

A  **T&T GROUP** Project



EUT○PIA



## ~ YOU DREAM, WE PRESENT ~

*We began our journey with the intent of revolutionizing the way people lived, especially in a time when real estate in the country was booming at the cost of the comfort and convenience of homeowners. T&T Group, in recognizing the essential role of a residence in catering to a certain quality of life, envisaged homes which would not only prioritize the convenience of homebuyers but would also espouse their aspirations for higher standards of living.*

*Accordingly, and in further congruence with our watchword – **“Tradition meets Technology”**, we aim to deliver homes which excellently embody the latest technology – the feel of smart and digital living so as to match with the fast pace of the present times, while also upholding the tradition of providing positive and secure community living. With your dream of better homes in mind, we put ourselves out every time to materialize them. And this time is no exception.*







*"Dwell in the reality of your dreams  
for life is just waiting to happen"*



*In a world where everyone is in a rush to reach and achieve their goals, people have forgotten what life is about. Life is an experience of happiness and togetherness, where enjoyment and merriment are means to find contentment. With the rush, there has to be peace too. Blending the finest way of living from the past and the future, we created your present lifestyle.*

*We have created **Eutopia**.*

# E U T O P I A

~ EPITOME OF PERFECTION ~







INDIA'S  
1<sup>st</sup>

U R B A N  
T H E R A P E U T I C  
H O U S I N G

*T&T Group has always taken cognizance in revolutionizing the real estate industry. In our first project, T-Homes, we introduced Digital Living for the urban dwellers, and this time we bring the privilege of a healthy living with Eutopia.*

*Centred on the idea of catering to the total well-being of its residents, Eutopia takes up a rounded, three-step approach: Unplug. Restore. Rejuvenate. Unplug from the bustling world out there and relax in the ambient atmosphere. Recover from the exertion and restore your lost strength by the many healthful amenities available at Eutopia. And reinvigorate and re-energize your body to effectively cope with the tiring routine that you go through each day.*





## NEED FOR THERAPEUTIC LIVING

*The growing stressful and **weary lifestyle** that people have in urban cities demands a place which offers a **relief** from it. The hectic work schedule, the increasing pollutants and growing stress are affecting life beyond repair. To **counterbalance** such a **lifestyle**, there is need for a place that offers its residents an **escape** from this **chaos**.*

*Along with modern amenities, there's also a dire need of a place infused with positivity and **serenity**, a place surrounded by nature that offers fresh and pure air. Keeping all these concerns in mind, we have conceptualised Eutopia to promote healthy living among its residents by offering them an environment of purity as well as by taking a **holistic approach** towards a healthy life.*





## FOR YOUR WELLBEING

*Enter a healthy life with Eutopia's therapeutic and curative facilities that are planned to work on all aspects of living that directly or indirectly have an impact on human health. Avail the benefits of living in a home surrounded by freshness where your body is fit and your mind relaxed.*



# CALMING THERAPIES

Among the most interesting highlights of Eutopia's Therapeutic Living is the **Ayurvedic Panchakarma** - a combination of five different therapies, including emesis therapy, purgation, and oil enema. In addition, there is a range of other wellness-oriented therapies available, such as **Needle therapy, Mud therapy, Hydrotherapy, and Aromatherapy.**



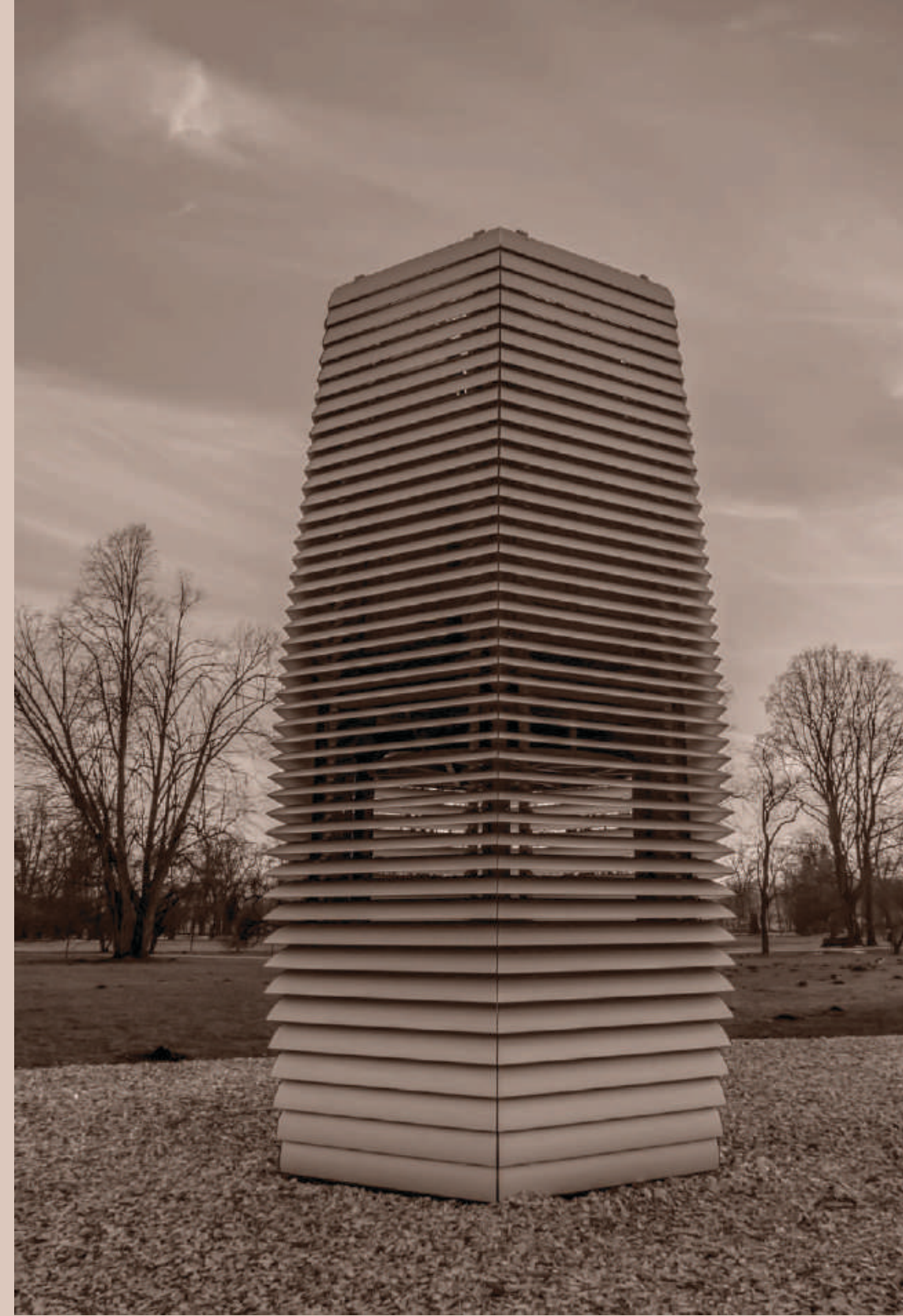
# KEEPING YOU AT MENTAL PEACE

Taking care of our residents' mental peace is also at the core of Eutopia's Therapeutic Living. The place is an opportunity to maintain peace and calm with an ambient atmosphere coupled with **meditation park**, and underground parking for **zero noise pollution.** Our Stress Management Session further allows you to align your mind, body, and soul in a healthy direction.



# PLANTS WITH THERAPEUTIC PROPERTIES

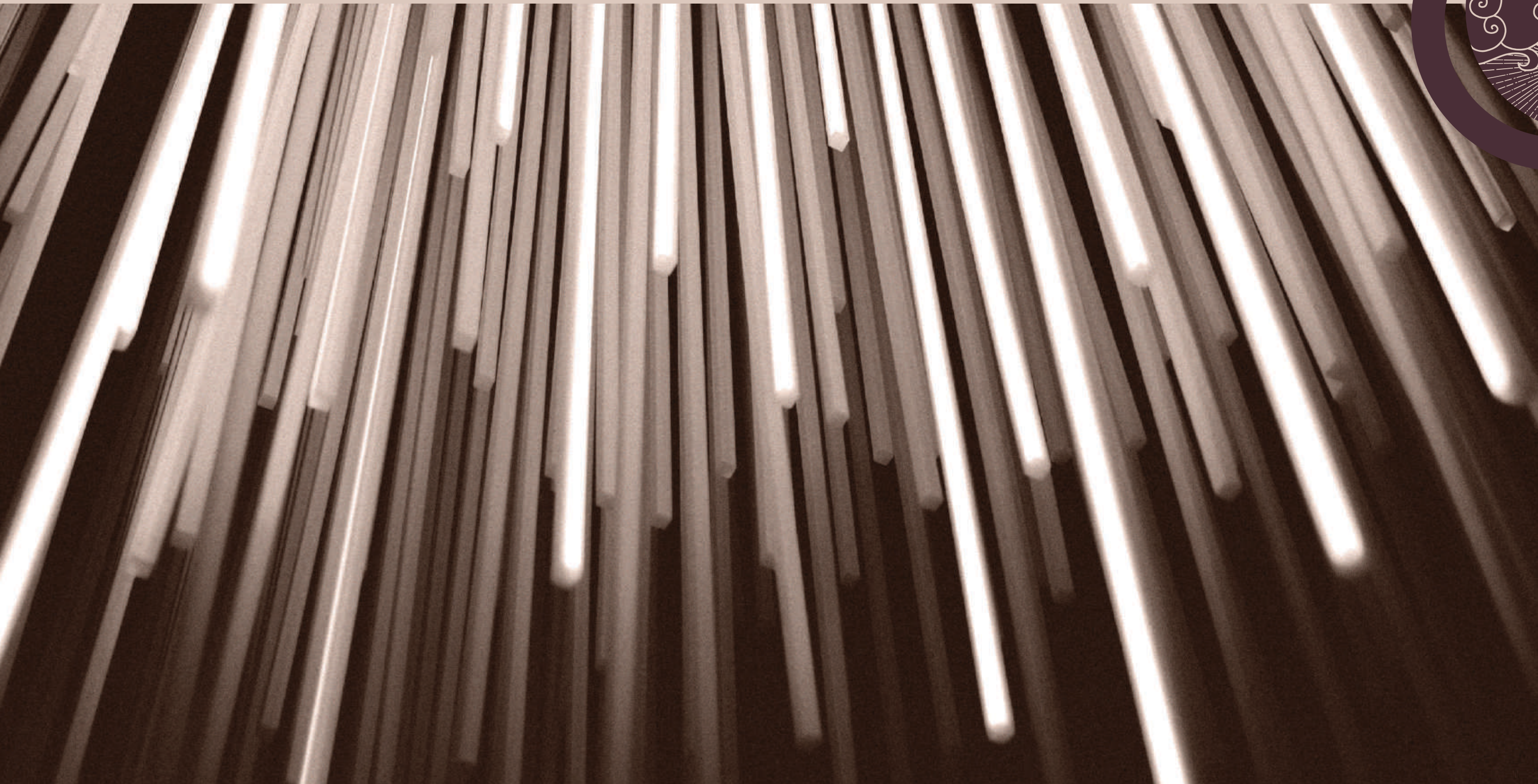
*A fresh and breathable surrounding is the most sought-after need for an urban dweller, a surrounding that offers proximity to nature and a space to **calm senses**. At Eutopia, you can breathe in the Nature's most beneficial gems, as we have planted various kinds of plants like **Kalpavriksha, Rudraksh, Arjun** and many more, known for the **immunity-boosting Phytoncides** that elevates your health.*



# OUTDOOR AIR PURIFIERS

*Air pollution is a major threat to the urban dwellers. With an increase in vehicles and industrial pollutants, the air quality remains degraded for most part of the year. To tackle this situation, at Eutopia, we have decided to bring air **pollution control units** which will be placed outdoor. These units will control the air quality by absorbing dust particles and other pollutants thereby giving you clean and **healthy breathing**.*



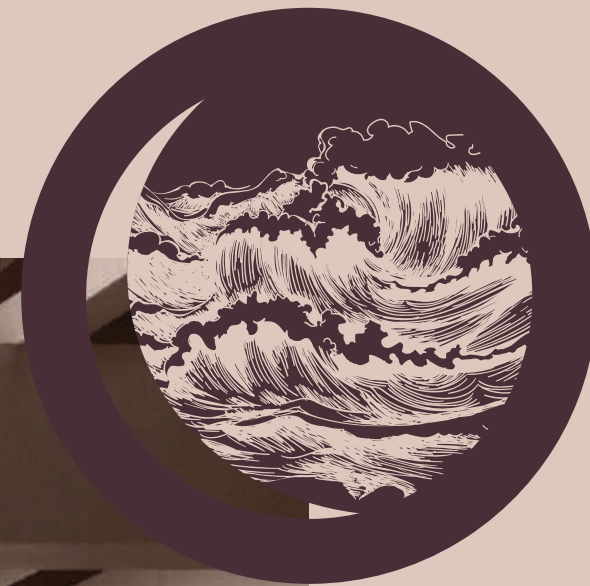


## EMBRACING A.I TECHNOLOGY

*Through our last project, we introduced Digital Living. Now with Eutopia, we have taken yet another giant leap. This time we introduce **A.I. -enabled apartments** to keep up with the ever-evolving modern world.*

*Powered by this technology, Eutopia will redefine the way of Digital Living. It's not just a smart device connected to your phone, it is an **interactive life** of ease and comfort unlike any. We offer you a home that you just do not live in, but a home that lives with you.*





## EXPERIENCE SPACIOUS LIVING

*Space has become a luxury not everyone can afford. But it is the need everyone deserves. With the growing urbanization and increasing development works, the cities are getting jammed and our homes **cramped**.*

*Even though urban homes are equipped with modern amenities, they do lack a **relief space** inside the homes. Addressing this concern, we introduce **spacious living** that offers ample space while keeping your privacy intact, actualizing your dream of a perfect home.*



# THE GRAND ARCHITECTURE

*One of the ancient and marvellous architectural designs in history has been that of **Greek Architecture**. The significant tall columns, usage of pure white marble, magnificent designs et al have been the identity of Greek architecture. Those structures have been an exemplar of architectural wonders. Taking inspiration from the famous Greek architecture, we have designed Eutopia to be true to its name.*



*The **majestic exterior** and **impressive facades** create a notable exception in respect to the conventional design in urban buildings. With elaborate designs, your homes exude a majestic aura and incorporates the stature and character of **true magnificent living**.*





## EXPERTISE BEHIND THE EXCELLENCE

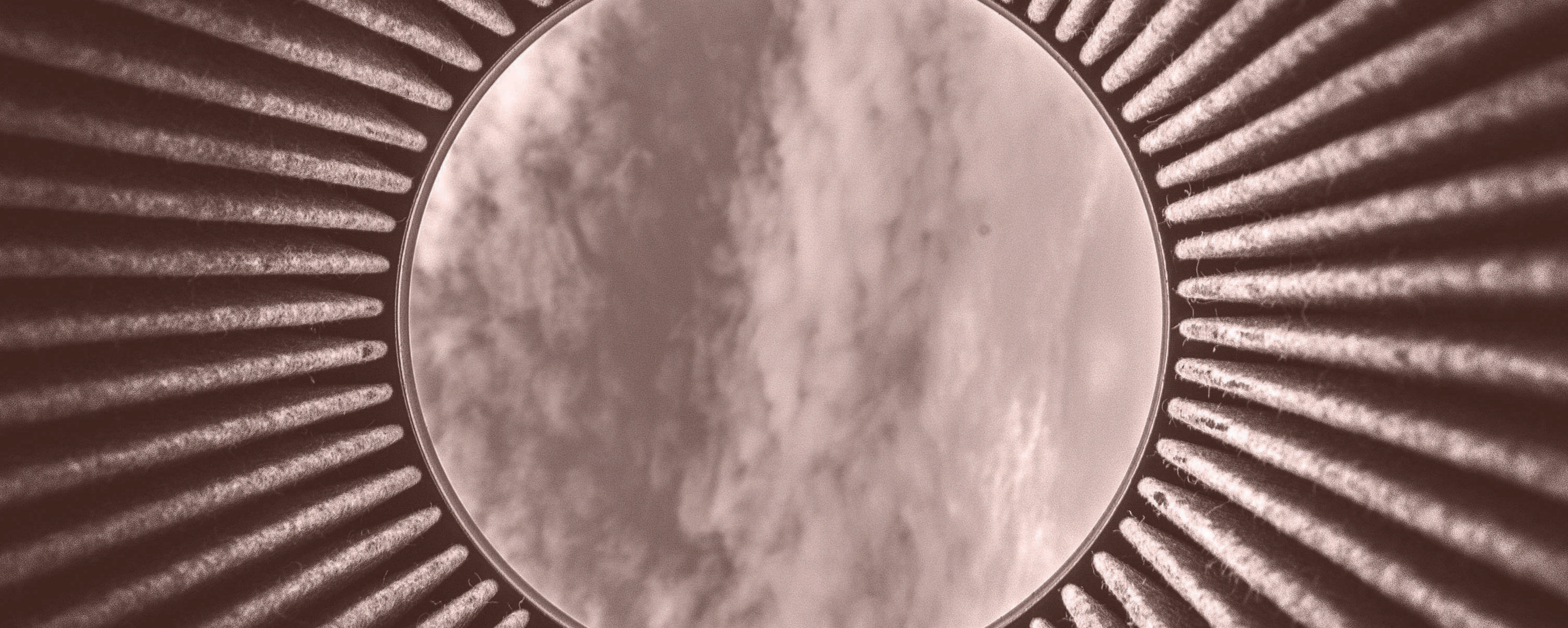
*For the designing of our new project, we chose **BDP London**. We decided to entrust 'Eutopia' to them because of their passion for not just constructing buildings but creating them. BDP (Building Design Partnership) is a multidisciplinary practice design partnership that houses a spectrum of **world-renowned architects and experts**, designing dynamic buildings across the world.*

*Founded more than half a century ago, BDP focuses on creating **global architecture**, successful engineering and aesthetic designs which creates a synergy between user-Centered design and large-scale infrastructure skills. Their design quality epitomizes perfection, appropriateness and expresses the details of Greek culture with finesse.*



*Greek architecture has been a pioneer in laying the foundation for modern architecture. The connection between form and style of architecture of modern times with that of the Greek architectural form and style is a legacy that we carry forward with Eutopia.*







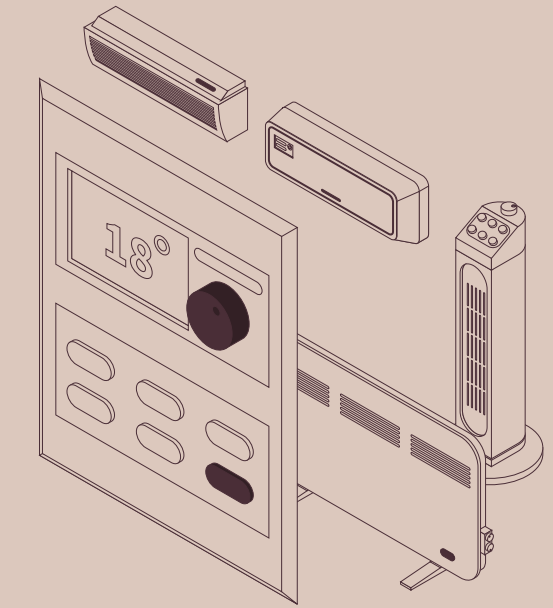
# SMART WAY OF LIVING

Keeping pace with the growing technology, Eutopia offers you the most updated modern form of living with its **exclusive digital features**. We offer you a home that you just do not live in, but a home that lives with you. Assisted with **voice control, ambient settings, climate control** and a lot more, the home offers you an **easy living**.



## AUTOMATIC LOCKING SYSTEM

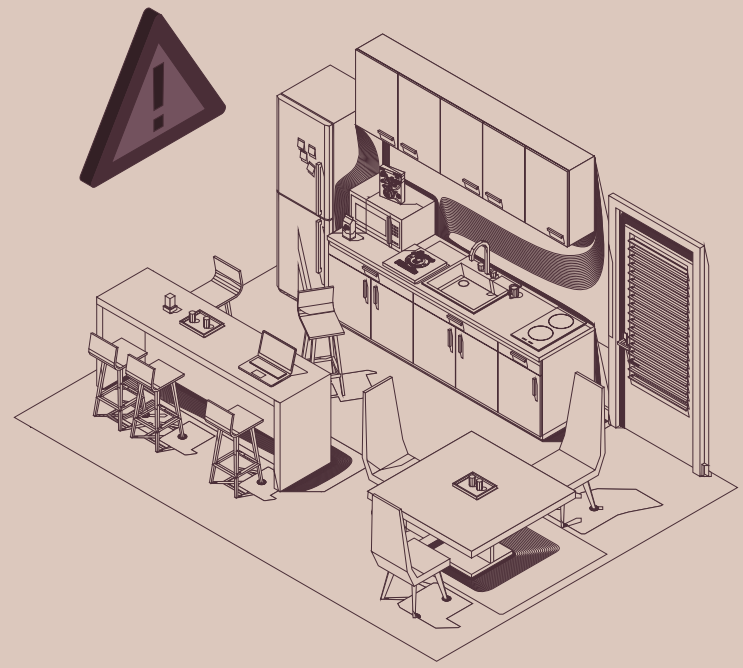
Now, no more hustling with a bunch of keys. **Control** the **locks** of your home with just a click on the **central app** of your home.



## CLIMATE & AMBIENT SETTINGS

Set the perfect **climate and lighting** just as you like it. After all, **'on and off'** is so **20th century**.





## GAS LEAKAGE NOTIFICATION

In case of any gas leakage, get **instant notification** on your phone and avert mishaps.



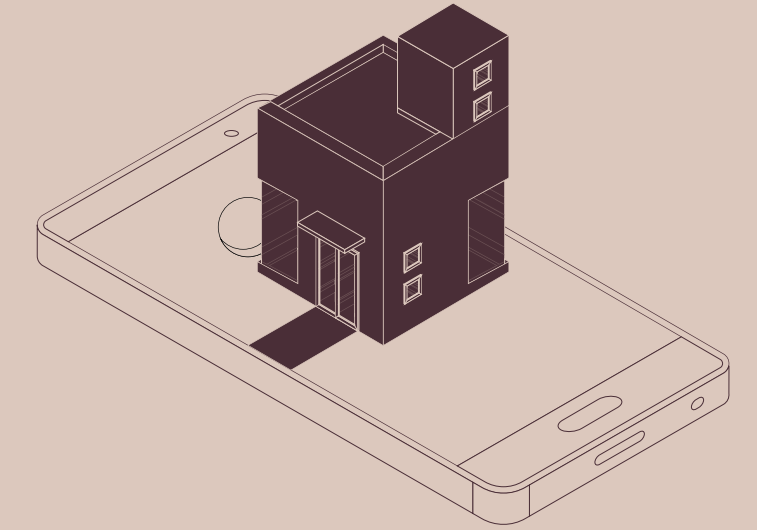
## MORNING TIMERS

Set the **timers** and let your room wake you up by **opening curtains** at the desired time, and the lord said, 'Let There Be Light'.



## SMART FITTINGS

With '**smart pot**' and **automated jet** feature, the washroom offers you convenience and comfort. With automatic settings at the tip of your fingers, your home heats up water to the perfect temperature for you, whenever you want.



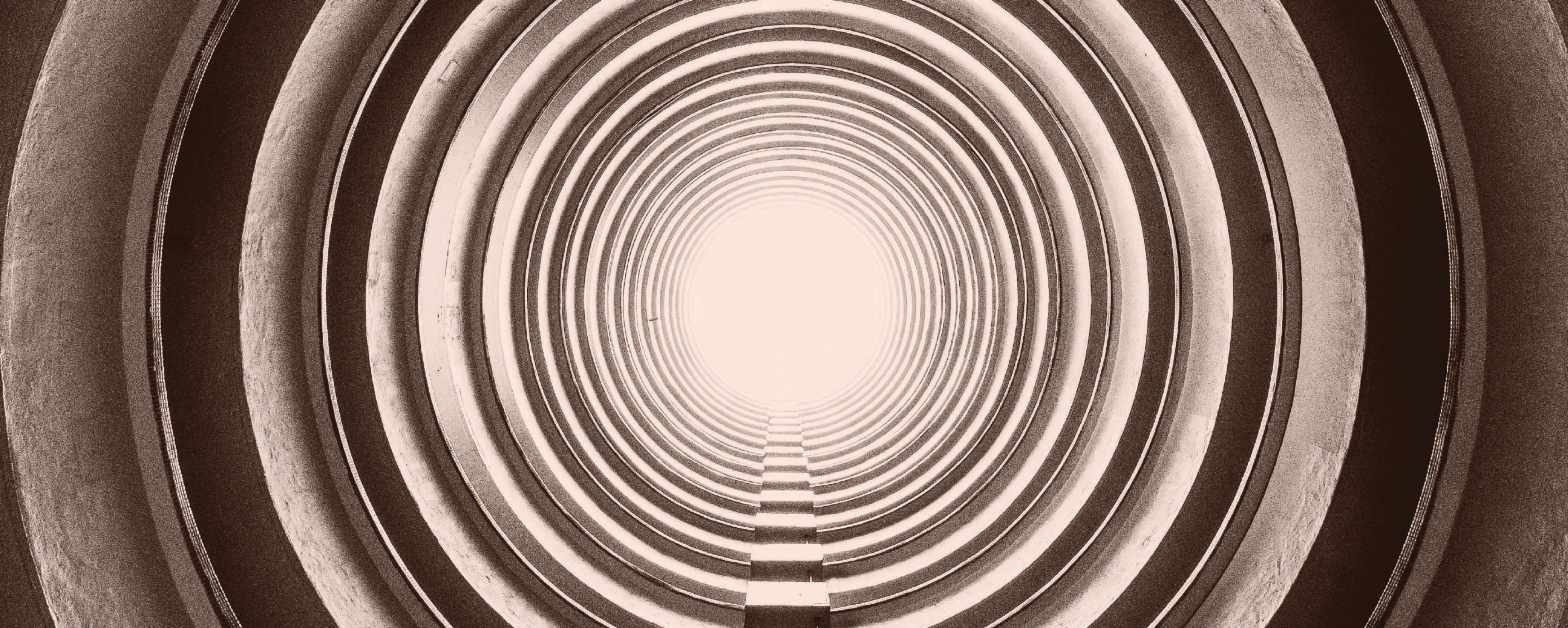
## COMPLETE CONTROL

A **central app** is linked to each apartment that can be installed on your phone, which lets you be in **complete control** of the devices and appliances of your home.











# LIVINGROOM

## Made To Embrace

*Lavish house parties, catching up with friends and unlimited TV marathons, enjoy all this and much more in the space of your living room.*

*Complement these with our **voice-controlled systems**, **imported marble flooring**, **remote security access** and **ambience settings** to make your living room more opulent and livelier than ever.*



## Imported Marble Flooring

*Laid with **imported marble**, your living room welcomes you with **magnificence and grandeur** of the highest order. The large space lets you design it your way, imagined through your perspective with no limitations.*

## Panoramic View

*With **large windows and elaborate balconies**, your living room offers a **scenic relief** to your eyes. Spend your morning overlooking the luscious **green expanse** that gives your day a **refreshing** start.*



# BEDROOM

## An Everyday Retreat

Give your dreams the space to live. With wondrous **wooden flooring** lines in all bedrooms and the assistive features, your bedroom serves as your **haven of serenity**.



## Walk-in Wardrobes

With space comes luxury, and **walk-in wardrobes**. Eutopia offers you exclusive walk-in wardrobes where you can spend time in creating your look of the day without any interruption.

## Wooden Flooring

Wood has been a major component in **Greek architecture**. Inspired from the same, the bedrooms at Eutopia are laid with **impressive wooden flooring** to give you the feel of warmth.



# KITCHEN

## Seasoned With Space

*Kitchen is one place where an abundance of space is a must. Taking this into consideration, Eutopia brings a kitchen that fits your taste just right.*

*This is a place where **convenience** and **hygiene** meet with the facility of **automated devices** and **automated garbage disposal**, you are free of any hassle.*



## European Style

*To create your ideal living space, we bring classically made kitchen cabinets designed in **European style** for the refined living.*

## Pre-polished Counter-tops

*Furnishing seamless kitchen countertop with **granites**, it lends a unique style to your cooking area.*



# BATHROOM

Smart And Spacious

*Eutopia brings you **luxurious and intelligent** bathrooms to give your **'me time'** a fulfilling space.*

*Equipped with interactive features and automated device that allows **preheating** of water, **temperature control** and a **'smart pot'** for maximum convenience, all these add up to the value of a perfect bathroom.*



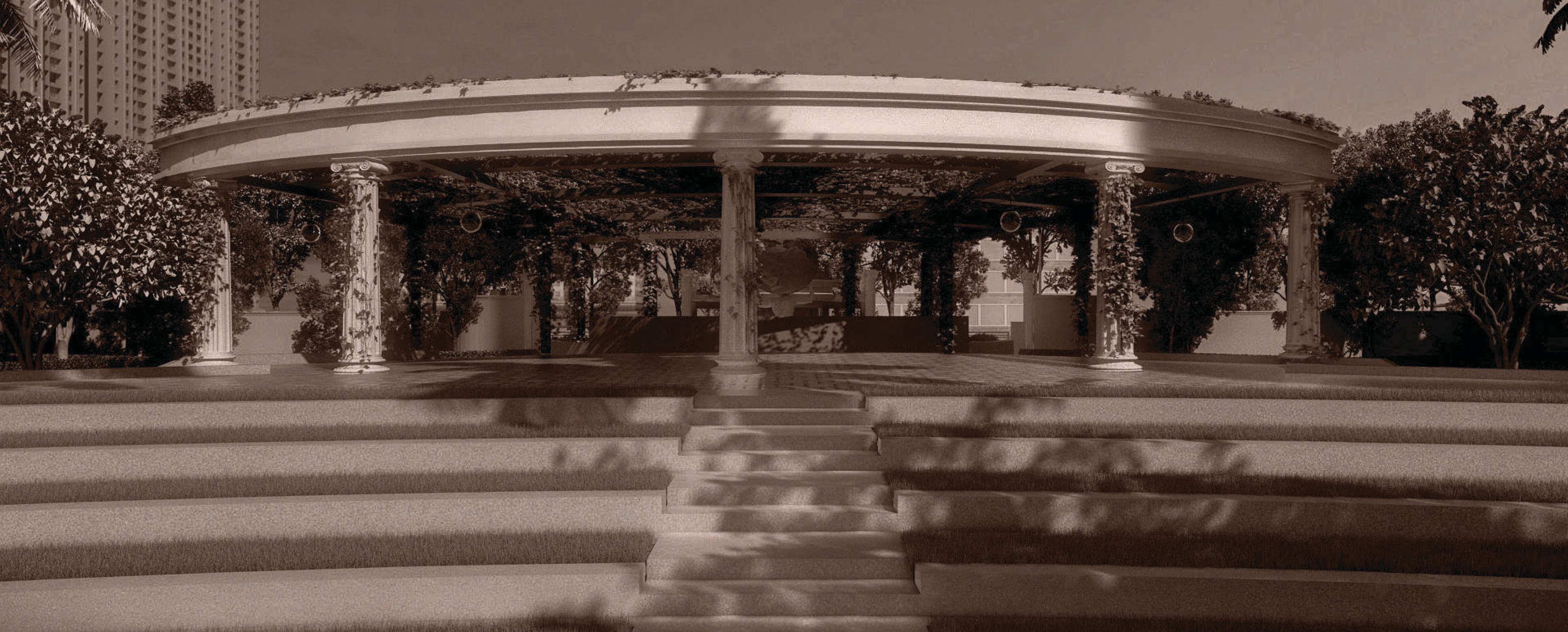
## High-end Sanitary Fittings

*We provide **premium** quality sanitary fittings in the washrooms to let you experience a living that brings **ease and comfort** along with **style and design**.*

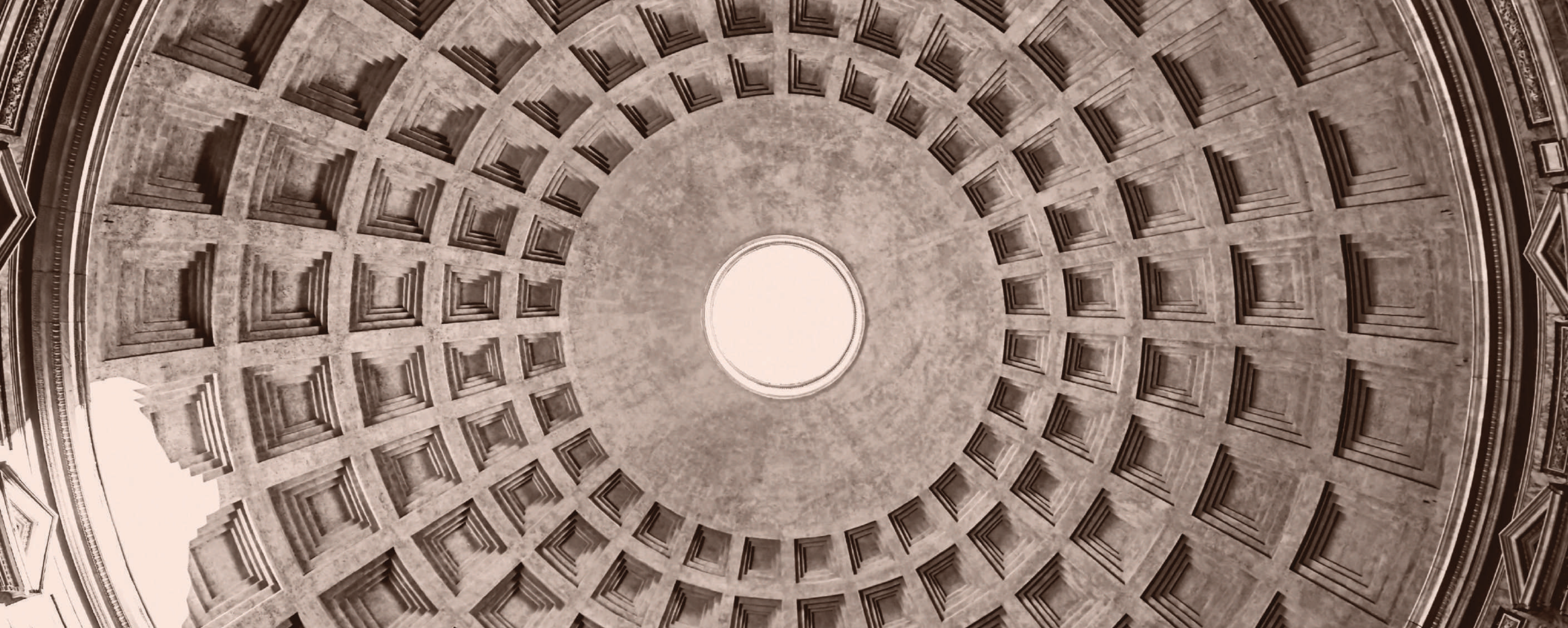
## Exclusive Shower Space

*Rejuvenate yourself and treat your senses with **hydrotherapy**. Or simply take a quick bath in the **exclusive shower enclosures**. Either way, it is going to make your **'me-time'** the best part of your day.*











# ZERO TRAFFIC ON GROUND

Enjoy the **ground space without any interruptions** from moving cars. It further ensures **safety** from accidents that are likely to happen because of the constant movement of cars in the premise. Kids and elders alike can **roam freely** without any disturbance. **Electric Carts** for internal movement are carefully designed to save you the hassle of walking long distances, especially when it comes to your kids and the elderly.





# AN UNCOMPROMISED SPACE



Homes at Eutopia are designed keeping in mind the need of space in the current scenario. The total area at Eutopia goes way above the average area offered by other real estate developers.

Generic		Eutopia
1,575 sq. ft.	3 BHK Variant 1	1,895 sq. ft.
1,760 sq. ft.	3 BHK Variant 2	2,085 sq. ft.
1,920 sq. ft.	4 BHK Variant 1	2,295 sq. ft.
2,100 sq. ft.	4 BHK Variant 2	2,495 sq. ft.
2,295 sq. ft.	4 BHK Variant 3	2,990 sq. ft.



# THE MAGNIFICENT LOBBY

*In alignment with our commitment of providing you with unreserved space that lets you be yourself without putting any constraints, Eutopia offers **only 2 apartments at each floor**, avoiding the clutter that modern buildings usually have. With ample space such as this, you get a **grand entrance lobby** that perfectly complements your yearning for **elegance and peace**. Besides, we have designed Eutopia in such a way that the maximum **distance between two towers** remains at least **162 meters** so as to save you the discomfort of your home being visible from the other.*







## RECREATIONAL ACTIVITIES

At Eutopia, we bring you amenities that enhance your living experience. Keeping this in mind, we have designed recreational spaces to cater to your demands of **fun and excitement**. Here are few highlights:

### 3-Level Swimming Pool

Immerse in a **deep dive** all through the year with our specially created pool, having **3 levels** that maintain 3 different temperatures - **hot, warm and normal**.

### Kids' Play Area

In today's times, kids are mostly devoid of open spaces to enjoy their childhood. Eutopia has curated a **dedicated area** for them to enjoy their heart out.

### Clubhouse

Enjoy the amenities provided at the clubhouse, such as **gymnasium, restaurant, game zone, superstore**, among others, to bring you everything you need. The **clubhouse** will further cater to your social as well as cultural needs, especially in a time when community spirit is being eclipsed by Social Media and virtual communities.

### Meditation Park

You could be close to aligning your chakras now more than ever. At Eutopia, we have designed a park that **soothes** your **senses** the moment you enter it and lets you connect with something bigger than yourself. With plantation of hundreds of invigoratingly **aromatic plants** around and **arbors**, your **spiritual health** has just been made **better**.



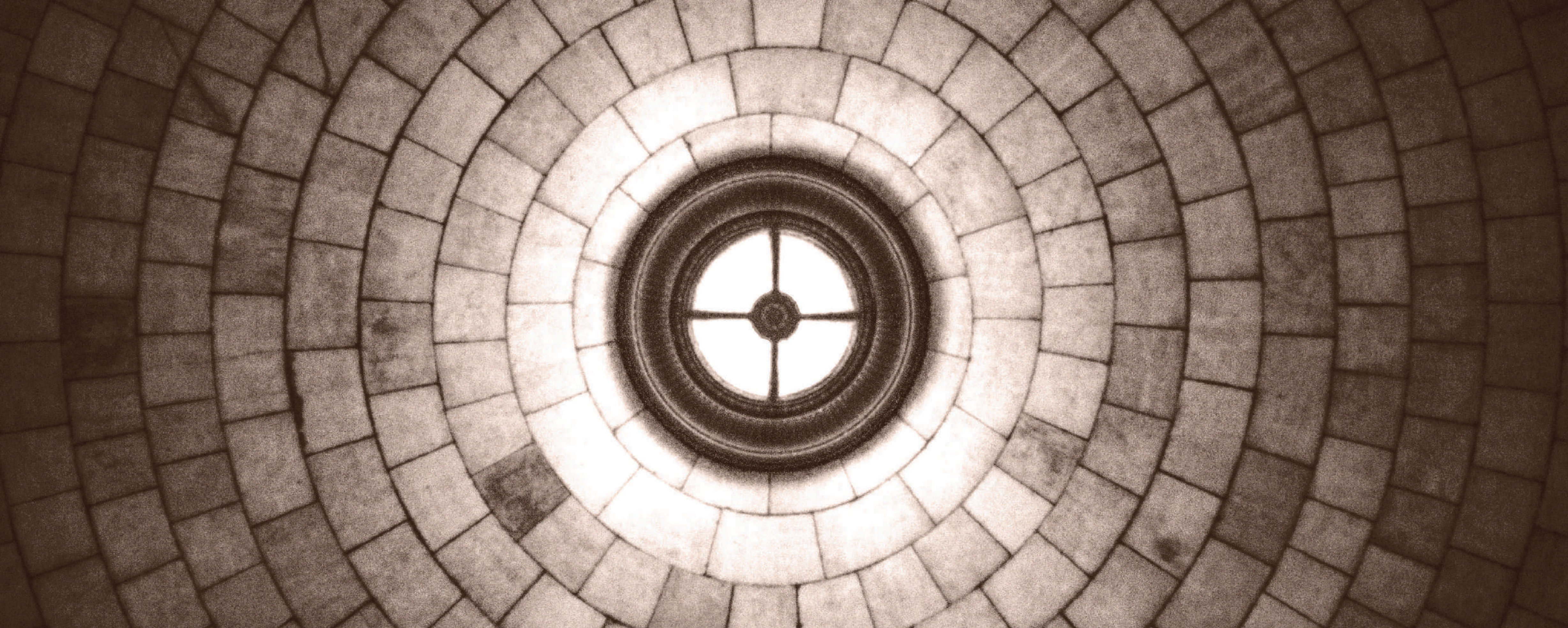


# 43 ACRE PROPOSED GOLF COURSE

*With **43 acre** proposed **golf course** surrounding Eutopia, you get a scenic view to calm your eyes every morning. The lush and green expanse of golf course serves as a **relief** from everyday hustles. If you are a passionate golfer yourself, it's a treat for you. With golf course right beside your home, you get the advantage of playing the sport or just strolling in evenings as per your wish.*







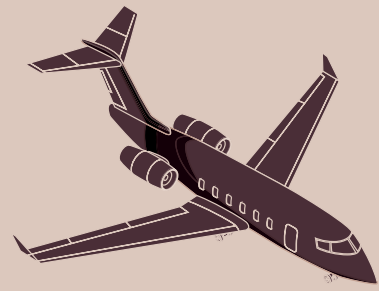






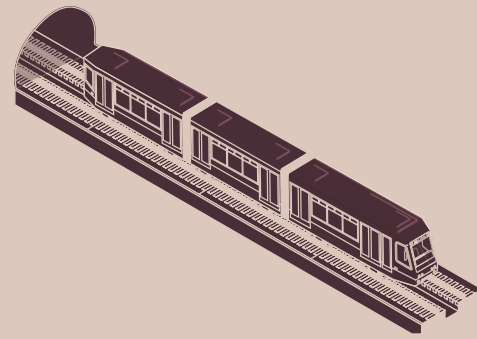
# EASY CONNECTIVITY

Commuting from Siddharth Vihar is an easy thing to do as it is connected easily with significant stations that keeps you away from travelling hassle.

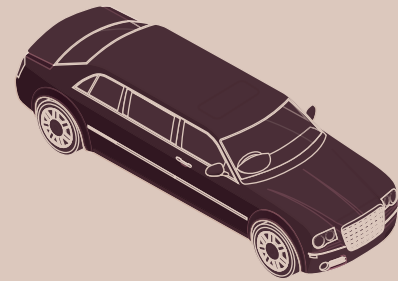


Hindon Airport  
10 Minutes

IGI Airport  
45 Minutes



Shaheed Sthal Metro Station  
10 Minutes



DND Flyover  
20 Minutes

Yamuna Expressway  
30 Minutes

# NEARBY PLACES

Akshardham Temple  
25 minutes

Connaught Place  
40 minutes

Drizzling Land Water Park  
15 minutes

ISKCON Temple  
12 minutes

City Forest  
9 minutes

Indirapuram Habitat Center  
8 minutes

Fortis Hospital  
5 minutes

DPS School  
2 minutes

EUTOPIA



## NEW INDIRAPURAM: SIDDHARTH VIHAR

*Siddharth Vihar is one of the prominent areas of Ghaziabad. Situated on India's first 14-lane expressway, the place is a hub of commercial activities. With the city witnessing rapid development and the construction of a large number of multi-speciality hospitals, malls and flyovers, its growth is being enhanced remarkably.*

*The area is strategically planned with a great network of roads making the commute easy and convenient. The upcoming 'Rapid Metro' to Meerut, UP is also going to be completed by 2022. Away from the chaos of the city, Siddharth Vihar offers a peaceful living. With only five ongoing projects in the vicinity, it lends you the space you desire.*

*With ample Space and greenery around, experience urban living away from the chaos.*









# T-HOMES: INDIA'S FIRST DIGITAL HOUSING

*Being India's first digital housing, T-Homes offered people comfort, convenience and security with the help of modern technology.*

*A massive step towards a digital future, the homes are equipped with automated devices and smart features that can be accessed through the T-homes app. Blending innovation with modern architecture, T-Homes stands a testament to the contemporary living.*





# T&T GROUP: THE ARCHITECTS OF TOMORROW

*Built on values, T&T group aims to provide its customers with unmatched living experience.*

*At T&T Group, we are committed to revolutionizing the real estate sector through our unconventional approach. We relentlessly work towards innovating and delivering what people deserve.*

*We introduced T-Homes, India's first Digital Housing to offer a living that is redefined. Equipped with modern technology, it offered comfort and convenience at every step. We thank our customers and associates who supported us in making T-Homes a grand success.*

*T&T group strives to offer our customers an exceptional living through innovation and solution to problems that exists in urban homes.*







Near **T&T** DigiTown, Siddharth Vihar

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