





4 BHK LUXURIOUS APARTMENT & SHOPS







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-

COURTYARD PROJECTS

















































ARCHITECT NOTES

Courtyard Bellavista reflects a design philosophy rooted in heritage and harmony. We envisioned a space where classical aesthetics meet modern needs - from arched motifs and grand facades to well-planned layouts that invite light, space, and peace into everyday living.







A LIFE DRAPED IN ELEGANCE





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Step into Courtyard Bellavista – an iconic blend of royal architecture and contemporary comfort.

Designed for those who value timeless elegance, this exclusive collection of 4 BHK residences and shops creates a lifestyle steeped in class, serenity, and sophistication.

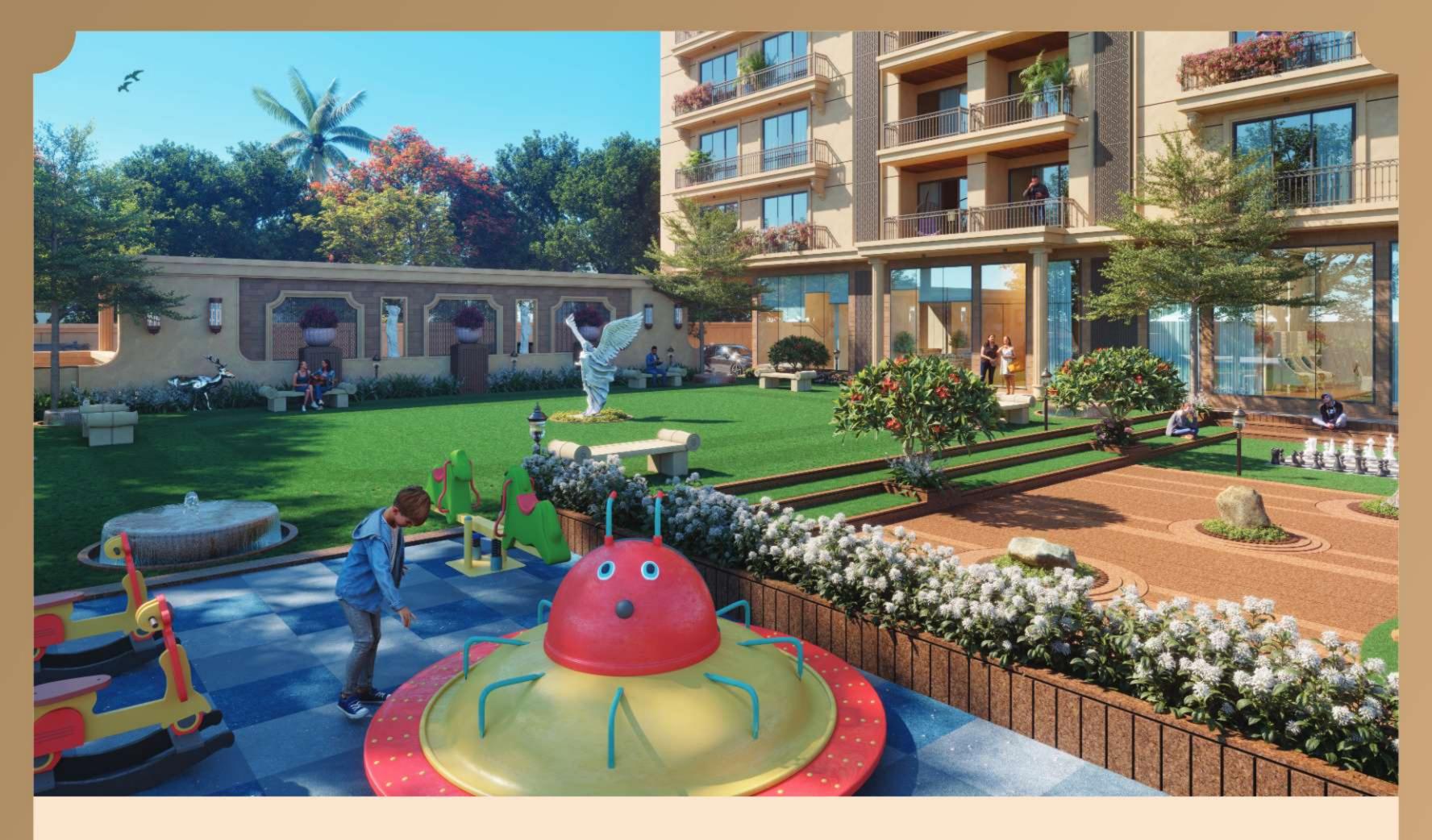






A MAJESTIC FIRST IMPRESSION

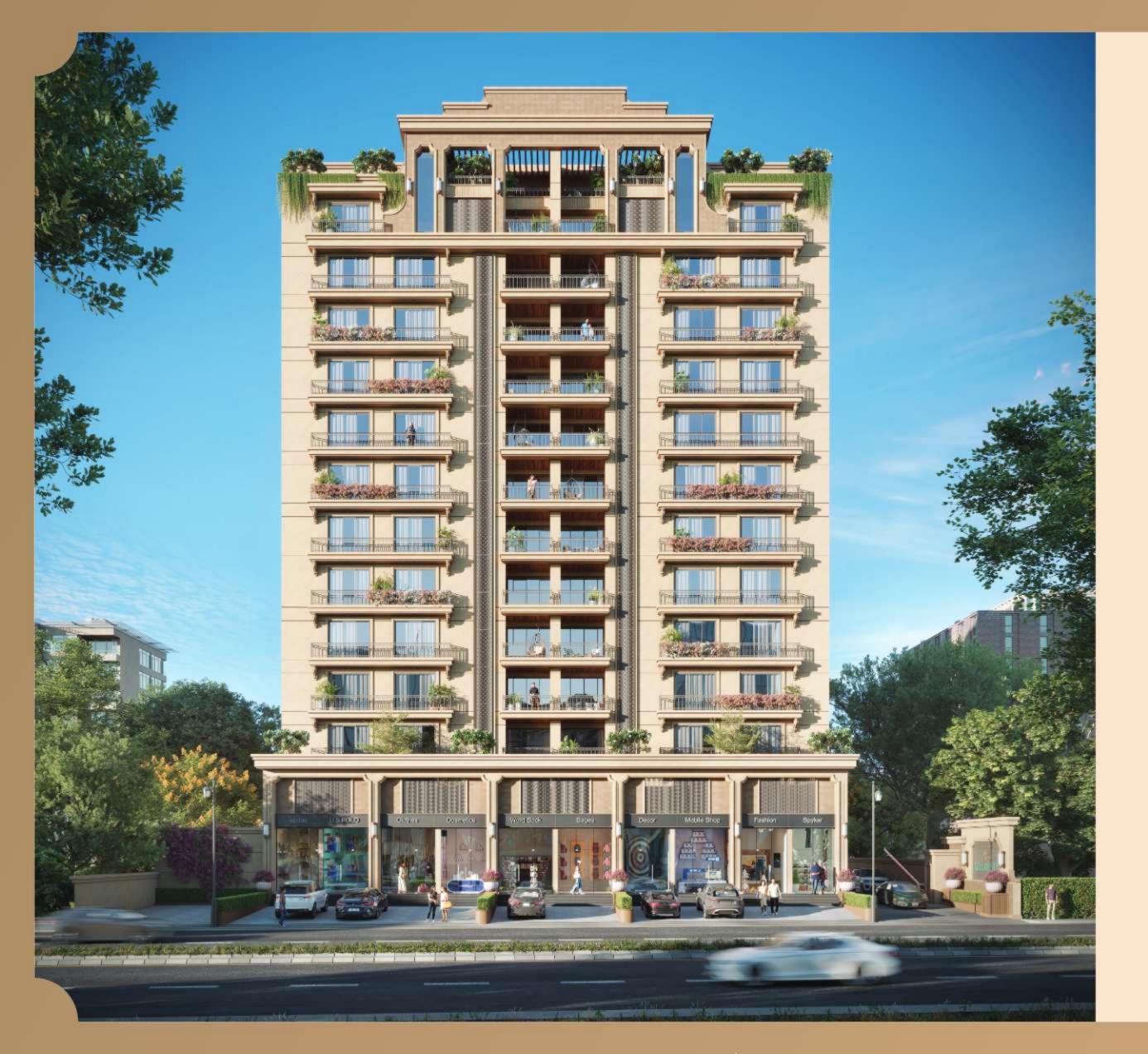
The striking entrance captures your attention with its heritage-style design, reflecting grandeur that is both graceful and unforgettable. It sets the perfect tone for the rich experience that unfolds inside.



GREENS THAT WHISPER GRANDEUR

Surrounded by beautifully landscaped gardens, Bellavista offers a refreshing retreat from the ordinary. These serene green pockets complement the architecture, adding calm, charm, and a royal touch to everyday moments.





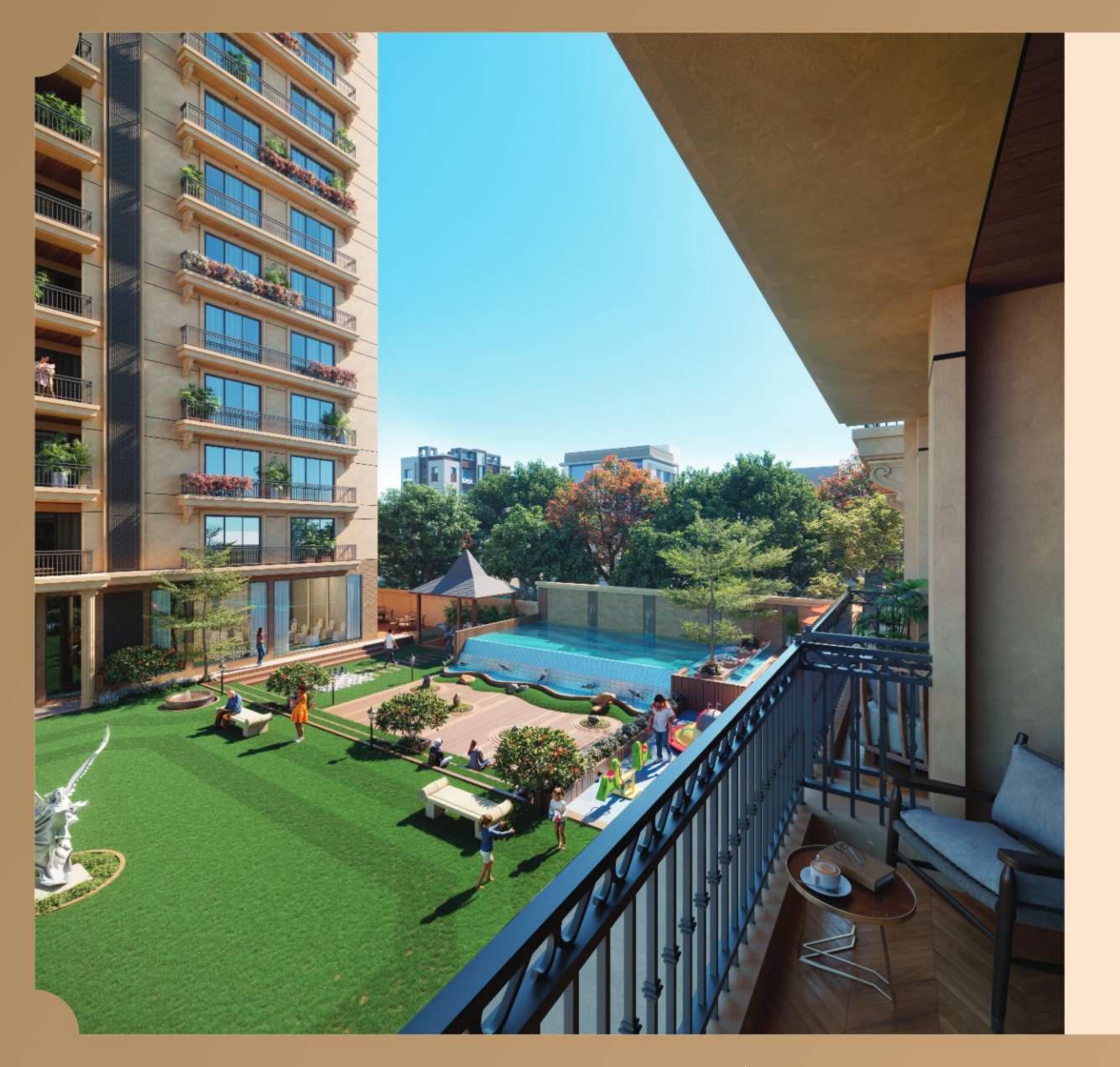


WHERE WALLS SPEAK OF ROYALTY

Every side is a showcase of regal craftsmanship—ornate detailing, balanced symmetry, and a presence that commands admiration. It's more than just a building; it's a place reborn for modern life.





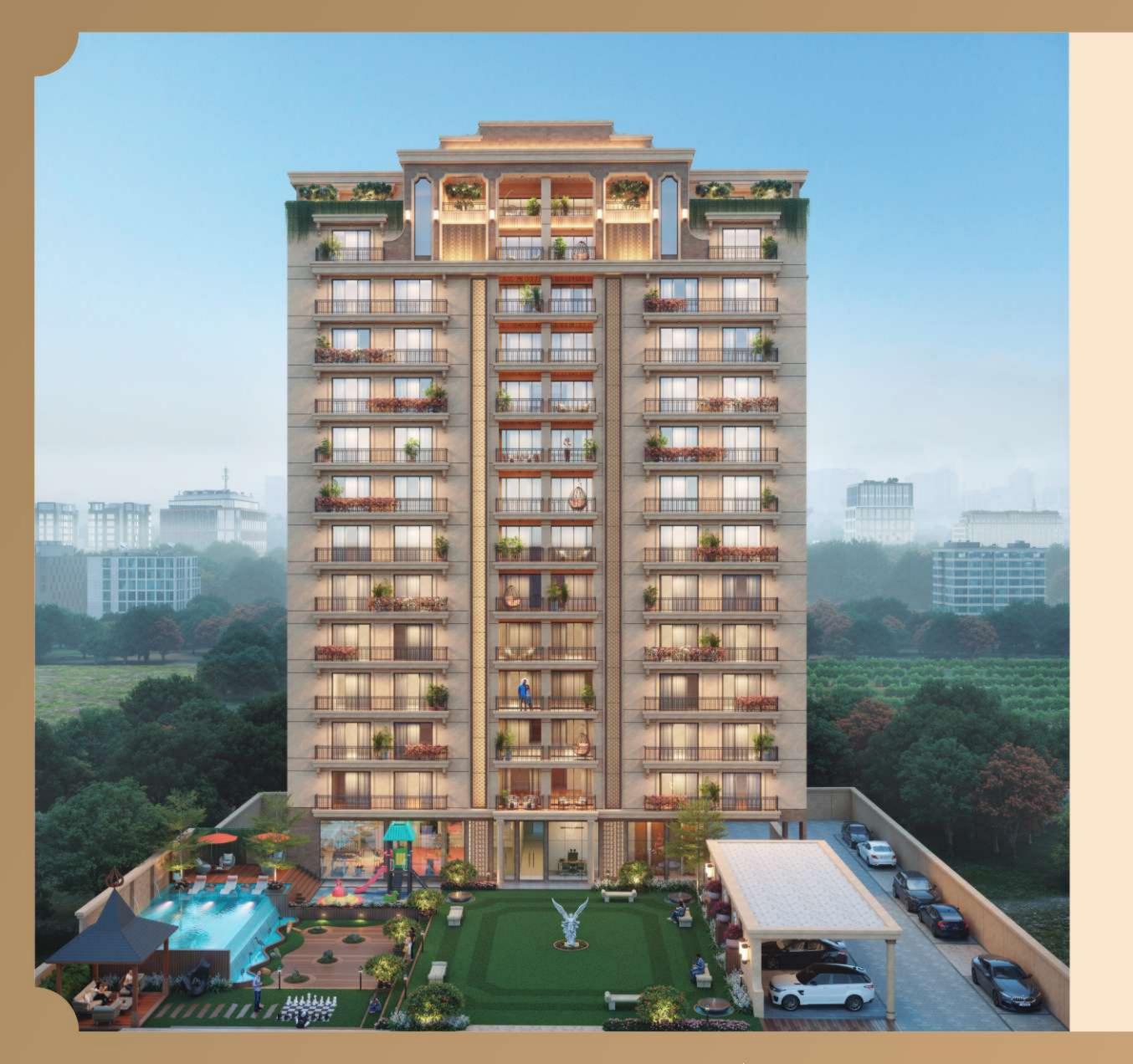




A TOUCH OF ROYAL AIR

Bask in the charm of semi-open spaces designed with elegance and ease. Whether it's a quiet sunrise or an evening breeze, each moment here feels regal. These thoughtfully crafted areas bring you closer to nature while surrounding you with timeless luxury.







ROYAL CALM AT THE CORE

At the centre of Courtyard
Bellavista lies a tranquil space
where time slows down. Inspired
by heritage courtyards, this serene
heart of the project offers peace,
beauty, and balance—surrounded
by architecture that speaks softly
of grace and grandeur.



BASEMENT FLOOR LAYOUT PLAN





GROUND FLOOR LAYOUT PLAN



- 1 SECURITY CABIN
- 2 GAME ROOM
- 3 FOYER
- 4 TODDLER ROOM
- 5 PANTRY

- 6 MULTIPURPOSE HALL
- 7 METER ROOM
- 8 OUTDOOR KITCHEN & CAFE
- 9 BOX CRICKET
- 10 PASSAGE

- 11 GAZEBO
- 12 CHESS GARDEN
- 13 SWIMMING POOL
- 14 ZEN AREA

15 DECK

- 16 KIDS PLAY AREA
- 17 ZUMBA, AEROBICS, YOGA
- 18 GYMNASIUM
- 19 DISCOTHEQUE LONGUE
- 20 ADMIN OFFICE



FIRST FLOOR LAYOUT PLAN



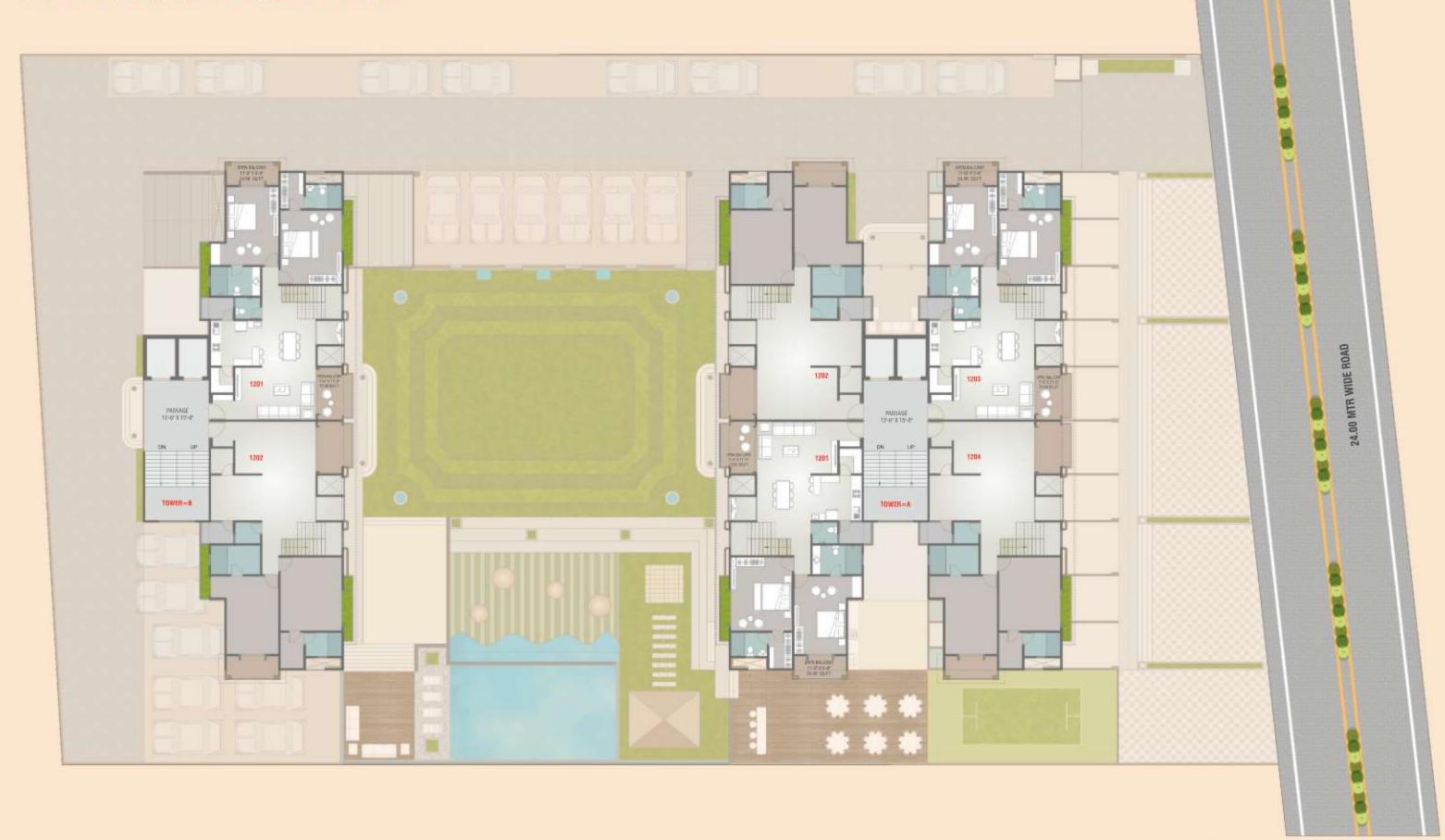


TYPICAL FLOOR LAYOUT PLAN (2ND TO 11TH)





12TH FLOOR LOWER LAYOUT PLAN





13TH FLOOR UPPER LAYOUT PLAN





TOWER-A

TYPICAL FLOOR PLAN (1ST TO 11TH)

CARPET AREA WITH ST. BAL. = 1440.00 SQ.FT. S. B.UP AREA = 2592.00 SQ.FT.





TOWER-B

TYPICAL FLOOR PLAN (1ST TO 11TH)

CARPET AREA WITH ST. BAL. = 1463.00 SQ.FT. S. B.UP AREA = 2633.00 SQ.FT.







TOWER-A

12TH FLOOR PLAN

LOWER PENT HOUSE FLOOR PLAN

CARPET AREA WITH ST. BAL. = 1281.00 SQ.FT. S. B.UP AREA = 2306.00 SQ.FT.



WASH 4'-6" X 7'-2" TOILET 6'-0" X 10'-5" STORE 5'-4" X FOYER 5'-4" X 4'-4" OPEN BALC: 5'-0" X 11'-0" 53.00 SQ.FT KITCHEN TOILET 4'-6" X 5'-3" 9'-6" X 10'-9" 0 BED ROOM 16'-5" X 11'-0" LIVING ROOM/ DINING 24'-9" X 17'-0" DRESS 7'-7" X 5'-0" BED ROOM 15'-6" X 13'-0" PUJA 5'-0" X 5'-6" TOILET 5'-0' X 7'-7 OPEN BALCONY 11'-0" X 7'-6" 79.00 SQ.FT.

TOWER-A

13TH FLOOR PLAN

UPPER PENT HOUSE FLOOR PLAN

CARPET AREA WITH ST. BAL. = 690.00 SQ.FT. S. B.UP AREA = 1242.00 SQ.FT.









TOWER-B

12TH FLOOR PLAN

LOWER PENT HOUSE FLOOR PLAN

CARPET AREA WITH ST. BAL. = 1304.00 SQ.FT. S. B.UP AREA = 2347.00 SQ.FT.



2-0* WIDE ST. BALCONY TOILET 4-6* X 6-0* X 10-5* TOILET 4-6* X 7-2* PULIA 16-5* X 11-0* BED ROOM 15-6* X 13-0* BED ROOM 15-6* X 13-0* PULIA 5-0* X 5-6* DPEN BALCONY 11-0* PULIA 5-0* X 7-7* PULIA 5-0* X 7-8* PULIA 5-0* X 7-8* 7-9.00 SQ.FT.

TOWER-B

13TH FLOOR PLAN

UPPER PENT HOUSE FLOOR PLAN

CARPET AREA WITH ST. BAL. = 690.00 SQ.FT. S. B.UP AREA = 1242.00 SQ.FT.









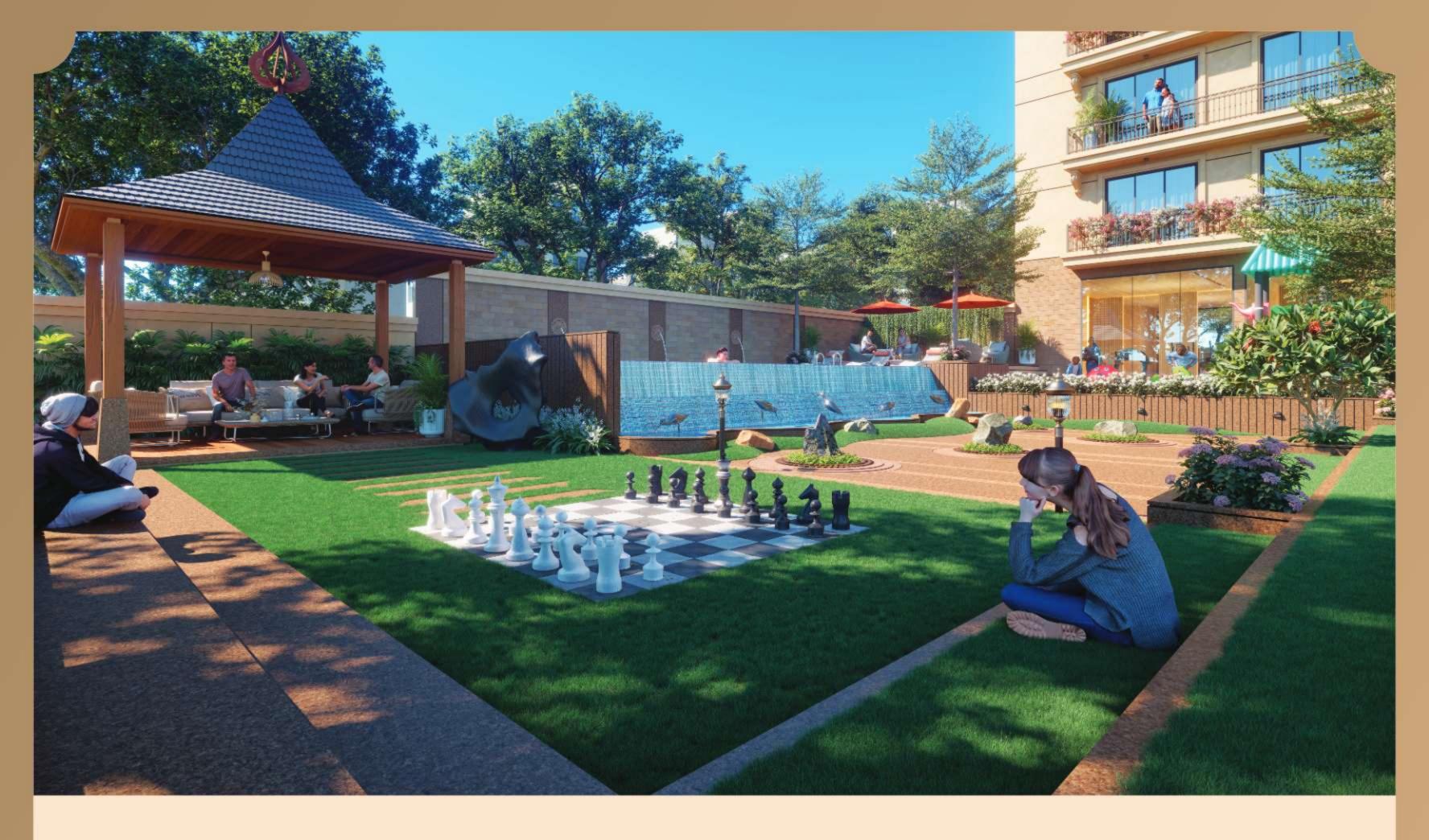




AMENITIES







YOUR WINDOW TO ROYAL GREENERY

Open your windows to scenes that soothe the soul—lush gardens laid out with care and character. A natural extension of your refined lifestyle, surrounded by beauty that echoes the past.



SPECIFICATION



STRUCTURE:

 Earthquake resistant RCC frame structure designed by approved Structural Consultant.



FLOORING:

- 800mm X 1600mm premium qaulity glazed virtified tiles in living room, kitchen, Dining and Passage with skirting.
- · Anti-skid flooring in bath, wash & balcony.



WALL FINISH:

- Interior: Smooth finish plaster with 2 coat putty & 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 equivalent.
- Modular switches.
- Adequate electric points in each room.
- Geyser points in each bathroom.
- TV point in living room & in one bedroom.



AIR-CONDITIONING:

- Copper & 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 & 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 bath sides & wooden frame.
 Euipped with video door phone security system.
- Internal Doors: Laminated flush door with granite/wooden frame all other with Europa 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. (Omega / Schindler / Otis or equivalent).
- . Trimix concrete internal road with streetlight.
- · Underground cabling for Wire-Free campus.
- Level controllers in water tanks to avoid wastage.

- Two Car alloted parking.
- . Single entry campus with CCTV surveillance in common area.
- Power backup for common illuminations & elevators.
- · 24 Hours water supply.

- Elegant entry foyer in each residential tower with smart security lock.
- · Fire-fighting system.
- · Anti-termite treatment.







4 BHK LUXURIOUS APARTMENT & SHOPS

SITE ADDRESS:

24 MTR Bhayli Station Main Road, Nr. Madrid County, TP-5 Bhayli, Vadodara.391410

CALL: +91 81280 51518

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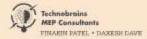
Architect:



Structure:



Plumbing & Electrical Consultant:



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

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 Changes, 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 mouth 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 brochare does not form a part of agreement any legal document, it is easy display of project only.

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