

A PROJECT BY:



**COURTYARD GROUP**

[www.courtyardgroup.in](http://www.courtyardgroup.in)



COURTYARD  
**PLATINUM**

The text is centered within a square frame made of thin, light-colored lines. Above the word 'COURTYARD' is a small, stylized leaf or plant icon.

**3.5 BHK LUXURIOUS  
APARTMENTS & SHOPS**

TOWER A  
TERRACE AMENITIES

SKY-WALK BRIDGE

TOWER B  
TERRACE AMENITIES



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



COURTYARD  
**PLATINUM**

3.5 BHK LUXURIOUS APARTMENTS & SHOPS



**ARCHITECT VISION**

Embodying the pinnacle of architectural finesse, Courtyard Platinum blends cutting-edge design with timeless elegance. Every detail is meticulously crafted to create an environment that harmonizes luxury with functionality, ensuring a living experience that exceeds expectations.



**PLATINUM  
LIFESTYLE**

Courtyard Platinum offers an unparalleled standard of living with its 3.5 BHK apartments & Shop. Each residence is a testament to luxury, featuring spacious interiors, premium finishes, and state-of-the-art amenities. Discover a home where every element is thoughtfully designed to elevate your lifestyle.

## OPULENT ARRIVAL

Immerse yourself in the grandeur of Courtyard Platinum from the moment you arrive. The majestic entrance sets the tone for a distinguished living experience, welcoming you to a world of sophistication and refinement.



## ELEGANT FACADE

The exterior facade of Courtyard Platinum is a masterpiece of modern architecture. Its striking design not only enhances the skyline but also reflects the project's commitment to aesthetic excellence and structural integrity.





SCENIC  
BALCONY

**SUNLIT  
TOWERS**



## SKYVIEW PANORAMA

Revel in the panoramic views from Courtyard Platinum's elevated vantage points. The skyview showcases the dynamic cityscape and scenic landscapes, offering residents a captivating visual treat.

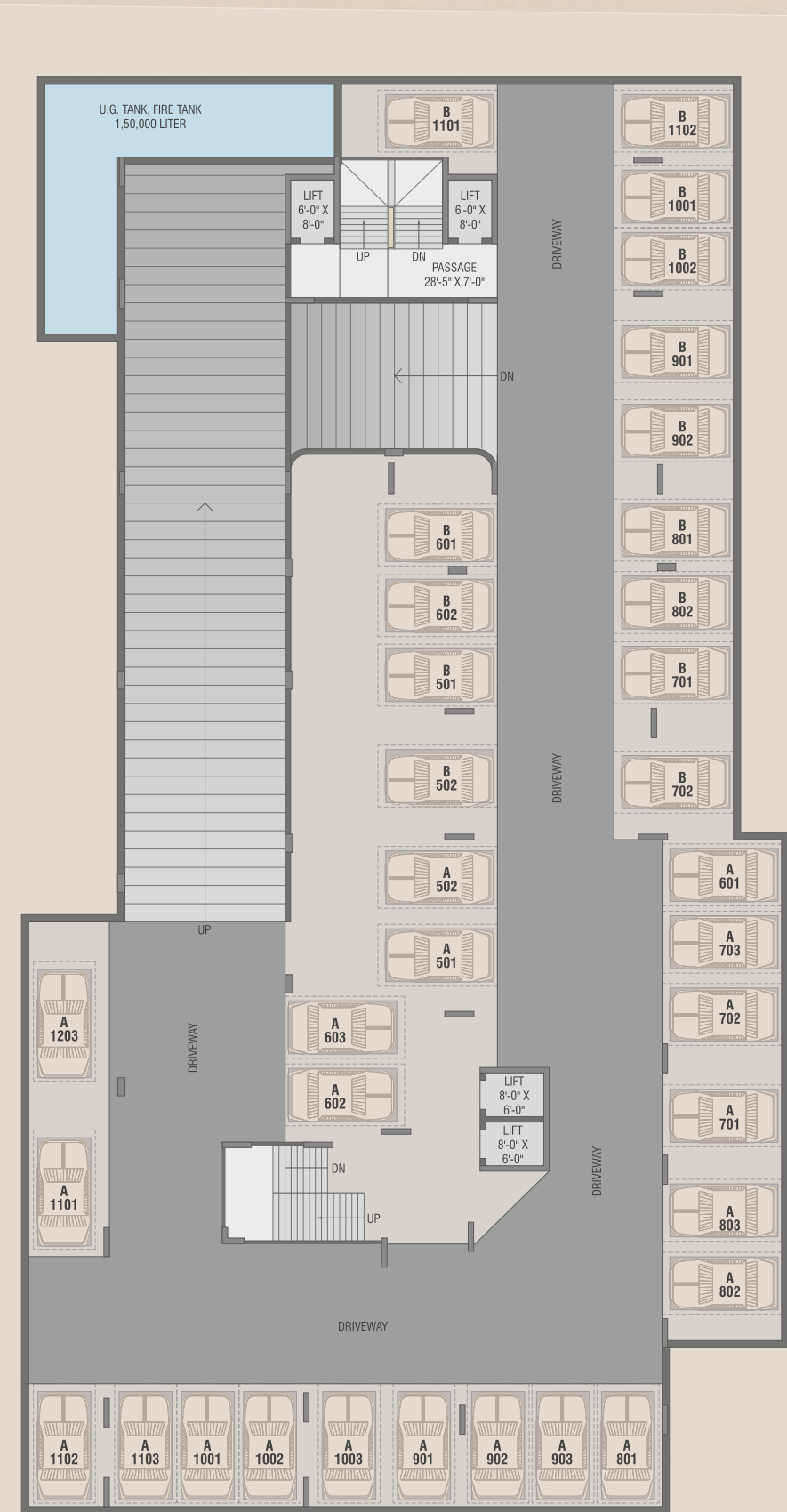


LOWER BASEMENT PLAN



18.00 MT. WIDE ROAD

UPPER BASEMENT PLAN



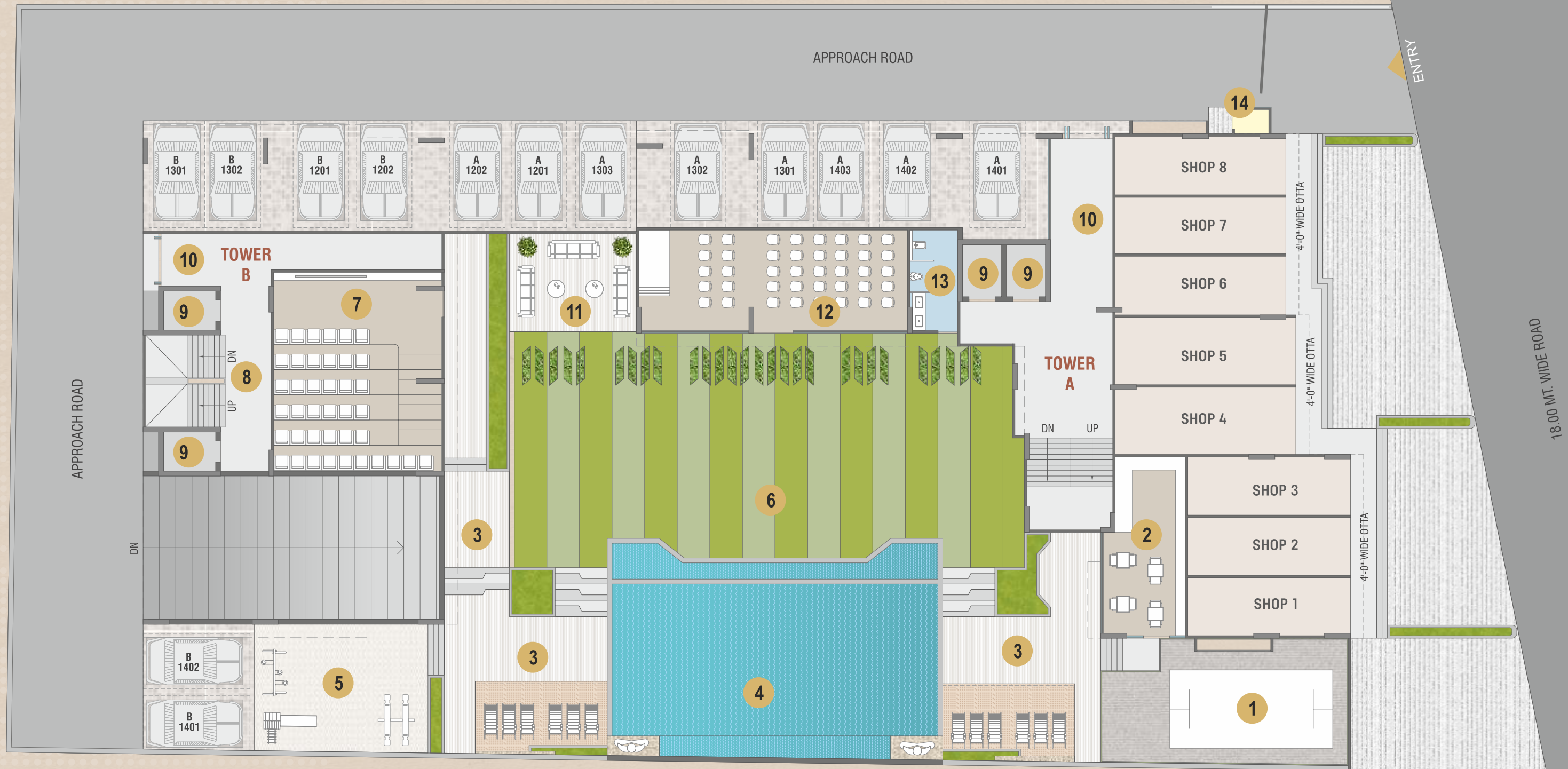
18.00 MT. WIDE ROAD



# GROUND FLOOR LAYOUT PLAN

## LEGENDS

- |                           |                 |                            |                    |
|---------------------------|-----------------|----------------------------|--------------------|
| 1. BOX CRICKET            | 6. PARTY LAWN   | 11. SENIOR CITIZEN SITTING | 14. SECURITY CABIN |
| 2. LIBRARY                | 7. HOME THEATER | 12. MULTIPURPOSE HALL      | 15. ENTRANCE GATE  |
| 3. SWIMMING POOL DECK     | 8. PASSAGE      | 13. TOILET/SHOWER          |                    |
| 4. INFINITY SWIMMING POOL | 9. LIFT         |                            |                    |
| 5. CHILDREN PLAY AREA     | 10. FOYER       |                            |                    |

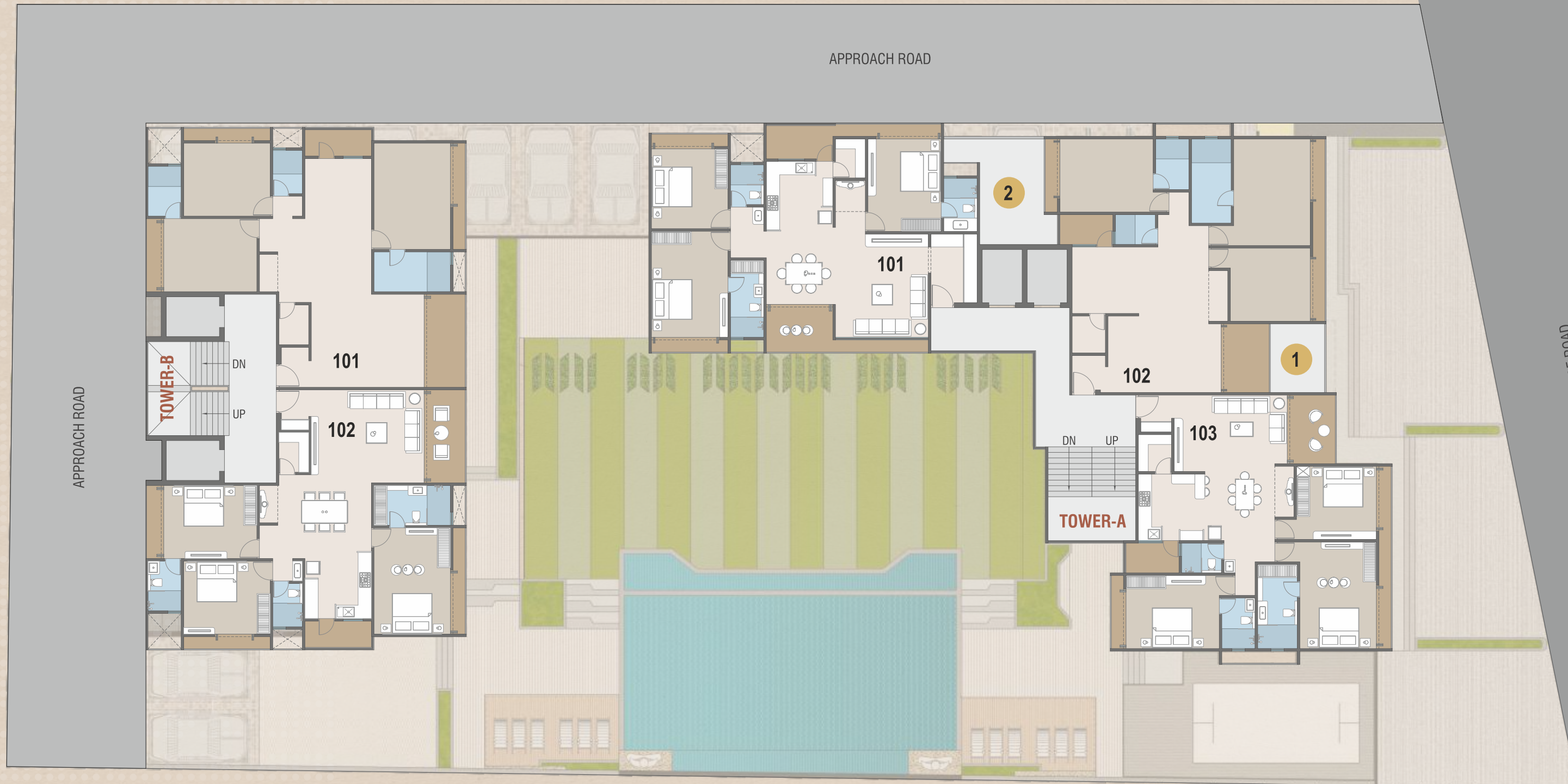


SHOPS	SIZE	CA	SBA
01	8'-11" X 25'-0"	223	412
02	8'-11" X 25'-0"	223	412
03	8'-11" X 25'-0"	223	412
04	10'-4" X 27'-9"	286	529
05	10'-4" X 27'-9"	286	529
06	9'-0" X 26'-2"	236	436
07	8'-8" X 26'-2"	227	420
08	9'-0" X 26'-2"	236	436

# FIRST FLOOR LAYOUT PLAN

## LEGENDS

- 1. 8'-3" X 10'-4" 85.00 SQ.FT.
- 2. 11'-8" X 15'-10" 156.00 SQ.FT.



# TYPICAL FLOOR LAYOUT PLAN



# TERRACE FLOOR LAYOUT PLAN

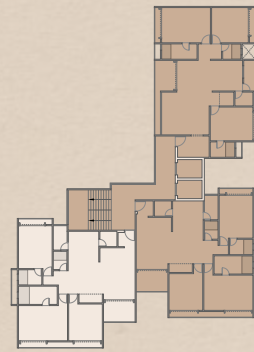
## LEGENDS

- |                           |                       |                       |
|---------------------------|-----------------------|-----------------------|
| 1. GYMNASIUM              | 6. LIFT               | 11. PANTRY            |
| 2. TERRACE GARDEN         | 7. TERRACE GARDEN     | 12. GAME ROOM         |
| 3. YOGA / MEDITATION DECK | 8. SKY WALKWAY BRIDGE | 13. VIRTUAL GAME ROOM |
| 4. LEISURE SPACE          | 9. TERRACE CAFÉTERIA  | 14. TOILET/ShOWER     |
| 5. PASSAGE                | 10. OPEN BAR AREA     | 15. WALK WAY          |

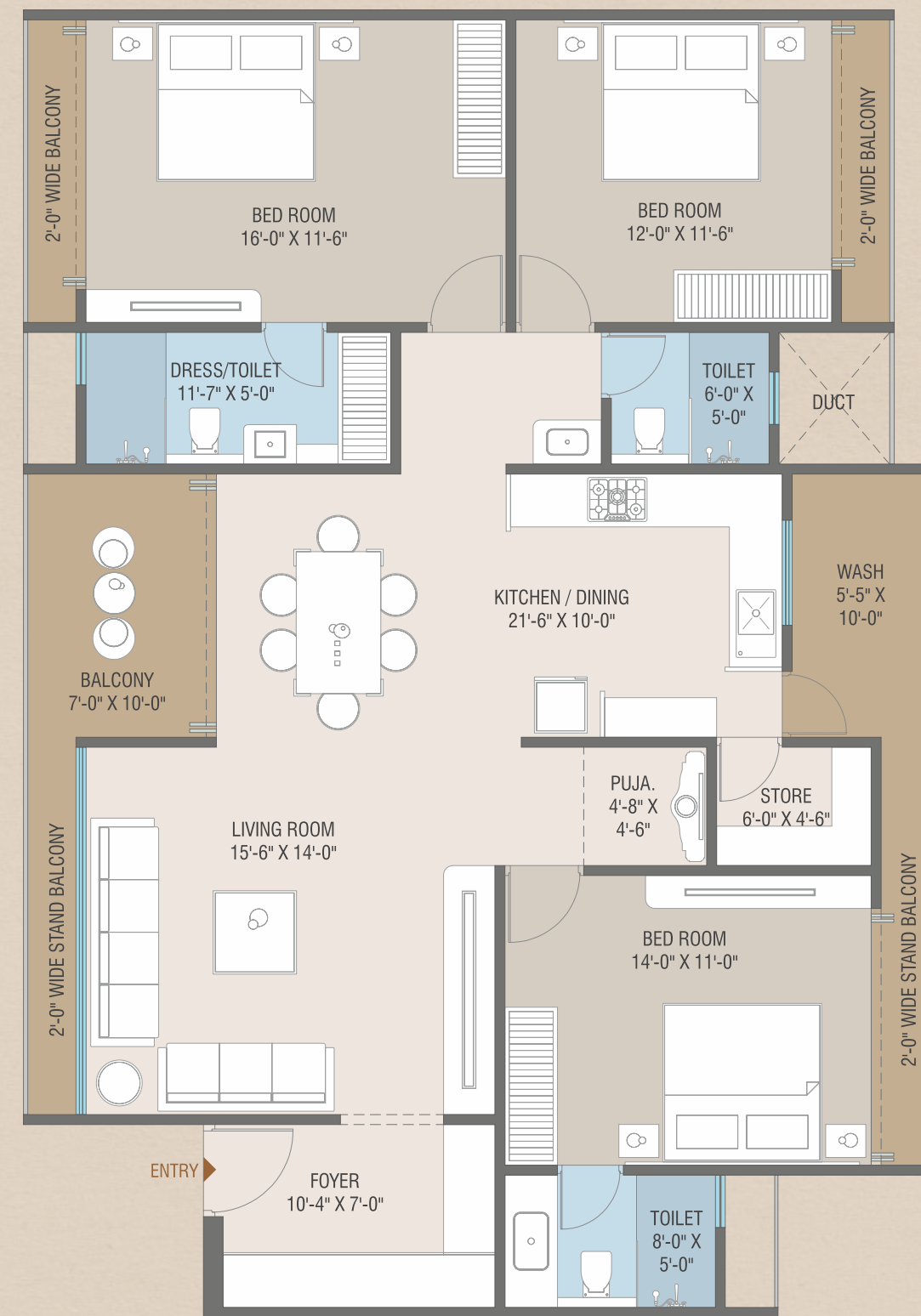
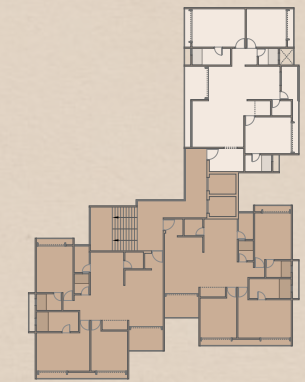


# UNIT PLAN - TOWER-A

CARPET AREA WITH ST. BAL. = 1409.00 SQ.FT.  
S. B.UP AREA = 2536.00 SQ.FT.

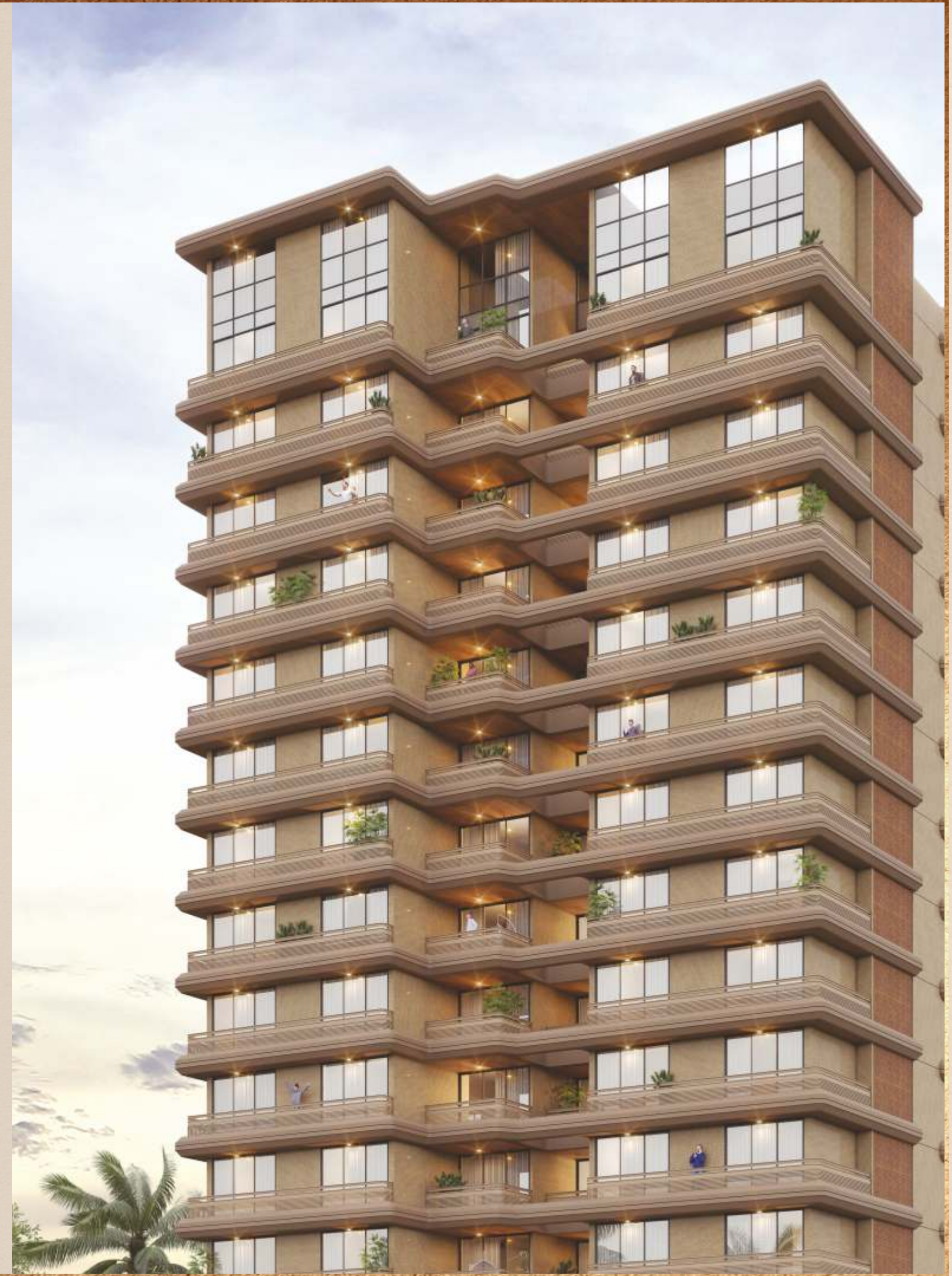
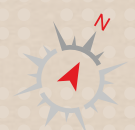
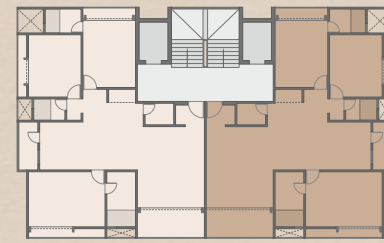


CARPET AREA WITH ST. BAL. = 1477.00 SQ.FT.  
S. B.UP AREA = 2658.00 SQ.FT.



# UNIT PLAN - TOWER-B

CARPET AREA WITH ST. BAL. = 1460.00 SQ.FT.  
S. B.UP AREA = 2628.00 SQ.FT.



# UNIFIED HOMES



# COMBINED FLOOR PLAN - TOWER-B

CARPET AREA WITH ST. BAL. = 2933.00 SQ.FT.  
 S. B.UP AREA = 5279.00 SQ.FT.





POOLSIDE  
BLISS





## AMENITIES



BOX  
CRICKET



GYMNASIUM



JOGGING  
TRACK



INFINITY  
SWIMMING POOL  
WITH DECK AREA



LUSH  
GREEN GARDEN



CHILDREN'S  
PLAY AREA



MULTIPURPOSE  
HALL



YOGA/  
MEDITATION  
DECK



MINI  
THEATRE



INDOOR  
GAME ROOM



LIBRARY  
POOL SIDE



TERRACE  
CAFÉTERIA



SENIOR CITIZEN  
SIT-OUT



RELAXATION  
OASIS



ROOFTOP  
RETREAT

# 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: Veneer 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.
- Two allotted car 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 Enterprise

## CALL:

+91 95589 51518

## SITE:

"Courtyard Platinum",  
Behind Vihav Trade Centre,  
Vasna Bhayli Canal Road, Bhayli T.P.-3,  
Vadodra, Gujarat-391 410.

Email : courtyardplatinum1@gmail.com  
Website : www.courtyardgroup.in

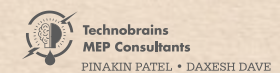
## ARCHITECT:



## 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 Charges, documentation charges, stamp duty, all municipal taxes, G.E.B. meter deposit should be levied separately. ♦ 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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