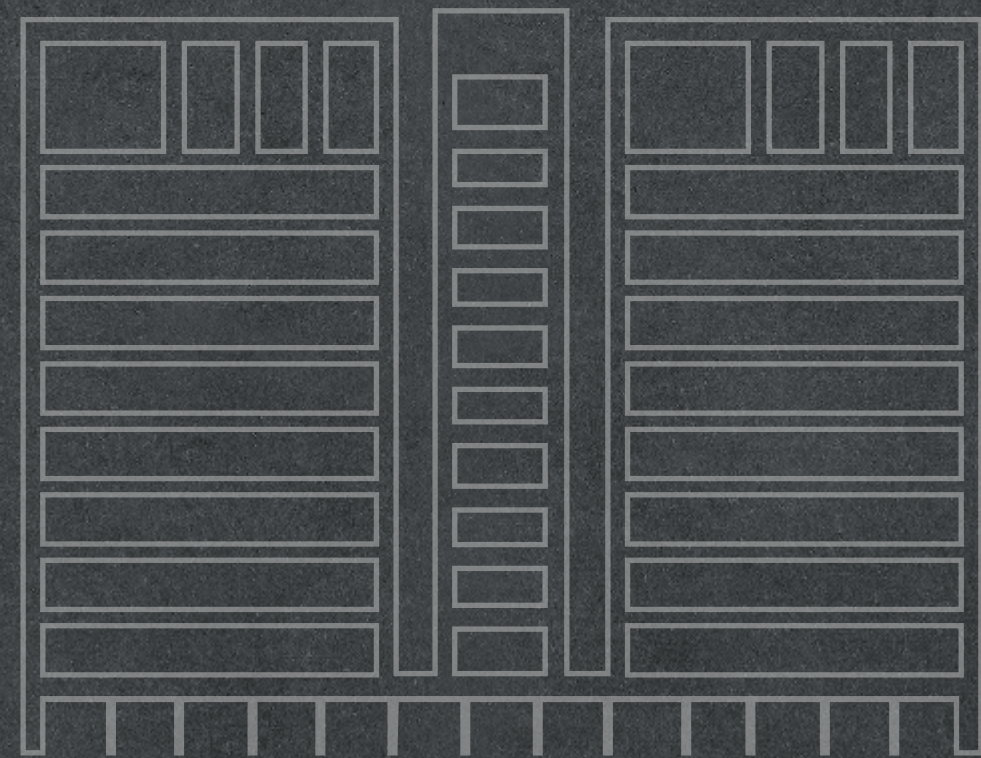




COURTYARD
Vista
3 BHK PRESTIGE LIVING

3 & 4 BHK LARGE 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-age buyer.

COURTYARD PROJECTS



ENJOY LIVING SPACIOUS

Experience the comfort and luxury of spacious living at Courtyard Vista. Our 3 & 4 BHK apartments are designed to provide you with ample space and modern amenities, ensuring a lifestyle of ease and elegance.



70%
OPEN SPACES



**HIGH-RISE MODERN
ARCHITECTURE**

SPACE IS FREEDOM

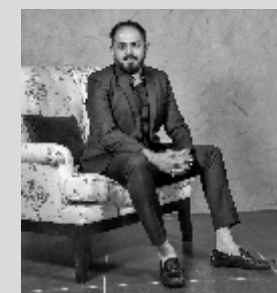
Our Architectural design emphasizes freedom and openness. Each apartment is meticulously crafted to maximize space, providing you with an environment that fosters a sense of liberty and tranquility.



Spaciously Designed
Apartments



Apartments Built
Above 1000 sq.ft



ARCHITECT NOTES

The design philosophy revolves around creating expansive, open spaces that blend seamlessly with the surrounding environment. Large windows and high ceilings enhance the sense of space and light, making each home a haven of relaxation.

 DESIGN STUDIO
ARCHITECTS & INTERIORS
AV. RUCHIR SETHI



SPACIOUS ENTRANCE

Our spacious entrance is a testament to refined design and meticulous craftsmanship. It welcomes residents and visitors alike with an air of sophistication, setting the tone for the luxurious living experience within.



SPACIOUS SERENITY

A serene oasis awaits you. Our apartments offer the perfect escape from the hustle and bustle, providing a peaceful retreat with ample space for you to unwind.



Breathing Space for Furniture
& Other Accessories



Designer Tiles with
Matching Ceramic Ware

LUXURIOUS
LIVING



**BREATHTAKING
VISTAS**



STUNNING
ARCHITECTURE



PREMIUM
COMFORT



**BASEMENT
PARKING PLAN**



GROUND FLOOR PLAN

LEGENDS:

- 1 BUS PICKUP/ DROP/ WAITING AREA
- 2 SECURITY CABIN
- 3 TEMPLE
- 4 GAZEBO SITTING FOR SENIOR CITIZEN
- 5 COUNTOUR LANDSCAPE WITH SCULPTURES
- 6 FOYER
- 7 PASSAGE
- 8 LIFT
- 9 DISCO THEQUE WITH LOUNGE AREA
- 10 BOX CRICKET
- 11 TOILET/SHOWER/CHANGING ROOM
- 12 GYMNASIUM-1
- 13 GYMNASIUM-2
- 14 STEAM/SPA ROOM
- 15 ADMIN ROOM/ SOCIETY MAINTENANCE OFFICE
- 16 KITCHEN/ PANTRY FOR CAFÉ
- 17 CAFETERIA
- 18 PARTY EVENT LAWN
- 19 OPEN AIR THEATRE SCREEN
- 20 MULTIPURPOSE/BANQUET HALL
- 21 PANTRY FOR BANQUET HALL
- 22 GAME ROOM
- 23 VIRTUAL GAMING ROOM
- 24 CHILDREN PLAY AREA
- 25 HOME THEATRE
- 26 TODDLERS ROOM
- 27 LIBRARY
- 28 LUDO GARDEN
- 29 CHESS GARDEN
- 30 LUSH GREEN GARDEN
- 31 POOL SIDE SEATING DECK
- 32 SWIMMING POOL
- 33 SUNKEN SEATING IN SWIMMING POOL
- 34 DECK AREA FOR SWIMMING POOL
- 35 INFINITY FALL
- 36 JOGGING TRACK
- 37 ALLOTTED CAR PARKING
- 38 VISITOR CAR PARKING



AREA TABLE

SHOP NO.	SIZE	CARPET AREA	SBA AREA
01	10'-0" X 25'-0"	250.00	463.00
02	10'-0" X 25'-0"	250.00	463.00
03	11'-0" X 25'-0"	275.00	509.00
04	10'-0" X 25'-0"	250.00	463.00
05	11'-0" X 22'-3"	244.00	451.00
06	11'-0" X 22'-3"	244.00	451.00
07	11'-0" X 22'-3"	244.00	451.00
08	11'-0" X 22'-3"	244.00	451.00
09	11'-0" X 22'-3"	244.00	451.00
10	10'-0" X 25'-0"	250.00	463.00
11	11'-0" X 25'-0"	275.00	509.00
12	10'-0" X 25'-0"	250.00	463.00
13	10'-0" X 25'-0"	250.00	463.00

AREA IN SQ.FT.

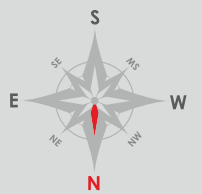


FIRST FLOOR PLAN

- | | | |
|---|------------------------------|-----------------|
| 1 | OPEN TERRACE:
320.00 SQFT | 16'-7" X 19'-5" |
| 2 | OPEN TERRACE:
53.00 SQFT | 7'-6" X 7'-4" |



2ND TO 9TH
FLOOR PLAN



10TH
FLOOR PLAN



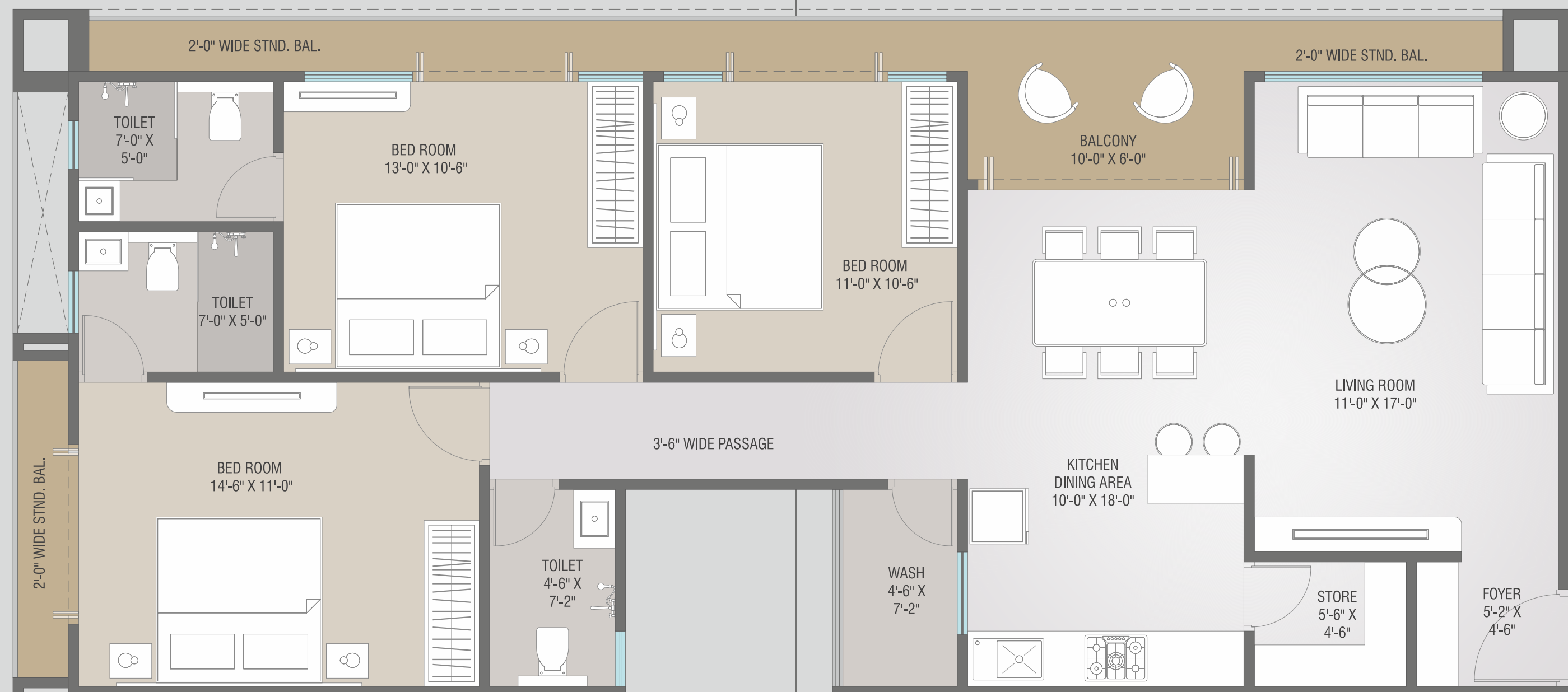
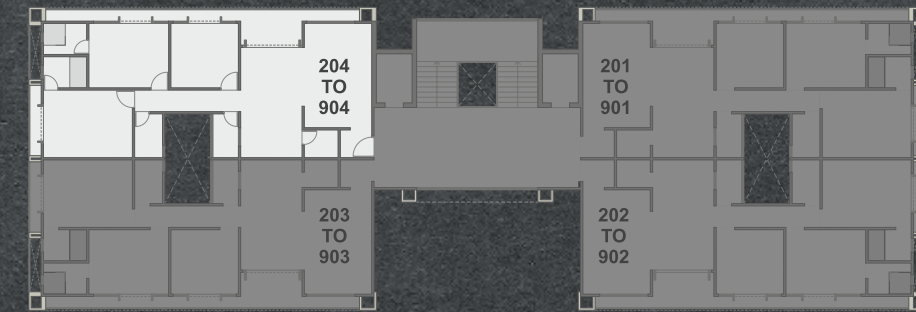
ELEGANT
LIVING



TOWER - A

TYPICAL FLOOR PLAN
2ND TO 9TH FLOOR

CARPET AREA WITH ST. BAL. = 1217.00 SQ.FT. | S. B.UP AREA = 2190.00 SQ.FT.



TOWER - A

10TH FLOOR PLAN



CARPET AREA WITH ST. BAL. = 1472.00 SQ.FT. &
OPEN TERRACE: 877 SQ.FT | S. B.UP AREA = 2650.00 SQ.FT.

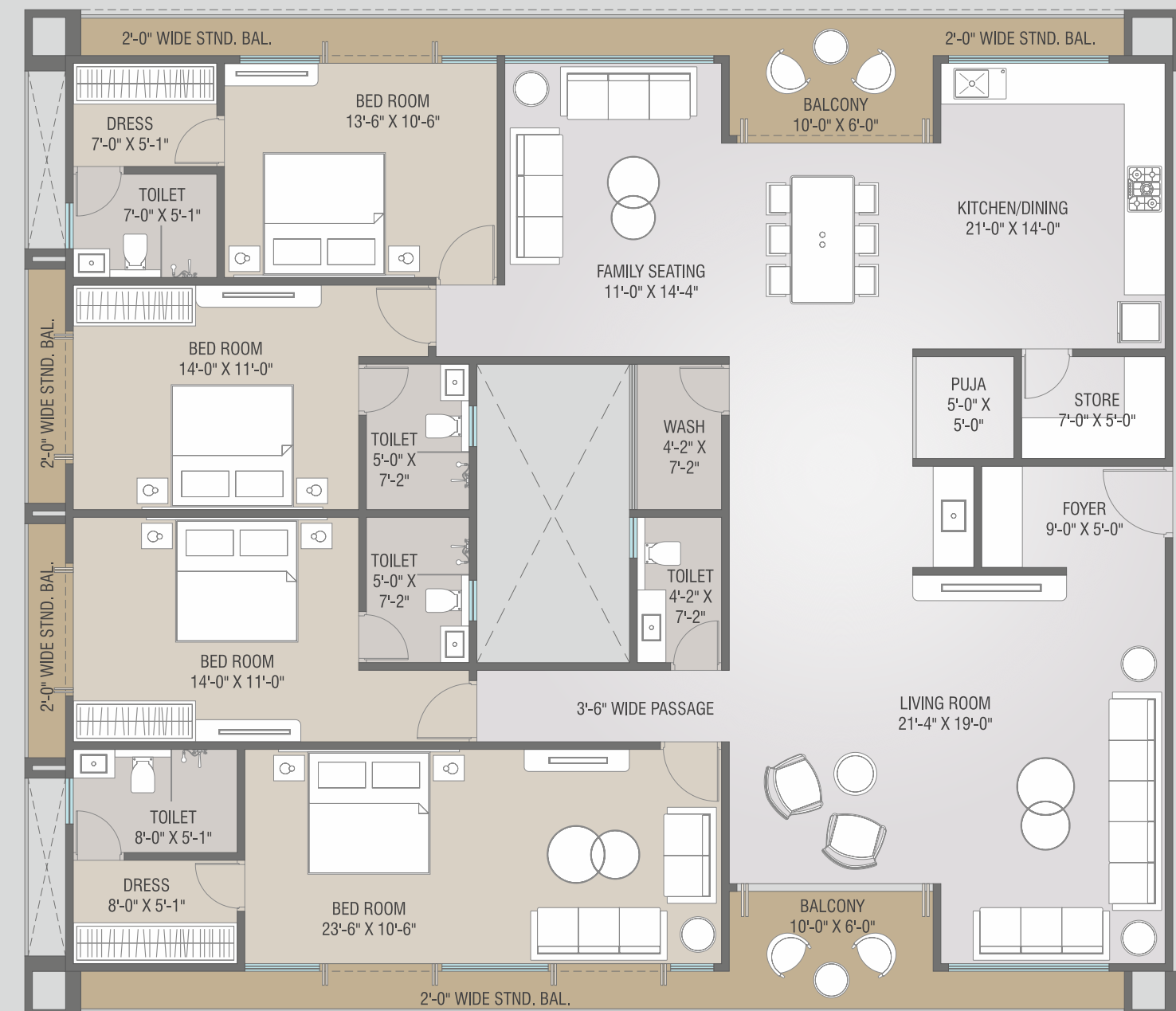


TOWER - A

COMBINED FLOOR PLAN

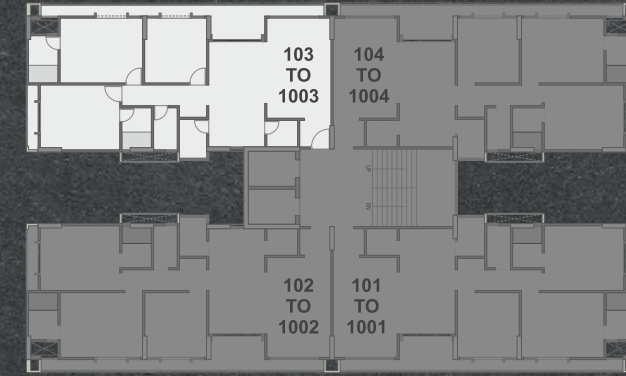


CARPET AREA WITH ST. BAL. = 2447.00 SQ.FT. | S. B.UP AREA = 4404.00 SQ.FT.

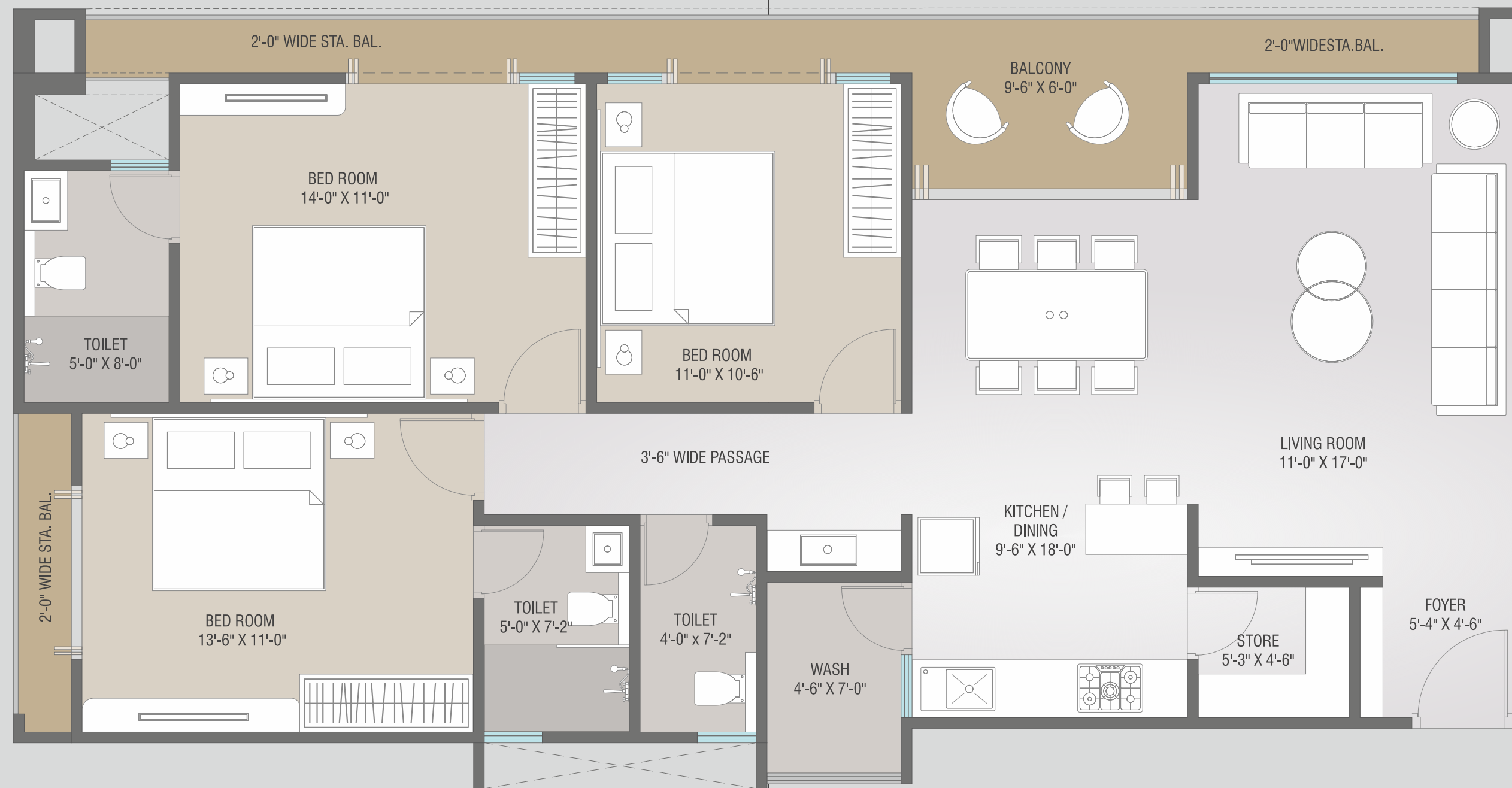


TOWER - B

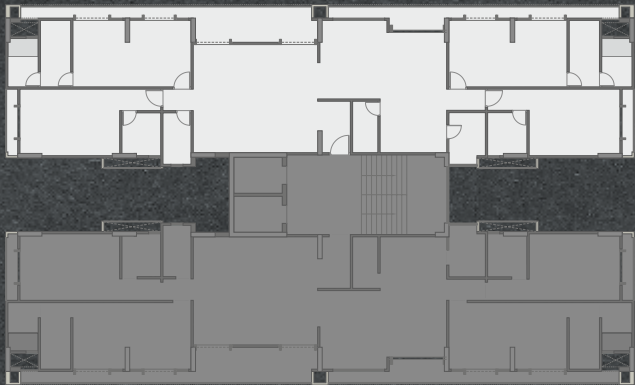
1ST TO 10TH
FLOOR PLAN



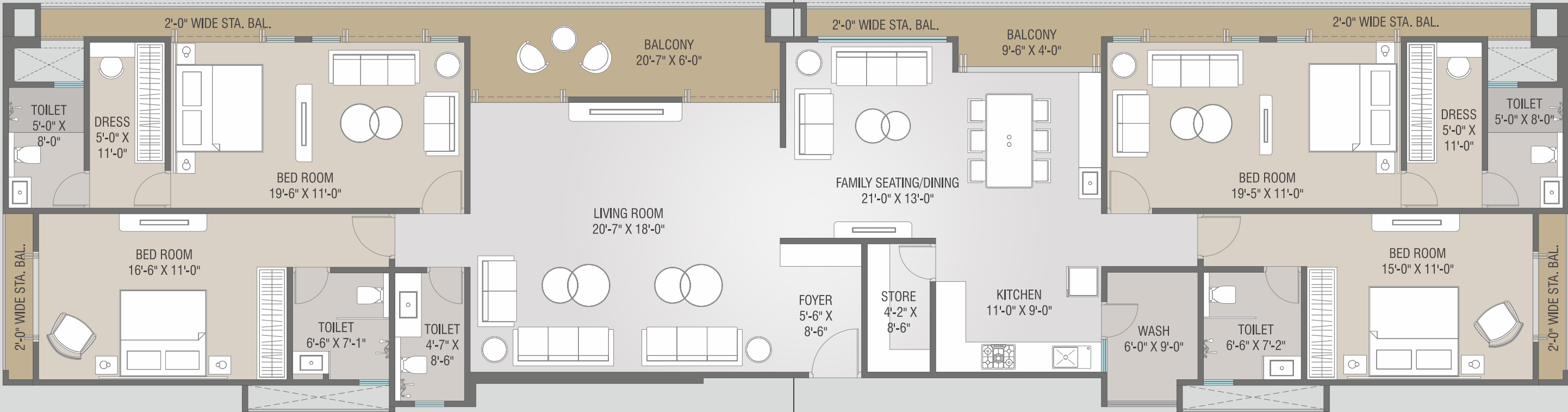
CARPET AREA WITH ST. BAL. = 1205.00 SQ.FT. | S. B.UP AREA = 2169.00 SQ.FT.



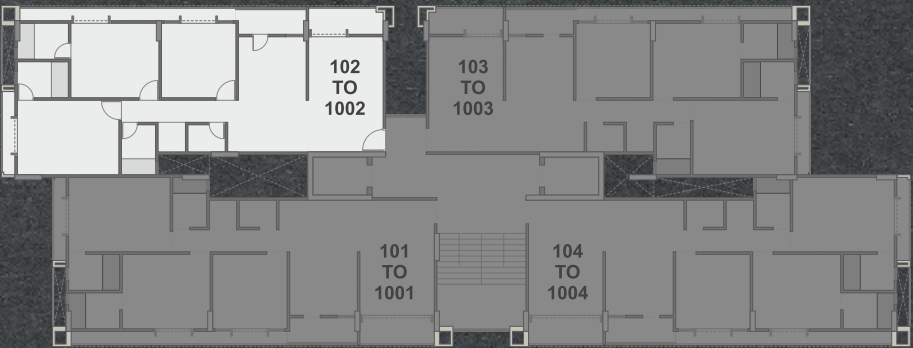
TOWER - B
COMBINED FLOOR PLAN
1ST TO 10TH FLOOR PLAN



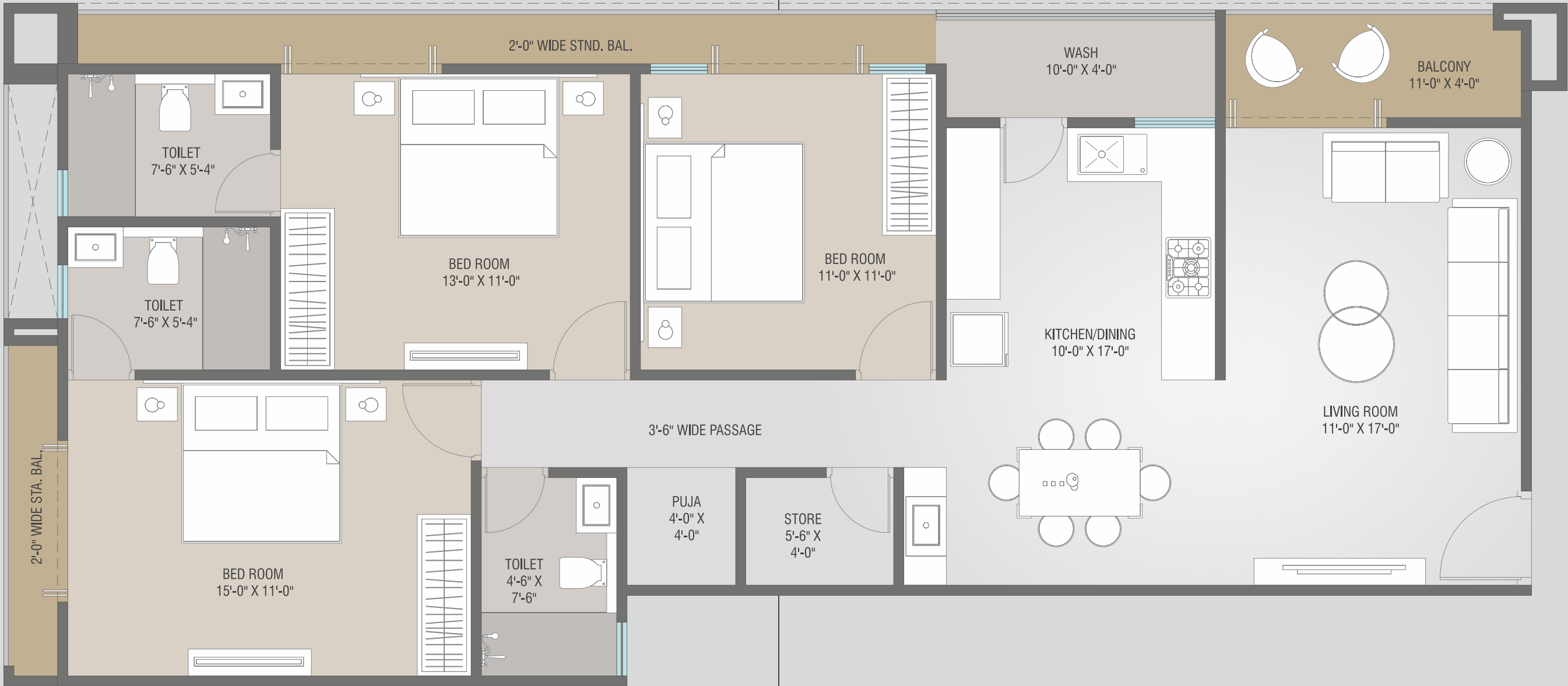
CARPET AREA WITH ST. BAL. = 2429.00 SQ.FT. | S. B.UP AREA = 4372.00 SQ.FT.



TOWER - C
TYPICAL FLOOR PLAN
1ST TO 10TH FLOOR

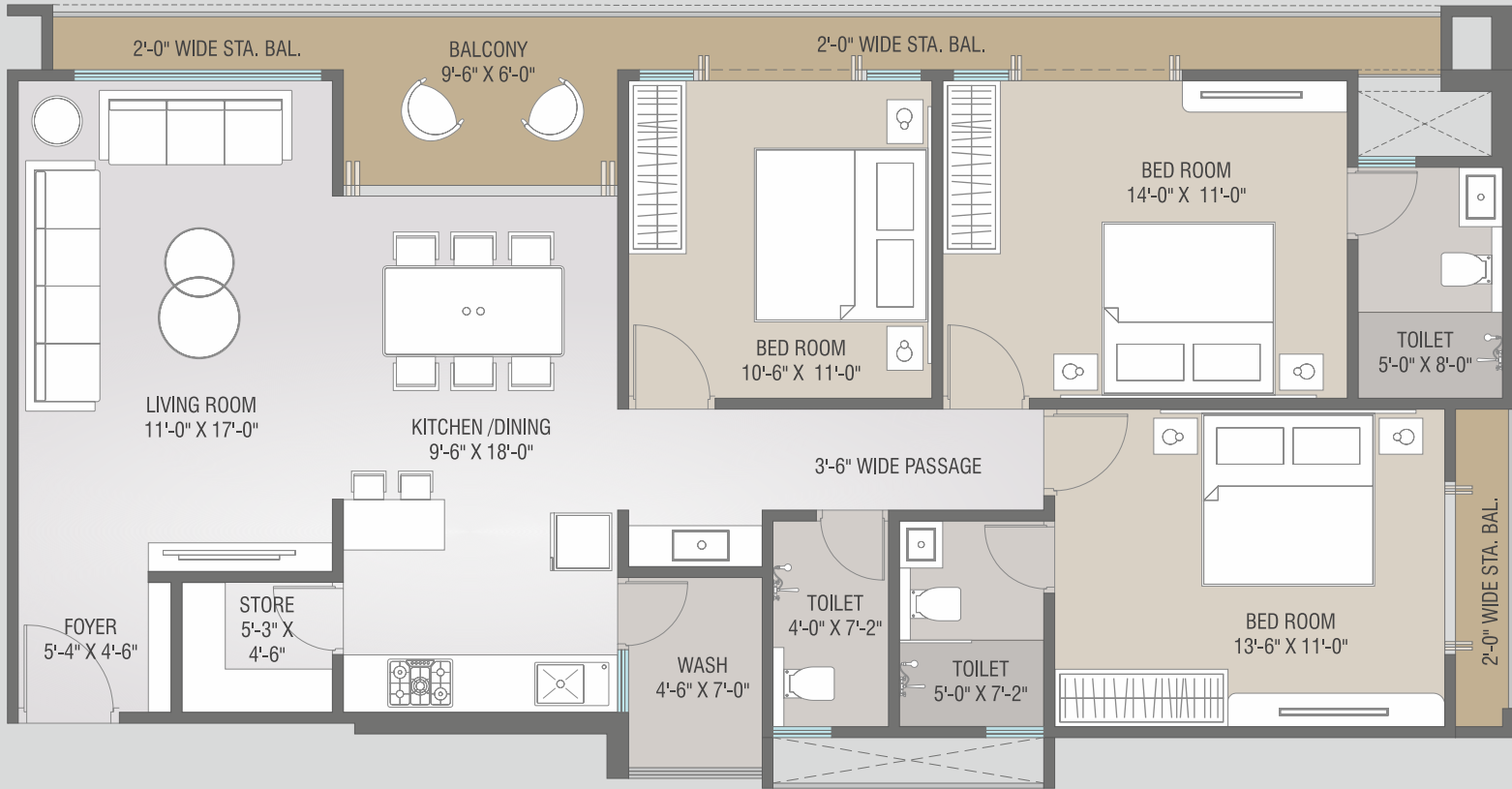


CARPET AREA WITH ST. BAL. = 1212.00 SQ.FT. | S. B.UP AREA = 2181.00 SQ.FT.

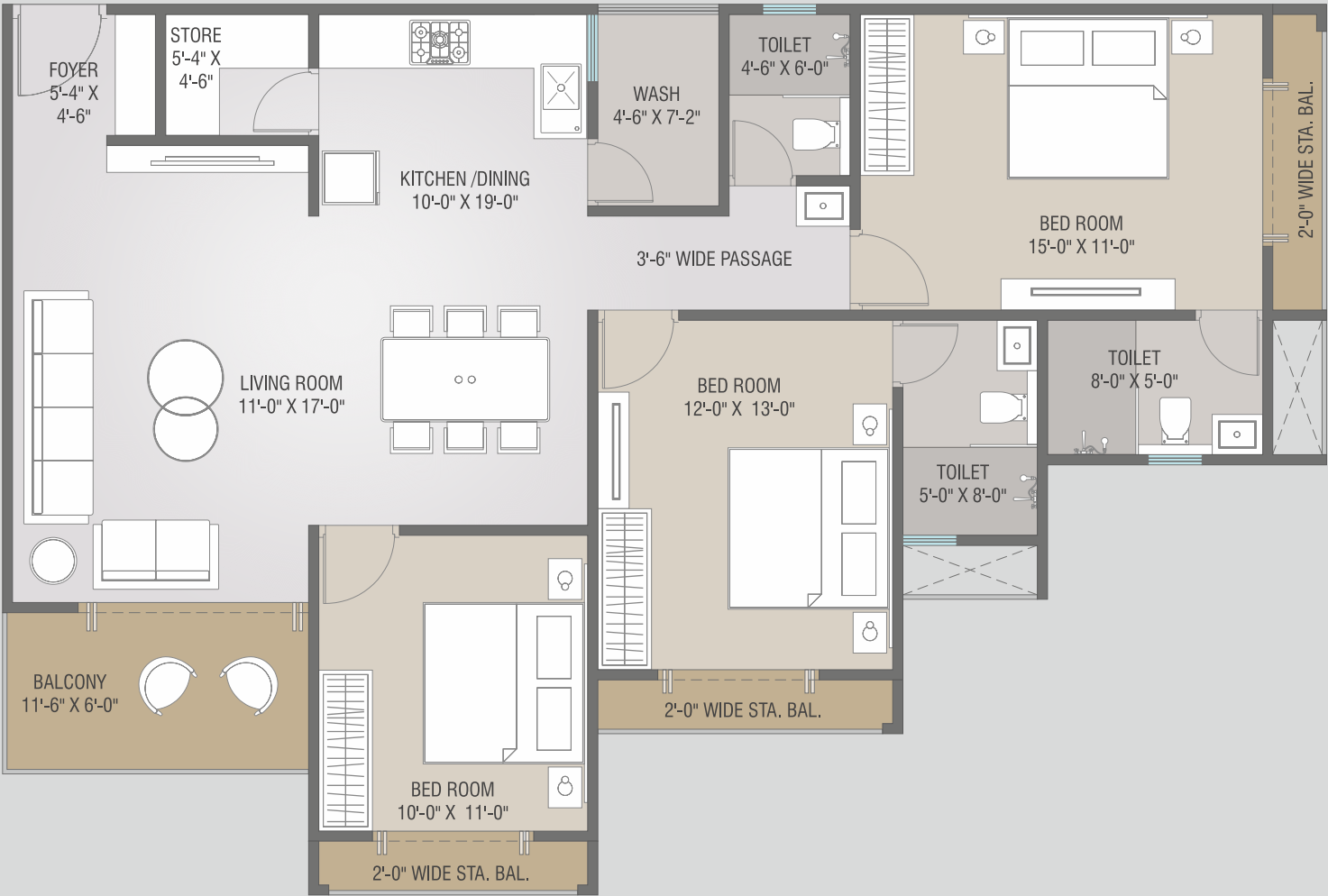


TOWER - D
TYPICAL FLOOR PLAN
1ST TO 10TH FLOOR

CARPET AREA WITH ST. BAL. = 1205.00 SQ.FT. | S. B.UP AREA = 2169.00 SQ.FT.



CARPET AREA WITH ST. BAL. = 1187.00 SQ.FT. | S. B.UP AREA = 2136.00 SQ.FT.





**RELAXING
ESCAPE**



TRANQUIL
PERKS



OUTDOOR
CINEMA BLISS



AMENITIES



Swimming Pool



Gymnasium



Disco-theque
Cum Lounge



Multipurpose
Hall



Library



Jogging Track



Lush Green
Garden



Gazebo



Toddler Room



Home theatre



Party Lawn



Box Cricket



Game-room
& Kid's Zone



Chess Garden

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.
- Designer wall tiles upto 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 with glass.
- 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.
- Single 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.
- Ample visitor parking.
- Solar panel for common utilities.
- Rain Water Harvesting



DEVELOPERS:

Ved Buildcon

CALL:

+91 96017 51518

SITE:

"Courtyard Vista",
Next to Pavitra Bunglow, Bh. H L Patel Party plot,
Vasna, Vadodara-390007.

Email : vedbuildcon@courtyardgroup.in
Website : www.courtyardgroup.in

ARCHITECT:

DESIGN STUDIO
architects & interiors
AJ. RUCHIR SHETH

STRUCTURE:

ZARNA
ASSOCIATES

PAYMENT TERMS:

SHOPS: 30% Booking | 15% Plinth Level | 20% Slab | 20% Plaster Level | 10% Flooring | 5% Finishing

FLATS : 20% Booking Amount | 10% Plinth Level | GF slab to 10th floor slab (11) 55% | 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.

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