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

Anuhar HOMES

SHAPING LIVES BY CONSTRUCTIVE IDEAS
Morning Raaga

tune to fresh lifestyle

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 BREATH-TAKING 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.
PLUG-IN + JOY-RISE
A QUINTESSENTIAL CHOICE TO EXPERIENCE THE URBAN LUXURIES OF LIFE.
A COMMUNITY THAT OFFERS A PREMIUM LIFE THAT 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
MORNIN 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 geyser.
+ 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 PVC. ‘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/ Merlingerin 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 / Mehdipatnam
+ International Airport easily accessible through wide ORR road

Location Plan
(not to scale)