



Life at its best



2 & 3 BHKD | WAKAD



## THINK CUSTOMISED HOMES...THINK SIGMA ONE!

With interests in verticals like Real Estate, Hospitality, Construction, Contracting and allied services like Material Manufacturing & Earthmoving, Sigma One has also expanded into the areas of Retail, Travel and Advertising. The Group has an average annual turnover of 500 Million INR and a net worth of about Rs. 2.1 billion.

As Sigma One embarks on new phases of expansion and development, as it launches new projects and exciting concepts, as it extends and consolidates its position in different business verticals – the one value that grows even stronger is Quality.

Quality in Innovation and Thought, Quality in Products and Processes, Quality in Service and Commitments. Above all, Sigma One is committed to continuously raising the bar - surpassing existing standards and exceeding benchmarks.

The lionhead, an integral part of our brand identity, represents our values and will be a constant reminder of all we are – *and all we can be.*



## A LA CARTE

'à la carte' homes is a pioneering concept in realty. These homes cater to your tastes with the latest in technology and comfort. Be it Italian marble, wooden or vitrified flooring, walls in dual finishes or two tone paints, mood lighting or even customised luxury. Courtyard One is undoubtedly a vision we create, exactly as you see it. Experience a whole new world of style, space & finishes. Only at Courtyard One. Truly 'à la carte'!

*\* 'à la carte' is available for limited time/period/stage of construction.*



Artistic Impression

The true essence of life lies in the quality of time you spend with yourself and your loved ones after a long day at work. These are moments that refresh and recharge you while creating memories that last for a lifetime. Sigma One Landmarks presents 'Courtyard One' at Wakad. The Concept Residences at 'Courtyard One' are designed to offer a living experience second to none. An experience which promises a range of exclusive features and top-of-the-line finishes set amidst a serene and private ambience. Nestled amidst a serene environment, Courtyard One offers a peaceful neighbourhood to live in, and yet is very close to everything that you wish to have around your dwelling. From the exhilarating skywalk on the 8th floor to the secluded swimming pool; the separate dining area to the scenic terraces – you will find the experience at 'Courtyard One' truly exquisite and a notch above the rest.



Accommodation Times 1st International Real Estate Awards



Balinese style edge pool



Basketball court



24x7 club courtyard



Atrium

70 ft high atrium



School bus drop-off

International style clubhouse and amenities

Swimming pool positioned in a secluded area for privacy

Vehicle free zones

Long boulevard driveway - so homes are set far away from the main road

Private terraces and flower beds for a scenic view from living room & bedrooms

Compass rose and legend for The Master Plan: PHASE - 1 (red), PHASE - 2 (yellow), PHASE - 3 (blue)

Sky Zone on 8th floor



Artistic Impression

**AMENITIES**

**COMFORT & CONVENIENCE**

- 'à la carte' Homes\*
- Eco-friendly Construction\*
- Provision for Elderly\*
- Child-centric Planning\*
- Amphitheatre\*
- Provision for Inverter\*
- Multi-purpose Hall\*
- Drivers Lounge\*
- Society, Maintenance Office\*

**LEISURE & ENTERTAINMENT**

- 24x7 Club Amenities\*
- Balinese Style Edge Pool\*
- Kids Pool\*
- Sky Zone\*
- Tropical Landscape\*
- Multi-purpose Court\*

**LUXURY**

- Internationally Styled Landscaping\*
- Water Bodies\*
- Private Entrance Lobby\*
- Premium Range of Bath Fixtures, Sanitary Ware & Flooring\*
- Private Landscaped Terrace\*
- Flower Beds\*

**SAFETY & SECURITY**

- Video Door Phone\*
- Multi-level Security\*
- Vehicle Free Zone\*
- CCTV\*
- Access Control\*
- Safety Doors\*

- PHASE - 1
- PHASE - 2
- PHASE - 3



## Finishing at its best

Premium Specs

Actual Photograph

### SPECIFICATION

#### MASONRY & PLASTER

- External & Internal 8"/6"/4" concrete wall / block work / fly ash bricks
- External double coat and internal putty finish

#### DOORS

- Main door: Laminate finished with wooden door frame
- Internal door: Door with CP fittings & wooden door frame
- Toilet doors: Door with CP fitting & Granite door frame

#### WINDOWS

- Powder coated Aluminum sliding windows

#### FLOORING

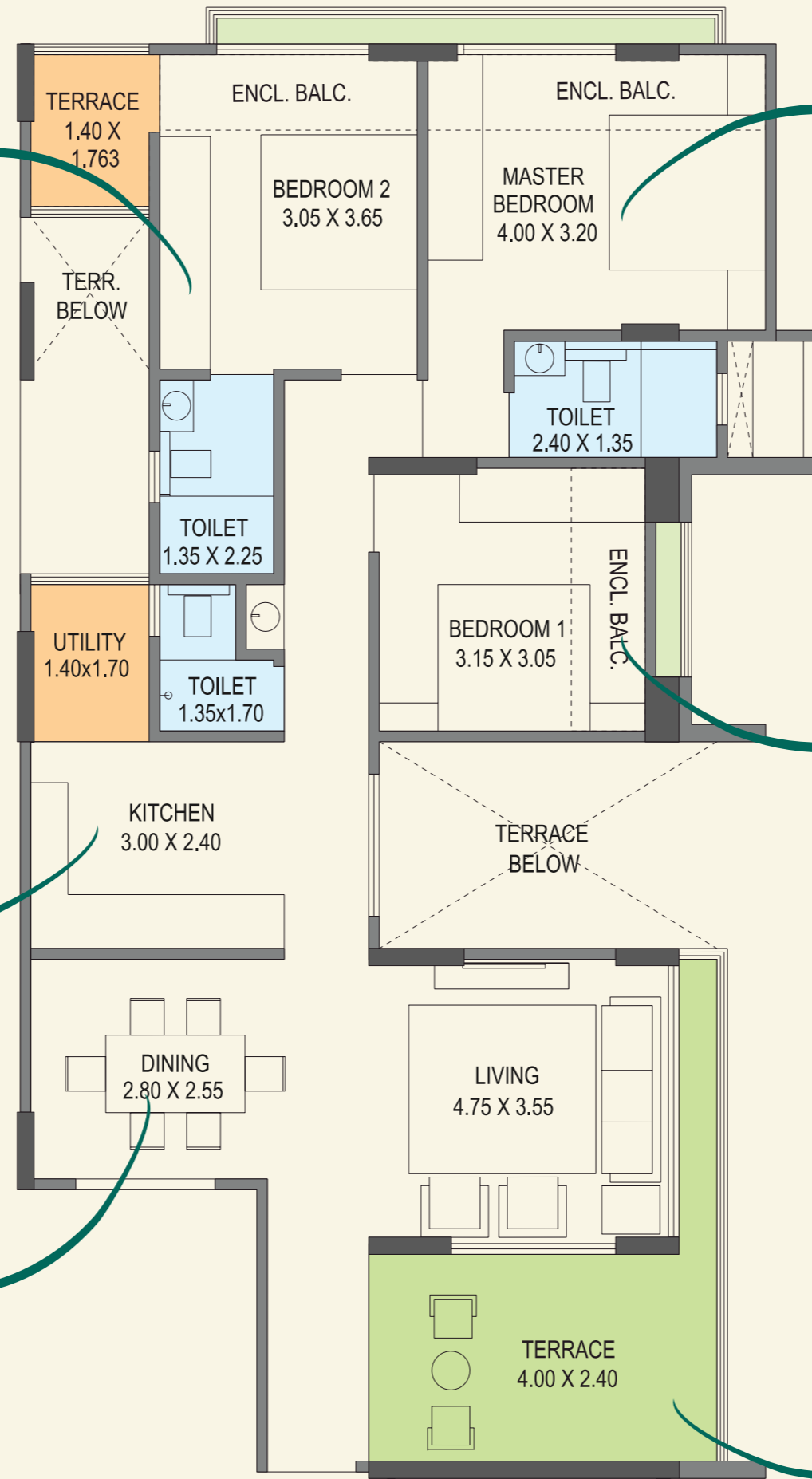
- Vitrified tiles with matching skirting
- Parking – Chequered tiles / Tremix

#### WATERPROOFING

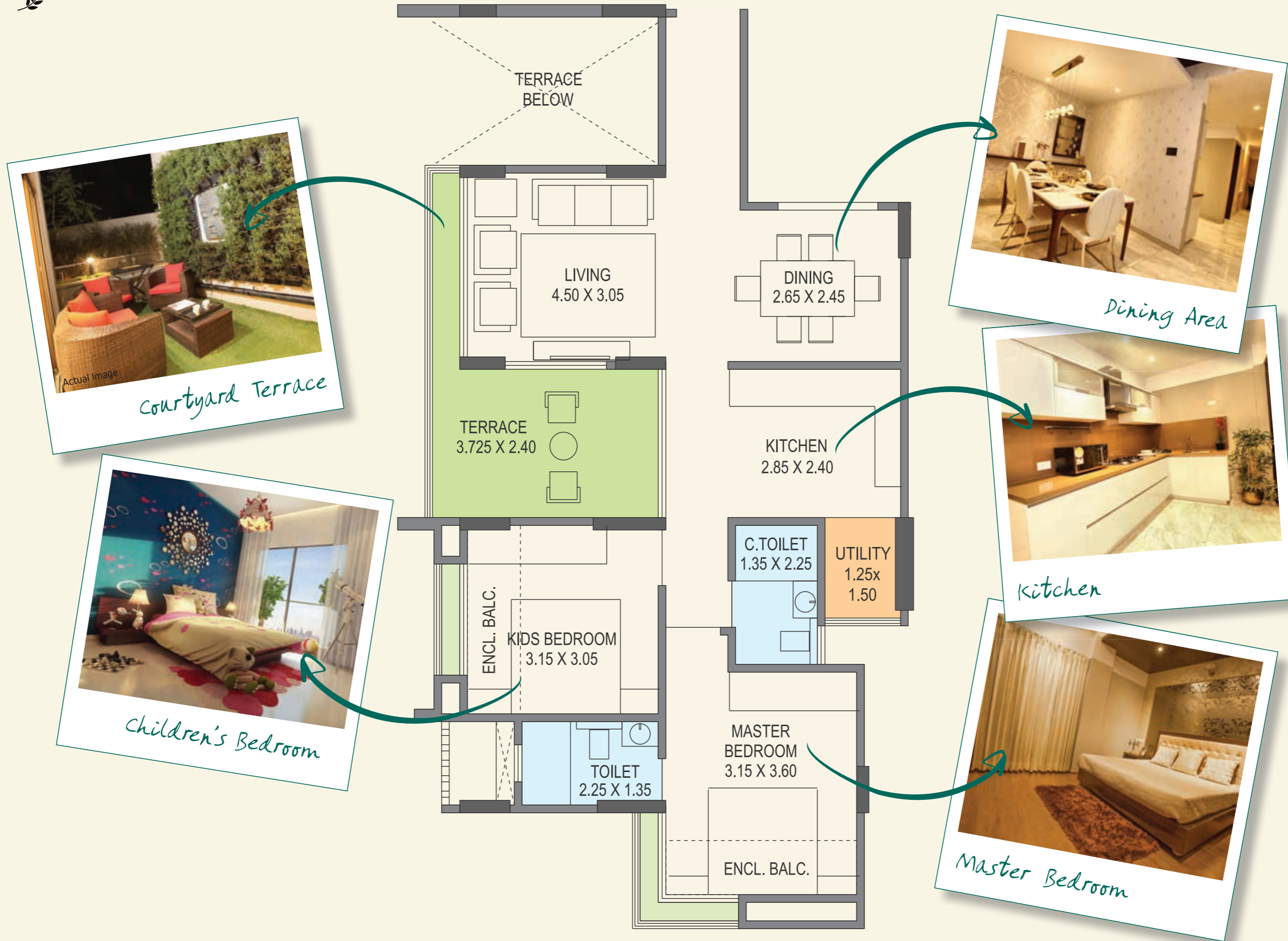
- Brick Bat Coba waterproofing for toilets and terrace with IPS finish

#### STRUCTURE

- RCC framed earthquake resistant structure as per seismic zone







**BUILDING - B**  
**1<sup>ST</sup> FLOOR PLAN**



FLAT NO.	TYPE	CARPET OF APT. (SQ.FT.)	ENCLOSED BALCONY (SQ.FT.)	BALCONY AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL CARPET (SQ.FT.)
B-101, B-102	3 BHK	748.5	97.5	120	146	1112
B-104, B- 105, B- 106	2 BHK	575.5	59.5	78	112	825



**BUILDING - B**  
**2<sup>ND</sup>, 4<sup>TH</sup>, 6<sup>TH</sup>, 10<sup>TH</sup> FLOOR PLAN**



Courtyard One Phase 1  
RERA NO.  
P52100005050



Courtyard One Phase 2  
RERA NO.  
P52100004083



FLAT NO.	TYPE	CARPET OF APT. (SQ.FT.)	ENCLOSED BALCONY (SQ.FT.)	BALCONY AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL CARPET (SQ.FT.)
B-201, B-401, B-601, B-1001 B-202, B-402, B-602, B-1002	3 BHK	747.5	97.5	120	147	1112
B-203, B-403, B-603, B-1003 B-204, B-404, B-604, B-1004 B-205, B-405, B-605, B-1005 B-206, B-406, B-606, B-1006	2 BHK	576.7	58.3	78	112	825



**BUILDING - B**  
3<sup>RD</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup> FLOOR PLAN



FLAT NO.	TYPE	CARPET OF APT. (SQ.FT.)	ENCLOSED BALCONY (SQ.FT.)	BALCONY AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL CARPET (SQ.FT.)
B-301, B-501, B-701, B-901, B-1101 B-302, B-502, B-702, B-902, B-1102	3 BHK	748.5	97.5	120	146	1112
B-303, B-503, B-703, B-903, B-1103 B-304, B-504, B-704, B-904, B-1104 B-305, B-505, B-705, B-905, B-1105 B-306, B-506, B-706, B-906, B-1106	2 BHK	575.5	59.5	78	112	825

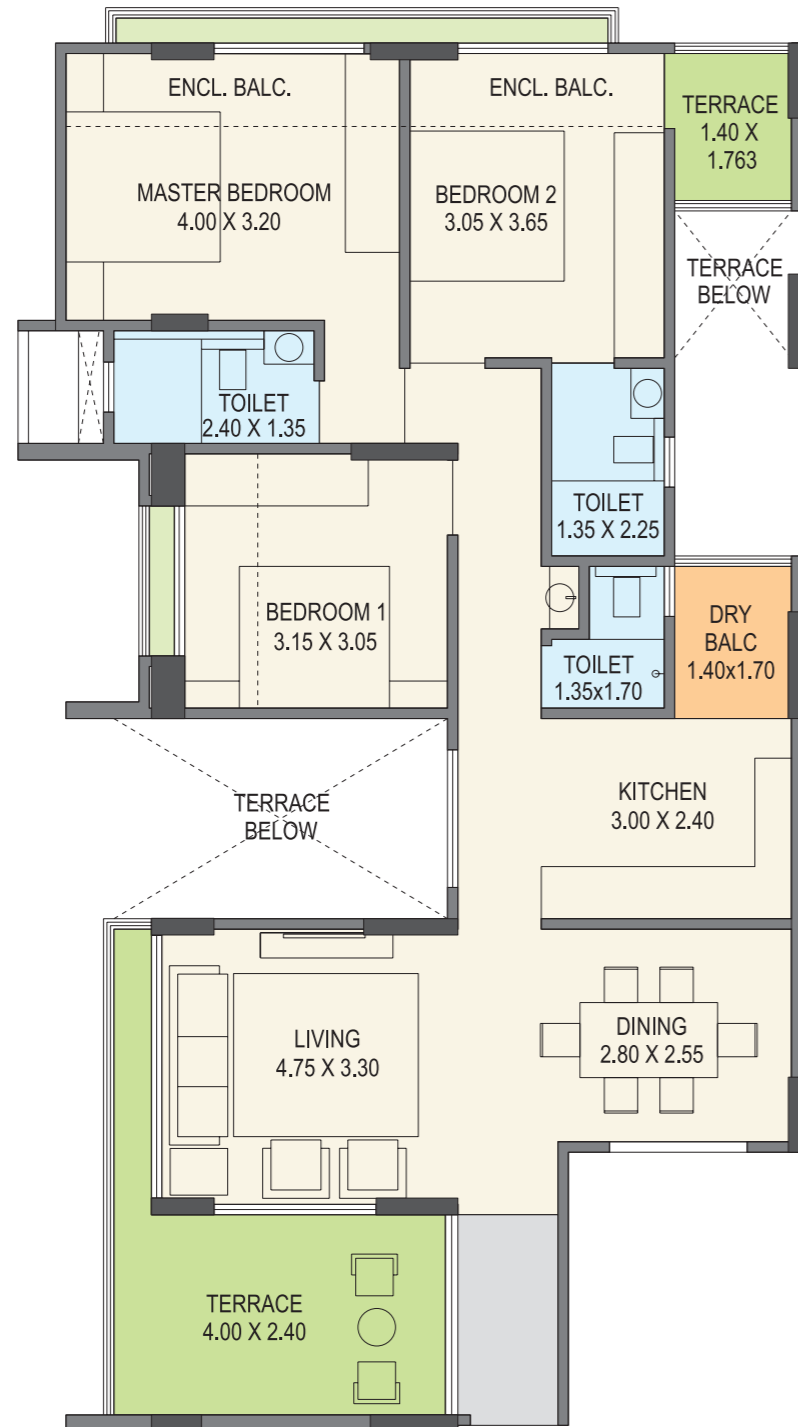


**BUILDING - B  
8<sup>TH</sup> FLOOR PLAN**



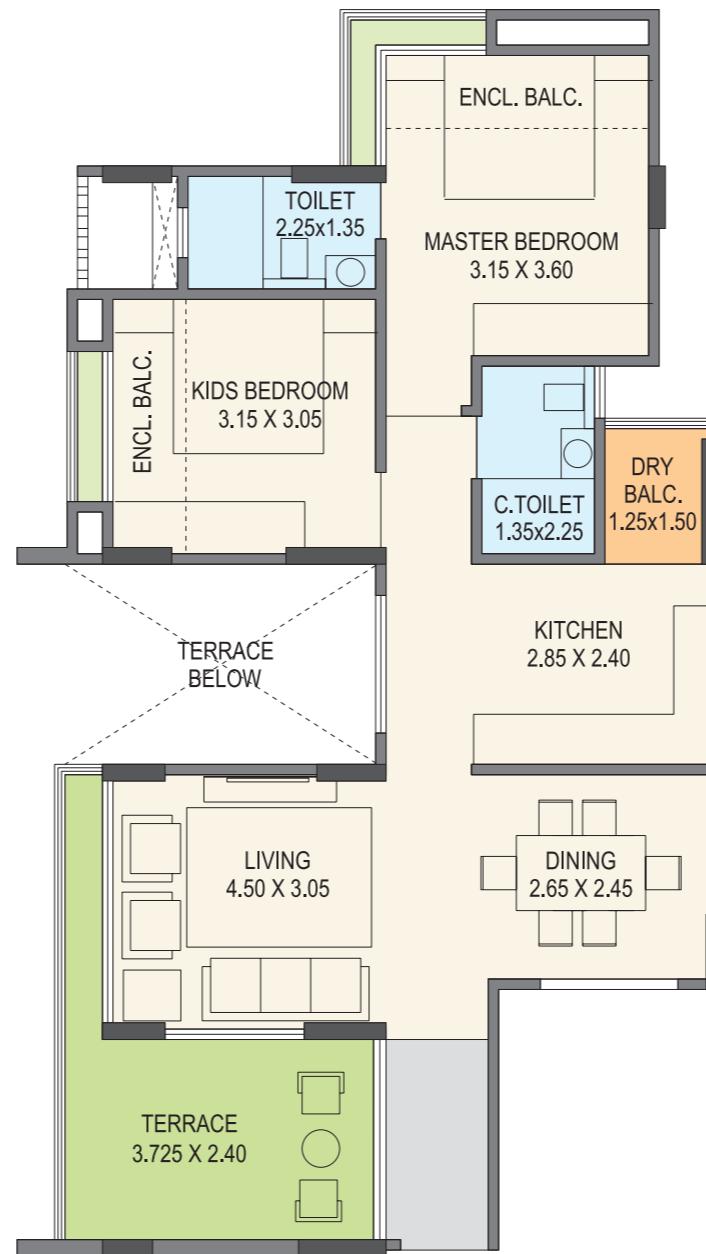
FLAT NO.	TYPE	CARPET OF APT. (SQ.FT.)	UTILITY AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL CARPET (SQ.FT.)
B - 801, B - 802	3 BHK	845	120	147	1112
B - 803, B - 804	2 BHK	599	59	112	770
B - 805, B - 806	2 BHK	634	77	112	823





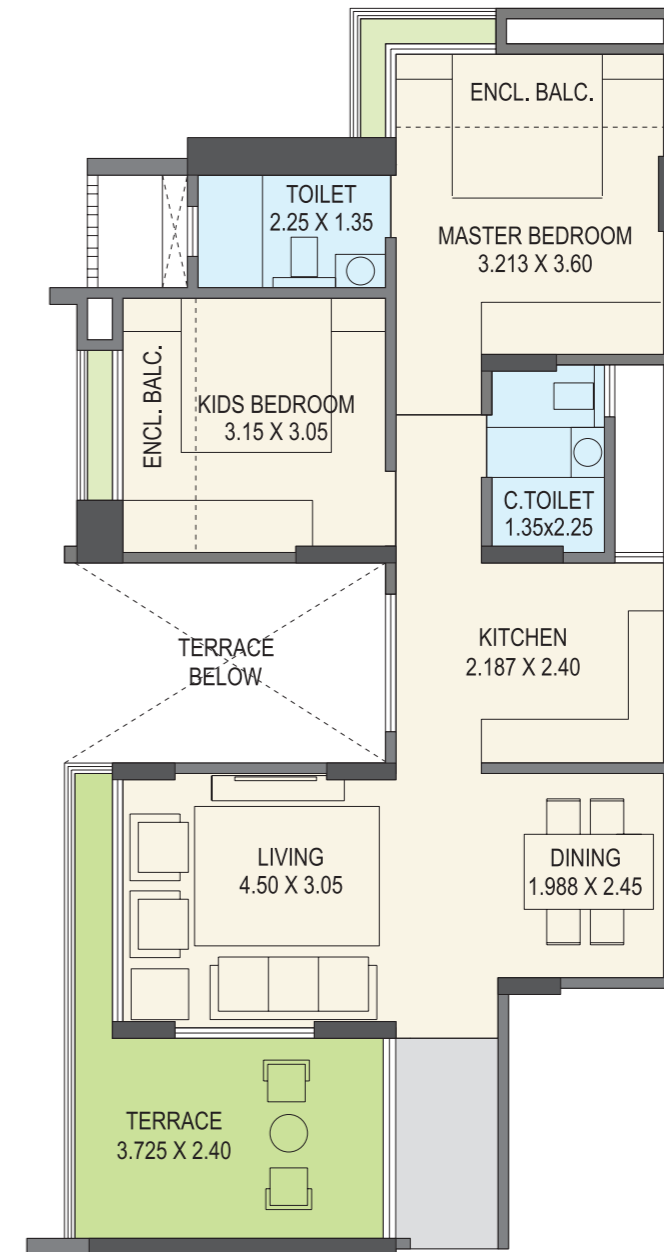
3 BHK

TYPE	CARPET OF APT. (SQ.FT.)	ENCLOSED BALCONY (SQ.FT.)	BALCONY AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL CARPET (SQ.FT.)
3 BHK	748.5	97.5	120	146	1112



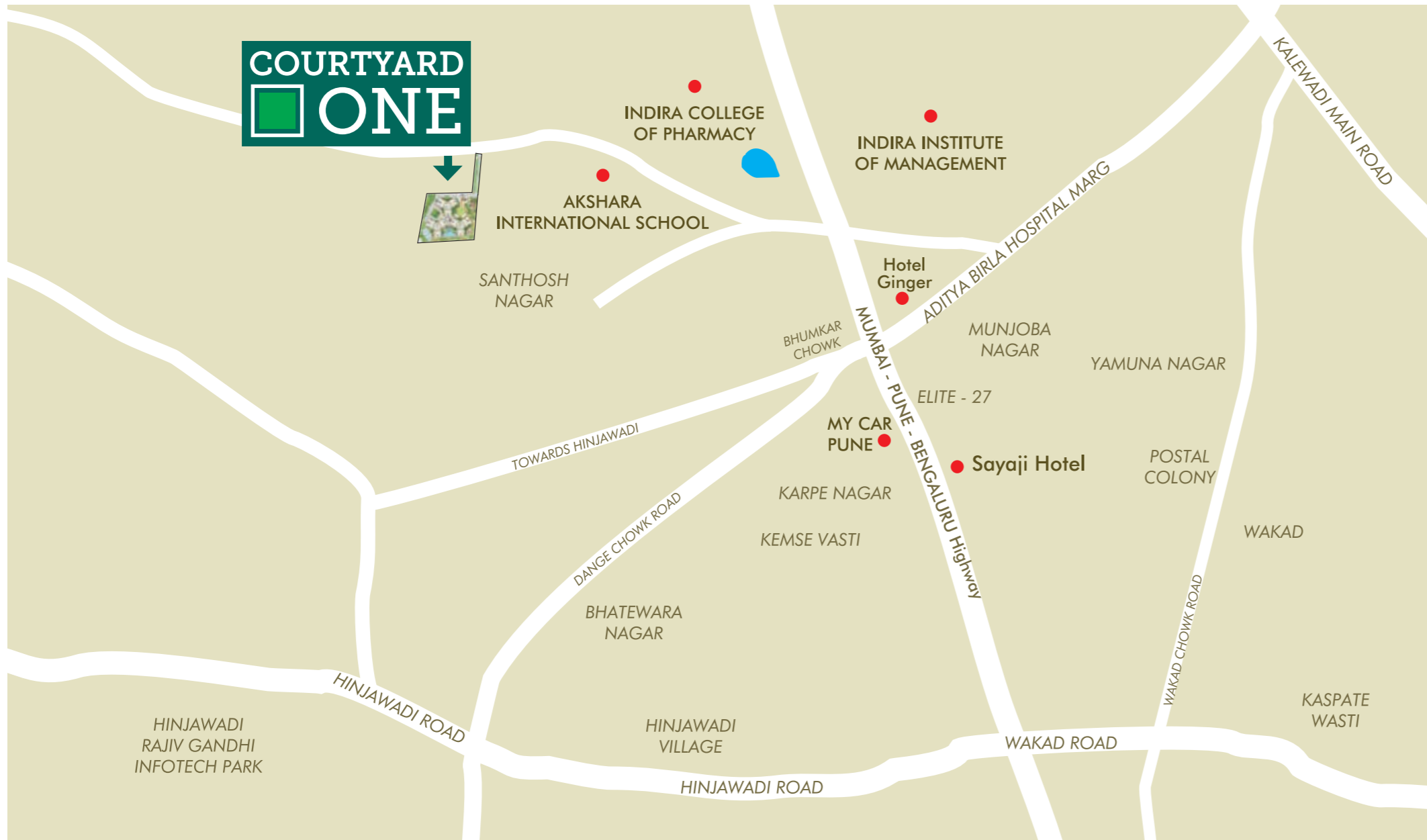
2 BHK

TYPE	CARPET OF APT. (SQ.FT.)	ENCLOSED BALCONY (SQ.FT.)	BALCONY AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL CARPET (SQ.FT.)
2 BHK	575.5	59.5	78	112	825



2 BHK - REFUGE

TYPE	CARPET OF APT. (SQ.FT.)	ENCLOSED BALCONY (SQ.FT.)	BALCONY AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL CARPET (SQ.FT.)
2 BHK	540	59	59	112	770



## VICINITY

Courtyard One is very close to Hinjawadi, yet in a peaceful & premium residential neighbourhood of Wakad. It is surrounded by some of the best educational institutes, hotels and much more...

### SCHOOLS & COLLEGES

- Akshara International School
- Indira School & College
- D.Y. Patil College
- Mercedes International School
- Ryan International School
- JSPM
- Blossom School
- IBMR
- Balaji Institute of Modern Management
- Rajarshi Shahu College of Engineering
- Allard School of Management

### HOTELS & RESTAURANTS

- Sayaji
- Courtyard Marriott
- Holiday Inn
- Ginger
- Lemon Tree
- Mezza 9
- Cafe Coffee Day
- Tamanna

### RETAIL

- D-Mart
- Reliance Digital
- New Poona Bakery
- Vision City Complex

### HOSPITAL

- Aditya Birla Hospital
- Surya Hospital

**Architect**  
Vinod Dhusia  
VDA

**Project Management Consultant**  
Planedge Consultant  
Pvt. Ltd.

**RCC**  
Parag Chopada  
Spectrum



Courtyard One Phase 1  
RERA NO.  
P52100005050



Project by: Sigma One Dhoot Venture



Courtyard One Phase 2  
RERA NO.  
P52100004083

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