

DSR®



the
COURTYARD.

Where life unfolds.

A Project by

DSR[®]
GROUP
CEMENTING DREAMS SINCE 1988

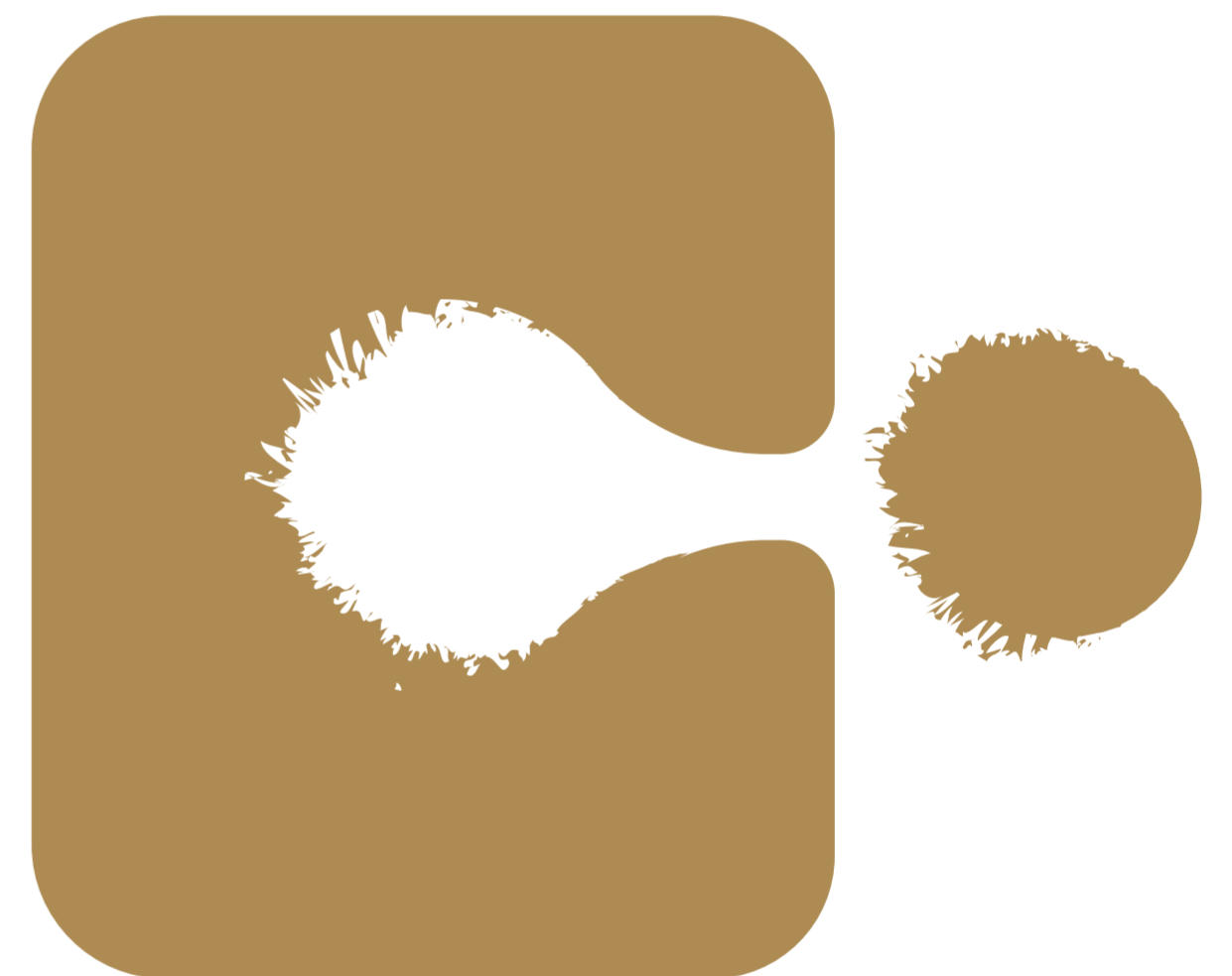
At Gunjur, Bengaluru

THIS IS WHERE YOUR LIFE UNFOLDS.

At DSR Courtyard, community living meets elevated luxury. Our modern iconic high-rise development is set to redefine the idea of urban living, offering a combination of sophistication, comfort, and convenience.

Discover a new standard of contemporary living in the heart of Gunjur, Bengaluru. Our newly developed landmark stands tall, boasting stunning architecture, seamlessly integrating with the vibrant Bengaluru skyline.

DSR[®]





2.3

ACRES OF SITE AREA

65%

OPEN SPACE

G+14

FLOORS, PLUS BASEMENT

252

UNITS ACROSS 2 TOWERS

2BHK

1113 SFT. TO 1298 SFT.

3BHK

1546 SFT. TO 1687 SFT.

11,540

CLUBHOUSE AREA

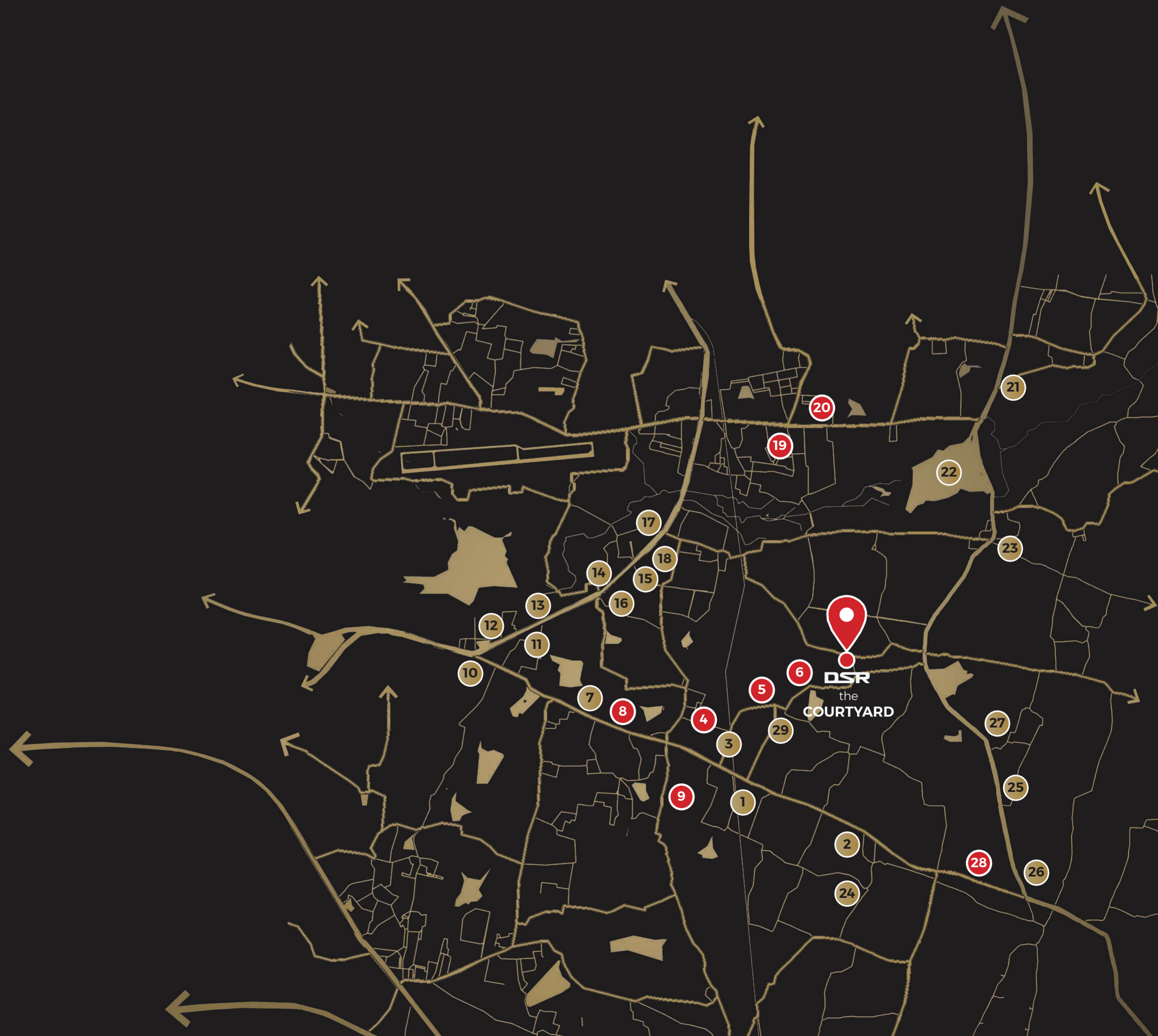
The World at your Doorstep.

THE CENTRE STAGE IS WHERE YOU BELONG.

The Courtyard is situated at the heart of an emerging neighbourhood of Bengaluru in Gunjur. Its proximity to commercial hubs and educational infrastructure, along with an easy access to public transportation, make everyday commuting a breeze.

Prominent Landmarks near DSR Courtyard

- | | | | | | | | | |
|----|--------------|---------------------------|----|-------------|----------------------|----|--------------|-----------------------------------|
| 1 | 4.0 km from | Decathlon | 11 | 7.7 km from | Ecospace Tech Park | 21 | 11.6 km from | Nexus Shantiniketan Mall |
| 2 | 6.0 km from | Wipro New Campus | 12 | 7.9 km from | Salarpuria Softzone | 22 | 7.0 km from | Varthur Lake |
| 3 | 4.6 km from | Carmelram Railway Station | 13 | 7.2 km from | PVR Soul Space Mall | 23 | 3.5 km from | Varthur Police Station |
| 4 | 4.8 km from | DSR Eden Greens | 14 | 5.9 km from | Sakra World Hospital | 24 | 6.9 km from | Delhi Public School (DPS) |
| 5 | 2.8 km from | DSR Parkway | 15 | 5.5 km from | New Horizon College | 25 | 4.6 km from | Greenwood High Intl. School |
| 6 | 2.0 km from | DSR Green Waters | 16 | 5.9 km from | Embassy TechVillage | 26 | 5.1 km from | TISB School |
| 7 | 7.0 km from | Wipro Corporate Office | 17 | 8.4 km from | Oracle Tech Hub | 27 | 5.1 km from | Global Indian Intl. School (GIIS) |
| 8 | 6.2 km from | DSR Woodwinds | 18 | 6.1 km from | Cessna Business Park | 28 | 4.9 km from | DSR The Address |
| 9 | 7.2 km from | DSR Highland Greenz | 19 | 5.8 km from | DSR Techno Cube | 29 | 1.0 km from | Krupanidhi College |
| 10 | 15.4 km from | Manipal Hospital | 20 | 5.5 km from | DSR Vertex & Apex | | | |





The Entrance.





The sneak peek.

HIGH STANDARDS. HIGHER VANTAGE.



The First Glance.

SKY-HIGH LIVING



FOSTERING A FULFILLED COMMUNITY.

LEGEND

- 1. Entry/Exit with Security Cabin
- 2. Pedestrian Pathway
- 3. Driveway
- 4. Visitors Parking
- 5. Drop-off

- EXUBERANCE ZONE**
- 6. Cricket Practice Net
 - 7. Mini Soccer
 - 8. Multipurpose Lawn

- RESPITE ZONE**
- 9. Feature Wall
 - 10. Plaza
 - 11. Kid's Pool
 - 12. Main Pool
 - 13. Shallow Pool with Loungers
 - 14. Deck with pavilions and seating
 - 15. Stage with Screen Wall
 - 16. Sculpture with Feature Wall
 - 17. Event Lawn

- VIBRANCY ZONE**
- 18. Half Basketball Court
 - 19. Amphitheatre
 - 20. Outdoor Gym
 - 21. Pavilion with Informal Seating
 - 22. Children's Play Area
 - 23. Bus Bay

- PODIUM LEVEL**
- 24. Hedge Screening
 - 25. Lawn
 - 26. Plaza with Informal Seating
 - 27. Co-working space



To Gunjur

To Panathur



VIBRANCY.

The vibrant spaces of The Courtyard lie at the heart of the Children's Play Area and the open amphitheatre with stage. These zones are situated in close proximity to each other, with meandering pathways and a pavilion connecting the two. Experience every evening with a touch of communal chatter and fun conversations.

Zones of Vibrancy at The Courtyard

Amphitheatre | Children's Play area | Half Basketball Court



THE PLAY AREA.

wander.



The connecting pavilion.





THE AMPHITHEATRE.

Respite on the outside.
Solace on the inside.



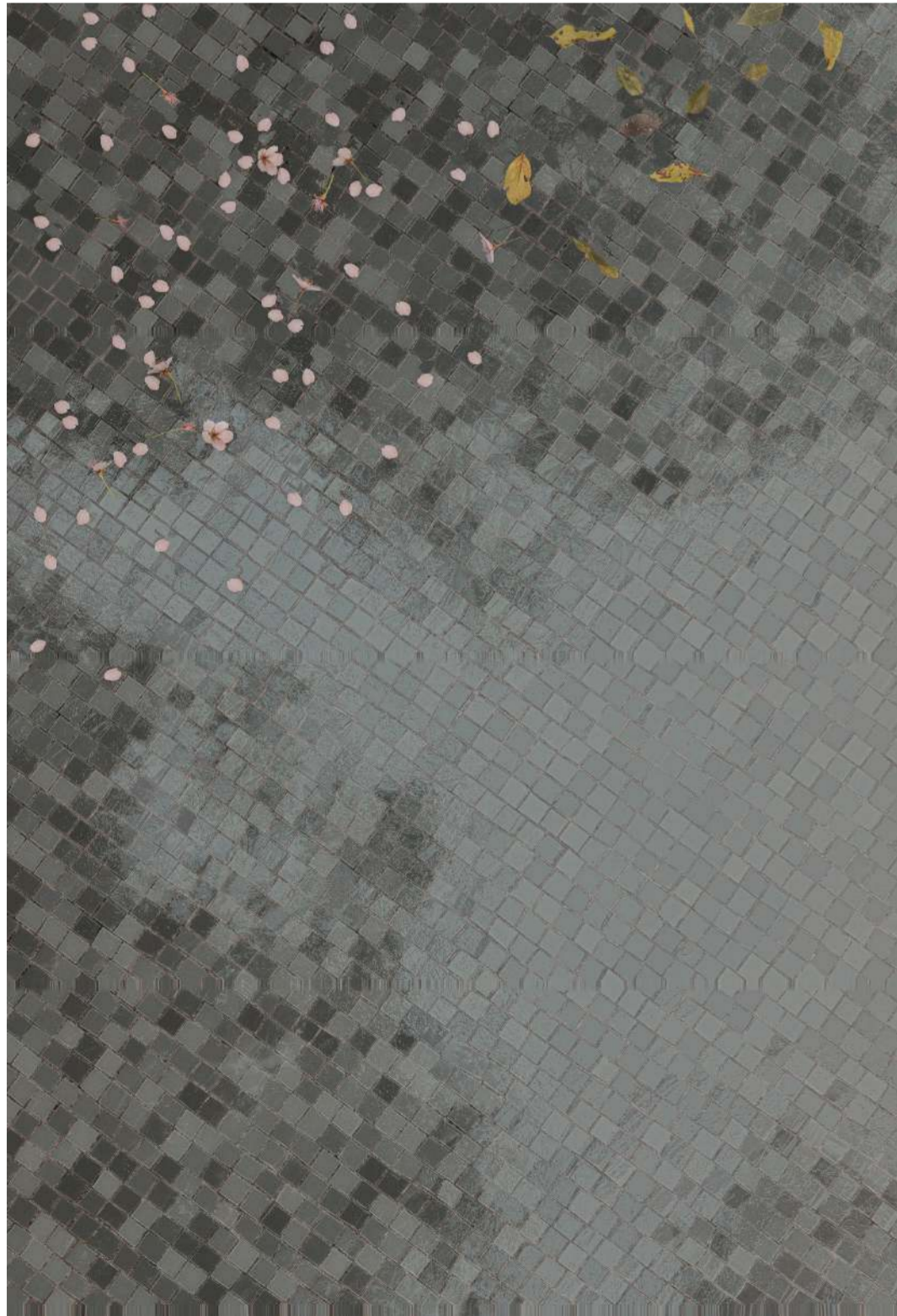
RESPITE.

The Club at The Courtyard offers state-of-the-art pool and deck facilities. Additionally, resting pavilions and a multipurpose lawn provide the residents with spaces for congregation during festivities, enabling zones of respite in more ways than one.

Zones of Respite at The Courtyard

Multipurpose Party Lawn | Clubhouse facilities
Pool & Deck | Pavilions | Plaza with Feature Wall

the dive.



The pool area.

THE CLUBHOUSE.



festivities.





THE MULTI-PURPOSE LAWN

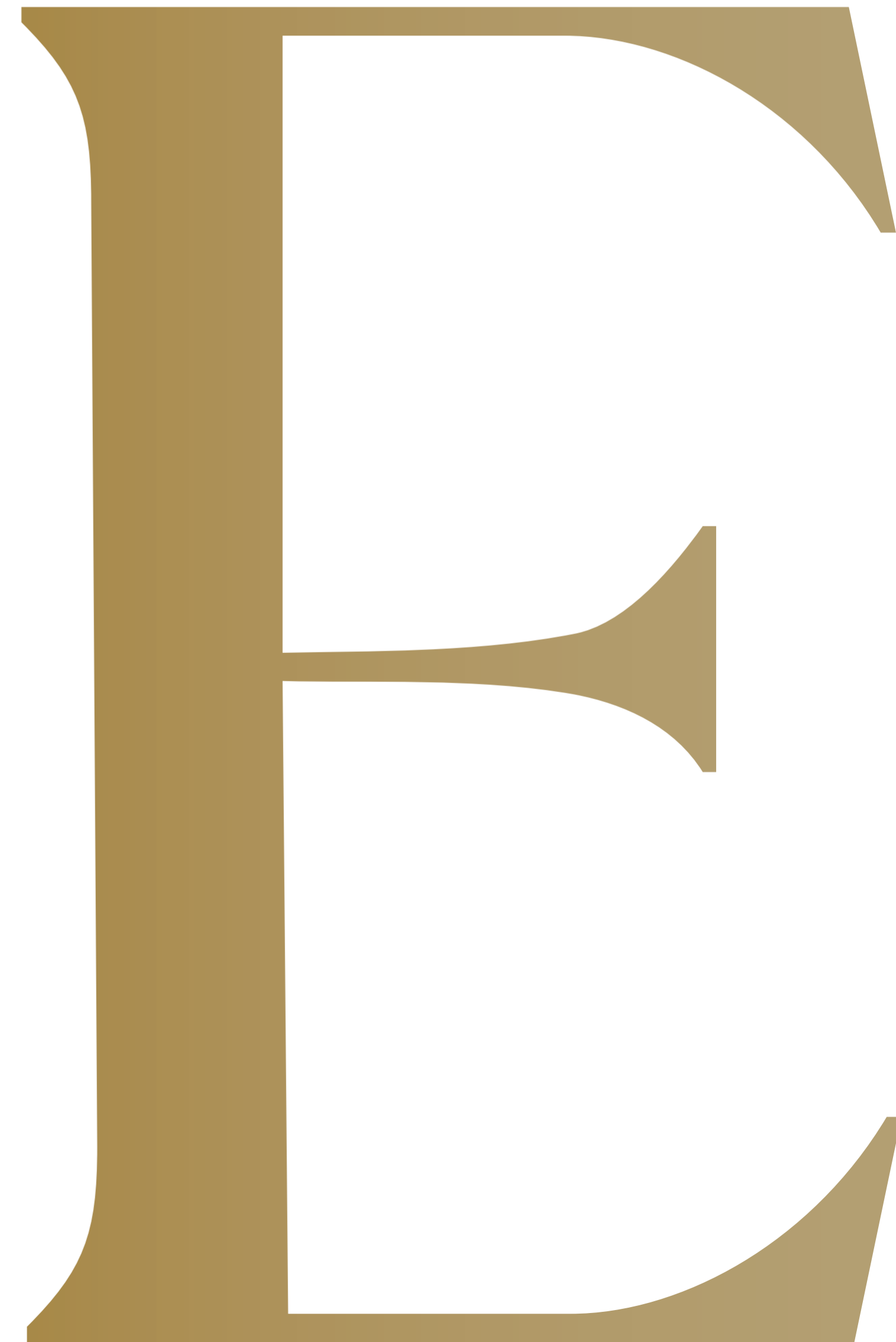


TAILOR-MADE JOY.

EXUBERANCE.

The outdoor sports-based amenities at The Courtyard are tailor-made to invoke joy within the residents. The mini football turf, basketball court, and cricket net spark evenings so full of life, that one can't resist the urge to step outside their four walls.

Zone of Exuberance at The Courtyard | Sports Area





MINI SOCCER TURF



CRICKET NET



BASKETBALL COURT



CHILDREN'S PLAY AREA



OUTDOOR GYM

The Sports & Fitness Facilities



The players in action.

EXPERIENCE THE ART OF

In a day and age where everyone is becoming invested in their independent bubbles, the common areas of The Courtyard offer users the ever-refreshing social experience of...



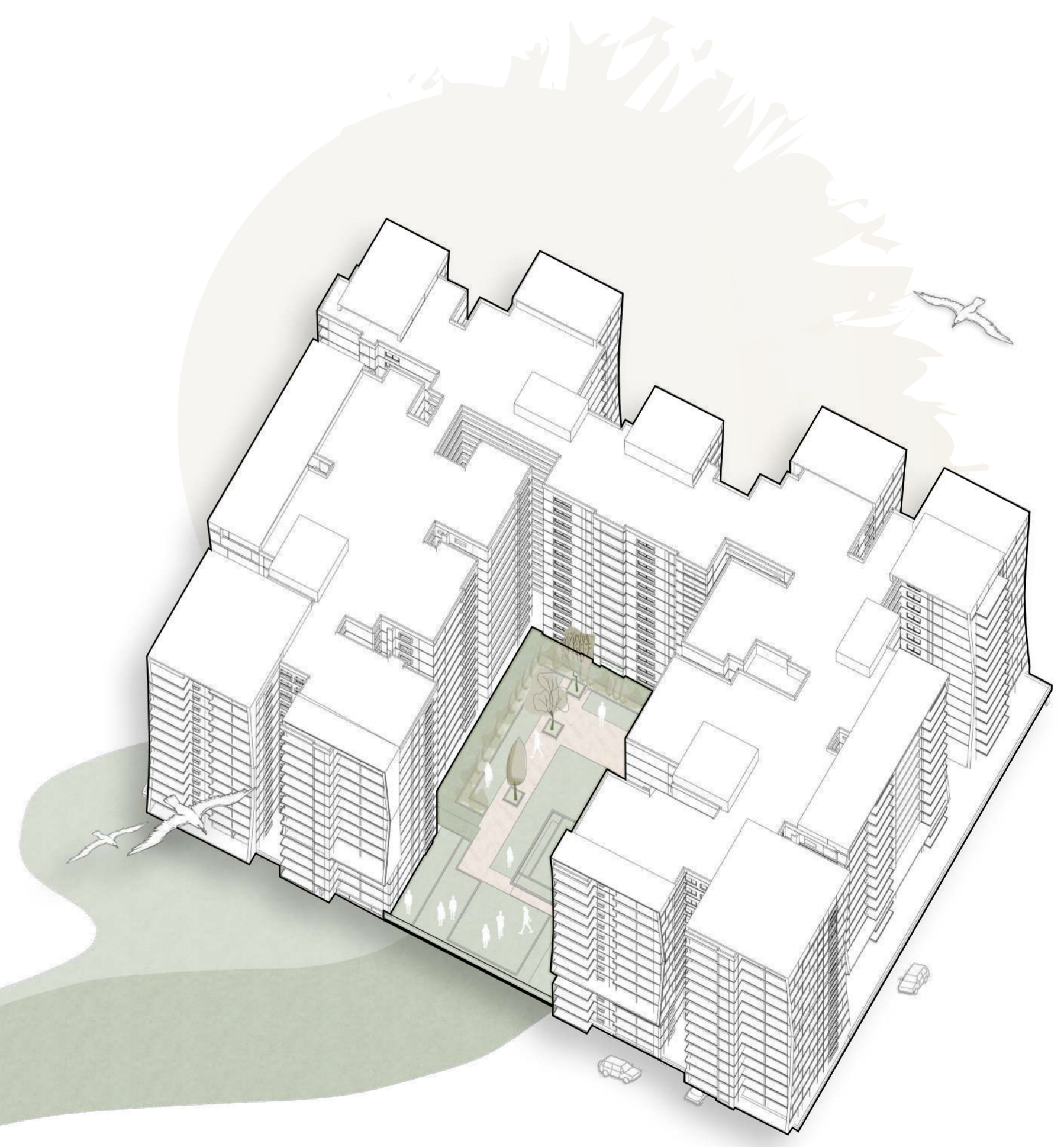
EXPERIENCE
THE ART OF
CONVERGENCE.



The central podium.

AT THE HEART OF IT ALL.

The 'heart' of The Courtyard, is defined by its court, where the society converges. The central courtyard boasts lawn areas, a plaza, and a semi-open seating pavilion.



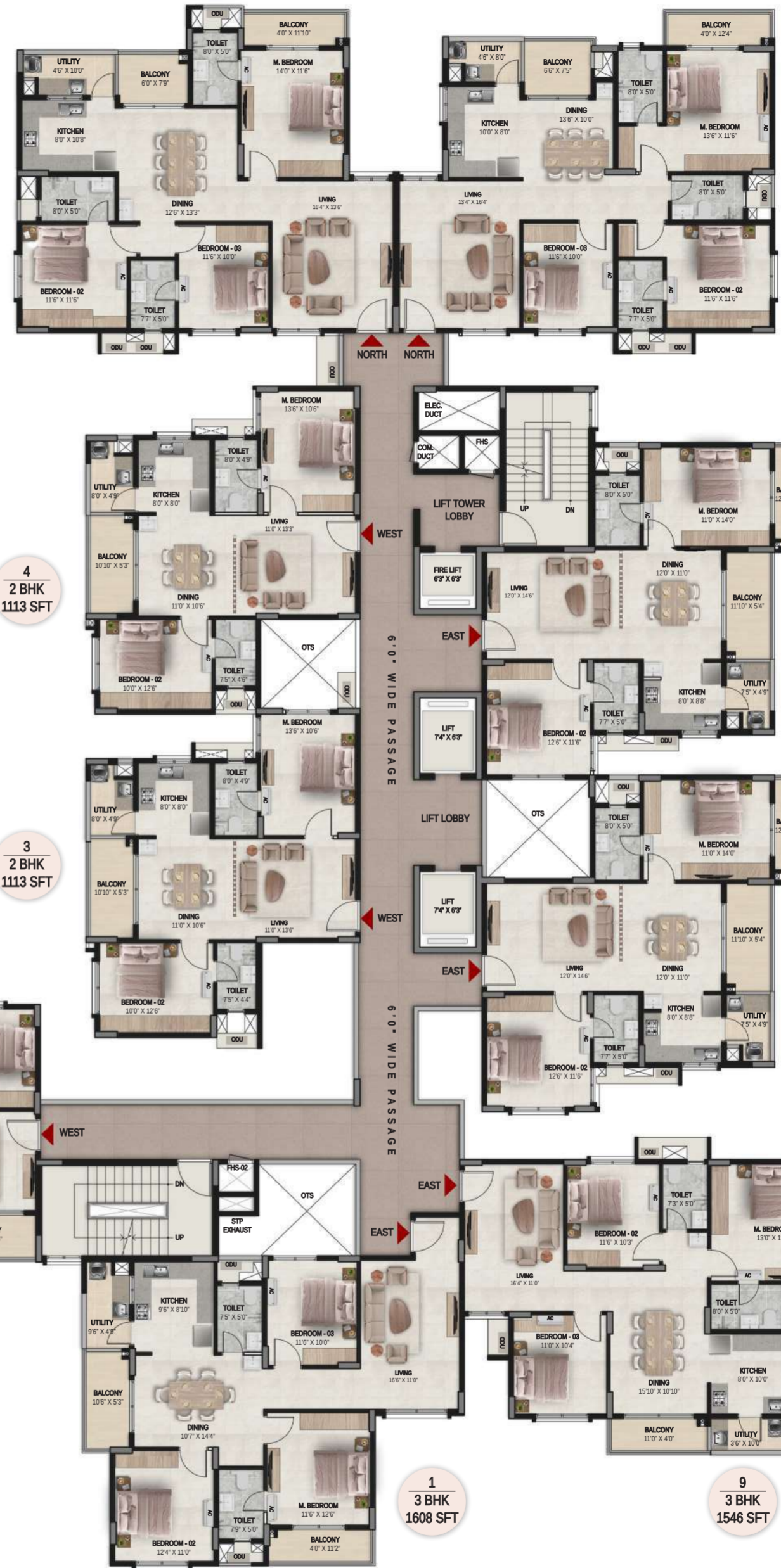
home is
where the heart is

TOWER 1

TYPICAL FLOOR PLAN



- 4 3 BHK 1680 SFT
- 3 2 BHK 1172 SFT
- 2 2 BHK 1168 SFT
- 1 3 BHK 1549 SFT
- 5 3 BHK 1687 SFT
- 6 2 BHK 1225 SFT
- 7 2 BHK 1234 SFT
- 8 2 BHK 1172 SFT
- 2 2 BHK 1186 SFT
- 9 3 BHK 1611 SFT



- 5 3 BHK 1680 SFT
- 6 3 BHK 1686 SFT
- 4 2 BHK 1113 SFT
- 3 2 BHK 1113 SFT
- 7 2 BHK 1289 SFT
- 8 2 BHK 1298 SFT
- 1 3 BHK 1608 SFT
- 9 3 BHK 1546 SFT

TOWER 2

TYPICAL FLOOR PLAN

where neighbours become family.



The blueprint of a perfect home.



The units at the Courtyard make you feel right at home, with multiple semi-open areas for respite. Additionally, these buffer zones offer ample natural ventilation and let daylight into the primary spaces. These features are also facilitated by complying 100% with the vastu norms.

REFUGE.



The Living room corner.



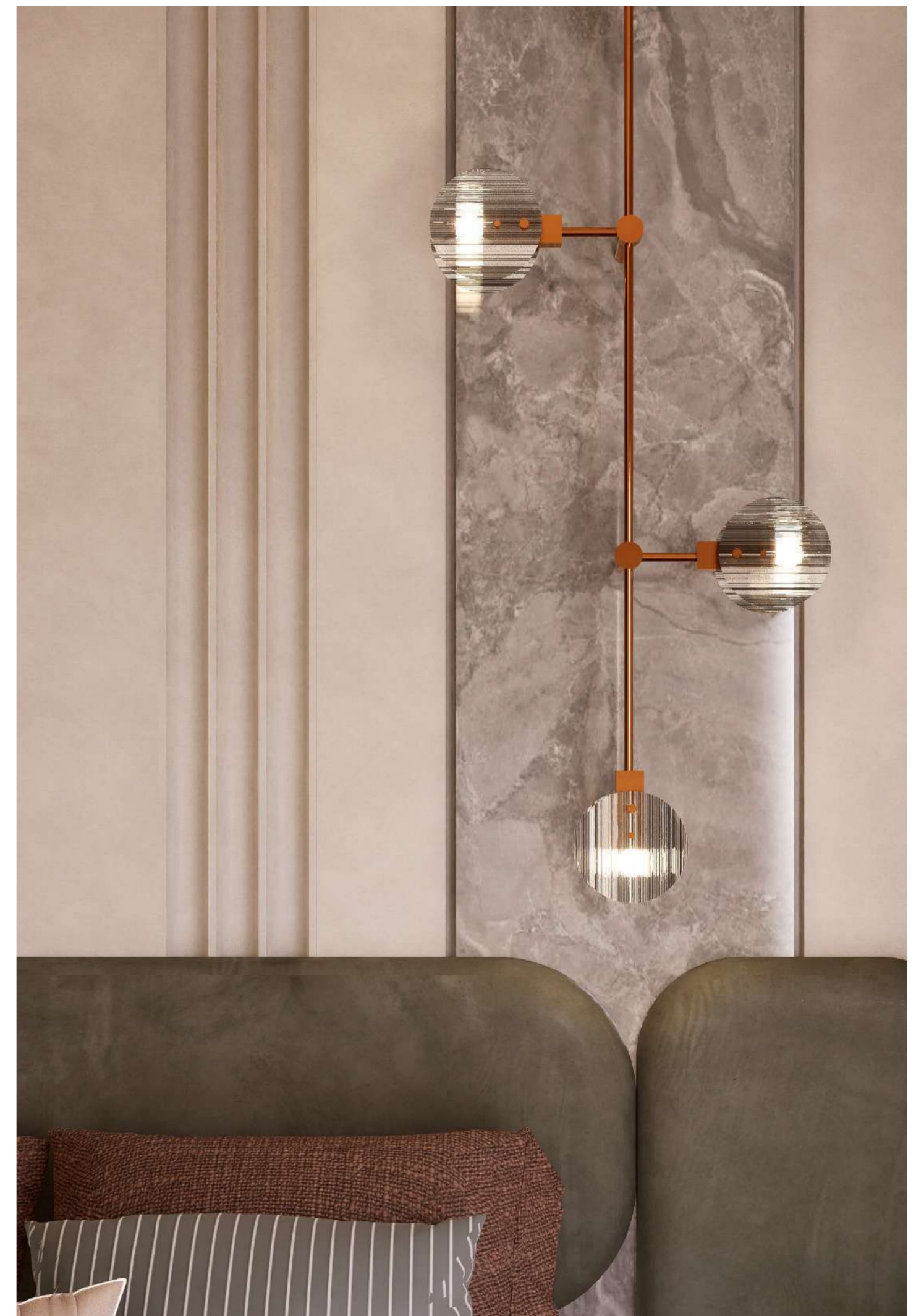
CONVERSATIONS.



FEASTING DEN.



the cradle of mind.



The Bedside.

DREAMERY.

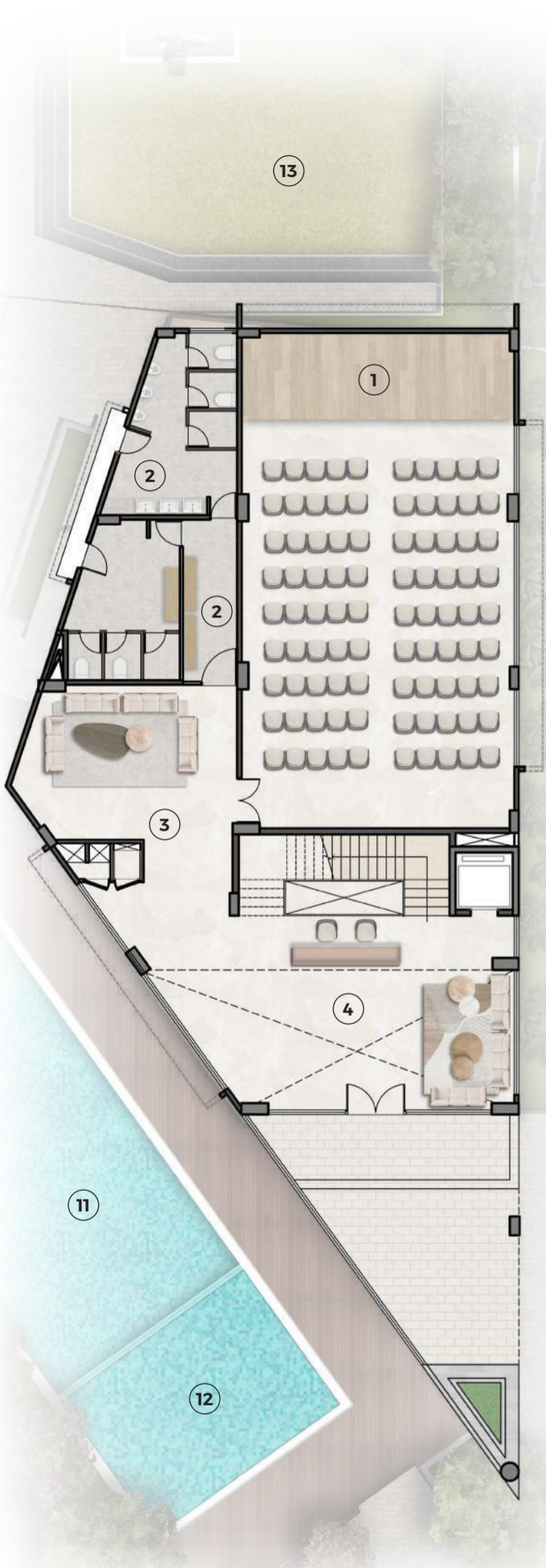


The Master Bedroom.

the essence of
recreation.



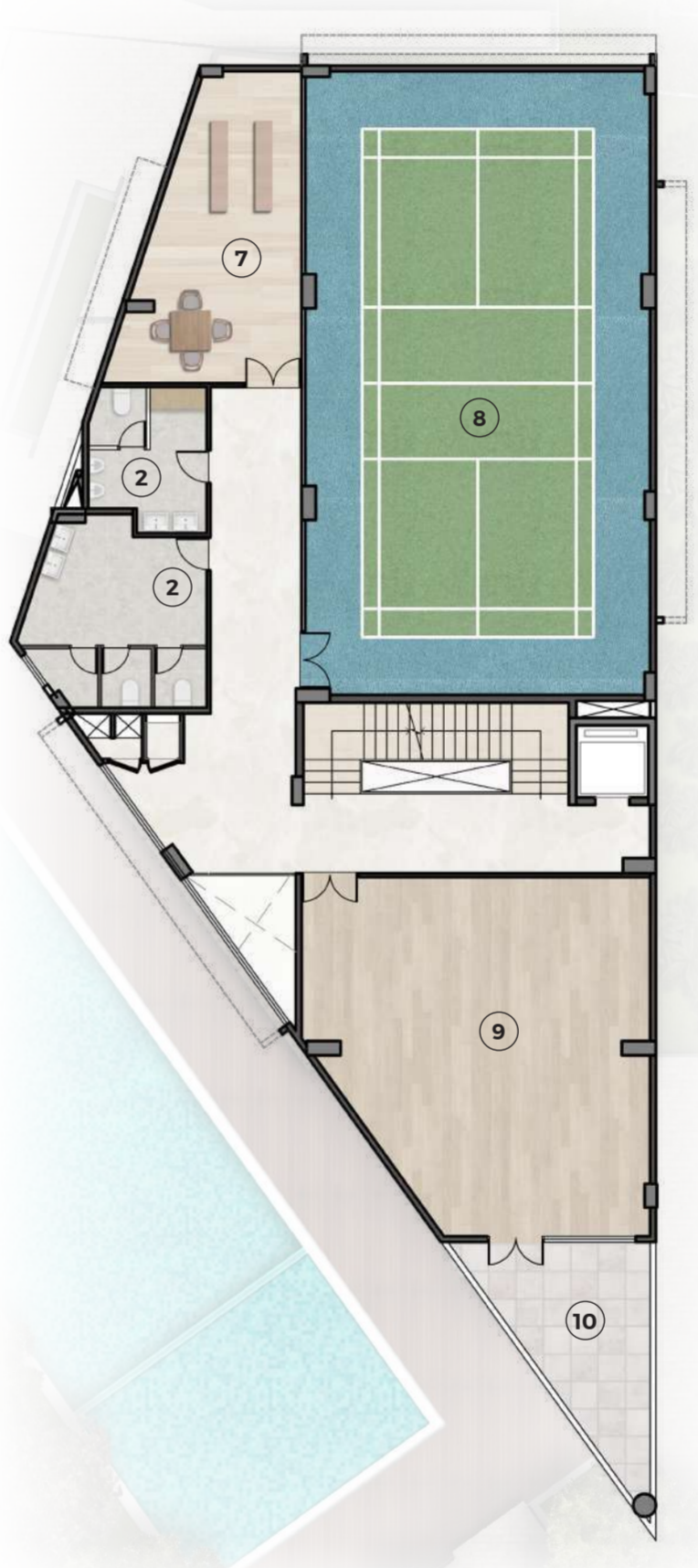
CONVENIENCE.
SERVED ON A PLATTER.



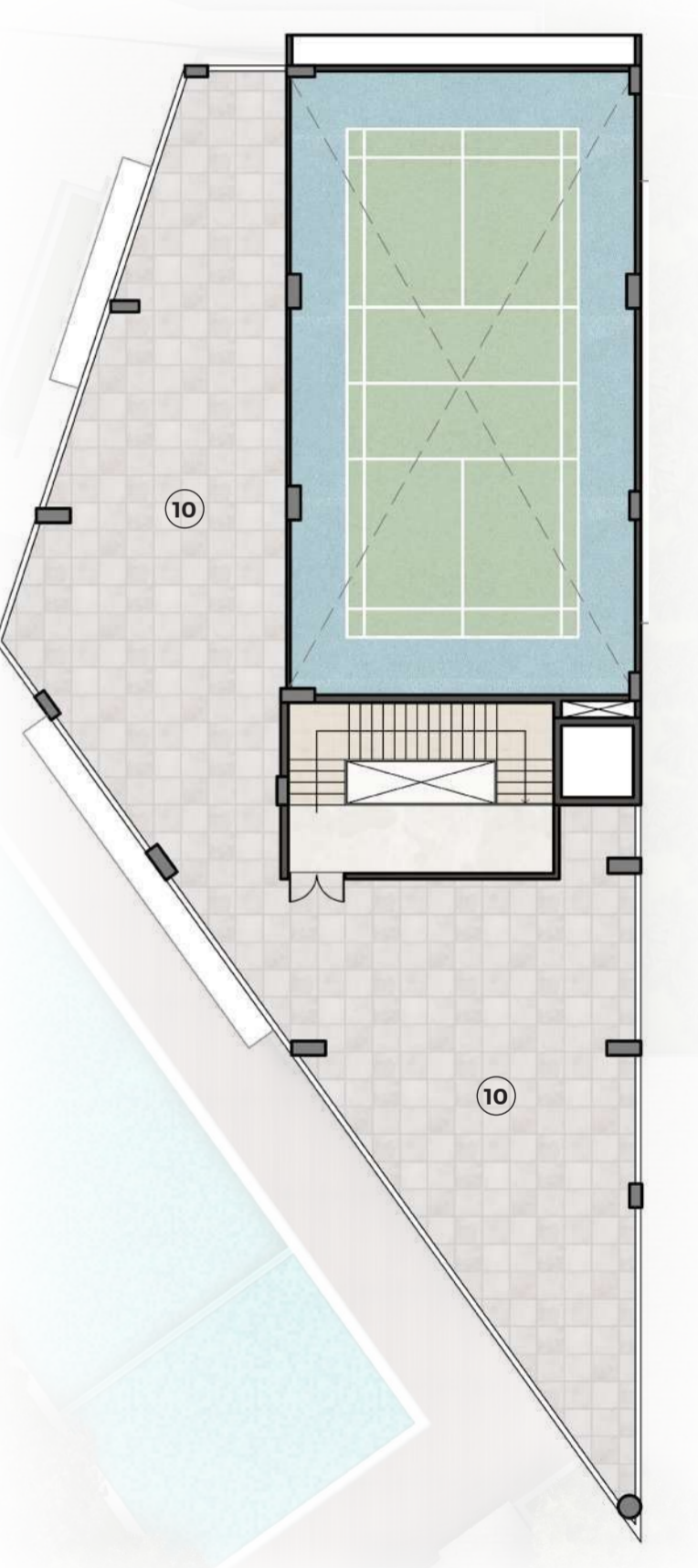
Ground Floor Layout



First Floor Layout



Second Floor Layout



Terrace Layout



- LEGEND
- 1. Party Hall
 - 2. Toilets
 - 3. Pre-function & Waiting Lounge
 - 4. Reception / Lobby
 - 5. Gym
 - 6. Indoor Games Room
 - 7. Library / Senior Citizen's Room
 - 8. Badminton Court
 - 9. Yoga / Music / Dance Room
 - 10. Open-to-sky Terrace
 - 11. Swimming Pool
 - 12. Kid's Pool
 - 13. Multipurpose Lawn

THE CLUBHOUSE.

fitness.

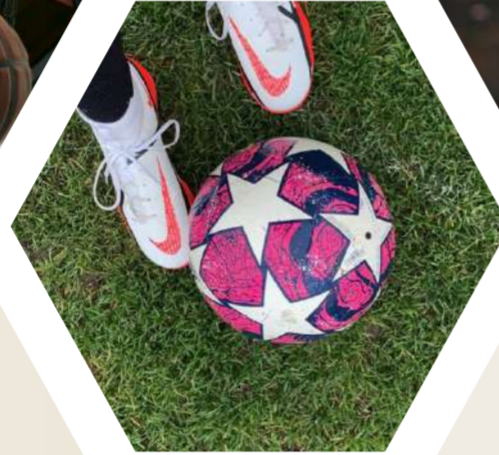
01

CRICKET NET



02

SOCCER TURF



03

PLAY AREA



08

YOGA ROOM



07

INDOOR GAMES



10

LIBRARY



leisure.

04

BASKETBALL COURT



05

DANCE / MUSIC ROOM



09

EVENT LAWN



11

SWIMMING POOL



12

PARTY HALL



Amenities.

The Courtyard offers a one-stop solution to all your needs of work, play, and engagement. A plethora of amenities interspersed over the ground floor, along with the central court and the clubhouse promise something for people of all age groups.

Project Specifications.

FRAMED STRUCTURE :

- RCC framed structure to withstand wind and seismic loads.

SUPER STRUCTURE :

- **Block Masonry** : 6" thick Solid Block Masonry for External Walls and 4" thick Solid Block Masonry for Internal Walls.
- **Plastering** : Internal and External Two coats of plastering in CM (1:6) and CM (1:4) respectively.

DOORS & WINDOWS :

- **Main Door & Internal Doors** : Factory Moulded Engineered Wood door frame, flush door shutter with laminated finish on both sides with hardware of reputed make.
- **Toilets & Utility Doors** : Factory Moulded Engineered Wood door frame and flush door shutter with water proofed phenol bonded resin with enamel finish over resin on one side and laminated finish on the other side with hardware of reputed make.
- **French Doors** : UPVC door frame with Sliding glass shutters and mosquito mesh.
- **Windows** : UPVC windows with Sliding glass shutters and mosquito mesh.
- **Ventilator** : UPVC / Aluminium Ventilators with provision for exhaust fan.

PAINTING :

- **External** : Textured finish with Exterior Emulsion Paint.
- **Internal** : Smooth putty finish with Premium acrylic emulsion paint.

FLOORING :

- **All Bedrooms, Living, Dining & Kitchen** : Vitrified Tiles
- **Bathrooms** : Anti-skid Ceramic Tiles
- **Balconies, Utility area** : Anti-skid Ceramic Tiles
- **Corridor** : Vitrified / Ceramic tile flooring
- **Staircases** : Polished Kota / Tandoor Stone / Granite

TILES CLADDING & DADOING :

- **Bathrooms** : Ceramic tiles dado of reputed make up to door height.
- **Utility / Wash** : Ceramic tiles dado of reputed make up to 3ft height.

KITCHEN & UTILITY :

- **Kitchen** : Treated water connection and provision of water purifier, provision of inlet and outlet for kitchen sink.
- **Utility** : Provision for washing machine and SS single bowl sink with granite counter.

BATHROOMS :

All Bathrooms shall consist of :

- Wash basin with half pedestal of Vitra or equivalent make.
- EWC with concealed Flush tank / Flush valve of Vitra or equivalent make.
- Hot and Cold concealed single lever diverter with head shower.
- Provision for geyser in all bathrooms.
- All C.P fittings are chrome plated Vitra or equivalent make.

ELECTRICALS :

- Concealed copper wiring of Polycab / Anchor or equivalent make.
- Power outlets for Air-Conditioners in all bedrooms.
- Power outlets for geysers in all bathrooms.
- Power outlets for chimney, refrigerator, microwave oven, mixer grinder and Water purifier in kitchen.
- Provision for television in Drawing / Living and Master bedroom.
- Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Schneider's or equivalent make.
- Elegant designer modular electrical switches of Anchor / Schneider's or equivalent make.
- Provision for EV charger in car park area.

TELE COMM. & INTERNET :

- **Telephone point** : Drawing / Living room and Master Bedroom.
- **DTH / Cable TV** : Provision for cable connection in Master Bedroom and Drawing / Living room.
- **Internet point** : Drawing / Living room.

SECURITY :

- Provision for Intercom facility to all units connecting security, club house and other common areas.
- Stand alone video door phone for every unit.
- CCTV surveillance at project entry, exit and driveways and GF lift lobby for each block.

ELEVATORS:

- Branded automatic elevator with Granite / Vitrified cladding.

GENERATOR :

- 100% power backup for common areas and flats, except EV charger.

Leadership.
Perseverance.
Pride.
Loyalty.

A beginning that redefined excellence over three decades and a half ago. DSR set its firm foot in the construction arena of South India. Through the years, we at DSR Group have carved a niche for ourselves in the realty sector for premium housing, fabulous internal & external amenities, as well as, the timely possession of properties as promised. We are constantly in the pursuit of redefining luxury living across cities like Bengaluru, Hyderabad and Chennai. Every project delivered then and today is an example of our robust structure, innovation and opulence.

Project by

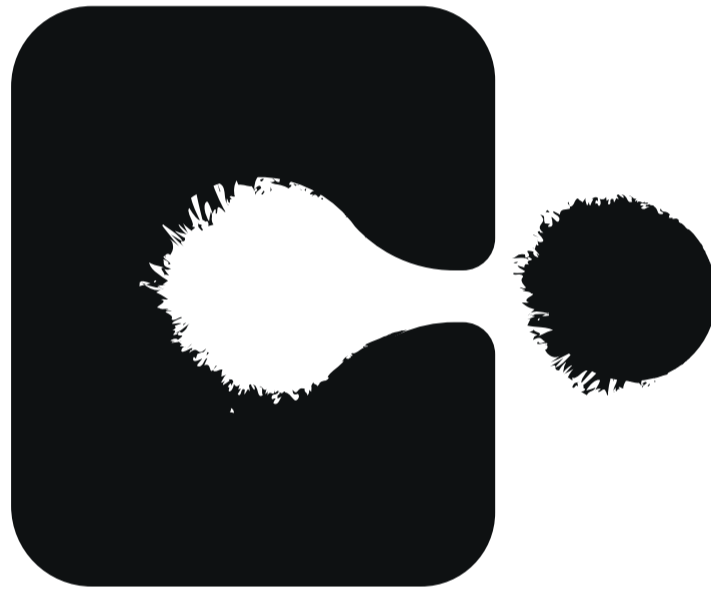




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the
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