



COURTYARD
PRIMERO

3 BHK PREMIUM LUXURIOUS FLATS & SHOPS

A TROPICAL EXPERIENCE



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 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.



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.



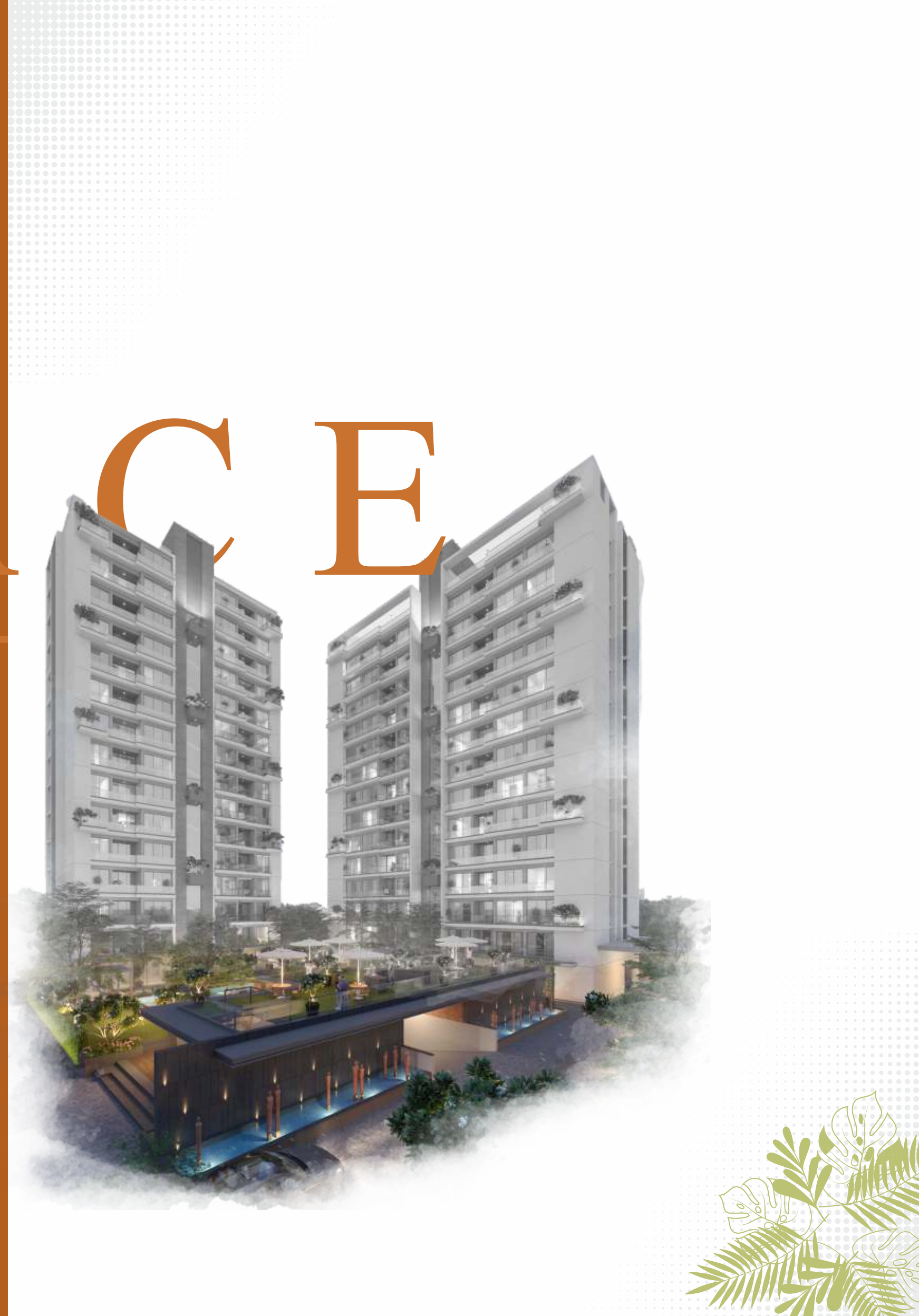
LANDSCAPED
GARDEN



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

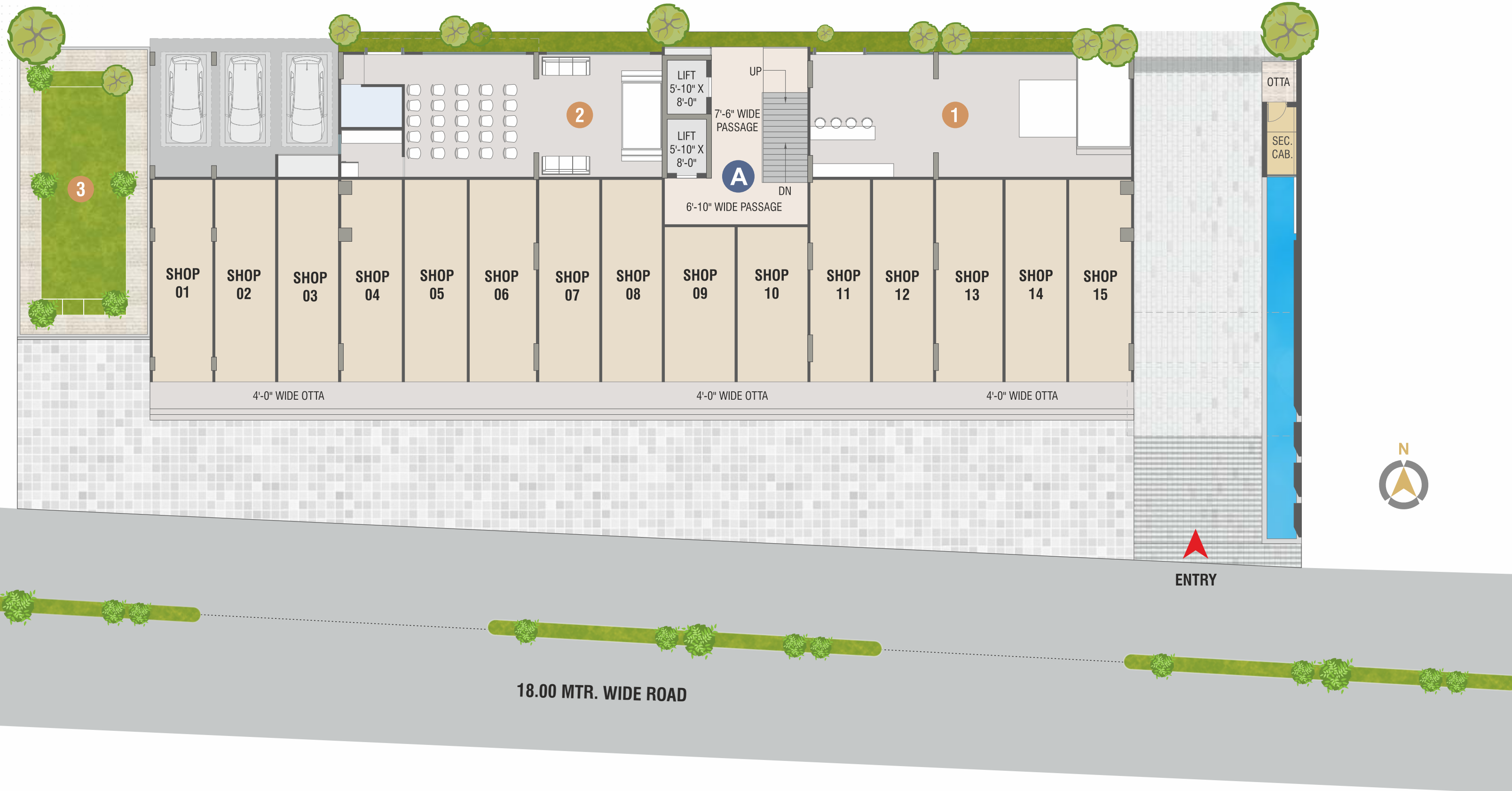


12.00 MTR. WIDE ROAD



18.00 MTR. WIDE ROAD

GROUND FLOOR LAYOUT - SHOPS



COMMERCIAL SHOPS LEGENDS

01 9'-0" X 30'-0" C.A.=268 SQ.FT. S.B.A=456 SQ.FT.	02 9'-0" X 30'-0" C.A.=268 SQ.FT. S.B.A=456 SQ.FT.	03 9'-0" X 30'-0" C.A.=268 SQ.FT. S.B.A=456 SQ.FT.	04 9'-1" X 30'-0" C.A.=272 SQ.FT. S.B.A=462 SQ.FT.	05 9'-3" X 30'-0" C.A.=277 SQ.FT. S.B.A=471 SQ.FT.	6 10'-0" X 30'-0" C.A.=300 SQ.FT. S.B.A=510 SQ.FT.	7 9'-0" X 30'-0" C.A.=268 SQ.FT. S.B.A=456 SQ.FT.	8 9'-0" X 30'-0" C.A.=268 SQ.FT. S.B.A=456 SQ.FT.	9 10'-5" X 23'-0" C.A.=239 SQ.FT. S.B.A=406 SQ.FT.	10 10'-5" X 23'-0" C.A.=239 SQ.FT. S.B.A=406 SQ.FT.	11 9'-0" X 30'-0" C.A.=268 SQ.FT. S.B.A=456 SQ.FT.	12 9'-0" X 30'-0" C.A.=268 SQ.FT. S.B.A=456 SQ.FT.	13 10'-0" X 30'-0" C.A.=300 SQ.FT. S.B.A=510 SQ.FT.	14 9'-1" X 30'-0" C.A.=272 SQ.FT. S.B.A=462 SQ.FT.	15 9'-3" X 30'-0" C.A.=277 SQ.FT. S.B.A=471 SQ.FT.
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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 ARTIFICIAL 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 ALLOTTED CAR PARKING
- 31 VISITORS PARKING
- 32 2 WHEELERS PARKING
- 33 DECK AREA
- 34 STORE



FIRST FLOOR LAYOUT PLAN



12.00 MTR. WIDE ROAD

ENTRY

7.50 MTR WIDE ROAD

ENTRY

LEGENDS

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



18.00 MTR. WIDE ROAD

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



12.00 MTR. WIDE ROAD

ENTRY



7.50 MTR WIDE ROAD

ENTRY

18.00 MTR. WIDE ROAD

14th FLOOR LAYOUT PLAN



12.00 MTR. WIDE ROAD

ENTRY

SEC. CAB. OTTA

7.50 MTR WIDE ROAD

OTTA SEC. CAB.

ENTRY

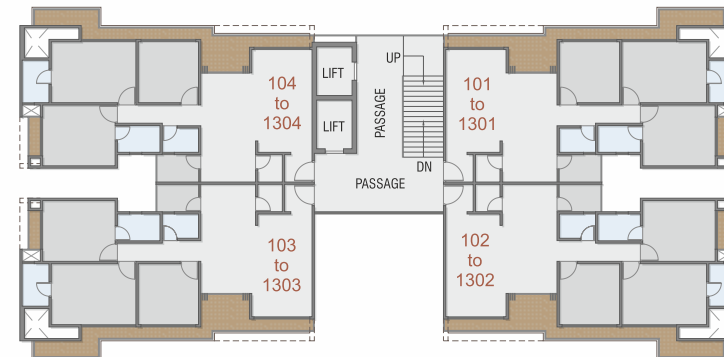


18.00 MTR. WIDE ROAD

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.

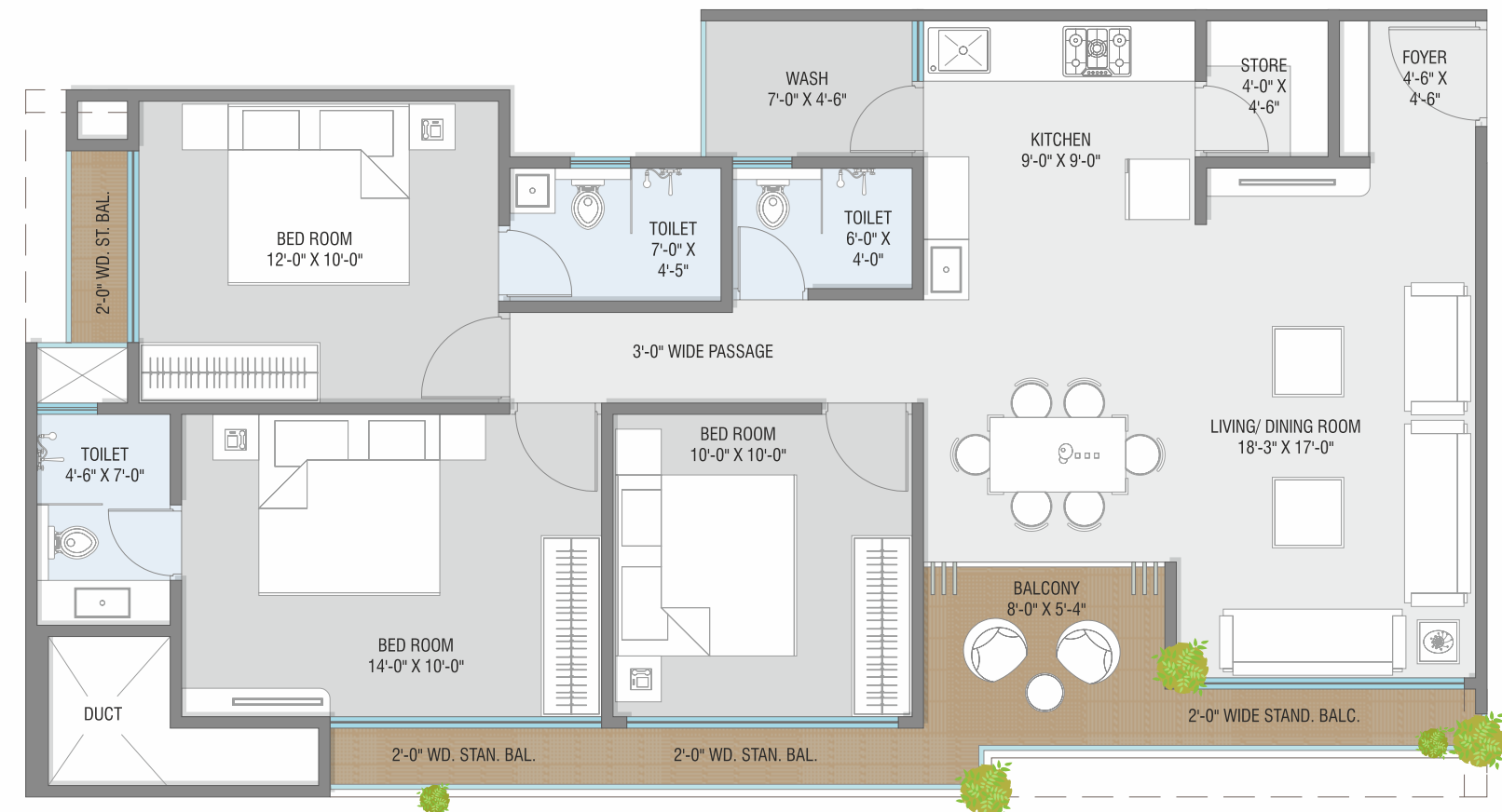
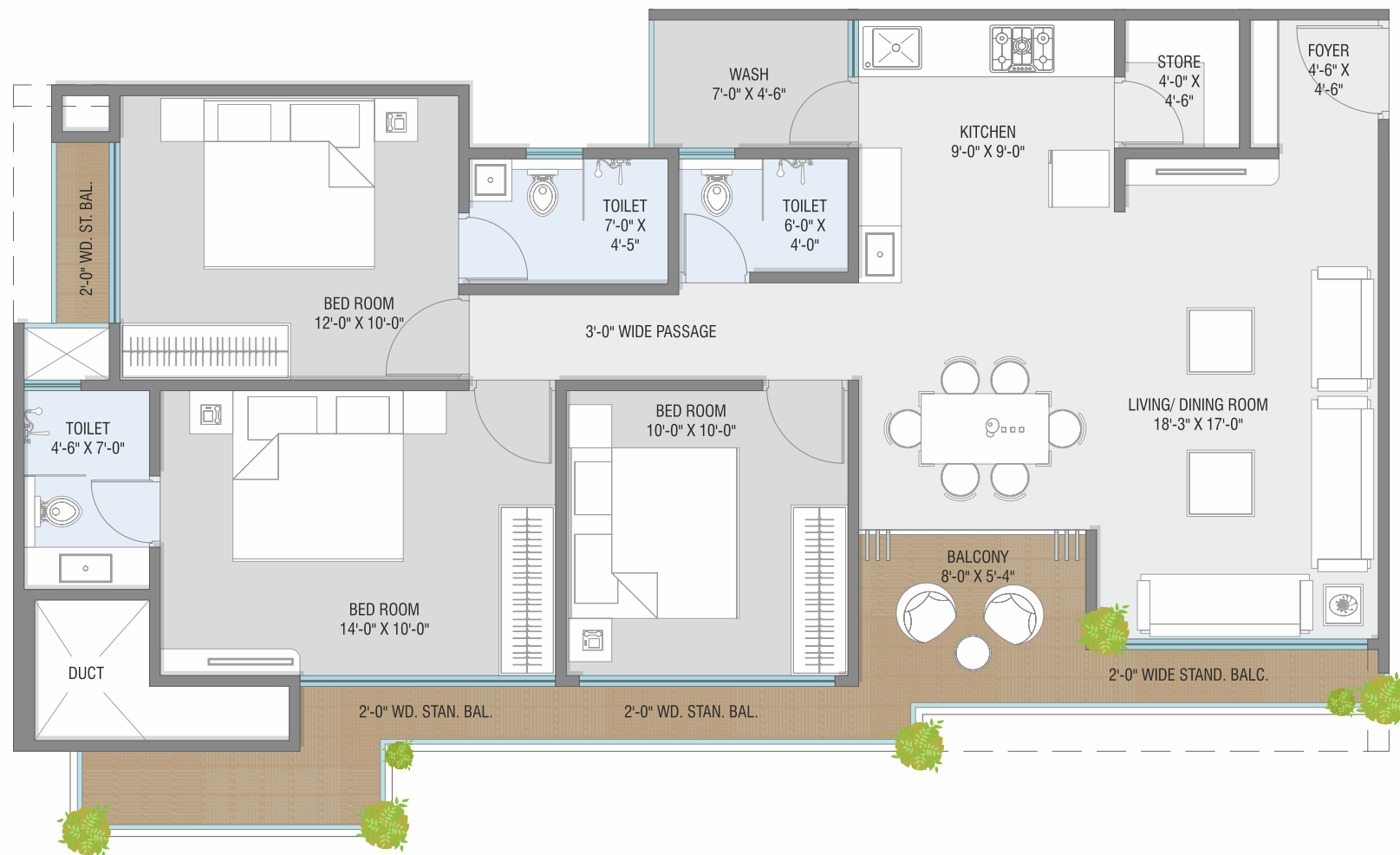
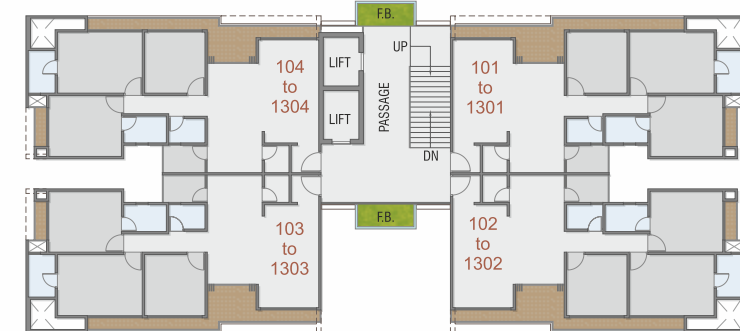
RERA CARPET AREA = 858.00 SQ.FT.
 BALCONY = 32.40 SQ.FT.
 WASH AREA = 31.54 SQ.FT.



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.

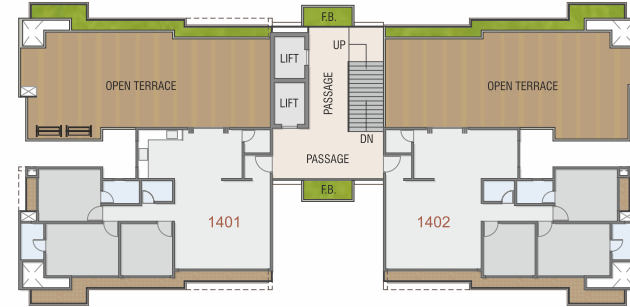
RERA CARPET AREA = 858.00 SQ.FT.
 BALCONY = 32.40 SQ.FT.
 WASH AREA = 31.54 SQ.FT.



TOWER-A 14TH FLOOR PLAN

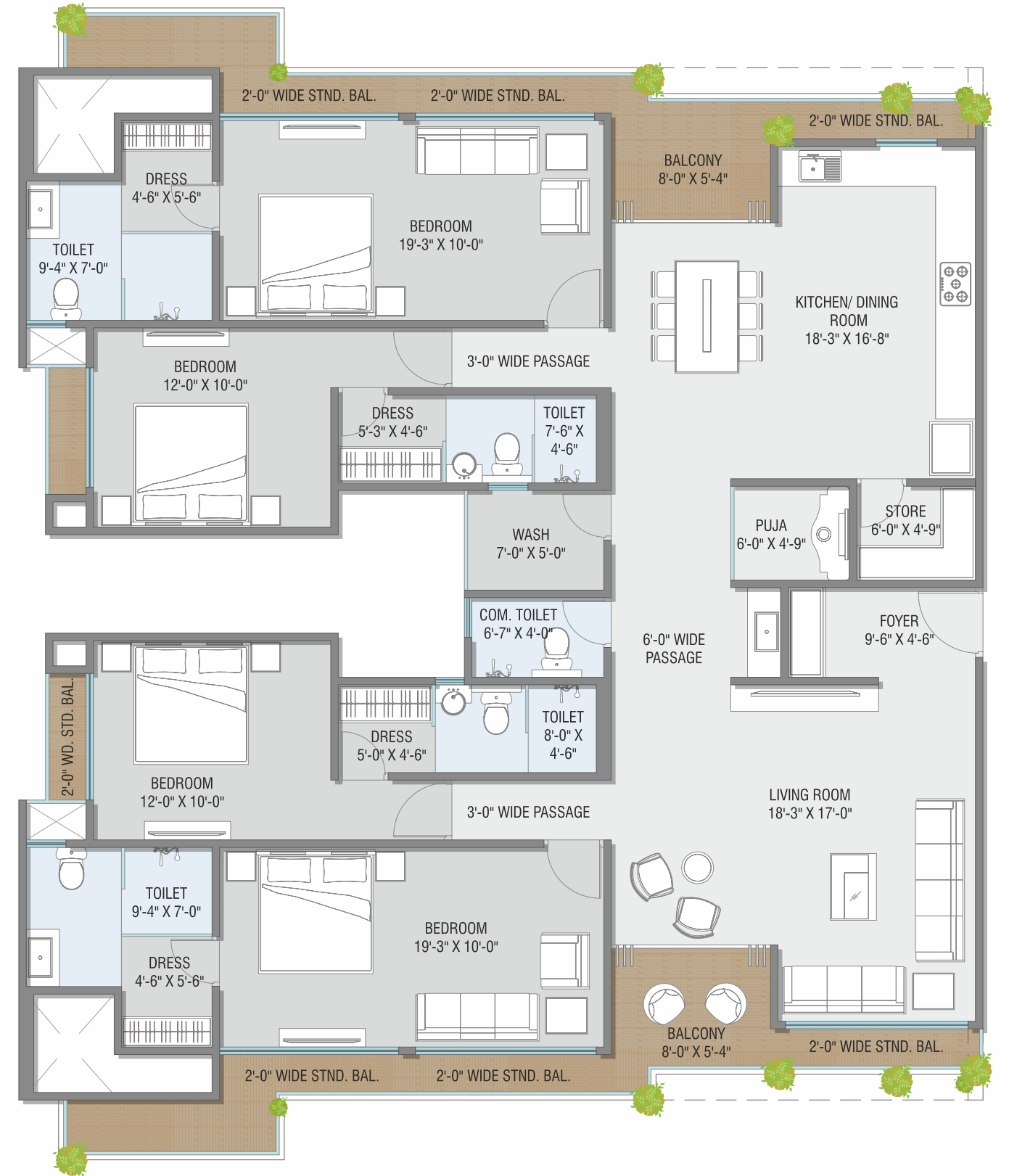
RERA CARPET AREA = 1072.63 SQ.FT.
BALCONY = 32.40 SQ.FT.

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

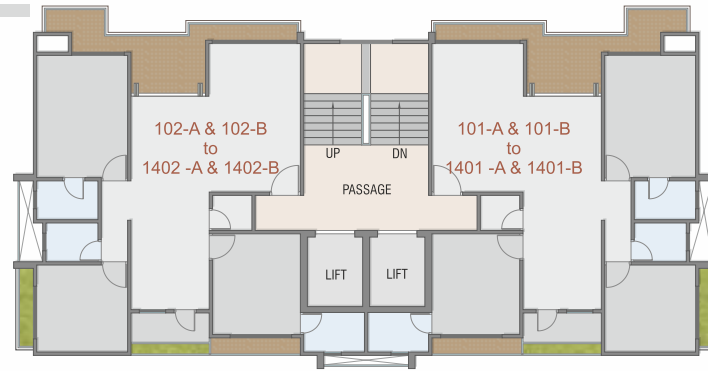
CARPET AREA = 2051.00 SQ.FT.
BUILT-UP AREA = 2276.00 SQ.FT.
S.B.UP AREA = 3692.00 SQ.FT.



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.

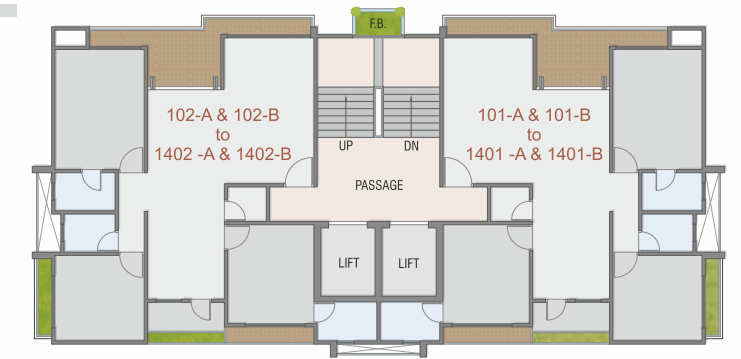
CARPET AREA = 1093.00 SQ.FT.
BUILT-UP AREA = 1195.00 SQ.FT.
S.B.UP AREA = 1967.00 SQ.FT.



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.

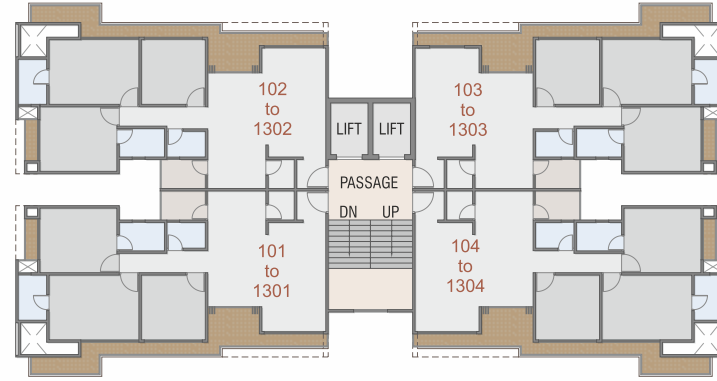
CARPET AREA = 1073.00 SQ.FT.
BUILT-UP AREA = 1175.00 SQ.FT.
S.B.UP AREA = 1931.00 SQ.FT.



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.

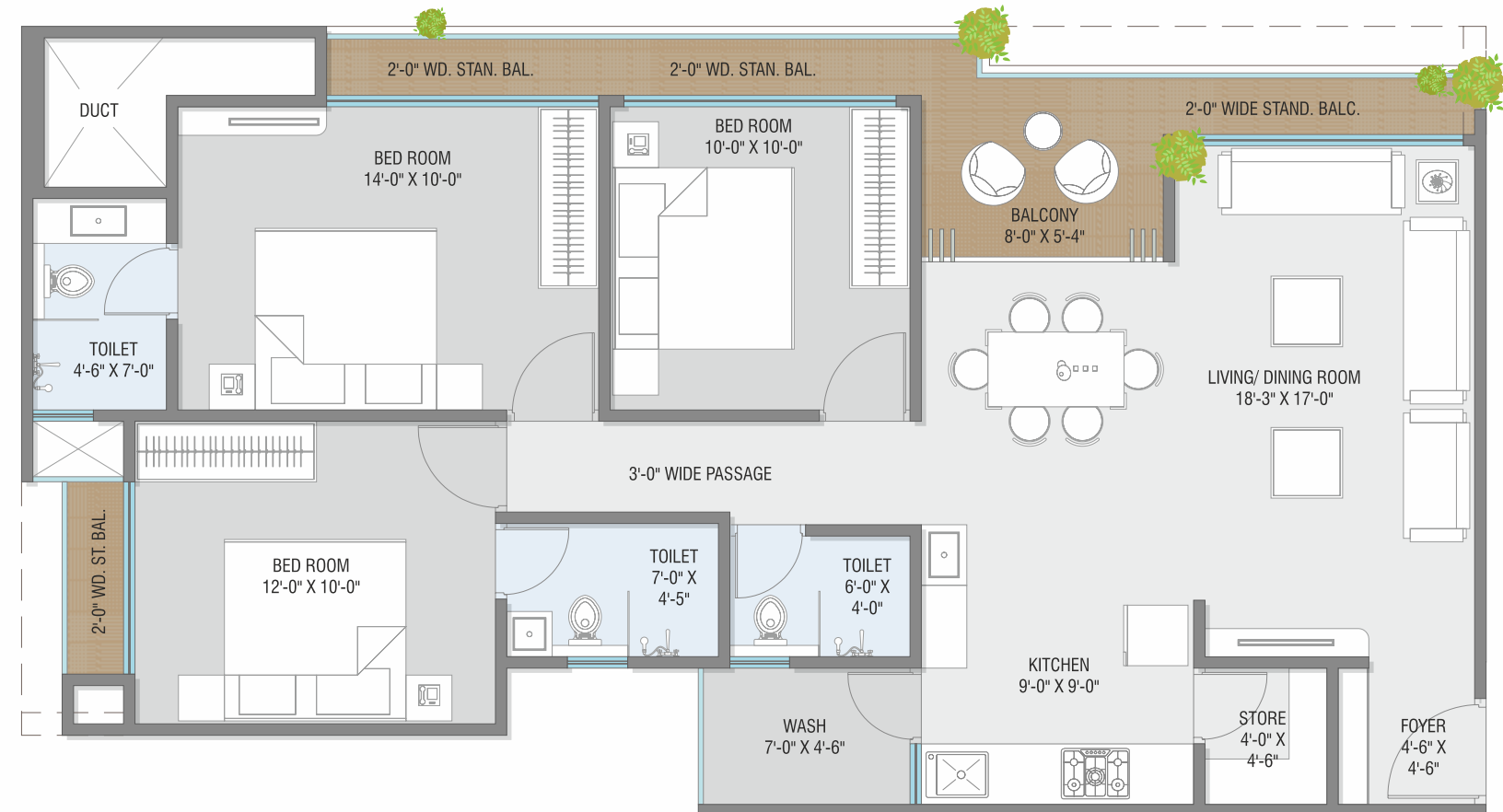
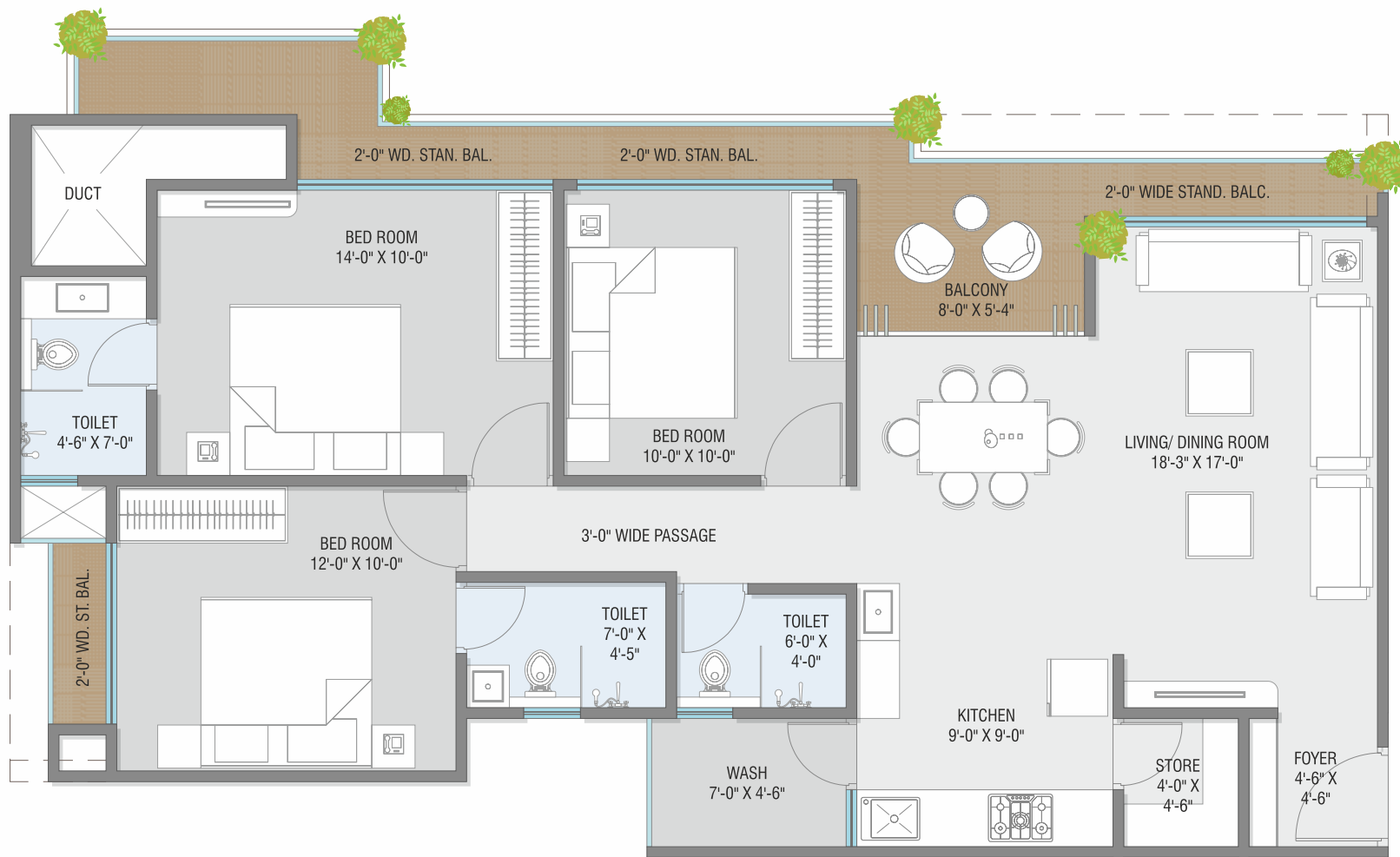
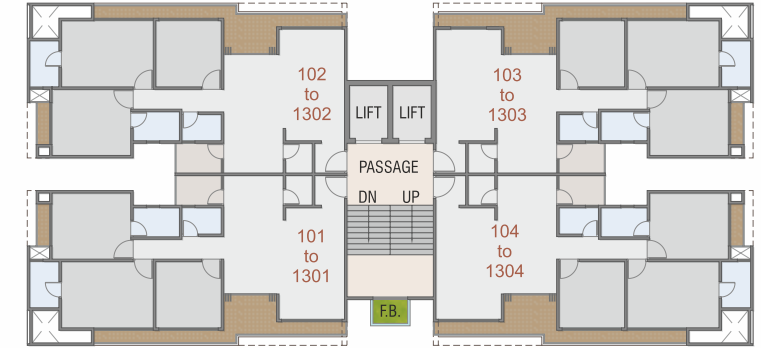
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BUILT-UP AREA = 1143.00 SQ.FT.
S.B.UP AREA = 1900.00 SQ.FT.



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.

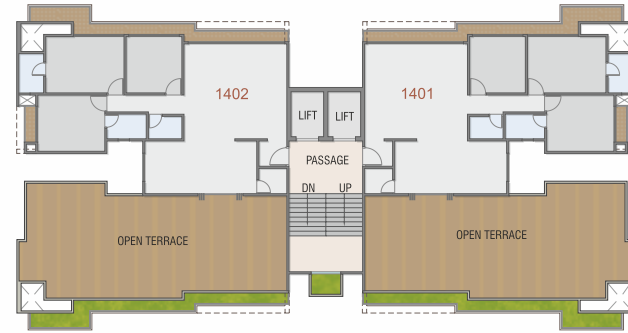
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TOWER-C 14TH FLOOR

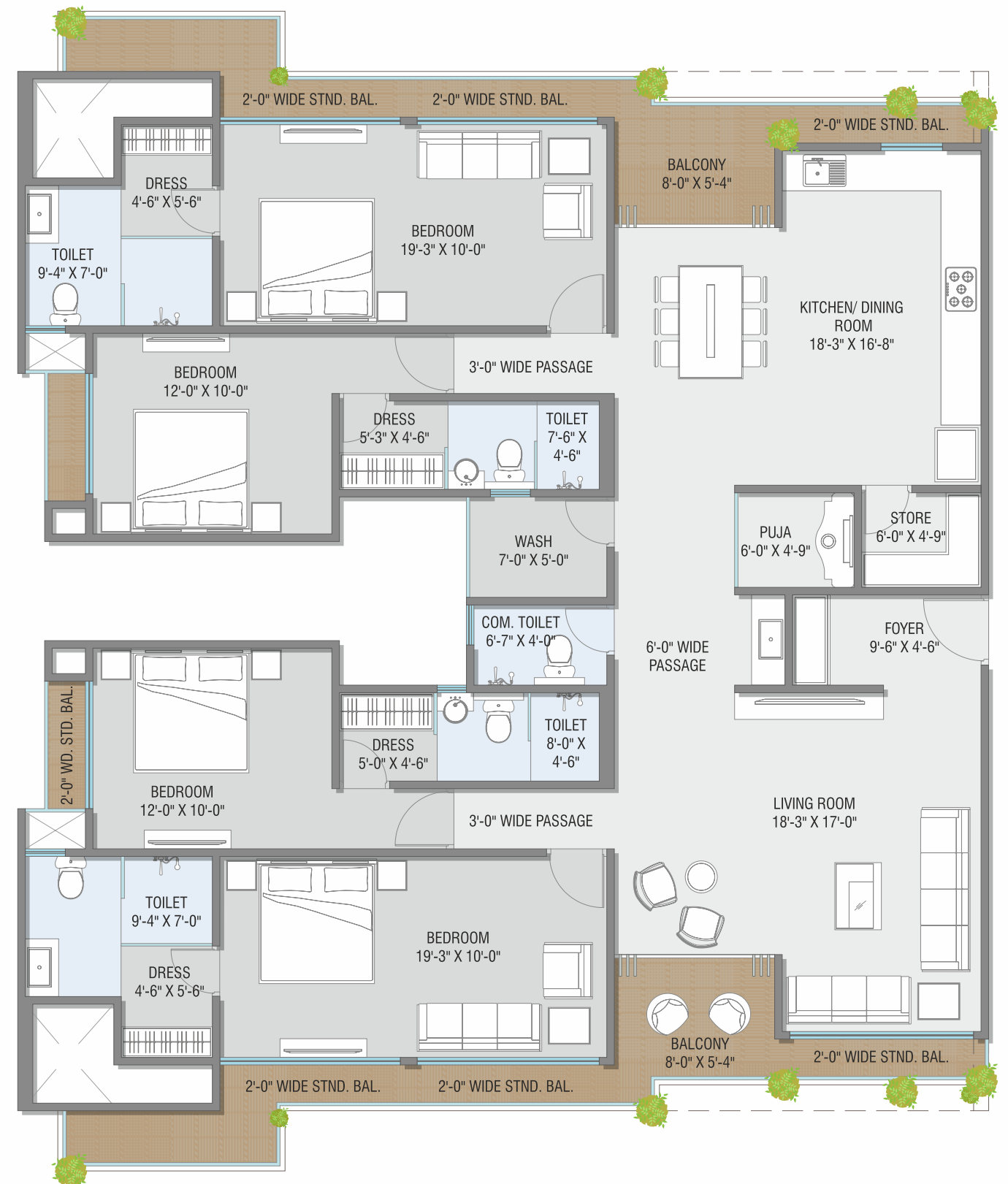
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BALCONY = 32.40 SQ.FT.

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

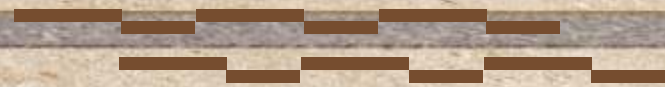


EXPERIENCE
TOGETHERNESS






**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



GENERAL

- 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 allotted parking

SECURITY

- 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

ENVIRONMENTAL

- Fire-fighting system
- Anti-termite treatment
- R.O. to each unit.

An aerial photograph of a densely populated city. In the foreground, a modern apartment complex with several tall, light-colored buildings is highlighted. A white dashed arrow points from the 'CO' part of the logo down to the top of one of these buildings. The rest of the city is filled with older, smaller buildings, a large green field, and a water tower. The sky is clear and blue.

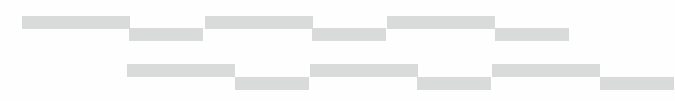
CORTYARD
PRIMERO

EXPERIENCE UNPARALLELED
CONNECTIVITY





LOADED WITH REPUTED BRANDS



PROJECT BY:



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

Site

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

Contact



Architect



Structure



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% | 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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