



COURTYARD GROUP

www.courtyardgroup.in



CO||RTYARD
PALLADIUM

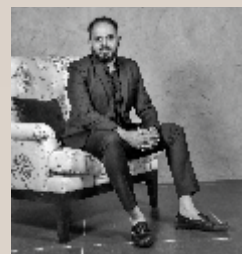
3 BHK LUXURIOUS APARTMENT



CR 9624385808

A SYMBOL OF EXCELLENCE

DESIGNING OPULENT SPACES



ARCHITECTS NOTES

At Courtyard Palladium, architectural excellence converges with the essence of luxury living. Our visionary architect meticulously crafts each detail with precision and passion, guaranteeing that every space epitomizes opulence, style, and functionality. Courtyard Palladium transcends the traditional notion of a residence; it emerges as an artistic creation that reshapes the landscape of modern living

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



COURTYARD PALLADIUM

EMBRACE ELEGANCE TODAY

At Courtyard Palladium, we invite you to embrace a life of elegance and comfort. Our meticulously designed 3 BHK luxurious apartments are a testament to refined living. From the moment you step inside, you'll be greeted with a sense of grandeur that sets the stage for a lifestyle like no other.



OPULENT GATEWAY WELCOMES

The entrance gate of Courtyard Palladium is a grand introduction to a world of luxury and style. As you pass through this impressive gateway, you are welcomed into a realm of opulence and sophistication. It's a symbol of the prestige that awaits you within, promising an extraordinary living experience defined by elegance and comfort. Your journey to a life of grandeur begins here, at the entrance gate of Courtyard Palladium.

INDULGING IN OUPLENCE



Immerse yourself in the lap of luxury as you observe a girl lounging on our sumptuous sofa. The plush furnishings and tasteful decor provide a mere glimpse of the comfort and style that Courtyard Palladium offers. Live the life you deserve in these extraordinary living spaces.



2 FLATS
EACH FLOOR

ALLOTTED CAR PARKING

PALLADIUM,
A SYMBOL OF
EXCELLENCE





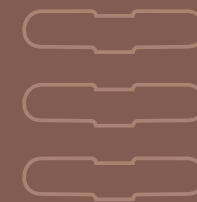
LUXURY SHOPPING DELIGHT

Experience the convenience of having a range of exclusive retail outlets right at your doorstep at Courtyard Palladium. Our thoughtfully designed spaces offer an opportunity to indulge in a world of luxury shopping. Whether you're seeking the latest fashion trends, gourmet delights, or unique finds, our retail outlets provide a delightful shopping experience. It's more than just convenience; it's a lifestyle that Courtyard Palladium offers.



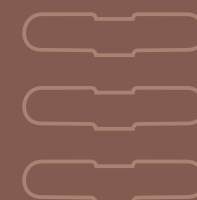
SCENIC
BALCONY
RETREAT





EXQUISITE LIVING SPACES

Palladium residences are not just homes; they are a testament to timeless luxury. Immerse yourself in spacious, meticulously crafted living spaces featuring the finest materials, bespoke furnishings, and breathtaking views. Each room narrates a tale of opulence.



LAYOUT PLAN

GROUND FLOOR

LEGENDS

- 1 SECURITY CABIN
- 2 ENTRANCE GATE WITH WATER CASCADE
- 3 ENTRANCE PLAZA WITH WATER CASCADE
- 4 BANQUET HALL
- 5 MINI THEATRE
- 6 ZEN GARDEN
- 7 LUSH GREEN GARDEN
- 8 INFINITY SWIMMING POOL WITH DECK AREA
- 9 BOX CRICKET
- 10 SENIOR CITIZEN SIT-OUT
- 11 PASSAGE



18.00 MT. WIDE MAIN ROAD

9.00 MT. WIDE ROAD



LAYOUT PLAN FIRST FLOOR

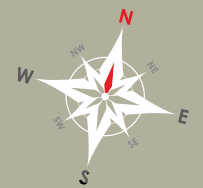
LEGENDS

- 1 WATER SLIDE
- 2 TERRACE CAFETERIA
- 3 PASSAGE



18.00 MT. WIDE MAIN ROAD

9.00 MT. WIDE ROAD



LAYOUT
PLAN
TYPICAL
FLOOR

2ND TO 14TH

LEGENDS

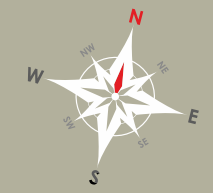
1 PASSAGE



ENTRY

18.00 MT. WIDE MAIN ROAD

9.00 MT. WIDE ROAD



LAYOUT PLAN TERRACE FLOOR

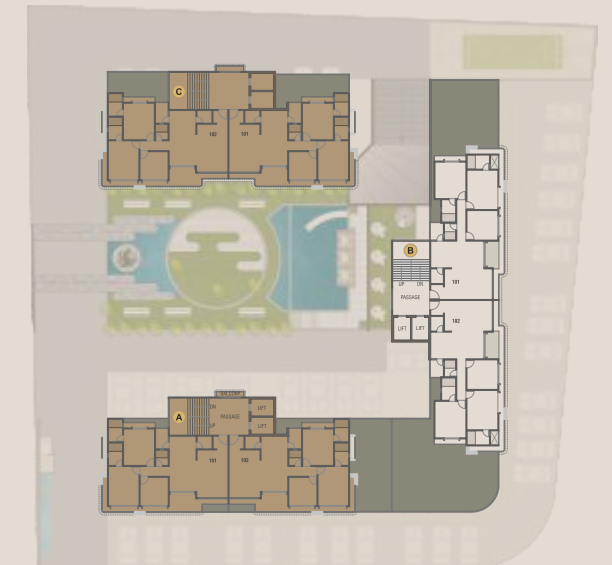
LEGENDS

- 1 GYMNASIUM
- 2 INDOOR GAME ROOM
- 3 YOGA/ MEDITATION AREA
- 4 JOGGING TRACK
- 5 GARDEN
- 6 PASSAGE



TYPICAL FLOOR PLAN TOWER A & C

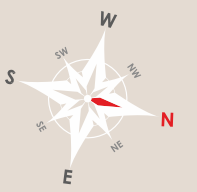
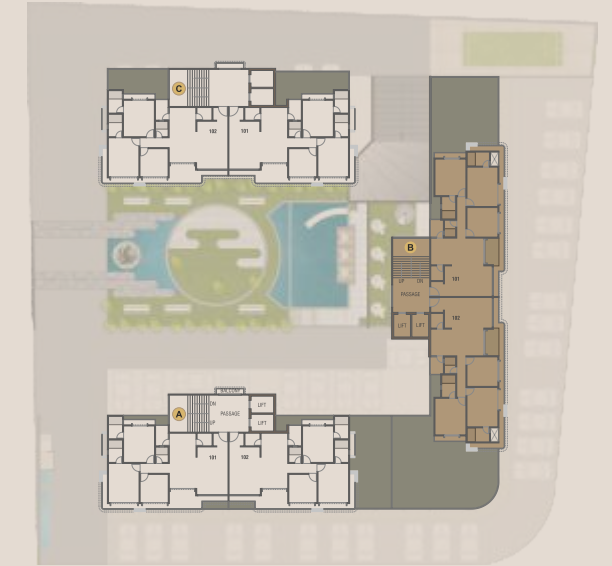
CARPET AREA: 1223.00 SQ.FT.
S.B. UP. AREA: 2201.00 SQ.FT.



TYPICAL FLOOR PLAN

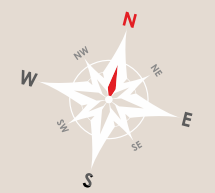
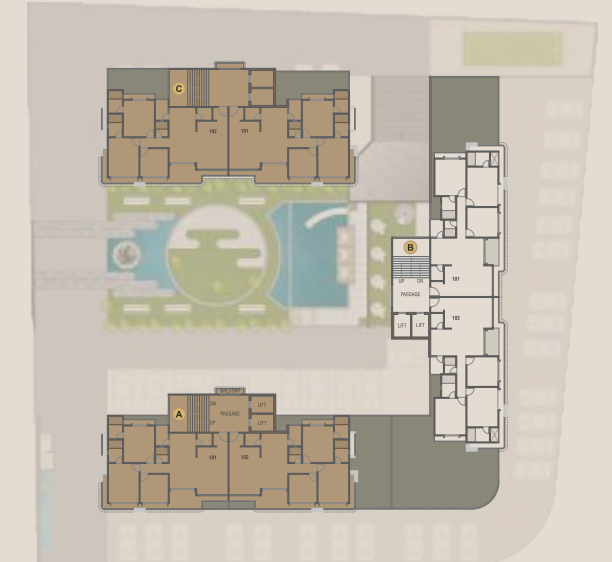
TOWER B

CARPET AREA: 1257.00 SQ.FT.
 S.B. UP AREA: 2263.00 SQ.FT.



COMBINE FLOOR PLAN TOWER A & C

CARPET AREA: 2456.00 SQ.FT.
S.B. UP. AREA: 4421.00 SQ.FT.



Escape to our serene terrace for panoramic skyline views and relaxation.

SKYLINE
SERENITY
ESCAPE



LUXURY
LIFESTYLE
HUB



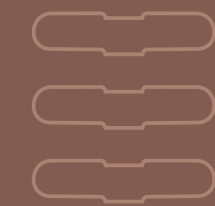
GYMNASIUM ON
TERRACE AT
ALL TOWERS

Uncover the luxurious lifestyle hub at Courtyard Palladium. The building is not just a structure; it's a haven of amenities that enrich your life and make every day a celebration of opulence.

INDOOR
GAME ROOM
ON TERRACE AT
ALL TOWERS

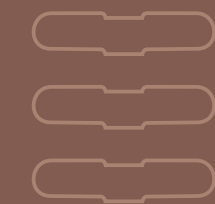


GREEN
GARDEN
RETREAT



POOLSIDE GARDEN BLISS

Experience the bliss of Courtyard Palladium's swimming pool and the surrounding garden. It's a tranquil escape that offers a perfect blend of leisure and natural beauty.



WATER SLIDE
IN SWIMMING
POOL

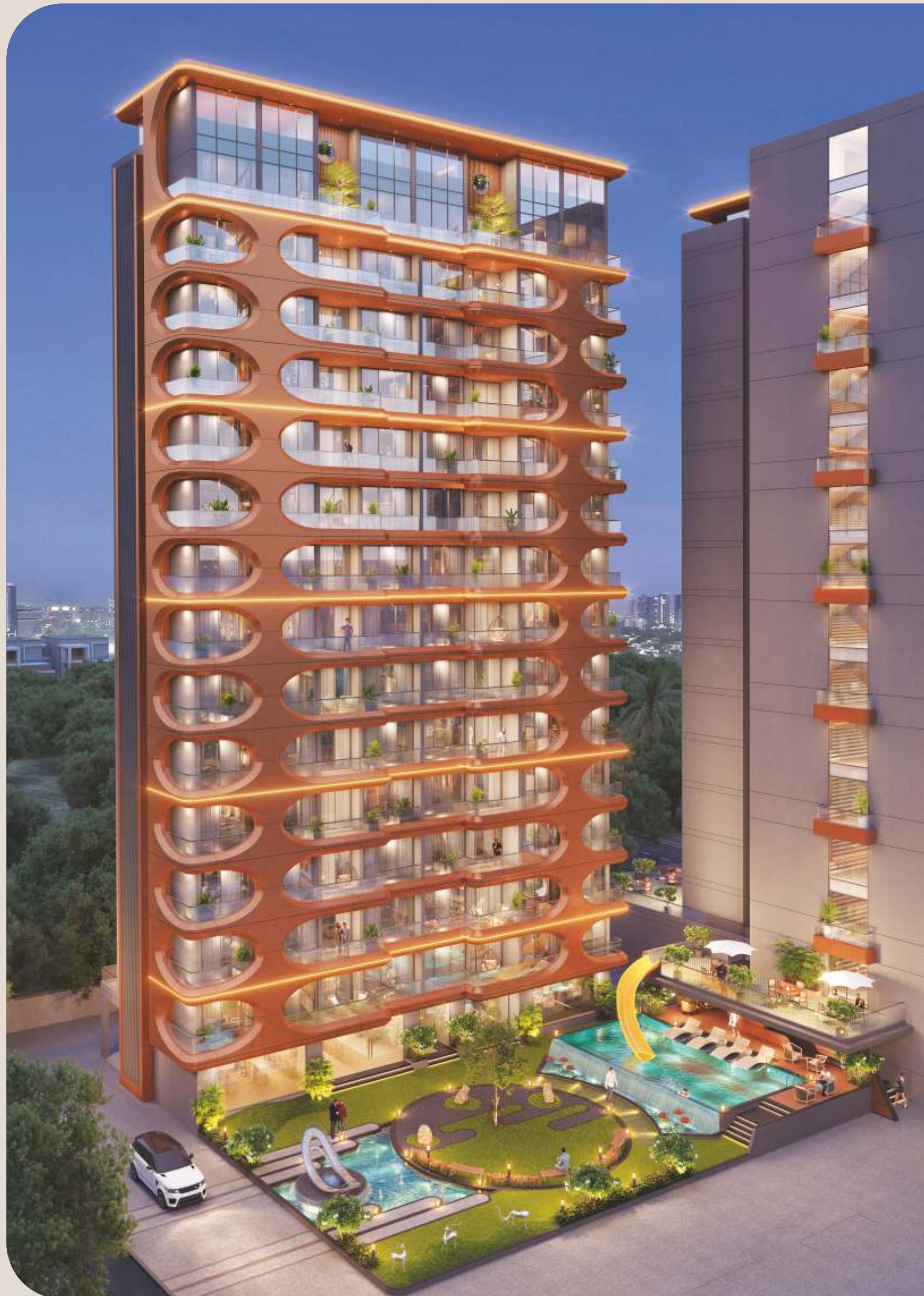


LUXURY AT YOUR FINGERTIPS

Explore a world of unparalleled luxury with an array of world-class amenities. Courtyard Palladium puts luxury at your fingertips, allowing you to indulge in a lifestyle beyond compare.



ZEN GARDEN



AMENITIES


ENTRANCE GATE
WITH WATER CASADE


ENTRANCE PLAZA
WITH WATER CASADE


ZEN GARDEN


INFINITY SWIMMING
POOL WITH DECK AREA


TERRACE CAFÉTERIA


INDOOR GAME ROOM AT
TERRACE IN ALL TOWERS


TERRACE GARDEN



BANQUET HALL


LUSH GREEN GARDEN


WATER-SLIDE


GYMNASIUM AT
TERRACE IN ALL TOWERS


KID'S PLAY AREA


BOX CRICKET


YOGA/ MEDITATION AREA


SECURITY CABIN


SENIOR CITIZEN SIT-OUT


FOYER(ALL TOWERS)


METER ROOM
(ALL TOWERS)


ALLOTTED CAR
PARKING


VISITORS PARKING


MINI THEATRE


JOGGING TRACK

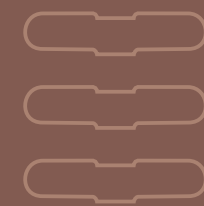


IMMERSED IN
GARDEN BLISS



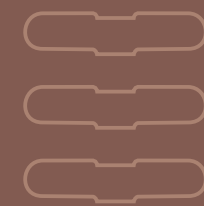
RELAXATION DECK

PARADISE



YOUR SERENE LIFESTYLE LOCATION

Nestled in Bhayli's serene neighborhood, Courtyard Palladium offers a peaceful escape from the city's hustle. Bhayli, renowned for its green landscapes, provides the backdrop for luxurious living. Experience urban comfort and natural beauty in perfect harmony at Courtyard Palladium.



SPECIFICATION



STRUCTURE:

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



FLOORING

- 600mm X 1200mm 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.
- Geysers points in each bathroom.
- TV point in Living Room and in one 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 S.S. 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 Granite/Wooden frame all other with Godrej or equivalent lock fittings.



WINDOWS

- Premium quality powder coated aluminum windows.
- Granite frame for window.

ADDITIONAL SPECIFICATION

- Two automatic high-speed elevators in each residential tower. (Ostrich/Schindler/Otis or equivalent).
- Trimix concrete internal road with streetlight.
- Underground cabling for Wire-Free campus.
- Level controllers in water tanks to avoid wastage.

- Single car allotted parking
- Double entry campus with CCTV surveillance in common area.
- Ample visitors parking
- Power backup for common illuminations and elevators.
- 24 Hours water supply

- Elegant Entry Foyer in each residential tower with smart security lock
- Fire-fighting system
- Anti-termite treatment
- R.O. to each unit.

BASEMENT



9.00 MT. WIDE ROAD

18.00 MT. WIDE MAIN ROAD



PAYMENT TERMS

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

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

LOADED WITH REPUTED BRANDS



Site Address:

Nr. Earth Infinity, Bhayli Road, Vadodra.

Call:

81417 51518

Email:

courtyardpalladium@gmail.com

Website: www.courtyardgroup.in

Architect:



Structure:



Plumbing & Electrical Consultant:



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 separately. ♦ 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 any legal document, It is easy display of project only.

For further details visit: www.gujrera.gujarat.gov.in

RERA REGISTRATION NO.: PR/GJ/VADO/VADODARA/Vadodara Municipal Corporation/