A PTOJECT BY:







3 BHK LUXURIOUS FLATS & 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-age buyer.

COURTYARD PROJECTS































TRINETRA



THE **FUTURE OF ELEGANCE &** COMFORT

Experience a new level of luxury with Trinetra by Courtyard - a masterpiece where elegance, comfort, and innovation converge. Our 3 BHK luxurious flats and premium shops offer a unique blend of modern design and timeless sophistication. Step into a world where every detail is crafted to elevate your living experience, bringing the vision of luxury to life.











LUSH GREEN LANDSCAPE GARDEN







Trinetra by Courtyard is more than just a residential project; it's a vision brought to life through thoughtful design and meticulous planning. Inspired by the divine third eye, each element is crafted to bring a sense of balance, clarity, and energy. The architecture seamlessly integrates modern aesthetics with functional spaces, creating homes that are not just beautiful but truly liveable. Every corner of Trinetra is designed to enhance the quality of life, offering residents a sanctuary that is both luxurious and serene.







COMPLETE PRIVACY & SECURITY



PRESTIGE OF PROMINENT LOCATION





INFINITE LUXURY

As night falls, Trinetra by
Courtyard transforms into a
beacon of elegance and
tranquility. The illuminated
façade casts a warm, inviting
glow, reflecting the
sophistication and grace that
define this exquisite
development. Experience the
magic of Trinetra under the
stars - a perfect blend of light
and shadow that brings the
beauty of your home to life
after dark.



SPECTACULAR VIEWS



AMPLE PARKING SPACE





BASEMENT PLAN





GROUND FLOOR LAYOUT PLAN

1.	SEC.CABIN		
2.	HOME THEATRE		
3.	FOYER		
4.	PASSAGE		
5.	LIFT		
6.	LIBRARY/ TODDLER ROOM		
7.	BOX CRICKET		
8.	CHILDREN PLAY AREA		
9.	LUSH GREEN GARDEN		
10.	WATER - CASADE		
11.	SENIOR CITIZEN GAZEBO		
12.	GYMNASIUM		
13.	ADMIN OFFICE		
14.	GAME-ROOM/KID'S ZONE		
15.	DISCO-THEQUE		
16.	PANTRY		
17.	BANQUET HALL		
18.	DECK AREA		
19.	GAZEBO SITTING		
20.	INFINITY SWIMMING POOL		
21.	ARTIFICIAL POND		

SHOP AREA TABLE

SHOP NO.	SHOP SIZE	CARPET AREA	S.B. AREA
01 & 02	8'-6" X 25'-0"	213	394
03	10'-0" X 25'-0"	250	462
04	10'-6" X 25'-0"	263	487
05	13'-2" X 25'-0"	328	607
06	10'-6" X 25'-0"	263	487
07	10'-0" X 25'-0"	250	462
08 & 09	8'-6" X 25'-0"	213	394
10 to 12	9'-7" X 25'-0"	240	444
13 & 14	8'-6" X 25'-0"	213	394
15	10'-0" X 25'-0"	250	462
16	10'-6" X 25'-0"	263	487
17	13'-2" X 25'-0"	328	607
18	10'-6" X 25'-0"	263	487
19	10'-0" X 25'-0"	250	462
20 & 21	8'-6" X 25'-0"	213	394

AREA IN SQ.FT.





FIRST FLOOR LAYOUT PLAN





2ND FLOOR TO 12TH FLOOR LAYOUT PLAN





13TH FLOOR LAYOUT PLAN

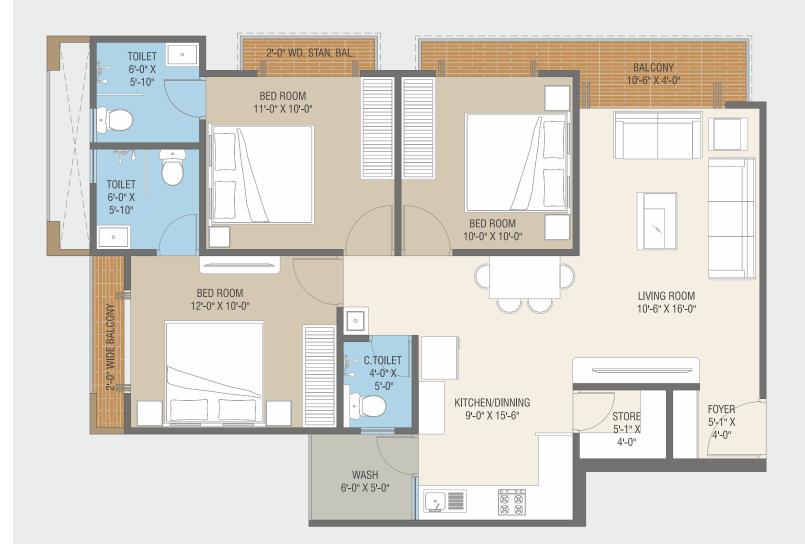




TOWER A & B TYPICAL FLOOR PLAN 1ST TO 12TH FLOOR



CARPET AREA = 938.00 SQ.FT. S. B.UP AREA = 1688.00 SQ.FT

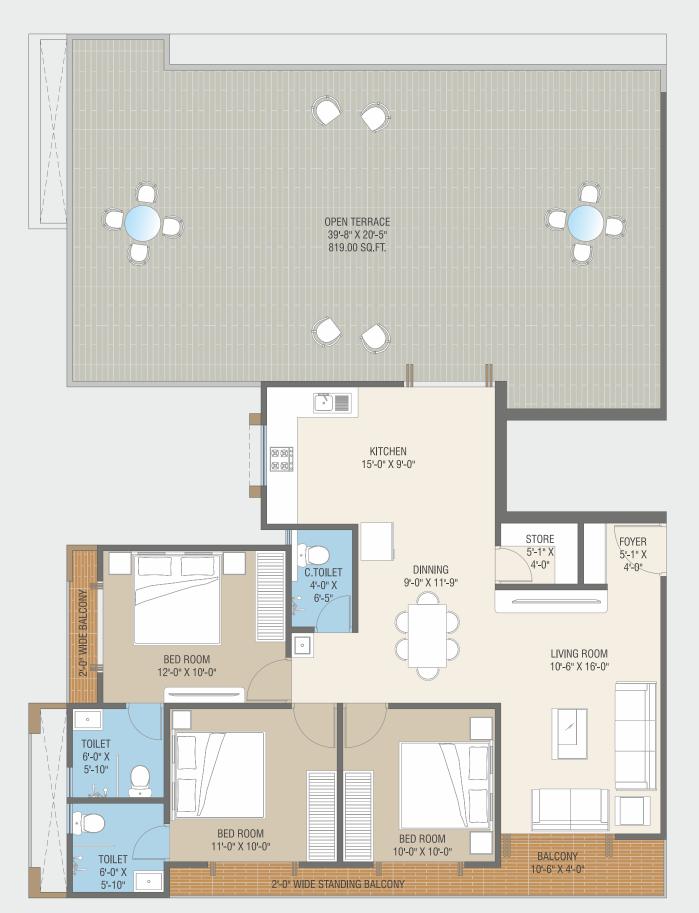




TOWER A & B 13TH FLOOR



CARPET AREA = 1035.00 SQ.FT. S. B.UP AREA = 1863.00 SQ.FT





TOWER C & D TYPICAL FLOOR PLAN 1ST TO 12TH FLOOR

CARPET AREA = 944.00 SQ.FT. S. B.UP AREA = 1699.00 SQ.FT

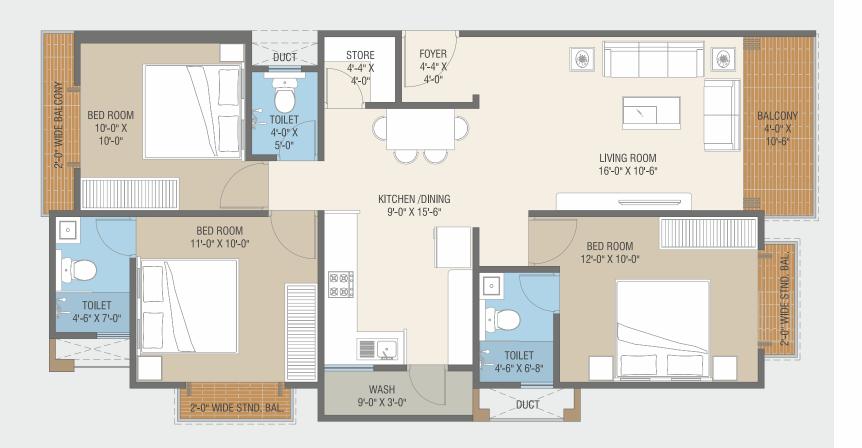


DUCF TOILET 4'-10" X 7'-0" TOILET 4'-10" X 7'-0" 2'-0" WIDE BALCONY BED ROOM BED ROOM 10'-0" X 11'-0" 10'-0" X 12'-0" WASH 5'-0" X 6'-0" C.TQILET 5'-0" X 4'-0" BED ROOM 10'-0" X 10'-0" KITCHEN /DINING 15'-6" X 9'-0" **88** : 12 20 STORE 4'-0" X LIVING ROOM 5'-0" 16'-0" X 10'-6" FOYER 4'-0" X 5'-1"

TOWER C & D TYPICAL FLOOR PLAN 1ST TO 12TH FLOOR

CARPET AREA = 932.00 SQ.FT. S. B.UP AREA = 1677.00 SQ.FT







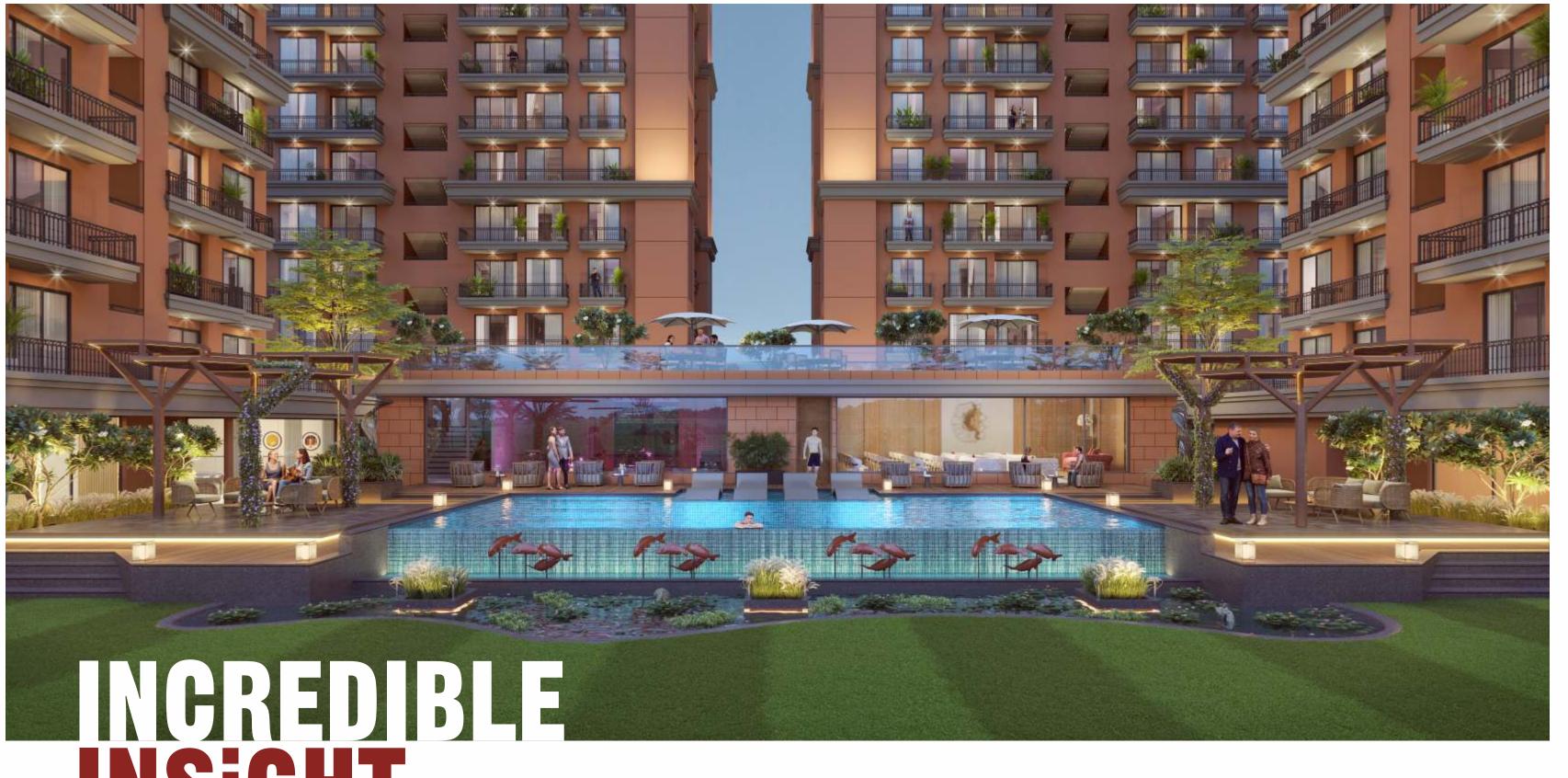
TOWER C & D 13TH FLOOR

CARPET AREA = 1042.00 SQ.FT. S. B.UP AREA = 1875.00 SQ.FT









Trinetra by Courtyard offers an array of world-class amenities designed to enhance your lifestyle. From the serene landscaped gardens to the state-of-the-art fitness center and rejuvenating swimming pool, every aspect is tailored to provide comfort, convenience, and luxury. Discover a life where every need is anticipated, & every moment is enriched.



SWIMMING POOL

HOME

THEATRE



GYMNASIUM



GAME-ROOM & KID'S ZONE



DISCO-THEQUE CUM LOUNGE



JOGGING TRACK



MULTIPURPOSE HALL



GAZEBO



BOX CRICKET



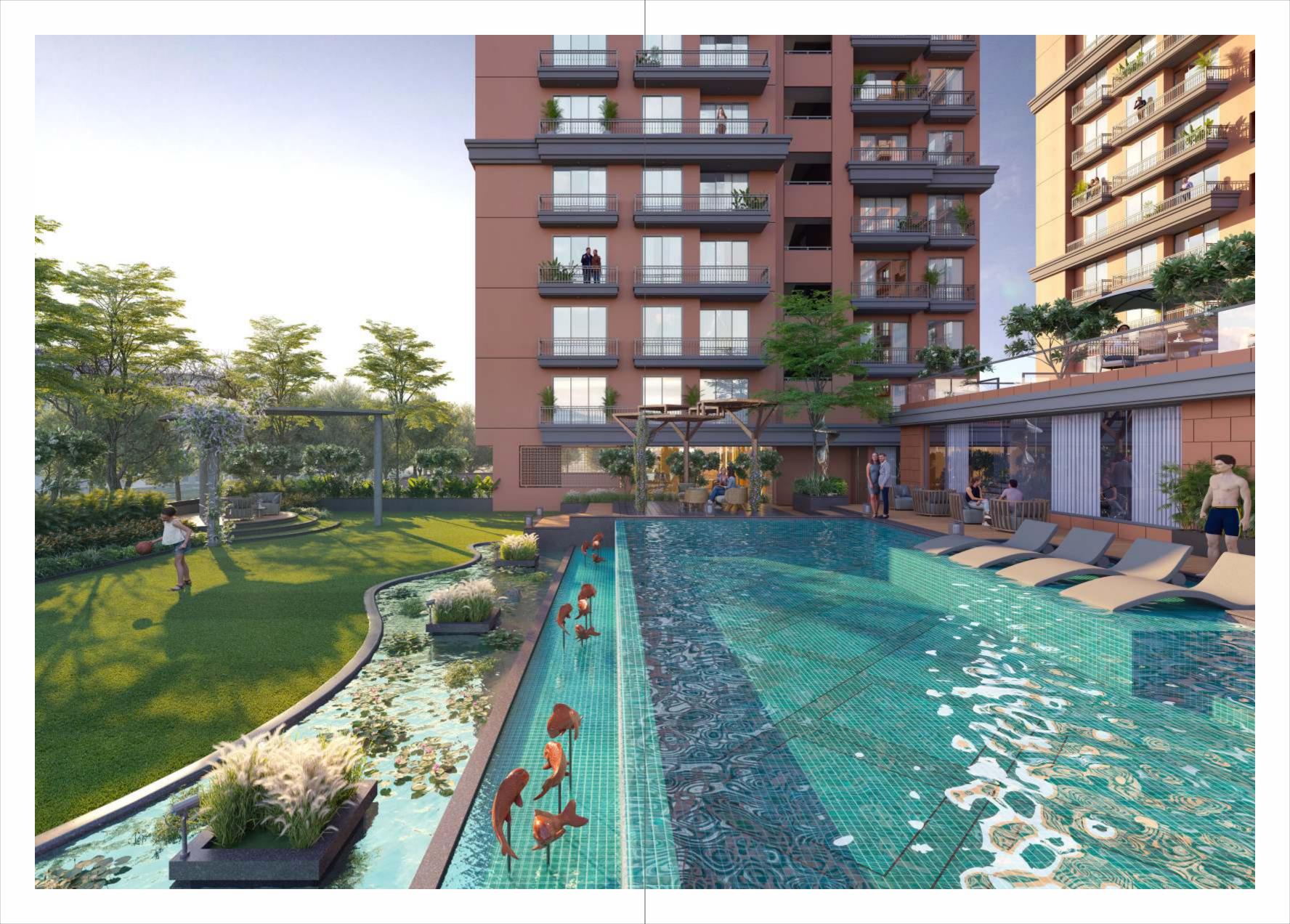
LIBRARY



LUSH GREEN GARDEN



PARTY LAWN





ADDITIONAL SPECIFICATION

- Two automatic high-speed elevators in each residential tower.
- · Trimix concrete internal road with streetlight.
- · Level controllers in water tanks to avoid wastage.
- Single car alloted parking
- Double 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

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 Quality.
- · Modular switches of Standard Quality.
- 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 & 2 Master Bedroom.



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.
- 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.
- Internal Doors: Laminated flush door with Granite/Wooden frame all other with lock fittings.



WINDOWS

- Premium quality powder coated aluminum windows.
- Granite frame for window.







Trinetra By Courtyard

Opp Swastika Heights, Nr. BAPS Temple Off 24 MTR Bhayli Station Road T.P 4, Bhayli, Vadodara, Gujarat -391410

Site

Call: **70694 51518**

Email: trinetrabycourtyard@gmail.com Website: www.courtyardgroup.in

Contact



Architect



Structure



MEPF Consultant

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%x | 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 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.

