



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



COURTYARD 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

CALM

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.

EASE

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

JOY

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

LAYOUT PLAN BASEMENT FLOOR



LAYOUT PLAN GROUND FLOOR



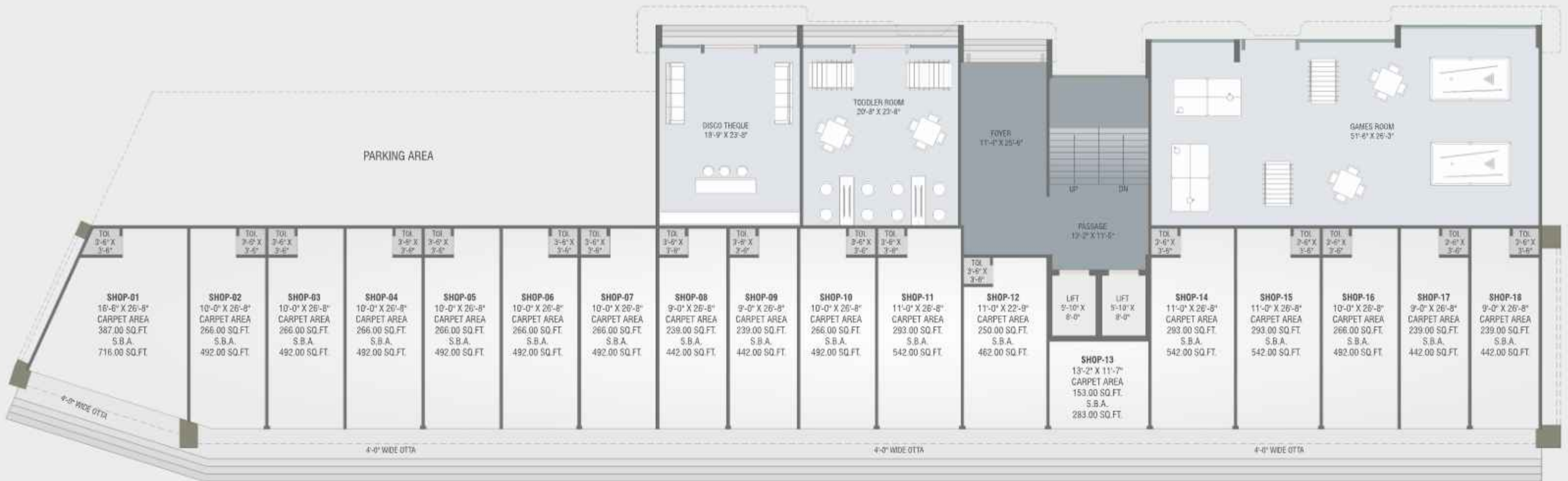
LEGENDS

1	ENTRANCE WATER CASADE	9	BOX CRICKET	17	ADMIN BLOCK	25	WATER BODY IN GARDEN AREA
2	SECURITY CABIN	10	DECK AREA	18	MINI THEATRE	26	CAFETERIA WITH OUTDOOR SIT-OUTS (ON 1ST FLOOR)
3	ENTRANCE GATE	11	INFINITY SWIMMING POOL	19	AMPHITHEATRE	27	SWIMMIN POOL SLIDE
4	METER ROOM (ALL TOWERS)	12	CAFETERIA	20	KIDS PLAY AREA	28	PASSAGE (ALL TOWER)
5	DISCOTHEQUE WITH LOUNGE AREA	13	WASHROOMS WITH CHANGING ROOM	21	SENIOR CITIZEN SITTING	29	ALLOTTED CAR PARKING
6	TODDLER'S ROOM	14	MULTIPURPOSE (BANQUET) HALL	22	JOGGING TRACK		
7	FOYER (ALL TOWERS)	15	PANTRY	23	LUSH GREEN GARDEN		
8	INDOOR GAMES ROOM	16	GYMNASIYM	24	STAGE/ SITTING AREA (SWMIING POOL SIDE)		



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**



LAYOUT 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.



TYPICAL FLOOR

TOWER A & C
1ST TO 13TH FLOOR

CARPET AREA WITH ST. BAL. = 1239.00 SQ.FT.
S. B.UP AREA = 2230.00 SQ.FT.



TOWER-A



TOWER-C



14TH FLOOR TOWER A & C

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



TOWER-A



TOWER-C

TYPICAL FLOOR

TOWER B
1ST TO 13TH FLOOR

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



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

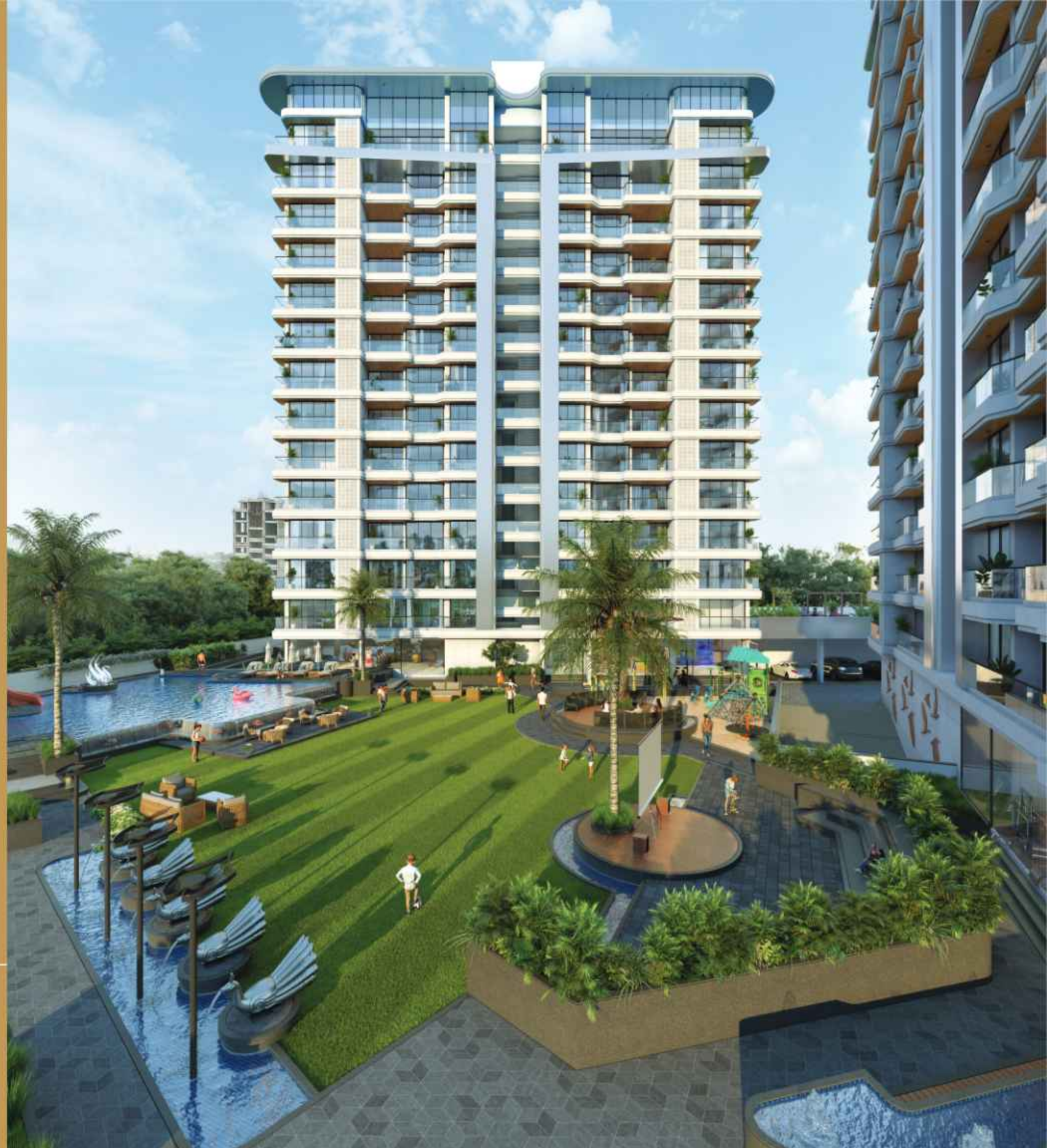


NATURE'S EMBRACE

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.

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.

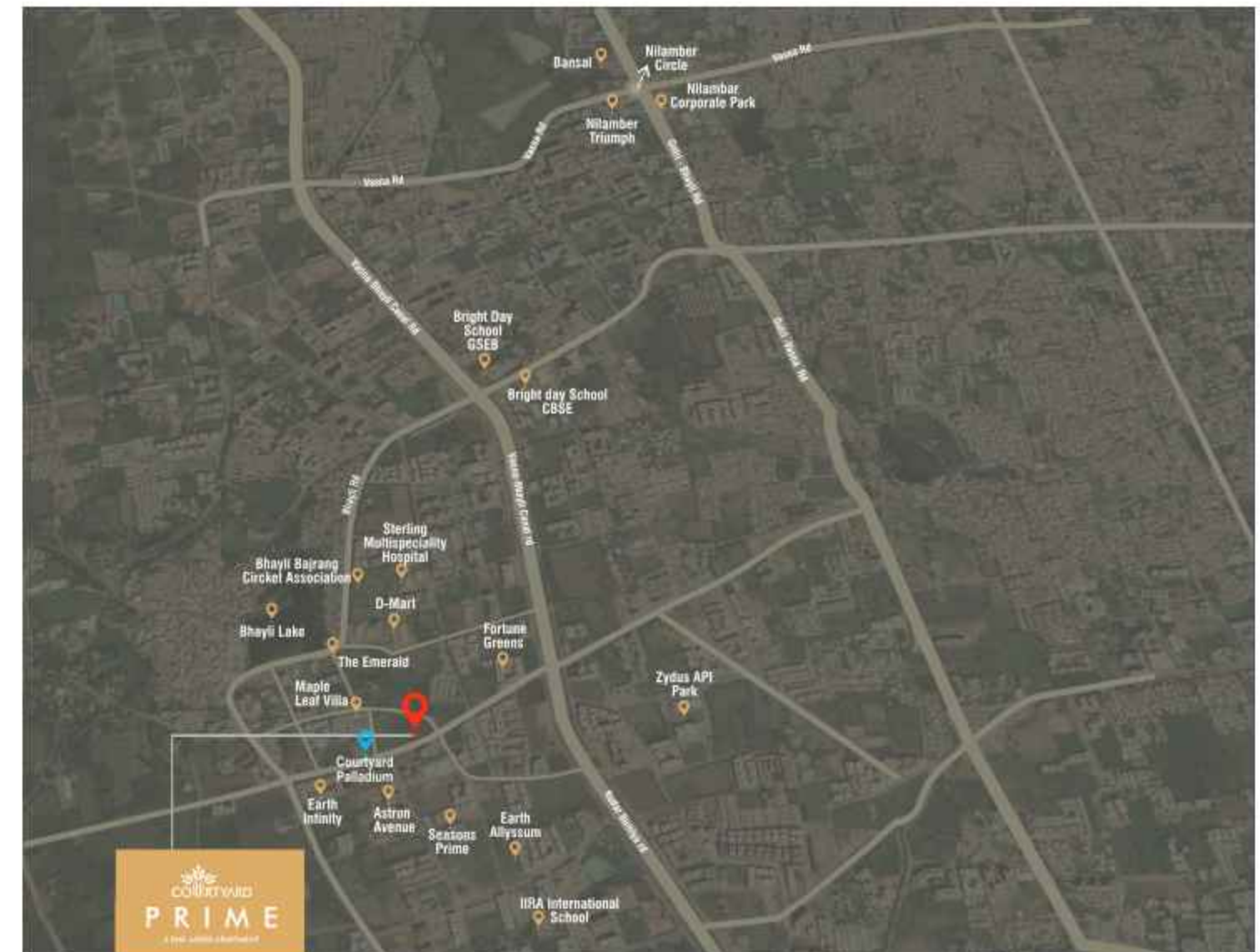
WINDOWS

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

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.
- 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 .
- Rain water harvesting .
- Water softener plant.

KEYPLAN



DEVELOPERS:

**VED BUILDWELL
PVT. LTD.**

CALL:

+91 84606 51518

SITE: COURTYARD PRIME

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

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courtyardprime@gmail.com
www.courtyardgroup.in

ARCHITECT:

DESIGN STUDIO
Architects & Interiors
At. BUCHH BHEDI

STRUCTURE:

adce
Aashutosh A. Desai
Consulting Structural Engineers

PLUMBING & ELECTRICAL CONSULTANT:

Technoartline
MEP Consultants
PUNARN PATEL • DAKSHIN JAIN

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% Masonary & 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.