PROJECT BY:

COURTYARD GROUP

CR 9824385808

COURTYARD PRIMERO

3 BHK PREMIUM LUXURIOUS FLATS & SHOPS

A TROPICAL EXPERIENCE

COURTYARD GROUP

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 Ongoing Projects

The Residence | The Residence II | The Residence III | four AVENUES

COURTYARD TOWERS | Signature 2 & 3 BHK APARTMENTS | COURTYARD126

THE PRIMERO LIFE

The Primero Life is not your average life. Every day spent here elevates your living experience to the next level. Envisaged on the basis of 3 principles of happy living, Courtyard Primero was created to bring peace of mind, pride of ownership and pleasure for a lifetime.

Experience the

3Ps OF PRIMERO

PRIDE
PEACE
PLEASURE

A TROPICAL EXPERIENCE

Swimming Pool | Gymnasium | Disco-theque Cum Lounge | Multipurpose Hall | Toddler Room | Library | Home theatre | Game-room & Kid's Zone | Jogging Track | Lush Green Garden | Gazebo | Chess Garden | Party Lawn | Box Cricket



ARCHITECT NOTES:

Primero has been designed to elevate peace, prominence, and fulfilment. Every square feet at Primero has been well-thought out to maximize comfort. From the start of the conceptualization through to design process, we envisaged this project to be unique and sustainable. Painstakingly taking care of every detail from where the sun comes through the window to how spacious the kitchen should be, our sole motivation for Primero was to enhance the quality of living; and you will experience this feeling every moment, every day of your life once you live here at Primero.

DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH



EXPERIENCE THE PRISTINE

Experience positivity in the pristine environs of Primero. Feel like you are on a permanent vacation in Koh Samui or Krabi. Primero is a truly one-of-a-kind home offering the tropical vibe in the heart of the city.

Experience

PRIDE

With an enviable location that connects you with everything you need, Primero lets you live with great pride among like minded elite families.

LUSH GREEN GARDEN

INDIVIDUAL TOWER FOYER

ADMIN OFFICE



EXPERIENCE
PROMINENCE





EXPERIENCE GRANDNESS

The very moment you step foot or drive into the gate of Courtyard Primero, you'll experience the grandness with which it had been ideated. Elegant setting and landscaping make it grander.

GRAND ENTRANCE GATE

ELEGANT LANDSCAPING

AMPLE OPEN SPACES

ALLOTTED PARKING SPACES





EXPERIENCE
LUXURY

Experience

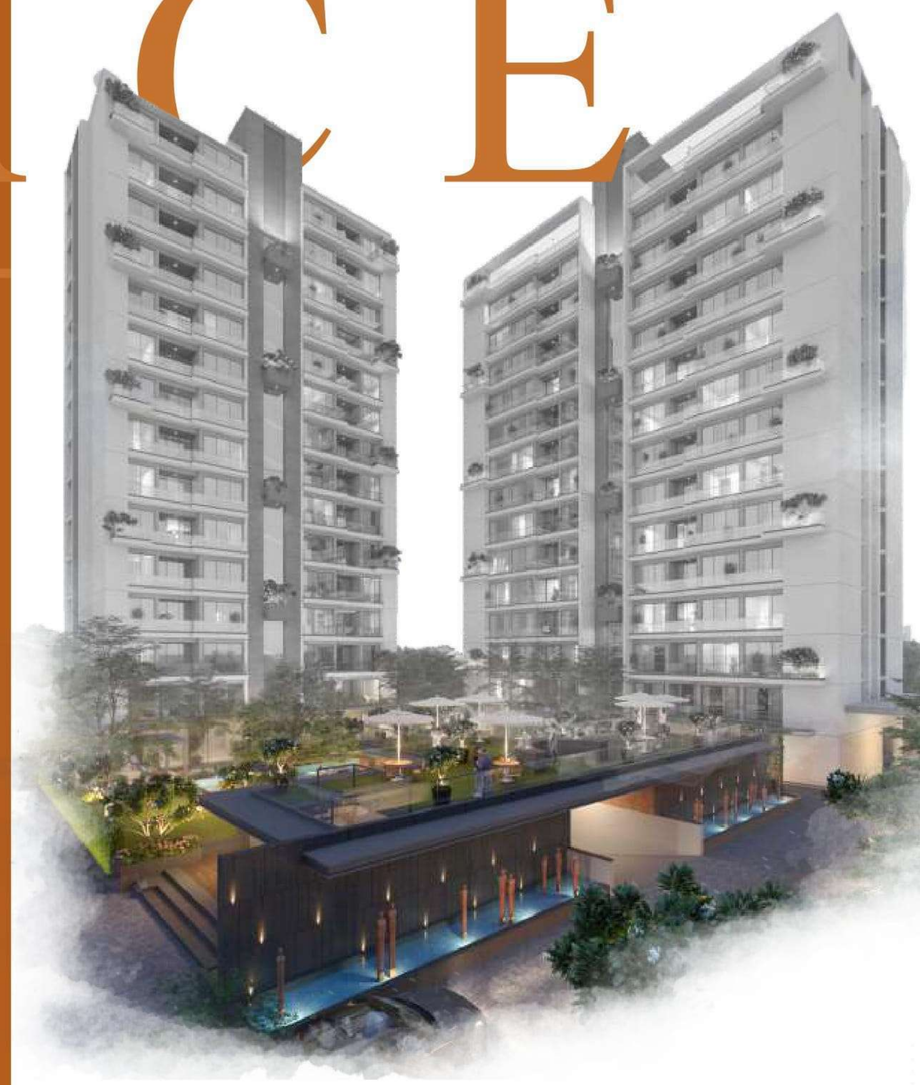
PEACE

Courtyard Primero offers you utmost peace and serenity, thanks to its strategic location, value based planning, relaxation avenues, and green open spaces within the premises.

LANDSCAPED GARDEN

GAZEBO

WATER BODY





EXPERIENCE
PEACE OF MIND

Primero's central courtyard is thoughtfully designed to allow a space for you and your loved ones to relax and rejuvenate and find inner peace every single day.

POOLSIDE

EXTENDED BALCONIES

LAWN AREA

EXPERIENCE
CONTENTMENT

EXPERIENCE
POSITIVITY



EXPERIENCE
REJUVENATION

Every moment spent at the poolside of Courtyard Primero gives you utmost joy and rejuvenation. The pool is designed such that ample sunlight reaches you while you make the most of summer days.

SWIMMING POOL

OUTDOOR SPORTS

JOGGING TRACK





YOUR OWN
PIECE OF BLISS

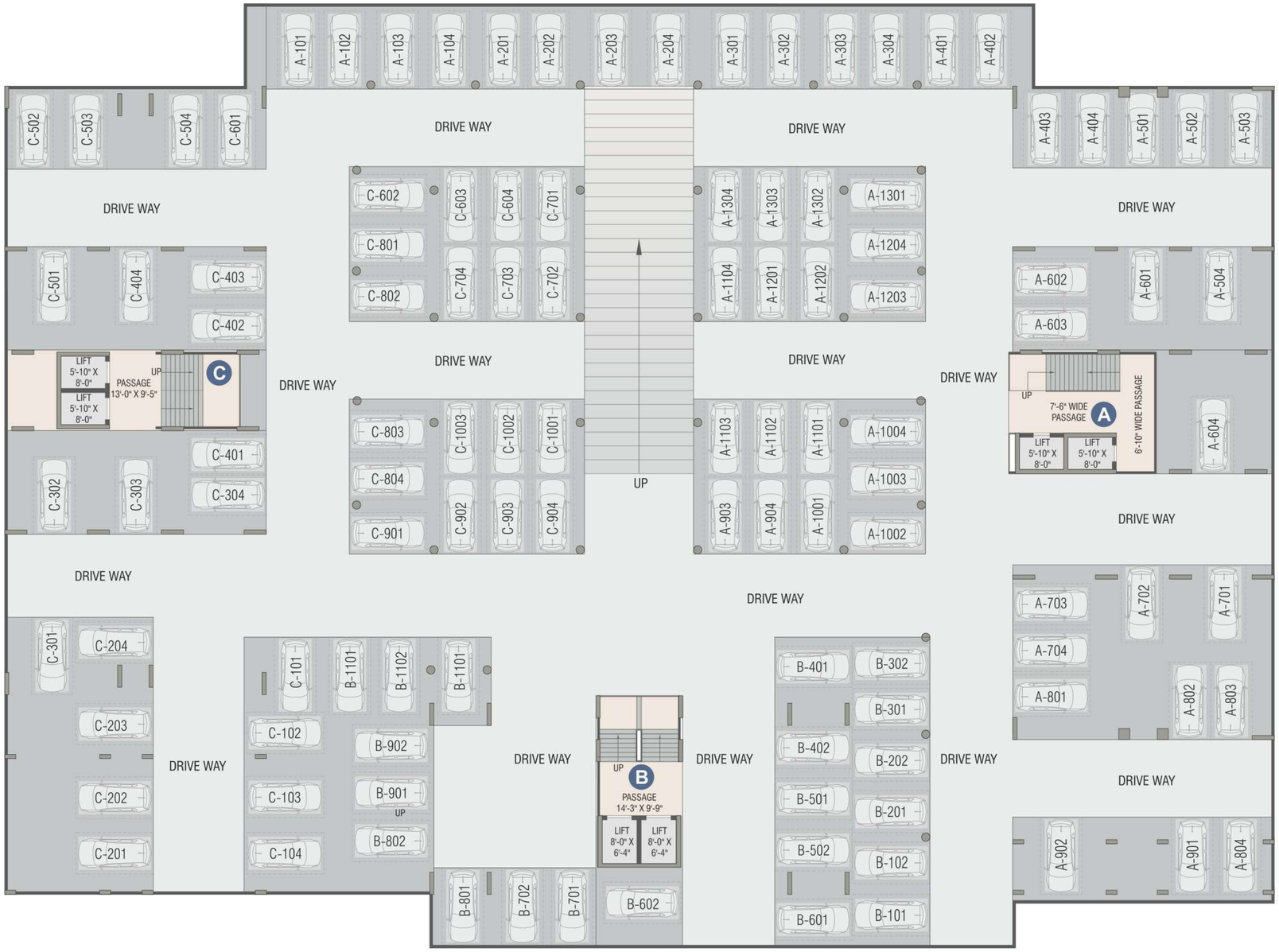
EXPERIENCE
LAVISHNESS

Feel a rise in self-esteem and self-contentment like never before. Feel like you live on top of the world with highly spacious apartments in the right side of the city with the best amenities one could dream of.



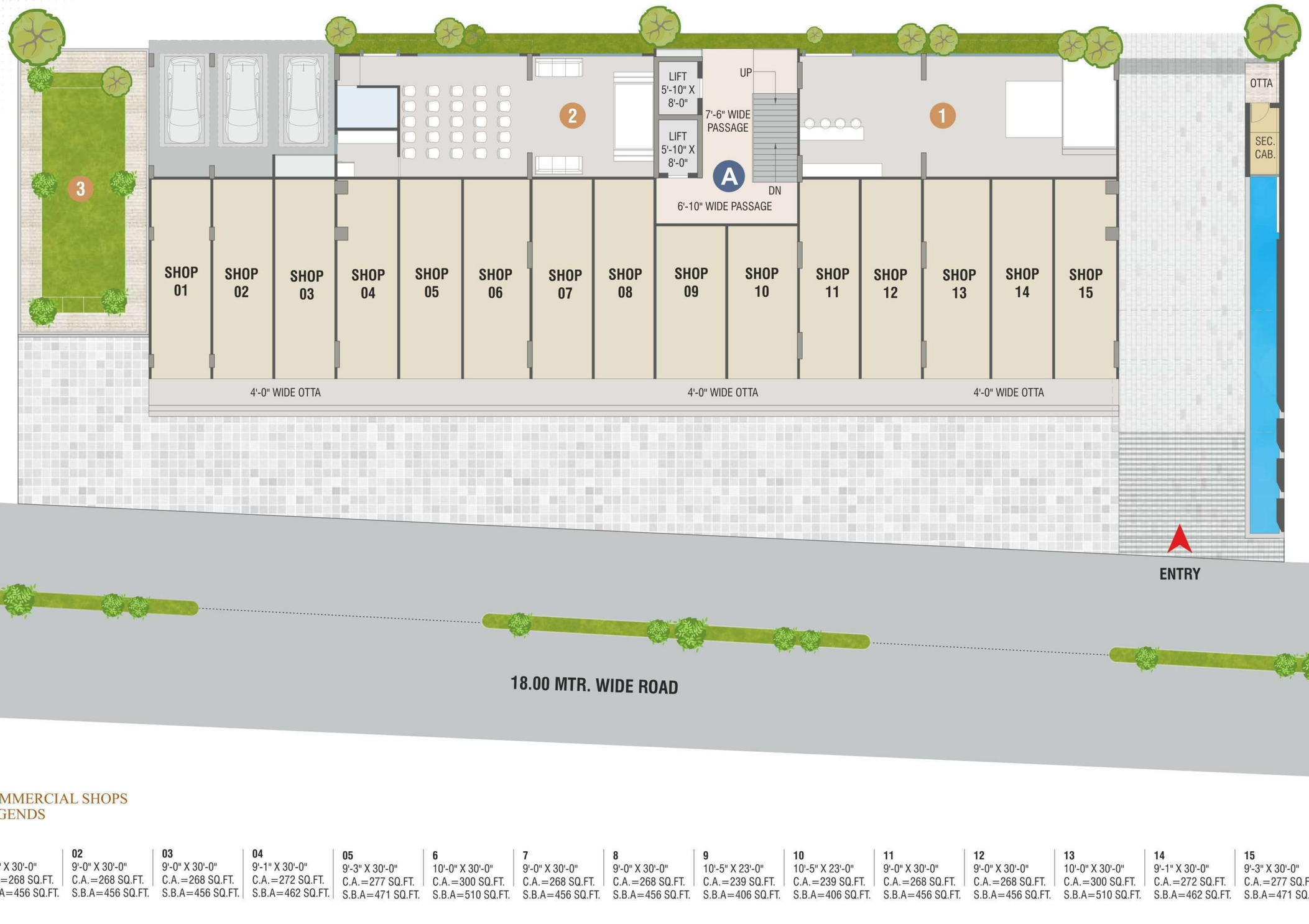
BASEMENT FLOOR
LAYOUT PLAN

12.00 MTR. WIDE ROAD



18.00 MTR. WIDE ROAD

GROUND FLOOR
LAYOUT - SHOPS



COMMERCIAL SHOPS
LEGENDS

01	02	03	04	05	6	7	8	9	10	11	12	13	14	15
9'-0" X 30'-0"	9'-0" X 30'-0"	9'-0" X 30'-0"	9'-1" X 30'-0"	9'-3" X 30'-0"	10'-0" X 30'-0"	9'-0" X 30'-0"	9'-0" X 30'-0"	10'-5" X 23'-0"	10'-5" X 23'-0"	9'-0" X 30'-0"	9'-0" X 30'-0"	10'-0" X 30'-0"	9'-1" X 30'-0"	9'-3" X 30'-0"
C.A.=268 SQ.FT.	C.A.=268 SQ.FT.	C.A.=268 SQ.FT.	C.A.=272 SQ.FT.	C.A.=277 SQ.FT.	C.A.=300 SQ.FT.	C.A.=268 SQ.FT.	C.A.=268 SQ.FT.	C.A.=239 SQ.FT.	C.A.=239 SQ.FT.	C.A.=268 SQ.FT.	C.A.=268 SQ.FT.	C.A.=300 SQ.FT.	C.A.=272 SQ.FT.	C.A.=277 SQ.FT.
S.B.A=456 SQ.FT.	S.B.A=456 SQ.FT.	S.B.A=456 SQ.FT.	S.B.A=462 SQ.FT.	S.B.A=471 SQ.FT.	S.B.A=510 SQ.FT.	S.B.A=456 SQ.FT.	S.B.A=456 SQ.FT.	S.B.A=406 SQ.FT.	S.B.A=406 SQ.FT.	S.B.A=456 SQ.FT.	S.B.A=456 SQ.FT.	S.B.A=510 SQ.FT.	S.B.A=462 SQ.FT.	S.B.A=471 SQ.FT.

GROUND FLOOR
LAYOUT - AMENITIES PLAN



LEGENDS

01	SECURITY CABIN
02	ENTRANCE GATE WITH WATER BODY
03	ENTRANCE PLAZA
04	WATER CASADE WITH LILY POND
05	DISCO-THEQUE WITH LOUNGE AREA
06	MULTIPURPOSE HALL
07	INDOOR SQUASH COURT
08	MINI THEATRE
09	ADMIN OFFICE
10	GYMNASIUM
11	INDOOR GAME ROOM
12	KID'S PLAY ZONE
13	LIBRARY CUM BUSINESS CENTRE
14	TODDLER'S ROOM
15	INFINITY SWIMMING POOL WITH DECK AREA
16	MUSHROOM FOUNTAIN
17	ARTIFICAL POND
18	WASHROOMS WITH CHANGING ROOM
19	CHILDREN'S PLAY AREA
20	TROPICAL GREEN GARDEN
21	BOX CRICKET
22	YOGA/ MEDITATION DECK
23	JOGGING TRACK
24	SENIOR CITIZEN SIT-OUT GAZEBO
25	GAZEBO
26	LEISURE SPACE
27	FOYER(ALL TOWERS)
28	METER ROOM (ALL TOWERS)
29	THICK PLANTATION
30	ALLOTED CAR PARKING
31	VISITORS PARKING
32	2 WHEELERS PARKING
33	DECK AREA
34	STORE

FIRST FLOOR
LAYOUT PLAN



LEGENDS

35	TERRACE GARDEN
36	TERRACE CAFETERIA
37	TERRACE SITOUTS
38	WATER SLIDE

TYPICAL FLOOR
LAYOUT PLAN (2nd to 13th floor)

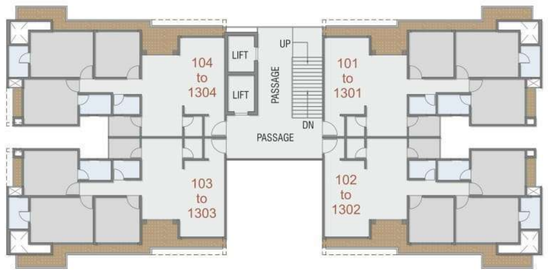
14th FLOOR
LAYOUT PLAN



TOWER-A
(2, 5, 8 &11 FLOOR PLAN)

CARPET AREA = 1056.00 SQ.FT.
BUILT-UP AREA = 1143.00 SQ.FT.
S.B.UP AREA = 1900.00 SQ.FT.

RERA CARPET AREA = 858.00 SQ.FT.
BALCONY = 32.40 SQ.FT.
WASH AREA = 31.54 SQ.FT.

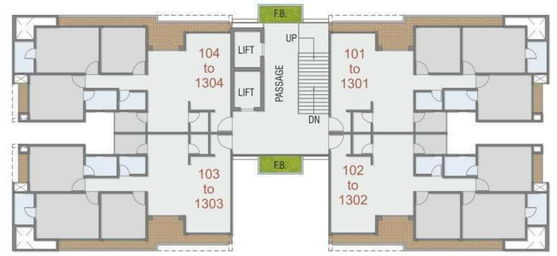


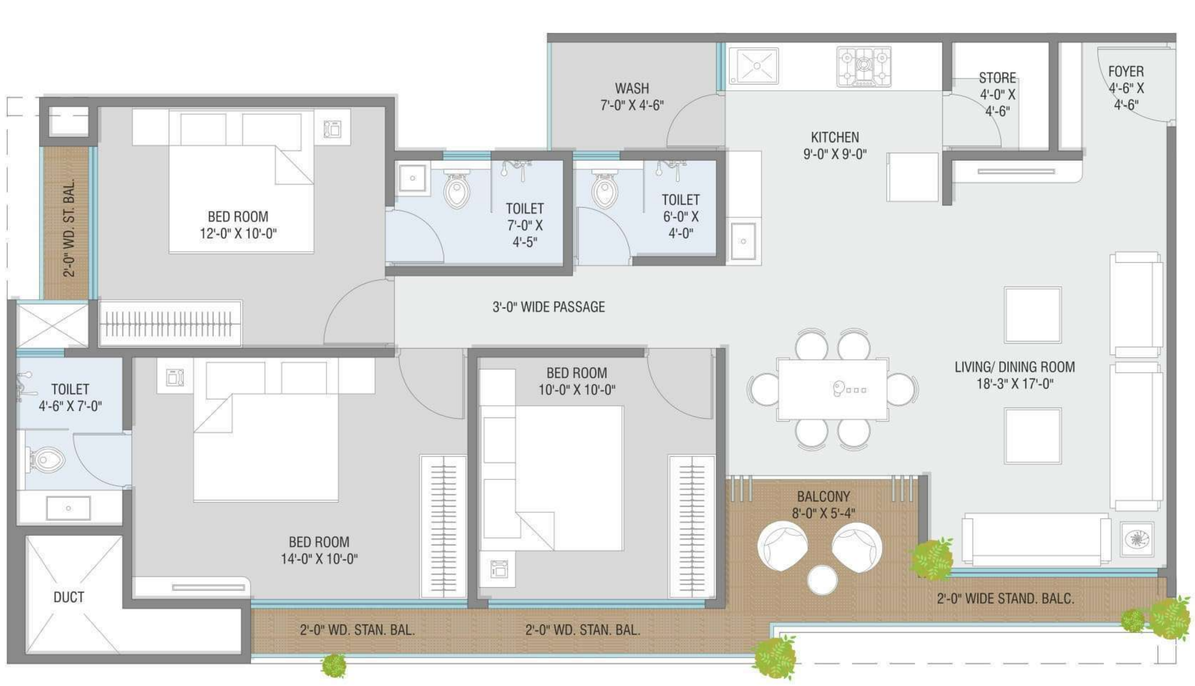


TOWER-A
(1, 3, 4, 6, 7, 9, 10, 12 & 13 FLOOR PLAN)

CARPET AREA = 1026.00 SQ.FT.
BUILT-UP AREA = 1107.00 SQ.FT.
S.B.UP AREA = 1847.00 SQ.FT.

RERA CARPET AREA = 858.00 SQ.FT.
BALCONY = 32.40 SQ.FT.
WASH AREA = 31.54 SQ.FT.





TOWER-A
14TH FLOOR PLAN

RERA CARPET AREA = 1072.63 SQ.FT.
BALCONY = 32.40 SQ.FT.

CARPET AREA = 1186.00 SQ.FT.
BUILT-UP AREA = 1274.00 SQ.FT.
S.B.UP AREA = 2135.00 SQ.FT.





TOWER-A
4 BHK FLOOR PLAN

CARPET AREA = 2051.00 SQ.FT.
BUILT-UP AREA = 2276.00 SQ.FT.
S.B.UP AREA = 3692.00 SQ.FT.



TOWER-B
(2, 5, 8, 11 & 14 FLOOR PLAN)

RERA CARPET AREA = 919.14 SQ.FT.
BALCONY = 39.72 SQ.FT.
WASH AREA = 31.32 SQ.FT.

CARPET AREA = 1093.00 SQ.FT.
BUILT-UP AREA = 1195.00 SQ.FT.
S.B.UP AREA = 1967.00 SQ.FT.

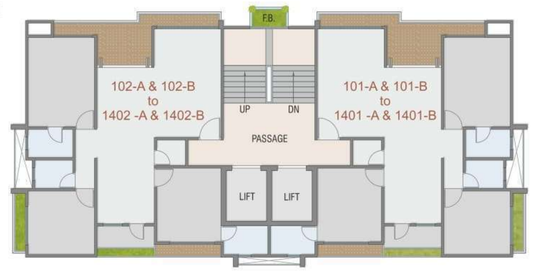




TOWER-B
(1, 3, 4, 6, 7, 9, 10, 12 & 13th FLOOR PLAN)

RERA CARPET AREA = 919.14 SQ.FT.
BALCONY = 39.72 SQ.FT.
WASH AREA = 31.32 SQ.FT.

CARPET AREA = 1073.00 SQ.FT.
BUILT-UP AREA = 1175.00 SQ.FT.
S.B.UP AREA = 1931.00 SQ.FT.

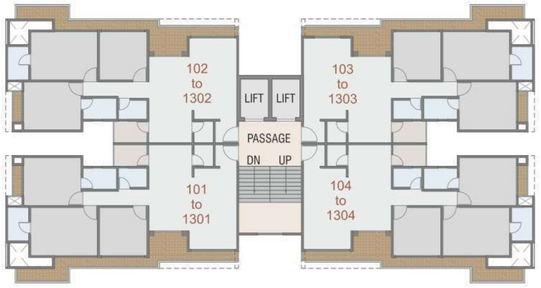


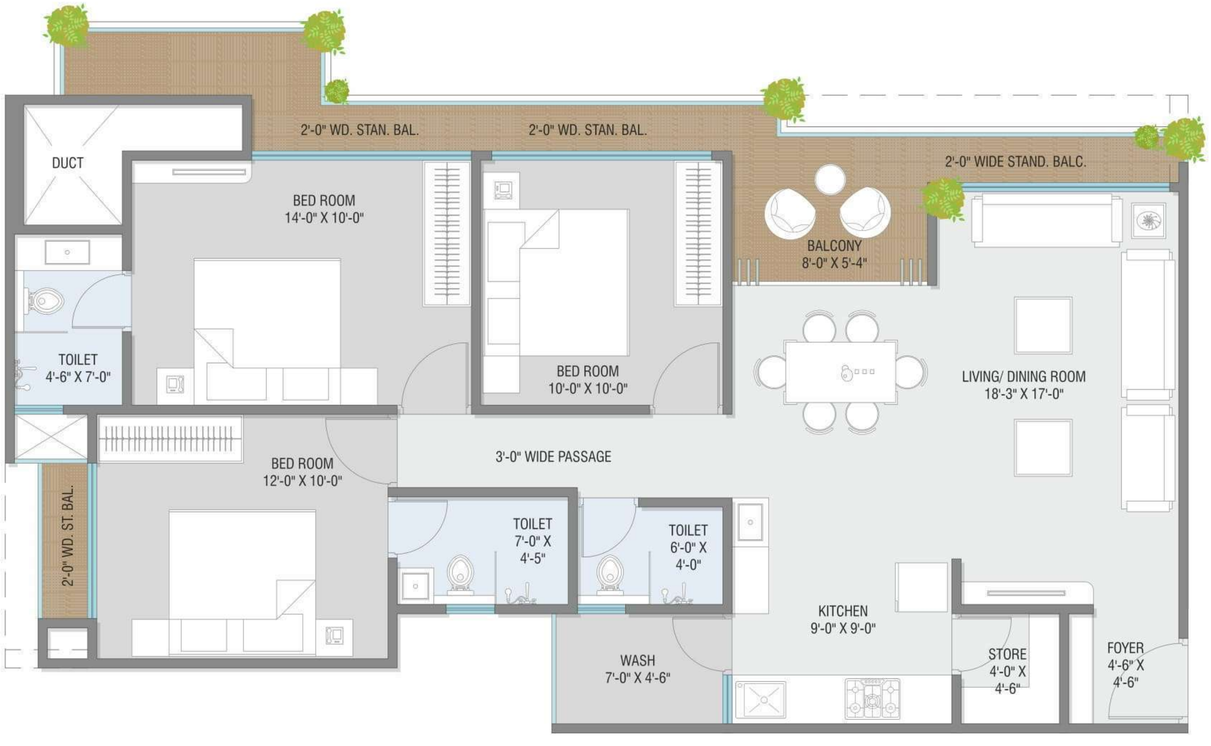


TOWER-C
(2, 5, 8 &11 FLOOR PLAN)

RERA CARPET AREA = 858.00 SQ.FT.
BALCONY = 32.40 SQ.FT.
WASH AREA = 31.54 SQ.FT.

CARPET AREA = 1056.00 SQ.FT.
BUILT-UP AREA = 1143.00 SQ.FT.
S.B.UP AREA = 1900.00 SQ.FT.

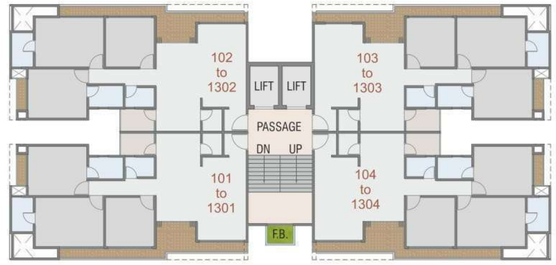


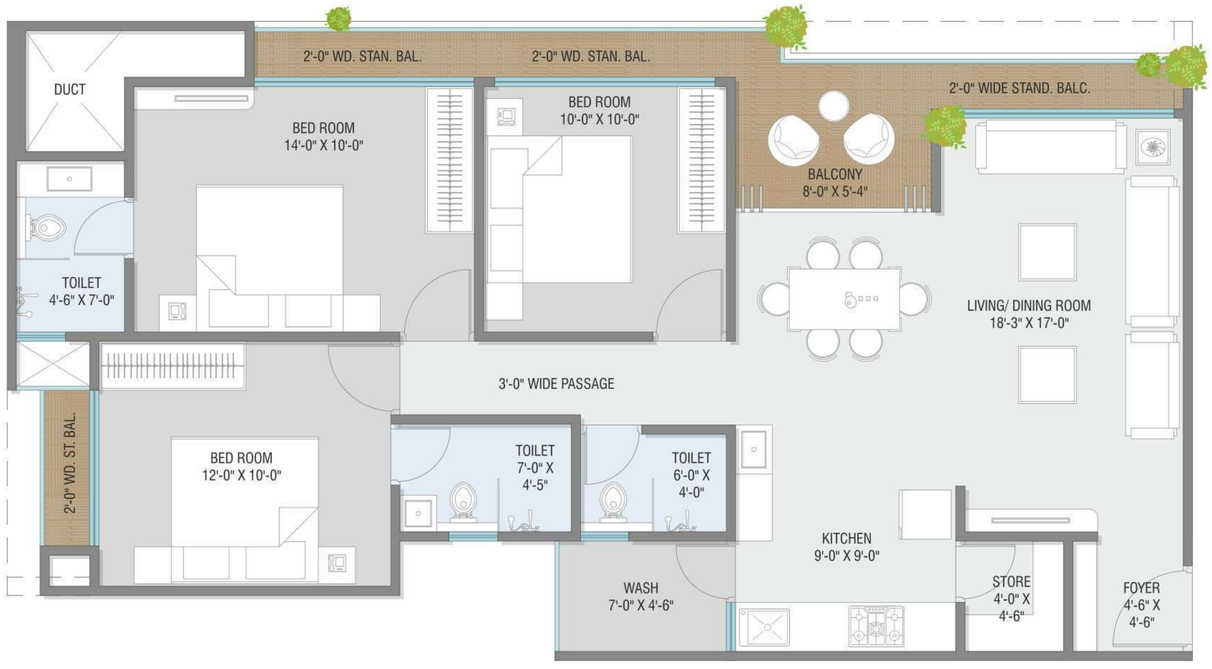


TOWER-C
(1, 3, 4, 6, 7, 9, 10, 12 & 13 FLOOR PLAN)

RERA CARPET AREA = 858.00 SQ.FT.
BALCONY = 32.40 SQ.FT.
WASH AREA = 31.54 SQ.FT.

CARPET AREA = 1026.00 SQ.FT.
BUILT-UP AREA = 1107.00 SQ.FT.
S.B.UP AREA = 1847.00 SQ.FT.





TOWER-C
14TH FLOOR

RERA CARPET AREA = 1072.63 SQ.FT.
BALCONY = 32.40 SQ.FT.

CARPET AREA = 1186.00 SQ.FT.
BUILT-UP AREA = 1274.00 SQ.FT.
S.B.UP AREA = 2135.00 SQ.FT.





TOWER-C
4 BHK FLOOR PLAN

CARPET AREA = 2051.00 SQ.FT.
BUILT-UP AREA = 2276.00 SQ.FT.
S.B.UP AREA = 3692.00 SQ.FT.



EXPERIENCE
BLISS

Experience

PLEASURE

Pleasure is what you'll never be short of here at Courtyard Primero. With loads of pleasure and play amenities for adults and kids alike, Primero is your go to destination to destress and enjoy.

TODDLER ROOM

KIDS PLAY AREA

LIBRARY



EXPERIENCE
HAPPINESS

At Primero, your happiness takes the centre stage and everything that makes you smile has been well-appointed here for your perusal.

At Primero, the world revolves around your happiness.

MULTIPURPOSE HALL

SQUASH COURT

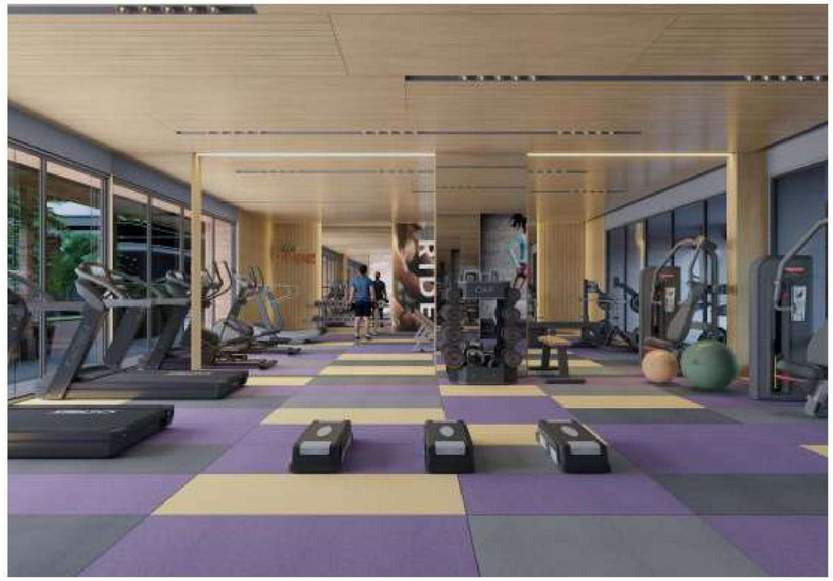
MINIPLEX

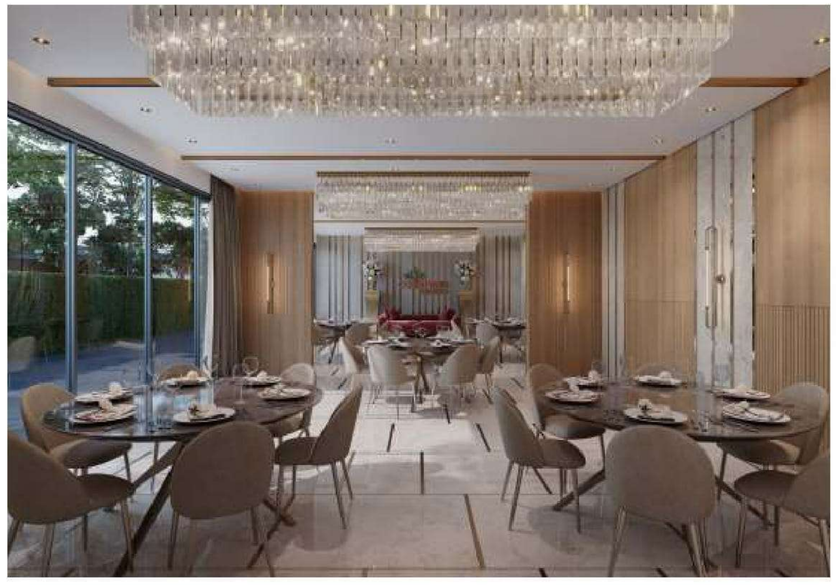
DISCO-THEQUE CUM LOUNGE

GYMNASIUM

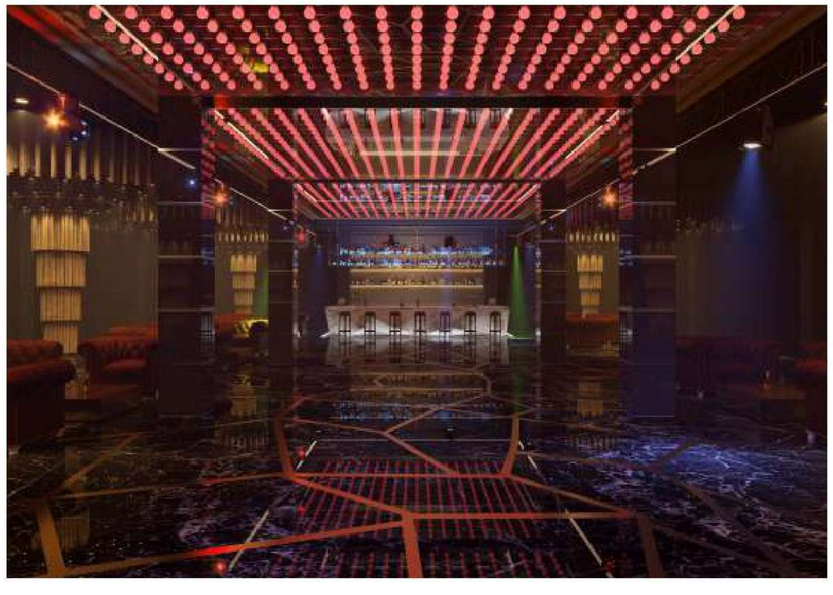
INDOOR GAMES













EXPERIENCE
TOGETHERNESS



EXPERIENCE
AWESOMENESS

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 aluminum windows.
- Granite frame for window.

ADDITIONAL SPECIFICATION

- Two automatic high-speed elevators in each residential tower. (Ostrich/Schindler/Otis or equivalent).
- Trimix concrete internal road with streetlight.
- Underground cabling for Wire-Free campus.
- Level controllers in water tanks to avoid wastage.
- Single car alloted parking
- Double entry campus with CCTV surveillance in common area.
- Ample visitors 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
- R.O. to each unit.

COURTYARD
PRIMERO

EXPERIENCE UNPARALLELED
CONNECTIVITY



LOADED WITH REPUTED BRANDS

Jaquar | KOHLER | CERA | RR KABEL | ASTRAL PIPES

Godrej | HÄFELE | ISI | Finolex | OTIS

Schneider Electric | asianpaints

PROJECT BY:

COURTYARD GROUP

B/h. Alang House, Gotri-Sevasi Road,
Gotri, Vadodara. — Site

Call: 91040 51518
Email: courtyardprimero@gmail.com
Website: www.courtyardgroup.in — Contact

DESIGN STUDIO architects & interiors
Ar. RUCHIR SHETH — Architect

ZARNA ASSOCIATES — Structure

ARTECH ENGINEERING SOLUTIONS
MEPF- Engineering Design Consultant — MEPF Consultant

PAYMENT TERMS

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

FLATS :10% at the time of Booking | 10% at the time of Banakhat | 15% Plinth Level | GF slab to 14th floor slab (15) 50%x | 5% Masonry & Plaster work | 5% flooring & fitting | 5% Completion \ Before saledeed

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.

For further details visit: www.gujrera.gujarat.gov.in
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