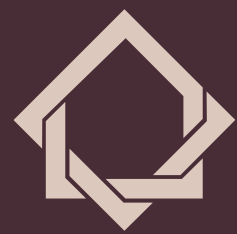


EUTOPIA

~ EPITOME OF PERFECTION ~

A  **T&T GROUP** Project



T&T

BUILT ON VALUES

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 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.*

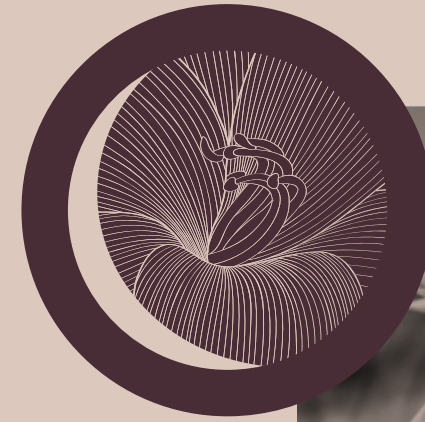


EUTOPIA

~ EPITOME OF PERFECTION ~

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**.*



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. With its first breakthrough in 1950, artificial intelligence has evolved substantially over the course of time. Simply put, it is an imitation of human intelligence in the machines and has the capability of assisting and enhancing people's lives by taking off the burden from human resource.

Eutopia, powered by this technology, 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. Assisted with voice control, ambient settings, climate control and a lot more, Eutopia offers you an easy living.

Responding to your voice, the apartments are integrated with appliances that manage your daily lives and schedule your routine without you worrying for anything. These A.I.-controlled digital apartments are equipped with latest technology wherein your home is linked to a centralized voice control device that lets you control the entire place with just a command. So, manage ambience lighting, integrated music system, appliances, locks, temperature, and so many other features of your apartment, just as you like them. Effortlessly.

NUMEROUS PLANTS WITH RESTORATIVE PROPERTIES

At Eutopia, we took inspiration from science and planted more than **1000 plants** with therapeutic value. A vast majority of these plants were shortlisted based on their **high phytoncide release levels**. These phytoncides are airborne chemicals with antimicrobial properties that plants emit to protect themselves from harmful pathogens. However, scientists have also found a positive

correlation between high phytoncide intake and strong immune system. Therefore, at Eutopia you are not only offered proximity to nature but also a space to enhance your body's defenses, especially today, when we need stronger immune systems than ever. Now you have **'tree therapy'** at your disposal at all times – a rarity for most urban dwellers.



THE GRAND ARCHITECTURE

One of the ancient and marvelous 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 **Ancient 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. Achieving that perfect vision of a building from blueprint to actual existence, we chose one of the renowned names in architecture - **BDP London**.

Incorporating the standard of living, stature, and character with majestic exterior and impressive facades, Eutopia creates a notable exception amidst the cramped vertical buildings. With elaborate designs, your homes exude the magnificence of true living.

FOR AN UNCOMPROMISED SPACE

Redefining the urban lifestyle, we bring a space of abundance and grandeur alike. No compromises on the way you want to set up your home because you will **never get short of space**. Space enables you to relax and rejuvenate with clear thought. This is the space where you have the freedom to think, act and revive.

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.



LOW DENSITY OF FLATS & GRAND ENTRANCES

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** on each floor 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 is 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.



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 cart** for internal movement is carefully designed to save you the hassle of walking long distances, keeping in mind especially your kids and the elderly.



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.



CLUBHOUSE

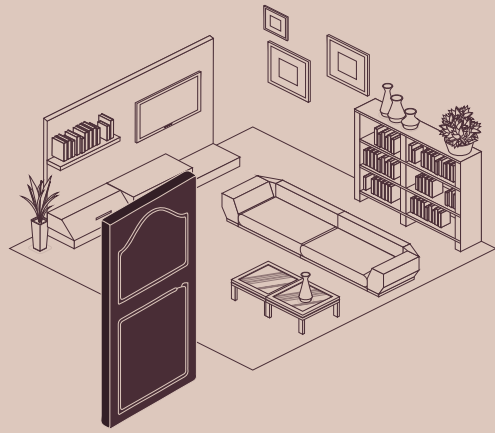
Enjoy the amenities provided at the clubhouse, such as gymnasium, restaurant, game zone, superstore, among others, to bring you everything you need. The clubhouse will further cater to your social as well as cultural needs, especially in a time when community spirit is being eclipsed by Social Media 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 invigorating aromatic plants around and arbours, your spiritual health has just been made better.

DIGITAL AMENITIES



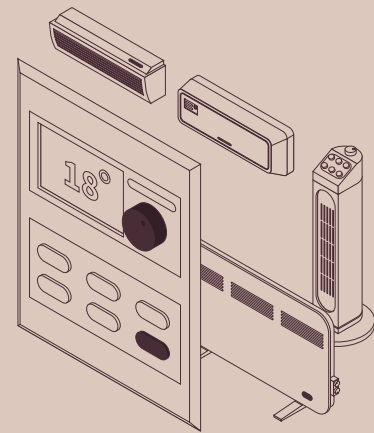
AUTOMATIC LOCKING SYSTEM

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.



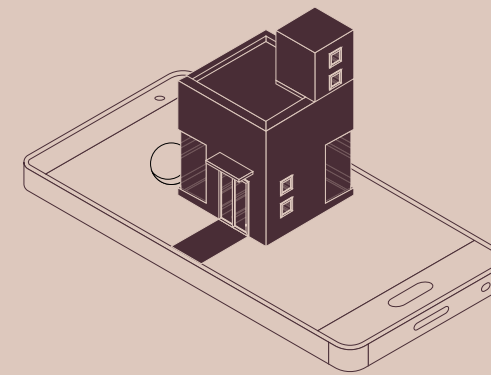
MORNING TIMERS

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'.



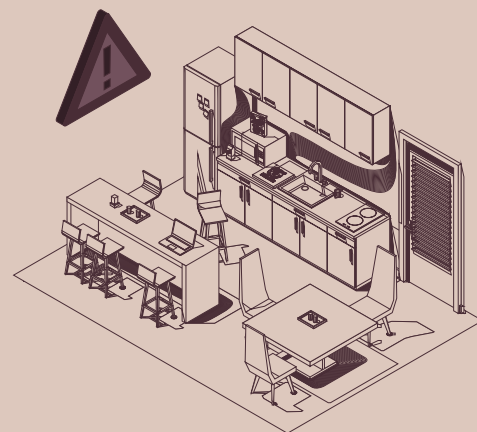
CLIMATE & AMBIENT SETTINGS

Set the perfect climate and lighting as per your requirements. Because 'on and off' is for boring people.



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.



GAS LEAKAGE NOTIFICATION

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



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.

PROJECT AMENITIES



LIVING ROOM

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 or 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.



43-ACRE PROPOSED GOLF COURSE

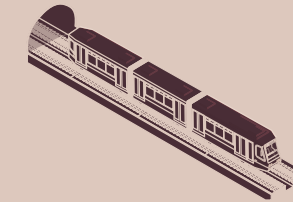
With 43-acre proposed golf course surrounding Eutopia, you get a scenic view to calm your eyes every morning. The lush and green expanse of golf course serves as a relief from everyday hustle. If you are a passionate golfer yourself, it's a treat for you. With golf course right beside your home, you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

EASY CONNECTIVITY

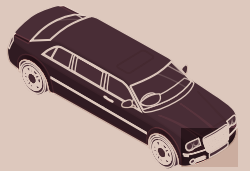
Commuting from Siddharth Vihar is an easy thing to do as it is connected easily with significant stations that keeps you away from travelling hassle.



Hindon Airport
10 Minutes
IGI Airport
45 Minutes



Shaheed Sthal Metro Station
10 Minutes



DND Flyover
20 Minutes
Yamuna Expressway
30 Minutes





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.

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.

T & T 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.





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