

A project by:



COURTYARD GROUP

www.courtyardgroup.in

COURTYARD
REGALIA-II

3 BHK GLORIOUS FLATS & SHOPS

the prologue

COURTYARD REGALIA-II



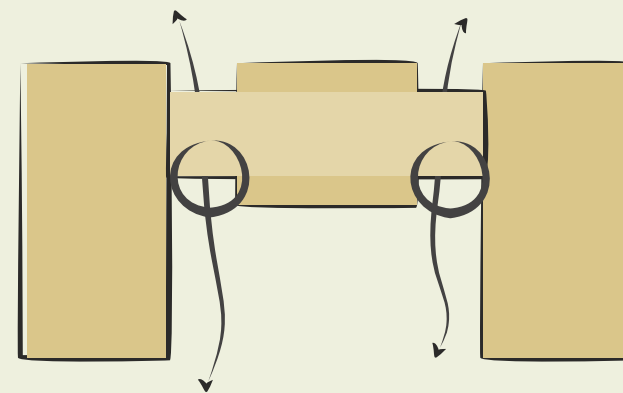
3 BHK LUXURIOUS FLATS & SHOPS

FROM THE HEART OF ARCHITECT

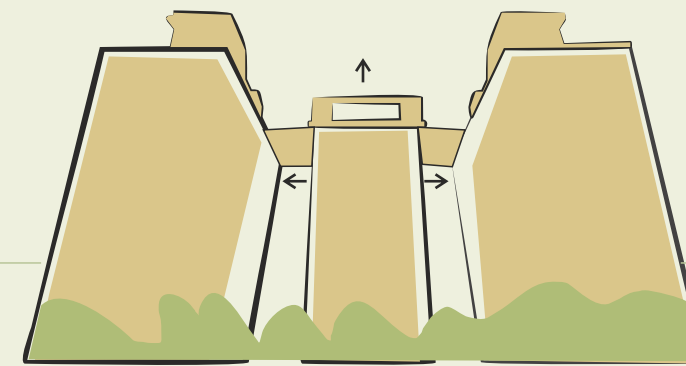


Standing tall, the two towers of Courtyard Regalia exude beauty, power, sleekness, and modernity. With only 2 apartments on each floor, we are changing the dynamics of apartment living, offering more privacy and exclusivity. The well-planned layout allows maximum open spaces and natural lighting into each room while giving access to more comfort to the residents.

DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH



crafted design



3 side open apartments



sky club (30+ amenities)



www.courtyardgroup.in

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





*Except
Exceptional*

UP & AWAY
FROM THE
ORDINARY



SECURITY
CABIN



ALLOTTED
PARKING
SPACE

A SYMBOL OF
LUXURIOUS
SUPERIORITY






WHERE EVERYTHING IS MAJESTIC

You're looking at one of Vadodara's finest properties that exudes the vibe of majestic beauty. Here everything is larger than life, but for real. It is so massive here that you find your apartment just amidst one more, at one of the most premium spots of the city and superbly secure systems that assure you your deep sleep.

SUPER-PRIME LOCATION

ADVANCED HI-TECH SECURITY SYSTEMS





10 STOREYS HIGH
3 MAGNIFICENT
TOWERS



TAKE YOUR LEAP OF FAITH



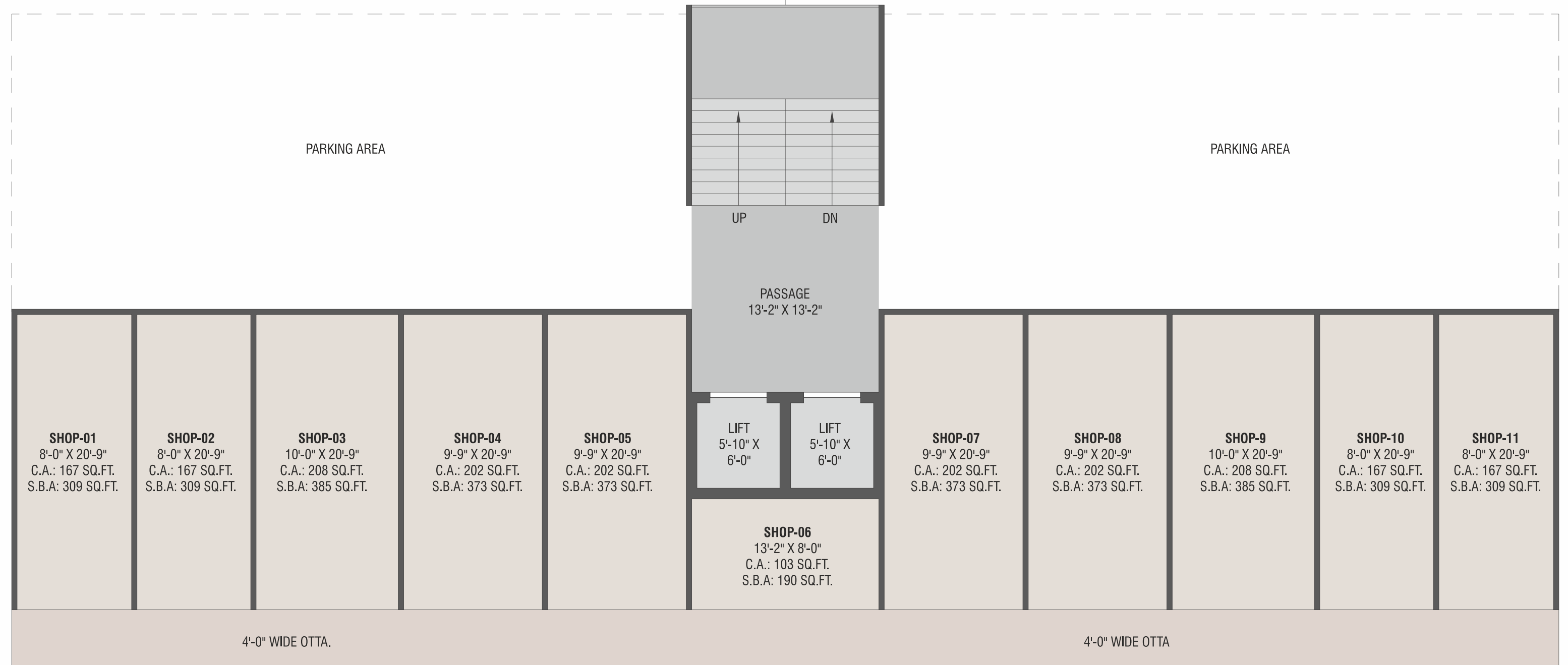
The entrepreneur in you is calling out loud. Spaces for your small and medium business are ready right here at Courtyard Regalia. Strategic location, all amenities and high profitability for the future, all are the reasons to come and book your own at Regalia.





TOWER-A

GROUND FLOOR PLAN (SHOPS)

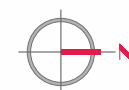


12.00 MTR. WIDE ROAD

BASEMENT FLOOR PLAN



12.00 MTR. WIDE ROAD





GROUND FLOOR PLAN

- A
BOX CRICKET
- B
MULTI PURPOSE HALL
- C
COVERED GAZEBO SEATING
- D
LOUNGE/DISCO
- E
CHILDREN PLAY AREA
- F
GYM
- G
GAMEROOM
- H
HOME THEATRE
- I
BENCH SITTING WITH WATERBODY



12.00 MTR. WIDE ROAD



FIRST FLOOR PLAN



12.00 MTR. WIDE ROAD

TYPICAL
FLOOR PLAN
(2nd to 9th)



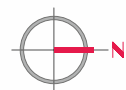
12.00 MTR. WIDE ROAD



10th FLOOR PLAN



12.00 MTR. WIDE ROAD



TERRACE FLOOR PLAN

- A
GAZEBO
PERGOLA OVER
- B
YOGA DECK
- C
SEATING
AREA
- D
SWIMMING
POOL
- E
LIBRARY
- F
KITCHEN/CAFE

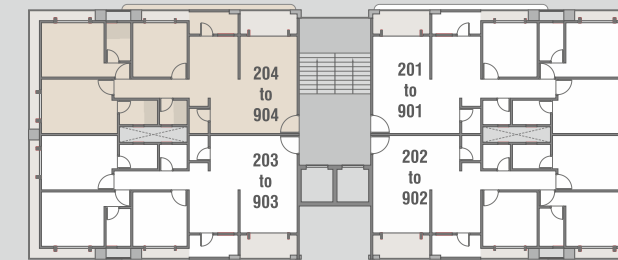


12.00 MTR. WIDE ROAD

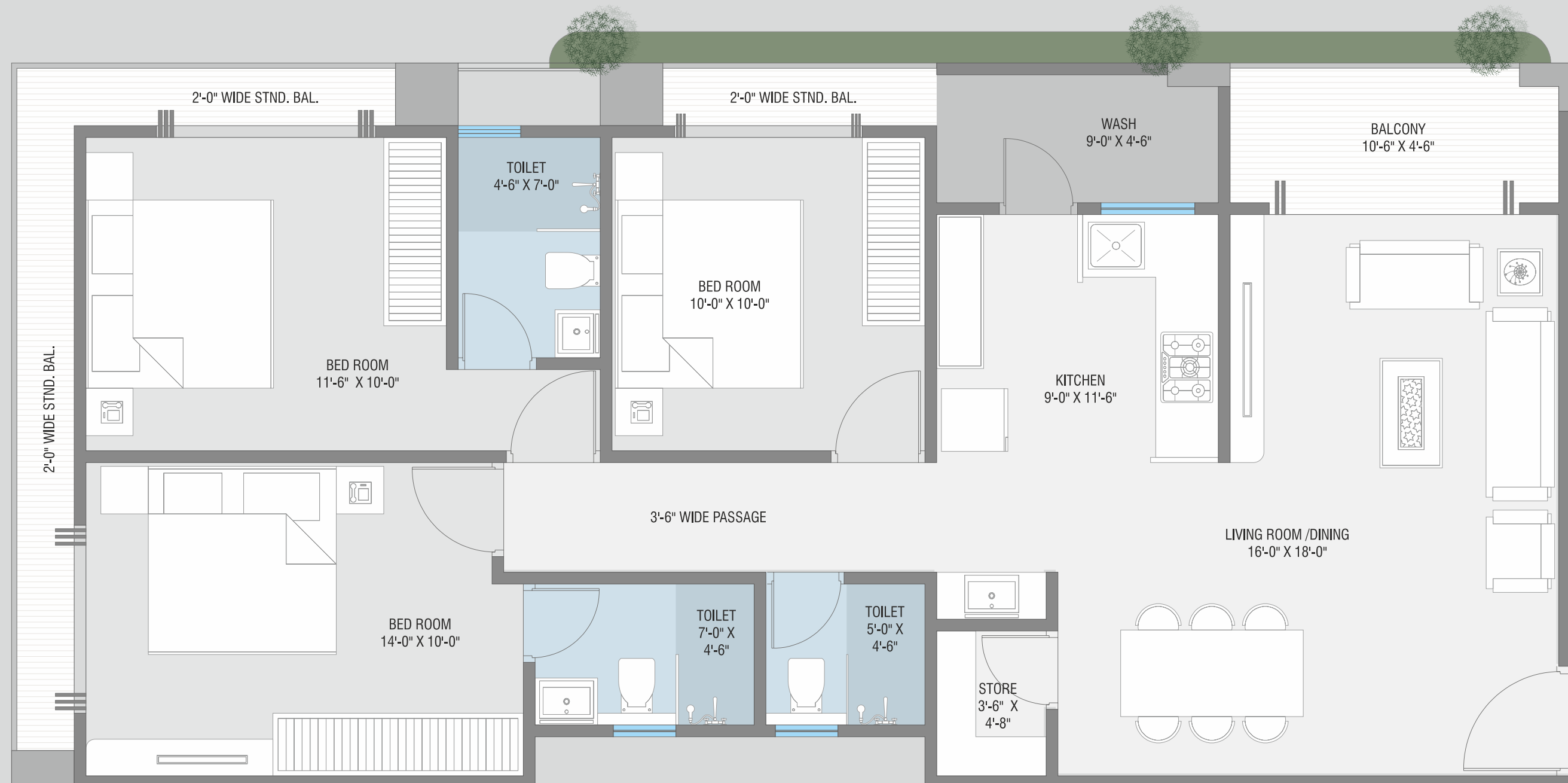


TOWER-A & C

TYPICAL FLOOR PLAN
2ND TO 9TH FLOOR



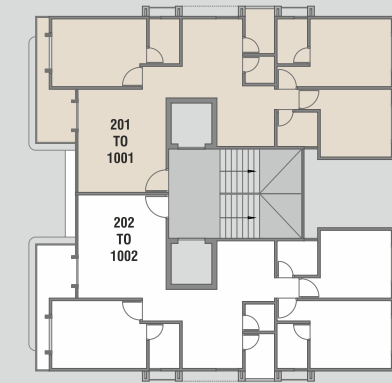
C.A : 1081.00 SQ.FT.
S.B-UP AREA : 1946.00 SQ.FT.



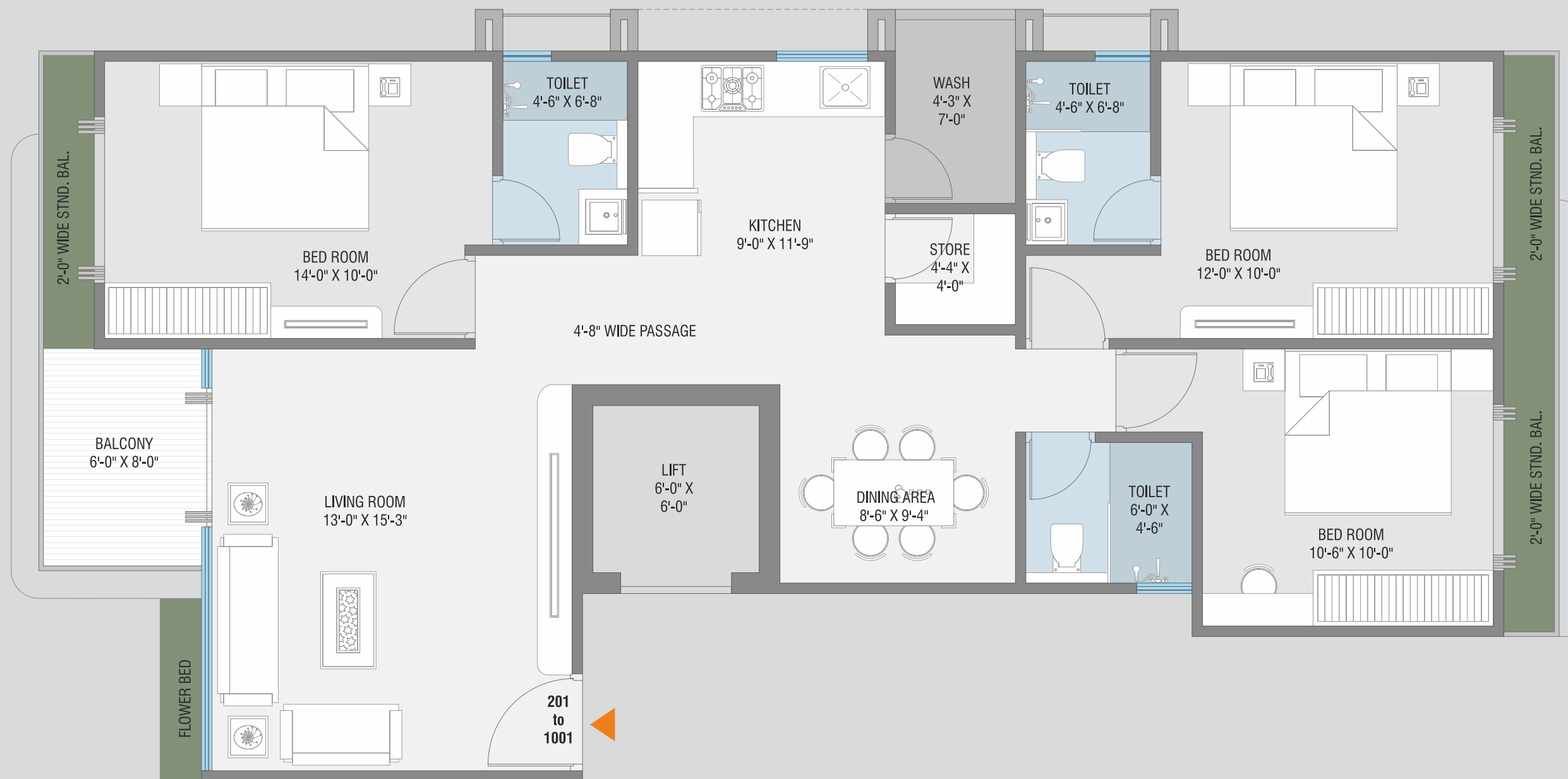


TOWER-B

TYPICAL FLOOR PLAN
2ND TO 10TH FLOOR



C.A : 1077.00 SQ.FT.
S.B-UP AREA : 1938.00 SQ.FT.

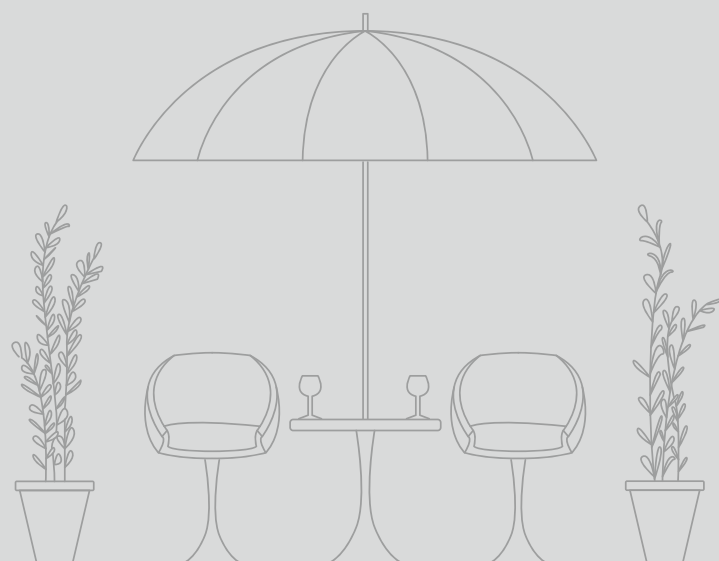


TOWER-A

TERRACE FLOOR PLAN 10th FLOOR PLAN

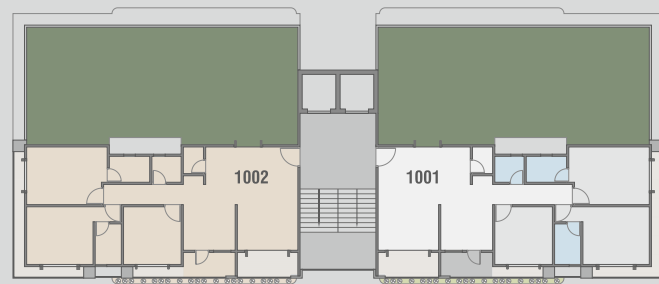


C.A : 1081.00 SQ.FT.
S.B-UP AREA : 1946.00 SQ.FT.
OPEN TERRACE : 937.00 SQ.FT.

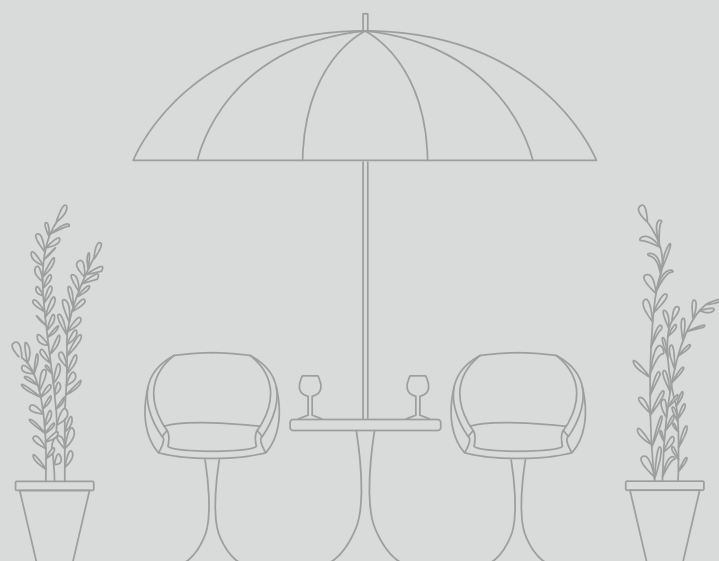


TOWER-C

10th FLOOR PLAN



C.A : 1081.00 SQ.FT.
S.B-UP AREA : 1946.00 SQ.FT.
OPEN TERRACE : 937.00 SQ.FT.





WHERE
PEACE
RESIDES



IN
BLISSFUL
GREENS





CHILDREN'S
PLAY AREA



LUSH GREEN
GARDEN



INDOOR
GAME ROOM



LIBRARY

**THE
ASTONISHING
TOGETHERNESS**



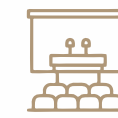


WHERE
THE SOUL
REJUVENATES


HOME
THEATRE


BOX
CRICKET

the sky club



MULTI-PURPOSE HALL



CHILDREN'S PLAY AREA



SENIOR CITIZEN SITTING AREA



SWIMMING POOL



LUSH GREEN GARDEN



DISCO/ LOUNGE



GYMNASIUM



TERRACE GARDEN



YOGA DECK



BENCH SITTING WITH WATER BODY



INDOOR GAME ROOM



OPEN CAFETERIA



TERRACE GAZEBO SITTING



the sky club



**CONNECTIVITY
EVERYWHERE**



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.



LOADED WITH REPUTED BRANDS



Developers:

Ved Realty

Call:

+91 99242 51518

Site:

Courtyard Regalia-2, Opp. Madrid County, off 24 MTR Bhayli Station Rd. Bhayli T.P. 5, Vadodra.

Web, Email:

Courtyardregalia2@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 | GfSlab To 10th Floor Slab (11) 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.