



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

COURTYARD  
**MERiDiAN**  
3 & 4 BHK REGAL ABODES

A WORLD THAT  
REVOLVES AROUND YOURS







## ARCHITECTS NOTES



Standing tall, the two towers of Courtyard Meridian exude beauty, power, sleekness, and modernity. With only 3 apartments on each floor, we are changing the dynamics of apartment living, offering more privacy and exclusivity. The well-planned layout allows maximum open spaces and natural lighting into each room while giving access to more comfort to the residents.

 **DESIGN STUDIO**  
architects & interiors  
Ar. RUCHIR SHETH



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 MERIDIAN 3 & 4 BHK REGAL ABODES

## A WORLD THAT REVOLVES AROUND YOURS

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

3 APARTMENTS  
PER FLOOR

SPACIOUS 4 BHK  
HOMES

60%  
OPEN AREA





  
COURTYARD  
**MERIDIAN**  
3 & 4 BHK REGAL ABODES

## LIFE REIMAGINED

—○—  
Live the best version of your life amidst ultimate luxury and class at Courtyard Meridian. Savour each moment of life with ultimate splendour and sophistication. Experience life as never imagined before.



# SOPHISTICATION REIMAGINED



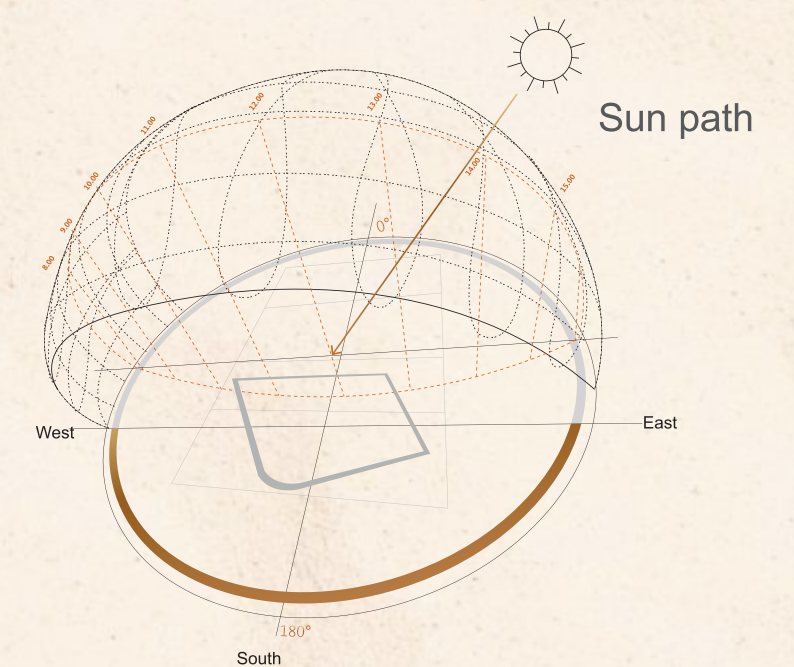




# WELLNESS REIMAGINED



Achieve ultimate health and wellness with the best use of space and unobstructed flow of air and light. The superior planning of each room will allow you to get maximum daylight and fresh air.



COLLEGE  
COURTYARD  
**MERIDIAN**  
3 & 4 BHK REGAL ABODES



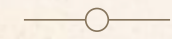


# LUXURY REIMAGINED

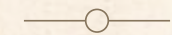


Re-imagine luxury with ultimate sophistication and exclusivity in a one-of-a-kind project that offers a holistic lifestyle blending well-crafted spaces, wellness, and modern amenities.

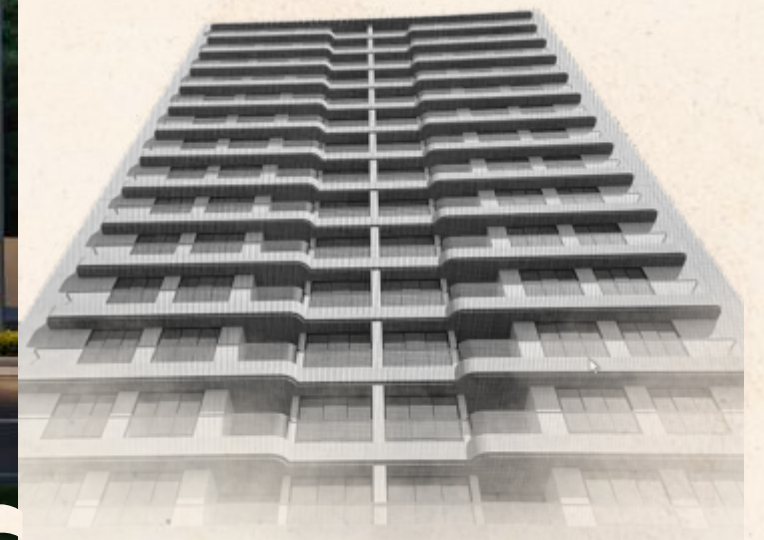
30+ AMENITIES



MAGIFICENT ELEVATION



ELITE LOCATION  
AT SEVASI







## FUTURE REIMAGINED

—○—

Experience the zenith of  
freedom in a home where you  
get more reasons to live a life  
of your dreams and where  
every convenience is planned in  
advance to meet your future  
needs







# BASEMENT FLOOR PLAN



15.00 MT. WIDE ROAD

18.00 MT. WIDE ROAD





# GROUND FLOOR

AREA TABLE

Area in Sq.Ft.

SHOP No.	DIMENTION	C.A.	S.B.A.
01	9'-3" X 21'-3"	197	355
02	9'-3" X 21'-3"	197	355
03	10'-0" X 23'-9"	238	428
04	9'-0" X 23'-9"	213	383
05	9'-0" X 23'-9"	213	383
06	9'-0" X 23'-9"	213	383
07	9'-0" X 23'-9"	213	383
08	10'-0" X 23'-9"	238	428
09	9'-3" X 21'-3"	197	355
10	9'-3" X 21'-3"	197	355
11	9'-0" X 21'-3"	190	342
12	9'-0" X 21'-3"	190	342
13	9'-0" X 21'-3"	190	342
14	20'-10" X 21'-3"	356	640
15	21'-3" X 10'-0"	210	378
16	23'-9" X 10'-0"	238	428
17	23'-9" X 9'-0"	213	383
18	23'-9" X 8'-11"	210	378
19	23'-9" X 8'-11"	210	378
20	23'-9" X 9'-0"	213	383
21	23'-9" X 10'-0"	238	428
22	21'-3" X 13'-7"	290	522
23	21'-3"X12'-8"	270	486

# LEGENDS

- 01

SEMI-COVERED INFINITY SWIMMING POOL
- 02

OTTA
- 03

PASSAGE
- 04

HER TOILET
- 05

HIS TOILET
- 06

DISCOTHEQUE/ LOUNGE / MINI THEATRE
- 07

CHILDREN PLAY AREA
- 08

LUSHGREEN GARDEN
- 09

BOX CRICKET PITCH
- 10

BANQUET HALL





FIRST FLOOR

LEGENDS

- 01

GAME ROOM, VISUAL GAME
- 02

ADMIN OFFICE
- 03

STORE
- 04

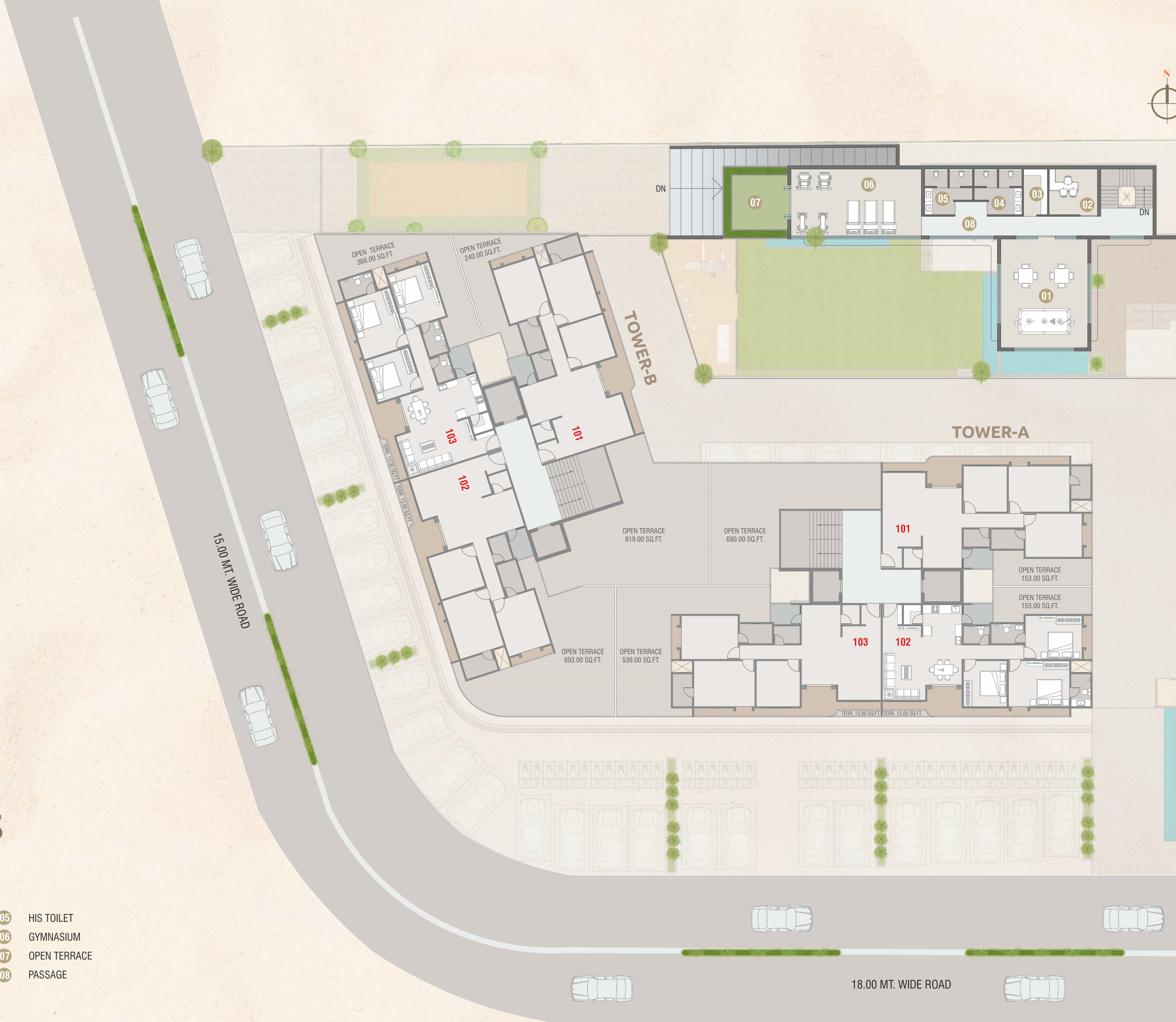
HER TOILET
- 05

HIS TOILET
- 06

GYMNASIUM
- 07

OPEN TERRACE
- 08

PASSAGE





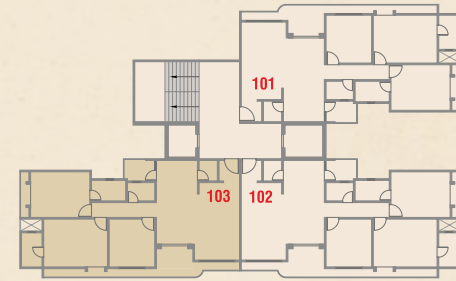


TYPICAL  
FLOOR  
(2ND TO 14TH)

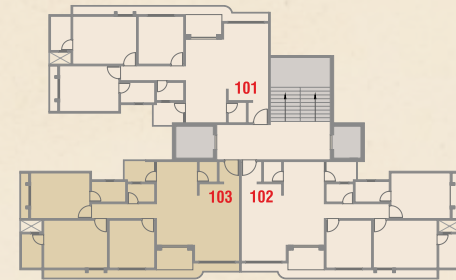




## TOWER A



## TOWER B

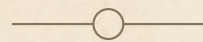


# FLOOR PLAN

## TOWER A & B

CARPET AREA = 1075.00 SQ.FT  
SUPER BUILT UP AREA = 1935.00 SQ.FT

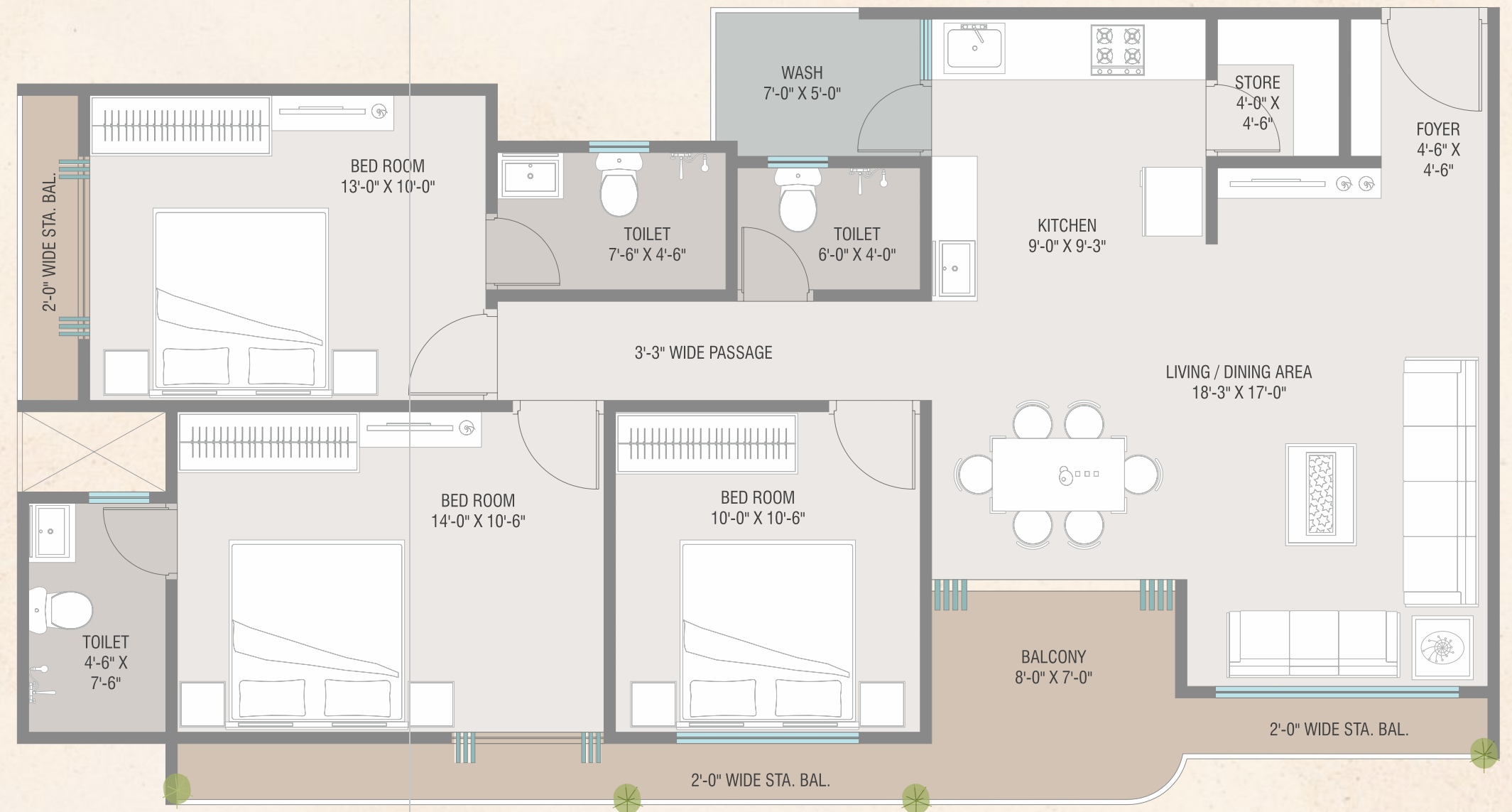
## EXPERIENCE THE LUXURY OF SPACE



Lavish living  
and dining



Spacious bedrooms

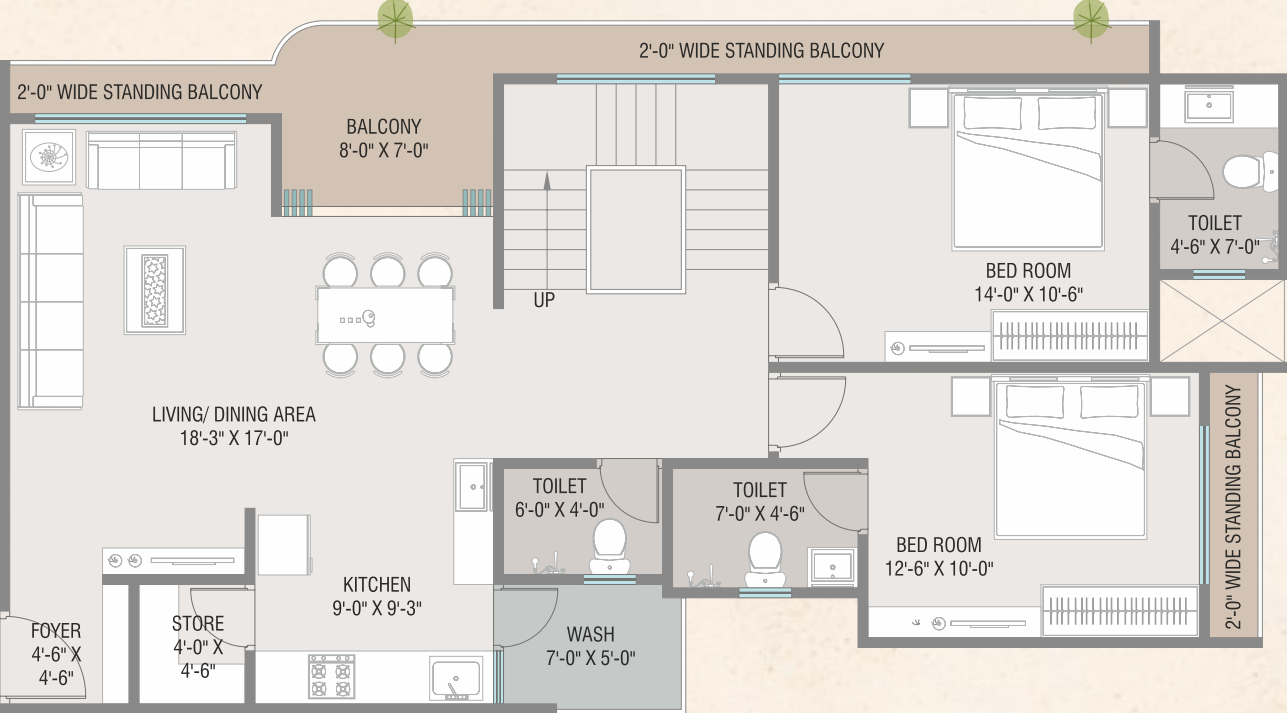




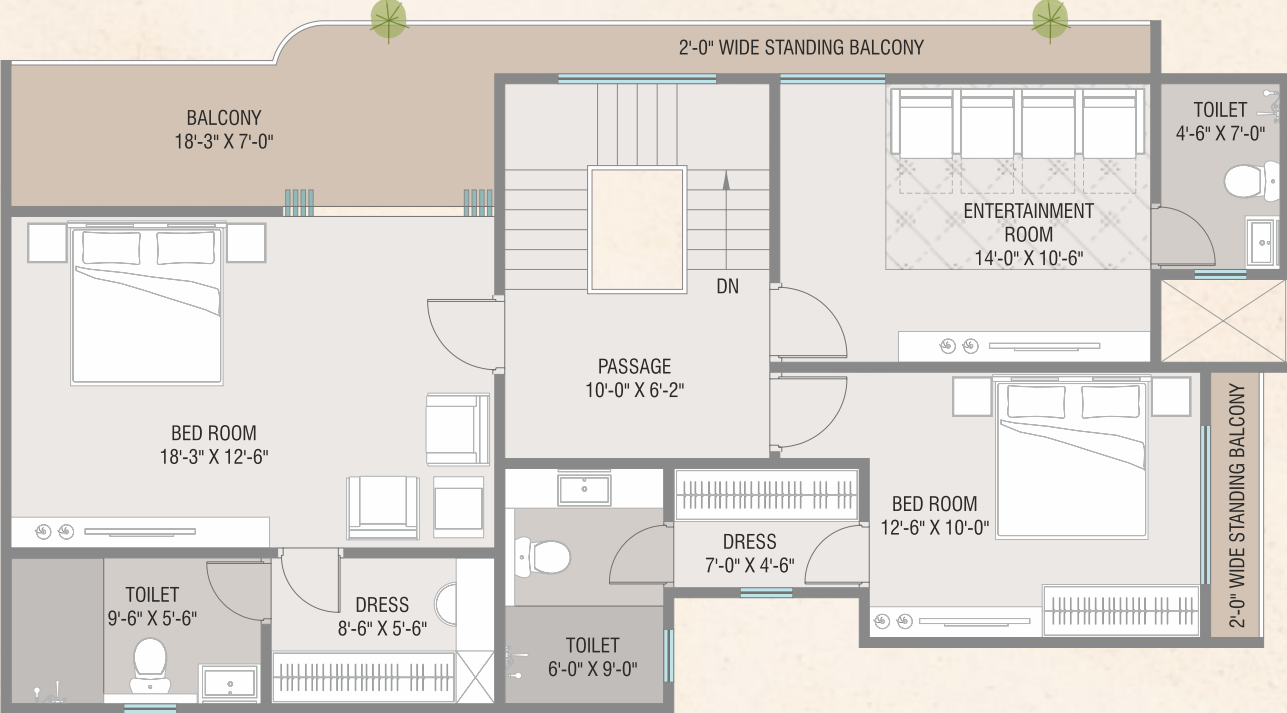
# DUPLEX COMBINE FLOOR

## (TOWER A & B)

CARPET AREA = 2111.00 SQ.FT  
SUPER BUILT UP AREA = 3800.00 SQ.FT



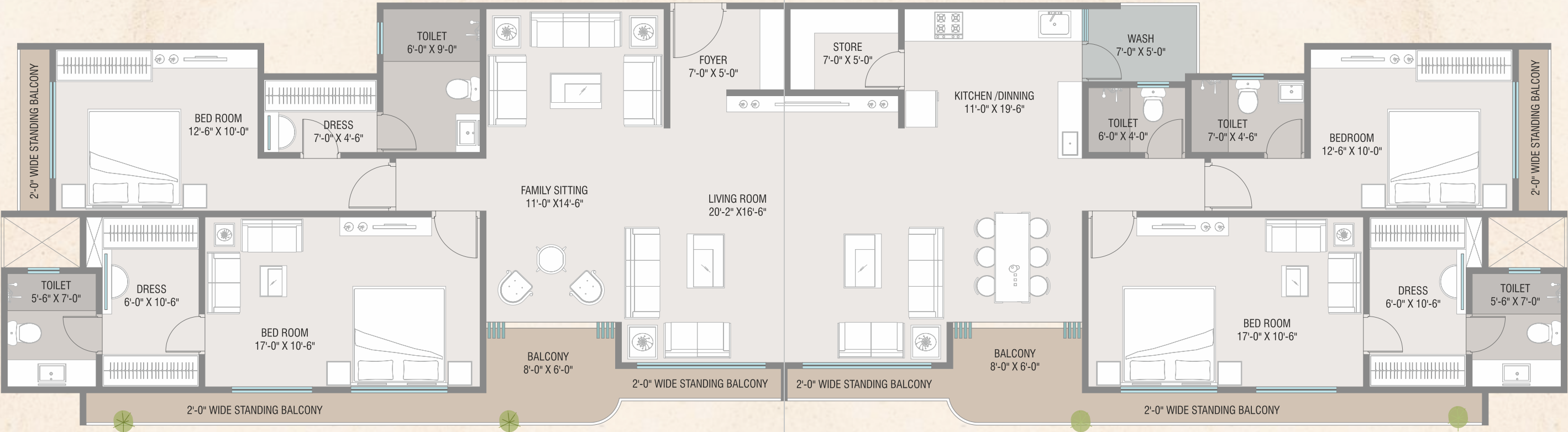
LOWER FLOOR PLAN



UPPER FLOOR PLAN

# COMBINE FLOOR PLAN

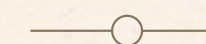
CARPET AREA = 2113.00 SQ.FT  
SUPER BUILT UP AREA = 3803.00 SQ.FT



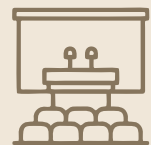




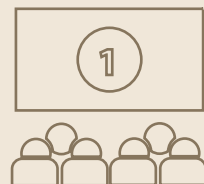
REDISCOVER PLEASURE







MULTIPURPOSE  
HALL

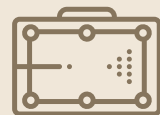


MINI  
THEATRE



GYMNASIUM

INDOOR  
GAME ROOM



DISCO-  
THEQUE



INFINITY  
SWIMMING POOL  
WITH DECK AREA



BOX  
CRICKET



YOGA/  
MEDITATION  
DECK



LOUNGE  
AREA

CHILDREN'S  
PLAY AREA



LUSH  
GREEN GARDEN



JOGGING  
TRACK







REDISCOVER LUXURY







## EVERYTHING YOU NEED



- SECURITY CABIN
- ENTRANCE GATE WITH WATER BODY
- ENTRANCE PLAZA
- WATER CASCADE WITH LILY POND
- ADMIN OFFICE
- WASHROOMS WITH CHANGING ROOM

- SENIOR CITIZEN SIT-OUT
- FOYER( ALL TOWERS)
- METER ROOM ( ALL TOWERS)
- ALLOTTED CAR PARKING
- VISITORS PARKING
- 2 WHEELERS PARKING

- DECK AREA
- STORE
- WATER SPOUT
- PAVED DRIVE WAY





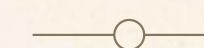
EVERYTHING  
YOU NEED & BEYOND







## ADDITIONAL SPECIFICATION



- Two automatic high-speed elevators in each residential tower.  
(Ostrich/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
- Double entry campus with CCTV surveillance in common area.
- Ample visitors parking
- 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.



# 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 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 (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 powder coated aluminum windows.
- Granite frame for window.

# LOADED WITH REPUTED BRANDS

**Jaquar**

**KOHLER**

**CERA**

**RR/KABEL**

**ASTRAL  
PIPES**

**Godrej**

**H'AFELE**



**Finolex**

**OTIS**

**Schneider  
Electric**

**asianpaints**

**COURTYARD  
MERIDIAN**  
3 & 4 BHK REGAL ABODES



## DEVELOPERS:

**Ved Realty**

## CALL:

**+91 91044 51518**

## SITE:

Courtyard Meridian, High Tention Road,  
Near Courtyard 126, Sevasi TP1, Sevasi, Vadodara.

## WEB, EMAIL:

Courtyardmeridian@gmail.com  
www.courtyardgroup.in

## ARCHITECT:

**DESIGN STUDIO**  
Architecture & Interiors  
Ar. RUCHIR SHETH

## STRUCTURE:

**ZARNA  
ASSOCIATES**

## 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% | 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 or any legal document, It is easy display of project only.

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