



Site:  
Tiara by Courtyard,  
Opp Samanvay Westfield,  
B/s. Tree House School,  
Bhayli TP2, Vadodara-391410

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



LOCATION

design CR 94124699243 85008



3 & 4 BHK LARGE  
APARTMENTS & SHOWROOMS



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 PROJECTS



## REGAL RESIDENCES

Welcome to Tiara, where luxury living meets urban convenience. Our 3 & 4 BHK large apartments and showrooms redefine modern living, offering spaciousness and sophistication in every corner.

From the moment you step into Tiara, you're greeted with an ambiance of opulence and refinement, where every detail is meticulously crafted to exceed your expectations. Indulge in the epitome of elegance at Tiara, where every residence is a testament to luxurious living at its finest.



### ARCHITECT NOTES



Tiara's architectural vision embodies elegance and luxury, drawing inspiration from the regal beauty of a tiara. Our design philosophy focuses on creating timeless spaces that seamlessly blend sophistication with functionality. From the grand entrance to the meticulously crafted interiors, every aspect of Tiara is designed to elevate the urban living experience.

DESIGN STUDIO  
architects & interiors  
By. RUCHIR SHETH



## MAJESTIC ENTRY

Experience the grandeur of Tiara from the moment you arrive. Our gateview showcases the elegance and prestige of the project, setting the tone for a luxurious living experience. Adorned with intricate details and architectural brilliance, the entrance to Tiara welcomes you into a world of opulence and sophistication. As you pass through the gates, you're greeted by a sense of exclusivity and grandeur, signaling the beginning of an unparalleled living experience in the heart of the city.



 ELEGANT  
RETREAT



## CROWNED SPLENDOR

Epitomizing splendor and majesty, Tiara's meticulously designed elevation elevates the cityscape. Offering residents a regal living experience, where every detail exudes luxury and sophistication, setting a new standard for urban living.



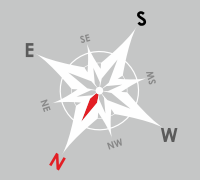


## ROYAL ASCENT

Regal Ascent portrays more than architectural design; it embodies a journey of luxury and refinement. With its regal architecture, Tiara ascends as a symbol of prestige and elegance in the cityscape, setting a new standard for urban living.



  
**BASEMENT  
FLOOR**



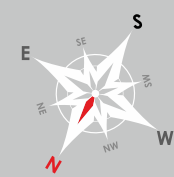


# GROUND FLOOR



## LEGENDS:

- |   |   |    |                       |    |                             |
|---|---|----|-----------------------|----|-----------------------------|
| 1 | SEC. CABIN                                | 9  | DISCO THEQUE & LOUNGE | 18 | ADMIN OFFICE                |
| 2 | FOYER                                     | 10 | SEMI-COVERED DECK     | 19 | TOILET & CHANGE ROOM        |
| 3 | LIFT                                      | 11 | GAZEBO                | 20 | HOME THEATER                |
| 4 | PASSAGE                                   | 12 | SWIMMING POOL         | 21 | 6' WIDE PEDESTRAIN WALK-WAY |
| 5 | ACTIVITY HALL<br>(ZUMBA, AEROBICS, MUSIC) | 13 | INFINITY FALL         | 22 | FOYER                       |
| 6 | TOILET & CHANGE ROOM                      | 14 | GARDEN AREA           | 23 | PASSAGE                     |
| 7 | TODDLER'S ROOM                            | 15 | DECK 6"               | 24 | MULTIPURPOSE COURT          |
| 8 | CAFETERIA                                 | 16 | SEMI-COVERED DECK     | 25 | BOX CRICKET                 |
|   |   | 17 | BANQUET HALL          |    |                             |





**FIRST FLOOR**

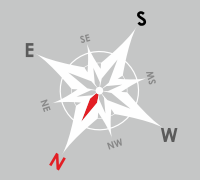
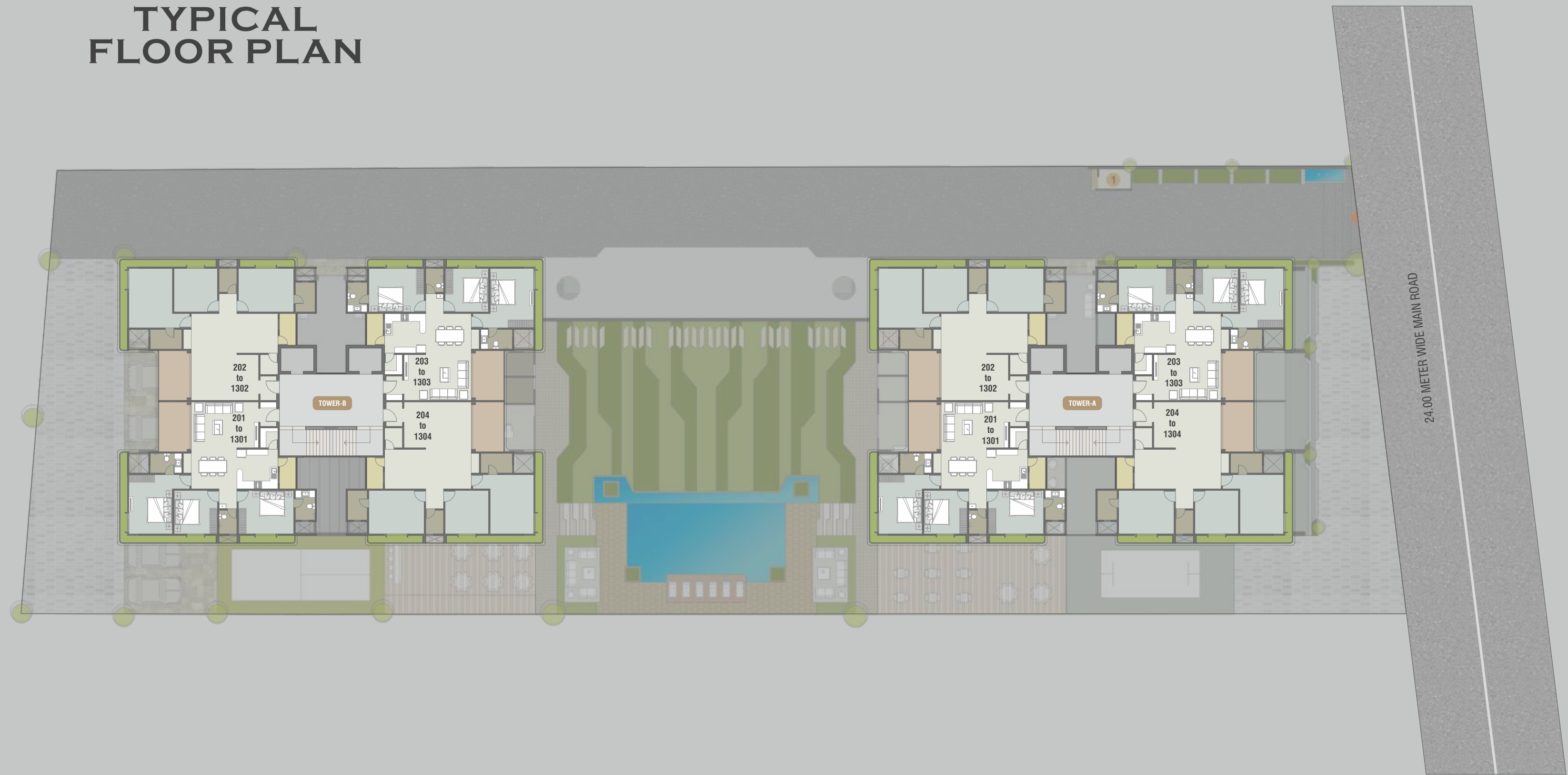


**LEGENDS:**

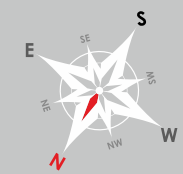
1	TERRACE	9'-1" X 12'-7"	121.00 SQ.FT.
2	TERRACE	8'-5" X 19'-4"	107.00 SQ.FT.
3	TERRACE	8'-5" X 26'-4"	131.00 SQ.FT.



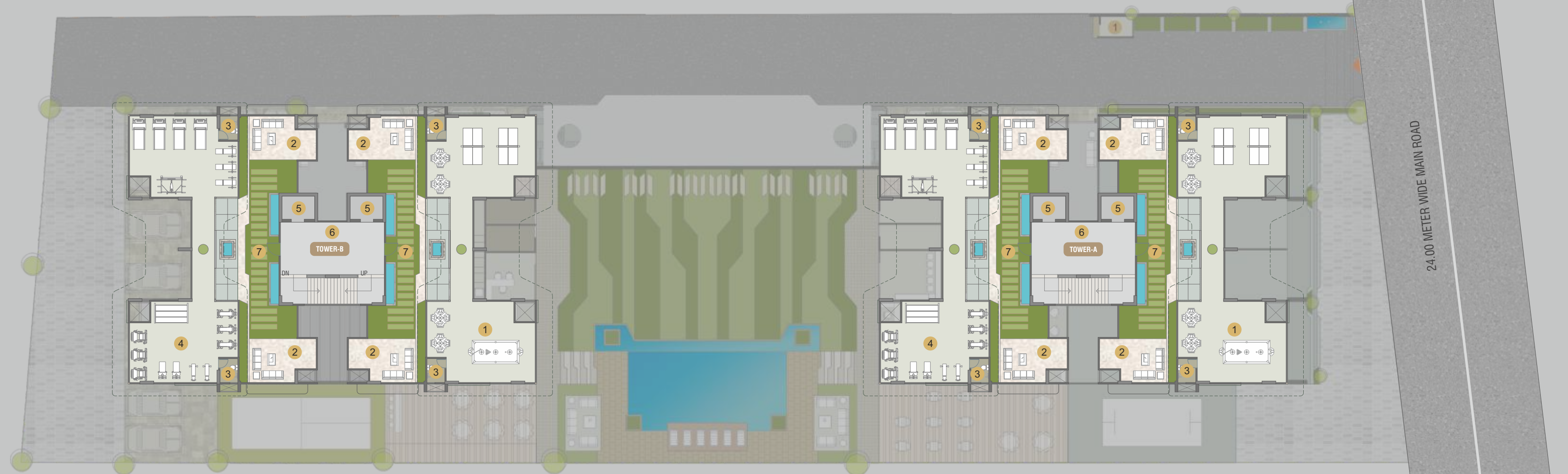
  
**TYPICAL  
FLOOR PLAN**



  
**14TH  
FLOOR PLAN**



  
**TERRACE  
FLOOR PLAN**



**LEGENDS:**

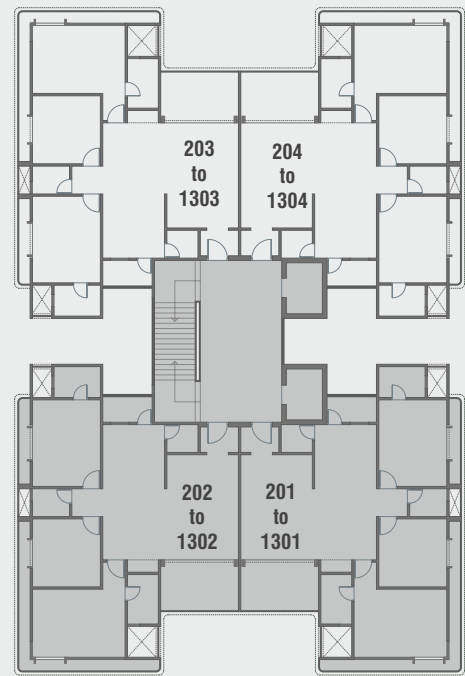
- 1 GAME ROOM
- 2 SITOUT
- 3 TOILET
- 4 GYMNASIUM
- 5 LIFT
- 6 PASSAGE
- 7 OPEN TERRACE





TYPICAL  
FLOOR PLAN  
2ND TO  
13TH FLOOR

3BHK



CARPET AREA WITH STANDING BALCONY = 1345.00 SQ.FT  
SUPER. BUILT-UP AREA = 2421.00 SQ.FT

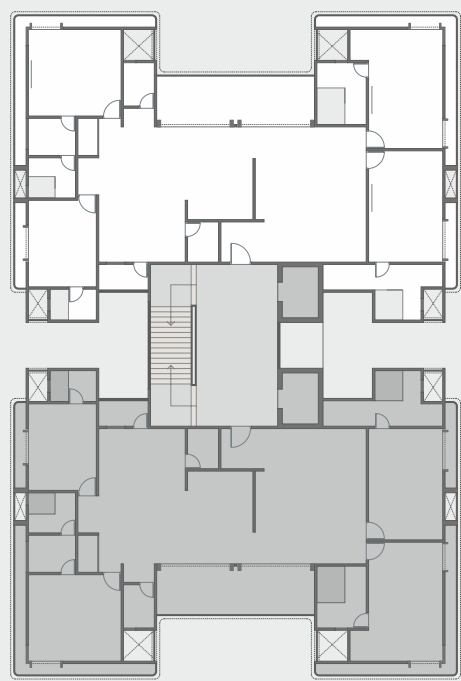






COMBINED FLOOR

4 BHK



CARPET AREA WITH ST. BAL. = 2706.00 SQ.FT.  
S. B.UP AREA = 4870.00 SQ.FT

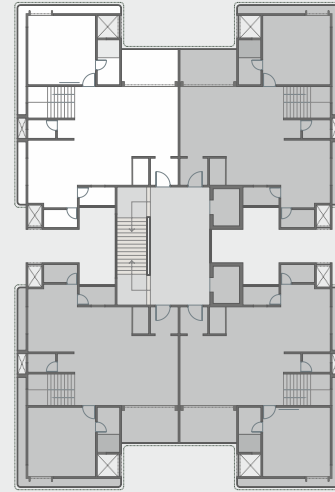




## DUPLEX FLOOR PLAN

CARPET AREA WITH ST. BAL. = 1309.00 SQ.FT.  
S. B.UP AREA = 2356.00 SQ.FT.

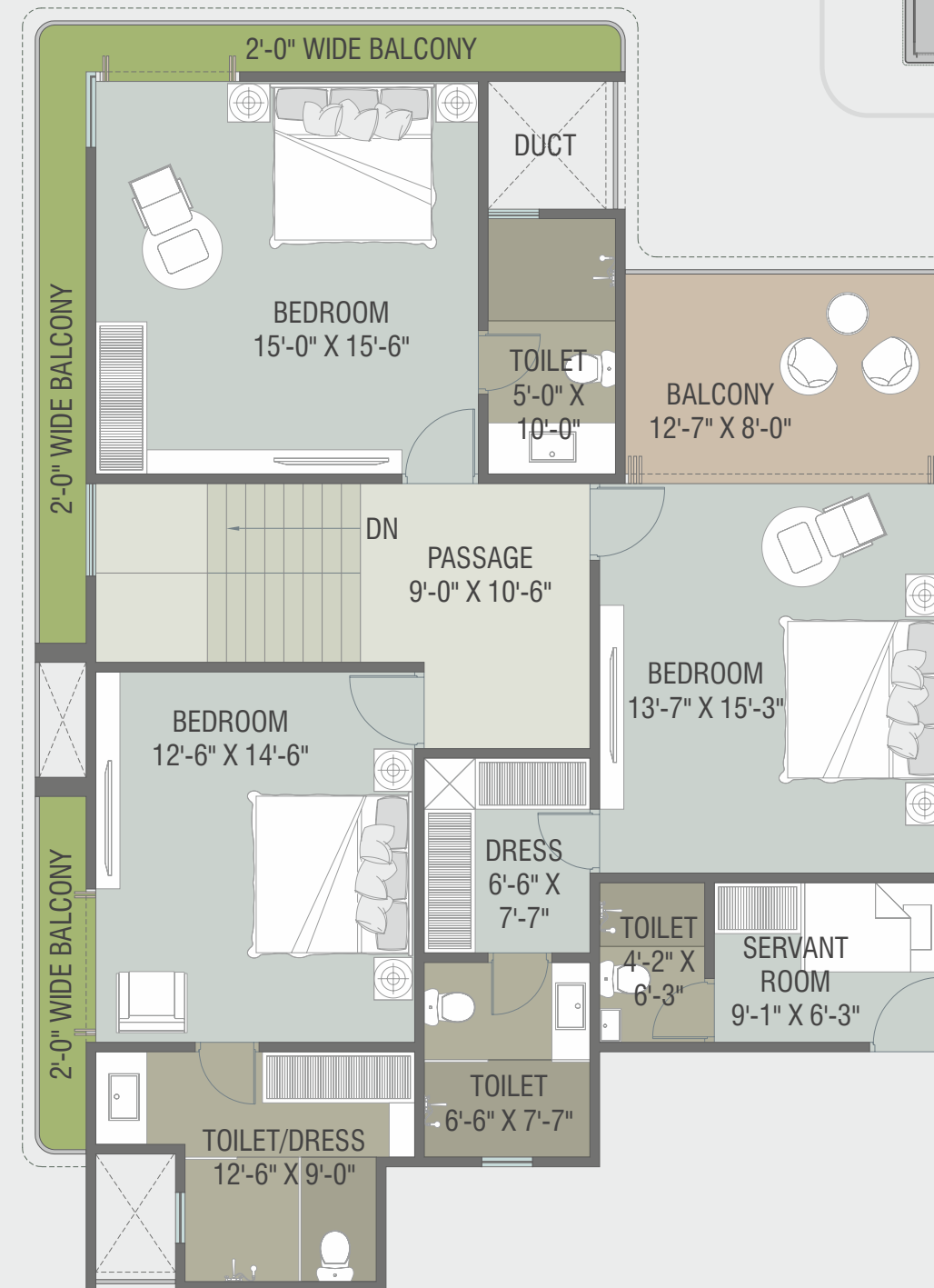
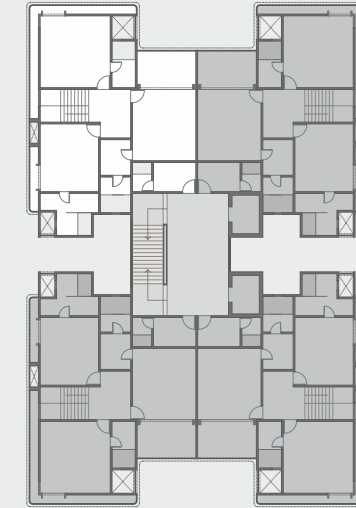
### LOWER PENT HOUSE



## DUPLEX FLOOR PLAN

CARPET AREA WITH ST. BAL. = 1313.00 SQ.FT.  
S. B.UP AREA = 2363.00 SQ.FT.

### UPPER PENT HOUSE





SKY HIGH  
LUXURIES





OASIS  
RETREAT





# AMENITIES



SENIOR CITIZEN  
SIT-OUT



YOGA/  
MEDITATION  
DECK



INFINITY  
SWIMMING POOL  
WITH DECK AREA



LOUNGE  
AREA



BOX  
CRICKET



LIBRARY  
POOL SIDE



CAFÉTERIA



MULTIPURPOSE  
COURT



LUSH  
GREEN GARDEN



CHILDREN'S  
PLAY AREA



MINI  
THEATRE



INDOOR  
GAME ROOM



MULTIPURPOSE  
HALL



DISCO-  
THEQUE



GYMNASIUM



JOGGING  
TRACK



The image is a detailed architectural rendering of a modern residential complex. It features a multi-story building with dark grey facades and glass balconies, many of which are adorned with lush green plants. In the foreground, there is a well-maintained outdoor area with a large, rectangular swimming pool with blue mosaic tiles. The pool is surrounded by a wooden deck with lounge chairs and a covered seating area. A large, vibrant green lawn is situated next to the pool, with several palm trees and other tropical plants scattered throughout. The sky is clear and blue, suggesting a bright, sunny day. The overall atmosphere is one of a peaceful and luxurious urban retreat.

 SERENITY  
HAVEN



 SERENE  
HAVEN



 **BIRD'S  
EYE BLISS**



# ACTIVE OASIS

Discover the ultimate in leisure and wellness at Tiara's top floor amenities. From tennis courts to gyms, indulge in a lifestyle of luxury and vitality amidst breathtaking views of the cityscape.



TERRACE VIEW



GAME ROOM



GYMNASIUM



## 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 Bedrooms.



### 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 (Omega/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 allotted parking.

- Single entry campus with CCTV surveillance in common area.
- 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.
- Ample visitor parking.



# TIARA

## Architect:



## Structure:



## Plumbing & Electrical Consultant:



### NEAR BY PLACES DISTANCE:

Airport : 13 kms | Railway station : 7.5 kms | School : 500 mtrs | Hospital : 700 mtrs

### LOADED WITH REPUTED BRANDS



### 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 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](http://www.gujrera.gujarat.gov.in)

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