



COURTYARD  
BELLAVISTA

---

4 BHK LUXURIOUS APARTMENT & SHOPS





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



## ARCHITECT NOTES



Courtyard Bellavista reflects a design philosophy rooted in heritage and harmony. We envisioned a space where classical aesthetics meet modern needs – from arched motifs and grand facades to well-planned layouts that invite light, space, and peace into everyday living.

DESIGN STUDIO  
architects & interiors  
Ar. RUCHIR SHETH

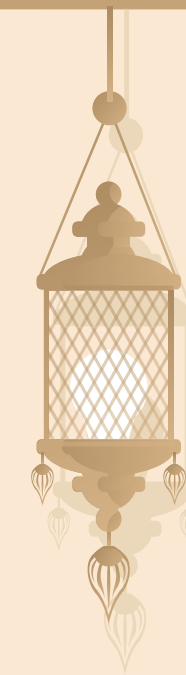
A LIFE DRAPED  
IN ELEGANCE

COURTYARD  
BELLAVISTA

4 BHK LUXURIOUS APARTMENT & SHOPS

Step into Courtyard Bellavista – an iconic blend of royal architecture and contemporary comfort.

Designed for those who value timeless elegance, this exclusive collection of 4 BHK residences and shops creates a lifestyle steeped in class, serenity, and sophistication.



---

## A MAJESTIC FIRST IMPRESSION

---

The striking entrance captures your attention with its heritage-style design, reflecting grandeur that is both graceful and unforgettable. It sets the perfect tone for the rich experience that unfolds inside.

---





---

GREENS THAT  
WHISPER GRANDEUR

---

---

Surrounded by beautifully landscaped gardens, Bellavista offers a refreshing retreat from the ordinary. These serene green pockets complement the architecture, adding calm, charm, and a royal touch to everyday moments.

---



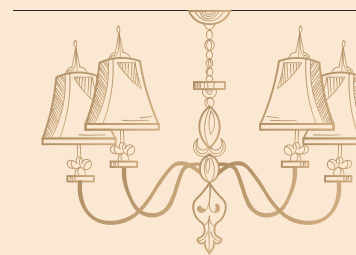


## WHERE WALLS SPEAK OF ROYALTY

Every side is a showcase of regal craftsmanship—ornate detailing, balanced symmetry, and a presence that commands admiration. It's more than just a building; it's a place reborn for modern life.

DESIGNED  
TO DIGNIFY



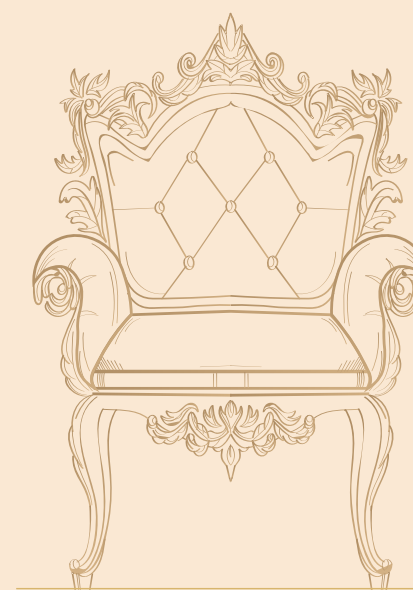


## A TOUCH OF ROYAL AIR

Bask in the charm of semi-open spaces designed with elegance and ease. Whether it's a quiet sunrise or an evening breeze, each moment here feels regal. These thoughtfully crafted areas bring you closer to nature while surrounding you with timeless luxury.





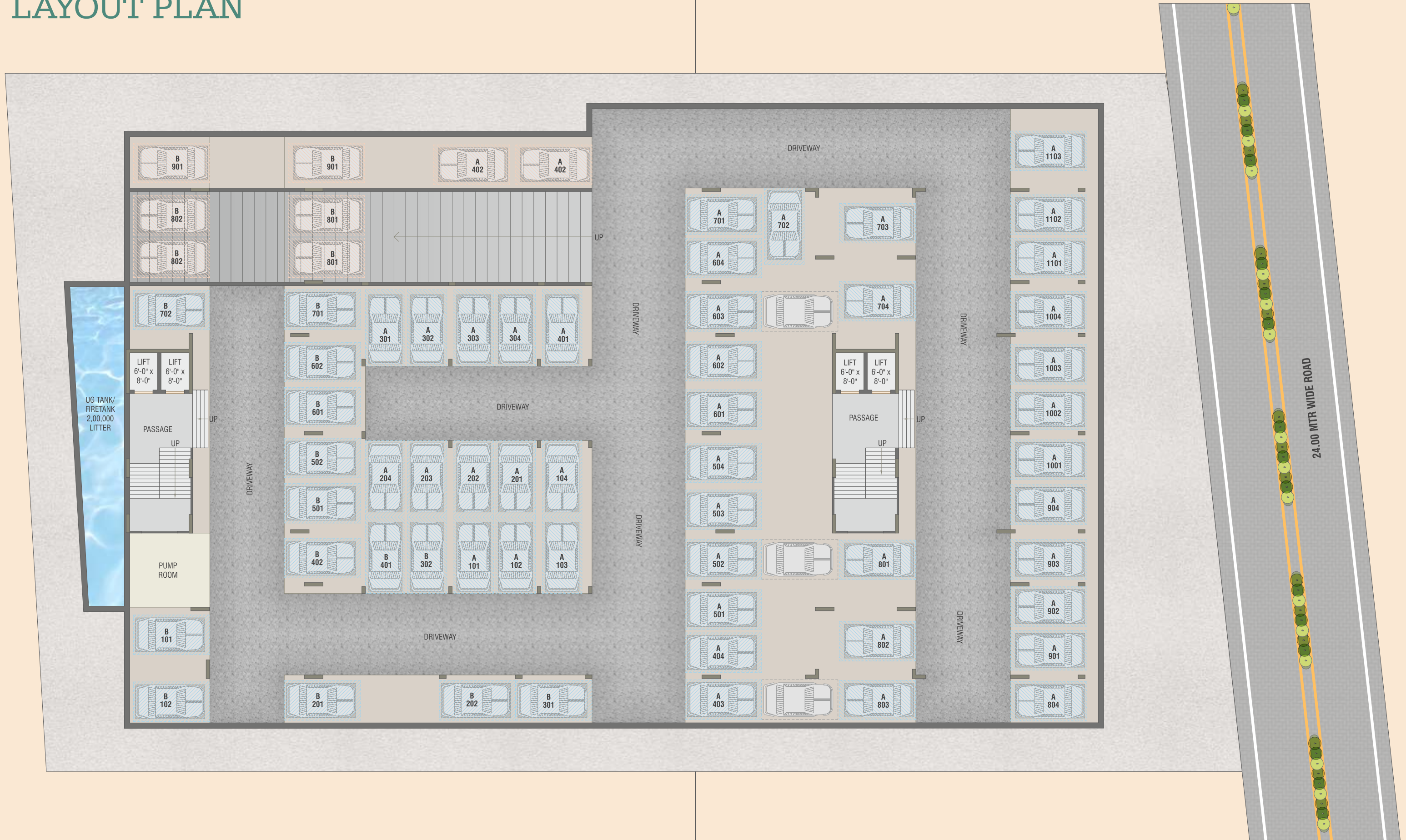


## ROYAL CALM AT THE CORE

At the centre of Courtyard Bellavista lies a tranquil space where time slows down. Inspired by heritage courtyards, this serene heart of the project offers peace, beauty, and balance—surrounded by architecture that speaks softly of grace and grandeur.



# BASEMENT FLOOR LAYOUT PLAN



# GROUND FLOOR LAYOUT PLAN

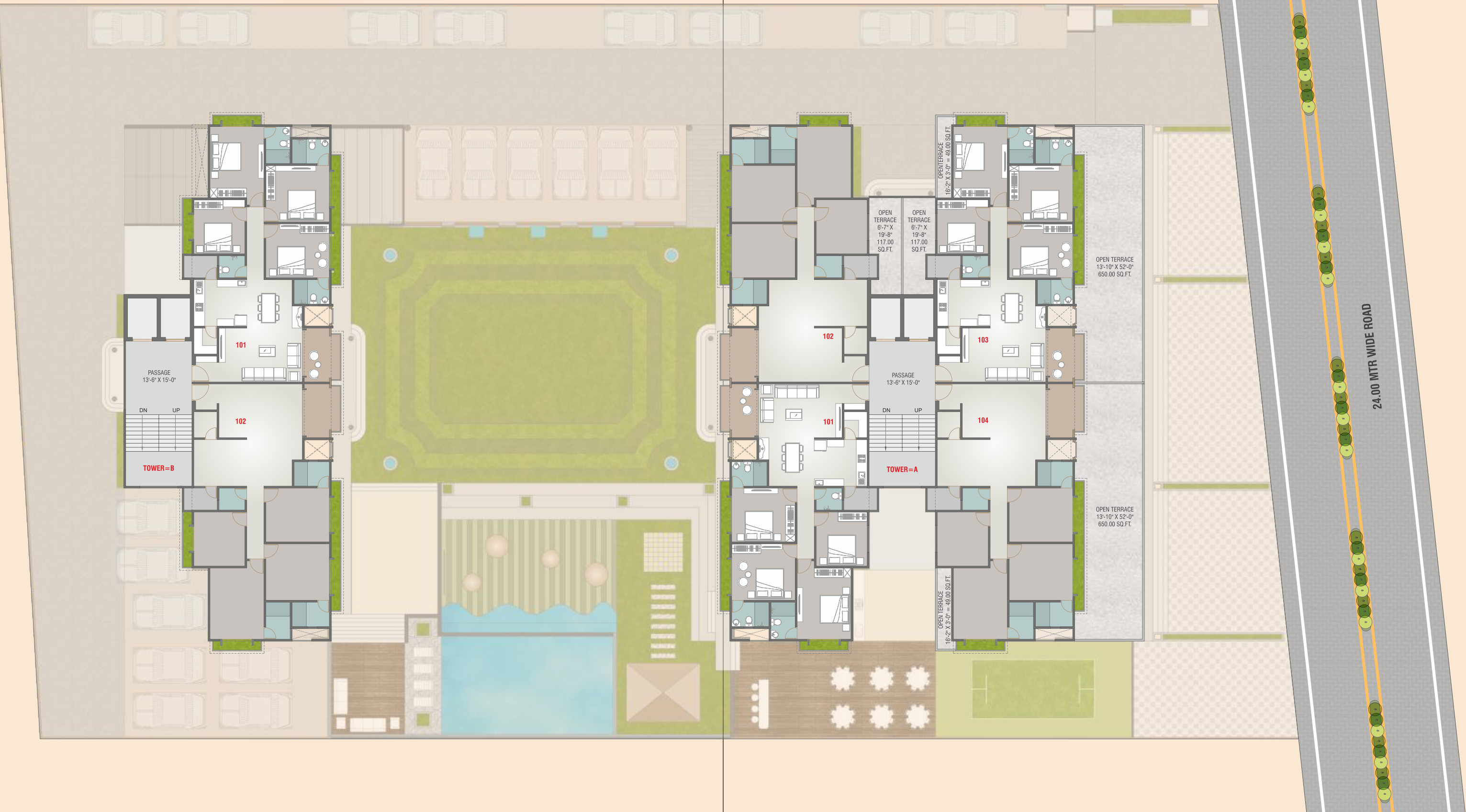


## LEGENDS

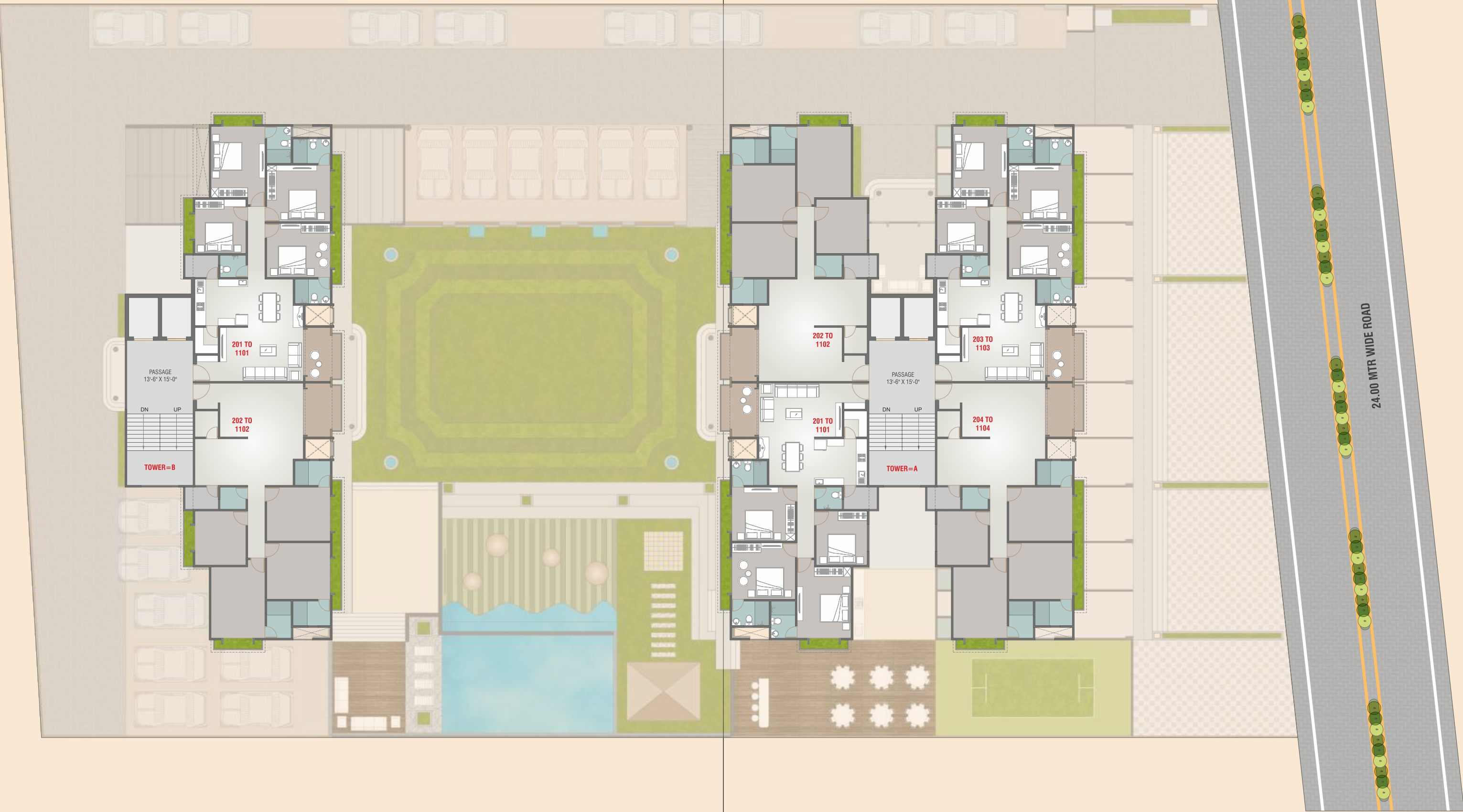
- |   |                |    |                        |    |               |    |                       |
|---|----------------|----|------------------------|----|---------------|----|-----------------------|
| 1 | SECURITY CABIN | 6  | MULTIPURPOSE HALL      | 11 | GAZEBO        | 16 | KIDS PLAY AREA        |
| 2 | GAME ROOM      | 7  | METER ROOM             | 12 | CHESS GARDEN  | 17 | ZUMBA, AEROBICS, YOGA |
| 3 | FOYER          | 8  | OUTDOOR KITCHEN & CAFE | 13 | SWIMMING POOL | 18 | GYMNASIUM             |
| 4 | TODDLER ROOM   | 9  | BOX CRICKET            | 14 | ZEN AREA      | 19 | DISCOTHEQUE LONGUE    |
| 5 | PANTRY         | 10 | PASSAGE                | 15 | DECK          | 20 | ADMIN OFFICE          |



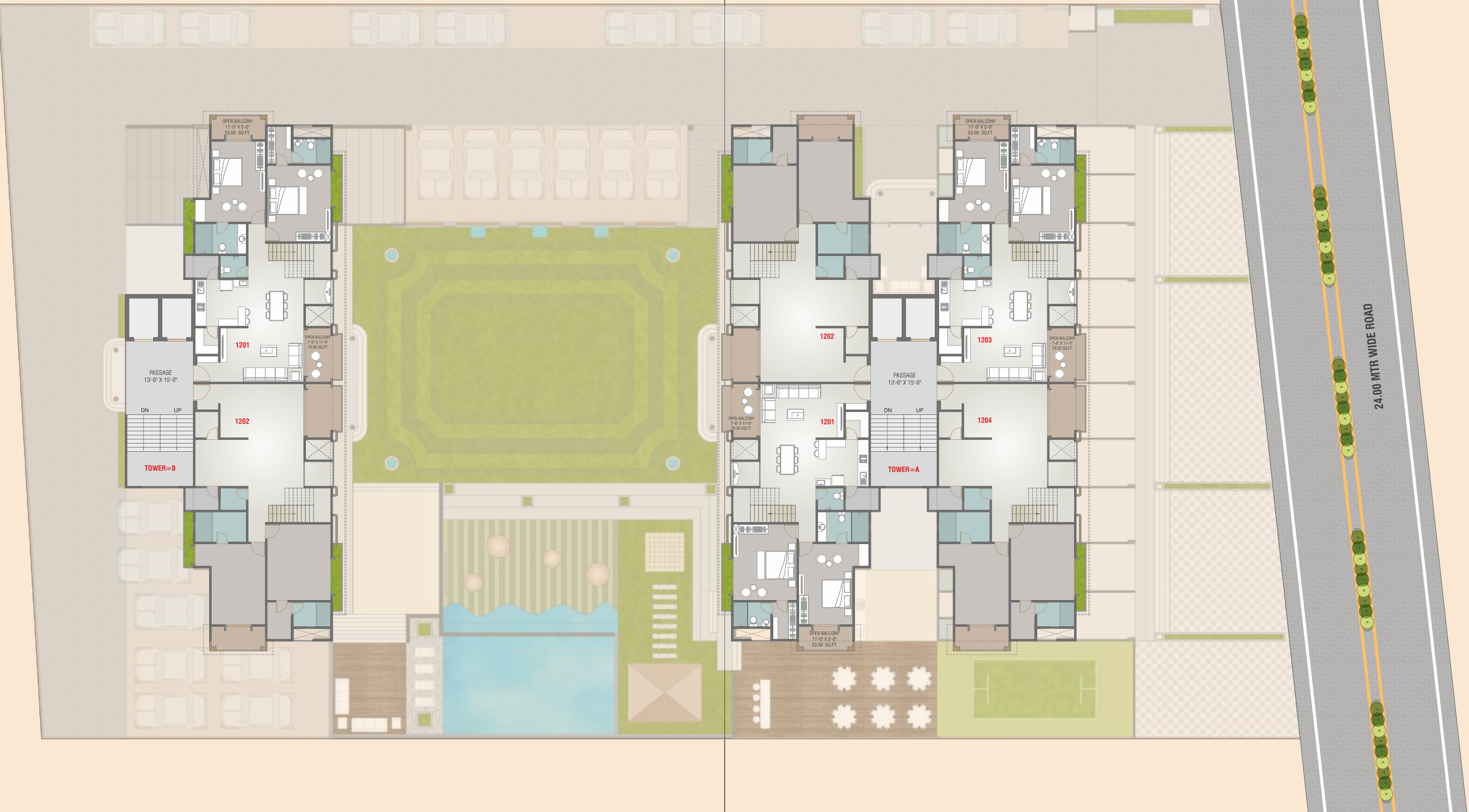
# FIRST FLOOR LAYOUT PLAN



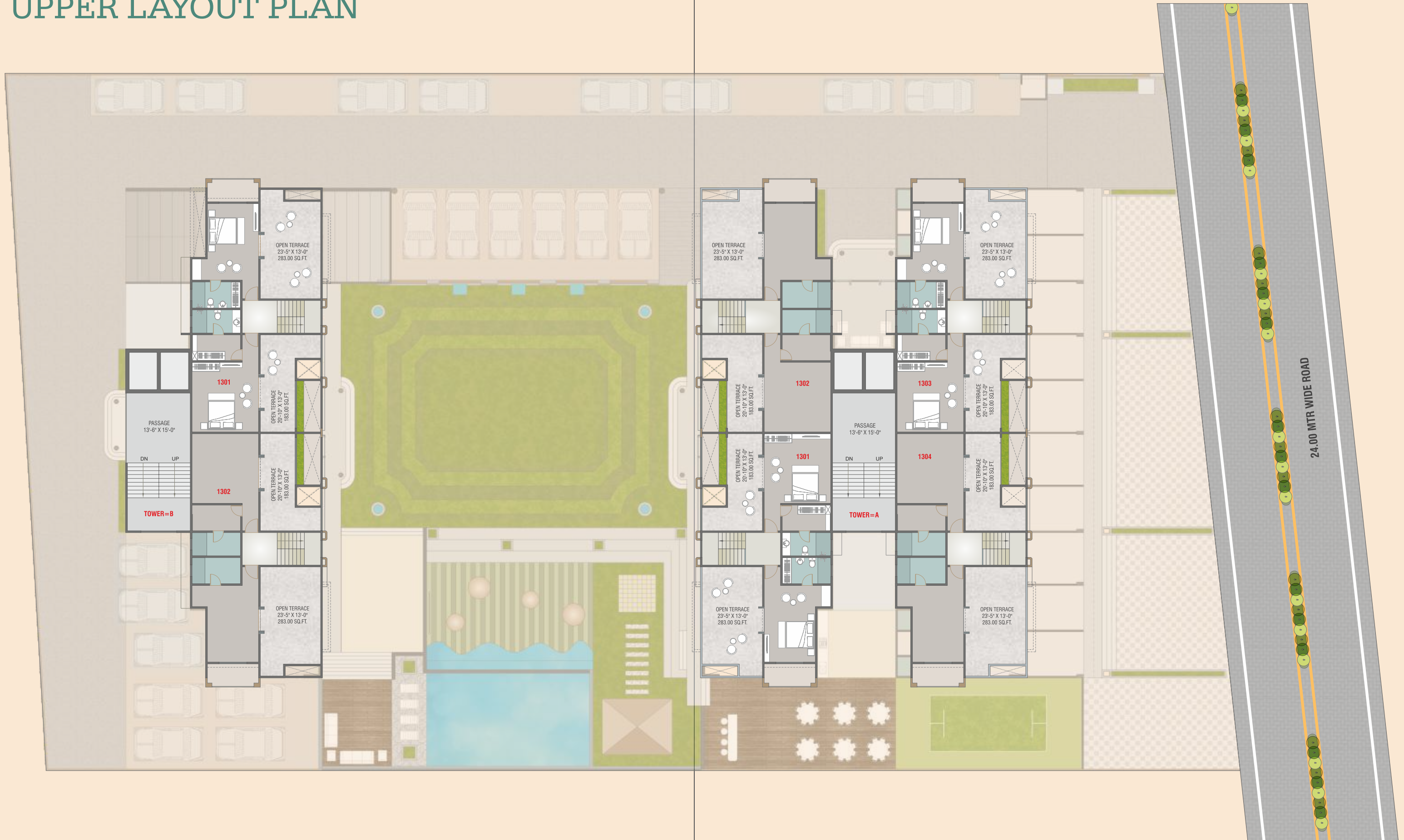
TYPICAL FLOOR  
LAYOUT PLAN  
(2ND TO 11TH)



# 12TH FLOOR LOWER LAYOUT PLAN



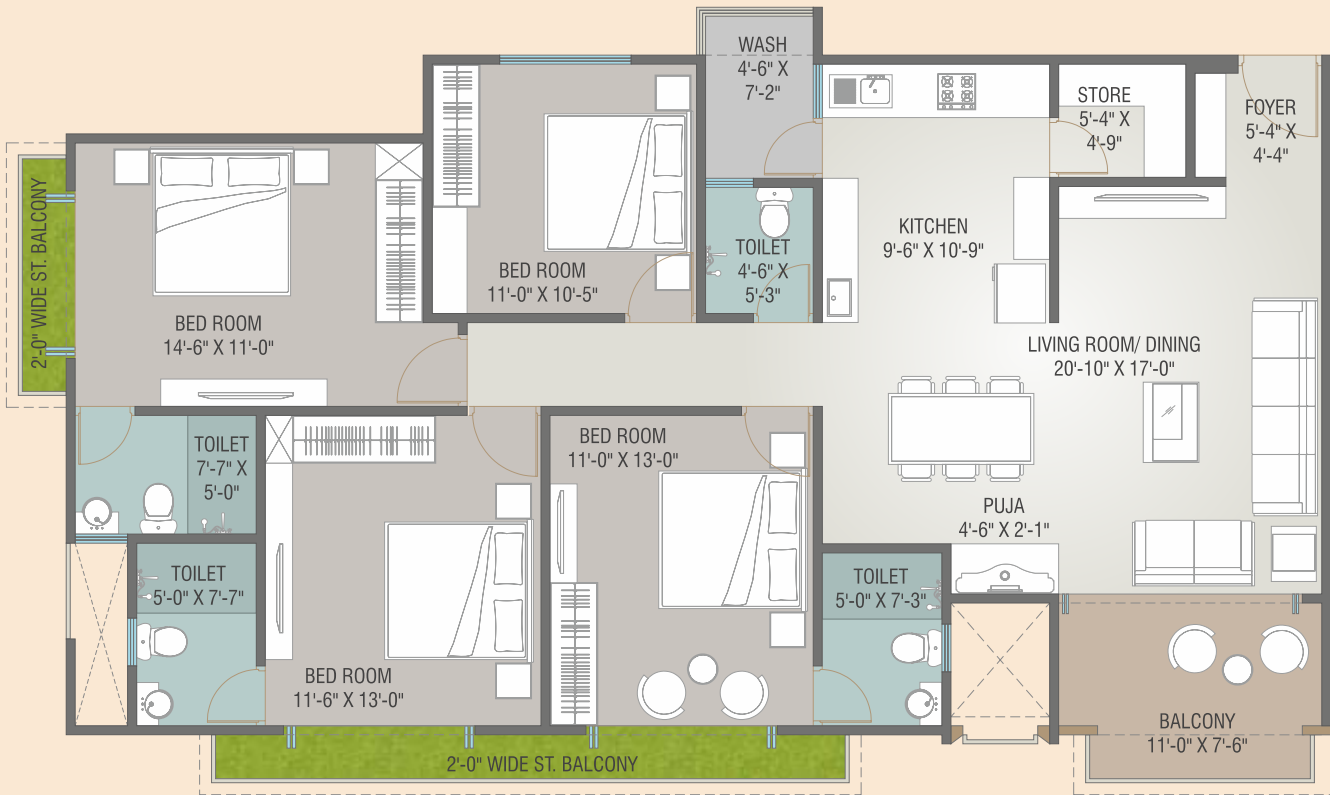
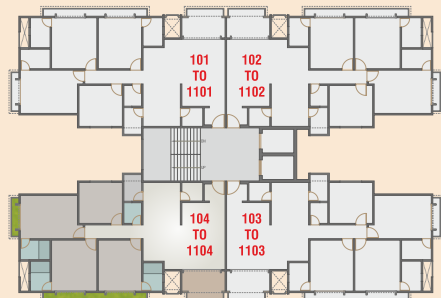
## 13TH FLOOR UPPER LAYOUT PLAN



# TOWER-A

## TYPICAL FLOOR PLAN (1ST TO 11TH)

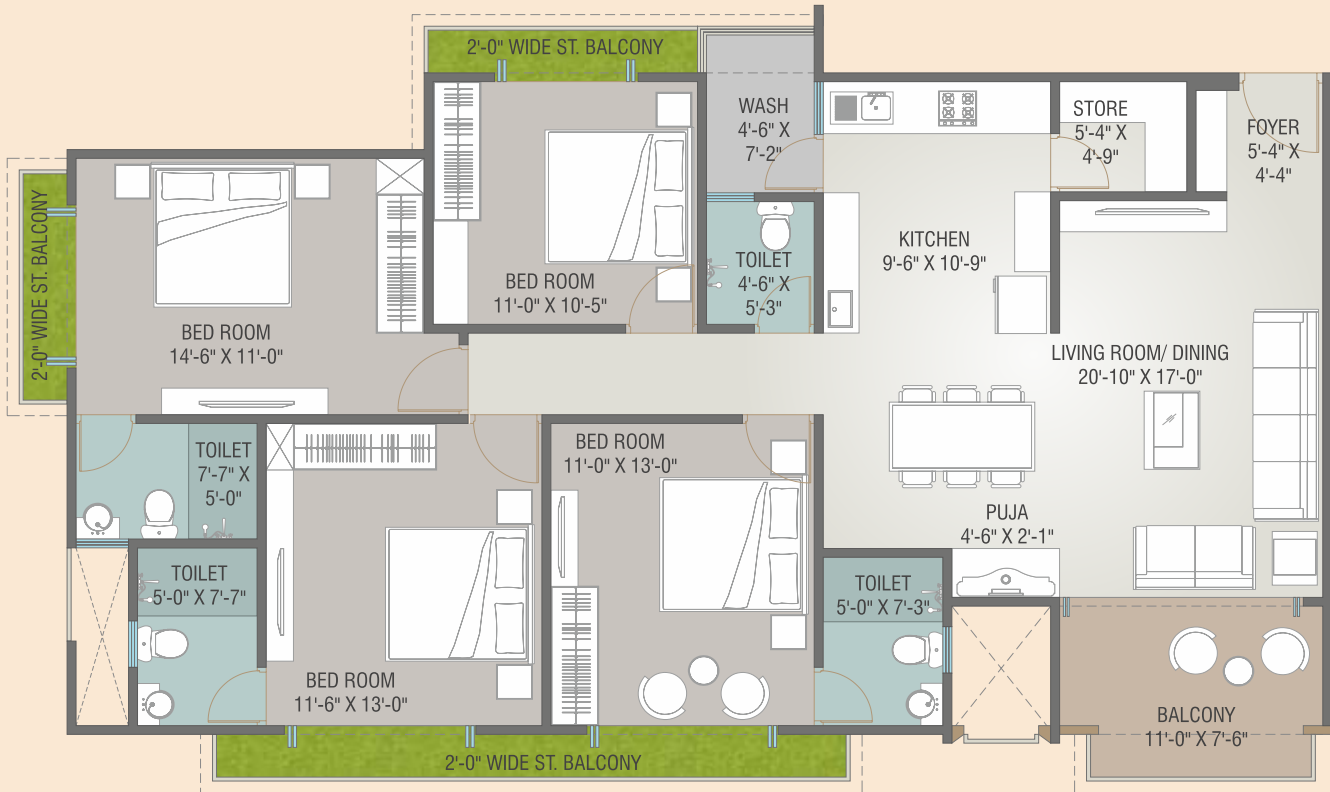
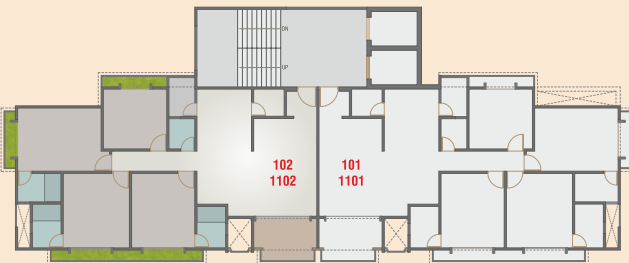
CARPET AREA WITH ST. BAL. = 1440.00 SQ.FT.  
S. B.UP AREA = 2592.00 SQ.FT.



# TOWER-B

## TYPICAL FLOOR PLAN (1ST TO 11TH)

CARPET AREA WITH ST. BAL. = 1463.00 SQ.FT.  
S. B.UP AREA = 2633.00 SQ.FT.

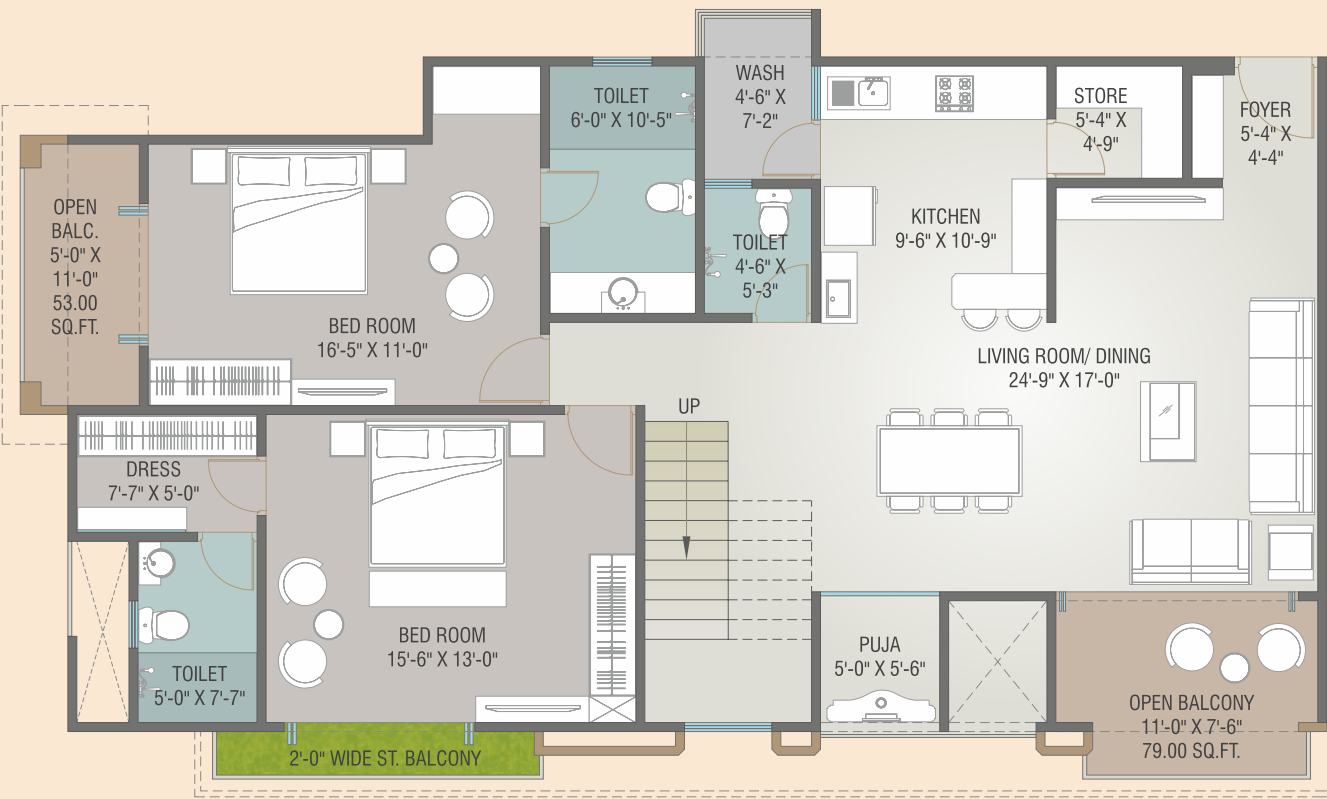
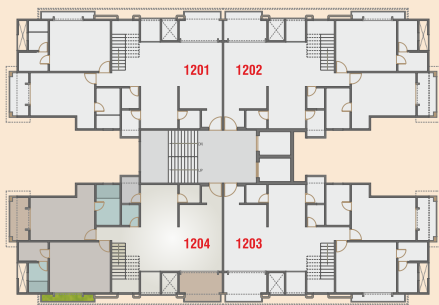


TOWER-A

12TH FLOOR PLAN

LOWER PENT HOUSE FLOOR PLAN

CARPET AREA WITH ST. BAL. = 1281.00 SQ.FT.  
S. B.UP AREA = 2306.00 SQ.FT.

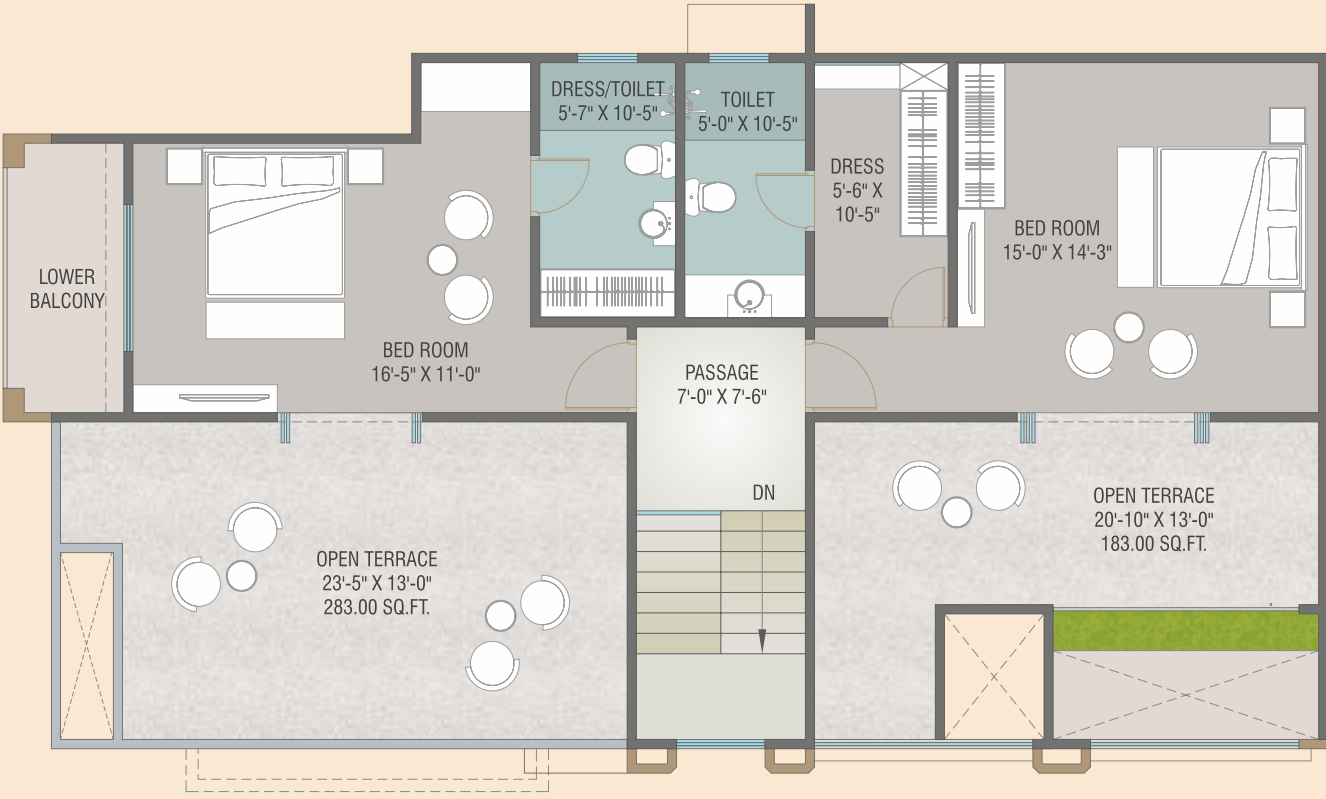
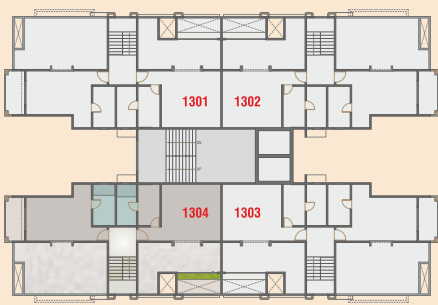


TOWER-A

13TH FLOOR PLAN

UPPER PENT HOUSE FLOOR PLAN

CARPET AREA WITH ST. BAL. = 690.00 SQ.FT.  
S. B.UP AREA = 1242.00 SQ.FT.

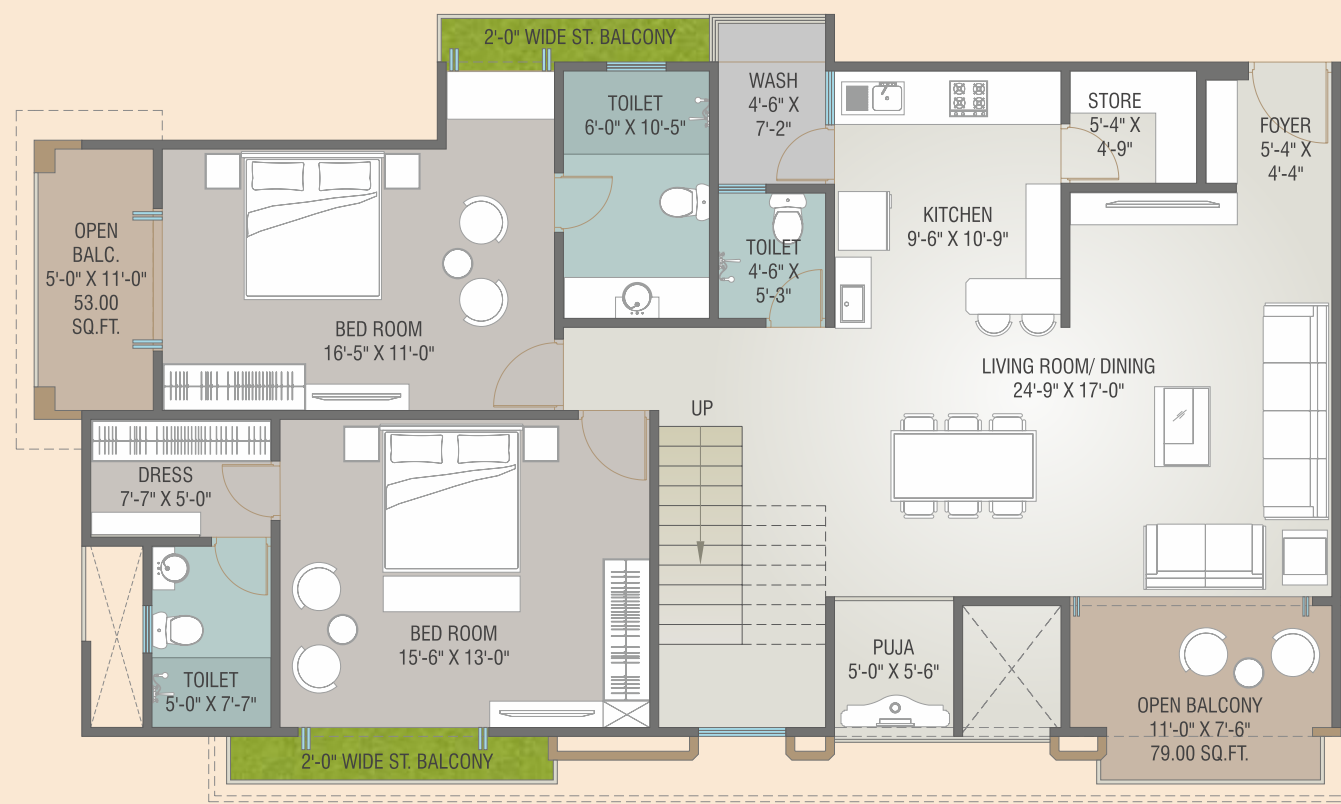
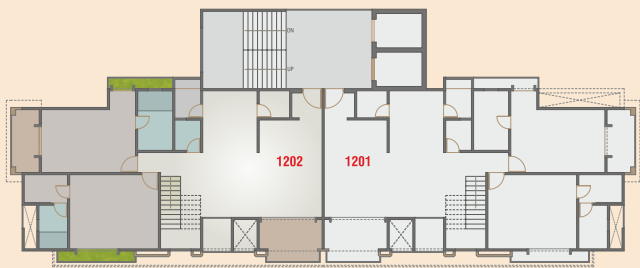




TOWER-B  
12TH FLOOR PLAN

LOWER PENT HOUSE FLOOR PLAN

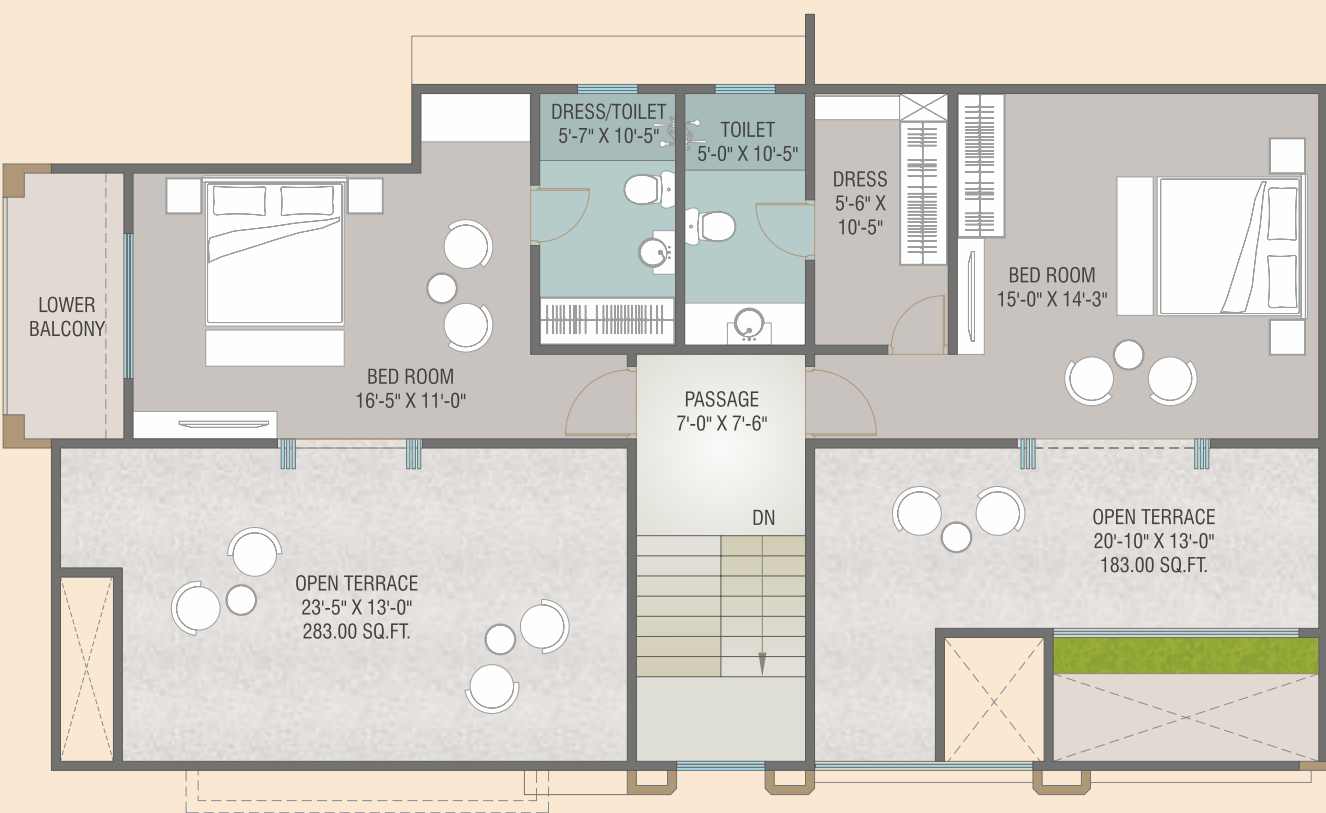
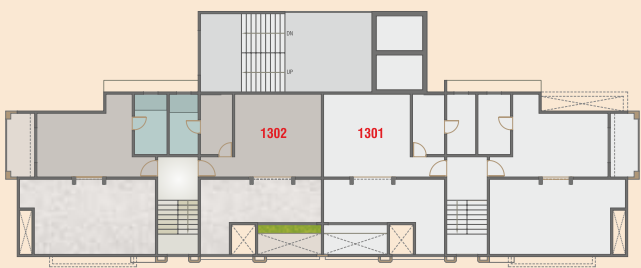
CARPET AREA WITH ST. BAL. = 1304.00 SQ.FT.  
S. B.UP AREA = 2347.00 SQ.FT.



TOWER-B  
13TH FLOOR PLAN

UPPER PENT HOUSE FLOOR PLAN

CARPET AREA WITH ST. BAL. = 690.00 SQ.FT.  
S. B.UP AREA = 1242.00 SQ.FT.




























A SOOTHING  
TOUCH  
OF ROYALTY





# AMENITIES

 ENTRANCE GATE WITH WATER CASADE	 INFINITY SWIMMING POOL WITH DECK AREA	 CHESS GARDEN	 MULTIPURPOSE (BANQUET) HALL	 LUSH GREEN GARDEN	 TOODLER'S ROOM
 ARTIFICIAL POND	 GYMNASIUM	 CAFETERIA WITH OUTDOOR SIT-OUTS	 BOX CRICKET	 SECURITY CABIN	 FOYER (ALL TOWERS)
 ZEN GARDEN	 INDOOR GAME ROOM	 KID'S PLAY AREA	 YOGA/ MEDITATION DECK	 SENIOR CITIZEN SIT-OUT	 GAZEBO
 VIRTUAL GAME ROOM	 JOGGING TRACK	 ALLOTED CAR PARKING	 DISCO THEQUE CUM LOUNGE AREA	 LIBRARY/CO-WORKING SPACE	





## YOUR WINDOW TO ROYAL GREENERY

Open your windows to scenes that soothe the soul—lush gardens laid out with care and character. A natural extension of your refined lifestyle, surrounded by beauty that echoes the past.



# SPECIFICATION



**STRUCTURE :**

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



**FLOORING :**

- 800mm X 1600mm premium quality glazed vitrified tiles in living room, kitchen, Dining and Passage with skirting.
- Anti-skid flooring in bath, wash & balcony.



**WALL FINISH :**

- Interior : Smooth finish plaster with 2 coat putty & 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 & in one bedroom.



**AIR-CONDITIONING :**

- Copper & 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 & 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 & wooden frame. Equipped with video door phone security system.
- Internal Doors : Laminated flush door with granite/wooden frame all other with Europa 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.

- Two Car allotted parking.
- Single entry campus with CCTV surveillance in common area.
- Power backup for common illuminations & elevators.
- 24 Hours water supply.

- Elegant entry foyer in each residential tower with smart security lock.
- Fire-fighting system.
- Anti-termite treatment.





# COURTYARD BELLAVISTA

4 BHK LUXURIOUS APARTMENT & SHOPS

## SITE ADDRESS:

24 MTR Bhayli Station Main Road,  
Nr. Madrid County, TP-5 Bhayli, Vadodara.391410

**CALL :** +91 81280 51518

**EMAIL :** courtyardbellavista@gmail.com

**WEBSITE :** www.courtyardgroup.in

## Architect :



## Structure :



## Plumbing & Electrical Consultant :



## 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% | 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 separately. ♦ 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)

PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA15384/230625/311230