

TRILOGY

by COLLEGEYARD

Adventure Awaits:
TRILOGY TRAVEL EXPERIENCES



Welcome to Trilogy by Courtyard,
where living takes on a new dimension.

Trilogy by Courtyard is not just
a place to reside; it's a thoughtfully crafted
community that weaves the essence of
travel and adventure into the fabric of everyday life.

TRILOGY by COURTYARD TRAVEL EXPERIENCE

Our unique approach revolves around
the concept of "Trilogy Travel Experience,"
which represents

THE THREE KEY PILLARS

that define our community:



ARCHITECTURAL
GRACE



ELEVATE LIFE



TUNED LIVING

Let's
EXPLORE

**TRILOGY
TRAVEL
EXPERIENCE**



Let's go
TRAVELLING



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



Experience the epitome of opulence with the **4BHK Luxurious Residency** Project by Trilogy by Courtyard.

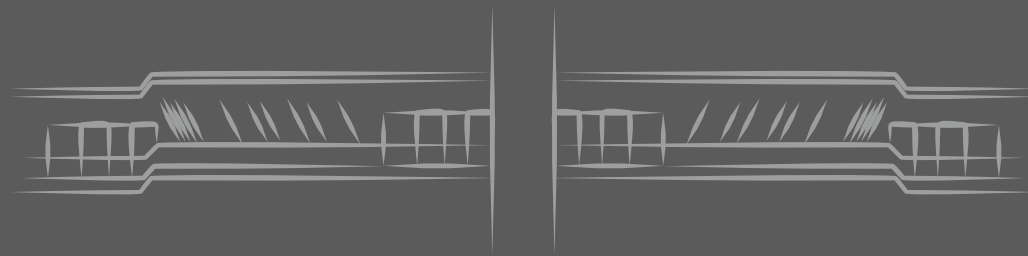
Nestled in the heart of Sevasi, this exclusive residential development is more than just a living space; it's a lavish lifestyle redefined. With a plethora of world-class amenities designed to cater to your every whim, Trilogy by Courtyard offers an extraordinary living experience. From the moment you set foot in this prestigious community, you'll enter a world where indulgence and comfort know no limits. This is not just a home; it's a testament to an elevated way of life.

TRILOGY
TRAVEL
EXPERIENCE



ARCHITECTURAL GRACE

Your residence is your sanctuary, and we believe it should reflect your passion for both comfort and style. Our architectural elegance is an embodiment of this belief, blending modernity with timeless aesthetics. Discover homes designed not just for living but for thriving.



ONLY 2 FLATS PER FLOOR

2 MAIN GATE WITH SECURITY
CABIN & WATERBODY

Architectural
ELEGANCE



ARCHITECT'S NOTES

Our residency, Trilogy by Courtyard, is a testament to architectural excellence. Every structure within this community has been meticulously designed to not just house your dreams but to elevate them. Explore the synergy of form and function as we take you on a journey through our architectural marvels.

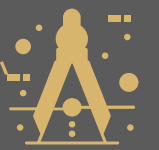
 **DESIGN STUDIO**
architects & interiors
Ar. RUCHIR SHETH

 *Timeless*
AESTHETICS





NURTURING NATURE: OUR LUSH OASIS



Extend your living space with a private balcony that opens up to breathtaking views of our green oasis. Whether you're sipping morning coffee or watching the sunset, your balcony is a place of solace and inspiration.

**LARGE BALCONY
WITH AMENITIES VIEW**

**2 ENTRY GATES FROM
18MTR & 12 MTR ROAD**



PERSONAL LIFT
ACCESS IN EACH FLAT

DUPLEX
APARTMENT

Exploration
UNVEILED



TRILOGY
TRAVEL
EXPERIENCE



ELEVATE LIFE

At Trilogy by Courtyard, we're committed to elevating your everyday living experience. Inspired by the spirit of travel, we bring the world to your doorstep through our carefully curated amenities. Imagine waking up to a life where wellness, community, and culinary excellence are an integral part of your daily journey.

**RESORT STYLE
LUXURIOUS
AMENITIES**

**RESORT STYLE
LARGEST
SWIMMING POOL**

OPEN AIR THEATRE WITH CAFETARIA

**COMMON FOYER
& WAITING AREA FOR GUESTS**



RESORT STYLE AMENITIES

INFINITY
SWIMMING
POOL WITH
BRIDGE



AMENITIES

- ✂ SECURITY CABIN
- ✂ ENTRANCE GATE
- ✂ ENTRANCE PLAZA
- ✂ GAME ROOM
- ✂ GYMNASIUM
- ✂ SPA/STEAM ROOM
- ✂ MULTIPURPOSE HALL
- ✂ BOX CRICKET PITCH
- ✂ CHILDREN'S PLAY AREA
- ✂ TERRACE GARDEN WITH CAFETERIA SIT OUTS
- ✂ PARTY LAWN
- ✂ TODDLER'S ROOM
- ✂ LIBRARY
- ✂ SOCIETY MAINTENANCE OFFICE
- ✂ POOLSIDE JOGGING TRACK
- ✂ ADMIN OFFICE
- ✂ ACTIVITY HALL
- ✂ GAZEBO
- ✂ HOME THEATRE
- ✂ DISCO THEQUE WITH LOUNGE AREA
- ✂ INFINITY SWIMMING POOL WITH DECK AREA
- ✂ WASHROOMS WITH CHANGING ROOM
- ✂ SENIOR CITIZEN GARDEN
- ✂ JOGGING TRACK
- ✂ POOL SIDE CAFETERIA
- ✂ ENTRANCE WATER CASCADE
- ✂ SKY WALK BRIDGE



Discover
AQUATICS



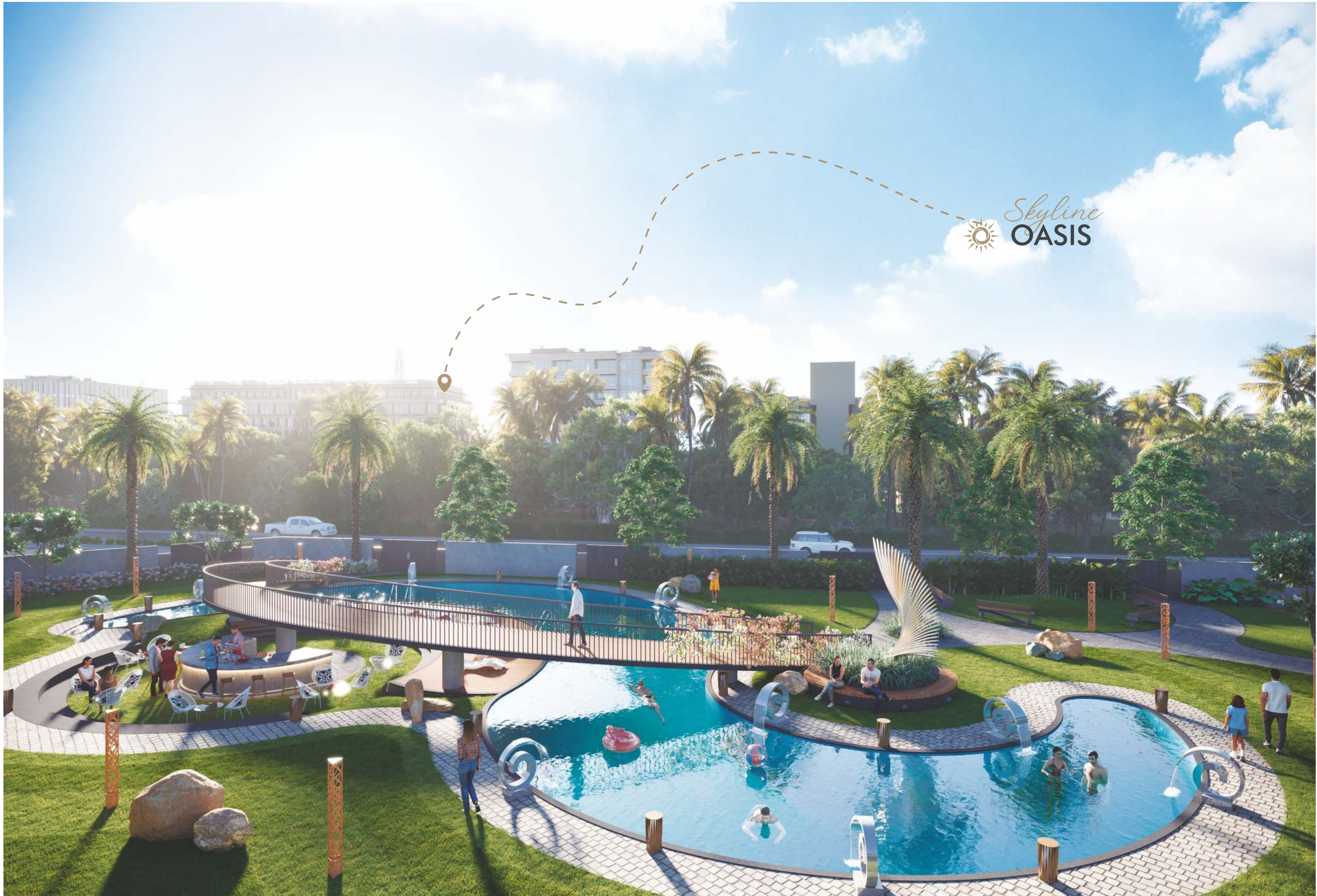
CRAFTING UNFORGETTABLE MOMENTS

Trilogy by Courtyard is where life's most memorable moments are carefully crafted. From our architectural wonders to our lavish amenities and the convenience of 18 MTS Road, every detail is designed to help you create cherished memories.

Welcome to a life filled with unforgettable moments.

SKY WALK BRIDGE
ON POOL & MANY MORE

DEDICATED AREA
FOR SERVICE /UTILITY



Skyline
OASIS



Refresh
& REEL

OPEN AIR THEATRE
WITH CAFETERIA

TRIOLOGY
TRAVEL
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TUNED LIVING

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**COVERED BUS
PICKUP/DROP POINT**

2 ALLOTTED CAR PARKING

**POWER BACKUP
FOR COMMON AREAS**





Sky-High
VISTAS

GROUND FLOOR PLAN

LEGENDS

- 1A SECURITY CABIN - 1
- 1B SECURITY CABIN - 2
- 2 PICK-UP & DROP POINT
- 3 CHILDREN PLAY AREA
- 4 LOUNGE ROOM / DISCO / BAR
- 5 WIDE PASSAGE
- 6 LIBRARY
- 7 SPA / STEAM
- 8 GYMNASIUM
- 9 ADMIN ROOM
- 10 GAME ROOM
- 11 TODDLER ROOM
- 12 MULTIPURPOSE HALL
- 13 BOX CRICKET
- 14 BRIDGE TOP
- 15 SWIMMING POOL
- 16 WIDE DECK



FIRST FLOOR PLAN

- 1. OPEN AIR THEATRE
- 2. CAFETERIA
- 3. KITCHEN

TYPICAL FLOOR PLAN

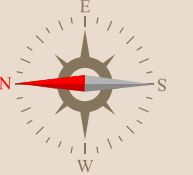
2ND TO 14TH FLOOR



TOWER-A



UNIT PLAN



CARPET AREA : 2098.00 SQ.FT.
SUPER BUILT-UP AREA : 3776.00 SQ.FT.



TOWER-B



UNIT PLAN



CARPET AREA : 2131.00 SQ.FT.
SUPER BUILT-UP AREA : 3835.00 SQ.FT.



TOWER-A&B DUPLIX UNIT PLAN

TOTAL CARPET AREA : 4262.00 SQ.FT.
SUPER BUILT-UP AREA : 7670.00 SQ.FT.



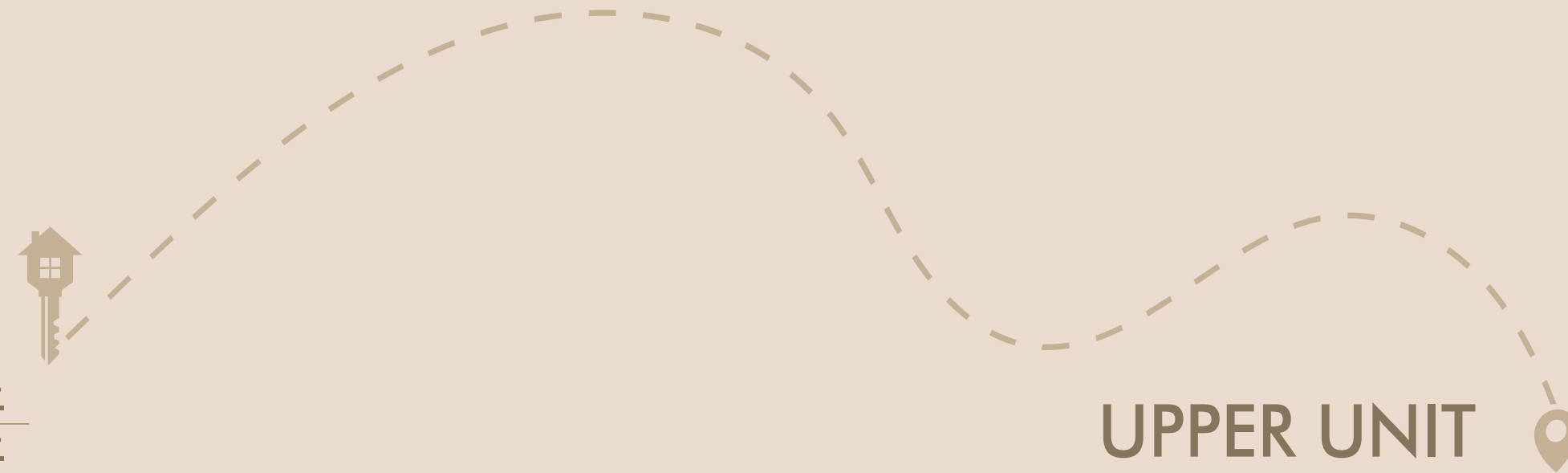
LOWER UNIT

CARPET AREA : 2131.00 SQ.FT.
SUPER BUILT-UP AREA : 3835.00 SQ.FT.



TOWER-A&B DUPLEX UNIT PLAN

TOTAL CARPET AREA : 4262.00 SQ.FT.
SUPER BUILT-UP AREA : 7670.00 SQ.FT.



UPPER UNIT

CARPET AREA : 2131.00 SQ.FT.
SUPER BUILT-UP AREA : 3835.00 SQ.FT.





SPECIFICATION

STRUCTURE

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

FLOORING

- 800 X 1600 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 All 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 Acrylic 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 Wooden frame and Standard quality lock fittings.

WINDOWS

- Premium quality UPVC windows with glass
- Granite frame for window.

BASEMENT FLOOR PLAN

2 ALLOTTED CAR PARKING



DEVELOPERS:
VED REALTY

SITE: TRIOLOGY BY COURTYARD

STRUCTURE:

Bh. Kabir Farm,
Opp. Emerald Elite Bungalows,
Sevasi, Vadodara.



CALL:
+91 81419 51518

WEB, EMAIL:
trilogy@courtyardgroup.in
www.courtyardgroup.in

PLUMBING & ELECTRICAL
CONSULTANT:



ARCHITECT:
DESIGN STUDIO
architects & interiors
AT. RUCHIR SHETH

PAYMENT TERMS:

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% Finishing \ At the time of sale agreement.

LOADED WITH REPUTED BRANDS



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/

