



STERLING'S

EUTOPIA

Premium
villa plots for
a life well-lived



*Club House - Render

About US

Sterling Heights stands as a beacon of quality, innovation, and dedication in the real estate industry. Our unwavering commitment to serving our customers has earned us a reputation for on-time delivery and unparalleled transparency, fostering trust and confidence among our clientele.

Continuing our commitment to sustainability, our latest project represents a collaboration with CK Infini, seamlessly integrating eco-conscious design principles. Drawing inspiration from the success of past endeavours like **PALM RETREAT** in Mokila, **ASTER MEADOWS** in Bhanur, **ATMOS BREATHE** in Maheshwaram, **MANGO WOODS** in Moinabad, and **SHIVOM OAKWOOD** in Moinabad, we aim to elevate the standard of sustainable living. With meticulous attention to detail and a systematic approach, we're proud to introduce a development that not only preserves natural resources but also enhances the quality of life for future generations.



Living the Ideal, Pursuing Purpose and Values

Idealistic living refers to adopting a set of principles, values, or beliefs that reflect an individual's vision of an ideal life. It involves striving to live in accordance with one's ideals and pursuing a lifestyle that aligns with personal values. Idealistic living often encompasses various dimensions, including personal well-being, ethical considerations, social responsibility, and environmental sustainability.



*On-Site Images

About Eutopia

Nestled in the coveted vicinity of Maheshwaram, Eutopia presents an array of HMDA RERA approved villa plots, meticulously designed to offer a perfect blend of luxury and tranquillity.

Boasting a prime location, Eutopia enjoys close proximity to the Financial District (30 Mins Drive), Hyderabad's biggest Smart Cities (GMR Aero City, MY HOME Smart City), Rajiv Gandhi International Airport, World's Biggest Pharmacy, Tech parks and Educational Institutions, ensuring convenience and accessibility for residents. This strategic positioning, coupled with premium amenities, contributes to the area's escalating property values and promises rapid access to burgeoning growth opportunities.

Eutopia stands as one of the premier ongoing projects in Maheshwaram, spanning across 70 acres and meticulously planned over three distinct phases at ORR Exit number 15. Whether for investment purposes or settling into a life of comfort, Eutopia presents an ideal opportunity for discerning individuals seeking a harmonious blend of urban living and natural serenity.



*On-Site Images

Abutting to
100ft ORR
Exit - 15
access road



Grand entrance
is adorned with granite
stone cladding and Phoenix
silver Date palm trees.
As shown in the picture



43,000 SQ Ft
Clubhouse



ICICI and HDFC
Project Approved



All the essential
services (water,
electricity &
Drainage) are
underground



Harvesting
chambers for
rainwater
percolation



Seamless
Blend of Tandoor
Walkways with
saucer Drains



Matte
finished
street
lighting



Beautifully
landscaped lush
green parks



24-hour security and security
office with access control services



Project
Approved By
TTS RERA
NO: P02400003860

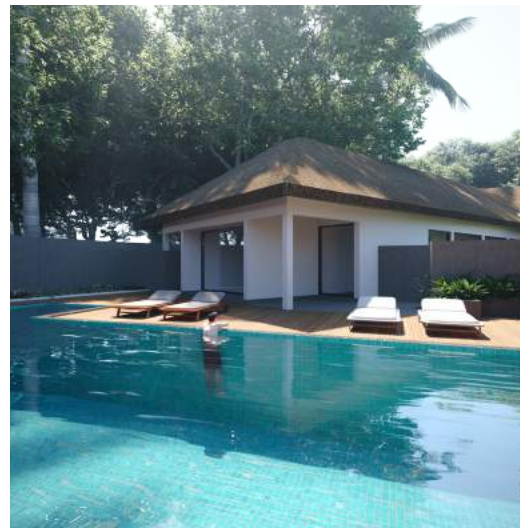
hmda
GROWING GLOBAL
Layout
04/897/SMD/LT/UG/HMDA/05082021

ICICI Bank
HDFC BANK

STERLING'S
ULTRAPIA

LAYOUT
PHASE - 1












Club House Renders

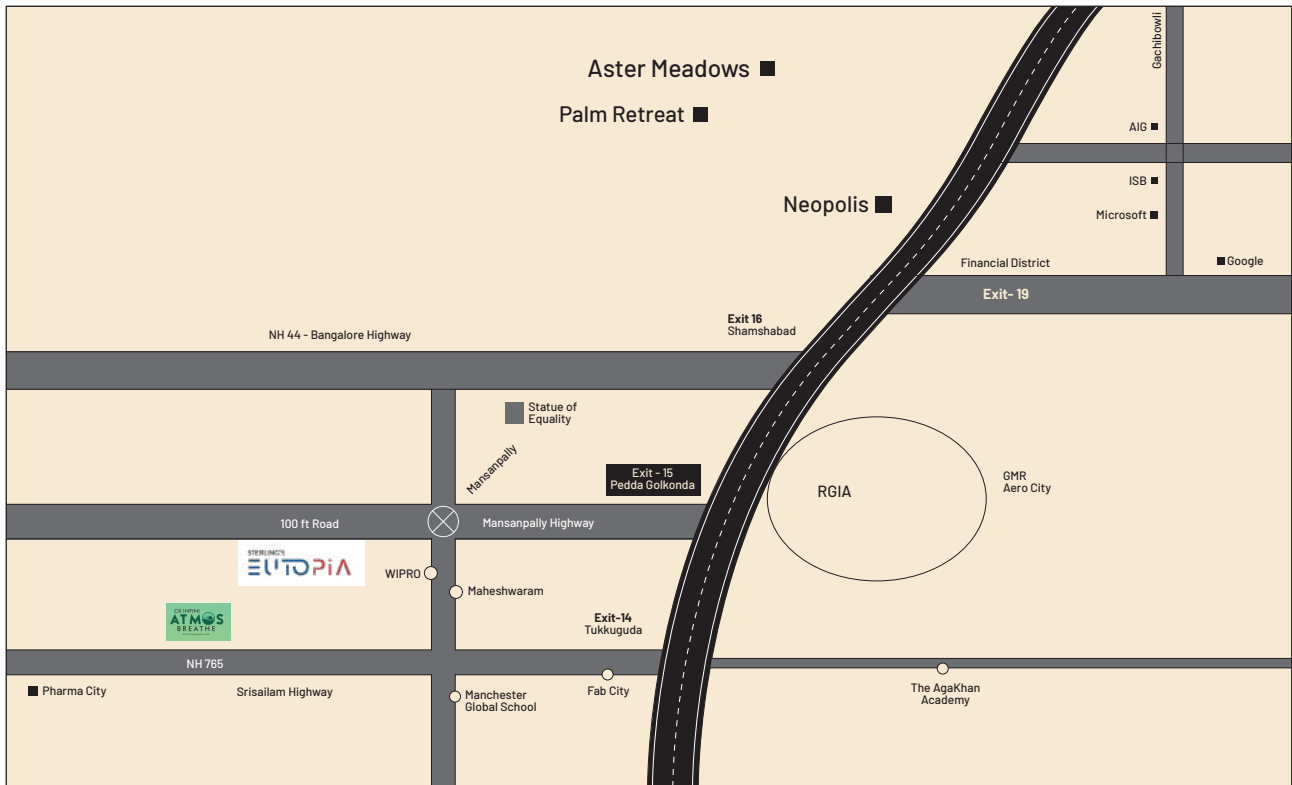




Club House

It is ideally built in The Bali-Themed Club house of 43,000 sq.ft. for the community to have fun and celebrate important moments of life without any hazard. The guest suites can accommodate those who wish to stay back and party till anytime.

 Multipurpose Hall	 Guest Suites	 Swimming Pool
 Cafeteria	 Lawn Area For Outdoor Dining	 Indoor Games
 Indoor Gym	 Outdoor Games	 Kids Play Area And Creche
 Meeting Room		 Car Parking



30 Mins Drive
From Financial
District, Neopolis
to the Project



Rajiv Gandhi International
Airport is a 20-minutes' drive
from this place



The world's largest
Pharma City is located near
our project on 19,000 acres



Schools like Sreenidhi, International, Oakridge,
Aga Khan International Academy, DPS Aerocity,
Manchester Global school is just a 30 min drive



AIG hospital is just
a 35 mins drive

STERLING'S EUTOPIA


CK INFINITI



Scan for Location

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