



WORK JOYFULLY,
FLOURISH AT HIGHSTREET

COURTYARD HIGHSTREET

THE COMMERCIAL HUB



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 HIGHSTREET

THE COMMERCIAL HUB

JOYFUL WORKDAY

Welcome to Courtyard Highstreet, where work becomes a pleasure and every day is filled with joy. This modern commercial hub is designed to elevate your business experience, combining stylish shops, functional showrooms, and a vibrant atmosphere. Discover a setting where convenience meets delight, creating the perfect environment for your enterprise to thrive and for every moment to be enjoyed.

SHOPS | SHOWROOMS
TERRACE OFFICES

COURTYARD PROJECTS



ARCHITECTS NOTES



Crafted with precision and creativity, Courtyard Highstreet merges innovative design with functional elegance. Every detail is designed to enhance the work experience and create a vibrant, engaging environment that fuels success and enjoyment.



WORK JOYFULLY,
THRIVE AT
HIGHSTREET



WHERE WORK
IS A PLEASURE,
LIFE IS A JOY-
FLOURISH AT
HIGHSTREET





RELAXED ARRIVAL

Experience a relaxed arrival at Courtyard Highstreet, where the entrance area offers serene garden seating, calming water features, and stylish sit-outs. This thoughtfully designed space provides a refreshing escape from the everyday hustle, enhancing your visit with a tranquil atmosphere that perfectly balances work and leisure.

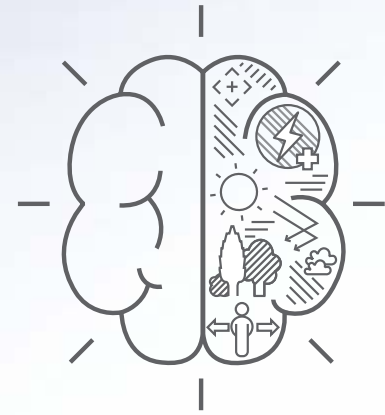
AMENITIES

- WATER BODY
- SITOUT AREA
- AUTOMATIC STRETCHER LIFT
- 24/7 SECURITY
- SUFFICIENT PARKING SPACE
- RETAIL ON GF, FF, SF + 9 LEVELS OF OFFICE SPACES
- 11000 SQ.FT. OF RETAIL SPACE
- 30,000 SQ.FT OF STUNNING COMMERCIAL SPACE WITH GLASS FACADE



ELEGANT
STRUCTURE





INTELENT WORK PLACE





SEAMLESS ACCESS

Discover the convenience of seamless access with Courtyard Highstreet's well-planned shop areas and ample parking. Designed for effortless functionality, this space ensures that both clients and staff enjoy a smooth and efficient experience, making every business interaction enjoyable and hassle-free.

SHOWROOMS
HEIGHT 14' FT

OFFICES
HEIGHT 12' FT



2 LEVELS OF BASEMENT
PARKING SPACE



POWER BACK-UP FOR
COMMON PASSAGE & LIFT



24/7 SECURITY



DESTINATION-
CONTROLLED
ELEVATORS

DYNAMIC
PRESENCE



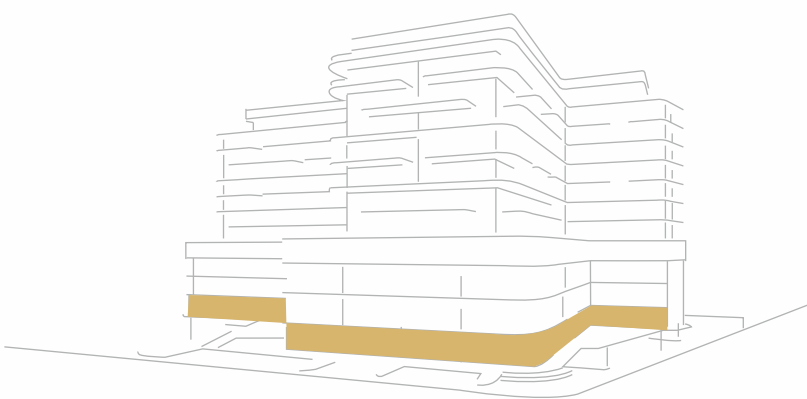
LOWER BASEMENT
(PARKING)



UPPER BASEMENT PARKING LAYOUT PLAN



GROUND FLOOR
LAYOUT PLAN

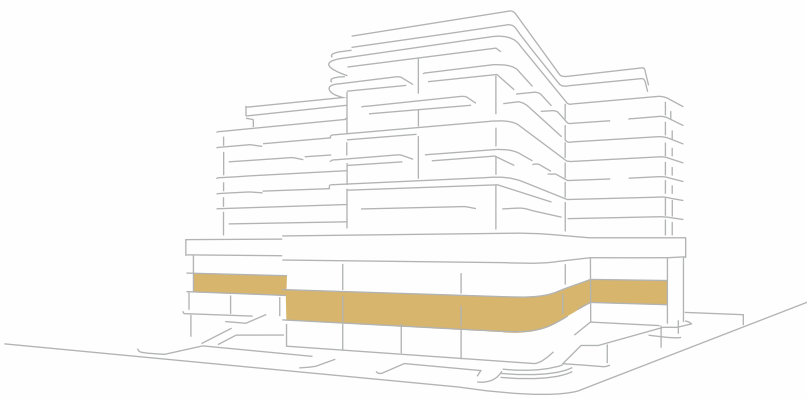


AREA TABLE		
SHOP NO.	CARPET AREA	S.B.U. AREA
01	2169	4013
02	1012	1872
03 & 04	1057	1955
05	737	1363
06 & 07	799	1478
08	737	1363
09 TO 12	1012	1872
13	1068	1976
14	900	1665
15	1176	2176
16 & 17	1248	2309
18 TO 20	1135	2100
21	2366	4377
22	560	1036
23	664	1228
24 TO 26	300	555
27 TO 29	368	681
30	445	823
HALL-1	3037	5618

AREA IN SQ.FT.

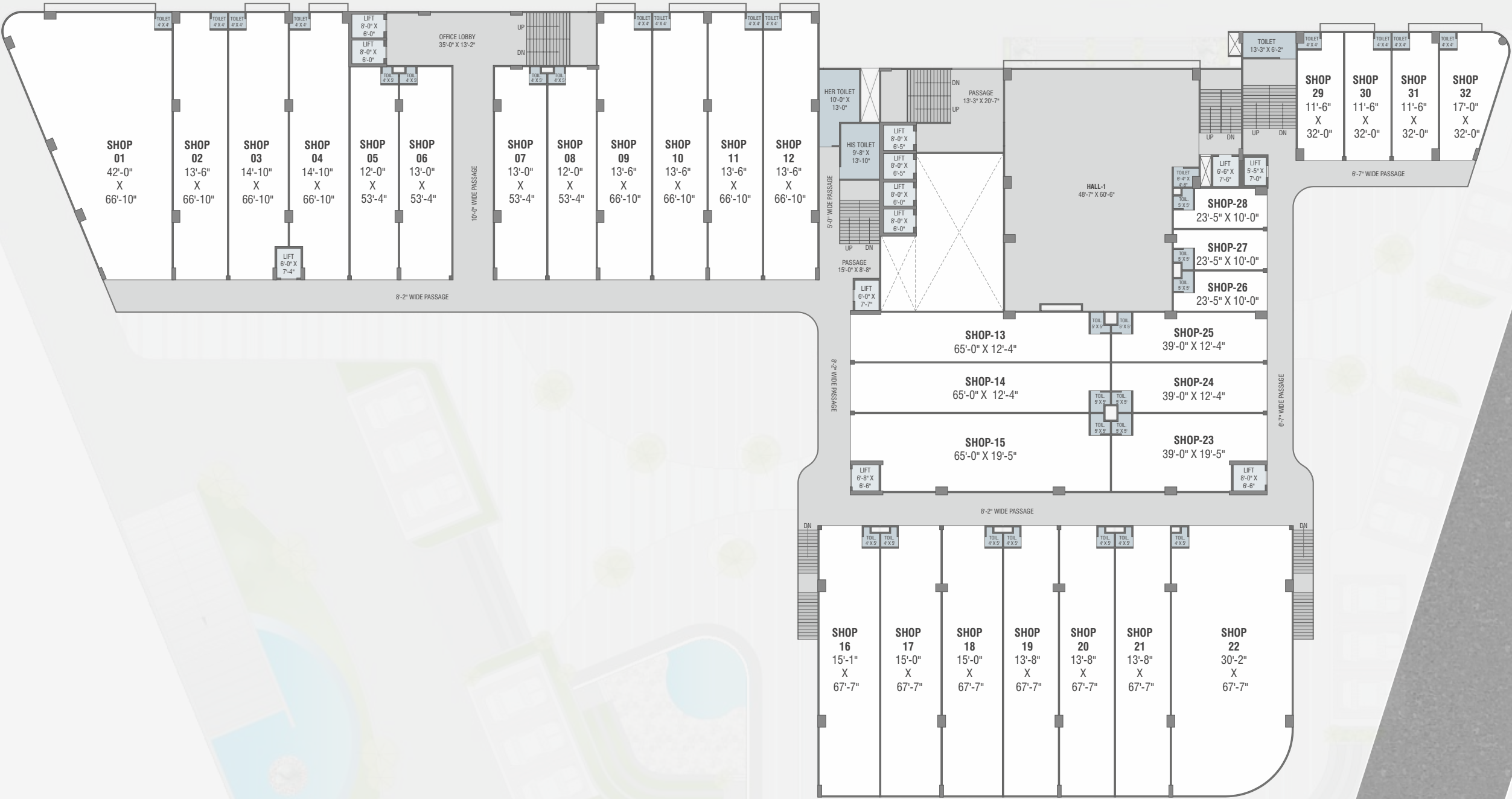


1ST FLOOR
LAYOUT PLAN

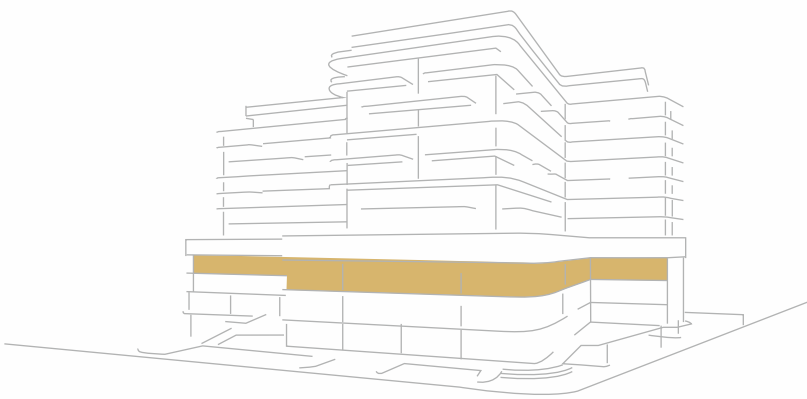


AREA TABLE		
SHOP NO.	CARPET AREA	S.B.U. AREA
01	2044	3781
02	902	1669
03 & 04	963	1782
05	640	1184
06 & 07	693	1282
08	640	1184
09 TO 12	902	1669
13 & 14	800	1480
15	1208	2235
16	1018	1883
17 TO 18	1013	1875
19 TO 21	921	1704
22	1977	3657
23	692	1280
24 TO 25	478	885
26 TO 28	234	433
29 TO 31	368	681
32	435	805
HALL-1	3037	5618

AREA IN SQ.FT.



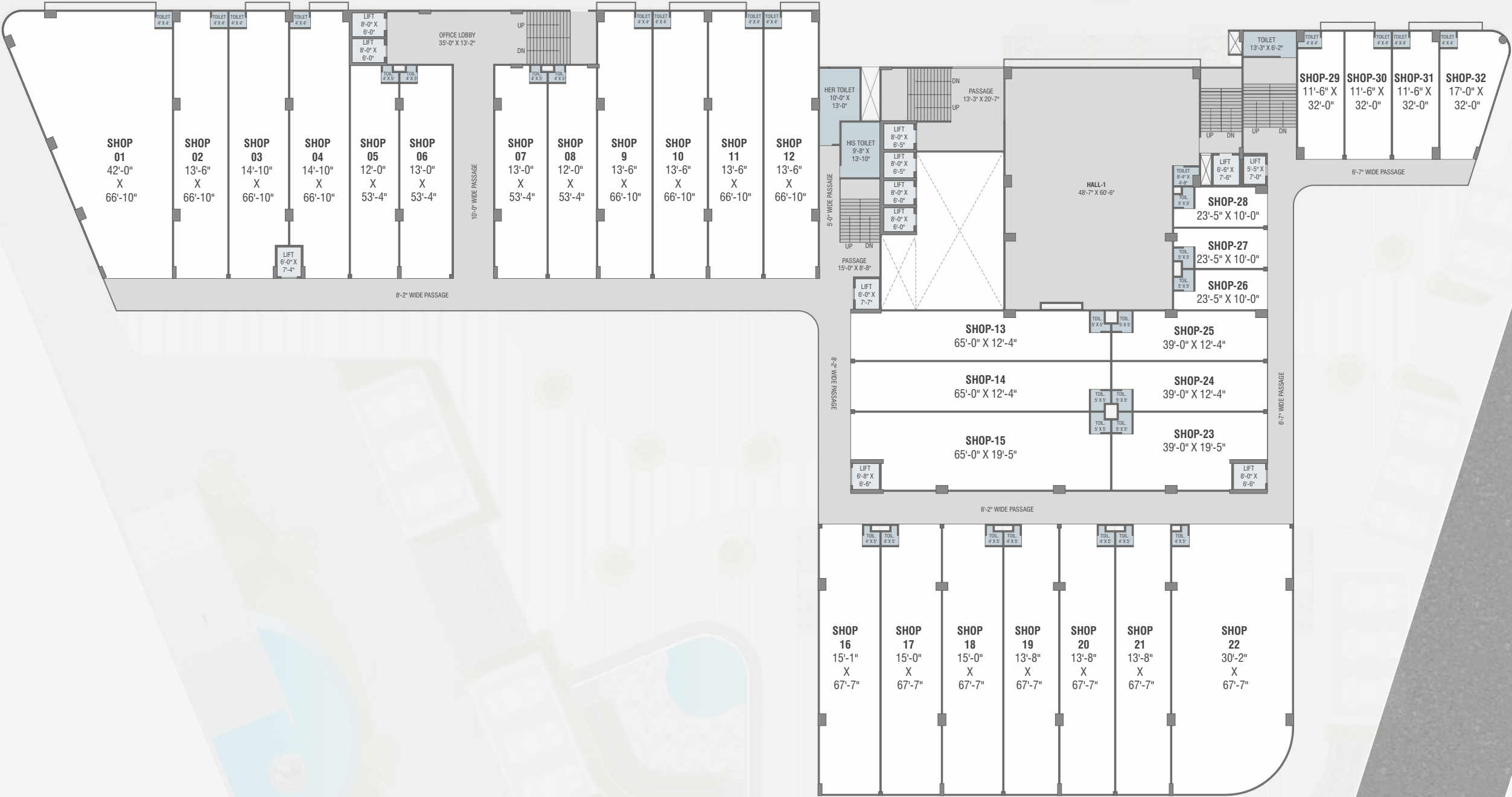
2ND FLOOR
LAYOUT PLAN
(SHOWROOMS)



AREA TABLE

SHOP NO.	CARPET AREA	S.B.U. AREA
01	2044	3781
02	902	1669
03 & 04	963	1782
05	640	1184
06 & 07	693	1282
08	640	1184
09 TO 12	902	1669
13 & 14	800	1480
15	1208	2235
16	1018	1883
17 TO 18	1013	1875
19 TO 21	921	1704
22	1977	3657
23	692	1280
24 TO 25	478	885
26 TO 28	234	433
29 TO 31	368	681
32	435	805
HALL-1	3037	5618

AREA IN SQ.FT.

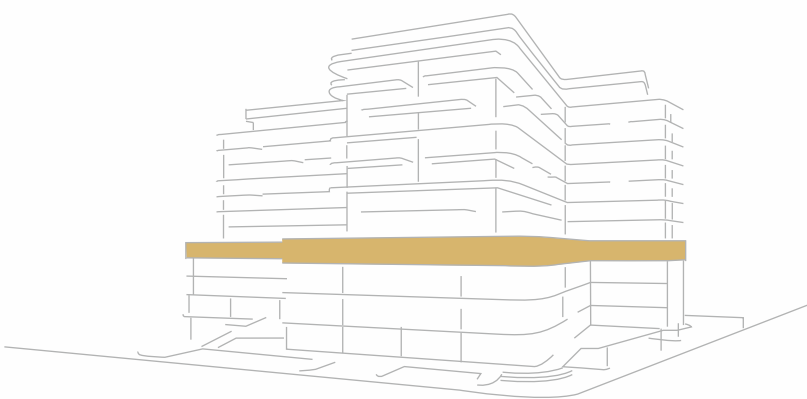


9.00 MT WIDE ROAD

24.00 MT D.P / T.P WIDE ROAD



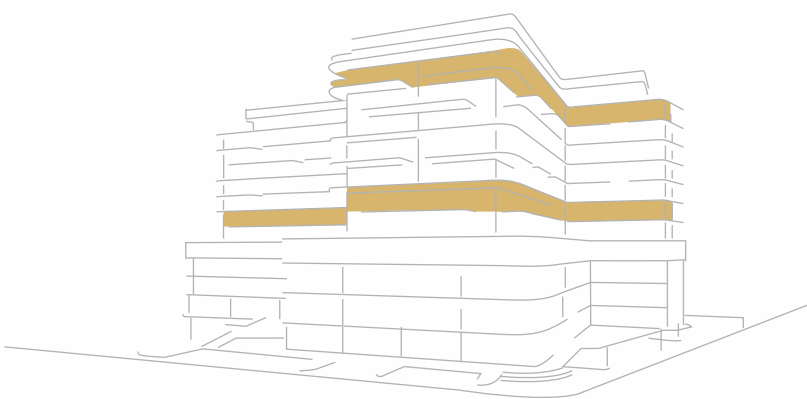
3RD FLOOR
LAYOUT PLAN
(OFFICES)



AREA TABLE		
OFFICE NO.	CARPET AREA	S.B.U. AREA
A1	2155	3987
A2	561	1038
A3 TO A7	454	840
A8	511	945
A9	2058	3807
B1	742	1373
B2 & B3	486	900
B4	768	1421
B5 & B6	475	879
B7 & B8	1856	3434
B9 & B10	475	879
B11	768	1421
B12 & B13	486	900
B14	742	1373
B15	476	880
B16 TO B19	339	627
B20	1467	2714
AREA IN SQ.FT.		



5TH & 9TH FLOOR
LAYOUT PLAN
(OFFICES)

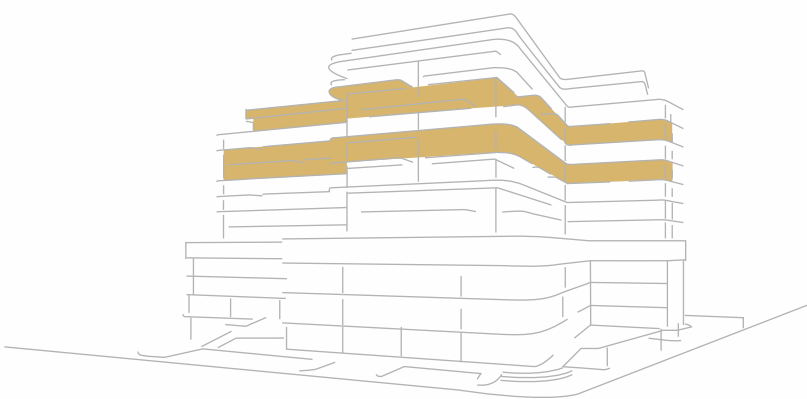


AREA TABLE		
OFFICE NO.	CARPET AREA	S.B.U. AREA
A1	1982	3667
A2	561	1038
A3 TO A4	454	840
A5	360	666
A6 & A7	454	840
A8	511	945
A9	1883	3484
B1	647	1197
B2 & B3	486	900
B4	768	1421
B5 & B6	475	879
B7 & B8	1604	2967
B9 & B10	475	879
B11	768	1421
B12 & B13	486	900
B14	647	1197
B15	476	880
B16 TO B19	339	627
B20	1467	2714

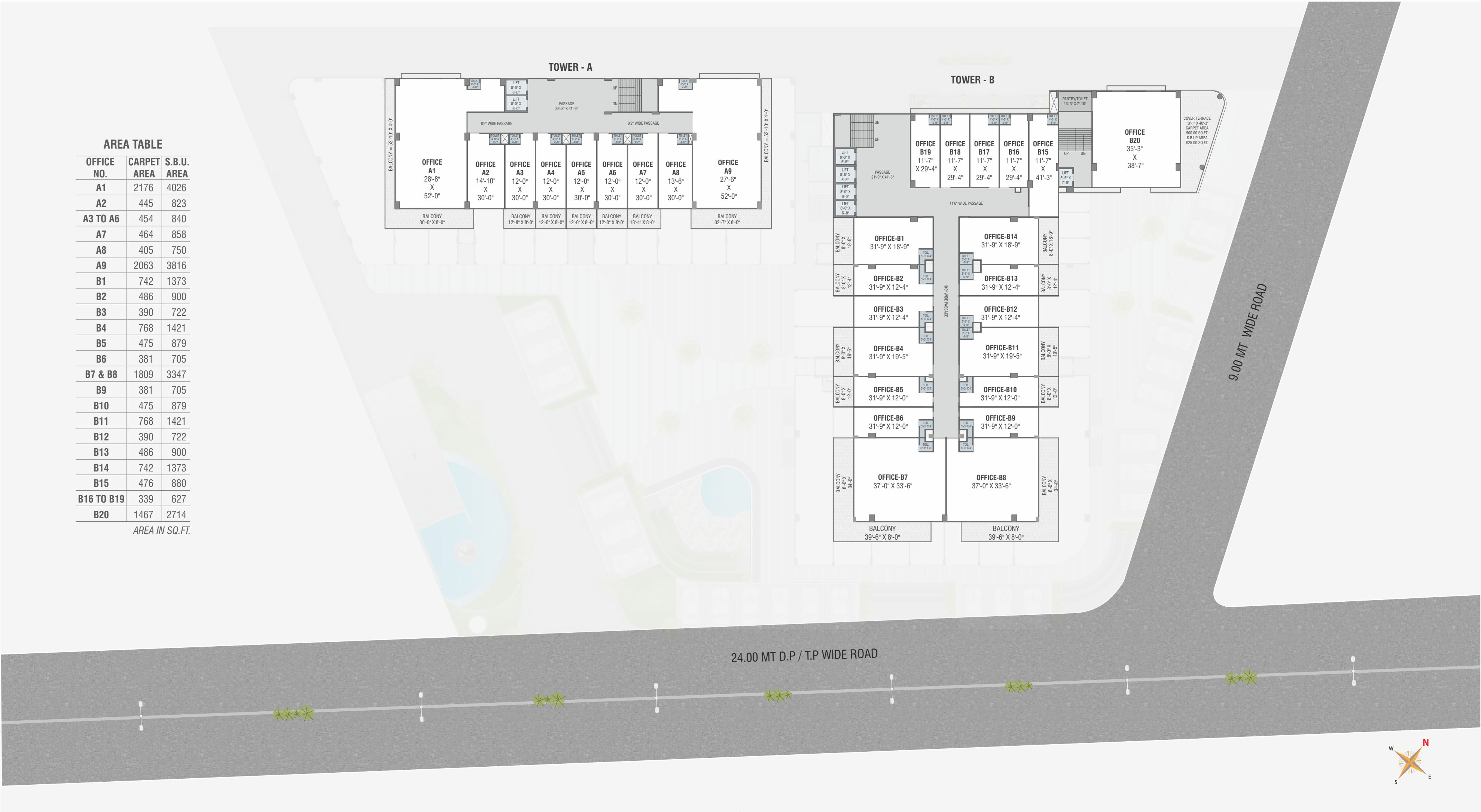
AREA IN SQ.FT.



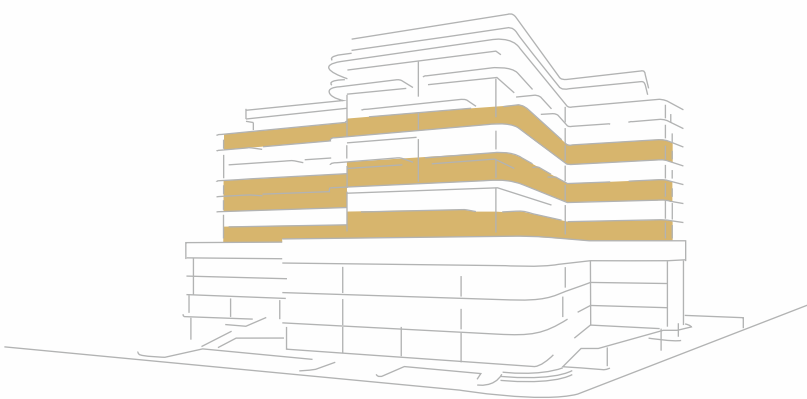
7TH & 10TH FLOOR
LAYOUT PLAN



AREA TABLE		
OFFICE NO.	CARPET AREA	S.B.U. AREA
A1	2176	4026
A2	445	823
A3 TO A6	454	840
A7	464	858
A8	405	750
A9	2063	3816
B1	742	1373
B2	486	900
B3	390	722
B4	768	1421
B5	475	879
B6	381	705
B7 & B8	1809	3347
B9	381	705
B10	475	879
B11	768	1421
B12	390	722
B13	486	900
B14	742	1373
B15	476	880
B16 TO B19	339	627
B20	1467	2714
AREA IN SQ.FT.		



4TH, 6TH & 8TH FLOOR
LAYOUT PLAN

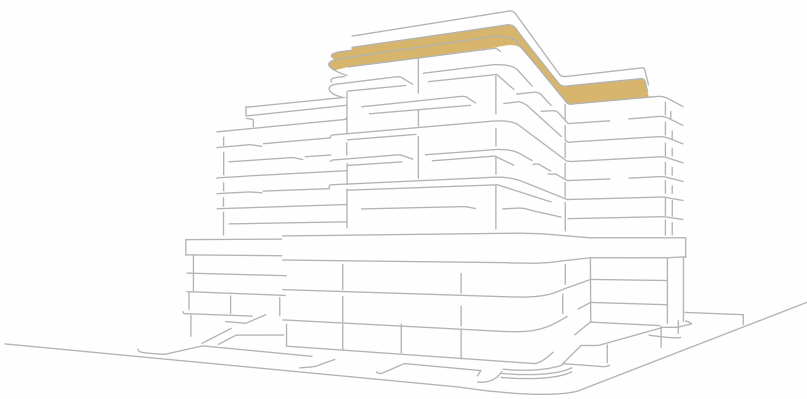


AREA TABLE		
OFFICE NO.	CARPET AREA	S.B.U. AREA
A1	2155	3987
A2	561	1038
A3 TO A7	454	840
A8	511	945
A9	2058	3807
B1	742	1373
B2	486	900
B3	486	900
B4	768	1421
B5	475	879
B6	475	879
B7 & B8	1856	3434
B9 & B10	475	879
B11	768	1421
B12 & B13	486	900
B14	742	1373
B15	476	880
B16 TO B19	339	627
B20	1467	2714

AREA IN SQ.FT.

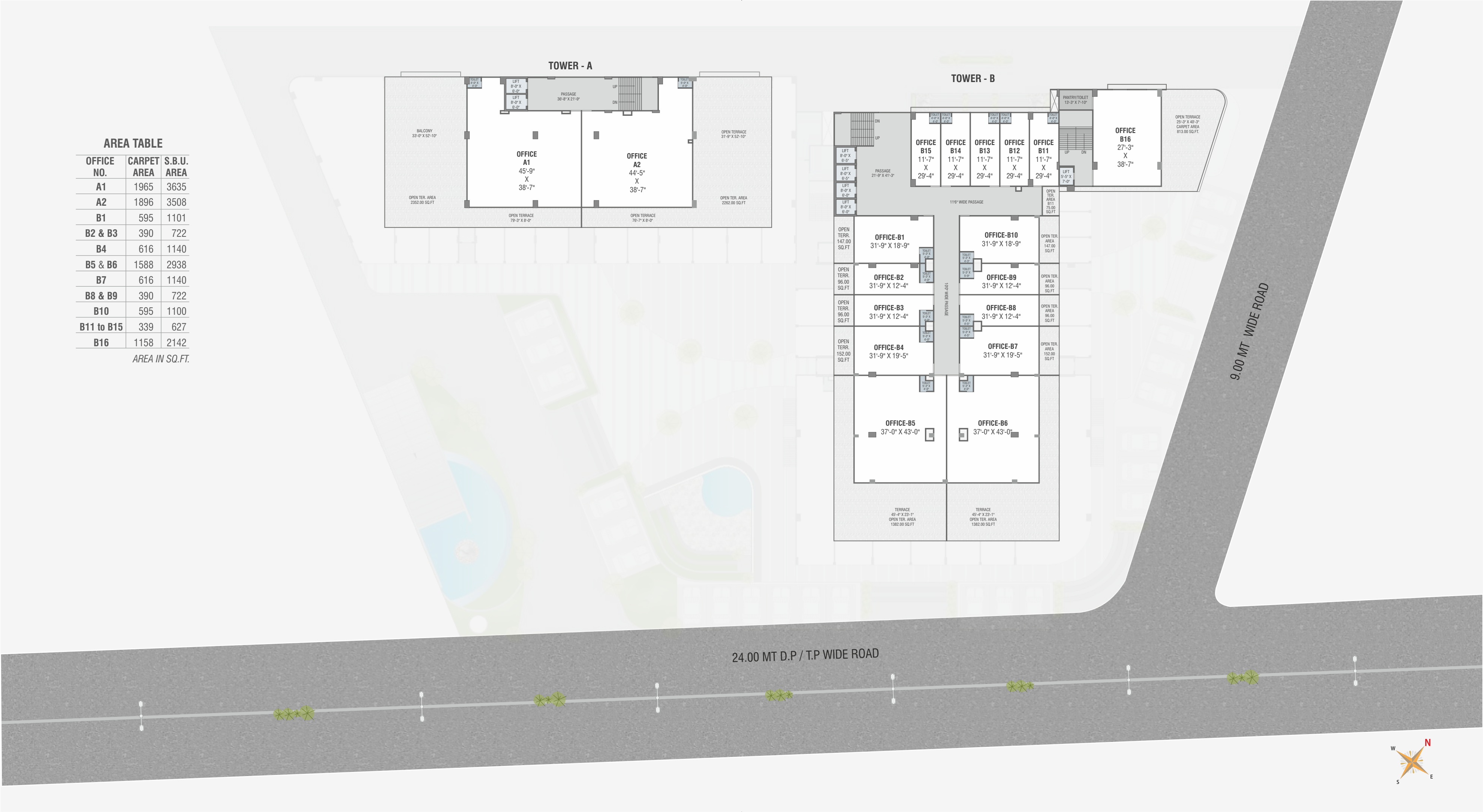


11TH FLOOR
LAYOUT PLAN



AREA TABLE		
OFFICE NO.	CARPET AREA	S.B.U. AREA
A1	1965	3635
A2	1896	3508
B1	595	1101
B2 & B3	390	722
B4	616	1140
B5 & B6	1588	2938
B7	616	1140
B8 & B9	390	722
B10	595	1100
B11 to B15	339	627
B16	1158	2142

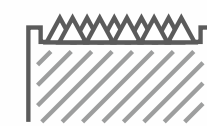
AREA IN SQ.FT.





A BETTER WAY TO WORK

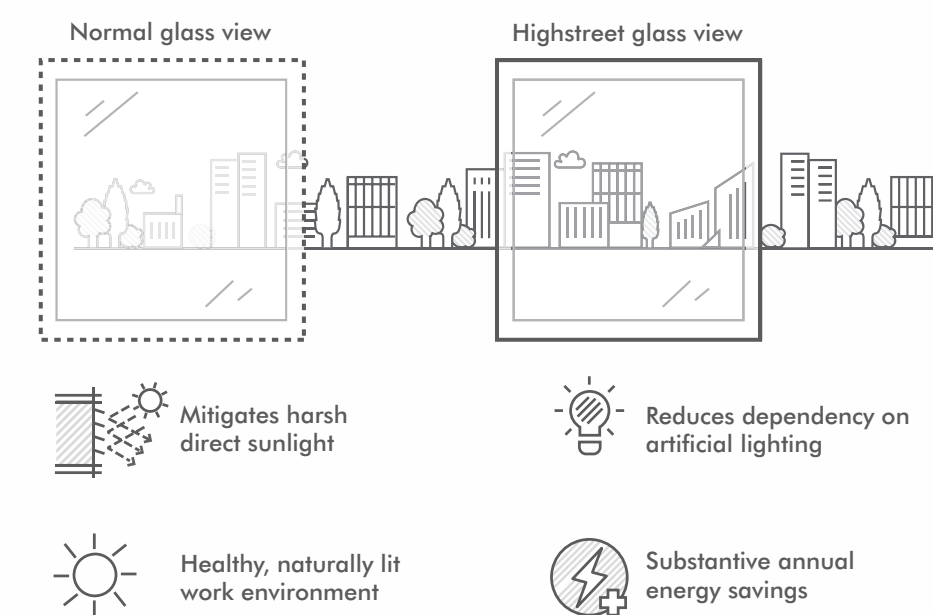
Enjoy an inspiring outlook from Courtyard Highstreet's balconies, where sweeping views and stylish design create a perfect blend of comfort and creativity. These spaces offer a delightful escape, enhancing your workday with scenic vistas and a refreshing ambiance.



Plantations across the terrace for a composed view



Seating area for a breather from work



INSPIRING OUTLOOK





SPECIFICATIONS

RCC

- Structure designed with Earthquake resistant frame.

FLOORING

- Vitrified Tiles in all shops and offices.
- Entrance foyer on ground floor with matt finish vitrified flooring
- Lift Lobbies with vitrified flooring for all the floors.
- Lift wall cladding in granite
- Staircase with stone flooring for all the floors.

ELECTRIFICATION

- Concealed electrical copper wiring.
- Modular switches.
- ISI wires, MCB and ELCB.

WINDOWS

- Aluminum powder coated windows with sliding doors.
- Marble/Stone on windows sills

COLOR

- Internal walls finished with wall putty.
- Weather shield acrylic emulsion paint for exteriors

AIR CONDITIONING

- Provision of duct for AC piping will be provided

TOILETS

- Common with all infra and fittings.
- For Office space - Individual toilet provision will be given

CENTRAL
ADVANTAGE

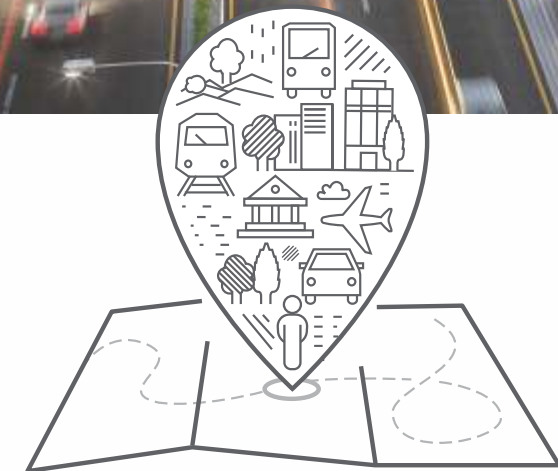
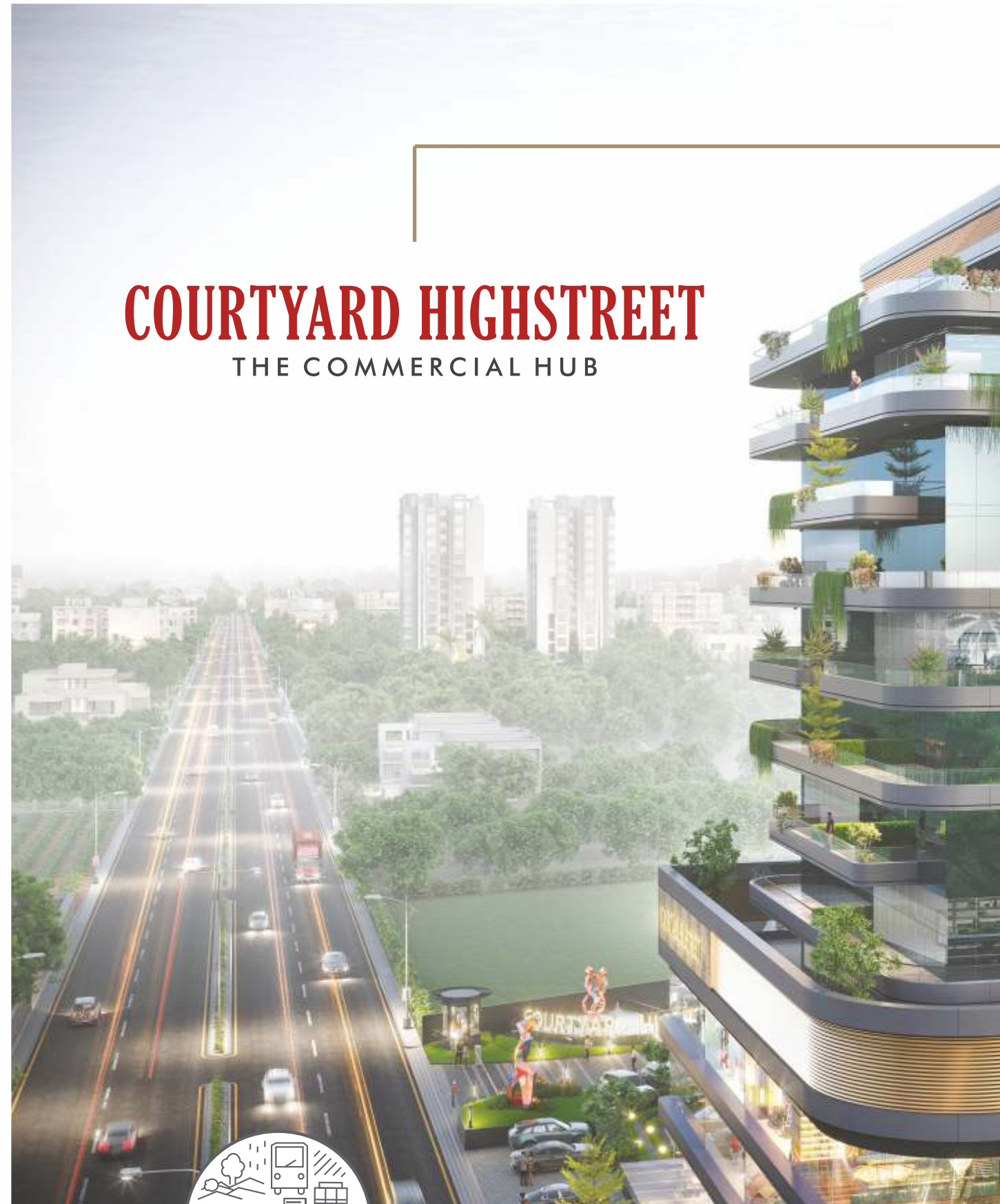
COURTYARD HIGHSTREET

THE COMMERCIAL HUB



COURTYARD HIGHSTREET

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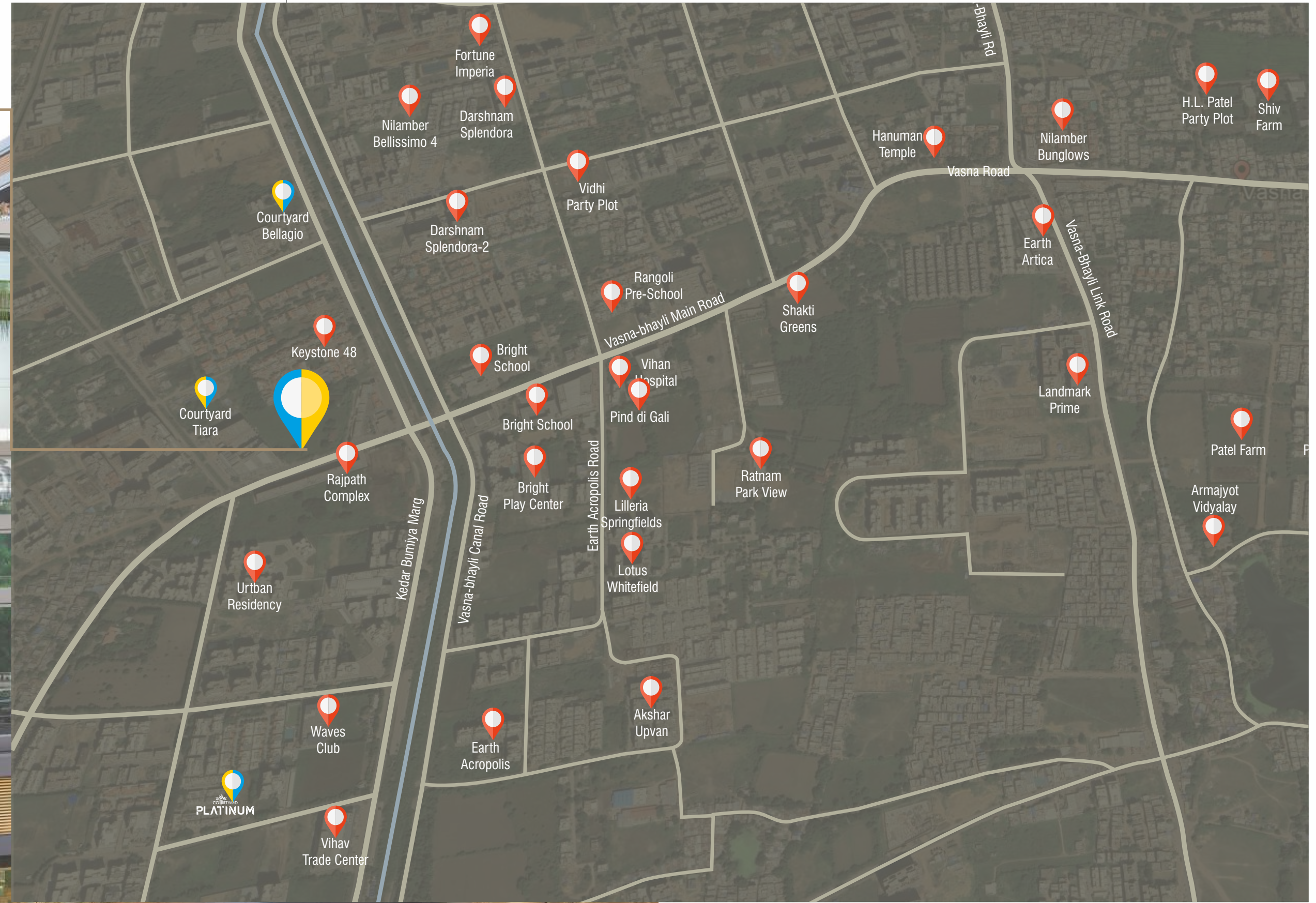


CONNECTIVITY

Strategically located at the heart of the city, Courtyard Highstreet ensures seamless access to key areas and major hubs. With excellent road networks and proximity to essential services, you are always connected, making every commute quick and effortless. Whether for business or leisure, convenience is just around the corner.

Payment terms for Ground, First and Second Floor as & when decided by the developer.

Payment terms for OFFICE space only.
30% Booking Amount | 15% Plinth level | 40% SLAB Level | 05% Masonary & Plaster | 05% Flooring | 05% Finishing & Sale Deed.



VED
Infrastructure **Developers**

"Courtyard HighStreet",
Opp. Rajpath, Beside Nayra Petrol Pump,
Vasana Bhayli Main Rd, Vadodara -391410. **Site**

Call: 70482 51518
Email: highstreet@courtyardgroup.in
Website: www.courtyardgroup.in **Contact**

DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH **Architect**

ZARNA
ASSOCIATES **Structure**

Technobrain
MEP Consultants
PINAKIN PATEL • DAKSHIN DAVE **MEPF Consultant**

DISCLAIMER: (01) The Booking of the Unit is confirmed only after receiving 30% of total cost, till then it will be treated as Advance for allotted Unit. (2) Possession will be given after one month of settlement of all account. Also Vastu Puja, Furniture work will be permitted only after possession. (3) Development charges, stamp duty, GST, common maintenance charges, legal charges, MGVC, VMSS Charges will be paid by the purchaser. (4) Any new central or State Government Taxes, if applicable shall have to borne by purchaser (5) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (6) For delay in payment as per the above schedule, interest as per RERA will be charged extra, if the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the Plan, Elevation, Specification or extend the scheme or any details herein will be binding to all. (8) In case of delay in the procedure or any activity of Corporation, MGVC or any Authority shall be faced united. (9) Extra work shall be executed only after receiving full payment in advance subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of Unit which effect the elevation or outer look or strength of the unit or Project. (11) Any Plans, Specification or Information in this Brochure can not form Legal part of an Offer, Contract or Agreement it is only depiction of the project. (12) All disputes are subject to Vadodara Jurisdiction.