

A home that  
heralds the beginning of  
new way of life



2 & 3 BHK PRIVILEGE APARTMENTS

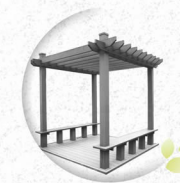
Enter the world of Nysa Courtyard  
to experience real privilege





# Where life is Celebrated

Life is meant to be lived fully. Life has innumerable moments of joy to offer, infinite stories to share, inexpressible beauty of peacefulness to indulge in. Come and be a part of the celebration of these essentials of a true fine life at Nysa Courtyard.



Gazebo



Children Play Area



# Where each day is Rejuvenating

Nysa Courtyard is designed and crafted skillfully for the new age urbane lifestyle. Having its courtyard enriched with ample lifestyle features, it enhances the way of living of the inmates by making rejuvenation a part of their daily life.



Jogging Track



Pool Table





High on beauty, functionality and  
Quality of life



# Where everything is Stylized

From spacious designer homes to landscaped gardens, from accessories adorning the premises to rich facility spaces; everything at Nysa Courtyard exemplifies a deep sense of aesthetics and style to leave a lasting impression on the beholders.



Senior Citizen Area



Parking



**LEGENDS**

- 01) ENTRANCE GATE
- 02) SECURITY CABIN
- 03) PRESSURE PUMP
- 04) WATER BODY
- 05) VISITORS PARKING AREA
- 06) CHILDREN PLAY AREA
- 07) SENIOR CITIZEN AREA
- 08) JOGGING TRACK
- 09) GAZEBO
- 10) PARTY LAWN
- 11) LILY POND
- 12) CLUB HOUSE
- 13) ENTRANCE FOYER
- 14) POST BOX ROOM
- 15) METER ROOM
- 16) PARKING



**3 BHK**  
Unit Floor Plan



Section Floor Plan



**2 BHK**  
Unit Floor Plan



Section Floor Plan

## SPECIFICATION

### STRUCTURE

- RCC Framed Structure

### LOBBY

- Luxurious ground floor lobby flooring having vitrified Flooring
- Upper floors lobby flooring in vitrified tiles & lift cladding in Granarmitte / Designer tiles
- All lobby walls in plastic emulsion paint
- Staircase in granite

### LIFTS

- Automatic Lifts of reputed make having speed.

### APARTMENT FLOORING

- Vitrified tiles in living, dining, corridors, family and all other bedrooms.
- Anti-skid ceramic tiles in all Balconies

### KITCHEN

- Black granite counter with S.S sink
- Vitrified tiles in flooring and dado upto 7' height above granite counter
- Kota flooring and ceramic dado in the utility

### PAINTING

- External Walls with double mala (sand face)
- All railings in enamel paint
- Putty on all internal walls

### SECURITY SYSTEM

- Gated community with round the clock security
- Video door phone with connectivity to surveillance through CCTV security

### PARKING

- Adequate car parking facility on Ground Floor

### EXTERNAL & INTERNAL DOORS

- Main door with laminate on both sides
- Other internal doors with wooden frames
- Standard quality fittings for all doors

### WINDOWS

- Anodised aluminum windows with heavy sections

### TOILETS

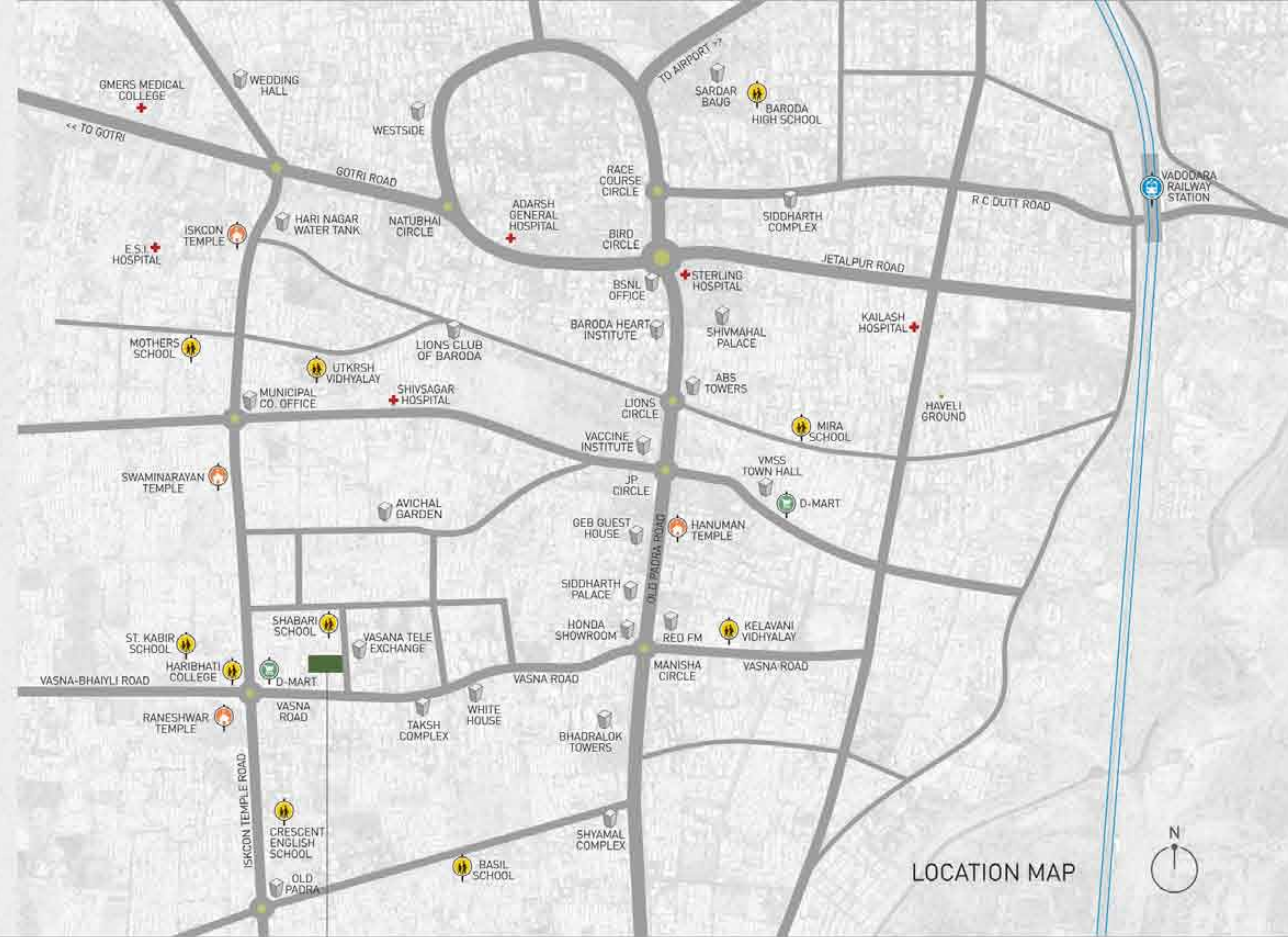
- Anti-skid ceramic tiles for flooring
- Standard quality sanitary and plumbing fixtures
- Designer superior quality tiles on walls up to lintel level
- Granite counter with ceramic wash basin in the master toilet and wash basins in other toilets.

### ELECTRICAL

- All electrical wiring is concealed with PVC insulation wires and modular switches
- Sufficient power outlets and light points provided
- TV, AC and Telephone points provided in Living Rooms and all bedrooms
- ELCB and individual meters will be provided for each apartment

### WATER

- Uninterrupted 24 hours water supply through own Borewell
- Pneumatic pressure system for water



## DISCLAIMER

• Possession will be given after one month of settlement of all accounts • Documentation charges, stamp duty, service tax & common maintenance charges will be extra. • Any new central or state Government taxes, its application shall have to be borne by the members. • Extra work shall be executed after making full payment. • Continuous default payment leads to cancellation. • Developers shall have the right to change the plan, elevation, specification or any details will be binding to all. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administrative charges of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. • Terrace rights & Future FSI rights will be exclusively of the developers only. • Any plans, specification or information in this brochure cannot form part of an offer contract agreement and legal documents.



Site Location : Nysa Courtyard  
Nr. Shabri School, Vasna Road, Vasna, Vadodra

Architectural Design :  
phoenix associates pta  
Ahmedabad

Architectural Licensing :  
DISHA - Architect, Engineers  
Vadodra

Structural Engineer :  
R G Upadhyay  
Ahmedabad

Plumbing Consultant :  
Avani Enterprise  
Ahmedabad

Hydro Geologist :  
Baroda Water Management  
Consultant (P) Ltd. - Vadodra

Electrical Consultant :  
Bhavani Electricals  
Vadodra

3D & Graphics Design :  
eyecon design pvt. ltd.  
Ahmedabad