



A FUSION OF LIFE

PLAY + SING

WORK + LIFE



Morning Raaga

tune to fresh lifestyle

GATED APARTMENTS @ ALKAPUR TOWNSHIP

FAMILY + EMOTION

SUPER BOSS + SUPER DAD

HOME + DWELL



ART + SOUL



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WHEN YOU REACH HEIGHTS,
BE ON TOP OF IT.

SOAK IN THE PINNACLE OF LUXURY ON ROOF TOP. ENJOY THE SECLUSION OF LUSH GREENS AND SERENITY, FLY IN SKY WITH BREATHTAKING VIEWS AND GRAPE AT THE GRANDEUR AROUND RIGHT ON YOUR TERRACE. MORNING RAAGA LOCATED IN ALKAPUR TOWNSHIP, OFFERS A MAJESTIC TERRACE LIFE TO IT'S RESIDENTS WHERE YOU WILL IMMERSE INTO THE BEAUTY OF NATURE UNDER THE BLISSFUL SKY. WITH PROXIMITY TO EVERYTHING YOU WISH, LIFE AT MORNING RAAGA COMES WITH AFFORDABILITY AT A PRIME LOCATION.

- + LUSHLY LANDSCAPED GREEN ZONE
- + KIDS SWIMMING POOL
- + OPEN-AIR BARBECUE
- + FAMILY SIT-OUTS
- + SENIOR CITIZEN LOUNGE
- + YOGA CENTER
- + TERRACE FARMING

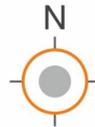




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TYPICAL FLOOR PLAN



FLAT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
AREA	2270	1896	2063	2080	1400	2092	2092	2092	1896	2063	2080	1400	2092	2092	2232	1865	2032	2063	1370



PLUG-IN + JOY-RIDE

A QUINTESSENTIAL CHOICE TO EXPERIENCE THE URBAN LUXURIES OF LIFE.
A COMMUNITY THAT OFFERS A PREMIUM LIFE THT IS WORLD CLASS.

COMMUNITY FEATURES

- + Gated Community
- + Conforms to HMDA Norms as per G.O. 168
- + Generator Backup for Lobby, Lifts and Living Rooms
- + Strategic Location
- + Clear Title
- + Vaastu Compliant
- + Grand Entrance Main Gate
- + No Common Walls
- + Excellent Ventilation from All Sides
- + UPVC sliding door in Living / Dining
- + HMDA Layout
- + Three Sides Road Plot
- + 4 acres Park side Plot
- + Round the Clock Security
- + Security Room
- + 24 Hours Water Supply
- + Visitor's Parking
- + Toilets for common use



RELAX+RECHARGE

MORNING RAGA OFFERS A LIFE THAT IS RELAXING AND REJUVENATING.
YOUR FAMILY WILL LOVE THE AMENITIES AND SURROUNDING SERENITIES
THAT ARE EXCLUSIVE IN NATURE.

LUXURY FEATURES

- + Gym
- + Multipurpose Hall
- + Kids Swimming Pool
- + Children Play Area
- + Indoor Games
- + Outdoor Shuttle Court
- + Maintenance Office
- + Visitors Lounge
- + Barbecue
- + Family Sit-outs
- + Senior Citizen Lounge
- + Terrace Farming
- + Rain Water Harvesting System



SPECIFICATIONS

STRUCTURE

R.C.C framed structure to withstand Seismic loads

SUPER STRUCTURE

9" external walls and 4½" internal walls with AAC/Red Bricks

DOORS

- Main door : Teak Wood frame & Veneer Shutter aesthetically designed with melamine polishing and designer Hardware of Reputed make
- Internal Doors : Flush doors with Reputed make hardware fittings
- Balcony Doors : UPVC sliding shutter with float glass panels

WINDOWS

- : UPVC window system with safety M.S. grill

FLOORING

- : Double charge tiles of size (2X2).

PAINTING

- Internal : Smooth Lappam Altek finish with acrylic Emulsion paint.
- External : Combination of Textured / smooth Lappam finish for all external walls.

KITCHEN

- : Granite platform with stainless steel sink to be provided.

UTILITIES TOILETS

- : Provision for Exhaust Fan, Chimney & washing machine etc.
- + Wash basin in all toilets.
- + Pedestal wash basin in dining/balcony area.
- + Wall mounted W.C for Master Bedroom.
- + Cascade W.C with flush tank for C.B & G.B.
- + Hot and cold wall mixer with shower.
- + Provision for geysers.
- + C.P. Fittings are chrome plated of Grohe make (or) equivalent.

WATER PROOFING

- : For all toilets and entire terrace.

PLUMBING

- + All internal and external waterline of PPR / CPVC.
- + All drainage Fittings and lines are of P.V.C. 'Prince' make.

ELECTRICAL

- + Concealed copper wiring in conduits for lights, fan, plug and power plug where ever necessary, of Finolex / RR Kabel/ HPL or Equivalent make.
- + Power outlets for Air conditioners in all bedrooms.
- + Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen.
- + Plug points for refrigerator and T.V.
- + 3 Phase supply for each unit and individual meter boards.
- + Miniature Circuit breakers for each distribution board of MDS/ Merlengerin make.
- + All Flats with Modular Switches of Legrand or equivalent make.

TELECOM

- : Telephone point in living area.

CABLE T.V.

- : Provision for cable connection in Master Bedroom & Living room.

INTERNET

- : Provision for Internet connection in Hall.

LIFTS

- : 6 or 8 Passengers lifts of Schindler or Equivalent make with front marble cladding.

POWER BACK UP

- : Adequate power back up for each flat.

PROXIMITY + CONVENIENCE

COME HOME TO EXQUISITE LIVING LOCATED IN ALKAPUR TOWNSHIP WITH BETTER PROXIMITY TO PREMIUM LOCATIONS. A SHORT LEAP AWAY FROM ALL LANDMARK BUILDINGS AND URBAN AMENITIES. COME HOME TO MORNING RAGA WHERE LIFE IS BETTER CONNECTED.



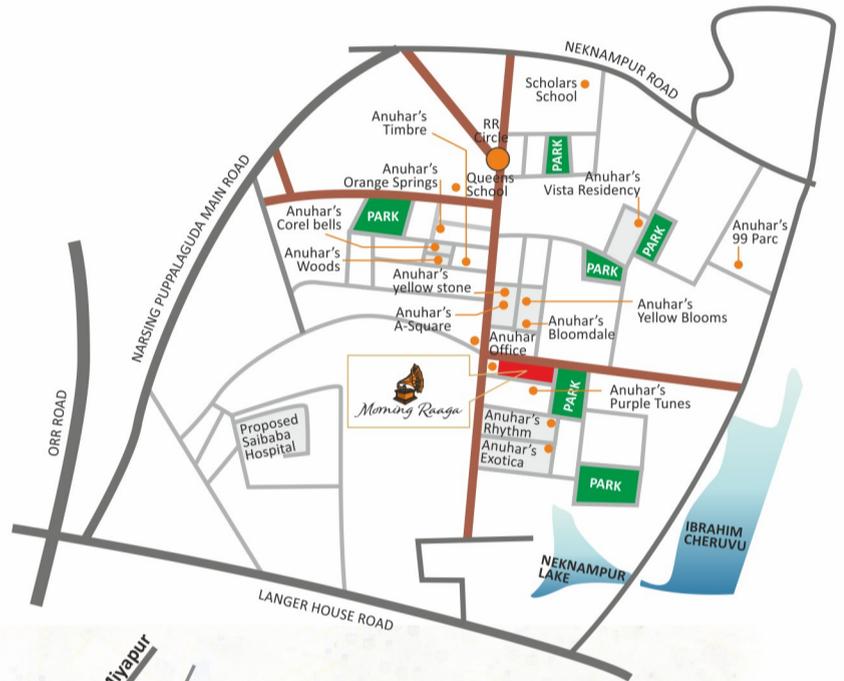
A NEIGHBOURHOOD OF CHIC CHARACTER

- + DPS / Oakridge / Future Kids / Glendale International Schools
- + Hyderabad Golf Club
- + Golkonda Fort
- + Kokapet SEZ
- + Golkonda Resort

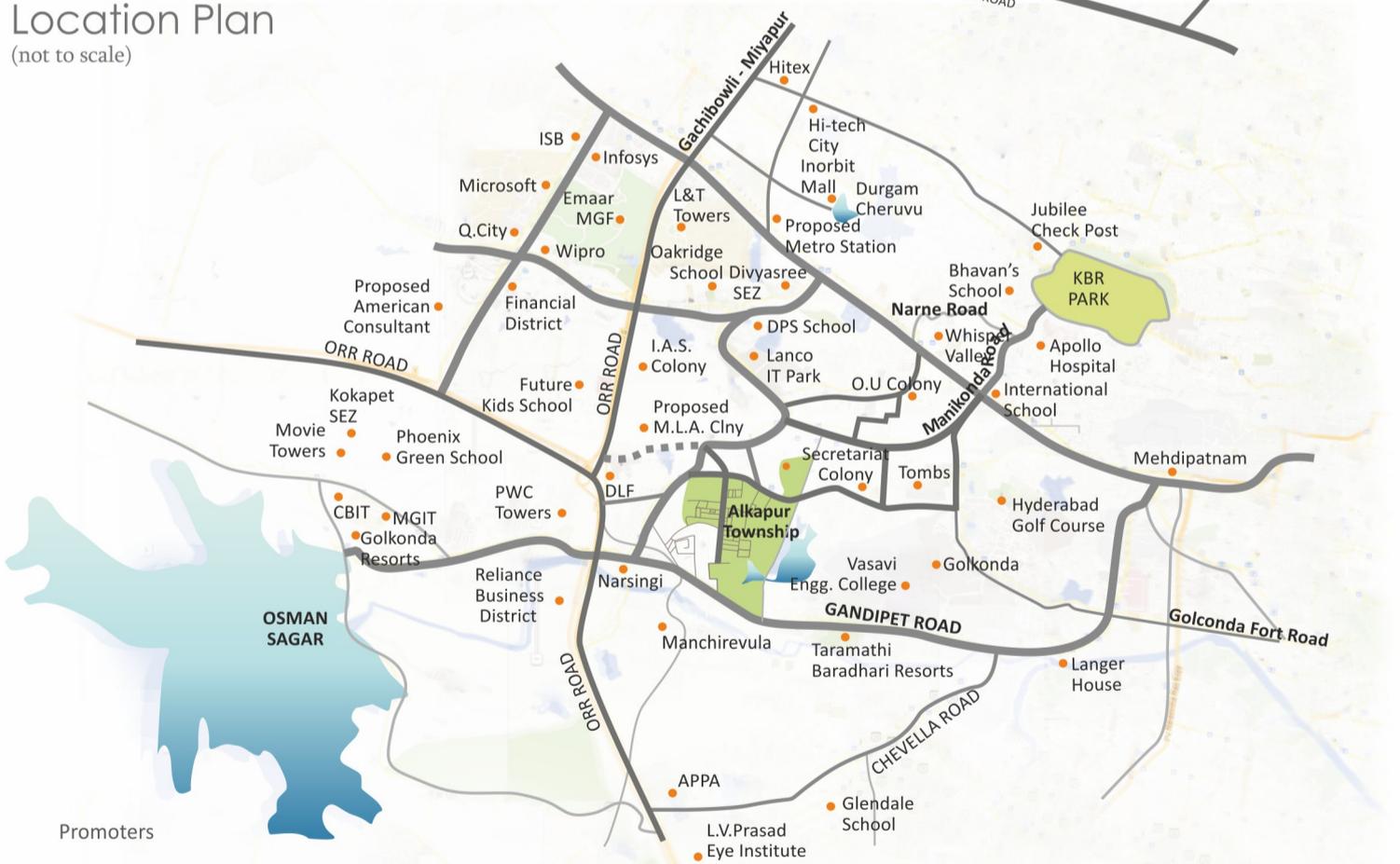
NEW AGE AMENITIES ALL ROUND

- + IT/Financial hubs such as Gachibowli/Hitec City
- + Healthcare, shopping and recreation assured at nearby locales like Gachibowli / Jubilee Hills / Mehdiptnam
- + International Airport easily accessible through wide ORR road

ALKAPUR TOWNSHIP LAYOUT (not to scale)



Location Plan (not to scale)



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