



COURTYARD GROUP

Site:

Tiara by Courtyard,
Opp Samanvay Westfield,
B/s. Tree House School,
Bhayli TP2, Vadodara-391410

Call: 96629 51518

Email: veddevelopers@courtyardgroup.in

Website: www.courtyardgroup.in



LOCATION



TIARA

by COURTYARD

3 & 4 BHK LARGE
APARTMENTS & SHOWROOMS



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.

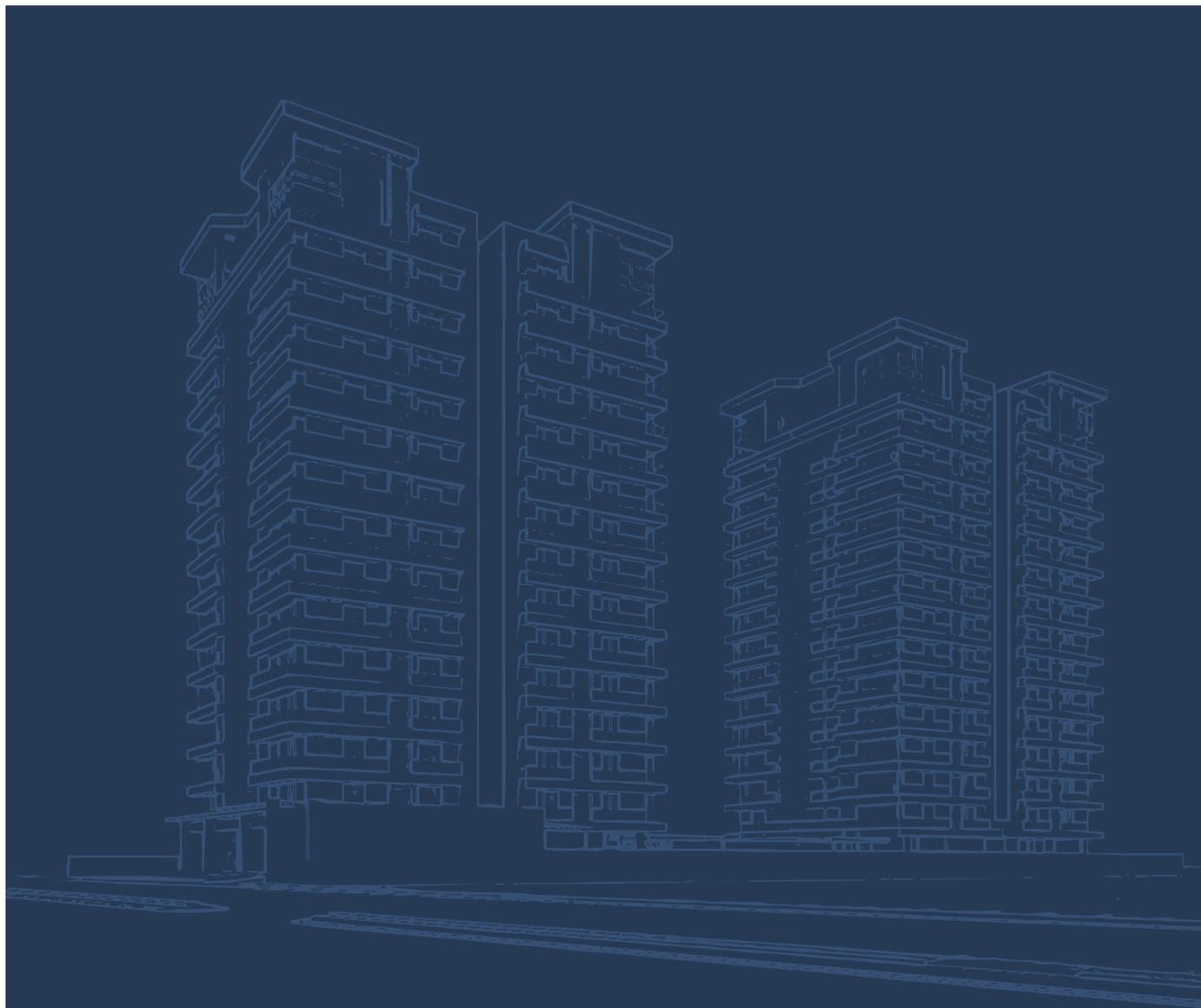
With contemporary architectural designs and well thought out amenities. We're confident of satisfying the needs of the new-age buyer.

COURTYARD PROJECTS



REGAL RESIDENCES

Welcome to Tiara by Courtyard, where luxury living meets urban convenience. Our 3 & 4 BHK large apartments and showrooms redefine modern living, offering spaciousness and sophistication in every corner. From the moment you step into Tiara by Courtyard, you're greeted with an ambiance of opulence and refinement, where every detail is meticulously crafted to exceed your expectations. Indulge in the epitome of elegance at Tiara by Courtyard, where every residence is a testament to luxurious living at its finest.



ARCHITECT NOTES



Tiara by Courtyard architectural vision embodies elegance and luxury, drawing inspiration from the regal beauty of a tiara. Our design philosophy focuses on creating timeless spaces that seamlessly blend sophistication with functionality. From the grand entrance to the meticulously crafted interiors, every aspect of Tiara by Courtyard is designed to elevate the urban living experience.

 DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH



MAJESTIC ENTRY

Experience the grandeur of Tiara by Courtyard from the moment you arrive. Our gateview showcases the elegance and prestige of the project, setting the tone for a luxurious living experience. Adorned with intricate details and architectural brilliance, the entrance to Tiara by Courtyard welcomes you into a world of opulence and sophistication. As you pass through the gates, you're greeted by a sense of exclusivity and grandeur, signaling the beginning of an unparalleled living experience in the heart of the city.

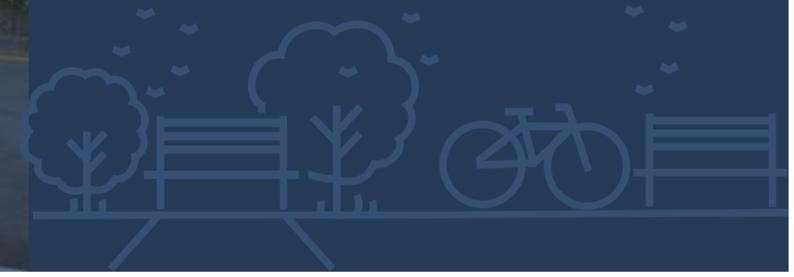


 ELEGANT
RETREAT



CROWNED SPLENDOR

Epitomizing splendor and majesty, Tiara by Courtyard meticulously designed elevation elevates the cityscape. Offering residents a regal living experience, where every detail exudes luxury and sophistication, setting a new standard for urban living.





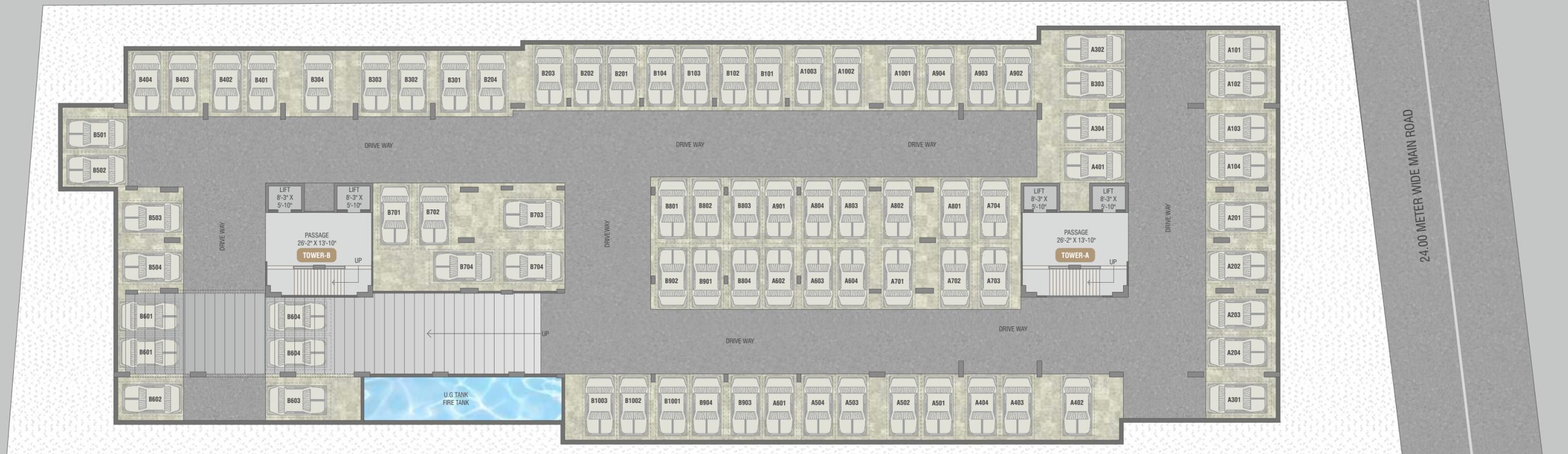
ROYAL ASCENT

Regal Ascent portrays more than architectural design; it embodies a journey of luxury and refinement. With its regal architecture, Tiara by Courtyard ascends as a symbol of prestige and elegance in the cityscape, setting a new standard for urban living.



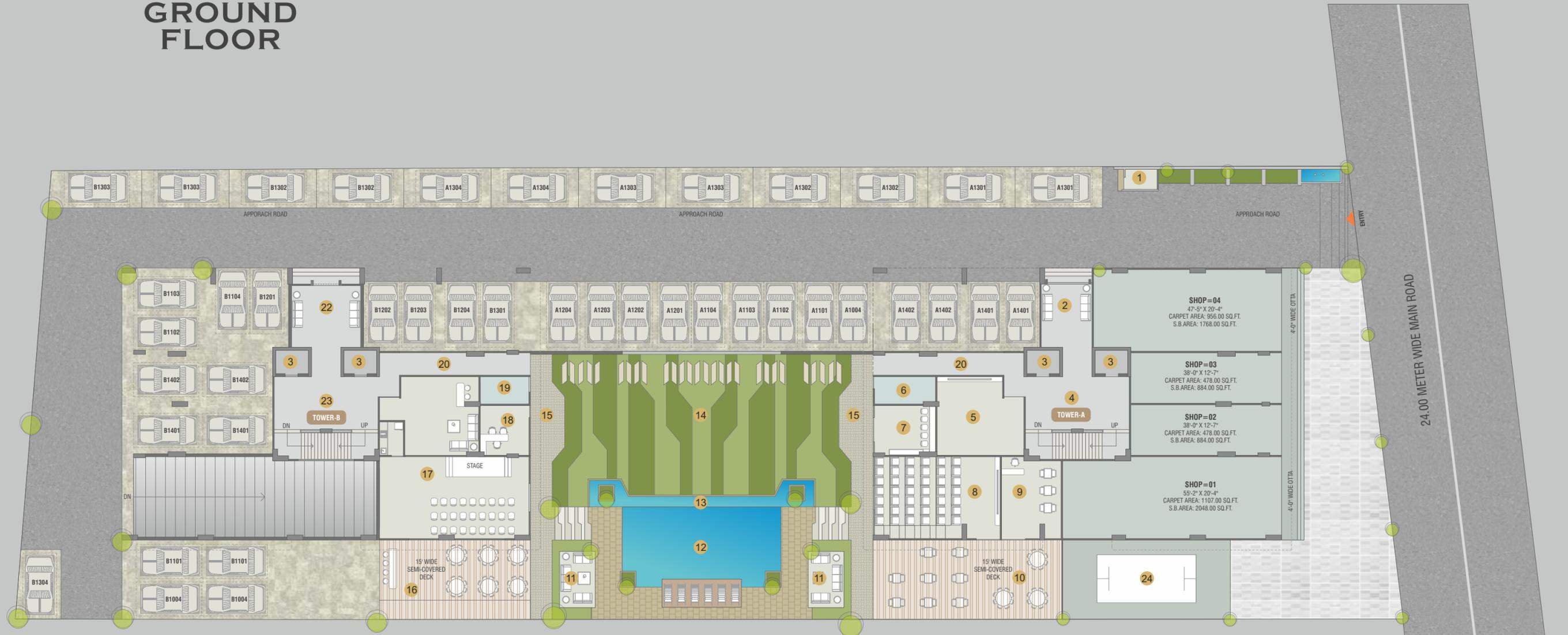


BASEMENT FLOOR





GROUND FLOOR



LEGENDS:

- | | | | | | |
|---|-------------------------------------------|----|-------------------|----|-----------------------------|
| 1 | SEC. CABIN | 9 | CAFETERIA | 18 | ADMIN OFFICE |
| 2 | FOYER | 10 | SEMI-COVERED DECK | 19 | TOILET & CHANGE ROOM |
| 3 | LIFT | 11 | GAZEBO | 20 | PASSAGE |
| 4 | PASSAGE | 12 | SWIMMING POOL | 21 | 6' WIDE PEDESTRAIN WALK-WAY |
| 5 | ACTIVITY HALL
(ZUMBA, AEROBICS, MUSIC) | 13 | INFINITY FALL | 22 | FOYER |
| 6 | TOILET & CHANGE ROOM | 14 | GARDEN AREA | 23 | PASSAGE |
| 7 | TODDLER'S ROOM | 15 | DECK 6" | 24 | BOX CRICKET |
| 8 | HOME THEATER | 16 | SEMI-COVERED DECK | | |
| | | 17 | BANQUET HALL | | |





FIRST FLOOR



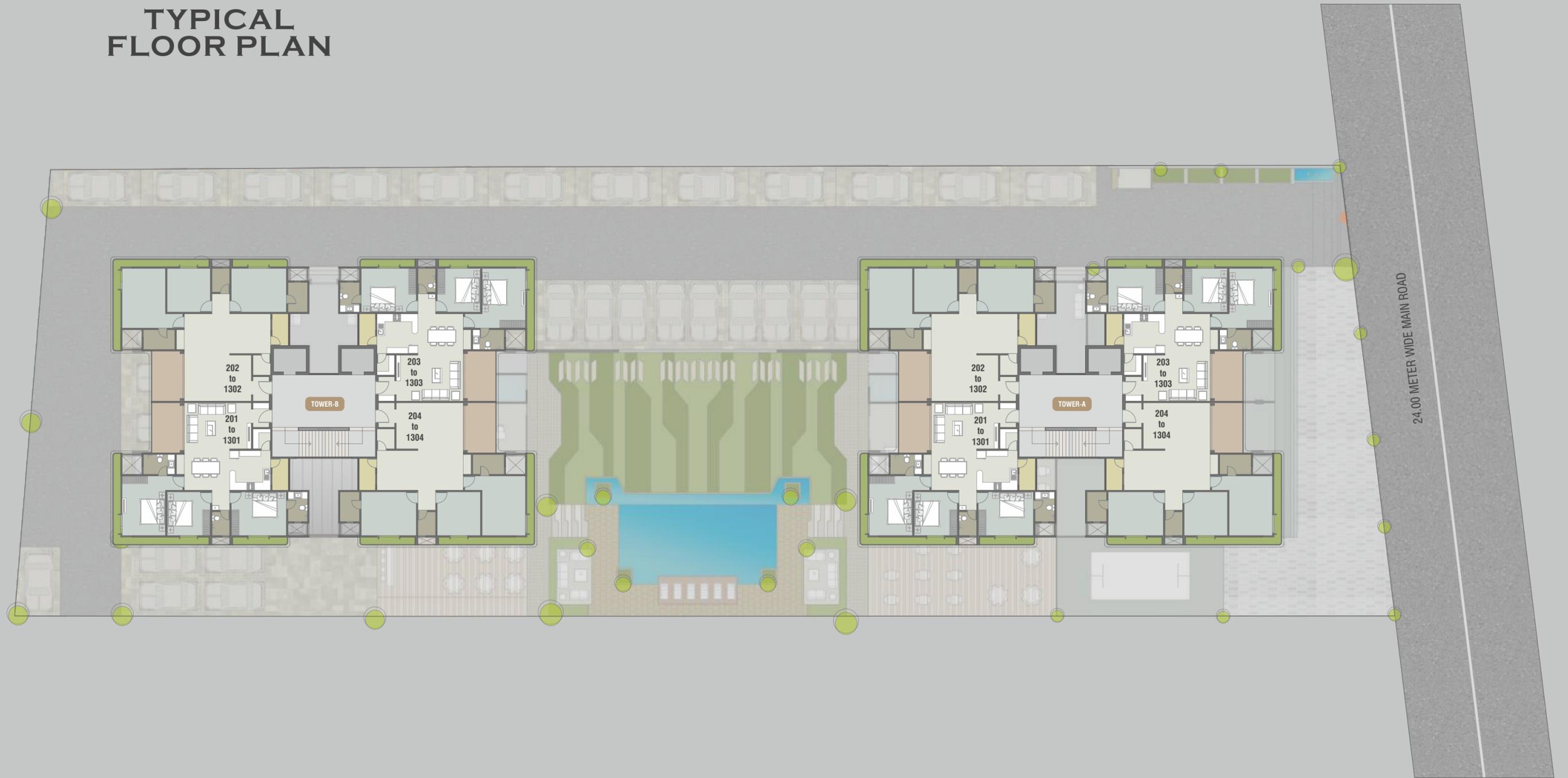
LEGENDS:

1	TERRACE	9'-1" X 12'-7"	121.00 SQ.FT.
2	TERRACE	8'-5" X 19'-4"	107.00 SQ.FT.
3	TERRACE	8'-5" X 26'-4"	131.00 SQ.FT.





TYPICAL FLOOR PLAN





14TH FLOOR PLAN





TERRACE FLOOR PLAN



LEGENDS:

- 1 GAME ROOM
- 2 SITOUT
- 3 TOILET
- 4 GYMNASIUM
- 5 LIFT
- 6 PASSAGE
- 7 OPEN TERRACE

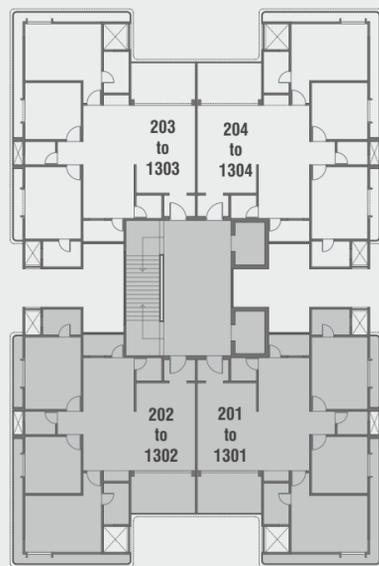


CARPET AREA WITH STANDING BALCONY = 1345.00 SQ.FT
SUPER. BUILT-UP AREA = 2421.00 SQ.FT



TYPICAL
FLOOR PLAN
2ND TO
13TH FLOOR

3BHK

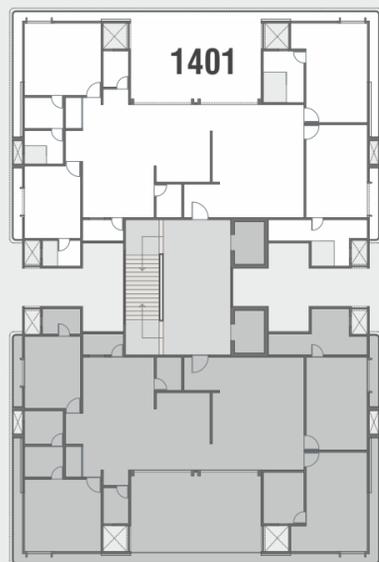


CARPET AREA WITH ST. BAL. =
 2508.00 SQ.FT. + 450.00 SQ.FT(TERRACE)
 S. B.UP AREA = 4514.00 SQ.FT



**TYPICAL
 FLOOR PLAN
 14TH FLOOR
 PLAN**

4 BHK

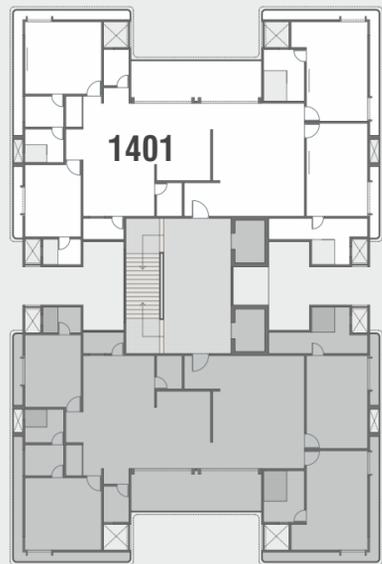


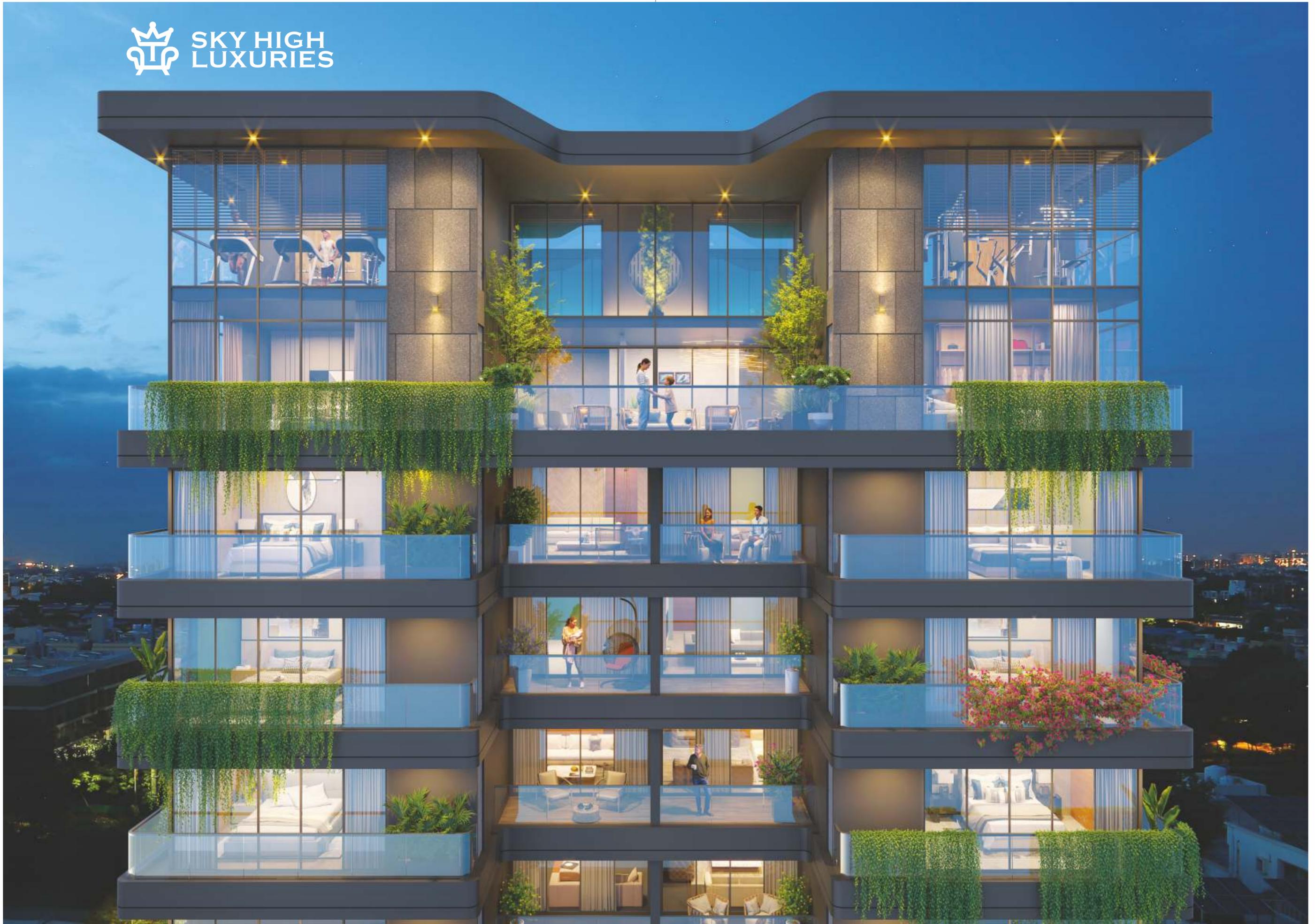
CARPET AREA WITH ST. BAL. = 2706.00 SQ.FT.
S. B.UP AREA = 4870.00 SQ.FT



COMBINED FLOOR

4 BHK





 OASIS
RETREAT





AMENITIES



SENIOR CITIZEN
SIT-OUT



YOGA/
MEDITATION
DECK



INFINITY
SWIMMING POOL
WITH DECK AREA



LOUNGE
AREA



BOX
CRICKET



LIBRARY
POOL SIDE



CAFÉTERIA



MULTIPURPOSE
COURT



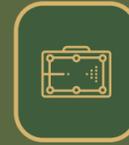
LUSH
GREEN GARDEN



CHILDREN'S
PLAY AREA



MINI
THEATRE



INDOOR
GAME ROOM



MULTIPURPOSE
HALL



DISCO-
THEQUE



GYMNASIUM



JOGGING
TRACK



TRANQUIL
HUB





 SERENE
HAVEN



 **BIRD'S
EYE BLISS**



Discover the ultimate in leisure and wellness at Tiara by Courtyard top floor amenities. From tennis courts to gyms, indulge in a lifestyle of luxury and vitality amidst breathtaking views of the cityscape.



TERRACE VIEW



GAME ROOM



GYMNASIUM



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 Bedrooms.



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 UPVC 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 allotted parking.

- Single entry campus with CCTV surveillance in common area.
- 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.
- Ample visitor parking.
- Solar provision for Common amenities
- Rain water harvesting
- Water softener plant



TIARA

Architect:



Structure:



Plumbing & Electrical Consultant:



NEAR BY PLACES DISTANCE:

Airport : 13 kms | Railway station : 7.5 kms | School : 500 mtrs | Hospital : 700 mtrs

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%x | 5% Masonry & Plaster work | 5% flooring & fitting | 5% Completion \ Before saledeed

LOADED WITH REPUTED BRANDS



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