COURTYARD

BUILDING BETTER DREAMS

COURTYARD

PARAMOUNT

3 BHK PREMIUM APARTMENTS & SHOPS

design: CR Aug 25@98243 85808

COURTYARD GROUP

www.courtyardgroup.in

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 PROJECT

COURTYARD126 | COURTYARD PRIMERO | COURTYARD BELLAGIO | COURTYARD GATEWAY

TRINITY | COURTYARD LUXURIA | COURTYARD REGALIA | COURTYARD REGALIA-II

COURTYARD Vista | TIARA | TRILOGY | COURTYARD HIGHSTREET – THE COMMERCIAL HUB

COURTYARD PALLADIUM | COURTYARD MERIDIAN – 3 & 4 BHK REGAL ABODES | TRINETRA – 3 BHK LUXURIOUS FLATS SHOPS | COURTYARD PLATINUM – 3.5 BHK LUXURIOUS APARTMENTS

TRIDENT | COURTYARD PHOENIX | COURTYARD PRIME – 3 BHK LARGE APARTMENT | FAIRMONT

COURTYARD BELLAVISTA – 4 BHK APARTMENT & SHOP

SKY HIGH SERENITY

COURTYARD

PARAMOUNT

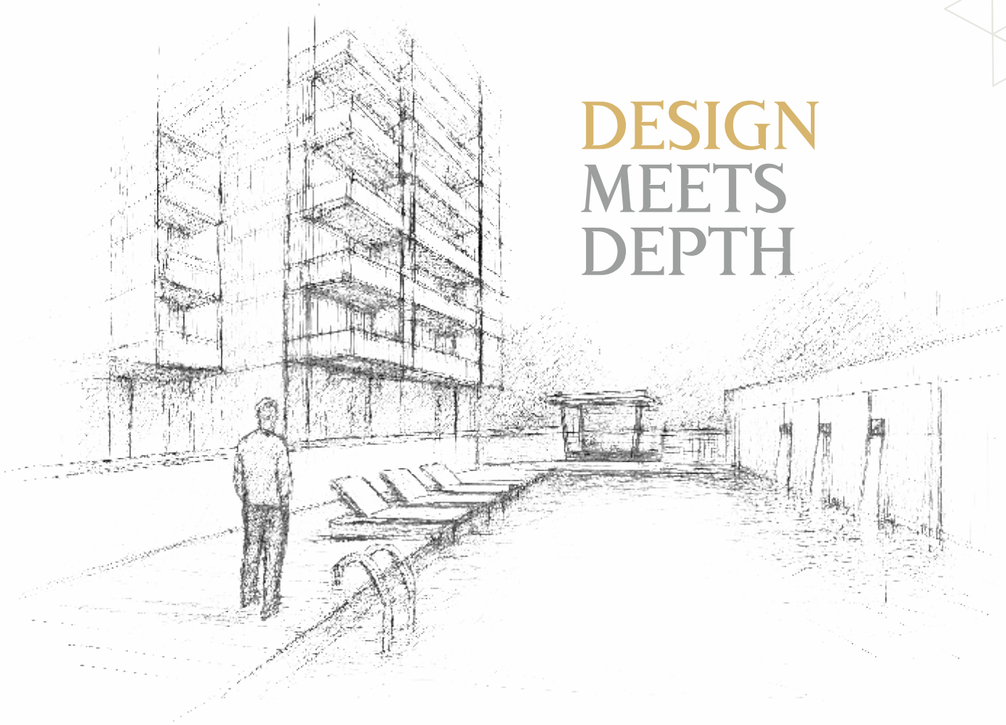
3 BHK PREMIUM APARTMENTS & SHOPS

Discover a lifestyle that blends serenity with sophistication. Courtyard Paramount welcomes you to premium 3 BHK residences and thoughtfully planned shops - where every corner reflects elegance, comfort and a vision crafted sky-high. Live where design meets peace and convenience meets class.



RISE ABOVE ORDINARY

Peace isn't just a place - it's a feeling and Courtyard Paramount captures it perfectly. Nestled in calm surroundings yet soaring in comfort, this project elevates your life with design, calmness and connection. From sunrise reflections to starlit views, this is serenity that truly rises above.



DESIGN MEETS DEPTH

ARCHITECT NOTES

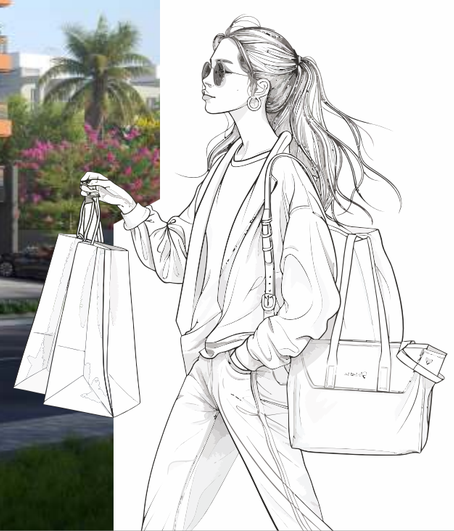
DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH



Our design philosophy centers around balance - between openness and privacy, utility and elegance. With Courtyard Paramount, we imagined homes that invite the sky inside and crafted experiences that flow naturally, from a peaceful morning coffee to a vibrant evening under open skies.

SERENE SPACES FOR SMART BUSINESS

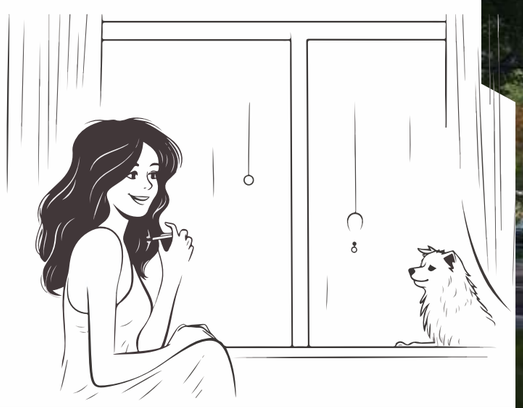
Premium retail spaces that offer unmatched visibility and connectivity. Positioned to maximize footfall and ease of access, these commercial units redefine convenience for both entrepreneurs and customers. A smart address for smarter business.



ELEVATE
YOUR MORNING RITUAL

CALM MOMENTS, ELEVATED

Watch the world slow down as you unwind in your personal nook. Whether it's the horizon in view or the breeze in your hair, every moment here feels like a peaceful escape - away from the rush, closer to comfort.





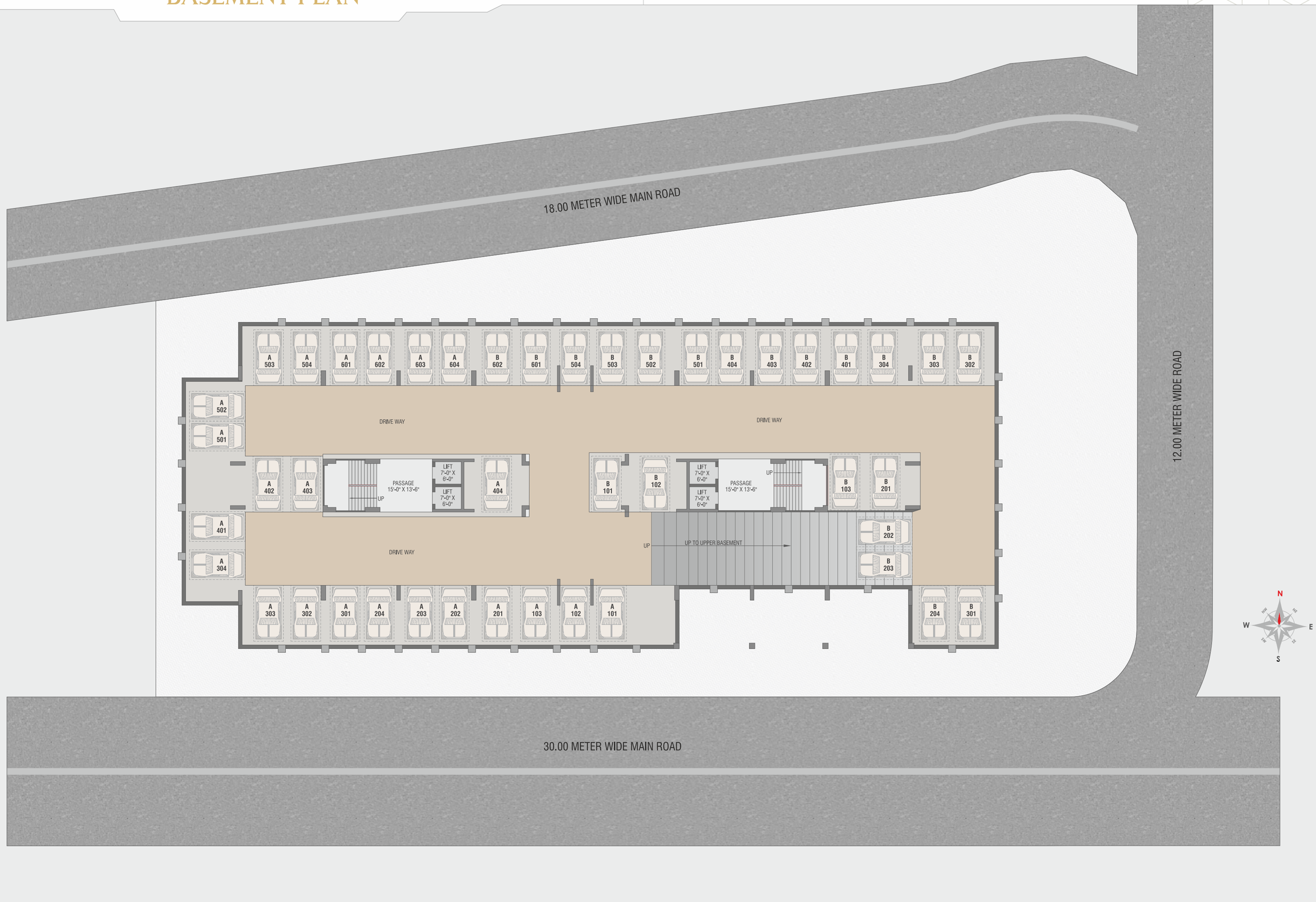
CRAFTED TO IMPRESS

A refined façade that speaks volumes of design and detail. With clean lines, expansive glass and an elegant finish, it reflects modernity while staying grounded in functionality - a proud expression of urban sophistication.

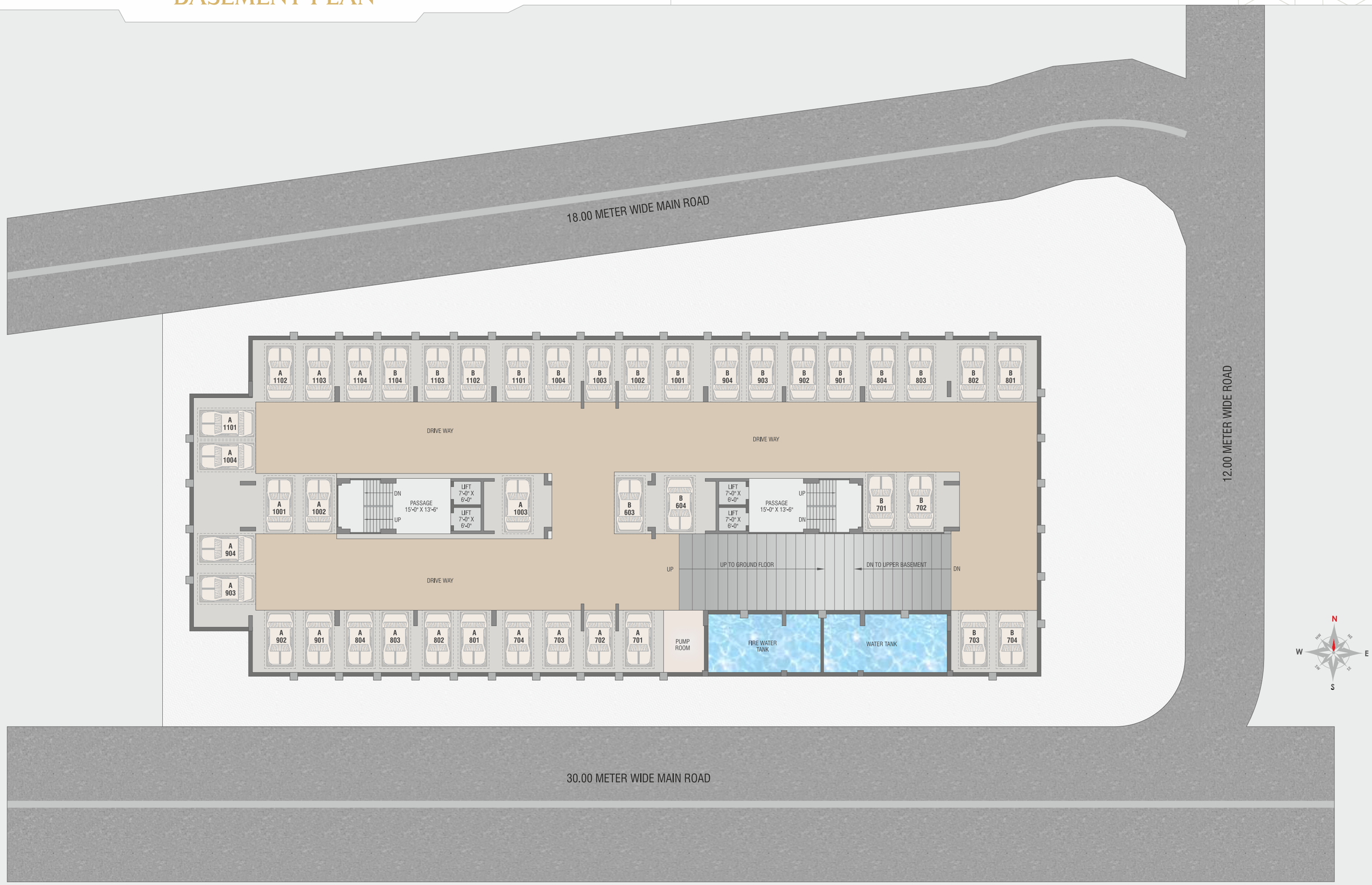
SCENERY
THAT SOOTHES

SERENITY FROM ABOVE

LOWER BASEMENT PLAN



UPPER BASEMENT PLAN



LAYOUT PLAN
GROUND FLOOR



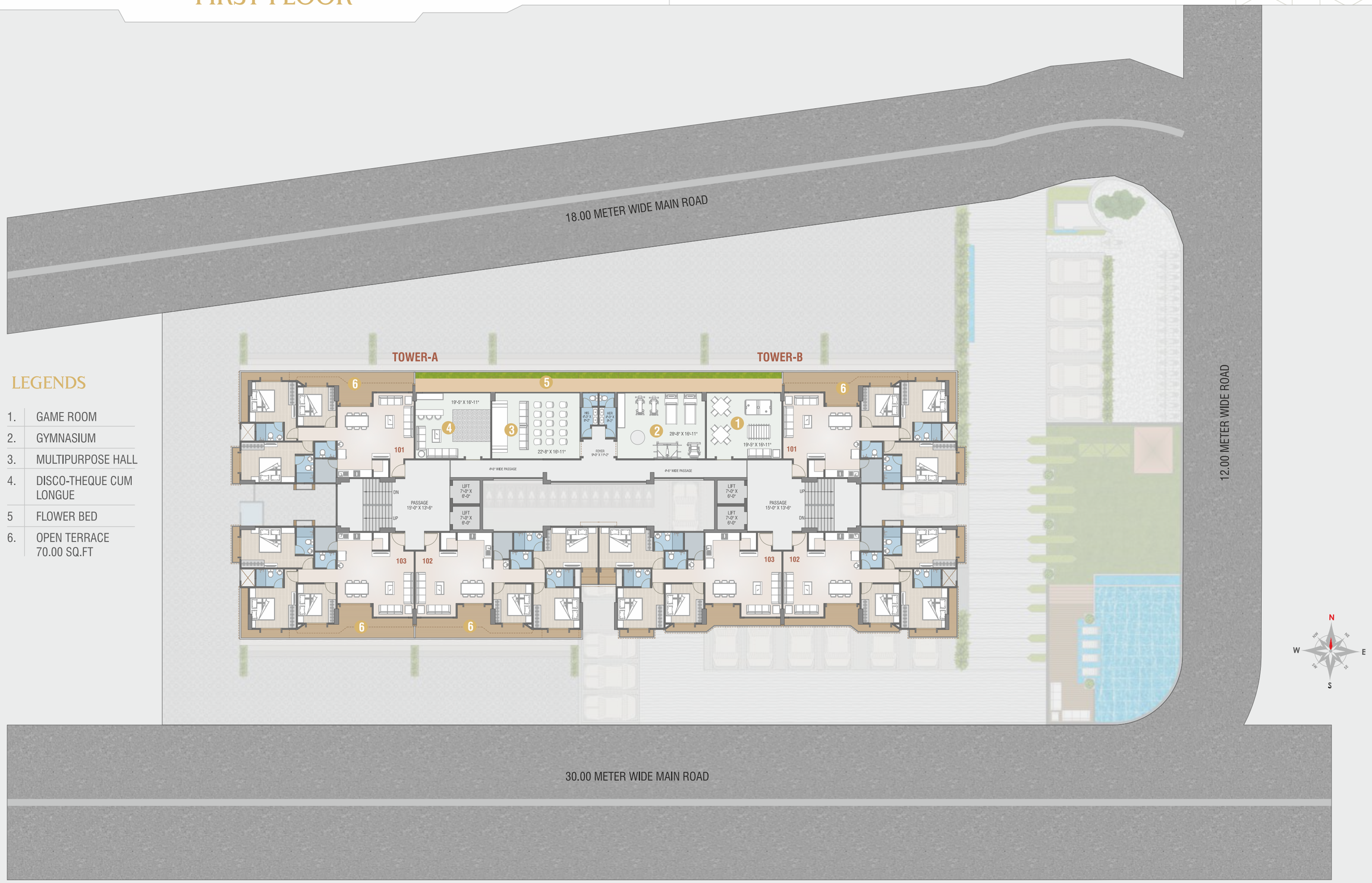
AREA TABLE

SHOPS	SIZE	CA	SBA
01	12'-0" X 18'-2"	218	403
02	10'-0" X 18'-2"	180	333
03	9'-0" X 18'-2"	162	300
04	10'-6" X 18'-2"	190	352
05	10'-6" X 25'-0"	262	485
06	9'-0" X 25'-0"	223	413
07	10'-0" X 25'-0"	248	459
08 & 09	14'-2" X 25'-0"	355	657
10	10'-0" X 25'-0"	248	459
11	9'-0" X 25'-0"	223	413
12 & 13	10'-6" X 25'-0"	262	485
14	9'-0" X 25'-0"	223	413
15	10'-0" X 25'-0"	248	459
16	12'-0" X 25'-0"	301	557
17	9'-0" X 25'-0"	223	413
18	12'-0" X 25'-0"	301	557
19	10'-0" X 25'-0"	248	459
20	9'-0" X 25'-0"	223	413
21 & 22	10'-6" X 25'-0"	262	485
23	9'-0" X 25'-0"	223	413
24	10'-0" X 25'-0"	248	459
25	14'-2" X 25'-0"	355	657

LAYOUT PLAN
FIRST FLOOR

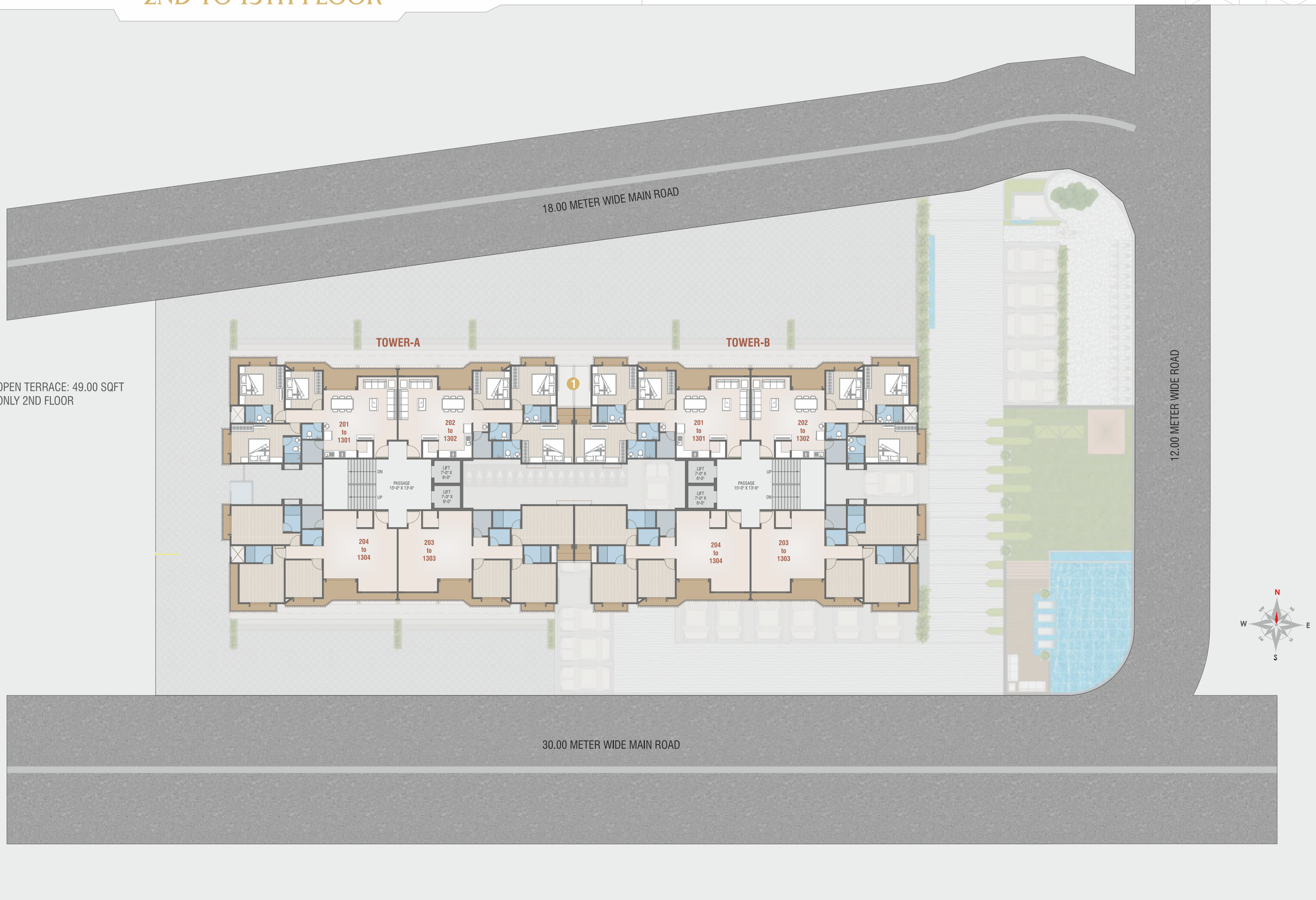
LEGENDS

1.	GAME ROOM
2.	GYMNASIUM
3.	MULTIPURPOSE HALL
4.	DISCO-THEQUE CUM LONGUE
5	FLOWER BED
6.	OPEN TERRACE 70.00 SQ.FT



LAYOUT PLAN
2ND TO 13TH FLOOR

1. OPEN TERRACE: 49.00 SQFT ONLY 2ND FLOOR



TERRACE
FLOOR PLAN AMENITIES

LEGENDS

1. GAZEBO
2. GARDEN
3. JOGGING PATH
4. CHESS GARDEN
5. CHILDREN PLAY AREA
6. AMPHI-THEATRE SITTING
7. LUDO GARDEN
8. YOGA DECK AREA
9. SENIOR CITIZEN SITTING
10. WATER BODY
11. LIFT
12. PASSAGE
13. PROJECTOR SCREEN



THE HEIGHT OF COMFORT

The rooftop is more than just a space — it's a lifestyle destination. From leisure corners to refreshing zones, this elevated haven offers an oasis of experiences that make every evening feel like a getaway.

TERRACE AMENITIES



TYPICAL FLOOR PLAN (TOWER- A, B)

CARPET AREA WITH ST. BAL. = 1113.00 SQ.FT.
S. B.UP AREA = 2003.00 SQ.FT.

CARPET AREA WITH ST. BAL. = 1093.00 SQ.FT.
S. B.UP AREA = 1967.00 SQ.FT.



DIVE
INTO DELIGHT





AMENITIES

- ENTRANCE GATE WITH WATER CASADE
- INFINITY SWIMMING POOL WITH DECK AREA
- TERRACE GARDEN
- PROJECTOR SCREEN (TERRACE)
- AMPHI-THEATRE SITOUTS (TERRACE)
- GYMNASIUM
- INDOOR GAME ROOM
- ALLOTED CAR PARKING
- KID'S PLAY AREA (TERRACE)
- SENIOR CITIZEN SIT-OUT
- BANQUET HALL
- LUSH GREEN GARDEN
- GAZEBO
- YOGA/MEDITATION AREA (TERRACE)
- SECURITY CABIN
- CHESS GARDEN (TERRACE)
- DISCO-THEQUE CUM LONGUE
- LUDO GARDEN
- JOGGING PATH



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 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

- 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.

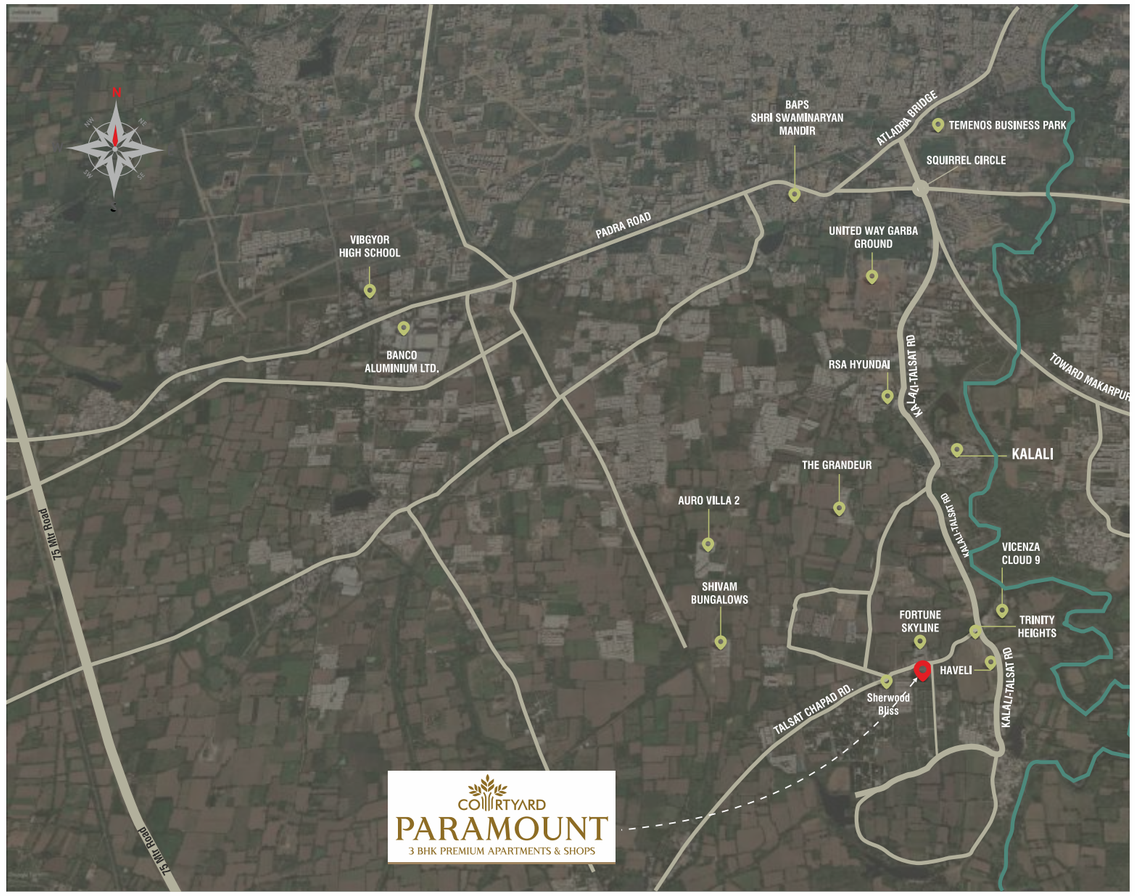
DOORS

- Main Door: High quality decorative door with veneer Finish on both sides and Wooden Frame.
- Internal Doors: Laminated flush door with Granite/Wooden frame all other with Good quality lock fittings.

WINDOWS

- Premium quality powder coated aluminum windows.
- Granite frame for windows.





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 car alloted parking.
- CCTV surveillance in common area.
- Power backup for common illuminations and elevators.
- 24 Hours water supply.
- Elegant Entry Foyer in each residential tower.
- Fire-fighting system.
- Anti-termite treatment.

DEVELOPERS :- VED BUILDWELL PRIVATE LIMITED

Site Address : COURTYARD PARAMOUNT
Opp. Fortune Skyline, Near CLOUD 9,
Talsat-Chapad Road, Kalali, Vadodara, Gujarat 390012.

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Architect :
DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH

Structure:
ZARNA ASSOCIATES

Plumbing & Electrical Consultant :
Technobrains
MEP Consultants
PINAKIN PATEL • DAXESH DAVE

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 13th floor slab (14) 50%ₓ | 5% Masonary & 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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