



www.courtyardgroup.in



COURTYARD
MERiDiAN
3 & 4 BHK REGAL ABODES

A WORLD THAT
REVOLVES AROUND YOURS





ARCHITECTS NOTES



Standing tall, the two towers of Courtyard Meridian exude beauty, power, sleekness, and modernity. With only 3 apartments on each floor, we are changing the dynamics of apartment living, offering more privacy and exclusivity. The well-planned layout allows maximum open spaces and natural lighting into each room while giving access to more comfort to the residents.

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 MERIDIAN

3 & 4 BHK REGAL ABODES

A WORLD THAT
REVOLVES AROUND YOURS

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

3 APARTMENTS
PER FLOOR

SPACIOUS 4 BHK
HOMES

60%
OPEN AREA




COURTYARD
MERIDIAN
3 & 4 BHK REGAL ABODES

LIFE REIMAGINED

—○—
Live the best version of your life amidst ultimate luxury and class at Courtyard Meridian. Savour each moment of life with ultimate splendour and sophistication. Experience life as never imagined before.

SOPHISTICATION
REIMAGINED

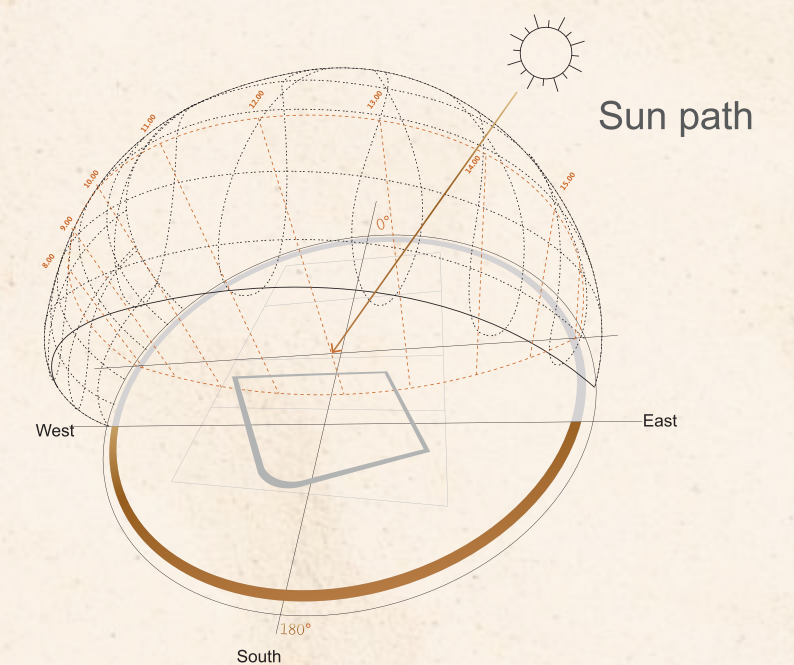




WELLNESS REIMAGINED



Achieve ultimate health and wellness with the best use of space and unobstructed flow of air and light. The superior planning of each room will allow you to get maximum daylight and fresh air.



COLLEGE
COURTYARD
MERIDIAN
3 & 4 BHK REGAL ABODES

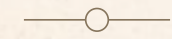


LUXURY REIMAGINED

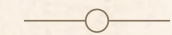


Re-imagine luxury with ultimate sophistication and exclusivity in a one-of-a-kind project that offers a holistic lifestyle blending well-crafted spaces, wellness, and modern amenities.

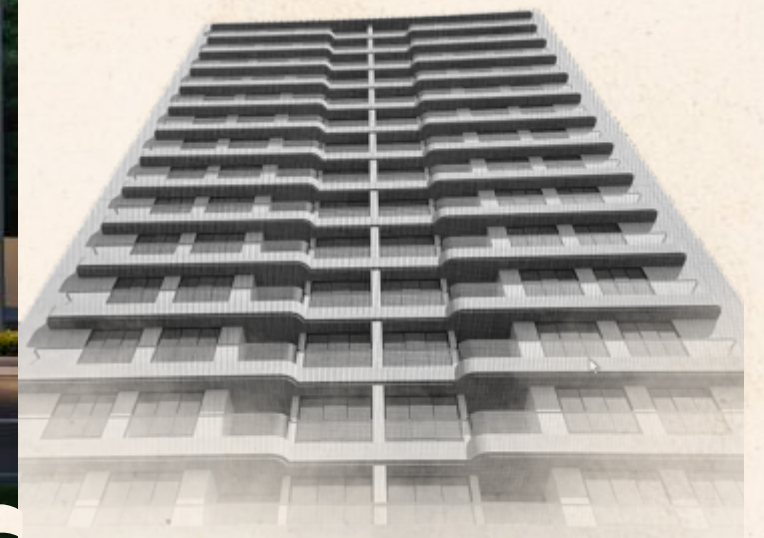
30+ AMENITIES



MAGIFICENT ELEVATION

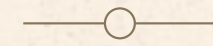


ELITE LOCATION
AT SEVASI





FUTURE REIMAGINED



Experience the zenith of
freedom in a home where you
get more reasons to live a life
of your dreams and where
every convenience is planned in
advance to meet your future
needs





BASEMENT FLOOR PLAN



15.00 MT. WIDE ROAD



18.00 MT. WIDE ROAD



GROUND FLOOR

SHOP No.	DIMENTION	Area in Sq.Ft.	
		C.A.	S.B.A.
01	9'-3" X 21'-3"	197	355
02	9'-3" X 21'-3"	197	355
03	10'-0" X 23'-9"	238	428
04	9'-0" X 23'-9"	213	383
05	9'-0" X 23'-9"	213	383
06	9'-0" X 23'-9"	213	383
07	9'-0" X 23'-9"	213	383
08	10'-0" X 23'-9"	238	428
09	9'-3" X 21'-3"	197	355
10	9'-3" X 21'-3"	197	355
11	9'-0" X 21'-3"	190	342
12	9'-0" X 21'-3"	190	342
13	9'-0" X 21'-3"	190	342
14	20'-10" X 21'-3"	356	640
15	21'-3" X 10'-0"	210	378
16	23'-9" X 10'-0"	238	428
17	23'-9" X 9'-0"	213	383
18	23'-9" X 8'-11"	210	378
19	23'-9" X 8'-11"	210	378
20	23'-9" X 9'-0"	213	383
21	23'-9" X 10'-0"	238	428
22	21'-3" X 13'-7"	290	522
23	21'-3" X 12'-8"	270	486

LEGENDS

- 01** SEMI-COVERED INFINITY SWIMMING POOL
- 02** OTTA
- 03** PASSAGE
- 04** HER TOILET
- 05** HIS TOILET
- 06** DISCOTHEQUE/ LOUNGE / MINI THEATRE
- 07** CHILDREN PLAY AREA
- 08** LUSHGREEN GARDEN
- 09** BOX CRICKET PITCH
- 10** BANQUET HALL



18.00 MT. WIDE ROAD



FIRST FLOOR



LEGENDS



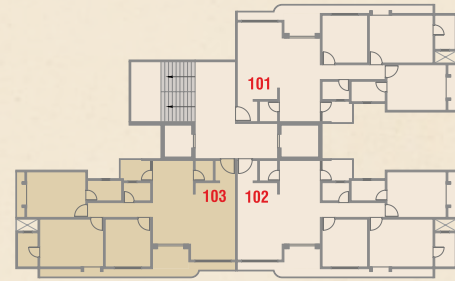
- | | | | |
|----|------------------------|----|--------------|
| 01 | GAME ROOM, VISUAL GAME | 05 | HIS TOILET |
| 02 | ADMIN OFFICE | 06 | GYMNASIUM |
| 03 | STORE | 07 | OPEN TERRACE |
| 04 | HER TOILET | 08 | PASSAGE |



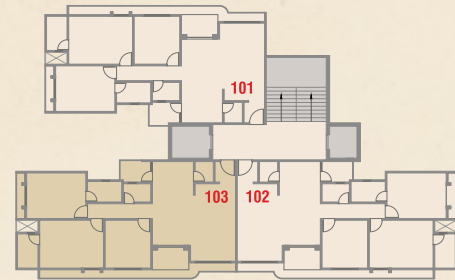
TYPICAL FLOOR
(2ND TO 14TH)



TOWER A



TOWER B

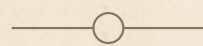


FLOOR PLAN

TOWER A & B

CARPET AREA = 1075.00 SQ.FT
 SUPER BUILT UP AREA = 1935.00 SQ.FT

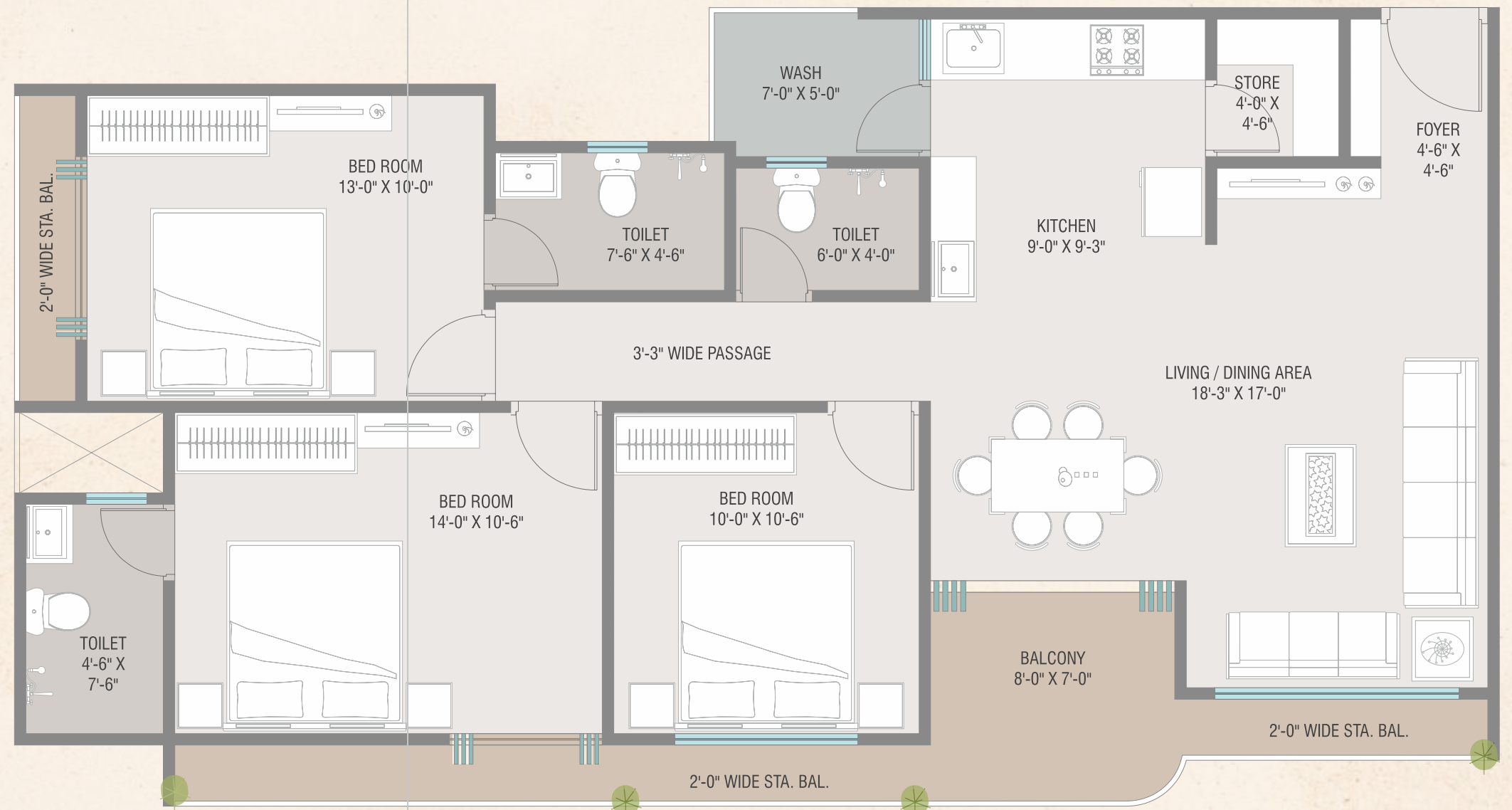
EXPERIENCE THE LUXURY OF SPACE



Lavish living and dining

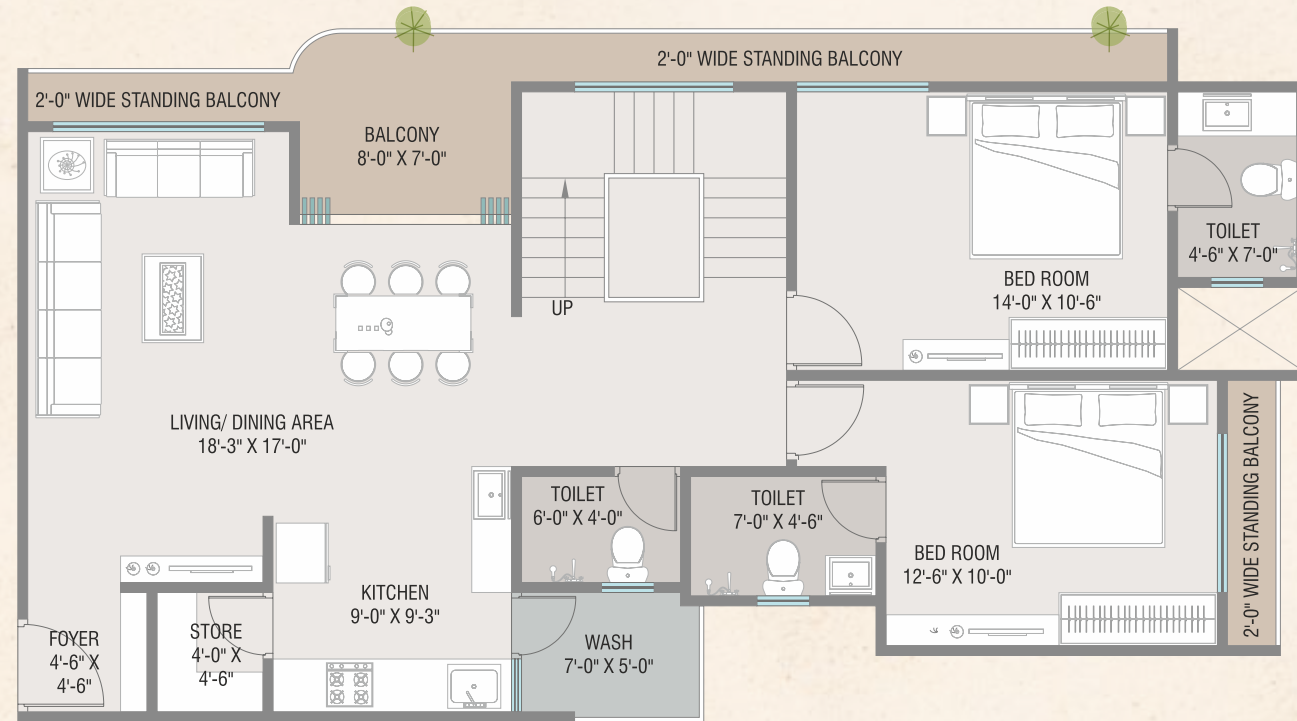


Spacious bedrooms



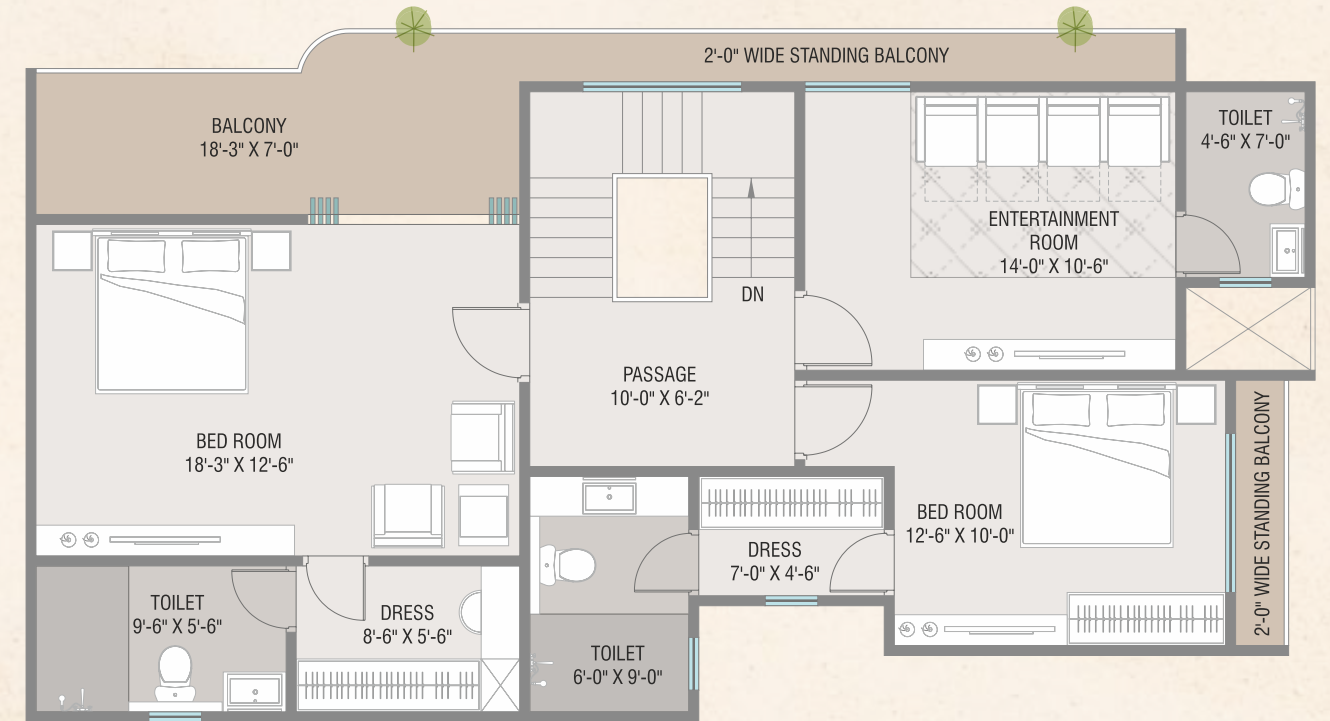
DUPLEX COMBINE FLOOR

(TOWER A & B)



LOWER FLOOR PLAN

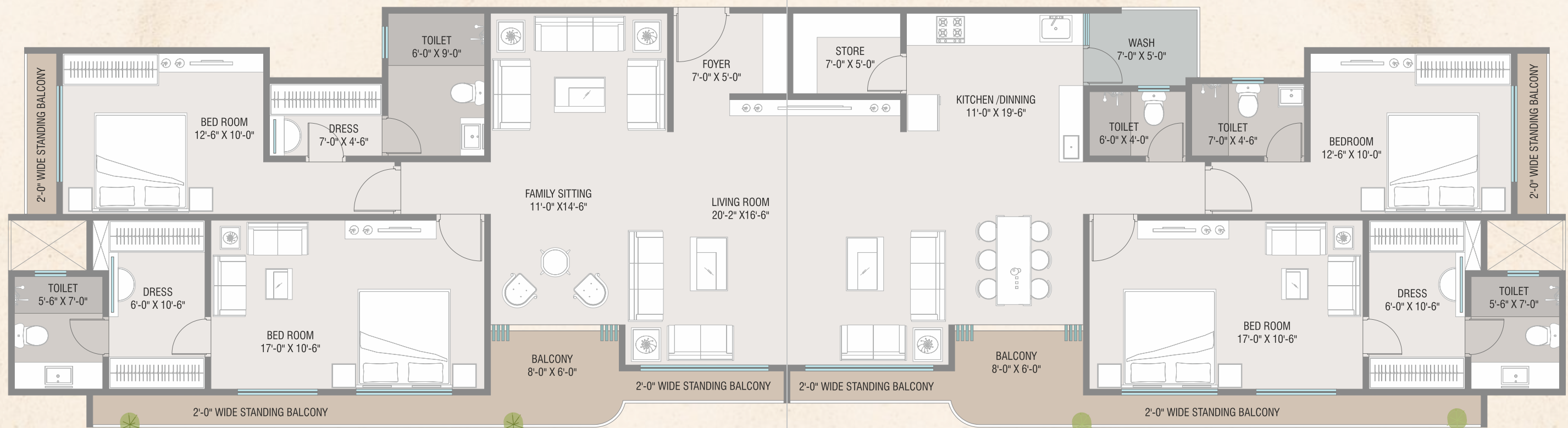
CARPET AREA = 2111.00 SQ.FT
SUPER BUILT UP AREA = 3800.00 SQ.FT



UPPER FLOOR PLAN

COMBINE FLOOR PLAN

CARPET AREA = 2113.00 SQ.FT
SUPER BUILT UP AREA = 3803.00 SQ.FT



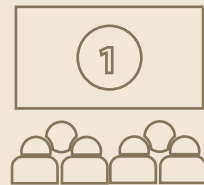


REDISCOVER PLEASURE





MULTIPURPOSE
HALL

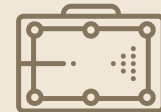


MINI
THEATRE



GYMNASIUM

INDOOR
GAME ROOM



DISCO-
THEQUE



INFINITY
SWIMMING POOL
WITH DECK AREA



BOX
CRICKET



YOGA/
MEDITATION
DECK



LOUNGE
AREA

CHILDREN'S
PLAY AREA



LUSH
GREEN GARDEN



JOGGING
TRACK





REDISCOVER LUXURY





EVERYTHING YOU NEED



- SECURITY CABIN
- ENTRANCE GATE WITH WATER BODY
- ENTRANCE PLAZA
- WATER CASCADE WITH LILY POND
- ADMIN OFFICE
- WASHROOMS WITH CHANGING ROOM

- SENIOR CITIZEN SIT-OUT
- FOYER(ALL TOWERS)
- METER ROOM (ALL TOWERS)
- ALLOTTED CAR PARKING
- VISITORS PARKING
- 2 WHEELERS PARKING

- DECK AREA
- STORE
- WATER SPOUT
- PAVED DRIVE WAY



EVERYTHING
YOU NEED & BEYOND





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.

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.
- Geyser 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.

LOADED WITH REPUTED BRANDS

Jaquar

KOHLER

CERA

RR/KABEL

ASTRAL PIPES

Godrej

H'AFELE

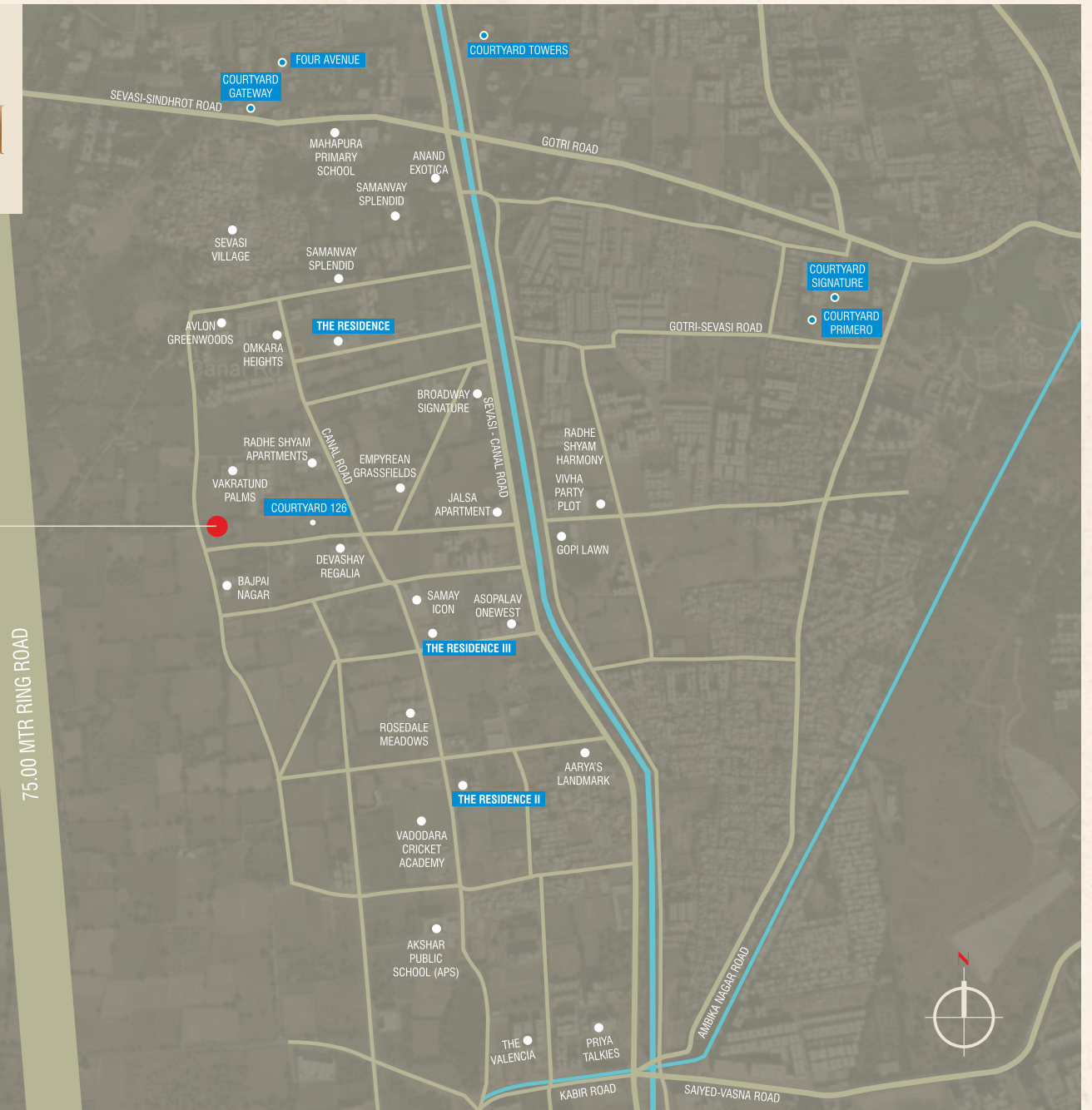


Finolax

OTIS

Schneider Electric

asianpaints



DEVELOPERS:

Ved Realty

CALL:

+91 91044 51518

SITE:

Courtyard Meridian, High Tention Road, Near Courtyard 126, Sevasi TP1, Sevasi, Vadodara.

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Courtyardmeridian@gmail.com
www.courtyardgroup.in

ARCHITECT:

DESIGN STUDIO
ARCHITECTS & INTERIORS
Ar. RUCHIR SHETH

STRUCTURE:

ZARNA ASSOCIATES

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 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 or any legal document. It is easy display of project only.

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