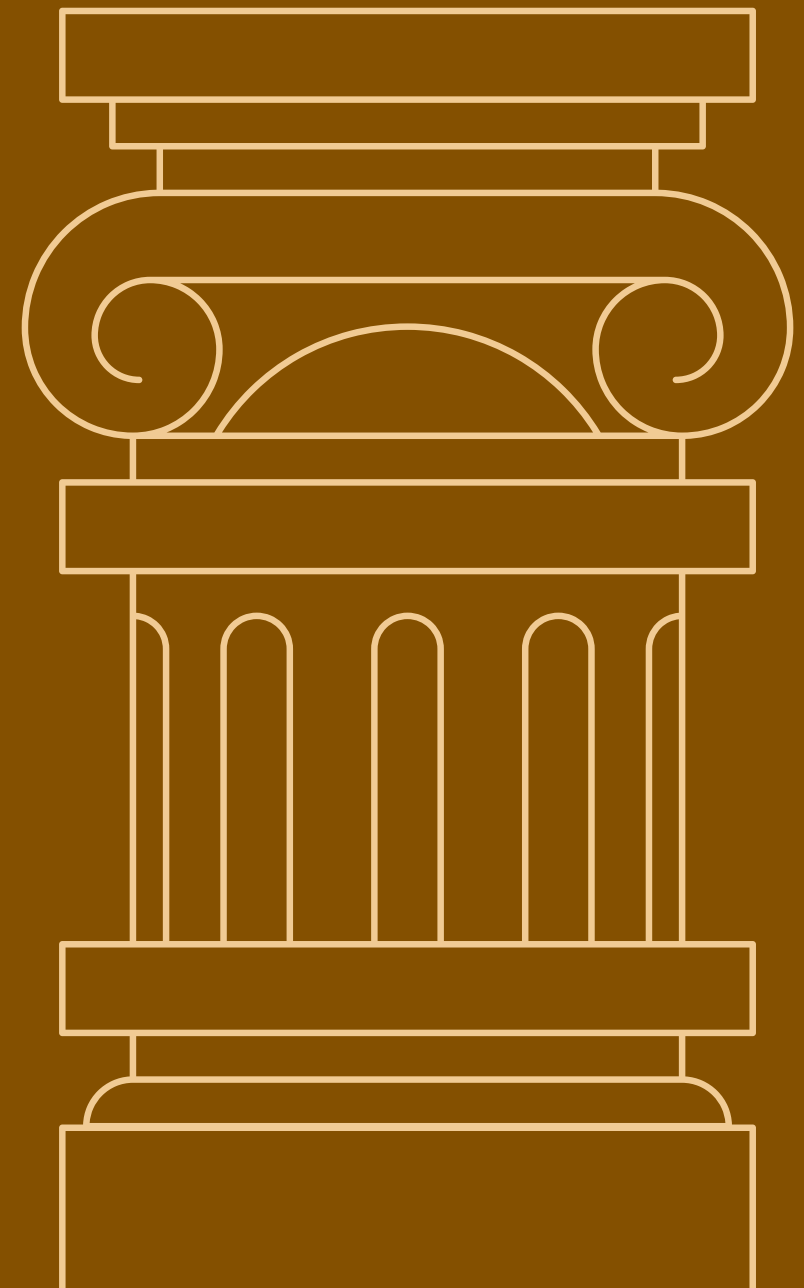


# LEGACY IN EVERY ARCH

ULTRA LUXURIOUS VILLAS



MAYUR  GREENZ  
— COURTYARD —



# LIVE *The* ROMAN LEGACY

**WHERE ROMAN ELEGANCE MEETS MODERN LUXURY**

EXPERIENCE THE MAGNIFICENCE OF ANCIENT ROME  
RE-IMAGINED FOR MODERN LIVING. A ROMAN-THEMED VILLA  
IS NOT JUST A HOME – IT IS A STATEMENT OF POWER,  
ELEGANCE, AND TIMELESS ARCHITECTURE.

# AN ADDRESS *of* ARISTOCRACY

THE ROMAN STANDARD OF LUXURY.

MAYUR GREENZ COURTYARD IS A DISTINGUISHED ENCLAVE OF LUXURY VILLAS INSPIRED BY THE GRACE OF ROMAN ARCHITECTURE – THOUGHTFULLY RE-IMAGINED FOR MODERN LIFESTYLES. DESIGNED FOR DISCERNING HOMEOWNERS WHO VALUE EXCLUSIVITY AND REFINEMENT, EVERY VILLA EMBODIES ARCHITECTURAL BRILLIANCE, METICULOUS DETAILING, AND GENEROUS LIVING SPACES. NESTLED NEARBY DHOLERA SMART CITY, THE LOCATION ENSURES SEAMLESS CONNECTIVITY WHILE OFFERING A PEACEFUL, PRIVATE ENVIRONMENT WITH CURATED AMENITIES, LANDSCAPED GREENS, AND AN ATMOSPHERE OF UNDERSTATED GRANDEUR. MAYUR GREENZ COURTYARD IS NOT MERELY A RESIDENCE – IT IS A LEGACY ADDRESS, BUILT TO INSPIRE PRIDE FOR YEARS TO COME.





MAYUR GREENZ  
COURTYARD  
A LUXURY VILLA PROJECT

# WELCOME TO A LEGACY *Of* LIVING

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## INSPIRED BY GRANDEUR

THE ENTRANCE SETS THE TONE FOR WHAT LIES BEYOND – COMMANDING, ELEGANT, UNFORGETTABLE. INSPIRED BY ROMAN GATEWAYS, THE GRAND ENTRY ARCH SYMBOLIZES STRENGTH, SECURITY, AND SOPHISTICATION. BEAUTIFULLY LANDSCAPED SURROUNDINGS, SYMMETRICAL PATHWAYS, AND REFINED DETAILING CREATE A FIRST IMPRESSION THAT RESONATES WITH MAGNIFICENCE EVERY ARRIVAL FEELS CEREMONIAL EVERY DEPARTURE FEELS DIGNIFIED. AN ICONIC ENTRANCE TO AN EXTRAORDINARY WAY OF LIVING. CLASSICAL GRANDEUR WHILE OFFERING THE WARMTH OF A PERSONAL HAVEN.



# INSPIRED BY EMPIRES. BUILT FOR YOU.



THE ROMAN LEGACY VILLAS BY MIRRIKH BUILDCON LLP ARE NOT MERELY HOMES; THEY ARE ENDURING MONUMENTS TO PERSONAL SUCCESS AND VISIONARY ACHIEVEMENT. IN AN ERA OF FLEETING TRENDS, THIS PROJECT STANDS AS A TESTAMENT TO THE "ETERNAL CITY'S" SENSE OF PERMANENCE, METICULOUSLY BLENDING THE ARCHITECTURAL SOUL OF ANCIENT ROME WITH THE PINNACLE OF BESPOKE MODERN LUXURY. BY CHOOSING A RESIDENCE WITHIN THIS ENCLAVE, OWNERS DO MORE THAN ACQUIRE PROPERTY—THEY INHABIT A PIECE OF LIVING HISTORY. EVERY ARCHWAY, HAND-CARVED COLUMN, AND SPRAWLING COURTYARD IS DESIGNED TO ECHO THE GRANDEUR OF A CLASSICAL EMPIRE, PROVIDING A BACKDROP OF DIGNITY AND STRENGTH.







# *The* IMPERIAL LIVING ROOM

THE LIVING AREA IS THE SOUL OF THE VILLA – SPACIOUS, GRACEFUL, AND DESIGNED FOR MEMORABLE GATHERINGS. WITH ROMAN-INSPIRED DETAILING, OPEN LAYOUTS, AND GRAND PROPORTIONS, THIS IMPERIAL HALL BECOMES THE PERFECT SETTING FOR CELEBRATIONS, CONVERSATIONS, AND CHERISHED MOMENTS. ELEGANT YET WELCOMING. MAGNIFICENT YET INTIMATE. IT IS WHERE YOUR STORY UNFOLDS – IN A SETTING WORTHY OF LEGACY.



WHERE EVERY CORNER REFLECTS ROYALTY.





# *Where* 3 BHK MAJESTIC DREAMS BEGIN

A PRIVATE SANCTUARY  
DESIGNED WITH IMPERIAL  
INSPIRATION AND  
MODERN INDULGENCE.

HIGH CEILINGS, REFINED TEXTURES, AND EXPANSIVE LAYOUTS TRANSFORM THE BEDROOM INTO A TRANQUIL RETREAT. LARGE WINDOWS INVITE NATURAL LIGHT, CREATING A SERENE ATMOSPHERE THAT BALANCES LUXURY WITH WARMTH. THIS IS NOT JUST A ROOM – IT IS YOUR PALACE WITHIN A PALACE. A SPACE WHERE COMFORT MEETS CLASSICAL ELEGANCE, AND EVERY NIGHT FEELS LIKE ROYAL REPOSE.



MAYUR GREENZ COURTYARD



ELEVATE LIFE TO  
IMPERIAL STANDARDS.





# COMPLETE LIFESTYLE. LUXE LIVING, UNRIVALED AMENITIES.

INDULGE IN A THOUGHTFULLY CURATED COLLECTION OF WORLD-CLASS AMENITIES, DESIGNED TO ENRICH THE LIFESTYLE OF EVERY MEMBER OF YOUR FAMILY. BEGIN YOUR DAY WITH AN ENERGIZING WORKOUT AT THE STATE-OF-THE-ART GYM, UNWIND IN THE CRYSTAL-CLEAR SWIMMING POOL, OR SPEND MEANINGFUL EVENINGS ENJOYING INDOOR GAMES WITH LOVED ONES. CELEBRATE LIFE'S SPECIAL MILESTONES IN THE ELEGANTLY CRAFTED BANQUET HALL, PERFECT FOR GATHERINGS, FESTIVITIES, AND UNFORGETTABLE OCCASIONS.







# COMFORT FOR ELDERLY. ADVENTURE FOR KIDS.

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A DYNAMIC CHILDREN'S PLAY AREA ENCOURAGES FUN, CREATIVITY, AND ACTIVE LIVING, WHILE A PEACEFUL SENIOR CITIZEN SEATING ZONE PROVIDES ERGONOMIC COMFORT AND CALM SURROUNDINGS. DESIGNED TO BRING EVERY GENERATION TOGETHER, THIS SPACE BLENDS ENERGY AND ELEGANCE INTO ONE HARMONIOUS COMMUNITY EXPERIENCE.



# WORLD-CLASS AMENITIES

AT MAYUR GREENZ COURTYARD, THE CONCEPT OF "AMENITIES" TRANSCENDS SIMPLE FACILITIES—IT IS AN IMMERSION INTO A LIFESTYLE OF CLASSICAL ELEGANCE AND MODERN CONVENIENCE. INSPIRED BY THE TIMELESS GRANDEUR OF ROME AND THE CUTTING-EDGE VISION OF DHOLERA SIR, OUR WORLD-CLASS AMENITIES ARE METICULOUSLY CURATED TO OFFER A RESORT-STYLE LIVING EXPERIENCE THAT CATERES TO YOUR PHYSICAL, SOCIAL, AND SPIRITUAL WELL-BEING.



## CLUB HOUSE

A MESMERIZING RETREAT FOR SOCIAL & LEISURE MOMENTS



## EVENT LAWN

YOUR EXCLUSIVE ESCAPE FOR JOYFUL GATHERINGS



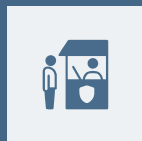
## OUTDOOR SPORTS

YOUR OPEN-AIR PLAYGROUND FOR ACTION & UNWINDING



## INSIDE ROAD

SMOOTH PATHWAYS THAT REFLECT SUPERIOR PLANNING



## SECURITY CABIN

PRIVACY SECURED, PEACE ASSURED



## INDOOR GAMES

A DEDICATED PLACE FOR ENDLESS JOY & BONDS



## SENIOR CITIZEN PARK

A SHADED PARADISE FOR RELAXED REVERIE



## CHILDREN PLAY AREA

A JOYFUL HAVEN FOR LITTLE ADVENTURES & ENDLESS PLAY



## BOUNDARY WALL

A WORLD RESERVED EXCLUSIVELY FOR YOU



## WATER SUPPLY

PURE FLOW FOR LIFELONG HOMES



## SWIMMING POOL

PRIVATE POOL PERFECTION FOR SOCIAL SERENITY.



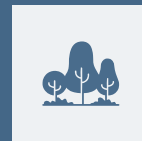
## JOGGING TRACK

WHERE STEPS MEET SERENITY & SWEAT



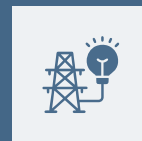
## GATED ENTRY

A GRAND GATED ENTRY TO EXCLUSIVE LIVING



## TREE PLANTATION

A GREEN OASIS FOR EARTH'S ETERNAL MOMENTS



## ELECTRICITY SUPPLY

SEAMLESS POWER FOR AN UNINTERRUPTED LIFESTYLE



ECHOES OF EMPIRE.  
ESSENCE OF LUXURY.



#### STRUCTURE

RCC STRUCTURE WITH QUALITY STEEL & M25 GRADE CONCRETE.

#### SUPER STRUCTURE

MASONRY WITH GOOD QUALITY BLOCKS, OUTER WALLS 9" & INNER WALLS 4" THICK.

#### PLASTERING

JOINT OF THE RCC STRUCTURE & WALL WILL BE COVERED WITH MESH BEFORE INTERNAL WALL PLASTERING COMMENCES.

**EXTERNAL :** DOUBLE COAT CEMENT PLASTERING WITH SPONGE FINISH.

**INTERNAL :** SMOOTH CEMENT PLASTERING WITH SPONGE FINISH.



#### WIRING

CONCEALED COPPER WIRING OF HAVELLS/POLYCAB/HPL / EQUIVALENT.

#### CONTROLS

MODULAR SWITCHES OF LEGRAND / HAVELLS / ANCHOR / PANASONIC / EQUIVALENT.



#### COMMUNICATION

PROVISION FOR CABLE CONNECTION IN DRAWING, LIVING AND ALL BEDROOMS.

PROVISION FOR INTERNET CABLE CONNECTIVITY IN LIVING ROOM.



#### FLOORING

**INTERNAL :** VITRIFIED TILES OF REPUTED BRAND IN ALL ROOMS.

**BALCONIES :** ANTI-SKID TEXTURED TILES

**OPEN TERRACE :** ANTI-SKID TEXTURED TILES.

**UTILITY/WASH :** RUSTIC CERAMIC TILES FOR FLOOR AND GLAZED CERAMIC TILES OF REPUTED BRAND UP TO 3' FOR WALLS.

**STAIRCASE :** GRANITE / MARBLE.

**PARKING :** PARKING AREA WITH HEAVY-DUTY TILES.



#### PAINTING

**INTERNAL:** TWO COATS OF ACRYLIC EMULSION OVER TWO COATS OF PUTTY AND PRIMER.

**EXTERNAL:** TEXTURE FINISH AND TWO COATS OF EXTERIOR EMULSION PAINTS OF REPUTED MAKE.

#### RAILING

MS/SS, GLASS/WOOD RAILINGS SUITABLE AS PER MATERIALS.



#### KITCHEN

**WALLS :** GLAZED VITRIFIED TILES UP TO 2'-0" HEIGHT ABOVE KITCHEN PLATFORM.

**PLATFORM :** BLACK GRANITE PLATFORM WITH STAINLESS STEEL SINK.



#### SANITARY

ALL TOILETS WILL CONSIST OF WALL HUNG EWC, WASH BASIN OF JAQUAR / EQUIVALENT.

HOT & COLD DIVERTER WITH OVERHEAD SHOWER, ALL CP FITTINGS OF JAQUAR /EQUIVALENT.



#### DOORS

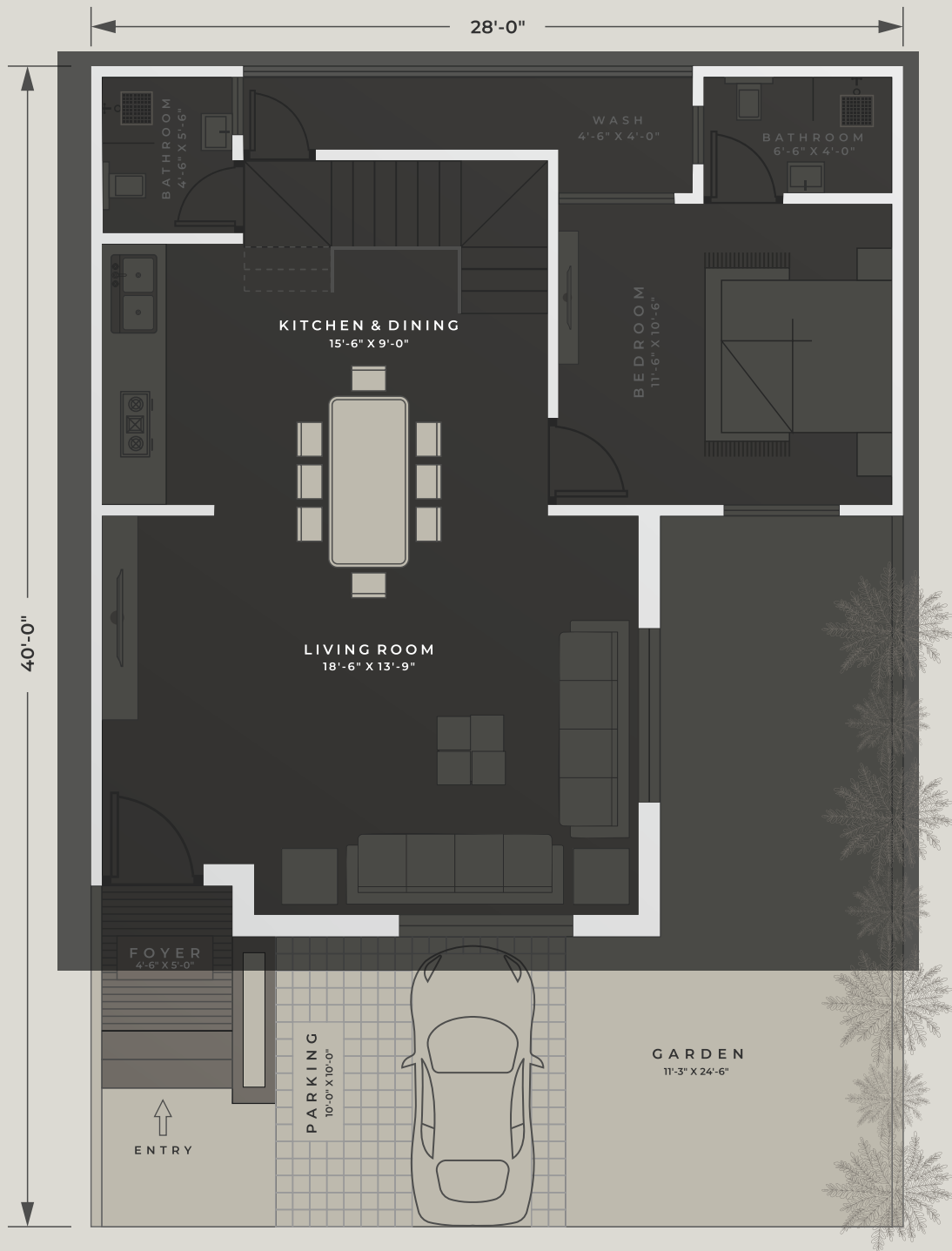
**MAIN DOOR :** TEAK WOOD/ENGINEERED WOOD AND FLUSH DOORS WITH VENEER/LAMINATE SHUTTERS AESTHETICALLY DESIGNED AND FINISHED WITH POLISH, FIXED WITH HARDWARE OF REPUTED MAKE.

**INTERNAL DOOR :** ALL INTERNAL DOORS WITH ENGINEERED WOOD AND FLUSH DOORS WITH VENEER/LAMINATE SHUTTERS AESTHETICALLY DESIGNED AND FINISHED WITH POLISH, FIXED WITH HARDWARE OF REPUTED MAKE.

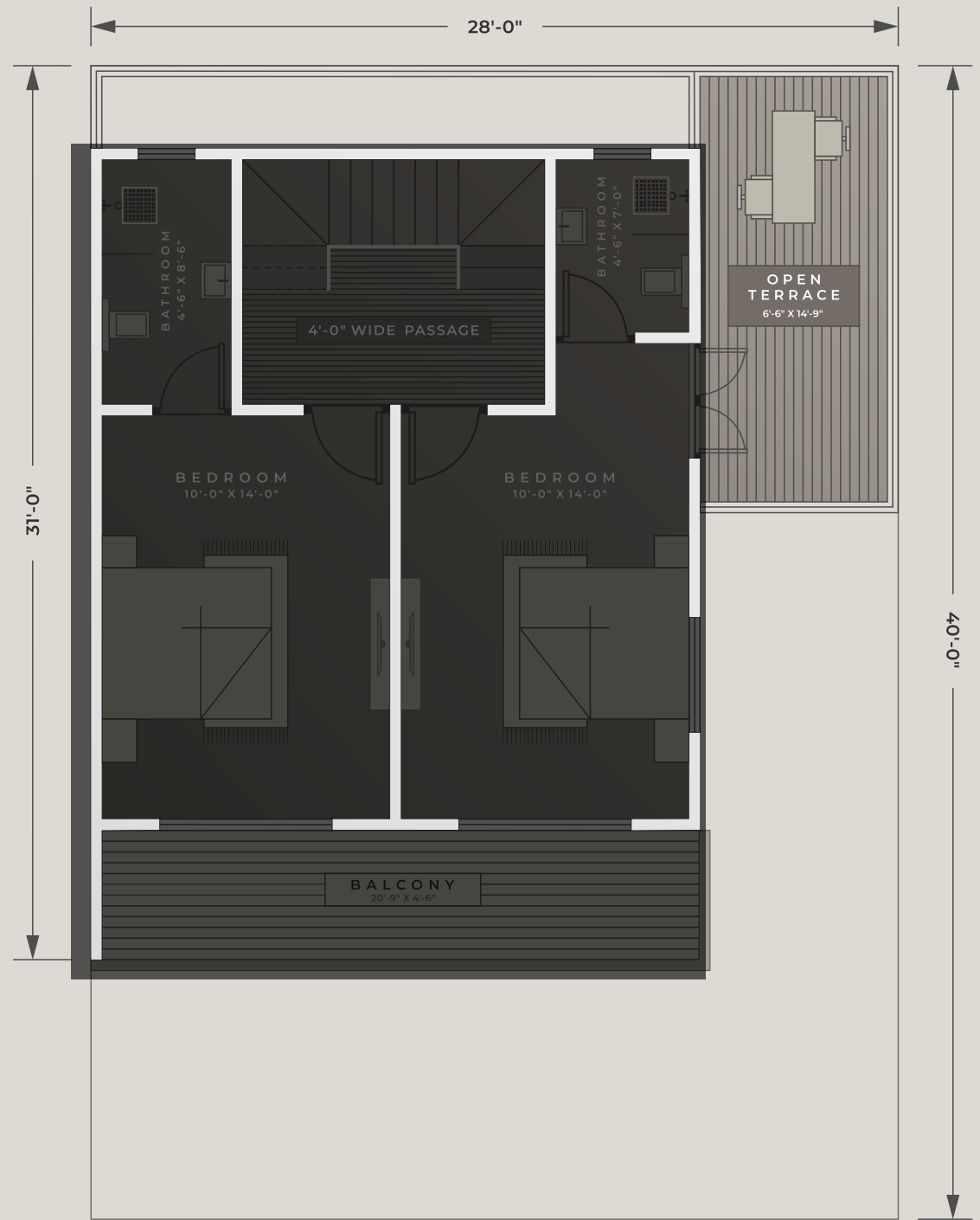
**FRENCH WINDOWS :** THREE TRACKOPENING FOR BALCONIES AND OPEN TERRACE.

#### WINDOWS

UPVC WINDOW FRAMES, SHUTTERS WITH GLASS PANELS AND MOSQUITO MESH OF30 TRACK WITH STANDARD HARDWARE.



GROUND FLOOR PLAN



FIRST FLOOR PLAN





MAYUR GREENZ COURTYARD

WHERE TRANQUILITY, WILDLIFE, AND HISTORY RESIDE NEARBY



## BLACKBUCK NATIONAL PARK

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VELAVADAR BLACKBUCK NATIONAL PARK, LOCATED NEAR BHAVNAGAR IN GUJARAT, INDIA, IS A KEY GRASSLAND CONSERVATION AREA RENOWNED FOR ITS HERDS OF BLACKBUCKS. ESTABLISHED IN 1976, IT COVERS ABOUT 34 SQUARE KILOMETERS IN THE BHAL REGION OF SAURASHTRA.

## NATIONAL MARITIME HERITAGE COMPLEX

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THE NATIONAL MARITIME HERITAGE COMPLEX (NMHC) AT LOTHAL, GUJARAT, IS A MAJOR PROJECT CELEBRATING INDIA'S 4,500-YEAR MARITIME HISTORY, CENTERED ON THE ANCIENT INDUS VALLEY CIVILIZATION PORT SITE.







MIRRIKH BUILDCON LLP

HO: #707, THE MONTESSA, NEAR MARRIOTT HOTEL, MAGDALLA  
DUMAS ROAD, SURAT - 395007, GUJARAT



DEVELOPER  
ARCHITECT



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