



## The main title 'COURTYARD BELLAGIO' is centered on the right page. 'COURTYARD' is in a gold, serif font with a leafy branch graphic above the 'Y'. 'BELLAGIO' is in a larger, gold, serif font, enclosed within a decorative, gold-colored frame. Below the frame, the text '4BHK BOUTIQUE APARTMENTS' is written in a smaller, gold, serif font, flanked by decorative scrollwork.

4BHK BOUTIQUE APPARTMENTS  
& BOUTIQUE SHOWROOMS



### ARCHITECT'S NOTES



I am more than delighted to bring to your table, a desirable haven for you and your family. Courtyard Bellagio presents you an ultra luxurious living space that will compel you to be put in awe. Every day here begins with an over surprising experience of comfort and elegant living. We're happy we're surpassing standards.

**DESIGN STUDIO**  
architects & interiors  
Ar. RUCHIR SHETH



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 PROJECTS



HERITAGE OF THE PAST

GRANDEUR OF THE FUTURE

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## FOREWORD

BELLAGIO  
INSPIRED MODERN LIVING.

Step into a world that lets you embrace a time of grandeur, adventure, and splendour. Indulge in modern living that is distinctively contemporary in detail and carefully curated with the finest in materials and textures.

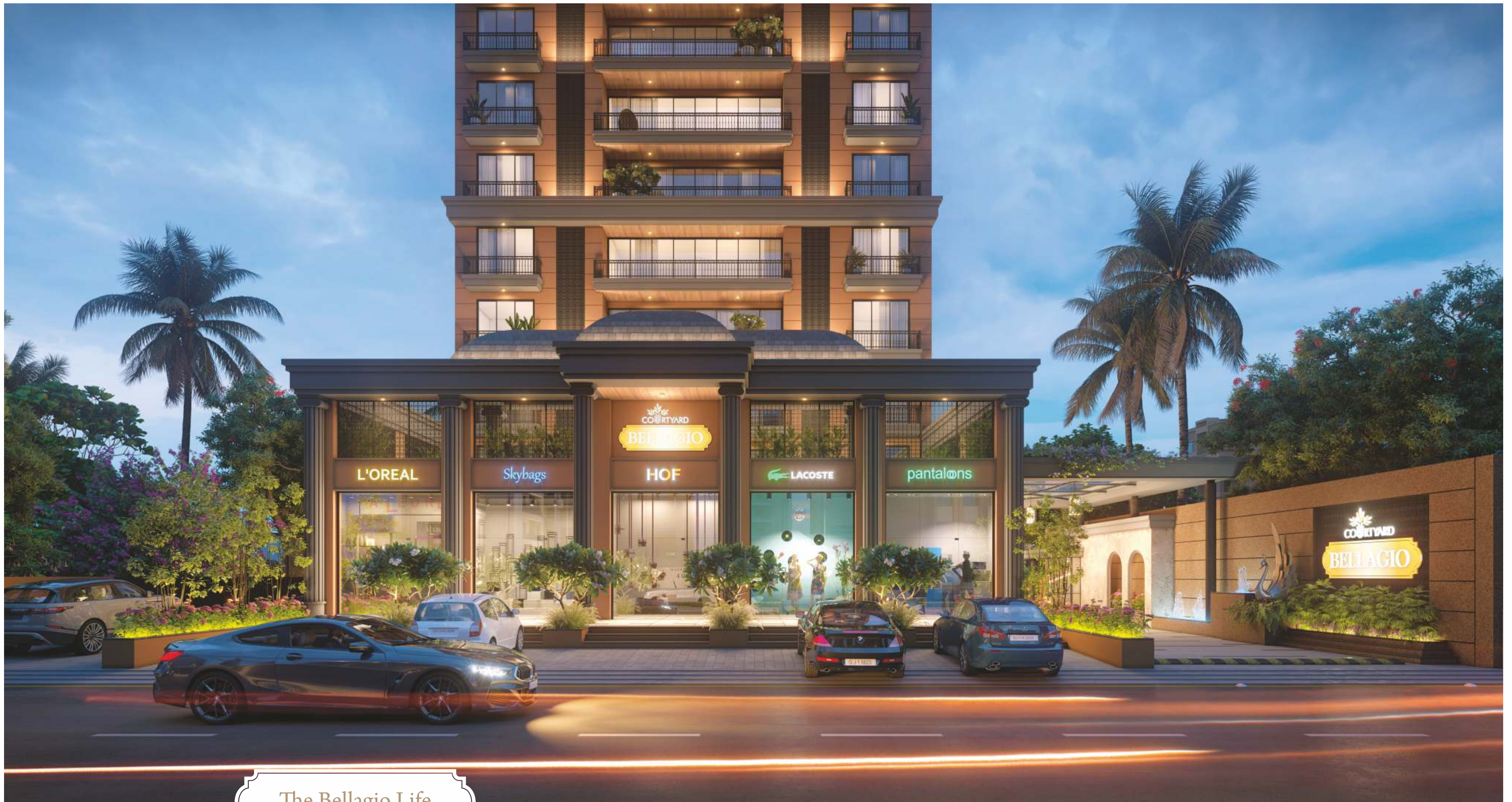
From elegant, lavish interiors to lush, vast luxuriously landscaped grounds, to the very best of services, we present to you a home beyond every expectation. This is living that embraces the past while looking to the future.

Living that embraces glorious contrasts to celebrate the finest in both the historic as well as the modern.



CHAPTER  
ONE

Inspired by a  
Tradition of Luxury.



The Bellagio Life

Our passion for luxury and modernity combines the best of both worlds - a rich heritage with upscaled living. Our new ultra-modern flats at Courtyard Bellagio are designed for modern-day urbanites like you, who value the scent of nostalgia and timelessness.

Conquest for Luxury





## Towering Extravaganza

Here is a tower of the pleasure of modern living. Courtyard Bellagio offers you a sense of elevated lifestyle loud and clear. The apartments feature spacious, well-lit rooms that are designed to optimize the flow of natural light and air. The interiors are tastefully decorated with a contemporary aesthetic.



CHAPTER  
**TWO**

Celebrate the  
Grandeur of Arrival.





Opulence Infused

Beginning with your first step at your new treasure, at the towering luxury Bellagio, be enveloped in an intangibly royal sense of grandeur and sophistication. The spacious entrance is adorned with gleaming welcomes and elegant designs that exude an air of opulence. The concierge greets you with a warm smile and offers to change your living into a promising possession.



Plush Edifice

The pinnacle of life is here. Find your sacred space amidst the modernity and extravagance at Courtyard Bellagio. Find a number of reasons to give your family an extraordinarily opulent residence.





## The Finest Ensembled

As you make your way to your residence, you can't help but delve in the incredible views of the cityscape visible from open space, the empire and the hallways. The Bellagio is equipped with state-of-the-art amenities, including a fully-equipped fitness center, a sparkling swimming pool, and a Discotheque apart from a range of indulgent treatments.



CHAPTER  
**THREE**

A Lush, Verdant  
Sanctuary of Pleasure



Pleasure in Succulent Spaces



A Retreat for  
Prolific Living



FIRST FLOOR APARTMENT TERRACE VIEW

## Splendid Views

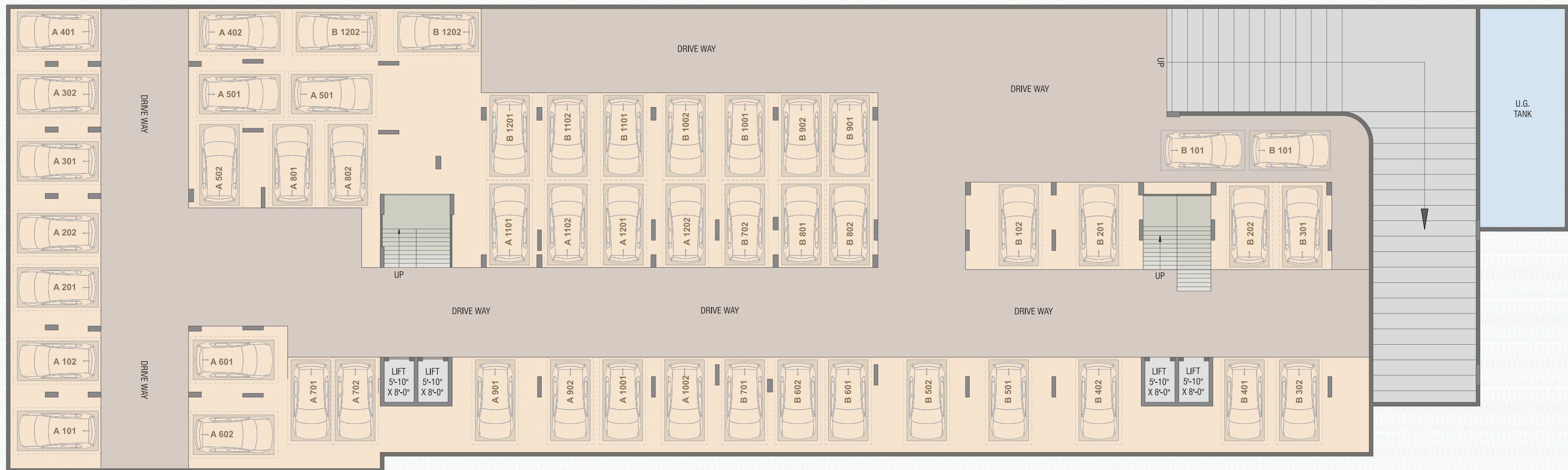
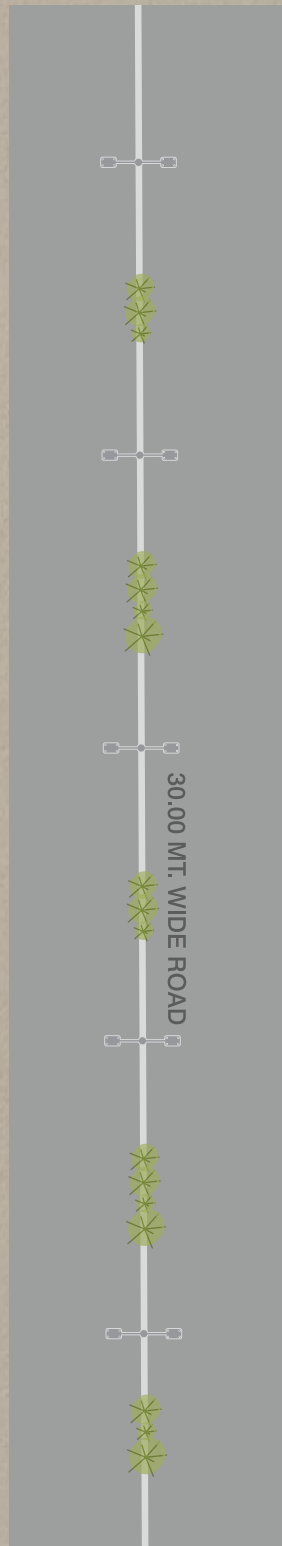
At Bellagio, enjoy views that strike a Chord with your heart. These views are not just a treat to the eyes but also a playground for the soul. It can enjoy the wonders of nature and at the same time live a life of royalty.



A Lustrous Abode



BASEMENT



# GROUND FLOOR



# FIRST FLOOR

TOWER A&B  
CARPET AREA: 1751.00 SQ.FT.  
S.B.A : 3200.00 SQ.FT.



# TYPICAL FLOOR PLAN

TOWER A&B  
CARPET AREA: 1751.00 SQ.FT.  
S.B.A : 3200.00 SQ.FT.



FLOOR PLAN

TOWER-A

CARPETAREA  
1751.00 SQ.FT.

S.B.A  
3200.00 SQ.FT.



# FLOOR PLAN

## TOWER-B

CARPETAREA  
1751.00 SQ.FT.

S.B.A  
3200.00 SQ.FT.





CHAPTER  
**FOUR**

A Bespoke World  
Beyond Luxury



Unveil a Euphoric Dwelling

Life at Bellagio is nothing less than Euphoria each day. This comes true when you think about a luxurious living inside your abode and an extravagant living outside. Be it lavish pools or the gorgeous surroundings, you are sure to lose yourself in awe of beauty and luxury.

OTHER AMENITIES

- Open Café Seating Side By Waterbody
- Water Casade With Sculpture
- Pool Side Seating Deck
- Stone Mountain Waterbody With Slide
- Washrooms With Changing Room|security Cabin
- Entrance Gate With Water Body
- Entrance Plaza
- Water Casade With Lily Pond
- Admin Office
- Thick Plantation
- Leisure Space
- Foyer( All Towers)
- Meter Room ( All Towers)
- Alloted Stag Car Parking (2 Cars)
- Visitors Parking
- 2 Wheelers Parking





## AMENITIES



MULTIPURPOSE HALL



DISCO-THEQUE



GYMNASIUM



JOGGING TRACK



INFINITY SWIMMING POOL WITH DECK AREA



LUSH GREEN GARDEN



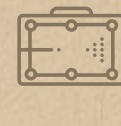
CHILDREN'S PLAY AREA



YOGA/MEDITATION DECK



MINI THEATRE



INDOOR GAME ROOM



LOUNGE AREA



BOX CRICKET



LIBRARY POOL SIDE



TERRACE CAFETERIA



SENIOR CITIZEN SIT-OUT



Immerse in  
Endless pleasure



CHAPTER  
**FIVE**

A Map Connected  
to Perfection



## Where Luxury Soars

When at Bellagio, witness what Luxury looks like from far and prepare yourself to be surprised by the charm within the walls. This is an uber-luxurious landmark well-connected with the city, of which after becoming a part, you too sore high in pride.

## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant RCC frame structure designed by approved Structural Consultant.

### FLOORING

- 800 X 1600 premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage with skirting.
- Anti-skid flooring in Bath, Wash and Balcony.

### WALL FINISH

- Interior: Smooth finish plaster with 2 coat Putty and Primer.
- Exterior: Double coat plaster with Weather Resistant Paint.

### TERRACE

- Elegant China Mosaic finish with water proofing treatment.

### ELECTRIFICATION

- 3 phase concealed copper wiring as per ISI Standard of Anchor/Finolax/RR Kabel/ Apar or equivalent.
- Modular switches (Schneider Electric or equivalent). Adequate Electric points in each room.
- Geyser points in each bathroom.
- TV point in Living Room and in All Bedroom.

### AIR-CONDITIONING

- Copper and Drain piping done from indoor unit to outdoor unit for each AC point.
- AC point in Living Room & Dining and in all Bedrooms.

### KITCHEN

- Premium quality granite platform with Acrylic sink
- Dado up to Lintel Level.

### BATHROOMS

- Designer Bathrooms with premium quality bath fittings and sanitary wares (Jaguar/Kohler/Cera or equivalent).
- Premium quality ceramic tiles dado up to Lintel Level.

### DOORS

- Main Door: High quality decorative door with veneer Finish on both sides and Wooden Frame. Equipped with Video Door Phone security system.
- Internal Doors: Laminated flush door with Wooden frame and Standard quality lock fittings.

### WINDOWS

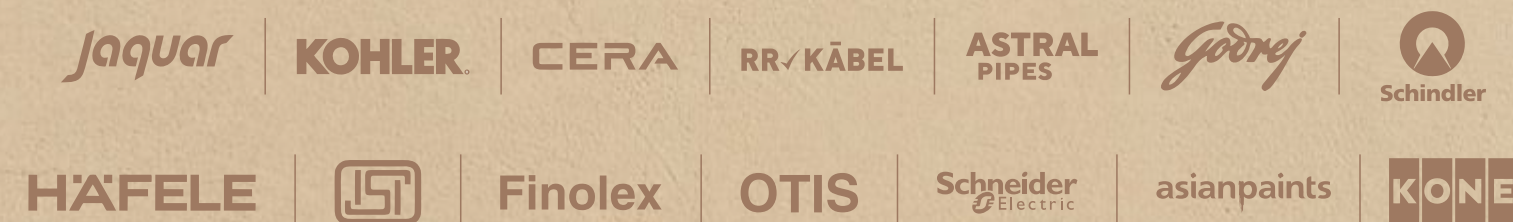
- Premium quality UPVC windows with glass
- Granite frame for window.

## VALUE ADDITIONS

- Power backup for common area & Lift
- Provision for home base inverter.
- CCTV Surveillance in common areas including compound wall, lobby & passages.
- 24 Hours security, Security cabin painted with textured paint.
- 2 High speed elevators in each tower (Schindler/Kone or equivalent)
- Automatic gate.

- Advanced fire fighting system on ground and basement.
- Each Flat 2 Alloted Car parking
- Main lobby Italian marble flooring with seating. Well designed interiors with false ceiling and decorative lights.
- Anti termite treatment
- 24 hours water supply
- Water softner plant

## LOADED WITH REPUTED BRANDS



### DEVELOPERS:

**Ved Realty**

### CALL:

+91 89800 51518

### PAYMENT TERMS:

SHOPS: 30% Booking | 15% Plinth Level | 20% Slab | 20% Plaster Level | 10% Flooring | 5% Finishing

FLATS: 20% at the time of Booking | 15% Plinth Level | GF slab to 14th floor slab (15) 50% | 5% Masonry & Plaster work | 5% flooring & fitting | 5% Completion \ Before saledeed

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) RERA REGISTRATION NO.: PR/GJ/VADO/VADODARA/

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### ARCHITECT:



### STRUCTURE:

