

A large, abstract background image of several large feathers, possibly from a peacock, arranged in a overlapping, flowing pattern. The feathers are primarily gold and black, set against a dark, textured background.

**COURTYARD**  
**PRIME**  
3 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



# PRIME

3 BHK LARGE APARTMENT & SHOPS

Nestled in the thriving locale of Bhayli, Courtyard Prime redefines spacious living with its expansive 3 BHK Large Apartments. Designed for families who seek comfort without compromise, each residence offers generous layouts, premium finishes, and abundant natural light.

Experience a harmonious blend of modern architecture and thoughtful design that caters to your lifestyle needs — where space meets style, and every corner feels like home.



## ARCHITECTS NOTES



Designed with purpose and precision, Courtyard Prime is a celebration of spatial elegance. Every square foot reflects the architect's intent — to deliver comfort, openness, and an organic connection between indoors and out. It's not just a layout; it's a lifestyle plan, tailored for those who seek more from their everyday.



FEEL PRIME. FEEL PRESTIGE.

MODERN  
ARCHITECTURE

C A L M

Every line drawn and every space shaped reflects a design philosophy rooted in calm - where proportions, natural light, and ventilation come together to create a soothing and balanced living experience.

E A S E

15000 SQFT  
LANDSCAPED  
GARDEN

From intelligent layouts to smart spatial flow, every inch is crafted to bring ease into your daily routine - making movement natural, access effortless, and living seamless.

30+  
AMENITIES

J O Y

Thoughtfully curated amenities spark everyday joy - whether it's time with family, active play, or peaceful leisure, each space is designed to bring happiness home.



WHERE LUXURY BEGINS

The majestic gate design sets the tone for what lies beyond - a world of privacy, pride, and perfection. Crafted to impress and built to secure, it's a landmark entrance to your peaceful enclave.



# FEEL THE CALM LIFE

Inside Courtyard Prime, calm isn't just a feeling - it's a design principle. From soft landscape elements to balanced layouts, everything is tuned to offer mental quietude and soul-deep serenity.

15000 SQFT  
LANDSCAPED GARDEN

MODERN  
ARCHITECTURE

# PRIME CONVENIENCE

A thoughtful mix of everyday essentials and modern retail spaces, the commercial elevation reflects architectural harmony - making lifestyle needs effortlessly accessible.

VASTU-COMPLIANT HOMES  
& SHOWROOMS WITH  
FLEXIBILITY TO COMBINE UNITS

WELL APPOINTED  
FLATS



# SCENIC BALCONIES

Private balconies with stunning views, designed as tranquil retreats where you can relax, entertain, and connect with nature.

REFRESHINGLY  
VENTILATED BUILDINGS

PROMOTES COMMUNITY LIVING





## LUXURY AESTHETICS

A stunning exterior that reflects elegance and sophistication, setting a grand tone for the home within. Every detail is designed to impress and inspire.

NATURAL LIVING SPACES

SUPER PRIME LOCATION



# CRAFTED FOR EASE

Step inside and experience interiors where smart design meets soft luxury. From carefully chosen materials to intuitive layout and seamless flow, every detail is thoughtfully crafted to simplify your daily routine and elevate your sense of ease. Spacious rooms, ambient lighting, and premium finishes come together to create a home that nurtures relaxation and inspires joyful living.

ADVANCE HI-TECH  
SECURITY SYSTEMS

LAVISH  
AESTHETICS



## LUXURIOUS FACADE

The exterior of Courtyard Prime is a testament to luxury and style, featuring rich textures, refined materials, and meticulous detailing. This facade not only enhances the building's aesthetics but also signals the premium lifestyle that awaits inside.

DELICATE USE OF  
HARDSCAPE, LANDSCAPED AND  
SCULPTURAL QUALITY

SAFE NEIGHBOURHOOD

# AYOUT PLAN ASEMENT FLOOR



# LAYOUT PLAN GROUND FLOOR



## LEGENDS

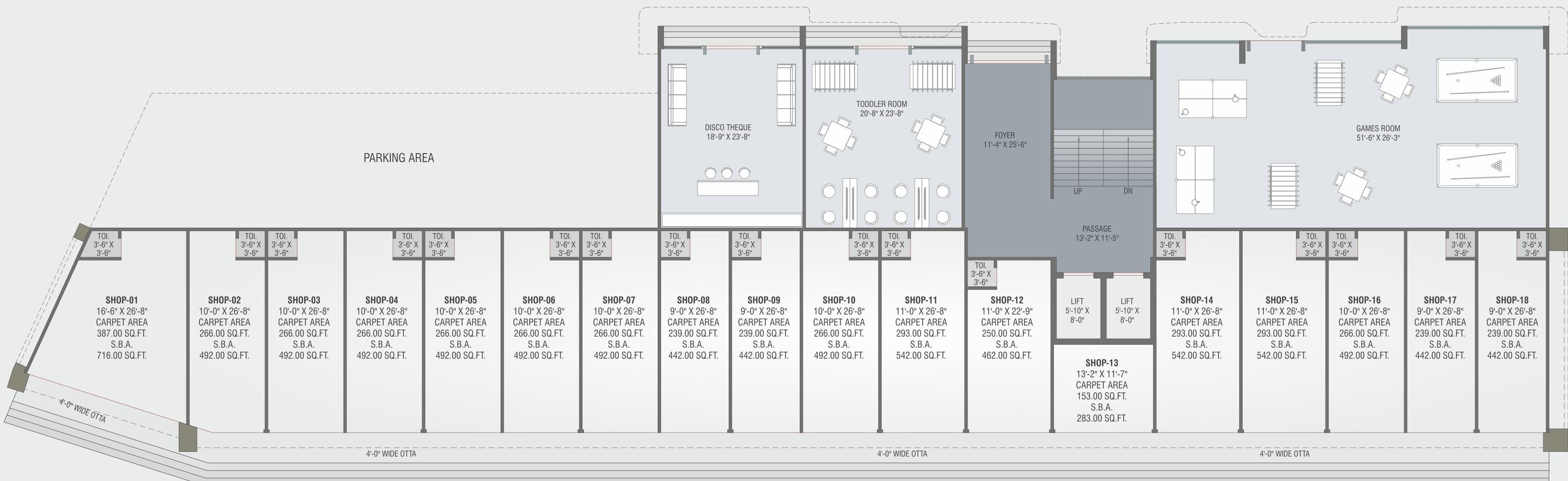
1	ENTRANCE WATER CASADE
2	SECURITY CABIN
3	ENTRANCE GATE
4	METER ROOM (ALL TOWERS)
5	DISCOTHEQUE WITH LOUNGE AREA
6	TODDLER'S ROOM
7	FOYER (ALL TOWERS)
8	INDOOR GAMES ROOM
9	BOX CRICKET
10	DECK AREA
11	INFINITY SWMMING POOL
12	CAFETERIA
13	WASHROOMS WITH CHANGING ROOM
14	MULTIPURPOSE (BANQUET) HALL
15	PANTRY
16	GYMNASIYM
17	ADMIN BLOCK
18	MINI THEATRE
19	AMPHITHEATRE
20	KIDS PLAY AREA
21	SENIOR CITIZEN SITTING
22	JOGGING TRACK
23	LUSH GREEN GARDEN
24	STAGE/ SITTING AREA (SWMIING POOL SIDE)

25	WATER BODY IN GARDEN AREA
26	CAFETERIA WITH OUTDOOR SIT-OUTS (ON 1ST FLOOR)
27	SWIMMIN POOL SLIDE
28	PASSAGE (ALL TOWER)
29	ALLOTTED CAR PARKING



# GROUND FLOOR PLAN

## TOWER - A

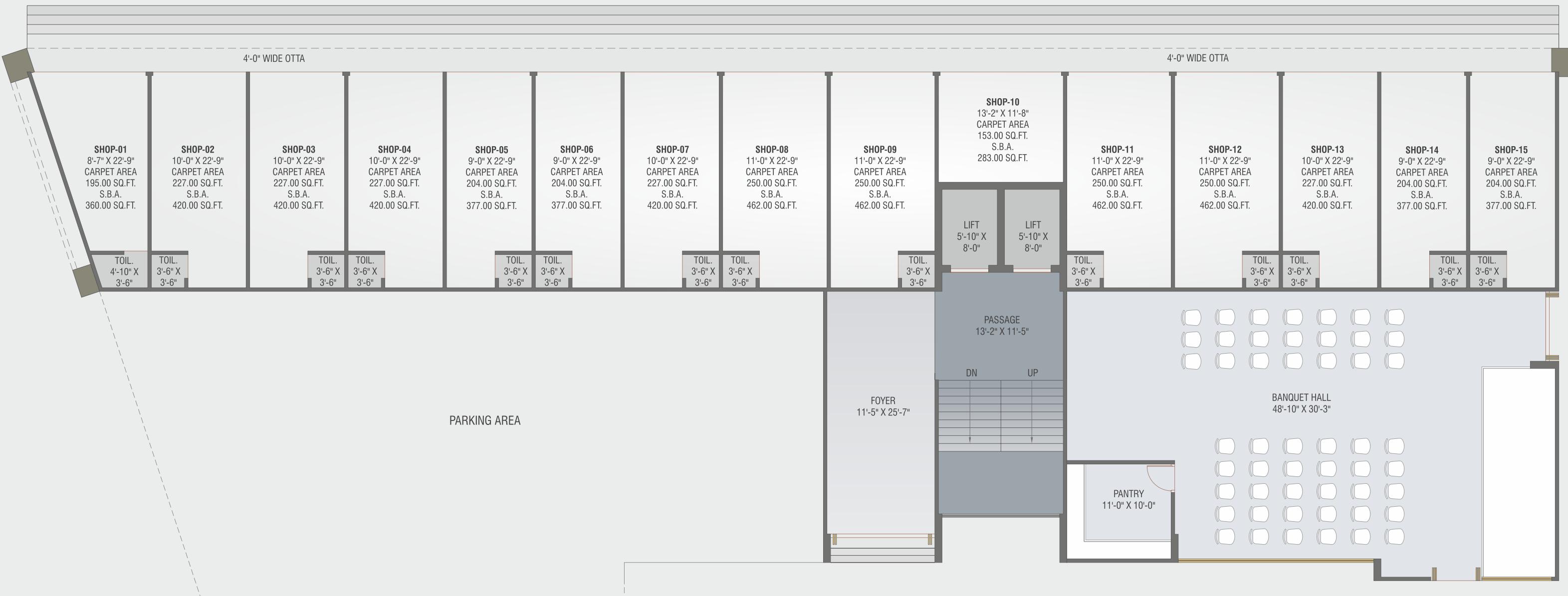


18 MTR WIDE ROAD

# GROUND FLOOR PLAN

## TOWER - C

15 MTR WIDE ROAD



## LAYOUT PLAN FIRST FLOOR



### LEGENDS

1 OPEN TERRACE (TOWER A): 2286.00  
 2 OPEN TERRACE (TOWER A): 1269.00  
 3 OPEN TERRACE (TOWER A/C): 166.00

4 OPEN TERRACE (TOWER A): 89.00  
 5 OPEN TERRACE (TOWER A): 38.00

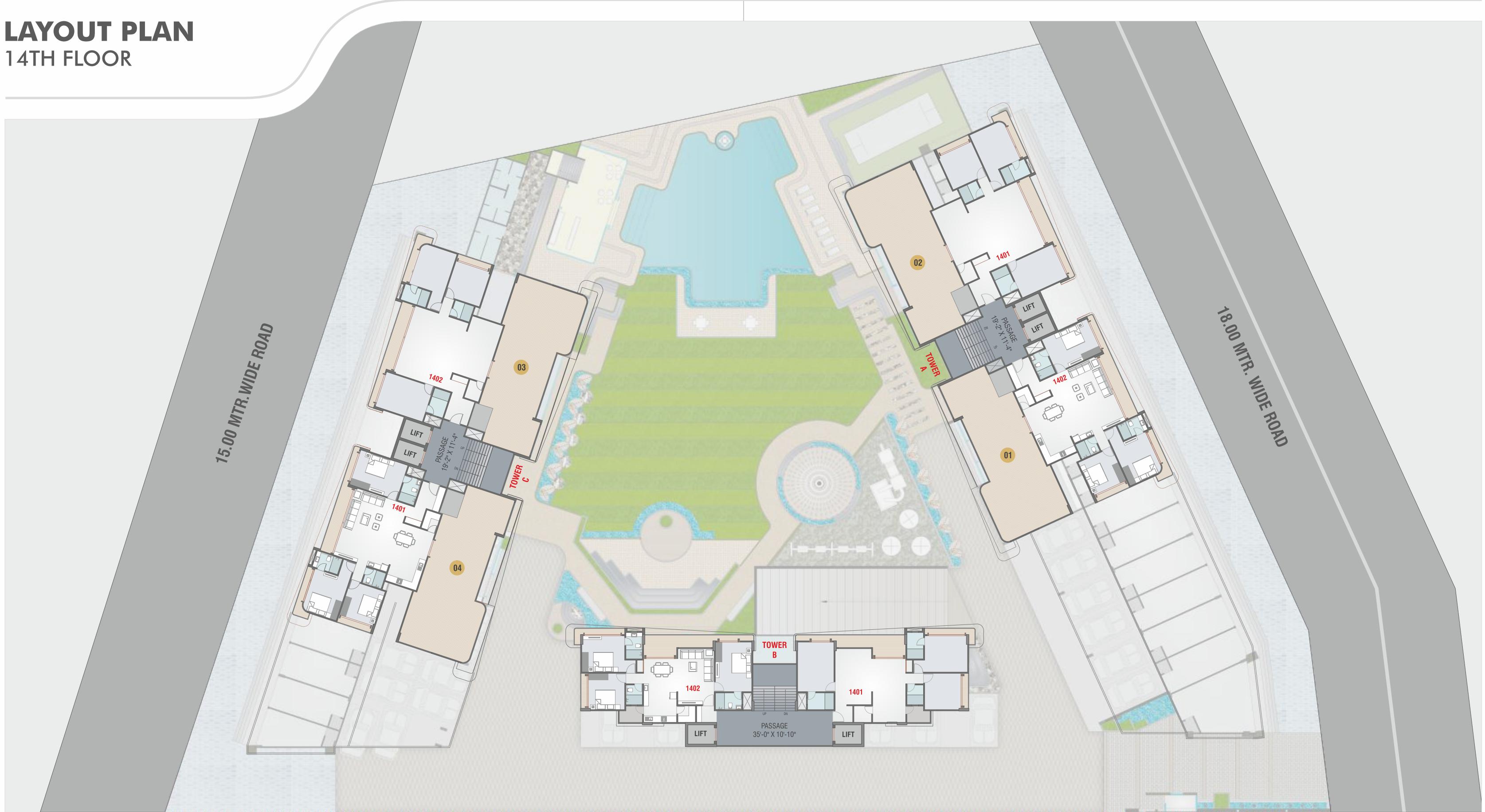
6 OPEN TERRACE (TOWER C): 1214.00  
 7 OPEN TERRACE (TOWER C): 885.00



**LAYOUT PLAN**  
**TYPICAL FLOOR**  
2ND TO 13TH FLOOR



## AYOUT PLAN 14TH FLOOR



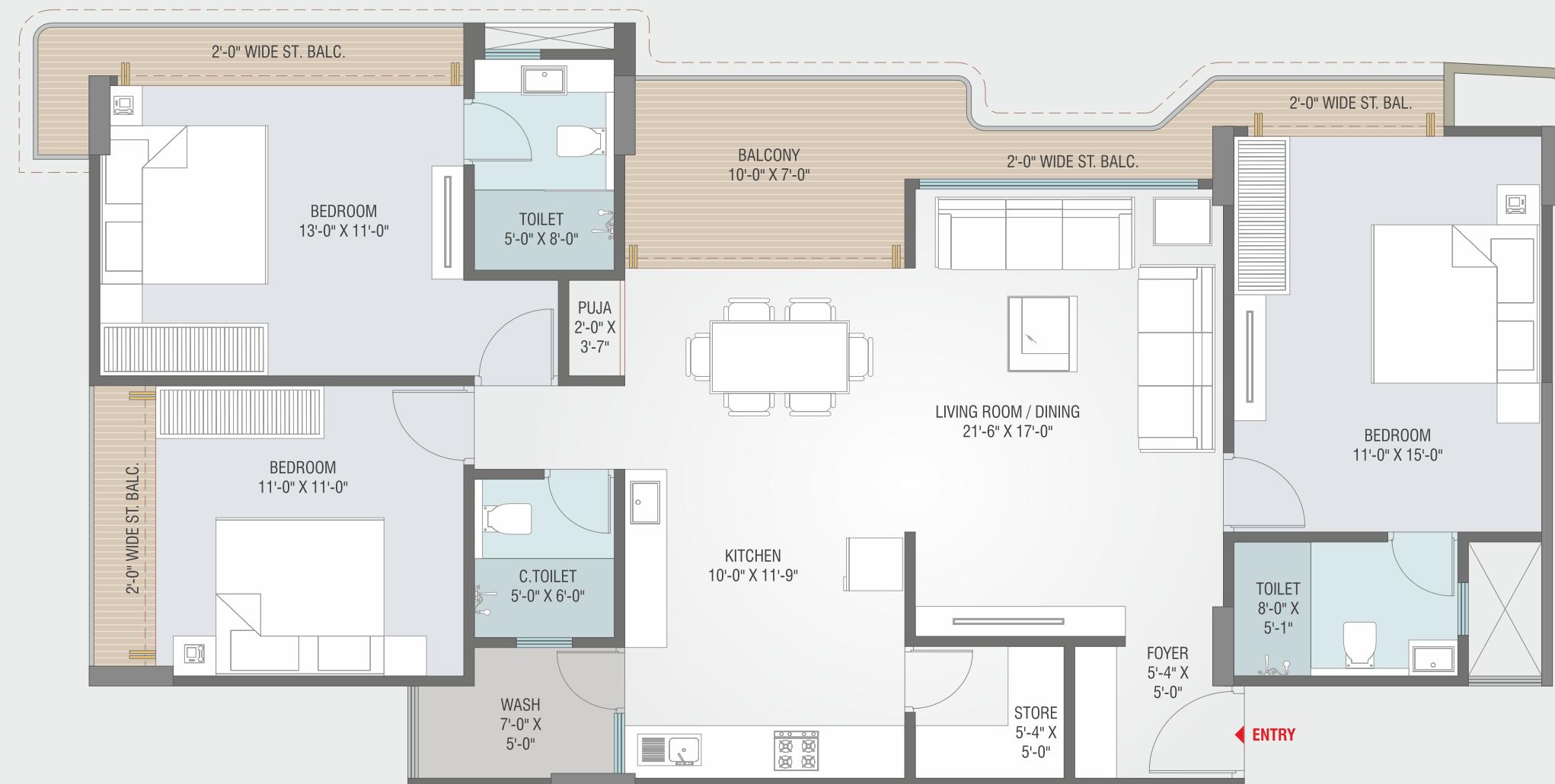
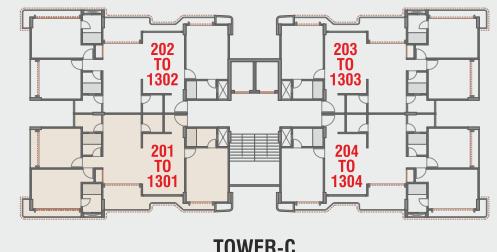
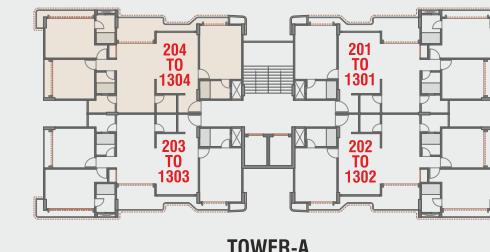
### LEGENDS

- 1 OPEN TERRACE (TOWER A): 1001.00 SQ.FT.
- 2 OPEN TERRACE (TOWER A): 1001.00 SQ.FT.
- 3 OPEN TERRACE (TOWER C): 1001.00 SQ.FT.
- 4 OPEN TERRACE (TOWER C): 1001.00 SQ.FT.



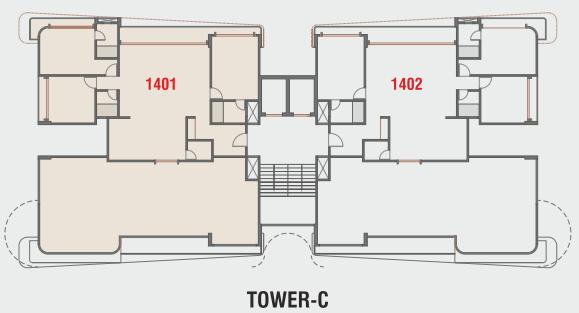
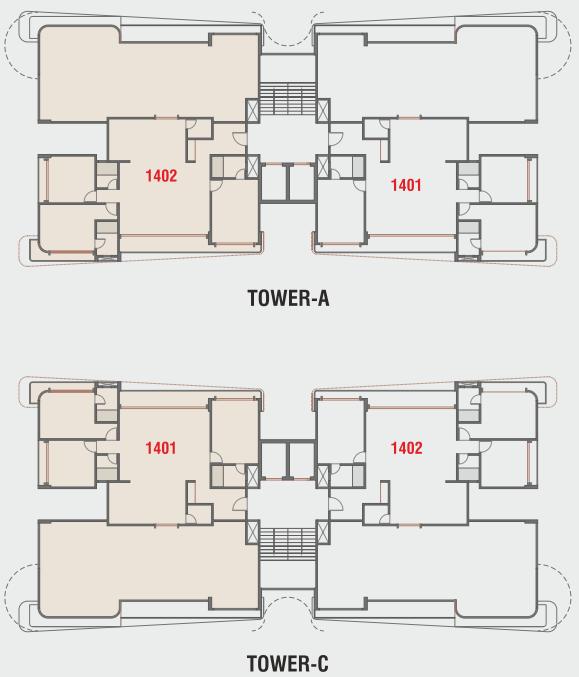
CARPET AREA WITH ST. BAL. = 1256.00 SQ.FT.  
S. B.UP AREA = 2260.00 SQ.FT.

## TYPICAL FLOOR TOWER A & C 1ST TO 13TH FLOOR



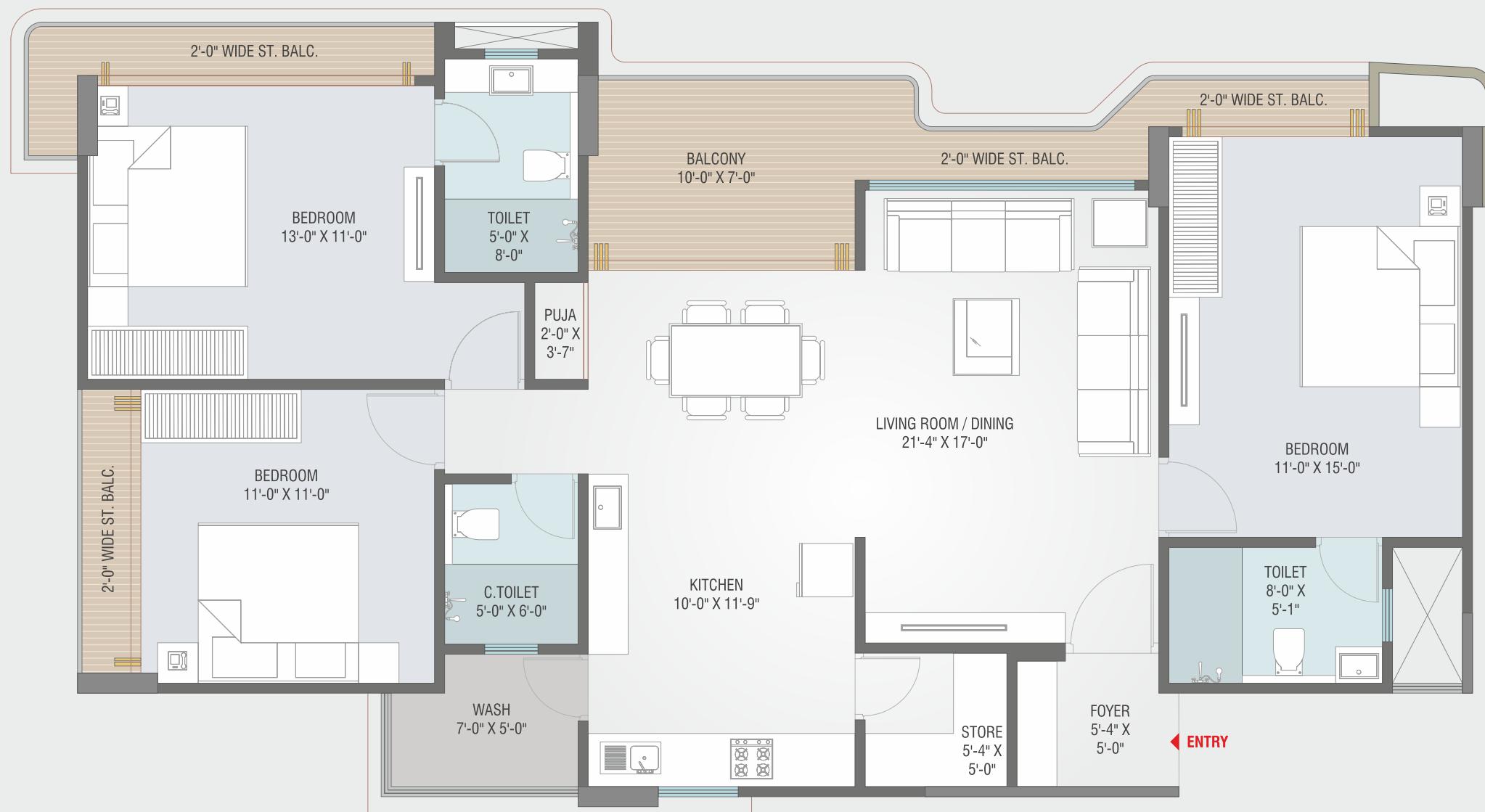
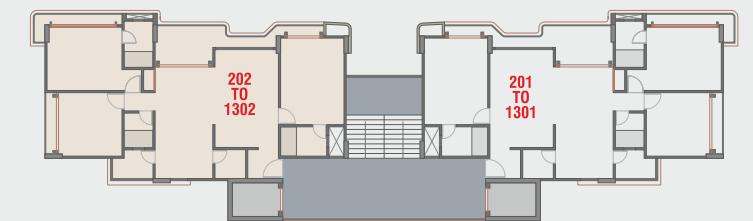
CARPET AREA WITH ST. BAL. = 1441.00 SQ.FT.  
S. B.UP AREA = 2594.00 SQ.FT.

## 14TH FLOOR TOWER A & C



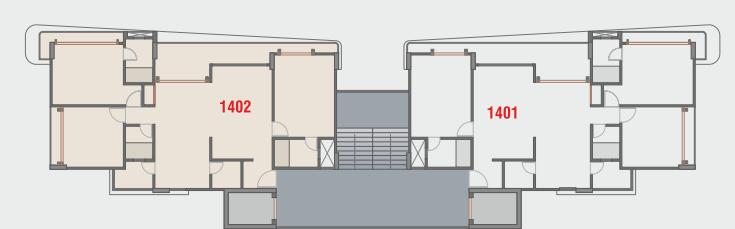
CARPET AREA WITH ST. BAL. = 1250.00 SQ.FT.  
S. B.UP AREA = 2250.00 SQ.FT.

## TYPICAL FLOOR TOWER B 1ST TO 13TH FLOOR



CARPET AREA WITH ST. BAL. = 1273.00 SQ.FT.  
S. B.UP AREA = 2291.00 SQ.FT.

## 14TH FLOOR PLAN TOWER B





## MODERN MAJESTY

Experience majestic living on the upper floors where sleek, contemporary design meets panoramic views of the city. These elevated residences offer a perfect blend of privacy, luxury, and serenity - your personal retreat above the vibrant city life.

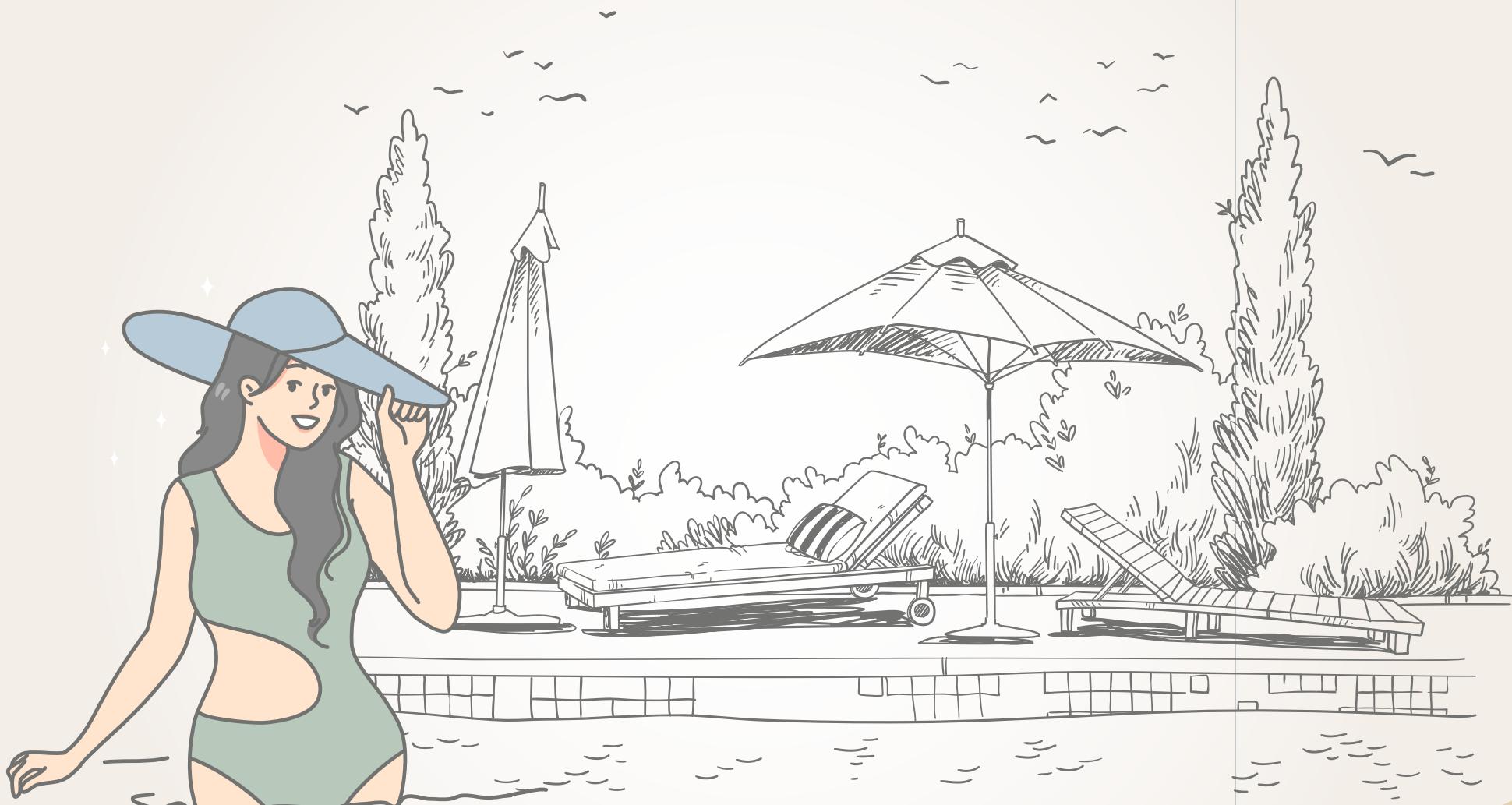
# ICONIC DESIGN

Courtyard Prime features an iconic design that blends timeless elegance with contemporary style. Every detail is crafted to create a striking presence, making your home a symbol of prestige and refined living. This architectural marvel stands as a testament to luxury and exclusivity.

ATTENTION TO DETAILS ,  
PROPORTION AND SCALE

PROMOTES COMMUNITY  
LIVING





## FEEL THE JOY

Discover a lifestyle filled with joy and wellness through thoughtfully curated amenities. From landscaped gardens and children's play areas to modern fitness centres and relaxing lounges, every facility is designed to enrich your living experience and foster a vibrant community.

VARIOUS SITTING  
& LOUNGING  
SPACE

LEISURE  
SPACE



## AMENITIES



SENIOR CITIZEN  
SIT-OUT



INFINITY  
SWIMMING POOL  
WITH DECK AREA



SWIMMING POOL  
SLIDE



LUSH GREEN  
GARDEN



CHILDREN'S  
PLAY AREA



MINI  
THEATRE



TODDLERS  
ROOM



AMPHITHEATRE



BOX  
CRICKET



INDOOR  
GAME ROOM



MULTIPURPOSE  
HALL



DISCO-THEQUE  
CUM LOUNGE



CAFETERIA



JOGGING  
TRACK



GYMNASIUM



LIFESTYLE  
ENHANCED



## NATURE'S EMBRACE

Surrounded by lush greenery and vibrant plantations, Courtyard Prime brings you closer to nature. These thoughtfully landscaped spaces create a refreshing and tranquil environment, offering a breath of fresh air that rejuvenates both body and mind.

THICK  
PLANTATION

COMFORTABLE LIVING  
WITH OPEN SPACES



# SPECIFICATION

## STRUCTURE:

- Earthquake resistant RCC frame structure designed by approved Structural Consultant.

## FLOORING

- 600mm X 1200mm premium quality glazed vitrified tiles in Living Room, 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.

# 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.
- Single Car allotted parking.
- Power backup for common illuminations and elevators.

## 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.

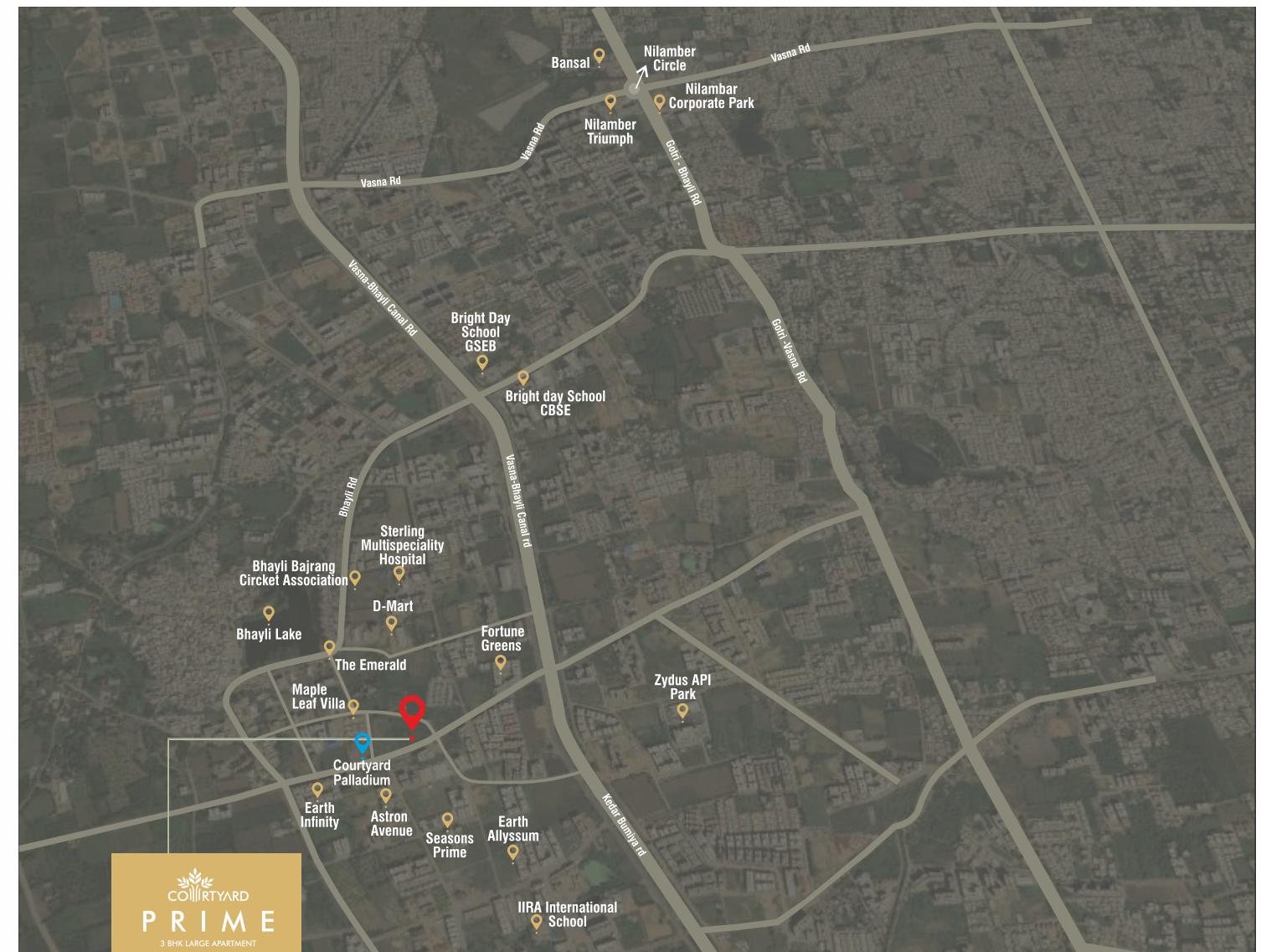
## DOORS

- 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 Europa or equivalent lock fittings.

## WINDOWS

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

# KEYPLAN



## DEVELOPERS:

**VED BUILDWELL  
PVT. LTD.**

## CALL:

+91 84606 51518

## SITE: COURTYARD PRIME

Opp. Siddhi Vinayak Plaza,  
Nr. Courtyard Palladium,  
Bhayli T. P. 4, Vadodara.

## WEB, EMAIL:

courtyardprime@gmail.com  
www.courtyardgroup.in

## ARCHITECT:

 **Aashutosh A. Desai**  
Consulting Structural Engineers

## STRUCTURE:

 **adce**  
Aashutosh A. Desai  
Consulting Structural Engineers

## PLUMBING & ELECTRICAL CONSULTANT:

 **Technobrains  
MEP Consultants**  
PINAKIN PATEL • DAXESH DAVE

## 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 sale deed

**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.