



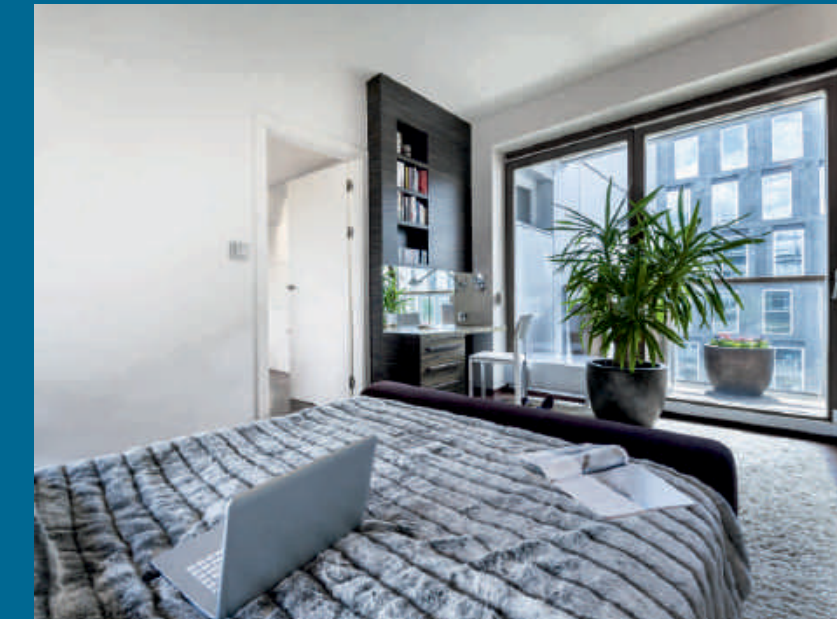
Utopia estate  
Live Healthy, Live Fresh.

Where clouds come floating in your life.





## Perfect Home for beauty



Living in a perfect home where peace and beauty to soothe the eyes is a dream of most people. Utopia Estate is coming with features to make your dream reality.

The future is here! Smartly designed luxurious residential tower is located in the new millennium township Ansal Aquapolis, designed by Chelsea West, New York.

Standing out as a sparkling gem, Utopia Estate is a sanctuary of luxury and splendour. A sense of mystery, sensuality and intimacy, where no borders lie between the residential community and the natural world. This is a place of harmony. This is the heart of emotional connections. Where all space, both inside and outside, public and private are purposefully and intentionally curated with the sublime. Utopia Estate is strategically located at NH 24 behind the ABES Engineering College.





## The Finer Art of living

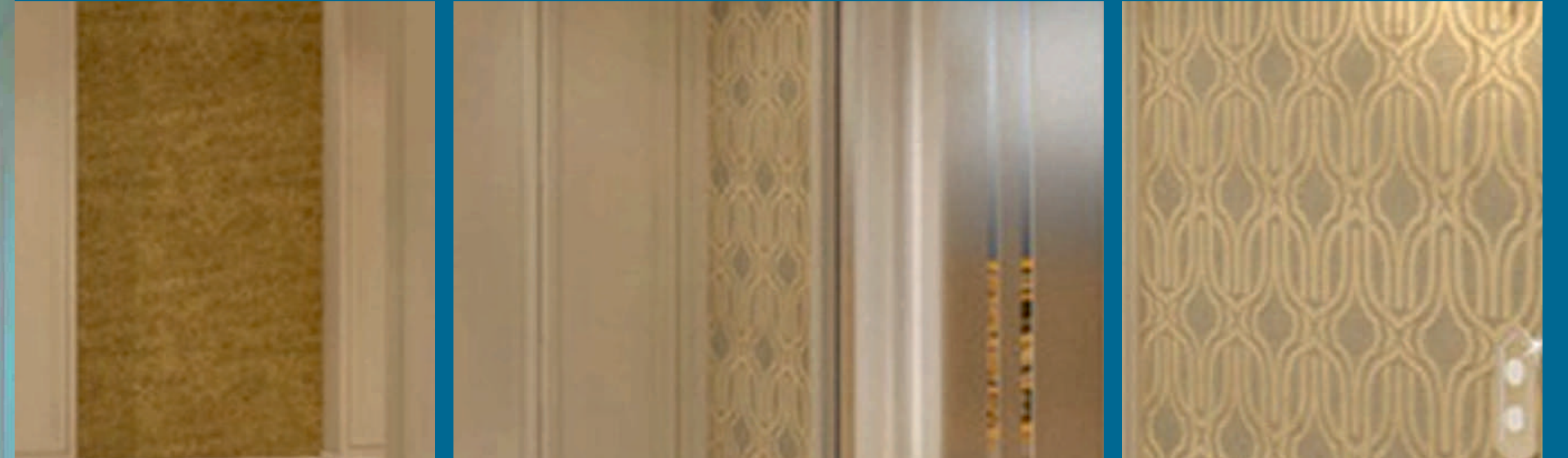


Utopia Estate has everything the discerning family looks for in a home and more. Set in the heart of Ansal Aquapolis, Utopia Estate is one of the most walkable and connected new residential project. Where bold, stylish exteriors draw the eye, and open public spaces connect you easily with every part of the city.

Step into Utopia Estate and a delightful breeze greets you. The spacious apartments are perfectly ventilated to let in adequate air. Windows are strategically placed to let the interiors have more natural light and fresh air.



Welcome In Adhiraaj Land  
and Promoters Pvt Ltd



## EXCLUSIVE LOBBY

Welcome to a new way to live. Where life is full of joy and excitement. Where residences transcend

beyond four walled structures - and evolve into a vibrant community. Located in Ansal Aquapolis, Utopia Estate is the new quality development by Adhiraaj Land & Promoters - one of the leading real estate developers with a track record stemming out of its passion to excel industry standards.





## Luxuries Adobe for Luxuries People



The ultra-spacious 1, 2, and 3 BHK apartments designed to provide maximum flexibility for internal space planning to suit individual taste. At Utopia Estate, the architectural planning ensures that residents get most out of the stunning natural beauty of the surroundings. The spacious apartment is coming with large and comfortable living room, exquisitely designed with openness and airiness.



## Special features of Ansal Aquapolis



Good quality of education institutions | Hospital with latest technologies and sufficient bedding facilities | Well developed commercial centre | Sufficient number of public use facilities | Free flow movement inside the township Approx 80% open area | Utility balconies with kitchen fire protection system | Corridors and stairs designed with stones Swimming pool | Club house with billiards, table tennis, pool, Badminton Court, etc. | Outdoor play area for children Ample covered and open parking space | Well-equipped gymnasium | Security surveillance with CCTV | Jogging Track



# About Us



## ADHIRAAJ LAND AND PROMOTERS PVT LTD

A leading real estate developer offering sustainable world-class communities that blend smart with the sophisticated. Truly reflective of its name and identity, Adhiraaj Land and Promoters will be the heart and soul of the residential community. Adhiraaj Land and Promoters offers aesthetically designed holistic urban lifestyle and development excellence while maintaining the highest standards of business practices in all our endeavours.

Our business activities lies on the principle of high quality, superior construction technology, timely completion, standard-quality construction and high consumer satisfaction, which makes us distinct from other companies.



# Smart city for Smart citizens



Ansal Aquapolis- an integrated township in Ghaziabad, taking shape today, for the citizens of tomorrow. Where dreams are lived and offers its inhabitants all the ingredients to lead a discerning lifestyle. The township is designed to offer you an array of wholesome experiences. With a swimming pool amidst a lush green landscape, you get to enjoy a feeling of complete serenity. Ansal Aquapolis provides the ideal setting for those who love to feel luxury and believe in experiencing it to the fullest. It also offers its multitude of expatriates, a choice of residential options with the future just right for both dwellers and investors.

The intentions of integrated township – Ansal Aquapolis

- To create a living experience which is serene, homely, spacious and complete with all modern facilities.
- To meet the needs in developing the perfect environment for business, living and leisure.



## Bright Lights, Big City



Ghaziabad is the nation's most electric city, growing rapidly with a significant change of urbanization. Now the city has a highest tower to match its soaring ambitions.







# 1 BHK

Sale Area- 69.68 Sq.M (750 Sq Ft. )

Bedroom - 1

Dinning/Drawing Area -1

Kitchen -1

Toilet -1

Balcony -2







## 2 BHK

Sale Area- 116.12 Sq.M (1250 Sq Ft. )

Bedroom - 2

Dinning/Drawing Area -1

Kitchen -1

Store - 1

Toilet -2

Balcony -3







## 2 BHK

Sale Area- 122.63 Sq.M (1320 Sq Ft. )

Bedroom - 2

Dinning/Drawing Area -1

Kitchen -1

Store - 1

Toilet -2

Balcony -3

Utility -1







## 2 BHK (with attached Store)

Sale Area- 122.63 Sq.M (1320 Sq Ft. )

Bedroom - 2

Dinning/Drawing Area -1

Kitchen -1

Store - 1

Toilet -2

Balcony -3

Utility -1







## 2 BHK

Sale Area- 147.71 Sq.M (1590 Sq Ft. )

- Bedroom - 2
- Dinning/Drawing Area -1
- Kitchen -1
- Study -1
- Store - 1
- Toilet -2
- Balcony -3
- Utility -1





### 3 BHK

Sale Area- 174.65 Sq.M (1880 Sq Ft. )

- Bedroom - 3
- Dinning/Drawing Area - 1
- Kitchen - 1
- Store - 1
- Toilet - 2
- Balcony - 3
- Utility - 1



# Specification

- **GENERAL**

Earthquake resistant structure, designed and tested against static and dynamic forces under seismic conditions.

- **STRUCTURE**

R.C.C, framed structure with tie beams connecting the columns R.C.C. slabs and beams with brick walls in between.

- **DOOR/WINDOW**

All frames, paneled flush door shutters and glass window shutters with superior quality hard wood and decorative entrance door.

- **FLOORING**

Branded vitrified tiles flooring in drawing/dining and bedrooms. Anti-skid floor tiles in bathrooms, kitchen and balcony.

- **INTERNAL FINISH**

All internal walls plastered and printed in oil bound distemper (ceiling white) with Decorative plaster-of-paris

- **TOILETS**

Glazed tiles in pleasing colours on walls up to door level. Sanitary ware/chinaware in white, with tiles and chrome plated fittings and fixtures of high quality made.

- **KITCHEN**

Granite work platform with 2 ft high glazed tiles above its other wall, glazed tiles up to the same level and provided with stainless steel sink.

- **ELECTRICAL**

All copper wiring in PVC concealed conduit provision for adequate light. Power points, Telephone, Television, Internet outlets in all areas. Modular switches and sockets and ISI marked MCBs.

- **WATER SUPPLY**

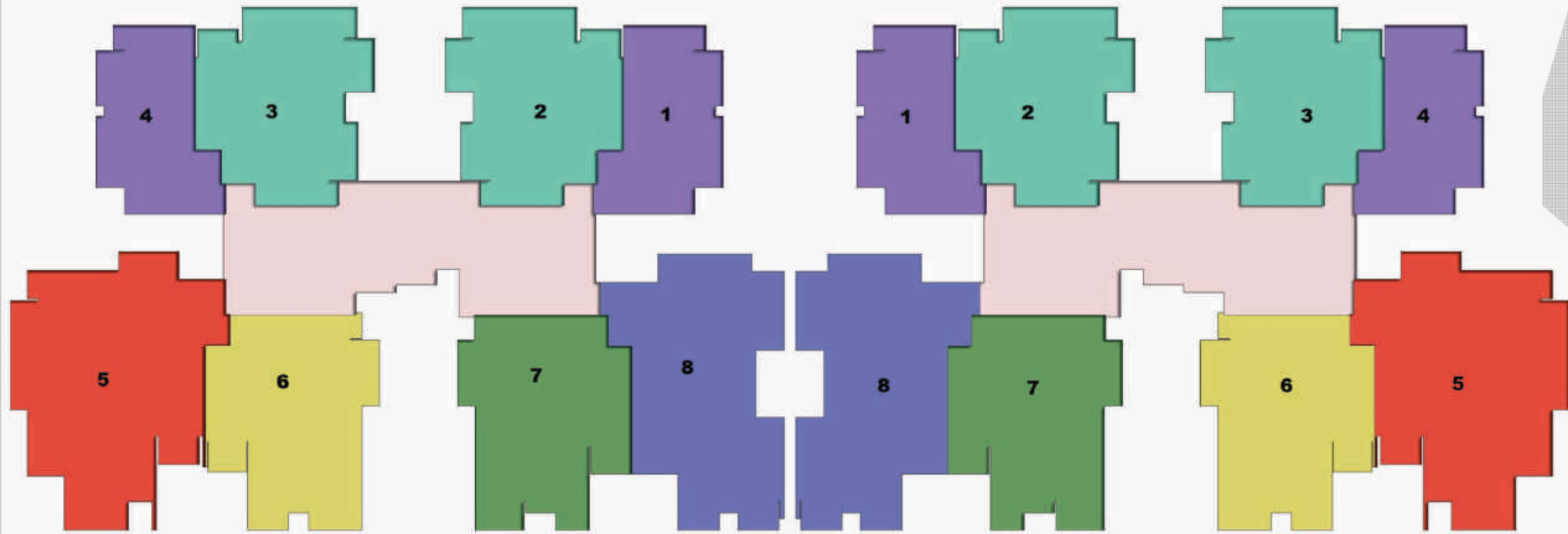
Underground and overhead water tanks with pumps for uninterrupted supply of water.



24 Meter Wide Road

24 Meter Wide Road

9 Meter Wide Road



D13

D14

# Cluster Plan

SN	TYPE	SUPER AREA SQFT
1	1 BHK	750
2	2 bhk TYPE 1+ store	1250
3	2 bhk TYPE 2+ store	1320
4	2 bhk TYPE 3+ store	1320
5	2 bhk TYPE 4+ study + store	1590
6	3 bhk + store	1880

9 Meter Wide Road



# Location Advantage



Proposed Metro

2 min.



ghaziabad Railway Station

5 min.



Anand Vihar Terminal Railway/Bus, Delhi

10 min.



IGI AIRPORT Delhi

50 min.



FNG Expressway

10 min.



Ryan International School

5 min.



IMT Ghaziabad

10 min.



Columbia Asia Hospital

5 min.



Shipra Mall

10 min.



India Gate Delhi

25 min.



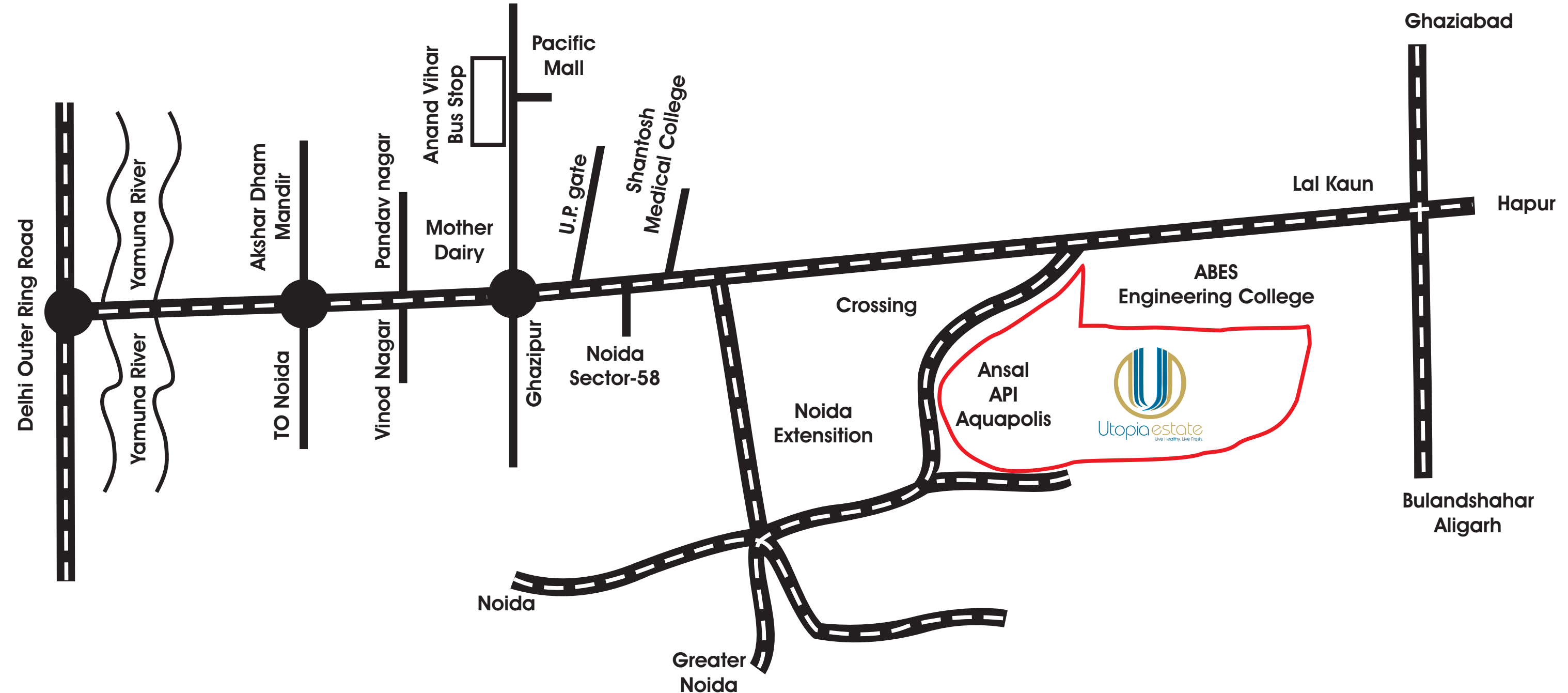
Akshardham temple Delhi

20 min.



Lotus Temple Delhi

30 min.



Utopia Estate, Ansal API Aquapolis,  
Behind ABES Engineering College, NH-24, Dundahera, Ghaziabad





CORPORATE OFFICE : B-78, SECTOR 63, NOIDA  
REGD OFFICE ADDRESS : D-117 MANSAROVAR GARDEN, DELHI-110015,  
SITE OFFICE : UTOPIA ESTATE, ANSAL API AQUAPOLIS, NH-24  
(BEHIND ABES COLLEGE), DUNDAHERA, GHAZIABAD.