

PROJECT BY:



COURTYARD GROUP



Elegance Reigns



Architect's Notes



We are extremely delighted to present ultra luxury in our newly designed villas. These villas at Luxuria resemble villas of the world without being as pricey as they could. We've merged gorgeous design with apex utility. Each step within the Courtyard takes you to the era of renaissance. Welcome to experience royalty at Courtyard Luxuria.

DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH

COURTYARD
LUXURIA

Luxurious villas that exhibit opulence and sophistication, boast an impressive array of amenities and features that cater to the most respected of guests and yourself. The grand Luxuria villas are set to make a mark with their exquisite architecture, immaculate landscaping and top-of-the-line furnishings. Decent entertainment spaces and room for fresh vibes, every detail is designed to provide the ultimate in comfort and luxury. Experience ultra luxurious living with extravagance at Courtyard Luxuria!

Grandeur Sprawl



Artistry Prevails

Each 'Luxuria' villa is a stunning masterpiece that blends creativity and functionality to create a unique and visually captivating living space. It showcases hues of architectural style featuring intricate details and unconventional shapes. Every corner of the villa is carefully crafted to be a work of art, which compliments every element that makes living in it, sheer pleasure.



21
LUXURY
DUPLEX
BUNGALOWS

Dreams Eventuate





Timeless Architecture

The beauty of brick designed exterior villas at Luxuria lies in their timeless appeal and enduring elegance. Witness the natural texture and warmth that welcome and invite. It is this stunning and distinctive exterior that stands out from the crowd. The charm of your villa at Luxuria is undeniable, offering a timeless and enduring appeal that never goes out of style.

Thoughtfully Spectacular

These contemporary villas at Courtyard Luxuria boast a spectacular design not just in the inside but that maximizes space and functionality, creating a blissful and relaxing environment. Look up and you'll find a reason to 'awe'. Beautiful sights await you at Courtyard Luxuria.



Imperial Demeanor





A Regal Living

These are not just villas, these are temples of your dreams which you have brought to life. Be amazed at the quality of life rendered by these beautifully designed villas designed keeping in mind complete safety with earthquake resistant built. Explore a world of regal living at Courtyard Luxuria.

Layout plan



Area table

PLOT NO.	PLOT AREA
01	1410
02 to 08	1034
09	1479
10	1218
11 to 14	1034
15	1410
16	1398
17	1109
18	1094
19	1077
20	1062
21	1268



TYPE A
PLOT NO :
01, 09 & 15
TOTAL
BUILT UP AREA =
2420.00 SQ.FT

Ground floor



First floor



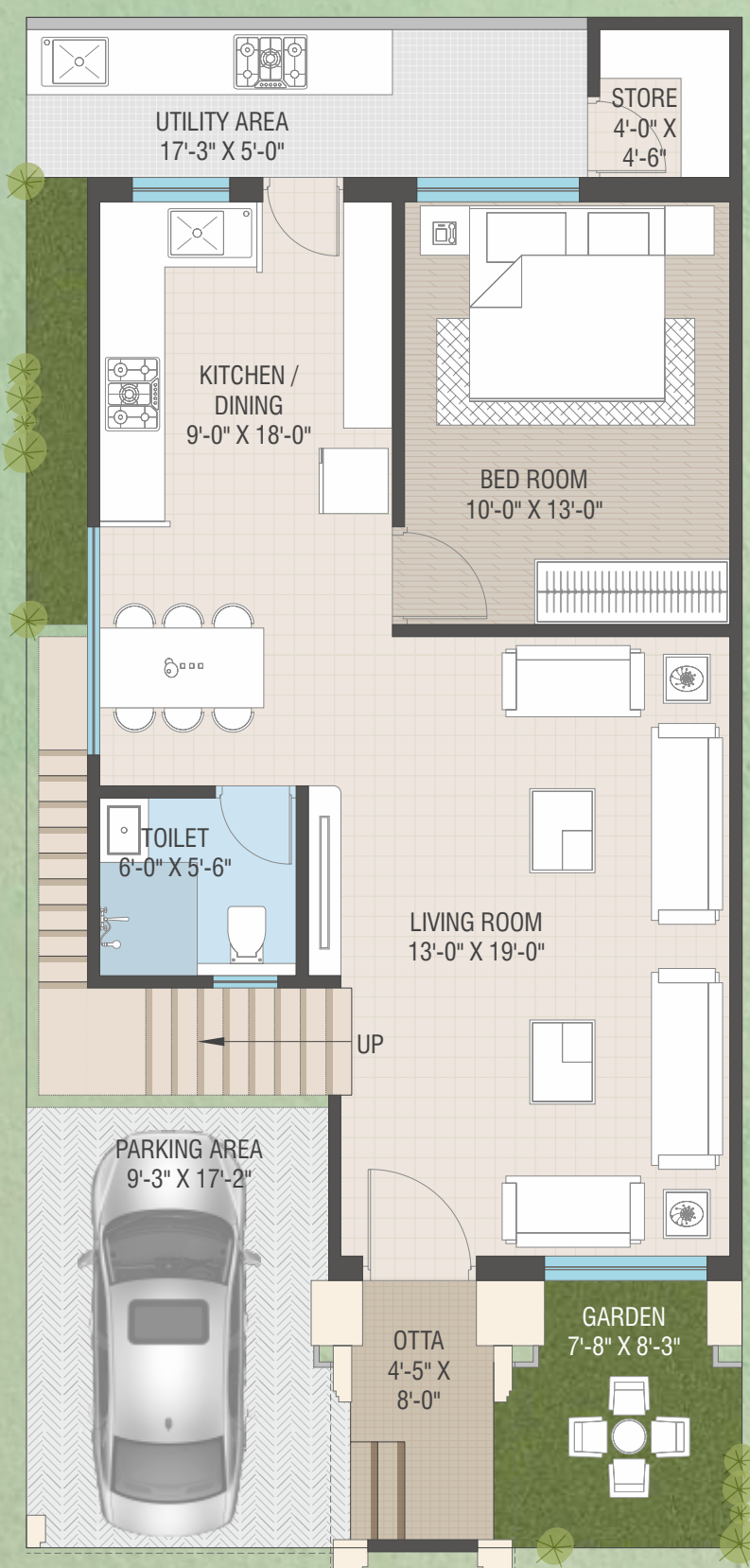
Second floor



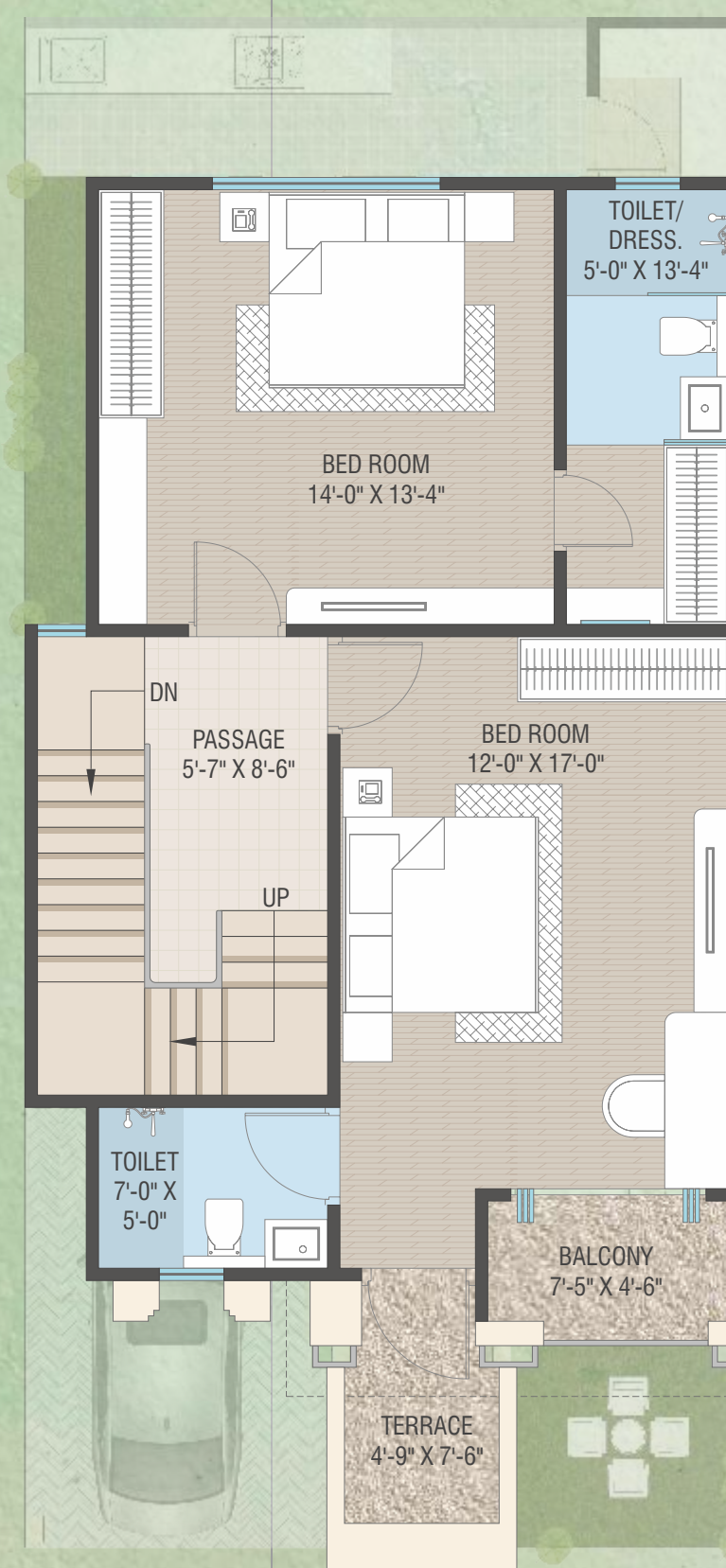
TYPE B
PLOT NO :
02 to 08, 11 to 14
16 to 20

TOTAL
BUILT UP AREA =
2420.00 SQ.FT

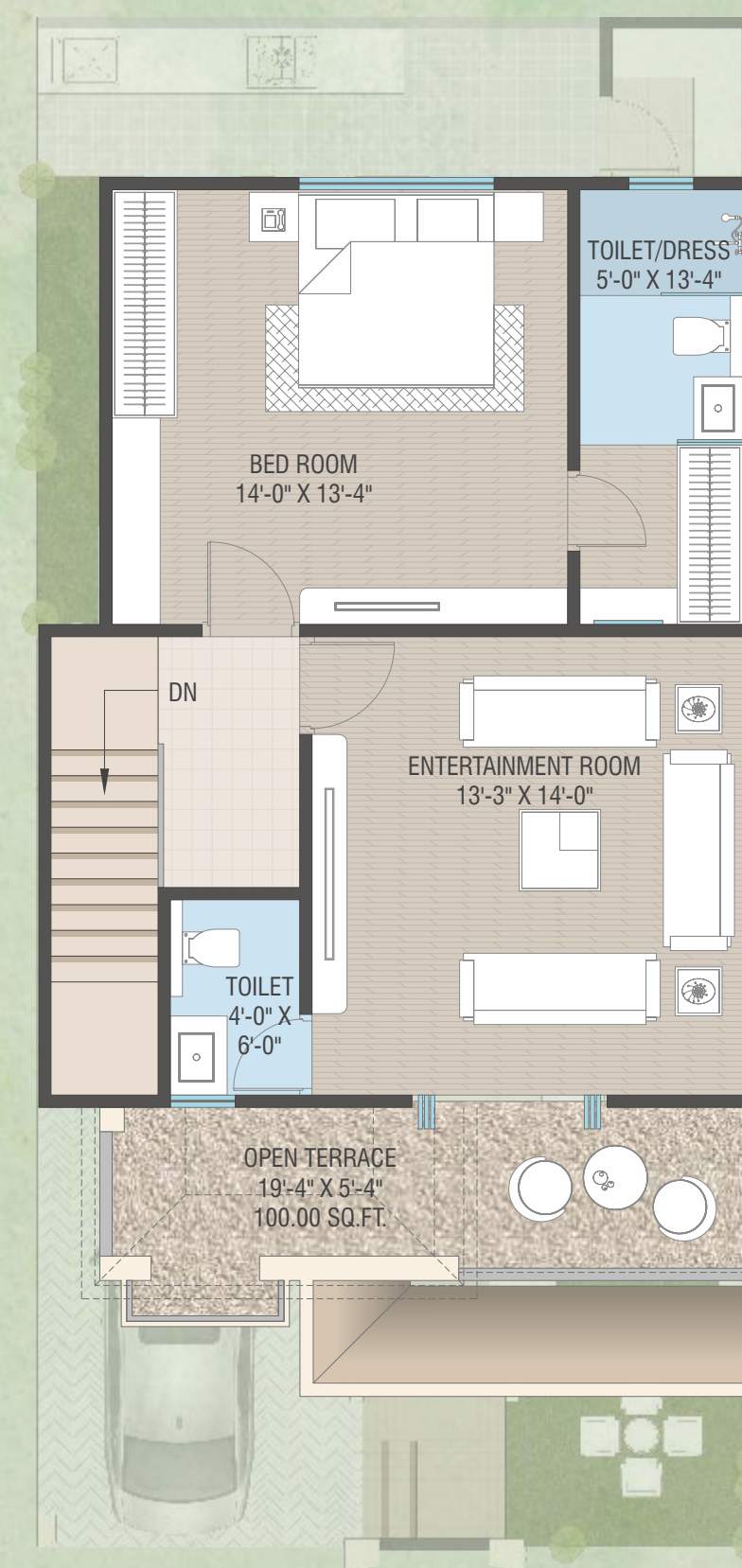
Ground floor



First floor



Second floor



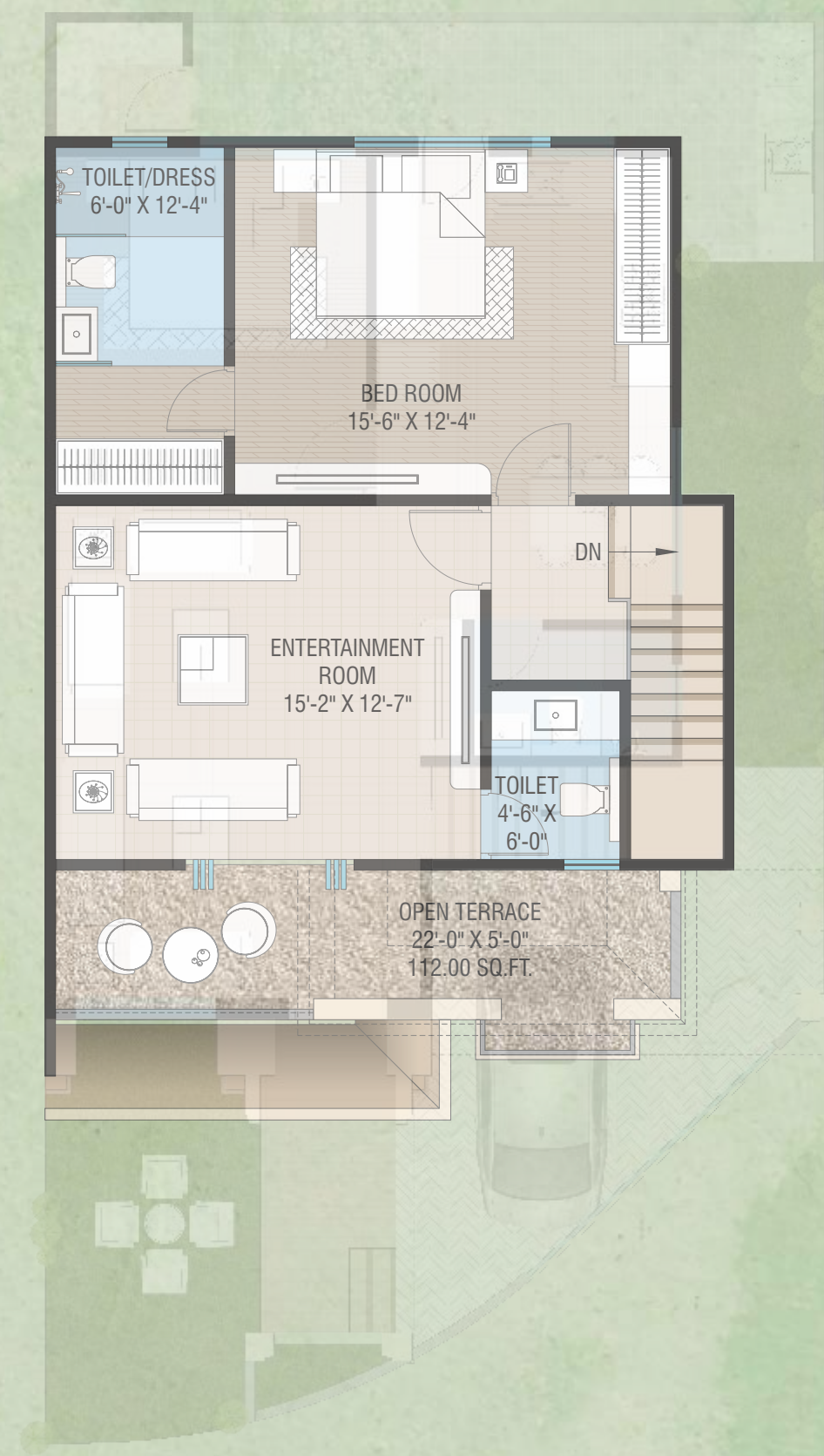
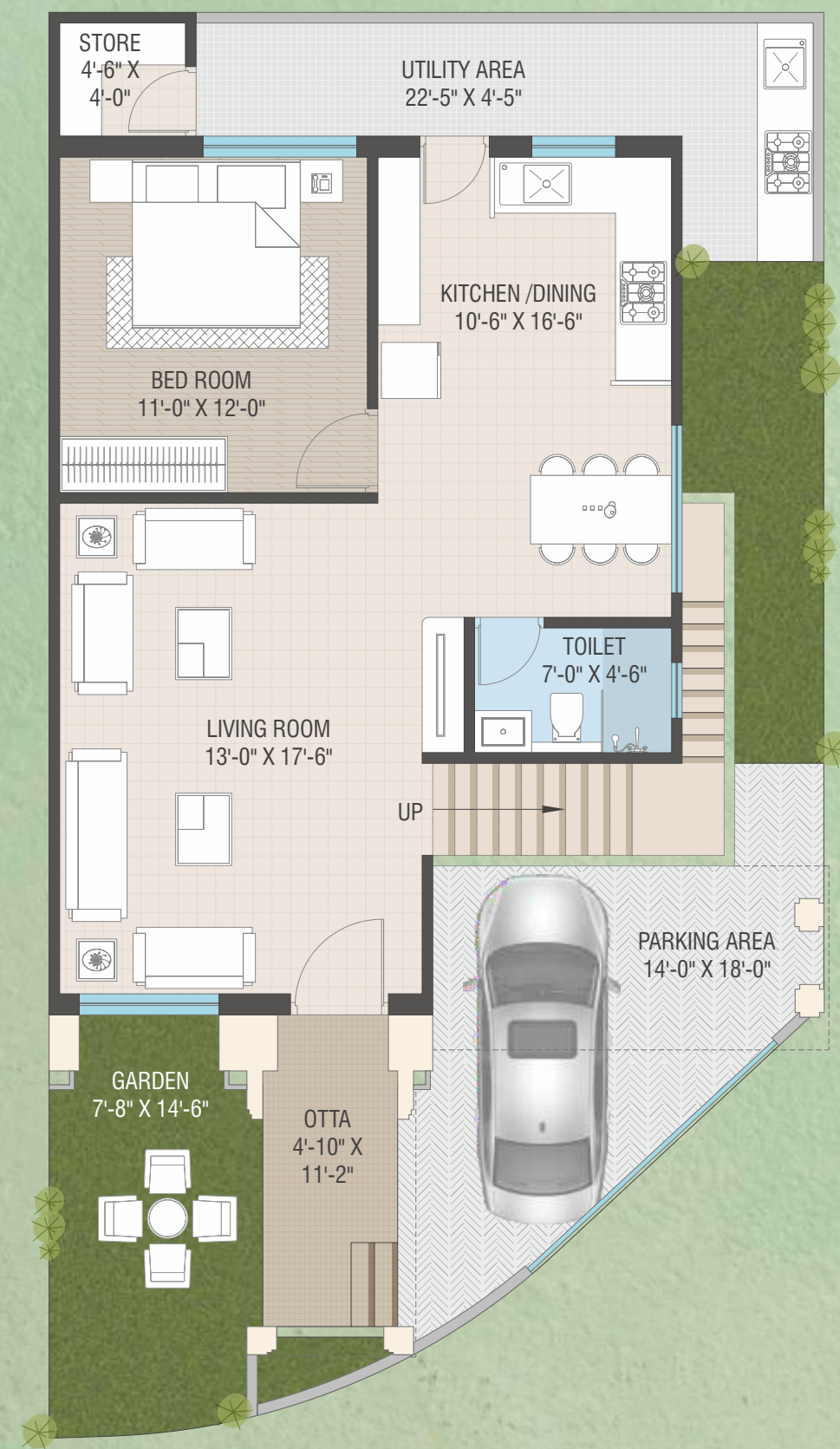
Ground floor

First floor

Second floor

TYPE C
**PLOT NO :
10 & 21**

TOTAL
BUILT UP AREA =
2460.00 SQ.FT





Luxury Calling

Luxury is not given to everyone but awarded to just a few. You are among these few whose doors are being knocked. Consider visiting Courtyard Luxuria.

Find the happiness that your family seeks, the peace that your soul needs - peace and what time demands - Luxury, at Courtyard Luxuria.



Amenities

LIBRARY

LOUNGE ROOM

GYM ROOM

SWIMMING POOL

T.T. / POOL ROOM

DISCO THEQUE /THEATRE

CHILDREN PLAY AREA

MULTI PURPOSE HALL

SPLASH POOL

SWIMMING POOL

GAMES/TODDLER'S ROOM



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 aluminium windows.
- Granite frame for window.

Additional Specification

- Trimix concrete internal road with streetlight.
- Underground cabling for Wire-Free campus.
- Level controllers in water tanks to avoid wastage.
- Double entry campus with CCTV surveillance in common area.
- Ample visitors parking
- 24 Hours water supply
- Anti-termite treatment
- R.O. to each unit.

Location



DEVELOPERS:

Ved Realty

CALL:

+91 90817 51518

SITE:

Courtyard Luxuria, B/H, Swastik Residency ,
near high tension road, Sevasi, Vadodara

WEB, EMAIL:

Courtyardluxuria@gmail.com
www.courtyardgroup.in

ARCHITECT:

DESIGN STUDIO
architects & interiors
At. RUCHIR SHETH

STRUCTURE:

ZARNA
ASSOCIATES

LOADED WITH REPUTED BRANDS

Jaquar

KOHLER.

CERA

RR✓KÄBEL

**ASTRAL
PIPES**

Godrej

H'AFELE

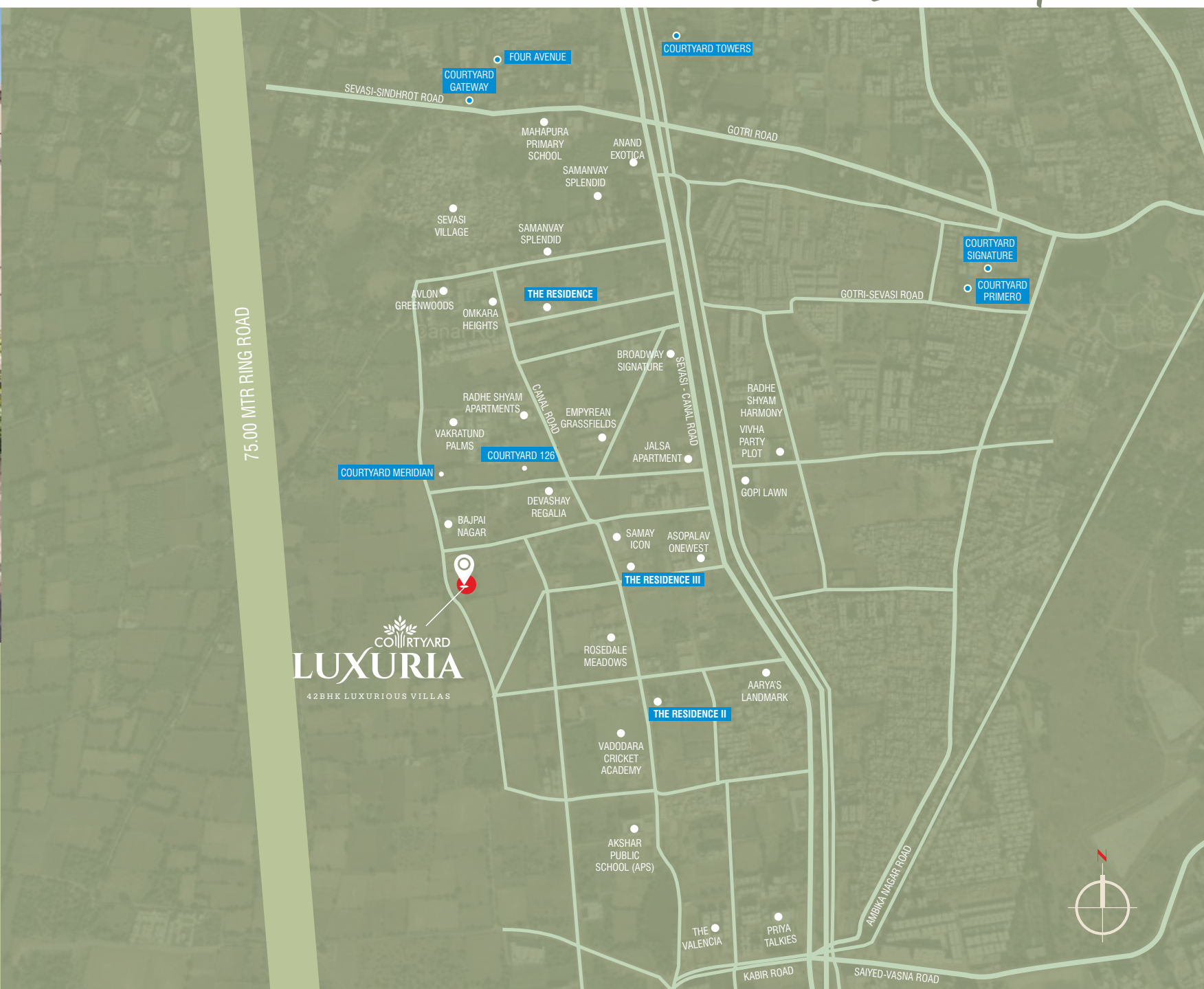


Finolex

OTIS

**Schneider
Electric**

asianpaints



PAYMENT TERMS: BOOKING :-25% | PLINTH LEVEL:-15% | GROUND FLOOR SLAB:-15% | FIRST FLOOR SLAB:-15% | SECOND FLOOR SLAB:-15% | BRICK MASONRY :-5% | FLOORING :-5% | FINISHING :-5%

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.