



**4BHK LUXURIOUS FLATS  
4B2HK PENTHOUSE  
BOUTIQUE SHOWROOMS**



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 PROJECTS



# COURTYARD PHOENIX

4BHK LUXURIOUS FLATS  
4B2HK PENTHOUSE  
BOUTIQUE SHOWROOMS

Welcome to Courtyard Phoenix, where timeless elegance meets modern opulence. A rare collection of 4 BHK luxurious residences, 4B2HK penthouses, and boutique showrooms designed for those who aspire for more.

Every corner is crafted to reflect sophistication, functionality, and exclusivity — a premium lifestyle rising in the heart of distinction.



30+  
AMENITIES

COURTYARD  
**PHOENIX**

4BHK LUXURIOUS FLATS  
4B2HK PENTHOUSE  
BOUTIQUE SHOWROOMS



DESIGN STUDIO  
architects & interiors  
Ar. RUCHIR SHETH

## ARCHITECT NOTES

Crafted by visionary minds, Courtyard Phoenix is a symphony of light, space, and structure. The architectural philosophy harmonizes clean lines with luxurious comfort, blending urban design with natural openness to create homes that inspire everyday living and elevate your perspective.



A GRAND FIRST  
IMPRESSION

Step into an iconic address that commands attention. The stylish entryway seamlessly connects to the curated boutique showrooms, offering an inviting front for discerning businesses and a graceful welcome for residents - redefining presence and prestige from the very start.



## 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 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.
- Solar provision for Common amenities .
- Rain water harvesting .
- Water softener plant.



## A VISION THAT STANDS TALL

Striking in design, Courtyard Phoenix rises with a bold yet graceful presence. The refined silhouette and thoughtful detailing offer a balance of strength and elegance, reflecting a living experience that's both luxurious and lasting.



## YOUR PRIVATE SKY LOUNGE

Spacious balconies open up to uninterrupted views, blending indoor comfort with outdoor freedom. Whether it's morning coffee or evening serenity, your balcony becomes a natural extension of your lifestyle - elevated and expansive.



WHERE GREEN  
MEETS GRANDEUR



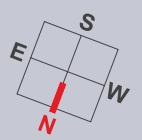
## RELAXATION, REDEFINED

Surrounded by lush landscaping, the serene waterbody invites you to unwind, reflect, and rejuvenate. This tranquil space is designed to offer leisure at your pace — peaceful, picturesque, and perfectly integrated into your everyday life.

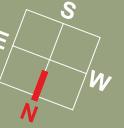
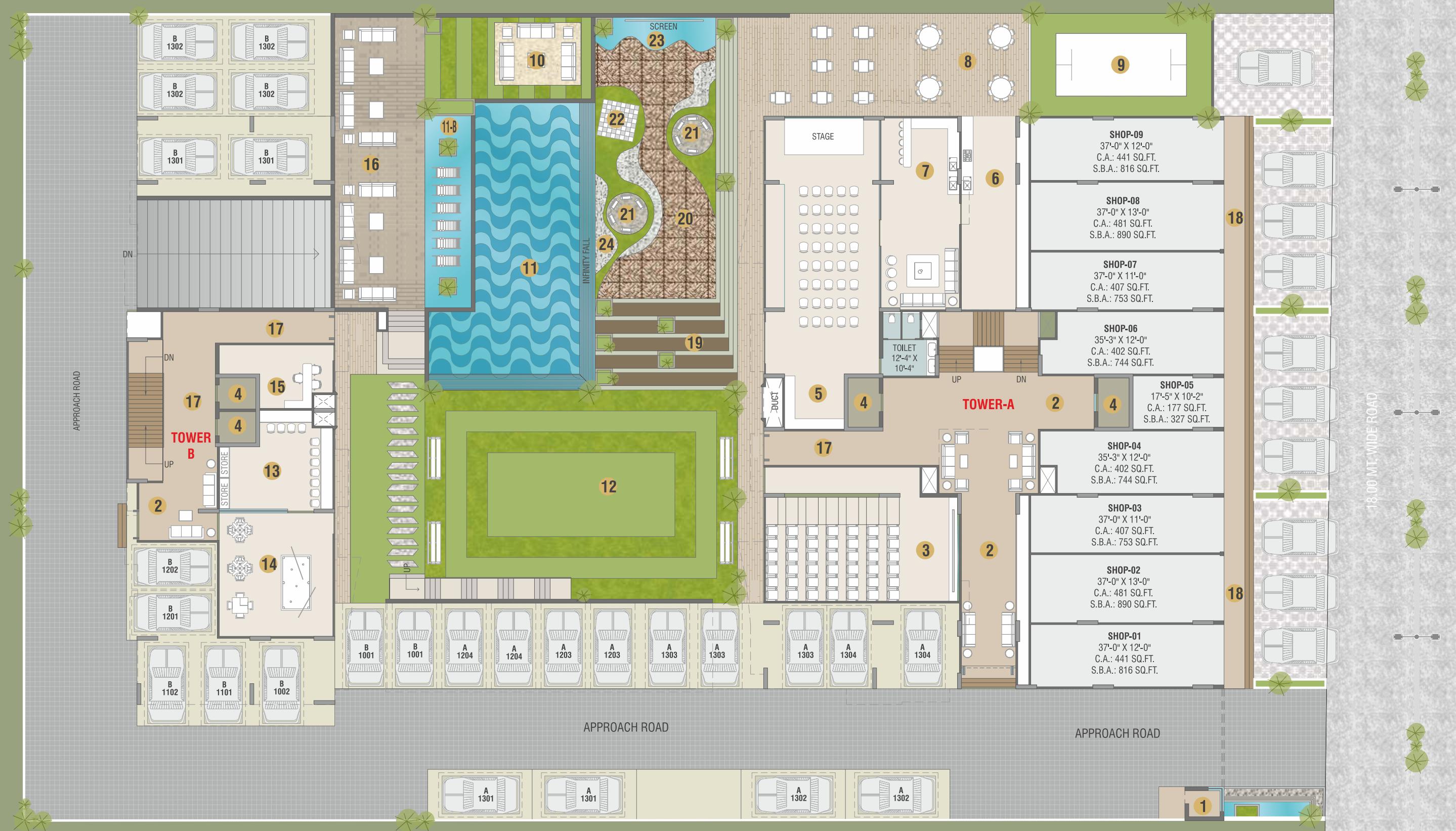


THE PINNACLE  
OF PRIVACY

# BASEMENT PARKING LAYOUT PLAN



# GROUND FLOOR LAYOUT PLAN



# FIRST FLOOR LAYOUT PLAN

1. OPEN TERRACE	175.00
2. OPEN TERRACE	288.00
3. OPEN TERRACE	171.00
4. OPEN TERRACE	47.00
5. OPEN TERRACE	11.00
6. OPEN TERRACE	25.00

AREA IN SQ.FT.



E  
N  
S  
W

TYPICAL FLOOR  
LAYOUT PLAN

2ND TO 12TH FLOOR



E S  
N W

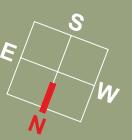
8.00 MT. WIDE ROAD

13TH FLOOR  
LOWER PENTHOUSE  
LAYOUT PLAN



E  
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14TH FLOOR  
UPPER PENTHOUSE  
LAYOUT PLAN





TYPICAL FLOOR PLAN  
(TOWER=A) (2 TO 12)



CARPET AREA WITH ST. BAL.: 1862.00 SQ.FT.  
S. B. UP AREA: 3351.00 SQ.FT.



13TH FLOOR  
LOWER PENT HOUSE FLOOR PLAN  
(TOWER=A)



CARPET AREA WITH ST. BAL.: 1709.00 SQ.FT.  
S. B.UP AREA: 3076.00 SQ.FT.

14TH FLOOR  
UPPER PENT HOUSE FLOOR PLAN  
(TOWER=A)



CARPET AREA WITH ST. BAL.: 1229.00 SQ.FT.  
S. B.UP AREA: 2212.00 SQ.FT.



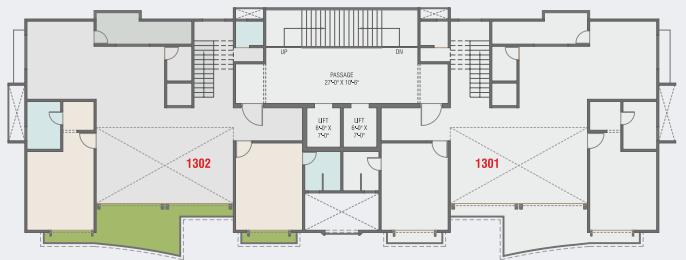
**TYPICAL FLOOR PLAN**  
(TOWER=B) (2 TO 12)



CARPET AREA WITH ST. BAL.: 1853.00 SQ.FT.  
S. B.UP AREA: 3335.00 SQ.FT.



13TH FLOOR  
LOWER PENT HOUSE FLOOR PLAN  
(TOWER=B)



CARPET AREA WITH ST. BAL.: 1680.00 SQ.FT.  
S. B.UP AREA: 3024.00 SQ.FT.



14TH FLOOR  
UPPER PENT HOUSE FLOOR PLAN  
(TOWER=B)



CARPET AREA WITH ST. BAL.: 1244.00 SQ.FT.  
S. B.UP AREA: 2239.00 SQ.FT.



## DUPLEX PENT HOUSE FLOOR PLAN

### LOWER PENT HOUSE FLOOR PLAN



### UPPER PENT HOUSE FLOOR PLAN



# MOMENTS OF CALM, ALWAYS NEAR





SENIOR CITIZEN  
SIT-OUT



LUSH  
GREEN GARDEN



MINI  
THEATRE



LOUNGE  
AREA



JOGGING  
TRACK



LIBRARY  
POOL SIDE



amenities



BOX  
CRICKET



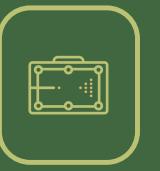
YOGA/  
MEDITATION  
DECK



INFINITY  
SWIMMING POOL  
WITH DECK AREA



CHILDREN'S  
PLAY AREA



INDOOR  
GAME ROOM



MULTIPURPOSE  
HALL

MOMENTS OF CALM,  
ALWAYS NEAR





LUXURY THAT  
SPEAKS FOR  
ITSELF

Every detail at Courtyard Phoenix exudes class — from contemporary textures to minimalist forms, the design language is refined and expressive. It's more than a place to live; it's a canvas for a life well-lived.



STEP INTO  
YOUR LEISURE  
ZONE

# SPECIFICATION

## STRUCTURE:

- Earthquake resistant RCC frame structure designed by approved Structural Consultant.

## FLOORING

- 1800 mm X 1200 mm 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 or equivalent.
- Modular switches.
- 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
- 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 UPVC windows.
- Granite frame for window.



LOCATION

## DEVELOPERS:

**Ved Buildwell  
Pvt. Ltd.**

## CALL:

+91 97246 51518

## SITE: COURTYARD PHOENIX

Vasna-Bhayli Main Road,  
After Shakti Greens,  
Behind Vihav Exelus, Bhayli, Vadodara.

## ARCHITECT:

 DESIGN STUDIO  
architects & interiors  
Ar. RUCHIR SHETH

## STRUCTURE:

 **adce**  
**Aashutosh A. Desai**  
Consulting Structural Engineers

## 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 14th floor slab (15) 50%x | 5% Masonry & Plaster work | 5% flooring & fitting | 5% Completion \ Before sale deed

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.