

DISCOVER TRUE URBANITY



TRINITY



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

HONEST CR\_98243 85808

4B2HK & 3BHK LUXURIOUS  
**TERRACE FLAT**

DISCOVER TRUE URBANITY



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.



TRINITY

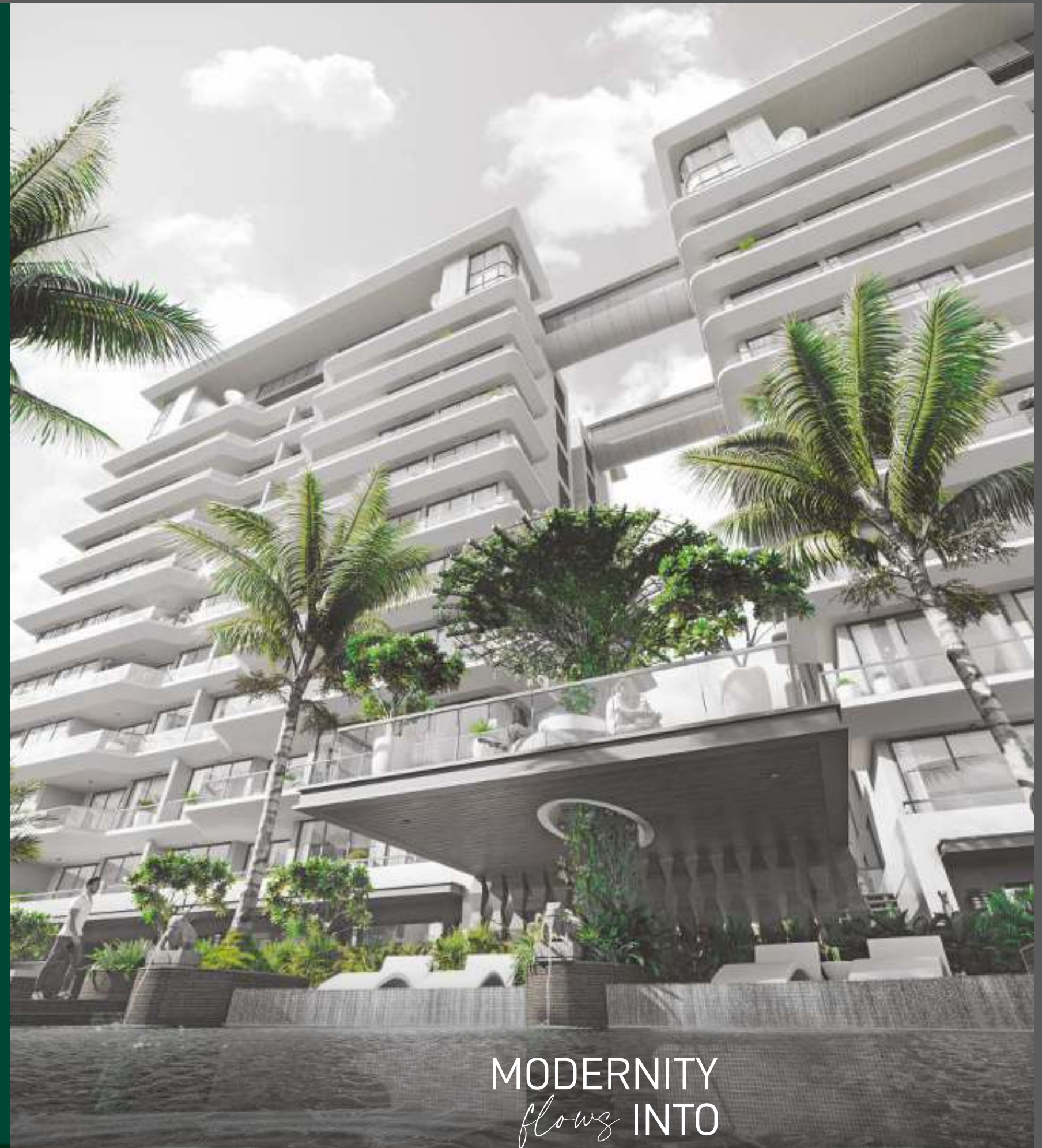


COURTYARD PROJECTS



Trinity by Courtyard is an exquisite property by the leaders of Vadodara. It has been designed elegantly keeping in mind the very essentials that go into making your life luxuriously elegant. Take any aspect and it's a check mark. Every corner of the spaces exude modernity, every luxury is created thoughtfully carrying rich serenity and all amenities are covered to not let anything miss out for a mismatched living making the Trinity totally inclusive.

MODERNITY  
SERENITY  
INCLUSIVITY



# MODERNITY

## MODERNITY *flows* INTO ARCHITECTURE

MODERN  
ARCHITECTURE

35000 SQFT  
LANDSCAPED GARDEN

WELL APPOINTED  
FLATS

REFRESHINGLY  
VENTILATED BUILDINGS

Introducing our precious new property in Trinity, where luxury meets sophistication. Immerse yourself in the epitome of opulence and indulge in a lifestyle tailored for the discerning few. Discover meticulously crafted homes, thoughtfully designed amenities, and a world of unmatched elegance. Experience the pinnacle of refined living in our prestigious community. Experience modernity, serenity and inclusivity in architecture, luxury and amenities.



DESIGN STUDIO  
architects & interiors  
Ar. RUCHIR SHETH



SKY WALK  
BRIDGE

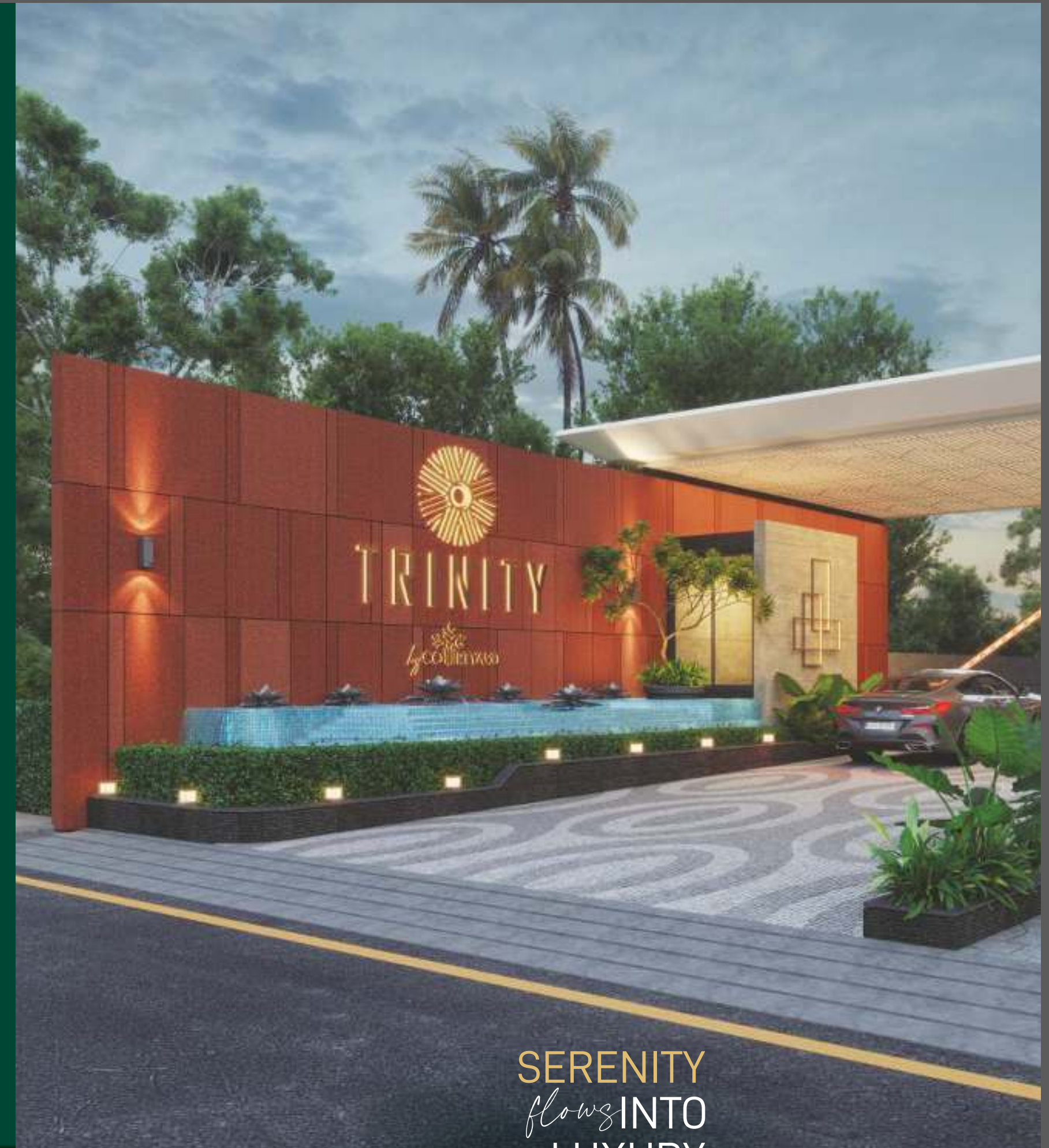
THICK  
PLANTATION

COMFORTABLE LIVING  
WITH OPEN SPACES

*Explore*  
ARCHITECTURAL  
CREATIVITY

A HEAVEN *of*  
UNCONVENTIONALITY





# SERENITY

SERENITY  
*flows INTO*  
LUXURY

NATURAL  
LIVING SPACES

ADVANCE HI-TECH  
SECURITY SYSTEMS

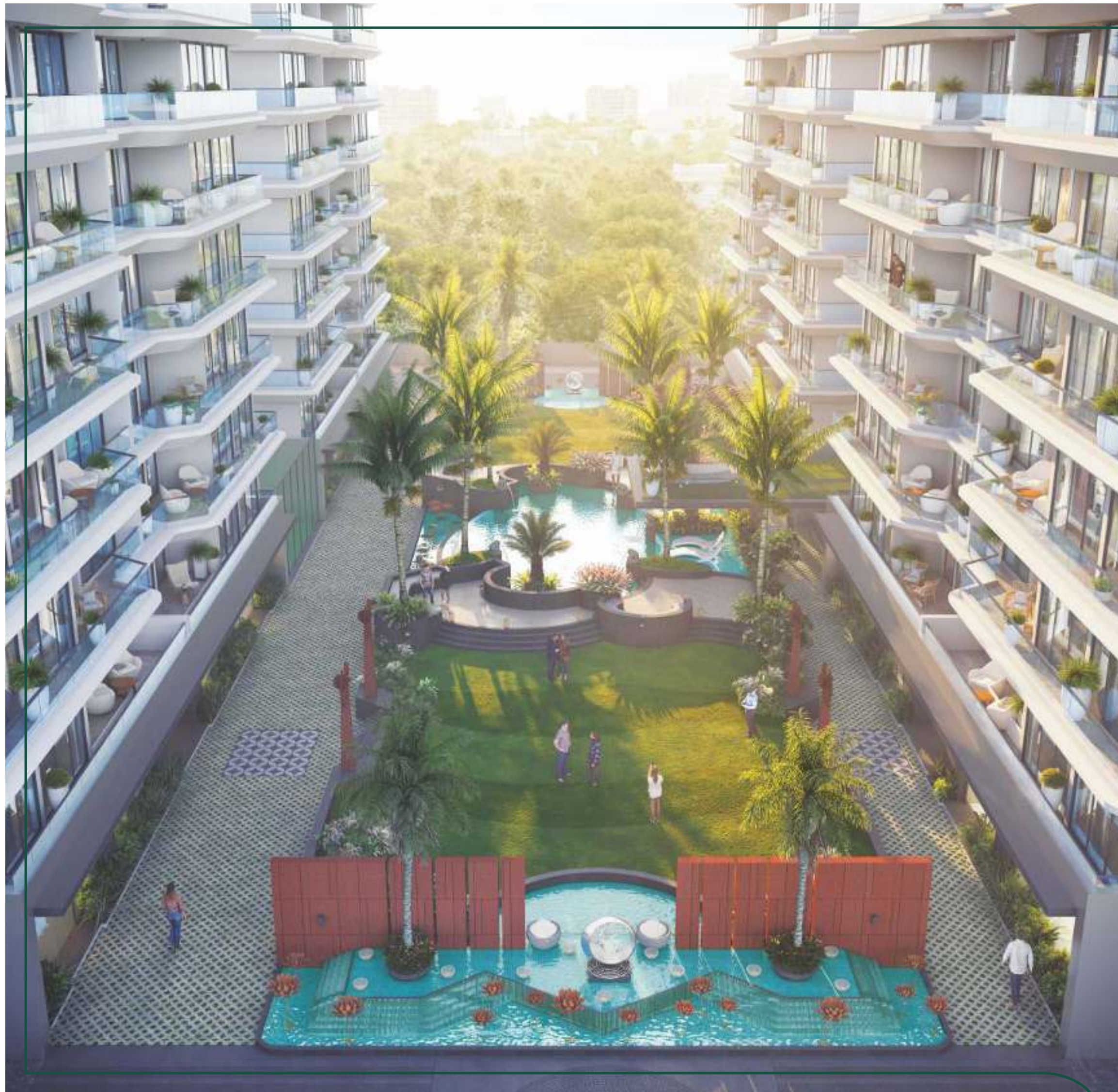
SUPER PRIME  
LOCATION

LAVISH  
AESTHETICS

Immerse yourself in the opulence of Trinity, where every detail has been meticulously curated to create a harmonious blend of sophistication and tranquility. Indulge in the serene ambience, unwind in the luxurious amenities, and experience a lifestyle where peace and luxury intertwine seamlessly. Welcome to your private oasis, where serenity meets extravagance.

*Every* GAZE  
SPARKS CURIOSITY





## ECSTASY HITS *with* INTENSITY

Life's never a dull moment at Trinity with perhaps the best experienced views and ambiance. This is not just a real estate project but thoughtfully homes, made pitch perfect design to invoke ecstasy with deep intensity.

DELICATE USE OF  
HARDSCAPE,  
LANDSCAPE AND  
SCULPTURAL QUALITY

SAFE  
NEIGHBOURHOOD



Trinity is extraordinary. Here majestic grandeur coexists harmoniously with peaceful tranquility. Sprawling landscapes embraced by serene surroundings, offer a sanctuary of unmatched elegance and quietude. Delve in the essence of opulence as you immerse yourself in the serene ambience and indulge in the refined amenities of Trinity.

IEWS THAT  
HINT *the*  
MAGNANIMITY



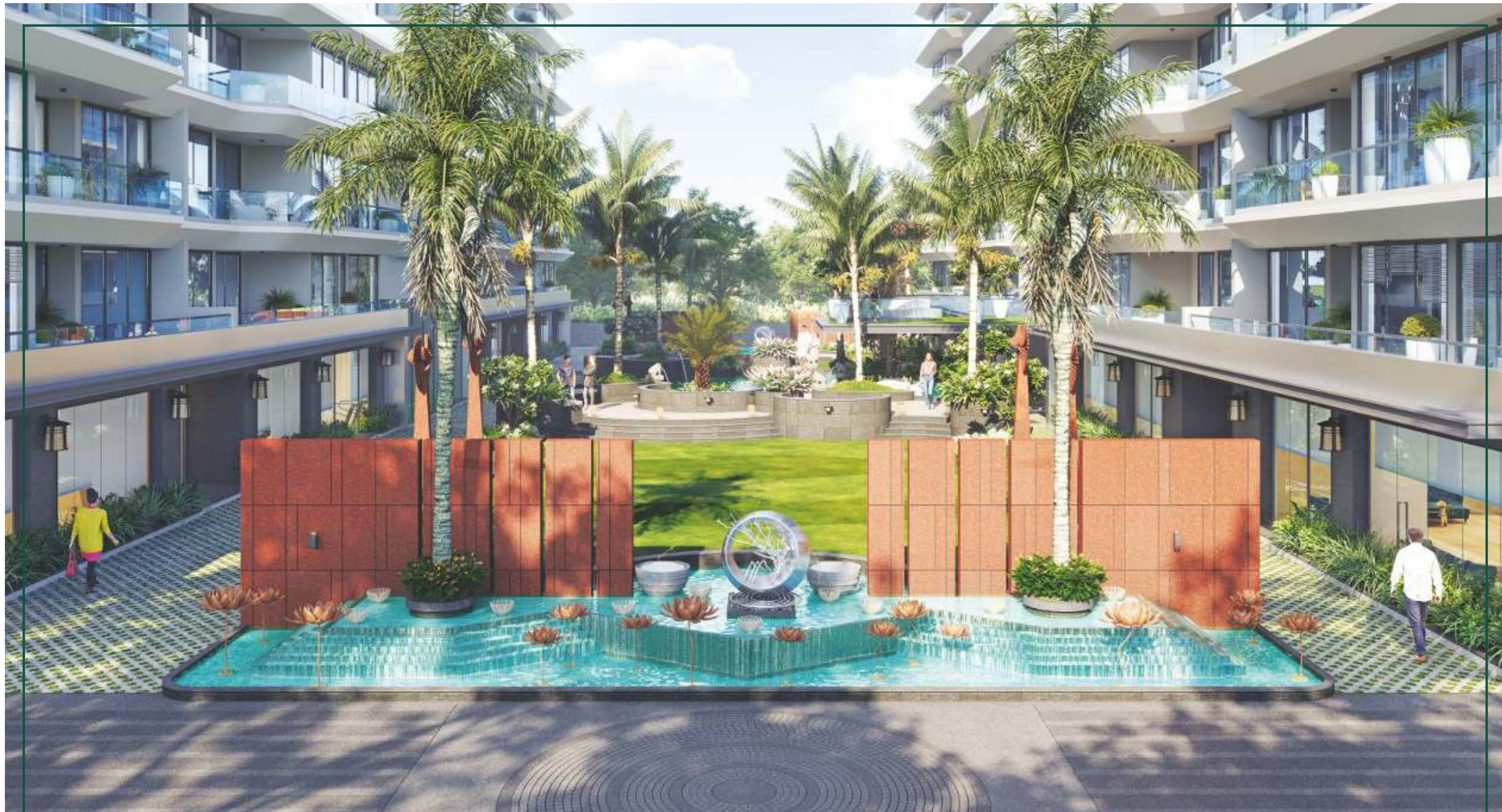
## OASIS of TRANQUILITY

Discover a place where the whispers of nature blend seamlessly with the grand architecture, creating an enchanting retreat that is both majestic and undeniably peaceful. There's no turning back when you've signed up for a life that feels like a world apart.

ATTENTION TO DETAILS,  
PROPORTION AND SCALE



AN EXAMPLE  
of LUXURIOUS  
MODESTY



The vantage point of Trinity provides breathtaking vistas unfolding before your eyes. The panoramic view showcases architectural splendor in all its glory. Majestic structure with nature's gentleness soothe the heart. The tranquil expanse of a long facades and landscape, add a touch of serenity to the scene. Such is the view of the tranquil Trinity.

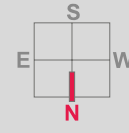
PROMOTES  
COMMUNITY  
LIVING

VISION'S  
DIVE *into*  
CLARITY

# BASEMENT FLOOR PLAN



12.00 MTR. WIDE ROAD

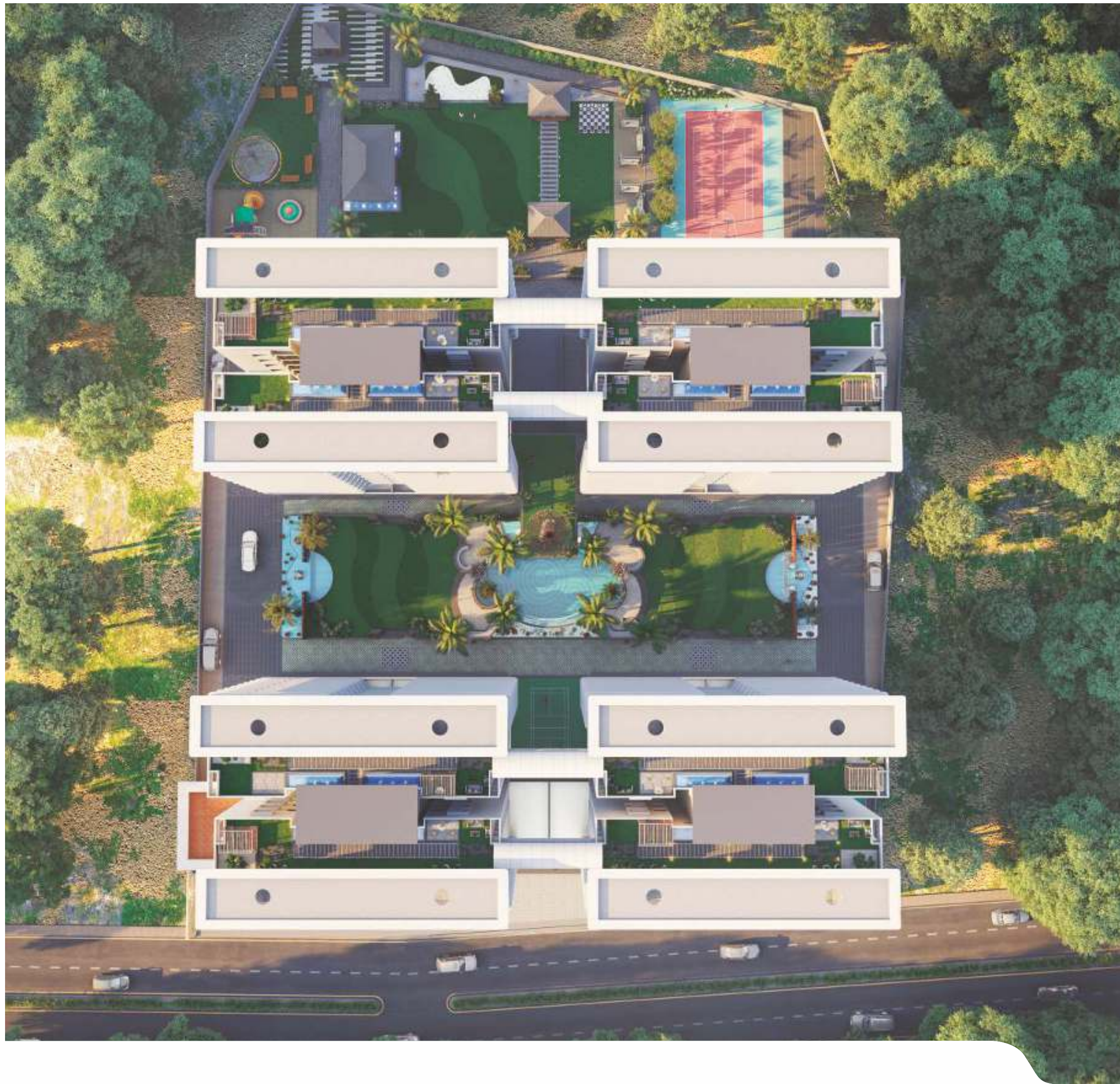


## MODERNITY *flows INTO* ARCHITECTURE

Modernity in architecture shines through each dwelling at Trinity. Every aspect of its design exudes contemporary sophistication and forward-thinking. Clean lines, geometric shapes, and a minimalist aesthetic define the exterior, creating an elegant and timeless presence. Inside, an open floor plan allows for seamless flow between spaces, emphasizing a sense of spaciousness and flexibility.

The use of cutting-edge materials and sustainable features showcases a commitment to environmental consciousness and energy efficiency. Courtyard Trinity embodies the essence of modernity in architecture, offering residents a harmonious blend of style, functionality, and sustainability.

**2 CAR STACKED  
PARKING SPOTS ALLOTTED**



TRINITY

by **CORIT**YARD

## INTEGRITY *in* EXCELLENCE

At Trinity, step into a realm of open-concept living spaces flooded with natural light, offering a harmonious balance between indoor and outdoor environments. With meticulous attention to detail, our modern designs create a dynamic and sophisticated atmosphere, setting the stage for an unparalleled living experience. Here modernity meets architecture in true sense.

# MASTER PLAN

SHOP AREA TABLE

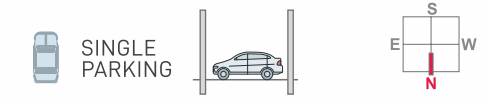
SHOP NO.	SHOP SIZE	CARPET AREA	S.B. AREA
01	28'-8" X 11'-0"	314	581
02	28'-8" X 11'-0"	314	581
03	26'-0" X 11'-9"	306	566
04	26'-0" X 11'-0"	284	525
05	26'-0" X 11'-0"	284	525
06	26'-0" X 11'-9"	306	566
07	28'-8" X 11'-0"	314	581
08	28'-8" X 11'-0"	314	581
09	28'-8" X 10'-1"	289	535
10	28'-8" X 10'-1"	289	535
11	28'-8" X 10'-1"	289	535

SHOP NO.	SHOP SIZE	CARPET AREA	S.B. AREA
12	28'-8" X 11'-0"	314	581
13	28'-8" X 11'-0"	314	581
14	26'-0" X 11'-9"	306	566
15	26'-0" X 11'-0"	284	525
16	26'-0" X 11'-0"	284	525
17	26'-0" X 11'-9"	306	566
18	28'-8" X 11'-0"	314	581
19	28'-8" X 11'-0"	314	581

## AMENITIES

### LEGENDS

- |                                |   |
|--------------------------------|---|
| 01. SECURITY CABIN             | 19. HOME THEATRE                          |
| 02. ENTRANCE GATE              | 20. DISCO THEQUE WITH LOUNGE AREA         |
| 03. ENTRANCE WATER CASCADE     | 21. INFINITY SWIMMING POOL WITH DECK AREA |
| 04. ENTRANCE PLAZA (GARDEN)    | 22. ARTIFICIAL POND                       |
| 05. GAME ROOM                  | 23. WASHROOMS WITH CHANGING ROOM          |
| 06. VIRTUAL GAME ROOM          | 24. LUSH GREEN GARDEN                     |
| 07. GYMNASIUM                  | 25. TEMPLE                                |
| 08. BADMINTON COURT            | 26. SENIOR CITIZEN GARDEN                 |
| 09. MULTIPURPOSE HALL          | 27. YOGA/ MEDITATION DECK                 |
| 10. BOX CRICKET PITCH          | 28. SWING PLAZA                           |
| 11. CHILDREN'S PLAY AREA       | 29. CHESS GARDEN                          |
| 12. PARTY LAWN                 | 30. ZEN GARDEN                            |
| 13. TODDLER'S ROOM             | 31. JOGGING TRACK                         |
| 14. LIBRARY                    | 32. FIXED GAZEBO                          |
| 15. SOCIETY MAINTENANCE OFFICE | 33. MULTIPURPOSE COURT                    |
| 16. ADMIN OFFICE               | 34. AMPHITHEATRE                          |
| 17. ACTIVITY HALL              |   |
| 18. GAZEBO                     |   |



# FIRST FLOOR PLAN

1. TERRACE GARDEN WITH CAFETERIA SITOUTS
2. OPEN TERRACE 32.00 SQ.FT.

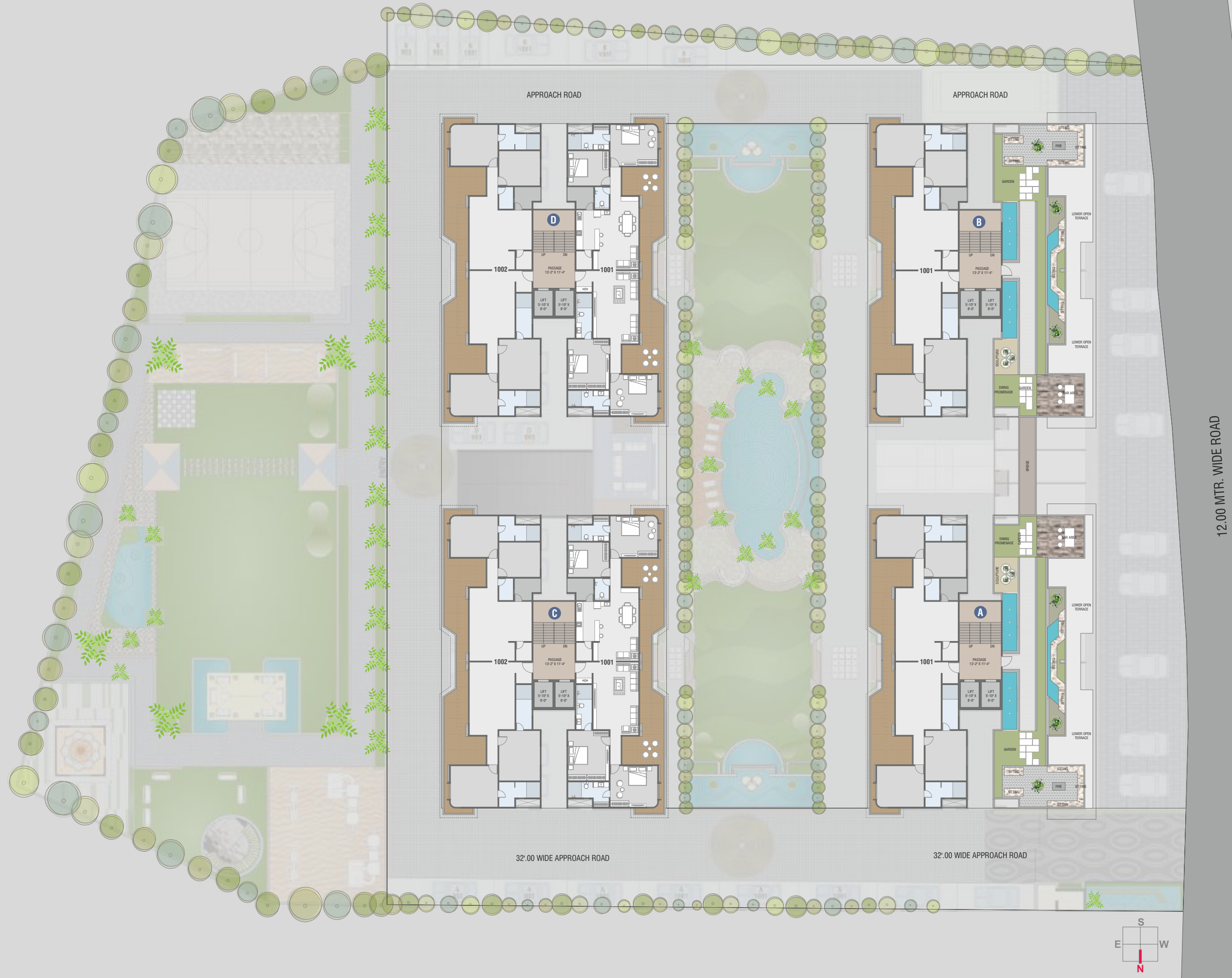




# 9TH FLOOR PLAN



# 10TH FLOOR PLAN



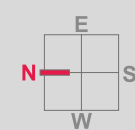
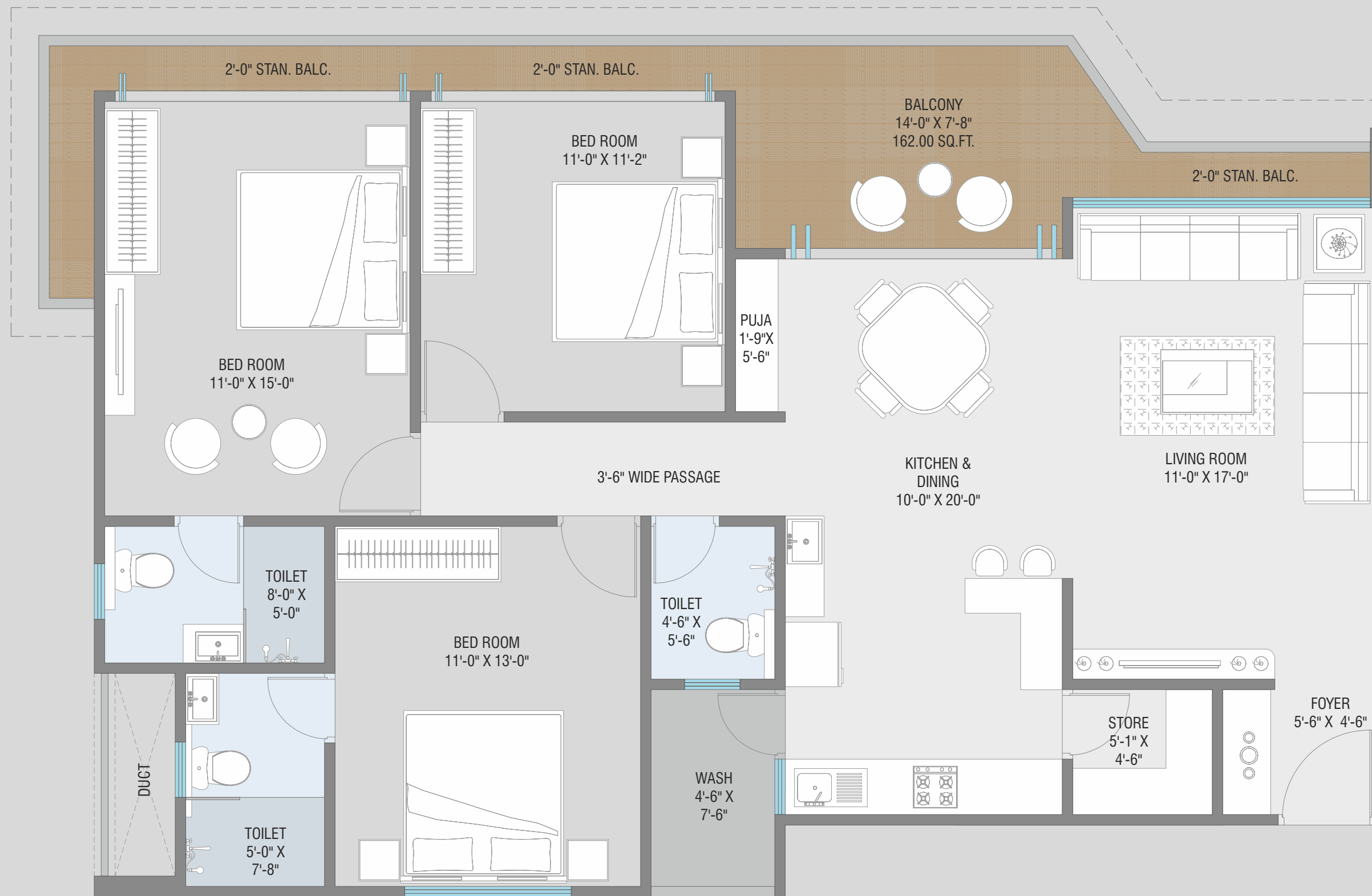
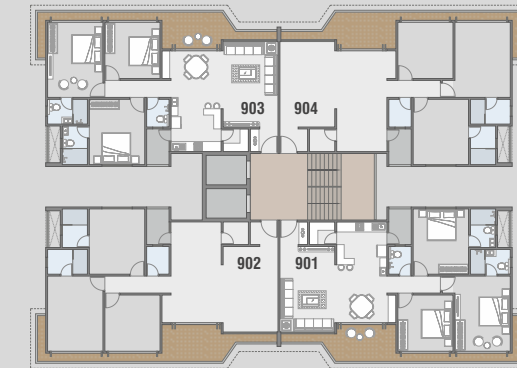
# 11TH FLOOR PLAN



# TYPICAL FLOOR

TOWER (A & B) 101 TO 801  
TOWER (C & D) 101 TO 901

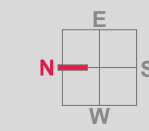
CA: 1314 SQFT | SBA: 2365 SQ.FT.



9TH FLOOR PLAN  
(TOWER A & B)

901 CA: 2048 SQFT | SBA: 3686 SQ.FT.

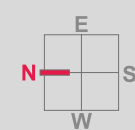
902,903 CA: 1314 SQFT | SBA: 2365 SQ.FT.





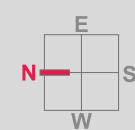
10TH FLOOR PLAN  
(TOWER A & B)

CA: 2048 SQFT | SBA: 3686 SQ.FT.



# 4BHK COMBINED FLOOR PLAN

CARPET AREA = 2579.00 SQ.FT  
 SUPER BUILT UP AREA = 4642.00 SQ.FT

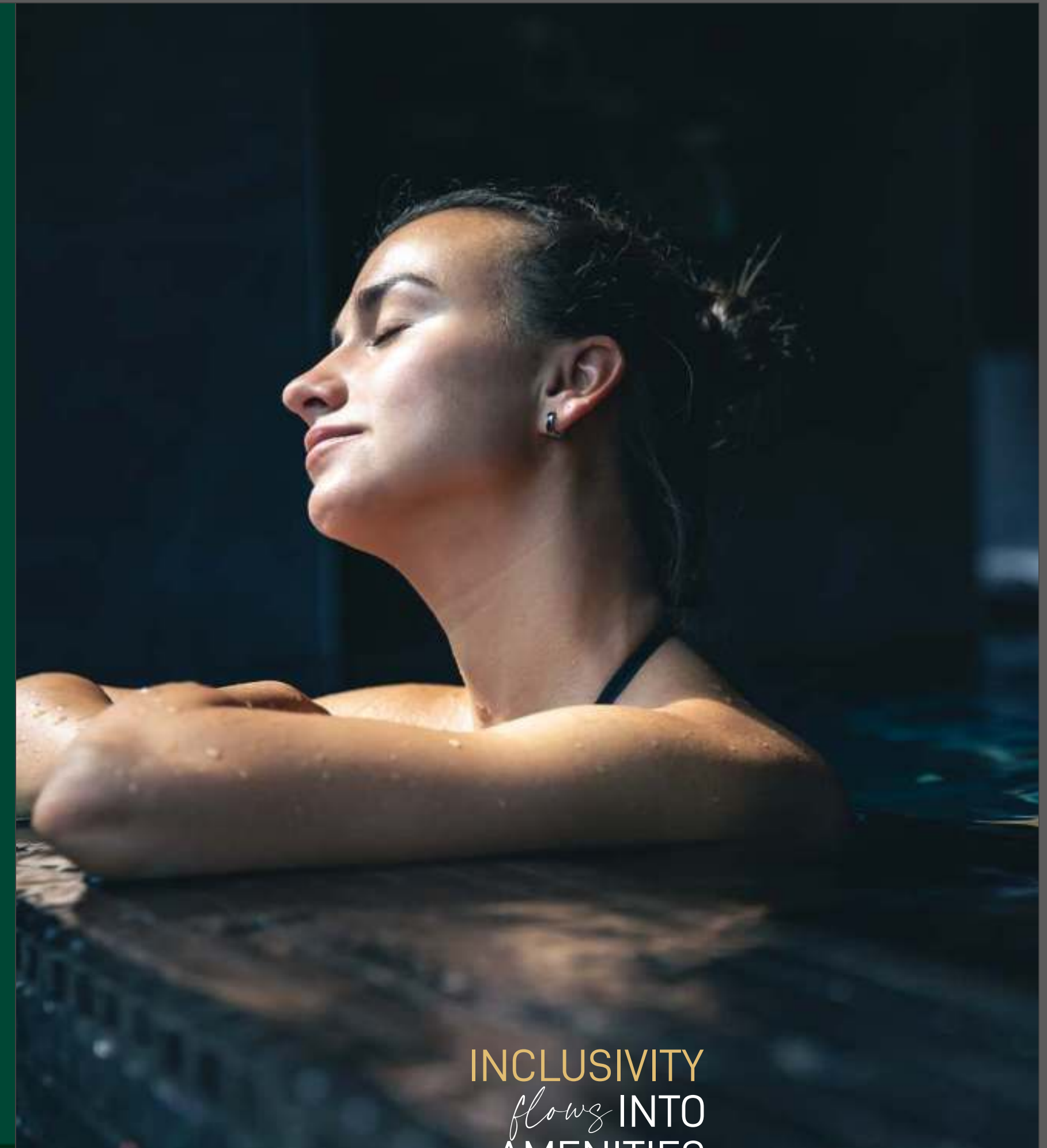




# INCLUSIVITY

40 + AMENITIES  
FOR THE PLEASURE OF  
YOUR LIVING

VARIOUS SITTING  
& LOUNGING  
SPACE

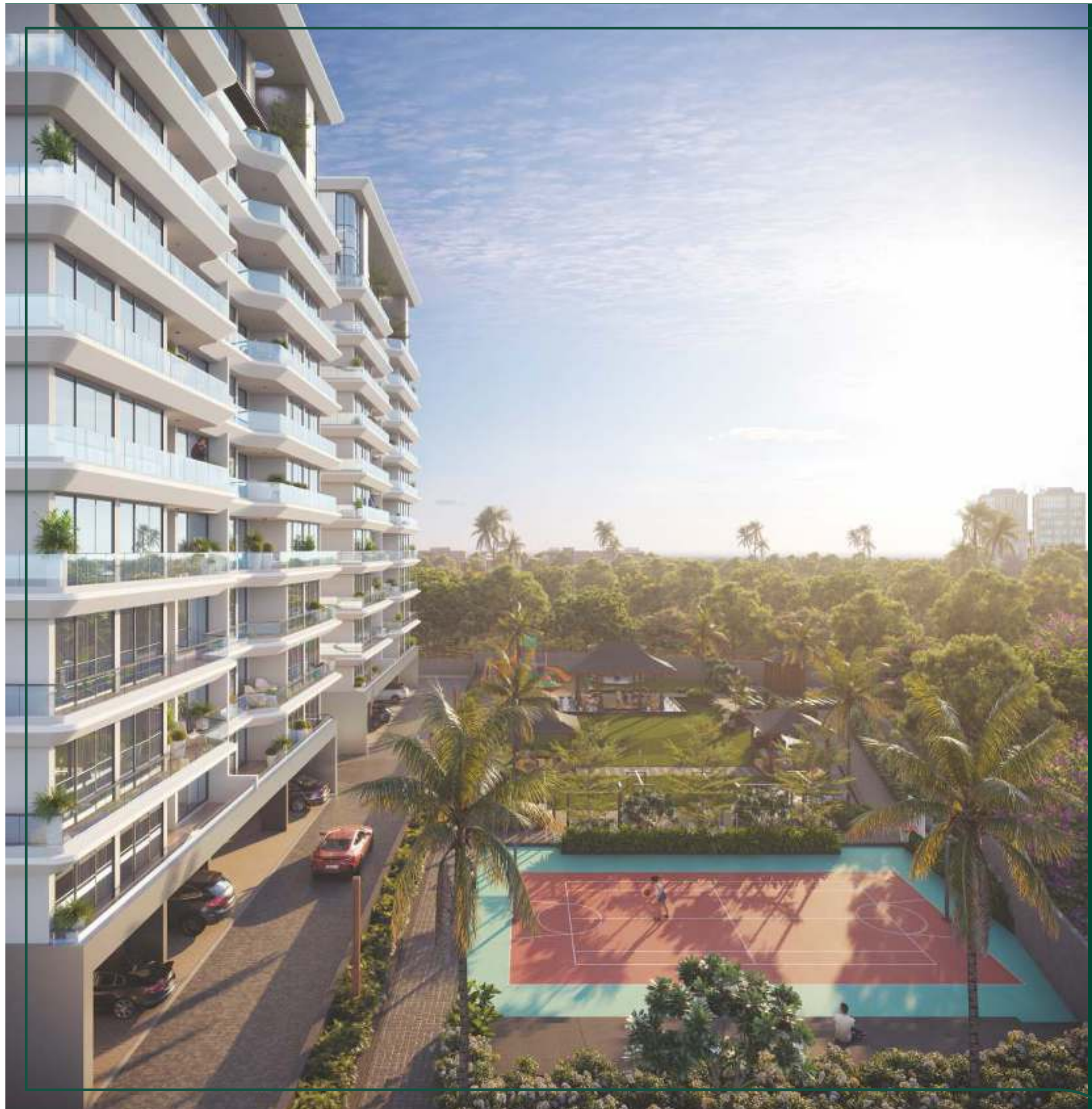


INCLUSIVITY  
*flows* INTO  
AMENITIES

Inclusivity is at the forefront of the design of the amenities at Courtyard Trinity. With an assurance to make each resident feel welcomed, the amenities have been carefully designed to be accessible and accommodating to individuals of diverse abilities and backgrounds. Accessibility is taken care of with wide pathways for easy navigation. The community lounge and gathering spaces are thoughtfully designed to foster a sense of inclusiveness, with relaxing spaces like pool and versatile layouts.



GRANDEUR  
*flows* INTO  
INFINITY



## EVERYTHING CLOSE *to* INFINITY

Courtyard Trinity is an exceptional project that offers a comprehensive range of amenities. Designed with the residents' comfort and convenience in mind, this project goes above and beyond to provide an exceptional living experience.

LEISURE  
SPACE

VIBRANTLY  
DESIGNED FACILITY



AN EXAMPLE  
of LUXURIOUS  
MODESTY



## TOWARDS NATURE'S AFFINITY

The terrace garden at Trinity offers a delightful retreat for residents, complete with a charming gazebo and a cozy cafe. The garden is meticulously landscaped with lush greenery, vibrant flowers, and serene water features, creating a tranquil ambiance. Here, you can relax, read a book, or enjoy intimate conversations while immersing yourselves in the natural surroundings.

## TERRACE GARDEN WITH CAFETERIA SIT OUTS

## VALUE ADDITIONS

- Power backup for common area & Lift
- Provision for home base inverter.
- CCTV Surveillance in common areas including compound wall, lobby & passages.
- 24 Hours security, Security cabin painted with textured paint.
- 2 High speed elevators in each tower (Schindler/Kone or equivalent)
- Automatic gate.
- Advanced fire fighting system on ground and basement.
- Each Flat 2 Allotted Car parking
- Penthouse 4 car Allotted Car parking
- Main lobby Italian marble flooring with seating.
- Well designed interiors with false ceiling and decorative lights.
- Anti termite treatment
- 24 hours water supply
- Water softner plant
- Terrace garden
- Foyer (all towers)
- Meter room (all towers)
- Alloted car parking
- Visitors parking
- 2 wheelers parking



INCLUSIVITY  
*flows* INTO  
AMENITIES



## AMENITIES

- SECURITY CABIN
- ENTRANCE GATE
- ENTRANCE PLAZA
- GAME ROOM
- VIRTUAL GAME ROOM
- GYMNASIUM
- BADMINTON COURT
- MULTIPURPOSE HALL
- BOX CRICKET PITCH
- CHILDREN'S PLAY AREA
- PARTY LAWN
- TODDLER'S ROOM
- LIBRARY
- SOCIETY MAINTENANCE OFFICE
- ADMIN OFFICE
- ACTIVITY HALL
- GAZEBO
- HOME THEATRE
- DISCO THEQUE WITH LOUNGE AREA
- INFINITY SWIMMING POOL WITH DECK AREA
- ARTIFICIAL POND
- WASHROOMS WITH CHANGING ROOM
- LUSH GREEN GARDEN
- TEMPLE
- SENIOR CITIZEN GARDEN
- YOGA/ MEDITATION DECK
- SENIOR CITIZEN SITOUT GAZEBO
- SWING PLAZA
- CHESS GARDEN
- ZEN GARDEN
- JOGGING TRACK
- FIXED GAZEBO
- MULTIPURPOSE COURT
- AMPHITHEATRE
- TERRACE GARDEN WITH CAFETERIA SIT OUTS
- ENTRANCE WATER CASCADE
- SKY WALK BRIDGE

# 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.



DEVELOPERS:  
**Ved Realty**

SITE: **Trinity by Courtyard**

STRUCTURE:

OPP. Aashray Bunglows,  
Bh., Tulsi Restaurant, Gotri Bhayli Road,  
Gotri, Vadodara-390021



Plumbing & Electrical  
Consultant:



ARCHITECT:



PAYMENT TERMS:

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

**FLATS:** 20% at the time of Booking | 10% Plinth Level | 5% GF slab to 10th floor slab (11) 55% | 5% Masonry & Plaster work | 5% flooring & fitting | 5% Finishing \ At the time of sale agreement.

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](http://www.gujrera.gujarat.gov.in) RERA REGISTRATION NO.: PR/GJ/VADO/VADODARA/

## LOADED WITH REPUTED BRANDS

**Jaquar**

**KOHLER**

**CERA**

**RR/KABEL**

**ASTRAL  
PIPES**

**Godrej**



**HAFELE**



**Finolex**

**OTIS**

**Schneider  
Electric**

**asianpaints**

**KONE**