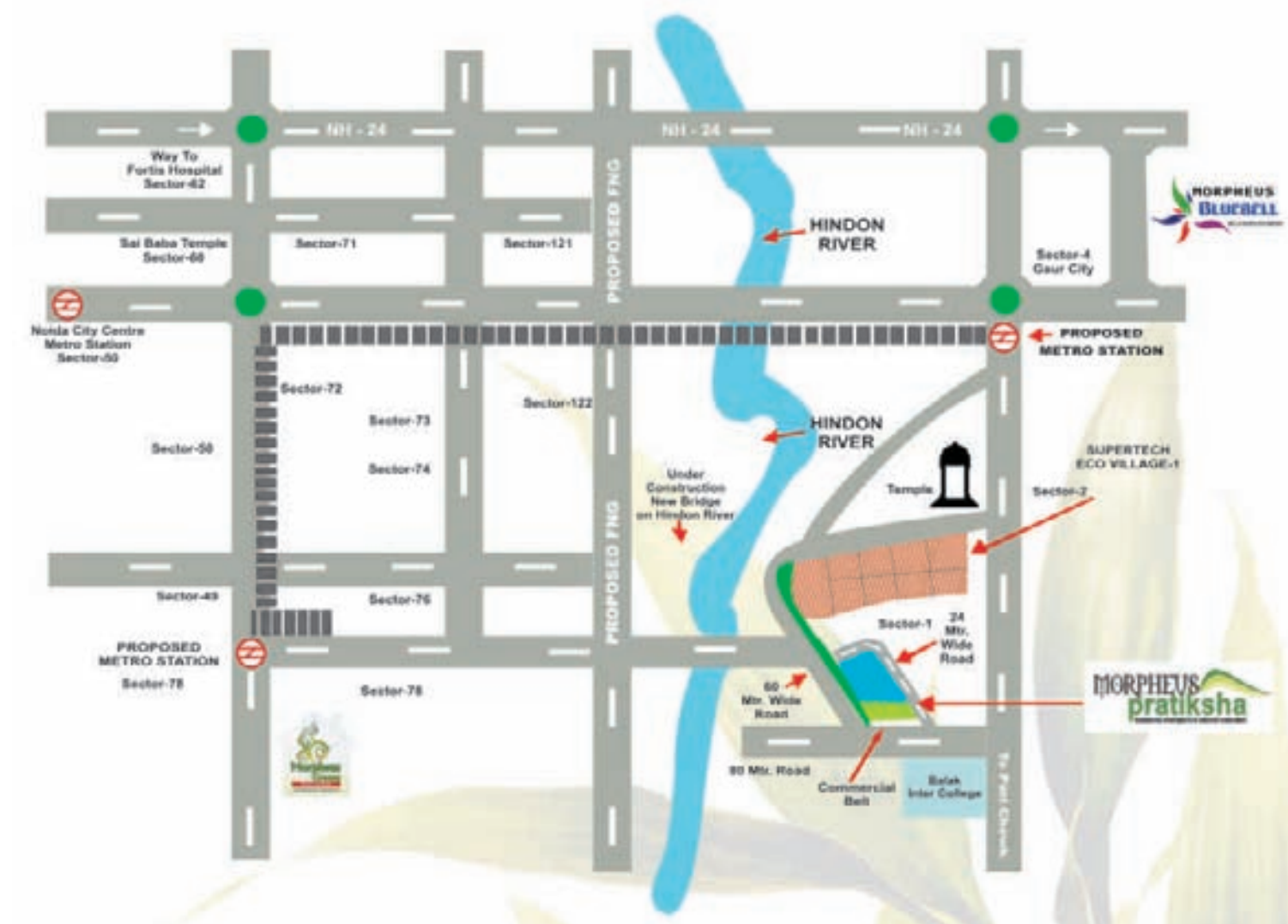
# LOCATION WITH STYLE

## Greater Noida West: the next mega destination:

Greater 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 hub 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.

- Greater Noida West: the next mega destination
- Strategically located in Sector 1, Greater Noida West.
- Abutted by 60 m wide road on one side, and a 24 m 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.
- Approx 3 km from City Center Metro Station.
- Close to the Corporate and Commercial districts of Noida.
- 15 mins 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.





# ENGINEERING WITH STYLE

## 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

*Proposed Group Housing  
Morpheus Pratiksha at GH-16A, Sector-1, Greater Noida*





# NATURE WITH STYLE

- 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.



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## HOMES WITH STYLE

A home in Pratiksha offers you the chance to live in one of the most varied and cosmopolitan places ever, with a mix of cultures living together in harmony. With easy access to NH 24, the proposed new airport at Jhewar, near Greater Noida, a few kilometers away, it is ideally placed to take full advantage of the status as an emerging business and residential hub. Strategically located, Greater Noida West offers access to numerous future opportunities.

# ZRICKS

Incoming corporates and residents will enjoy all the advantages of a highly developed place, where infrastructure and services will match the highest international standards of efficiency, quality and service.





# SPECIFICATIONS WITH STYLE

## 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.

## TOILET

Branded anti-skid ceramic floor tiles. Ceramic tiles upto roof level. Kajaria /Somany or equivalent.  
Sanitaryware: Hindware /Equivalent.  
Fittings: Jaguar/Equivalent.

## EXTERNAL FAÇADE

Combination of stone work up to 2nd floor & texture paint above.

## DOORS & WINDOWS

Veneer finished entry door with hard wood frames & flush doors with hard wood frame in bedroom.  
External aluminum/UPVC doors & windows.

## 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.

## 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.

## INSIDE WALL & FINISH

Drawing/dining with plastic paints & all other internal walls with OBD.





# HEIGHTS WITH STYLE

Pratiksha's magnificent tower offers elegant apartments. From the architectural planning to the smallest comfort, every little detail has been carefully thought out to give you an unparalleled living experience. It's just designed for higher living.

The rooms open out to a grand deck that brings to life joie de vivre. Savour beautiful moments with your loved ones, spend a quiet evening reading or meditating, enjoy a candle-lit dinner, relax over a cup of coffee. The discretion is yours.







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## FACILITIES WITH STYLE

- State-of-the-art clubhouse spread over a lac sq. ft., 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.





## RELAXATION WITH STYLE

Pratiksha offers its residents and their guests an opportunity to “beat the heat” and practice their diving skills in their own backyard. A landscape of swimming, diving, relaxing or competing in a clean and safe liquid environment is offered.

Ideal for family fun, relaxation or aqua fitness ,the swimming pool is a great choice all year round. The exercise gym, fitness centre and sports club offers a range of sports facilities and services.

On land, you can enjoy arts & crafts, games, activities, volley ball, water aerobics, or grab some food from the food counters. For those who simply want to relax, there is plenty of room to stretch out and read, soak up the fun or enjoy time with your friends while listening to music. With so many activities, we offer something for everyone.





Happiness granted...

by



Sector 4 Noida Extension



Sec. 78 Noida



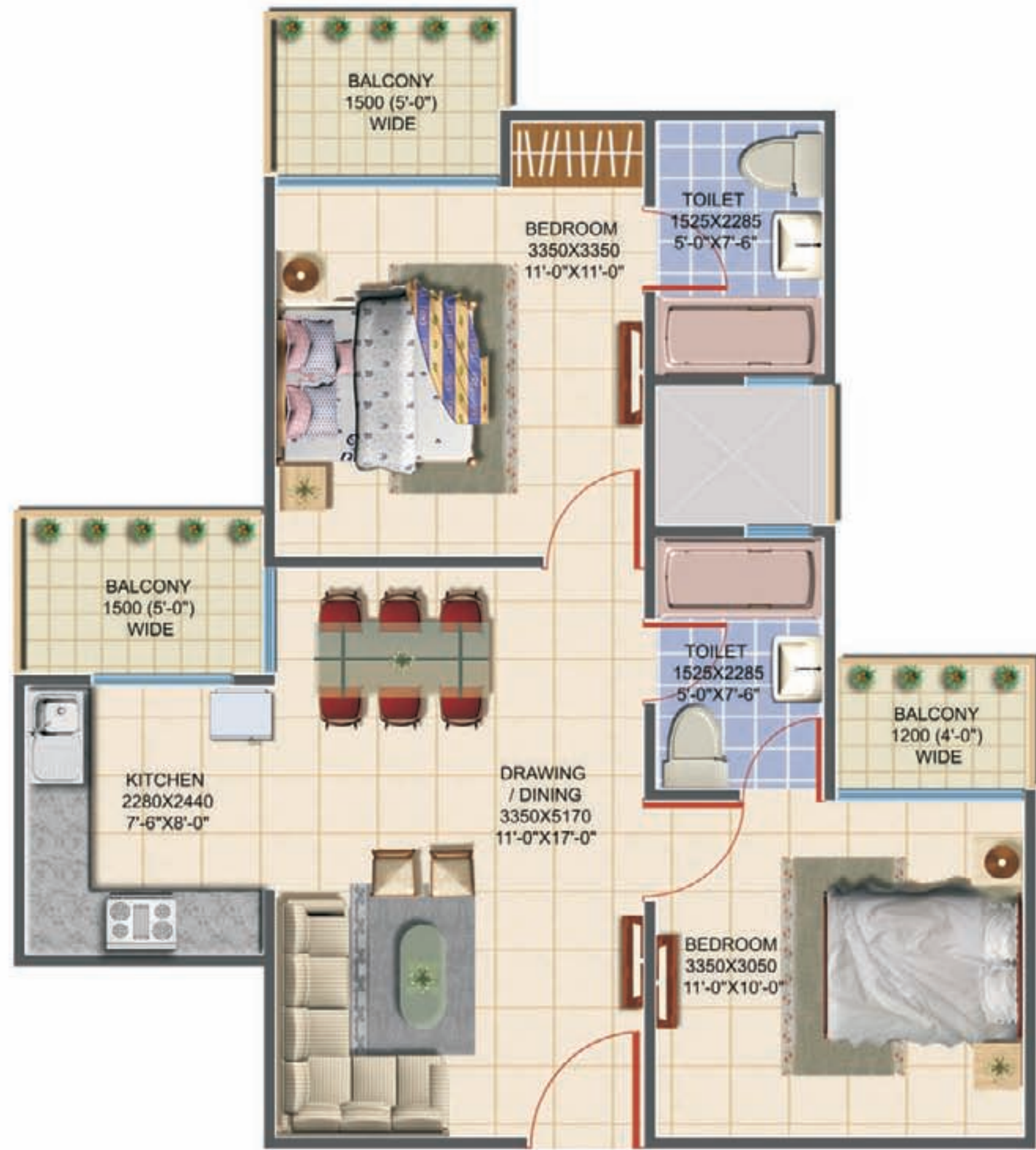
Sec-1 Noida Extension

DEVELOPER WITH  
**STYLE**

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.



UNIT TYPE - A  
**AREA 960 SQ. FT.**  
2 BHK + 2 Toilet



Pratiksha Housing Sector-I, Gr. Noida West

UNIT TYPE - B  
**AREA 1170 SQ. FT.**  
2 BHK + 2 Toilet + Study



Pratiksha Housing Sector-I, Gr. Noida West



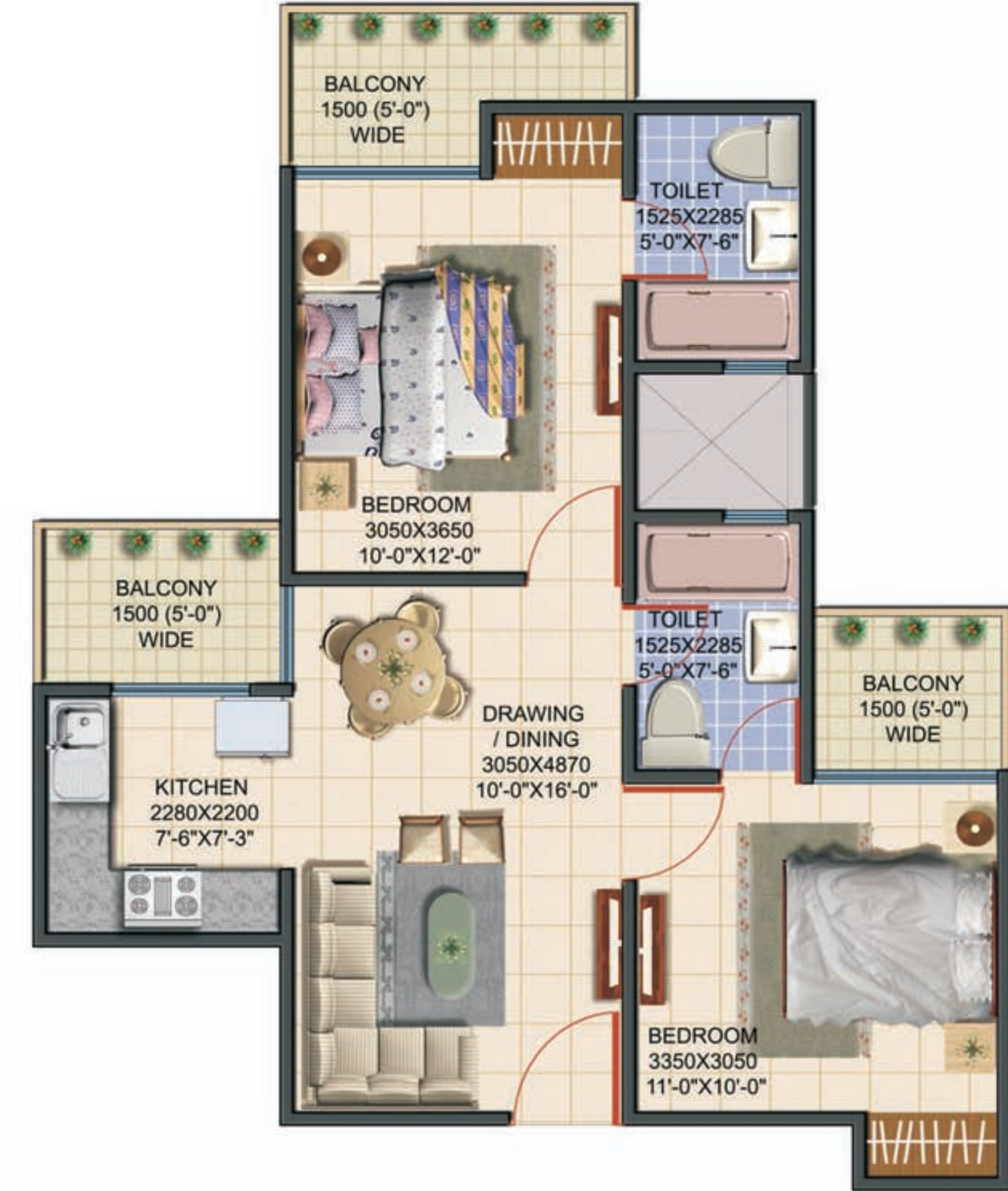


UNIT TYPE - C  
AREA 1440 SQ. FT.  
3 BHK + 3 Toilet + Dress



Pratiksha Housing Sector-I, Gr. Noida West

UNIT TYPE - D  
AREA 940 SQ. FT.  
2 BHK + 2 Toilet



Pratiksha Housing Sector-I, Gr. Noida West



UNIT TYPE - E  
**AREA 1080 SQ. FT.**  
 2 BHK + 2 Toilet + Study



Pratiksha Housing Sector-I, Gr. Noida West

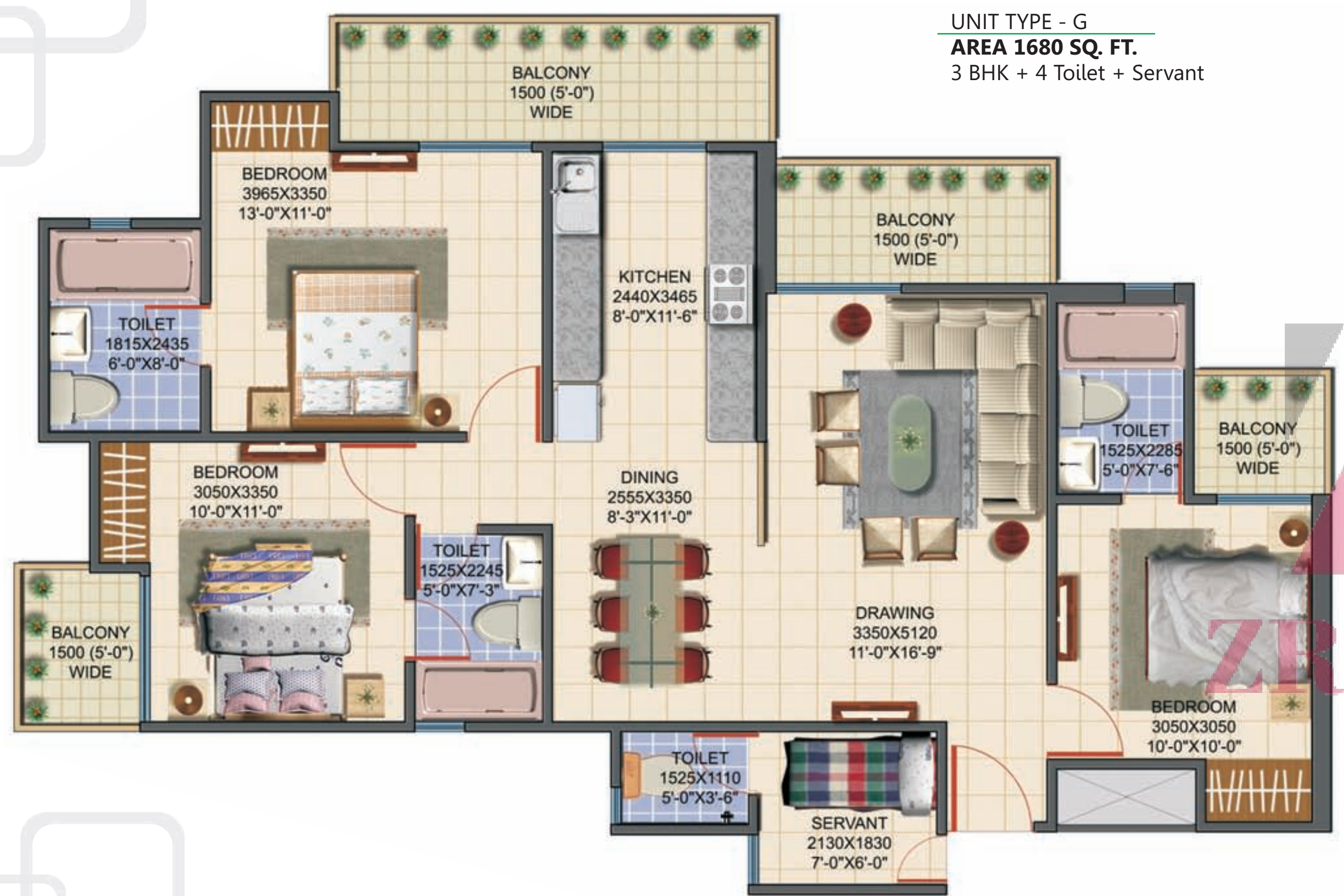


UNIT TYPE - F  
**AREA 1470 SQ. FT.**  
 3 BHK + 3 Toilet



Pratiksha Housing Sector-I, Gr. Noida West





Pratiksha Housing Sector-I, Gr. Noida West

Pratiksha Housing Sector-I, Gr. Noida West



TYPE - I  
LOWER LEVEL PENTHOUSE



TYPE - I  
UPPER LEVEL PENTHOUSE



UNIT TYPE - I  
TERRACE LEVEL PENTHOUSE



Pratiksha Housing Sector-I, Gr. Noida West

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