

PROJECT BY:  
  
COURTYARD GROUP

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DEVELOPERS:  
**Courtyard Developers**  
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30 Mir. Priya Cinema Road,  
Sevasi T.P.-1, Vadodara.

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**+91 99250 51518**  
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ARCHITECT:  
  
Ruchir Sheth (Design Studio)  
Architecture & Interiors

STRUCTURE:  
  
ZARNA  
ASSOCIATES

  
**COURTYARD126**  
3 BHK LUXURIOUS FLATS & SHOPS

HC\_NEST CR\_98243 85808

WHERE LUXURY MEETS LIFESTYLE



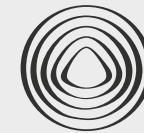
Courtyard Group founded by Mr. Viral Sheth has been at the forefront of developing residential and commercial spaces in Vadodara. With over a decade of experience in real estate development, we've perfected the art of delivering value to our customers. Our properties stand the test of time and are constructed using quality materials.

With contemporary architectural designs and well thought out amenities, We're confident of satisfying the needs of the new-age buyer.

**Courtyard Ongoing Projects**



## ARCHITECTURE MODERN, URBAN LUXURY



Ruchir Sheth (Design Studio)  
architects & interiors

Only a chosen few enjoy a life of privilege.

Privilege to enjoy life at its own pace.  
A life extraordinarily elegant.

Privilege to command a lifestyle of  
indulgence. Where details matter.

Only a chosen few prefer to define their  
way of living. To live in resplendent luxury.

LUXURY, ALWAYS PREFERRED.



3 BHK  
25,000 sq. ft. open area with landscaped garden  
2,000 sq. ft. clubhouse

Gated community with hi-tech 24X7 surveillance  
Ample parking space  
Situated in the prime location of Sevasi

## THE GATEWAY TO GLORIOUS LIVING

Courtyard 126 is a home unlike any other. It boasts of ultimate grandeur both, on the inside and outside. The availability of retail spaces on the ground level adds that much needed ease and convenience.



REVEL IN TRUE  
EXOTIC LUXURY





Only a chosen few enjoy a life of privilege.

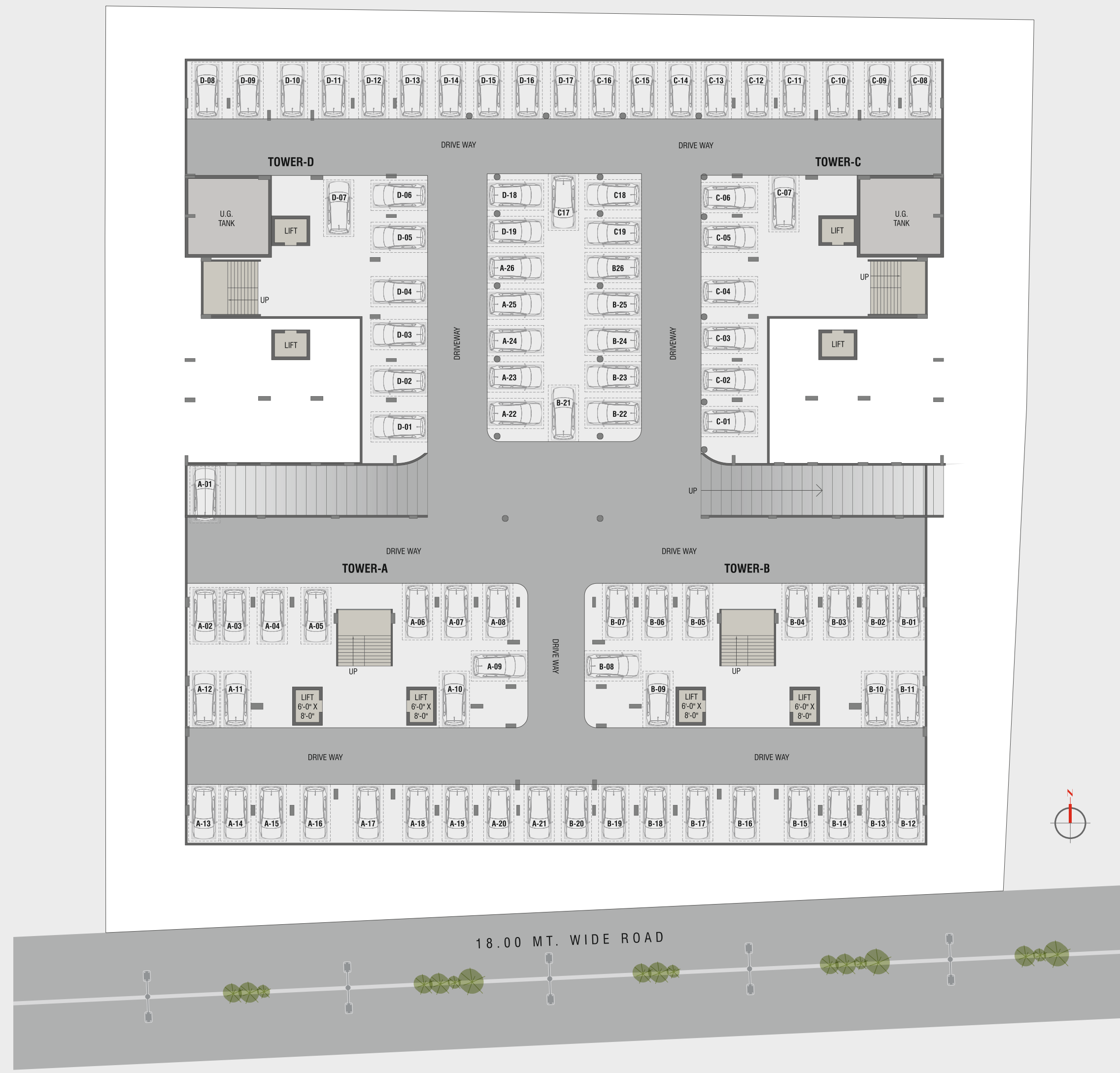
Privilege to enjoy life at its own pace. A life extraordinarily elegant.  
Privilege to command a lifestyle of indulgence. Where details matter.

Only a chosen few prefer to define their way of living.  
To live in resplendent luxury.

LUXURY, ALWAYS PREFERRED.

**ELEGANCE GETS  
A NEW SYMBOL**

BASEMENT FLOOR



SHOP	SIZE	C.A.	S.B.A.
01 & 02	7'-9" X 22'-2"	172.00	292.00
03	10'-0" X 22'-2"	221.00	376.00
04	10'-6" X 22'-2"	234.00	398.00
05	13'-1" X 22'-2"	292.00	496.00
06	10'-6" X 22'-2"	234.00	398.00
07	10'-0" X 22'-2"	221.00	376.00
08	10'-0" X 22'-2"	221.00	376.00
09 & 10	8'-10" X 22'-2"	197.00	335.00
11 & 12	10'-0" X 22'-2"	221.00	376.00
13	10'-6" X 22'-2"	234.00	398.00
14	13'-1" X 22'-2"	292.00	496.00
15	10'-6" X 22'-2"	234.00	398.00
16	10'-0" X 22'-2"	221.00	376.00
17 & 18	7'-9" X 22'-2"	172.00	292.00

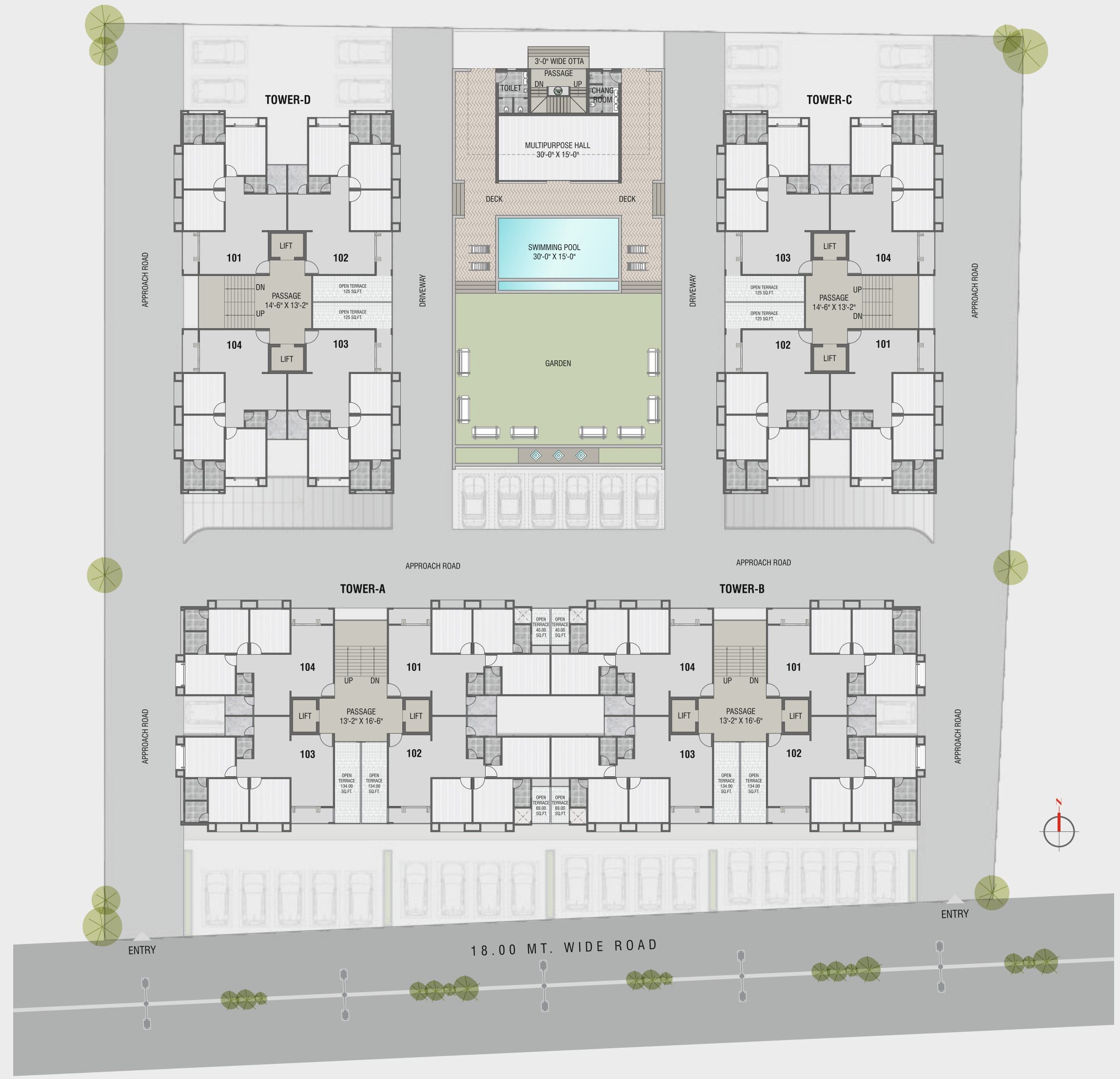
SIZE IN SQ. FT.

GROUND FLOOR LAYOUT PLAN  
COMMERCIAL (SHOPS)

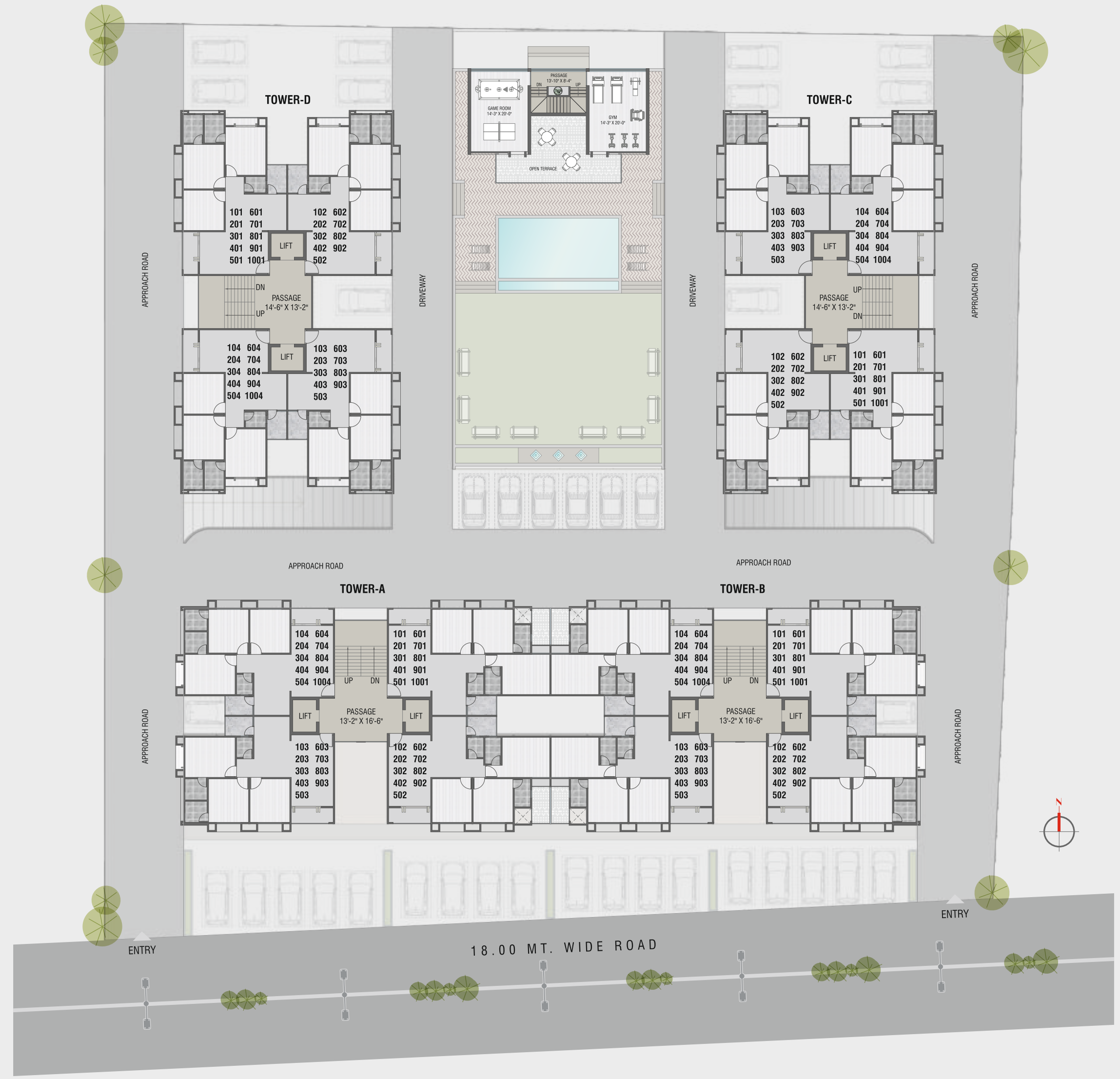




FIRST FLOOR LAYOUT PLAN



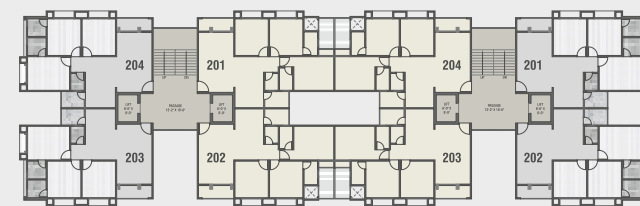
TYPICAL FLOOR LAYOUT PLAN



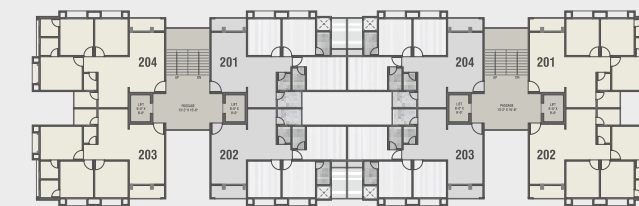
LAYOUT  
PLAN  
10TH FLOOR  
(PENT HOUSE)



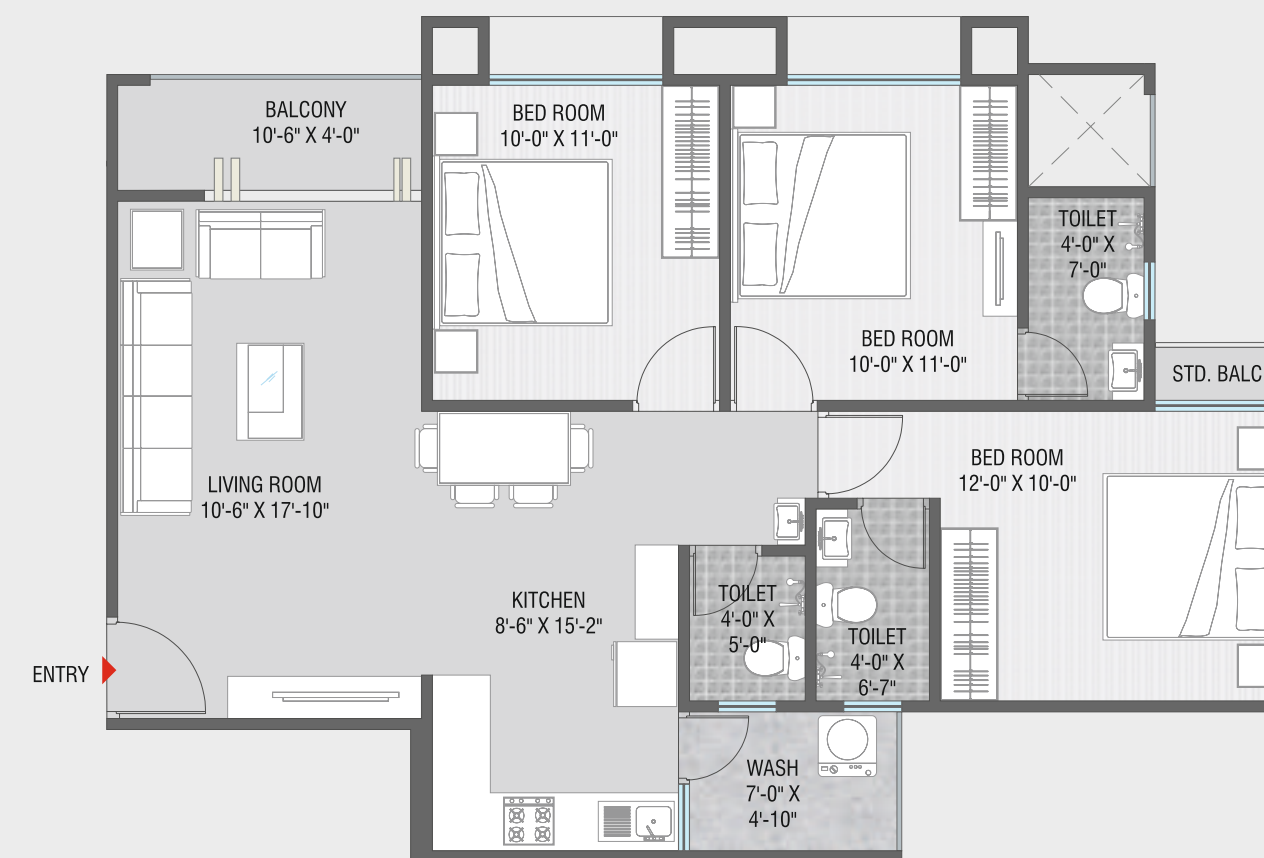
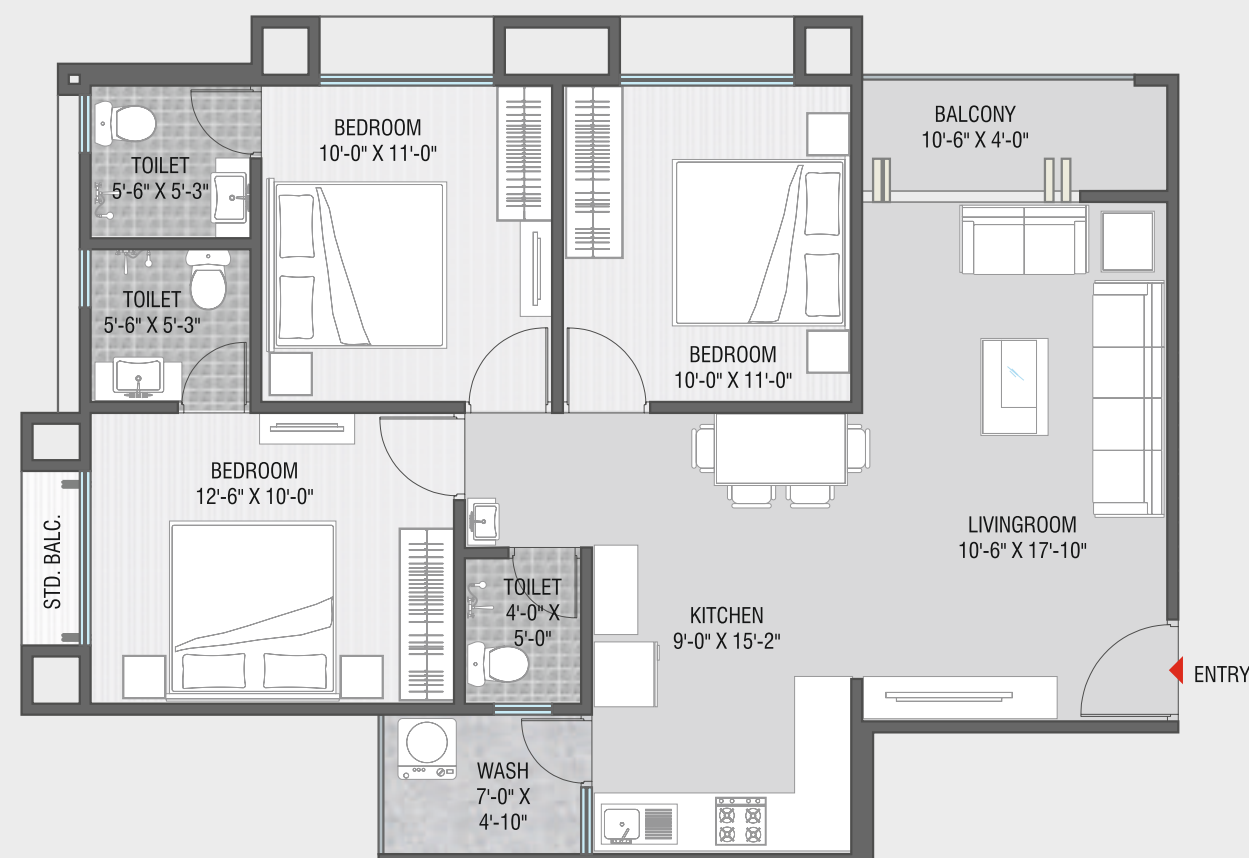
**TOWER-A&B**  
TYPICAL  
UNIT PLANS



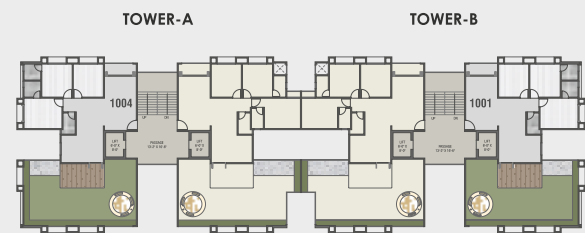
CARPET AREA:  
905 sqft  
SUPER BUILT UP AREA:  
1629 sqft



CARPET AREA:  
905 sqft  
SUPER BUILT UP AREA:  
1629 sqft



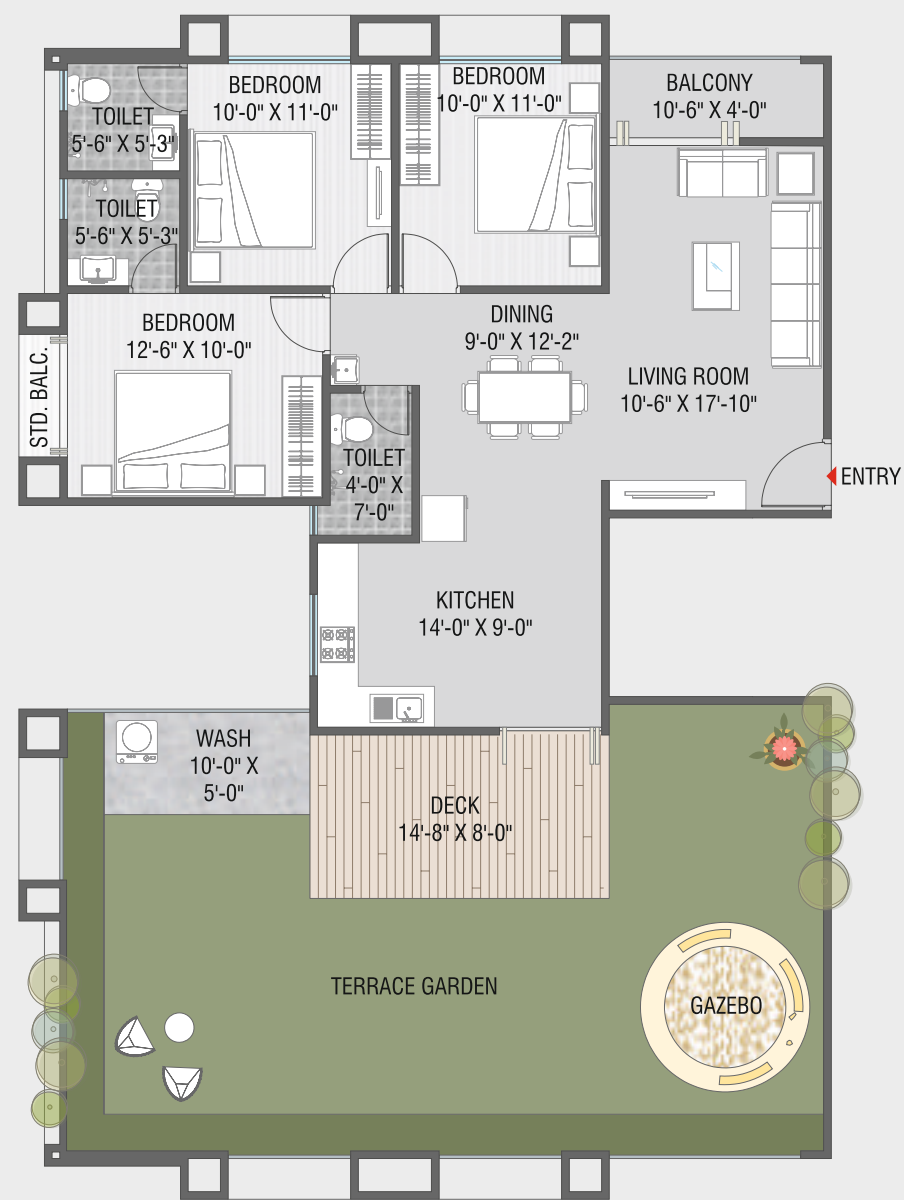
# TOWER-A&B PENT HOUSE UNIT PLANS



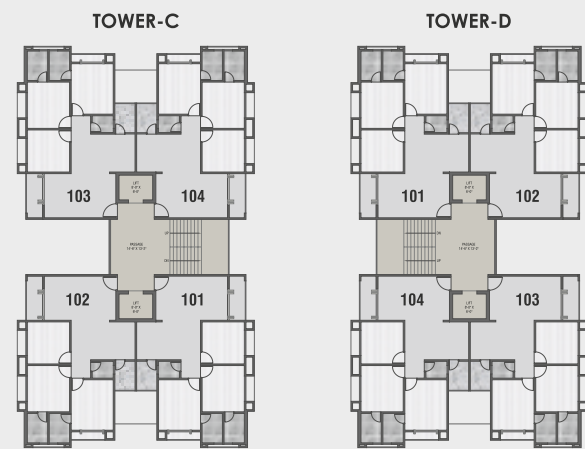
RERA CARPET : 906.00 Sq.Ft.  
OPEN TERRACE : 877.00 Sq.Ft.  
S.B.A. 1605.00 SQ.FT.



RERA CARPET : 900.00 Sq.Ft.  
OPEN TERRACE : 893.00 Sq.Ft.  
S.B.A. 1594.00 SQ.FT.

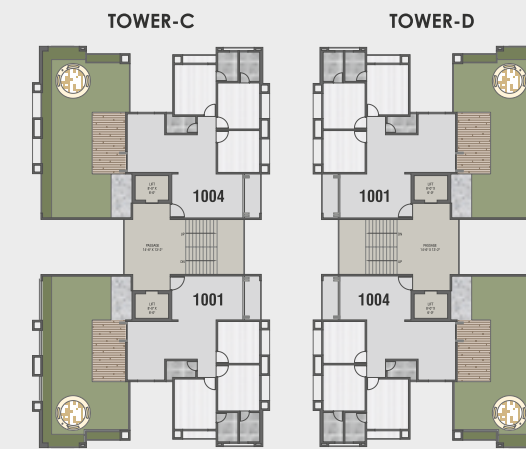


## TOWER-C&D FLOOR UNIT PLANS

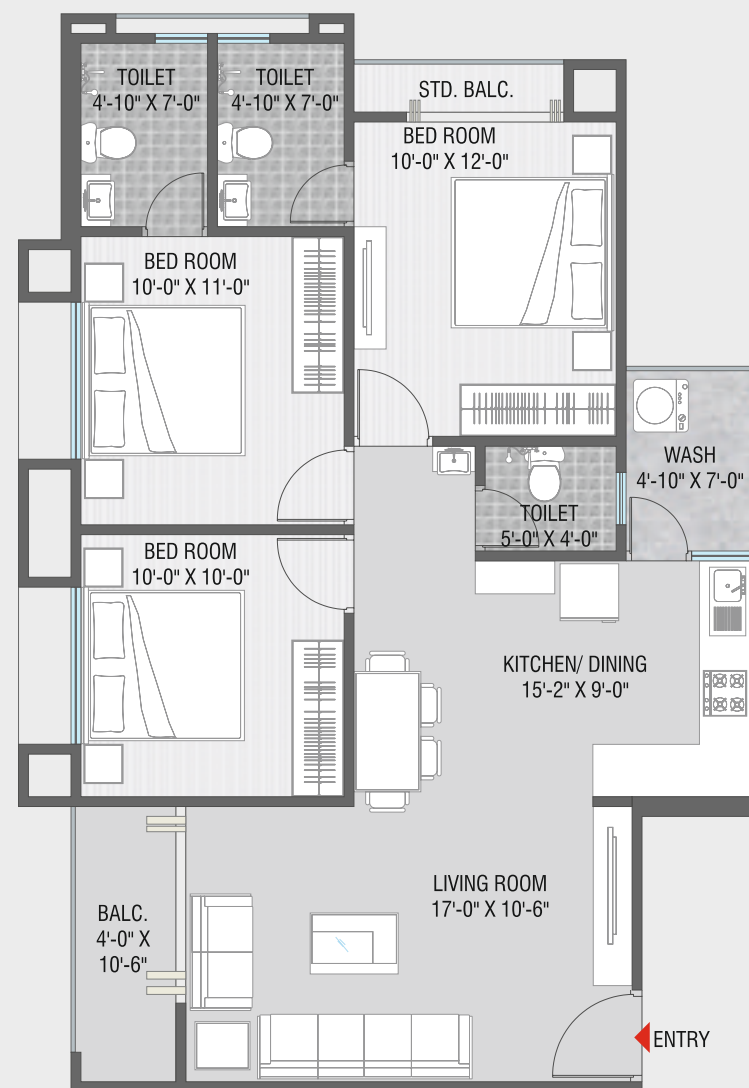


CARPET AREA:  
905 sqft  
SUPER BUILT UP AREA:  
1629 sqft

## TOWER-C&D PENT HOUSE FLOOR PLANS



RERA CARPET : 899.00 Sq.Ft.  
OPEN TERRACE : 867.00 Sq.Ft  
S.B.A. 1594.00 SQ.FT.



WHERE  
GRANDNESS  
BECOMES  
YOUR  
ADDRESS







AN OASIS  
OF **LUXURY**







## FEATURES



Swimming Pool



Multi Purpose Hall



24 Hrs. Security



Gymnasium



Lush Green Garden



Children Play Area



Club House



Game Room

## THE GATEWAY TO GLORIOUS LIVING





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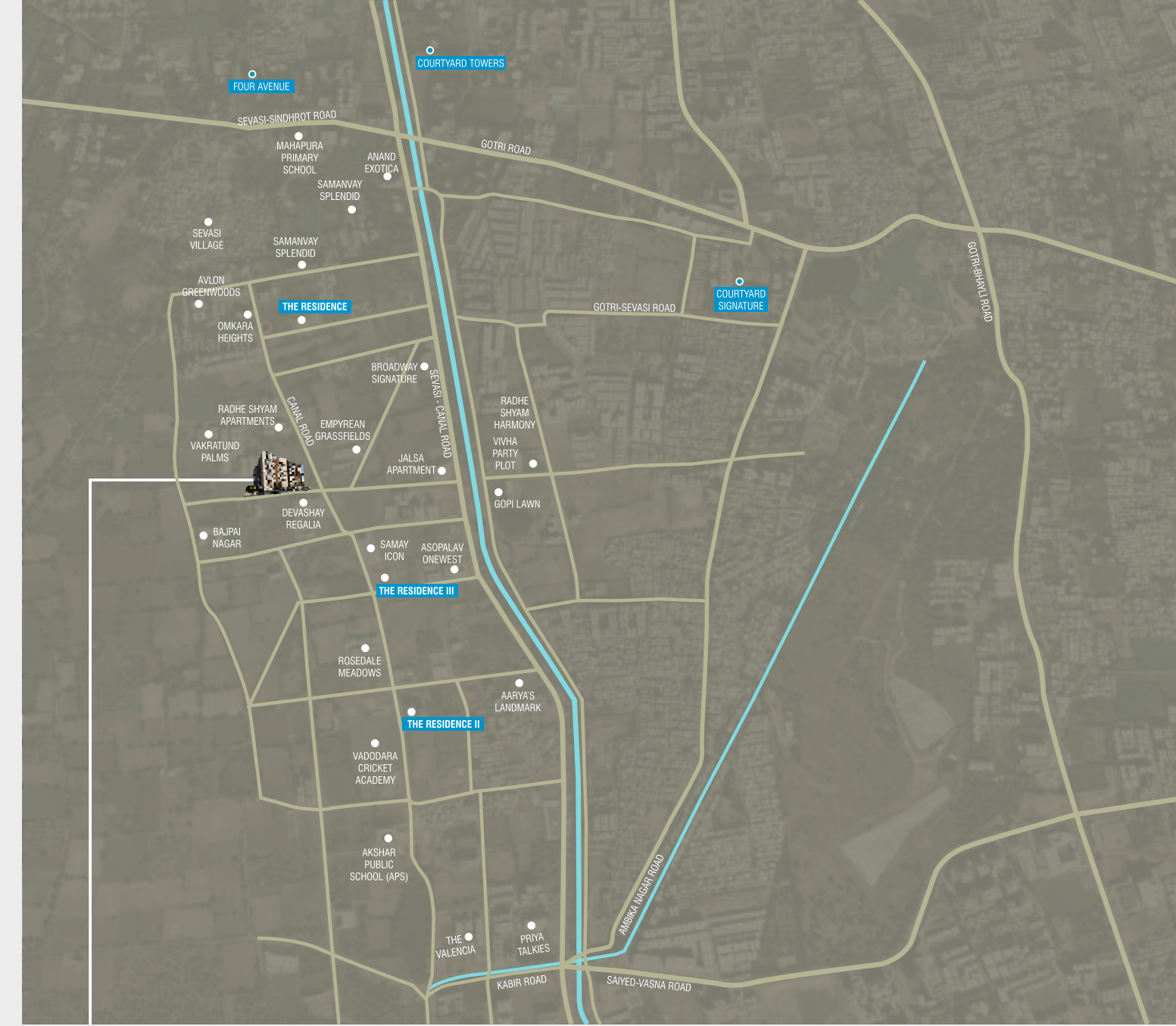




## SPECIFICATION

-  **Structure :**  
Earthquake resistant RCC frame structure as per structure design
-  **Finishing :**  
Internal smooth plaster with two coat putty with distemper paint & External plaster with 100% acrylic paint
-  **Doors :**  
Elegant entrance door & Internal flush door with laminate
-  **Windows :**  
Color Anodized Aluminium windows & natural stone sills with mosquito net
-  **Flooring :**  
Vitrified tiles flooring in all rooms

-  **Kitchen :**  
Granite platform with SS Sink and premium branded wall tiles dedo upto lintel level
-  **Bathroom :**  
Designer tiles upto lintel level with standard quality C.P. Fittings Concealed ISI mark copper wiring, AC Point in master bedroom
-  **Plumbing :**  
Systematic wall concealed CPVC / UPVC plumbing
-  **Electrification :**  
Concealed copper ISI wiring, MCB/ELCB and branded modular switches with sufficient electrical points in all areas.  
Geysers point in all bathroom.



- PAYMENT TERMS:**  
**SHOPS :** - 30% Booking - 15% Plinth Level - 20% Slab - 20% Plaster Level - 10% Flooring - 5% Finishing  
**FLATS :** - 20% Booking - 10% Plinth Level - 05% Ground Floor Slab - 05% 1st Slab - 05% 2nd Slab - 05% 3rd Slab - 05% 4th Slab - 05% 5th Slab - 05% 6th Slab - 05% 7th Slab - 05% 8th Slab - 05% 9th Slab - 05% 10th Slab - 05% Brick Masonery - 5% Flooring - 5% Finishing

**DISCLAIMER :** Premium quality materials or equivalent branded products shall be used for all construction work. - Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. - External changes are strictly not allowed. - Development charges, GST Charges, documentation charges, stamp duty, all municipal taxes, G.E.B. meter deposit should be levied separate. - Each member needs to pay maintenance deposits separately. - In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount. - Possession will be given after one month of all settlement of account. - Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. - The developer reserve the full right to make any changes. - This brochure does not form a part of agreement or any legal document, It is easy display of project only.

For further details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)  
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