



COURTYARD GROUP

www.courtyardgroup.in



PAYMENT TERMS:

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

FLATS : - 20% Booking - 10% Plinth Level - 56% GROUND FLOOR TO 13 SLABS, 14 SLABS - 05% Masonary & PLASTER - 4% Flooring & Fitting - 5% completion

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.

For further details visit: www.gujrera.gujarat.gov.in RERA REGISTRATION NO.: PR/GJ/VADO/VADODARA/

SHOPS | 3 & 4 BHK
EMBLEM OF TRIPLE
SPLENDOUR LIVING



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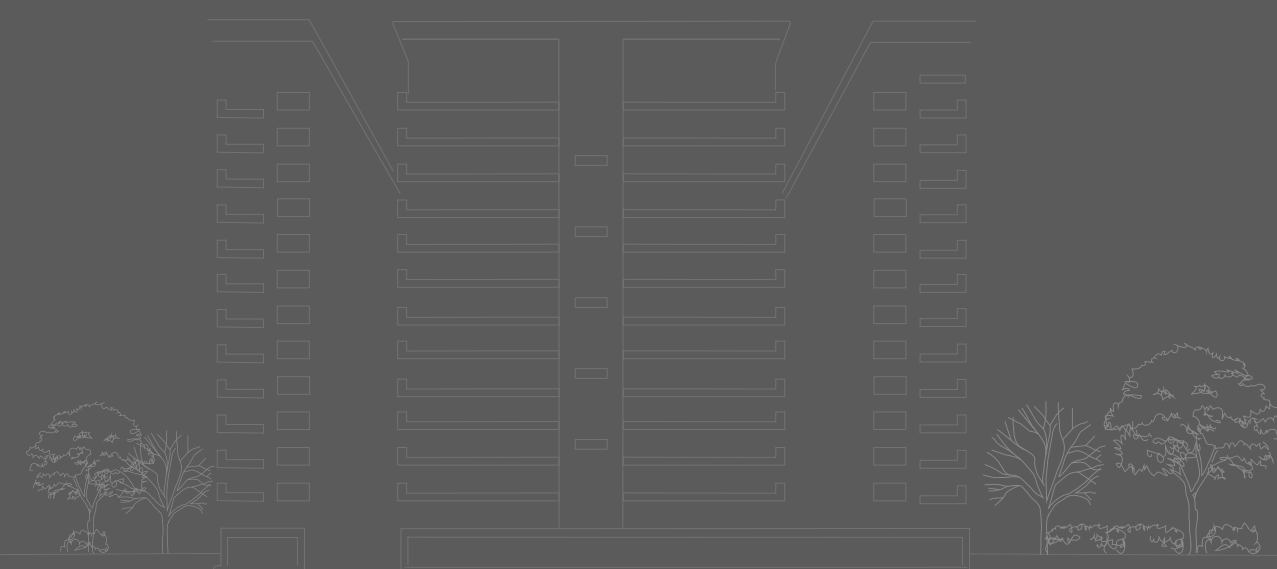
Courtyard Group founded by Mr. Viral Sheth has been at the forefront of developing residential and commercial spaces in Vadodara. With over a decade of experience in real estate development, we've perfected the art of delivering value to our customers. Our properties stand the test of time and are constructed 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



LUXURIOUS DESIGN
ULTIMATE COMFORT
TIMELESS ELEGANCE



LUXURIOUS DESIGN

Welcome to Trident by Courtyard, where visionary architects meticulously sculpt every detail to redefine luxury living. From the majestic grand entrance to the serene vistas from your balcony, every aspect of our design is crafted to immerse you in sophistication and indulgence. Prepare to experience a residence that transcends expectations, where every corner exudes opulence and refinement."

ONLY 2 FLATS PER FLOOR



ARCHITECT NOTES



At Trident, we believe in blending artistry with functionality. Our team of visionary architects has meticulously designed every aspect of this project to create spaces that inspire awe and elevate your living experience. Each structure, each curve, and each line has been carefully considered to ensure a harmonious balance between aesthetics and practicality.



FACADE BRILLIANCE

LUXURIOUS DESIGN





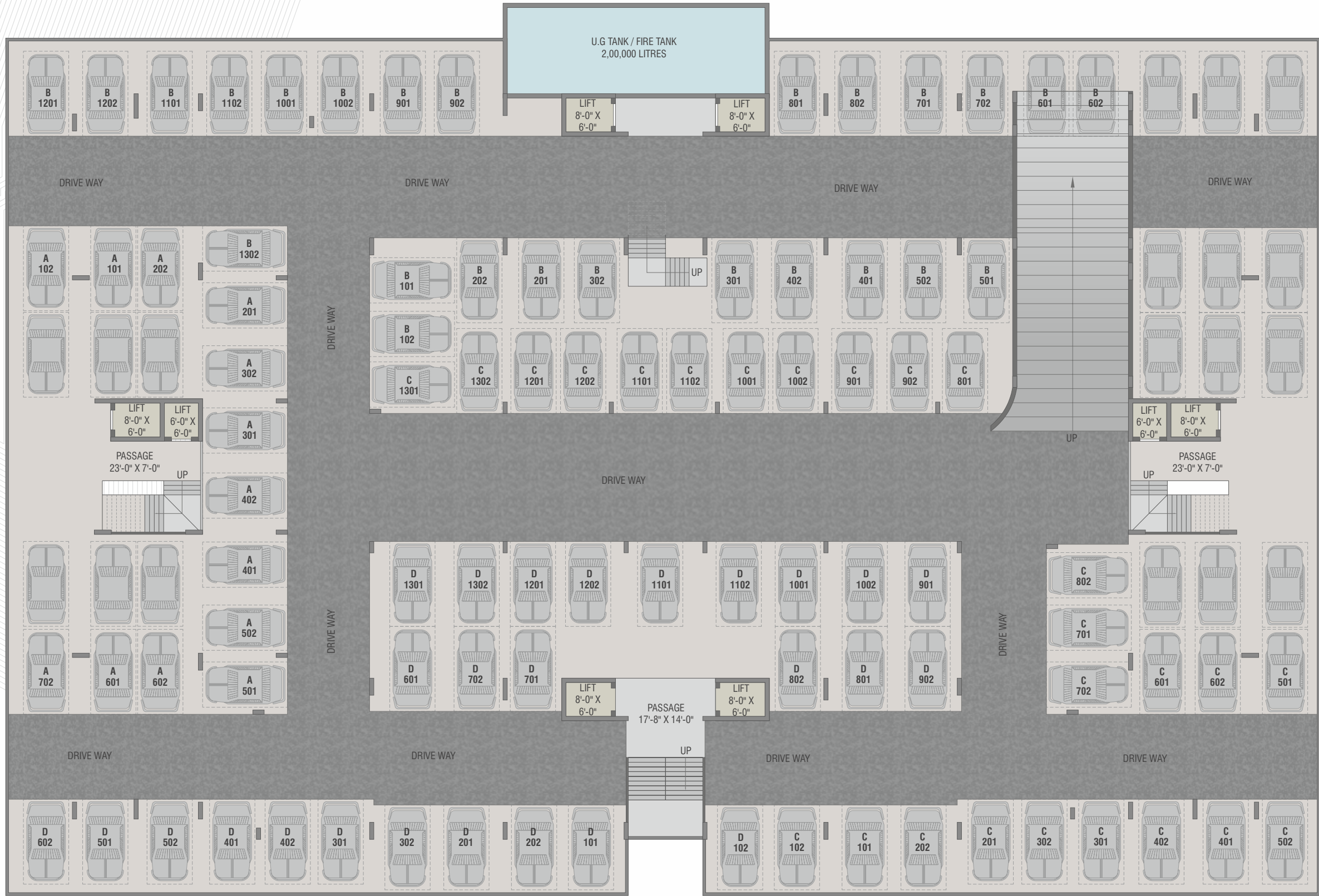
LUXURIOUS DESIGN

SERENE OUTLOOK

Step onto your balcony and immerse yourself in the breathtaking vistas that surround Trident by Courtyard. From lush green landscapes to panoramic city views, every moment spent here is an invitation to indulge in tranquility and beauty.

EACH FLAT HAVE
GARDEN &
SWIMMING POOL VIEW

BASEMENT PLAN



18.00 M. WIDE ROAD

LAYOUT PLAN

LEGENDS

- 1. ENTRANCE GATE WITH WATER CASCADE
- 2. SECURITY CABIN
- 3. MINI THEATER CUM LOUNGE ROOM
- 4. GAME ROOM
- 5. KITCHEN/ STORE
- 6. MULTI-PURPOSE HALL
- 7. SPA/STEAM ROOM
- 8. GYM
- 9. TODDLER ROOM
- 10. CHILDREN PLAY AREA
- 11. BOX CRICKET
- 12. SEATING/DECK AREA
- 13. SWIMMING POOL
- 14. INFINITY POOL/WATER BODY
- 15. WALK WAY

SHOP AREA TABLE

SHOP NO.	SHOP SIZE	CARPET AREA	S.B. AREA
01 & 02	11'-0" X 32'-2"	353	653
03	11'-0" X 28'-1"	308	570
04	11'-10" X 28'-1"	332	614
05	10'-0" X 28'-1"	280	518
06 & 07	11'-0" X 20'-11"	230	425
08	10'-0" X 28'-1"	280	518
09	11'-10" X 28'-1"	332	614
10	11'-0" X 28'-1"	308	570
11	9'-6" X 28'-1"	266	492
12	9'-9" X 28'-1"	273	505
13	9'-6" X 28'-1"	266	492
14 & 15	11'-0" X 32'-2"	353	653

AREA IN SQ.FT.



18.00 M. WIDE ROAD

FIRST FLOOR PLAN



18.00 M. WIDE ROAD

TYPICAL FLOOR PLAN 2nd to 13th Floor

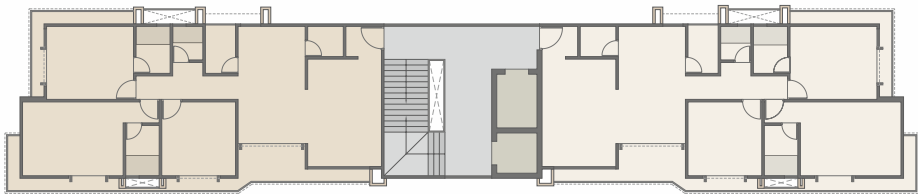


ENTRY

18.00 M. WIDE ROAD

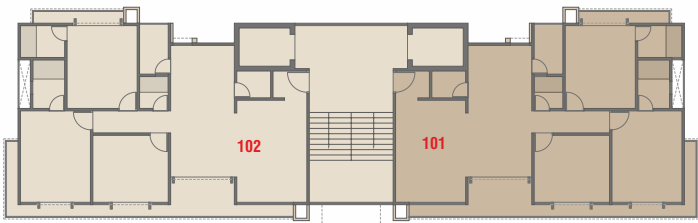
TOWER=A&C

S.B.UPAREA: 2262.00 SQ.FT.
CARPET AREA: 1257.00 SQ.FT.



TOWER=B&D

S.B.UP. AREA: 2221.00 SQ.FT.
CARPET AREA =1234.00 SQ.FT.



ULTIMATE COMFORT

Experience unparalleled comfort
at Trident by Courtyard. From spacious
interiors to state-of-the-art amenities, every
element is tailored to provide you with a
lifestyle of unmatched ease and relaxation.





ULTIMATE COMFORT

ELEVATED LIVING

Immerse yourself in a world of luxury and convenience with Trident by Courtyard. Our meticulously designed elevations seamlessly blend architectural brilliance with modern amenities, ensuring that every aspect of your living experience is nothing short of extraordinary.

LARGE OPEN GARDEN
SWIMMING POOL SPACE
AT CENTER OF ALL TOWERS



ULTIMATE COMFORT

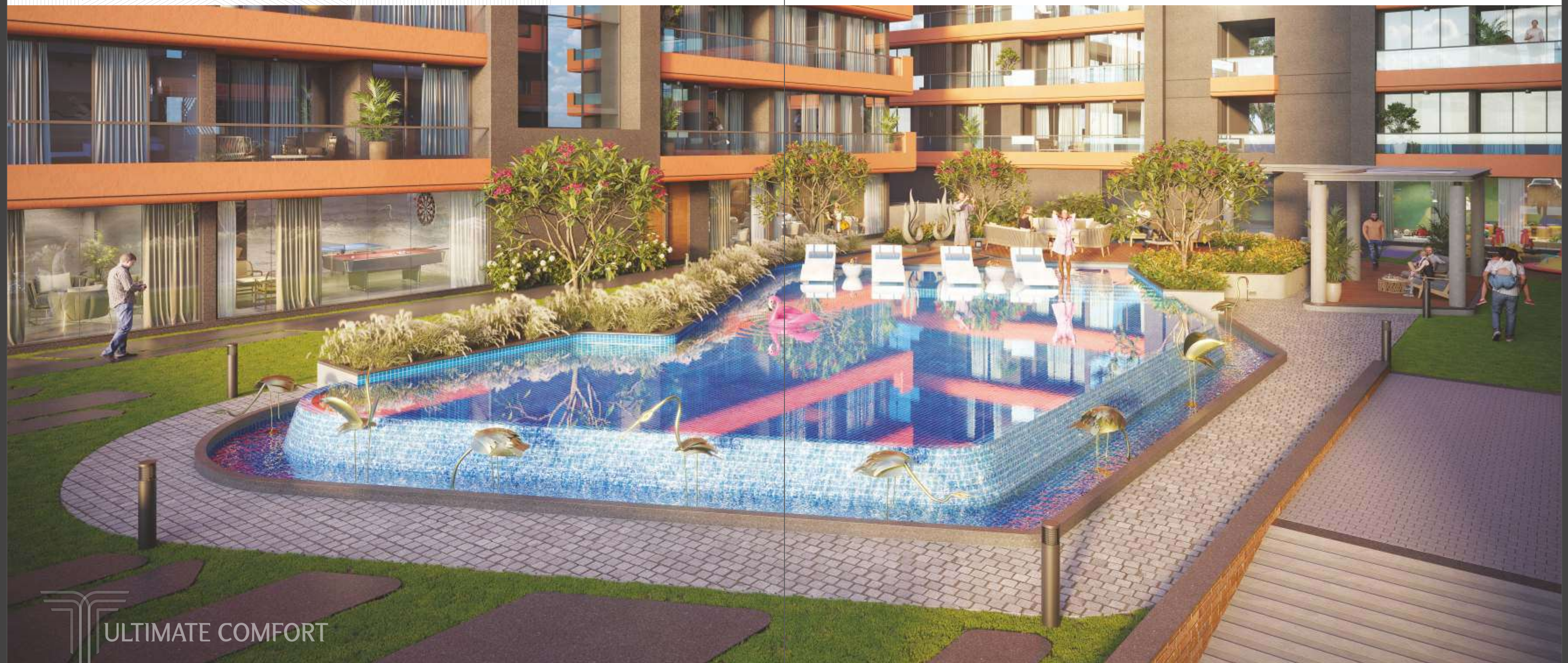
MARINE RETREAT

Dive into luxury at Trident by Courtyard, where our exquisite swimming pool offers a serene escape from the hustle and bustle of everyday life. Whether you're seeking a refreshing dip or simply lounging by the water's edge, our pool area is designed to elevate your relaxation to new heights.

FLOATING DECK
SEATING AREA
IN SWIMMING POOL

AMENITIES

- ⌘ SECURITY CABIN
- ⌘ ENTRANCE GATE WITH WATER CASCADE
- ⌘ BANQUET HALL WITH KITCHEN
- ⌘ MINI THEATRE CUM LOUNGE ROOM
- ⌘ TODDLER ROOM
- ⌘ GYM
- ⌘ SPA/STEAM ROOM
- ⌘ INDOOR GAME ROOM
- ⌘ KIDS PLAY AREA
- ⌘ ZEN GARDEN
- ⌘ INFINITY SWIMMING POOL WITH DECK AREA
- ⌘ FLOATING DECK AREA SEATING IN SWIMMING POOL AREA
- ⌘ COVERED SEATING IN GARDEN AREA
- ⌘ BOX CRICKET
- ⌘ YOGA/ MEDITATION AREA
- ⌘ JOGGING TRACK
- ⌘ THICK PLANTATION
- ⌘ SENIOR CITIZEN SIT-OUT
- ⌘ FOYER(ALL TOWERS)
- ⌘ METER ROOM (ALL TOWERS)
- ⌘ ALLOTTED CAR PARKING





ULTIMATE COMFORT

SERENE RETREAT

Indulge in moments of tranquility at Trident by Courtyard, where our meticulously designed building includes a charming gazebo and cafe. Whether you seek a peaceful respite amidst lush surroundings or a delightful culinary experience, our serene retreat offers the perfect ambiance to unwind and savor life's simple pleasures.



TIMELESS ELEGANCE

Discover the timeless elegance of Trident by Courtyard, where classic design meets modern luxury. Our commitment to timeless aesthetics ensures that your home remains a symbol of sophistication for years to come.

COMMON FOYER AREA IN ALL TOWERS

1 CAR ALLOTTED PARKING



TIMELESS ELEGANCE

TWILIGHT CHARM

With the setting sun, Trident by Courtyard unveils a captivating tapestry of lights and shadows. Surrender to the allure of our nocturnal vista, where every corner is bathed in a soft, inviting glow, crafting an ambiance of tranquil elegance that bids you to unwind and embrace the magic of the night.

DEDICATED AREA
FOR SERVICE/UTILITY



TIMELESS ELEGANCE

SKYWARD
PERSPECTIVE

POWER BACKUP
FOR COMMON AREAS

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 or equivalent.
- Modular switches.
- 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/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
- 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.

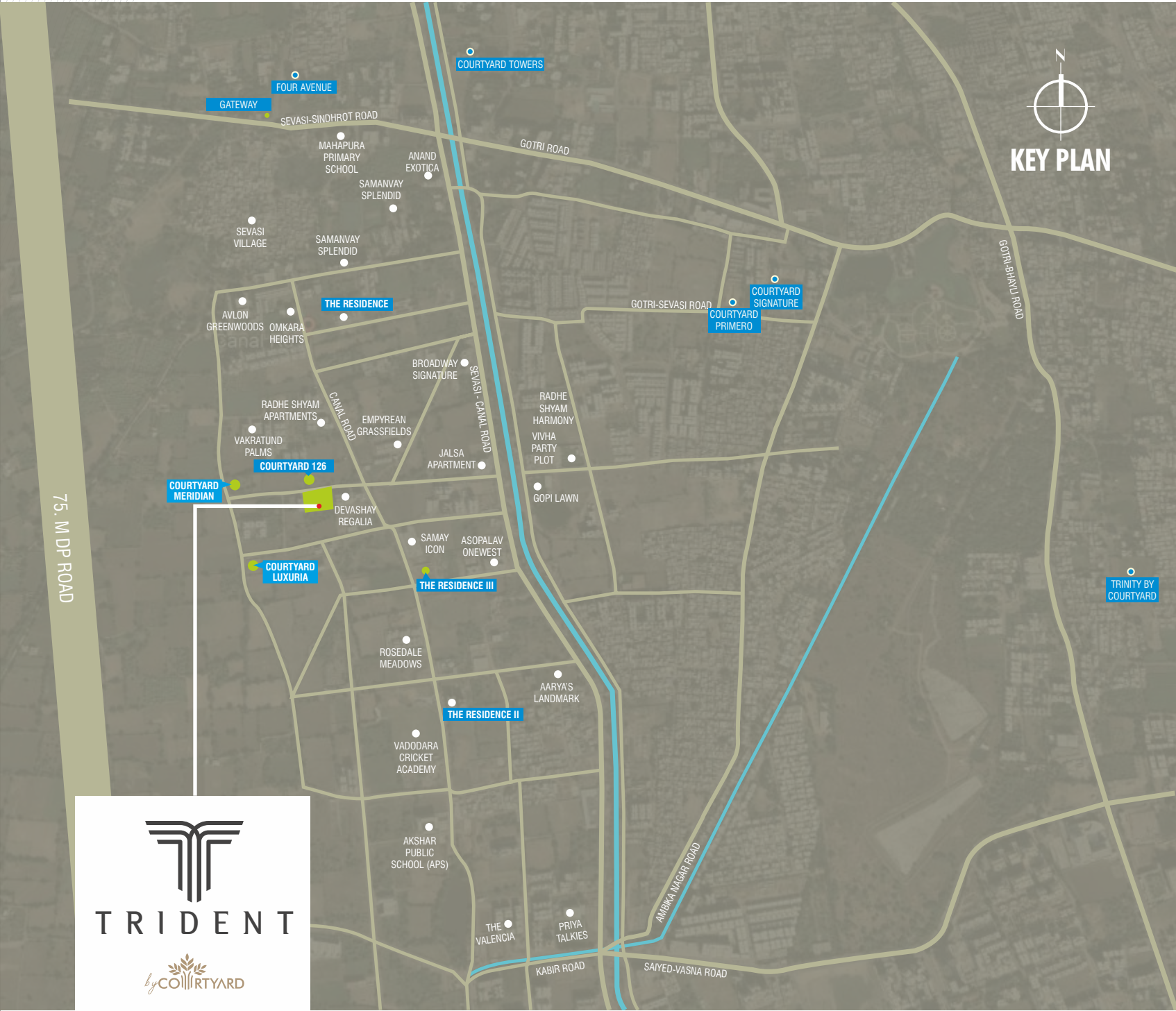


WINDOWS

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

ADDITIONAL SPECIFICATION

- Two automatic high-speed elevators in each residential tower.
- Trimix concrete internal road with streetlight.
- Underground cabling for Wire-Free campus.
- Level controllers in water tanks to avoid wastage.
- 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.
- Solar provision for Common amenities .
- R.O. to each unit.
- Rain water harvesting .
- Water softener plant.
- EV charging point.



NEAR BY PLACES DISTANCES

75 mtr. Ring Road	1.0 km	Nalanda International School	3.4 km
Jain Derasar	2.7 km	Navrachna International School	3.5 km
Bright Day School CBSC	2.8 km	Railway Station	8.4 km
Near by Temple	3.2 km	Airport	13.6 km

DEVELOPERS:

VED ASSOCIATES

CALL:

+91 81416 51518

SITE: TRIDENT BY COURTYARD

Opp, Courtyard 126,
Off. 30 Mtrs. Priya Cinema Road,
Sevasi TP-01, Vadodra-391101.

WEB, EMAIL:

vedassociates@courtyardgroup.in
www.courtyardgroup.in

ARCHITECT:

DESIGN STUDIO
architects & interiors
At. RUCHIR SHETH

STRUCTURE:

ZARNA
ASSOCIATES

PLUMBING & ELECTRICAL CONSULTANT:

Technobrain
MEP Consultants
PINAKIN PATEL • DAXESH DAVE