



FAIRMONT

by **COURTYARD**

EXTRA LARGE 4BHK
LUXURIOUS APARTMENTS
& BOUTIQUE SHOWROOMS



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



FAIRMONT



FEEL THE FUTURE

Step into a lifestyle where every detail is crafted to perfection. A place where modern design meets timeless comfort, creating an atmosphere that feels both inviting and sophisticated. Here, you'll find a seamless blend of tranquility and elegance, where every moment reflects a sense of refined living.

FEEL THE ESSENCE OF:

LUXURY | ELEGANCE | HARMONY | SPACE | PEACE
BALANCE | WARMTH | GRACE | BLISS | CALM | SERENITY

FEEL THE LUXURY

Feel a lifestyle defined by grandeur and refinement. From the meticulously crafted interiors to the premium finishes, every corner of your home reflects an unmatched level of sophistication. The thoughtful use of textures, materials, and design elements creates an environment where luxury becomes a part of everyday life.





FEEL THE ELEGANCE

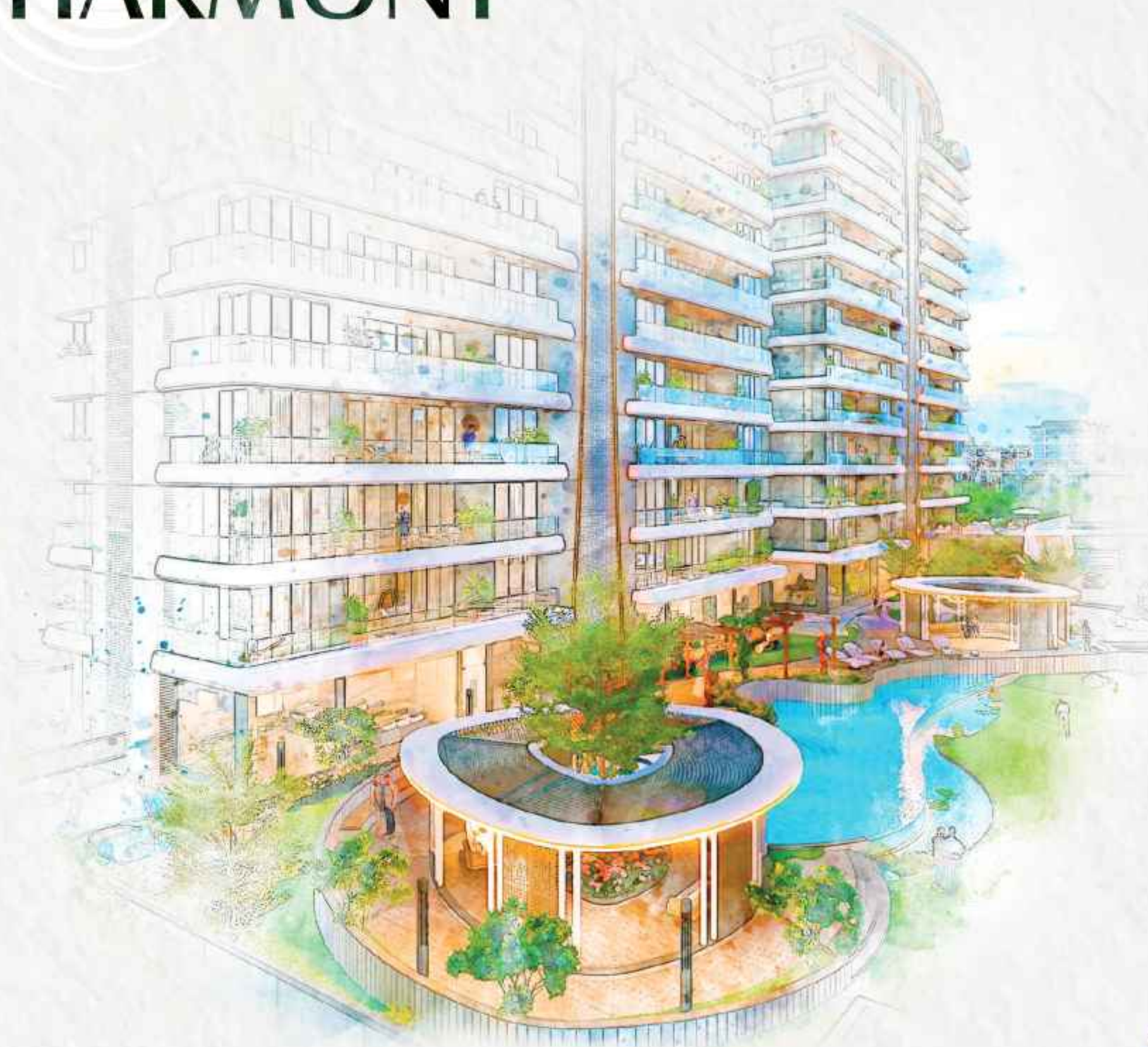
Feel the charm of timeless beauty and graceful living. The architectural brilliance is complemented by tasteful interiors and stylish finishes, creating a harmonious balance of form and function. Every detail reflects a sense of poise and refinement, elevating your living to a higher level of class.

FULL HEIGHT LARGE VISION PANELS FOR MAXIMUM DAYLIGHT AND GREAT VIEWS

TWO HIGH SPEED PASSENGER ELEVATORS AND SEPARATE SERVICE ELEVATOR



FEEL THE HARMONY



40+
amenities

Feel the seamless connection between nature and architecture. Thoughtfully designed spaces flow effortlessly into one another, creating a sense of unity and balance. The combination of natural elements and modern design brings a calming rhythm to your everyday life.

STATE-OF-THE
ART AMENITIES

35000 SQFT
LANDSCAPED GARDEN

MODERN
ARCHITECTURE





FEEL THE SPACE

ARCHITECTS NOTES

Feel the freedom of expansive layouts designed with precision and care. Large windows and high ceilings allow natural light to flood the rooms, creating a bright and airy atmosphere. Every space is carefully curated to offer both privacy and connectivity, ensuring that you feel the best of both worlds.



 DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH

FEEL
THE
WARMTH





FEEL THE BALANCE

Feel a well-balanced lifestyle where modern convenience meets natural serenity. Thoughtfully integrated spaces offer a perfect blend of functionality and comfort, ensuring that every aspect of your home supports a harmonious way of living. The balance between design, comfort, and nature creates a sense of fulfillment.

VASTU-COMPLIANT HOMES
& SHOWROOMS WITH
FLEXIBILITY TO COMBINE UNITS

PROMOTES
COMMUNITY
LIVING

VARIOUS SITTING
& LOUNGING
SPACE



FEEL THE PEACE

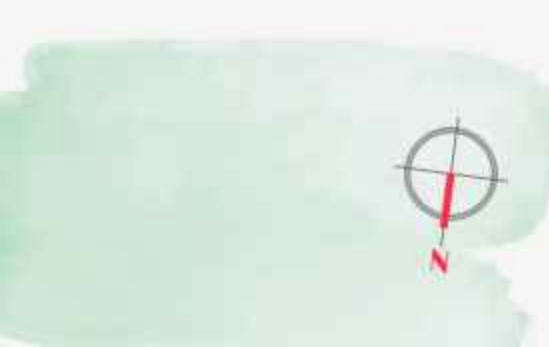
Feel the calming presence of nature as you unwind amidst the soothing views of lush gardens and a serene gazebo from your private balcony. Let the gentle breeze and calming greenery create a sense of relaxation and tranquility. The peaceful surroundings provide the perfect escape from the noise of everyday life.

| NATURAL
LIVING SPACES

| SUPER PRIME
LOCATION

| ADVANCE HI-TECH
SECURITY SYSTEMS

| LAVISH
AESTHETICS



LAYOUT PLAN - GROUND FLOOR

- 01 SECURITY CABIN
- 02 ENTRANCE GATE WITH SEC. CABIN
- 03 ENTRANCE WATER CASCADE
- 04 CENTRAL ENTRANCE PLAZA
- 05 LUSH GREEN GARDEN
- 06 ADMIN OFFICE
- 07 CAFETERIA WITH OUTDOOR SIT-OUTS
- 08 DANCE /AEROBICS/ZUMBA STUDIO
- 09 GYMNASIUM / PILATES
- 10 WASHROOMS WITH CHANGING ROOM
- 11 STEAM AREA

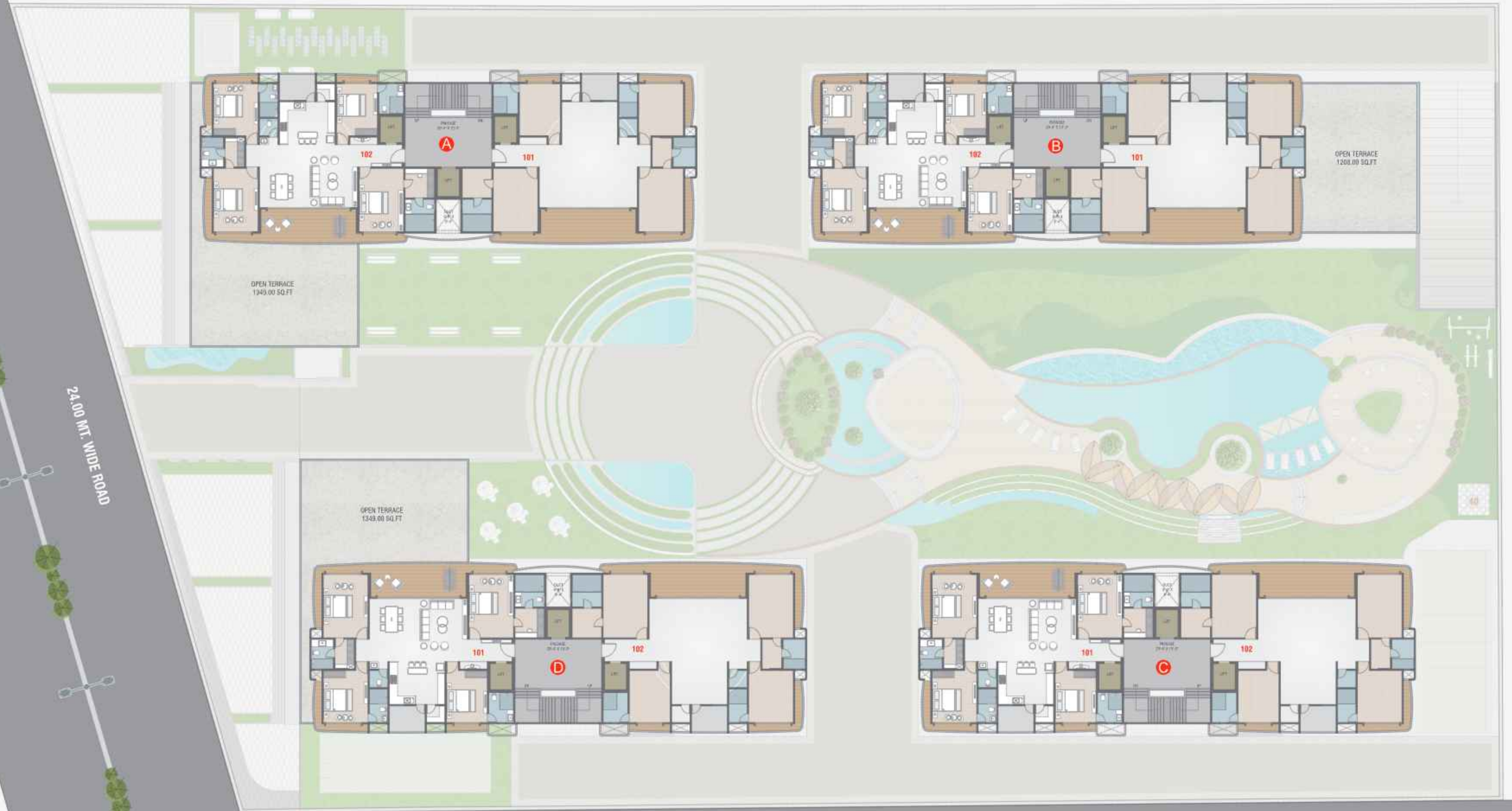
- 12 DISCO THEQUE CUM MINI-THEATRE WITH LOUNGE AREA
- 13 MULTI-PURPOSE COURT
- 14 MULTIPURPOSE (BANQUET) HALL
- 15 INDOOR GAME ROOM
- 16 VIRTUAL GAME ROOM
- 17 TODDLER'S ROOM
- 18 LIBRARY/CO-WORKING SPACE
- 19 BUSINESS CENTRE/CONFERENCE
- 20 YOGA/ MEDITATION ROOM
- 21 SENIOR CITIZEN LOUNGE

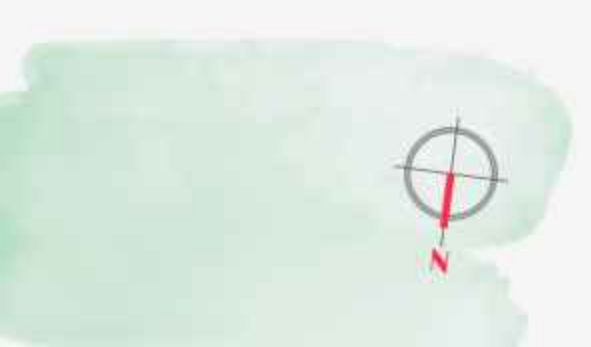
- 22 SENIOR CITIZEN GARDEN
- 23 SENIOR CITIZEN SIT-OUT GAZEBO
- 24 INFINITY SWIMMING POOL WITH DECK AREA
- 25 ARTIFICIAL POND
- 26 FLOATING-STONE BRIDGE
- 27 AMPHI-THEATRE SITOUTS
- 28 CENRAL GAZEBO
- 29 LEISURE SPACE / SWING PLAZA GAZEBO
- 30 BOX CRICKET PITCH
- 31 CHILDREN'S PLAY AREA

- 32 PARTY LAWN
- 33 FIXED SIT-OUTS
- 34 FOYER (ALL TOWERS)
- 35 WALKWAY UNDER LEAF-SHADED SHADE
- 36 ALLOTTED CAR PARKING
- 37 VISITORS PARKING
- 38 2 WHEELERS PARKING
- 39 THICK PLANTATION
- 40 CHESS GARDEN
- 41 JOGGING TRACK
- 42 TERRACE GARDEN FLATS



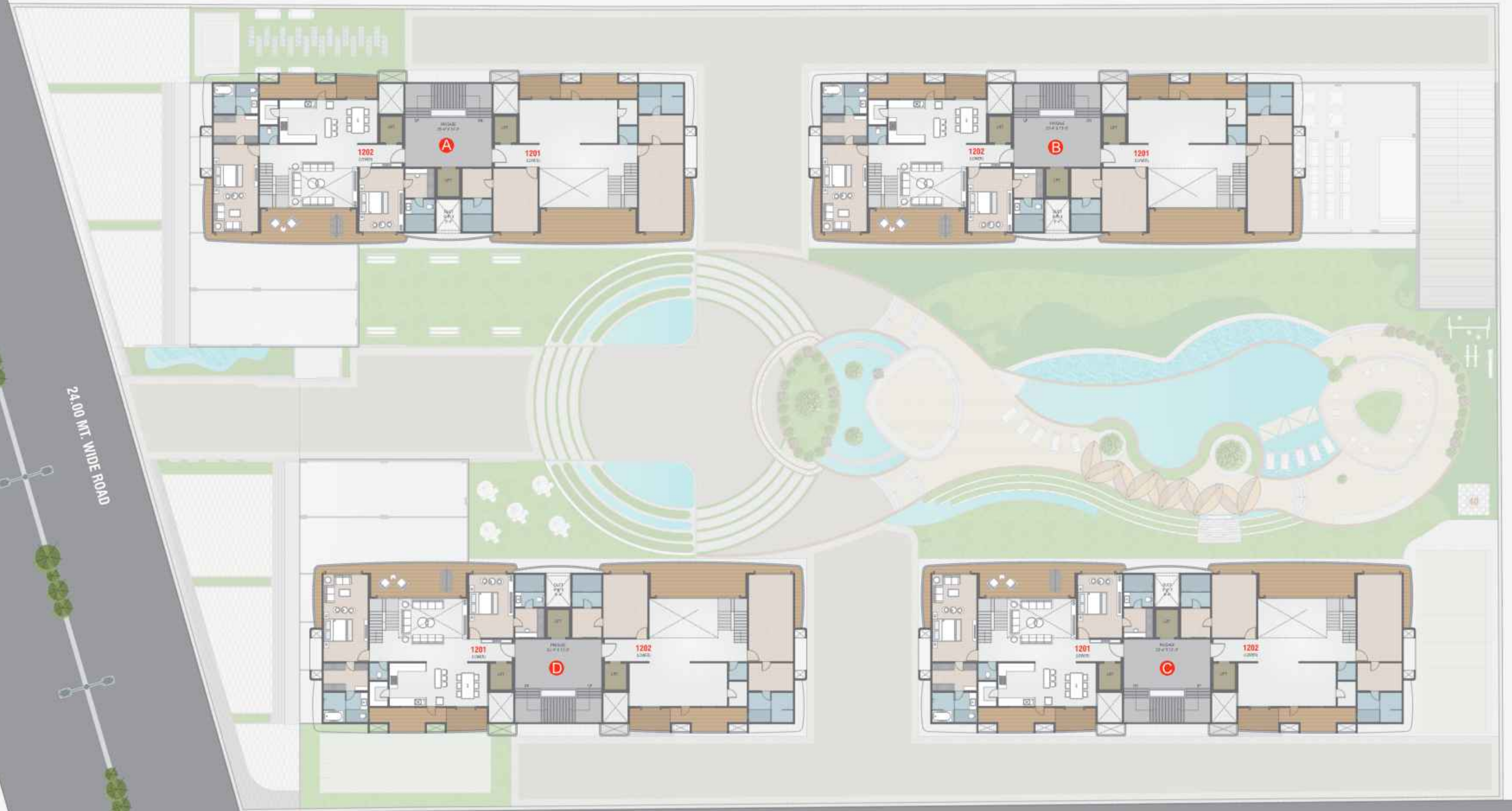
LAYOUT PLAN - FIRST FLOOR



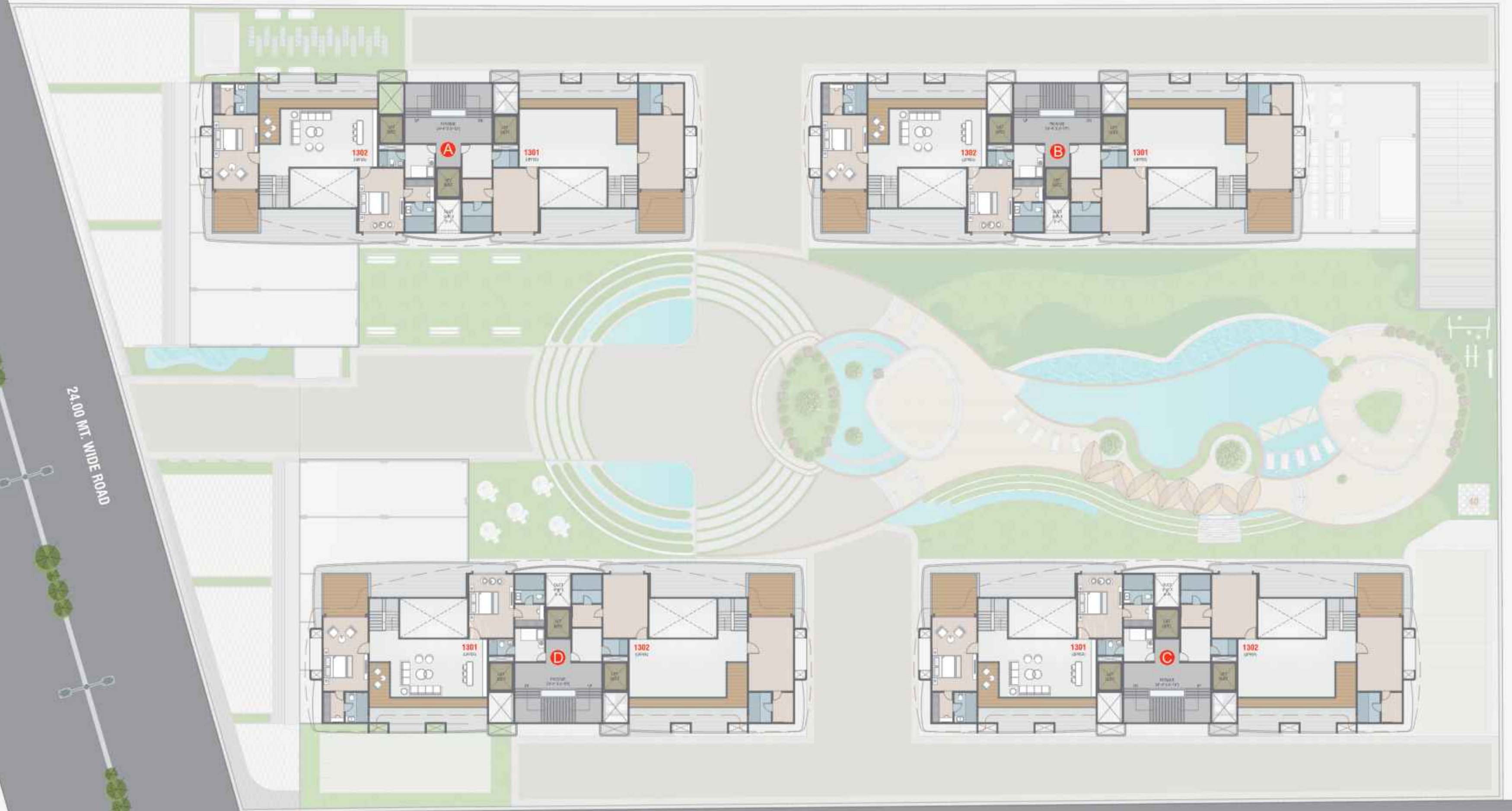


12.00 MT. WIDE ROAD

LAYOUT PLAN 12TH FLOOR LOWER FLOOR



LAYOUT PLAN 13TH FLOOR UPPER FLOOR

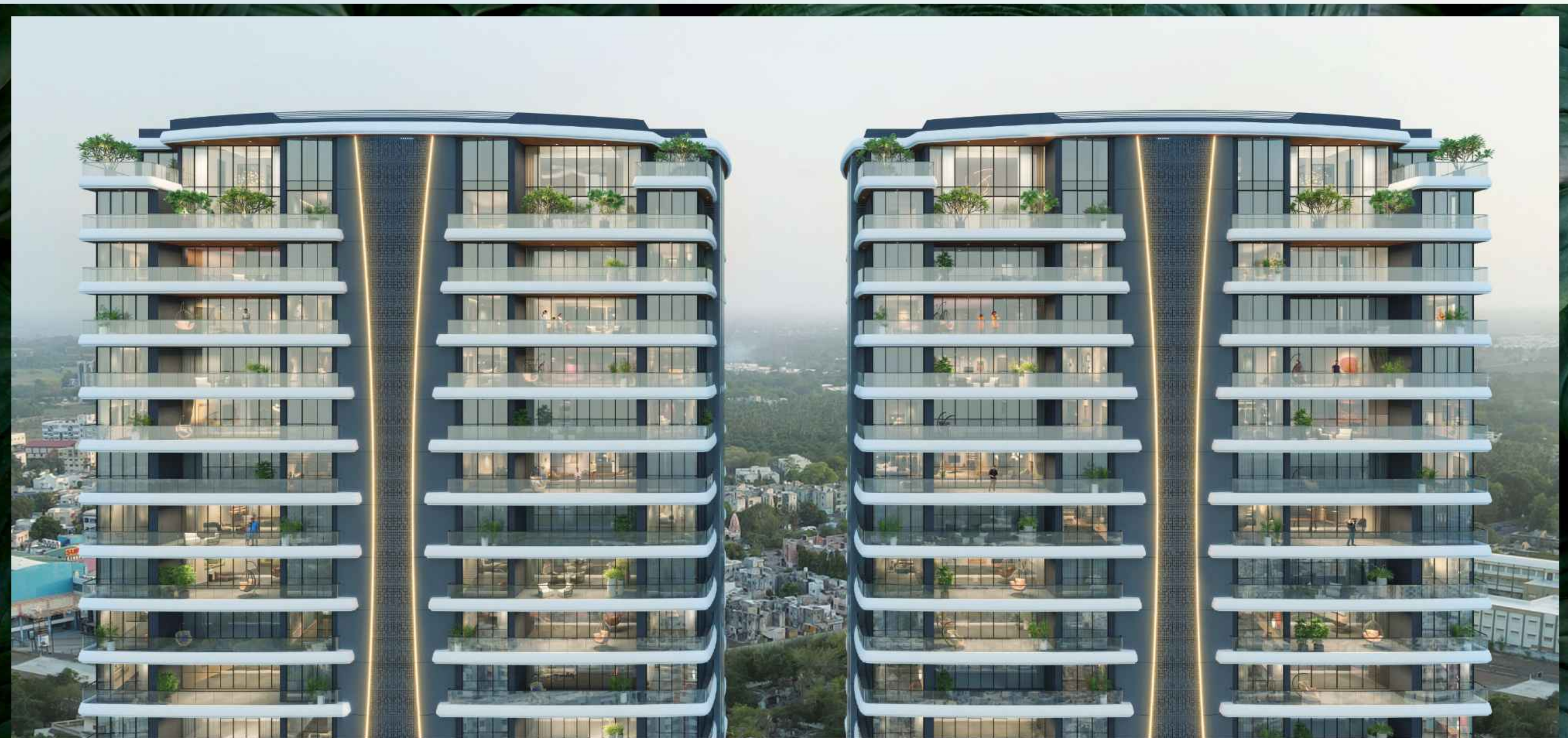


TYPICAL FLOOR PLAN (TOWER=A TO D) (1st to 11th)



CARPET AREA WITH ST. BAL. = 2369.00 SQ.FT.
S. B. UP AREA = 4264.00 SQ.FT.





FEEL THE GRACE

Feel the charm of understated elegance. Clean lines, sophisticated finishes, and thoughtful detailing come together to create a home that exudes grace and style. The effortless flow of design elements ensures that every space feels polished and complete.

LEISURE
SPACE

TERRACE
GARDEN FLATS

REFRESHINGLY
VENTILATED BUILDINGS

LOWER FLOOR PENTHOUSE PLAN (TOWER=A TO D) (12TH FLOOR)



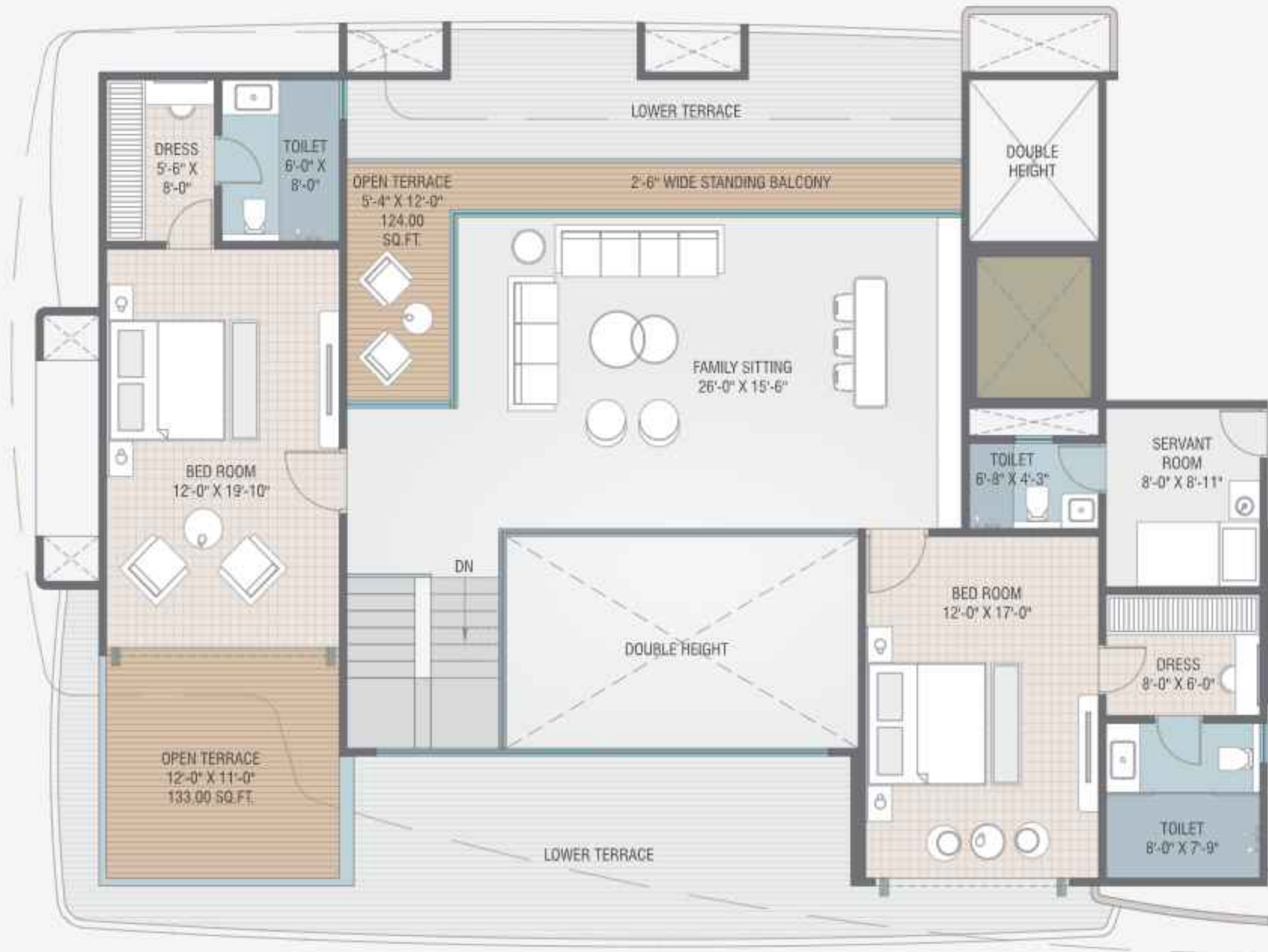
CARPET AREA WITH ST. BAL. = 1794.00 SQ.FT.
S. B. UP AREA = 3229.00 SQ.FT.



UPPER FLOOR PENTHOUSE PLAN (TOWER=A TO D) (13TH FLOOR)



CARPET AREA WITH ST. BAL. = 1230.00 SQ.FT.
S. B. UP AREA = 2214.00 SQ.FT.







FEEL THE BLISS

Feel the joy of living in a space that caters to your happiness. From tranquil mornings to relaxed evenings, every corner of your home is designed to bring you comfort and delight. The thoughtful integration of relaxation and luxury allows you to feel a true sense of bliss.

DELICATE USE OF
HARDSCAPE,
LANDSCAPE AND
SCULPTURAL QUALITY

SAFE
NEIGHBOURHOOD

40 + AMENITIES
FOR THE PLEASURE OF
YOUR LIVING

POWER SUPPLY
WITH 100% DG POWER
BACKUP FOR COMMON
AREAS AND
ELEVATORS + SOLAR
FOR ALL THE
COMMON
AMENITIES







FEEL THE CALM

Immerse yourself in an environment designed for relaxation and rejuvenation. Unwind by the serene waters, where the gentle reflections create a calming retreat. Stroll along beautifully crafted pathways that invite peaceful moments amidst lush greenery. Find solace in shaded spaces, perfect for quiet contemplation or warm conversations. Let the rhythmic sway of a cozy seat become your favorite escape, where every breeze carries a sense of harmony and leisure.



FEEL THE BLISS

Step into a world where thoughtful design meets unmatched comfort. Every corner is crafted with precision, blending elegance with functionality. From grand entrances to well-planned spaces, every detail reflects excellence. A perfect harmony of modern architecture and premium amenities creates an environment where life feels effortless, refined, and truly blissful.



AMENITIES



GYMNASIUM /
PILATES

DISCO THEQUE
CUM MINI-THEATRE
WITH LOUNGE AREA



INDOOR
GAME ROOM

VIRTUAL
GAME ROOM



TOODLER'S
ROOM

BUSINESS CENTRE/
CONFERENCE



LUSH
GREEN
GARDEN

MULTI-PURPOSE
COURT



MULTIPURPOSE
(BANQUET) HALL

SENIOR CITIZEN
SIT-OUT GAZEBO



INFINITY SWIMMING
POOL WITH DECK AREA

YOGA/
MEDITATION ROOM



LIBRARY/
CO-WORKING SPACE

ARTIFICIAL
POND



AMPHI-THEATRE
SITOUTS

LEISURE SPACE /
SWING PLAZA GAZEBO



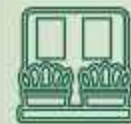
CHILDREN'S
PLAY AREA

ALLOTTED
CAR PARKING



CHESS
GARDEN

JOGGING
TRACK



TERRACE
GARDEN FLATS

ENTRANCE
GATE WITH
SEC.CABIN



FLOATING-STONE
BRIDGE

CENRAL
GAZEBO



BOX
CRICKET PITCH

PARTY
LAWN



VISITORS
PARKING

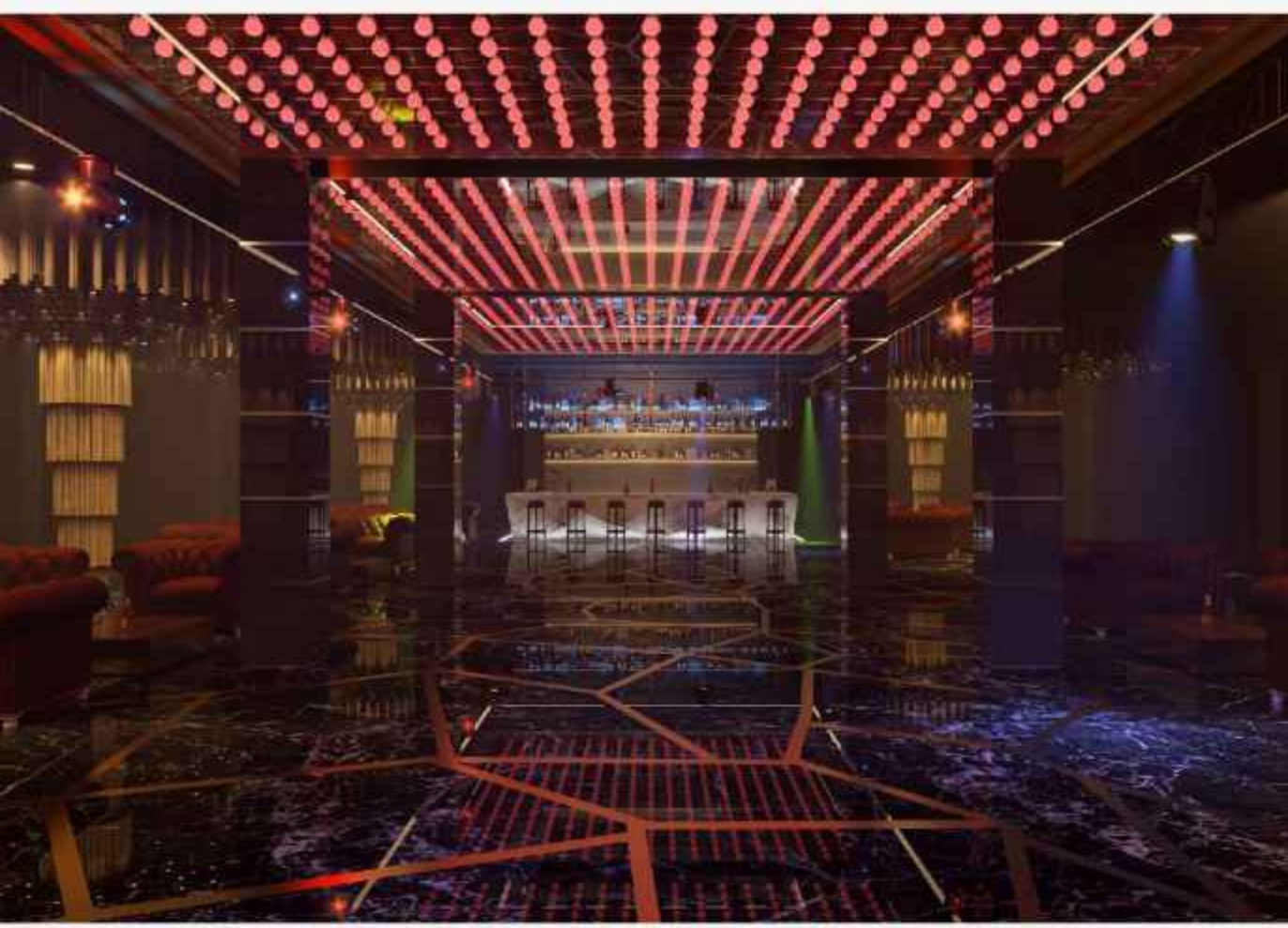
FEEL THE HARMONY





FEEL THE HARMONY

Feel the indulgence of carefully curated comforts designed to elevate your lifestyle. From state-of-the-art fitness centers and relaxation spaces to beautifully designed recreational areas, every feature is crafted to provide a sense of convenience and elegance. The harmonious blend of modern facilities and natural beauty creates a truly enriching living experience.



FEEL
THE
SERENITY



SPECIFICATION

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.



DEVELOPERS:

VED BUILDWELL PVT LTD

CALL:

+91 84878 51518
+91 84879 51518

SITE: FAIRMONT BY COURTYARD

Opp. Sairuchi Farm, Sevasi-Khanpur Road, VADODARA

Email: courtyardfairmont@gmail.com
web: www.courtyardgroup.in

ARCHITECT:

DESIGN STUDIO
architects & interiors
At: RUCHIR SHETH

STRUCTURE:

adce Aashutosh A. Desai
Consulting Structural Engineers

PLUMBING & ELECTRICAL CONSULTANT:

Technobrain
MEP Consultants
VISHAKH PATEL • SHAKSHI DAVE

LOADED WITH REPUTED BRANDS



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 13th floor slab (14) 50% | 5% Masonary & Plaster work | 5% flooring & fitting
5% Finishing \ At the time of sale agreement.

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.