



CASAGRAN
OLYMPUS
MANDAVELI

CASAGRAN 
building aspirations

15
YEARS
OF BUILDING
ASPIRATIONS



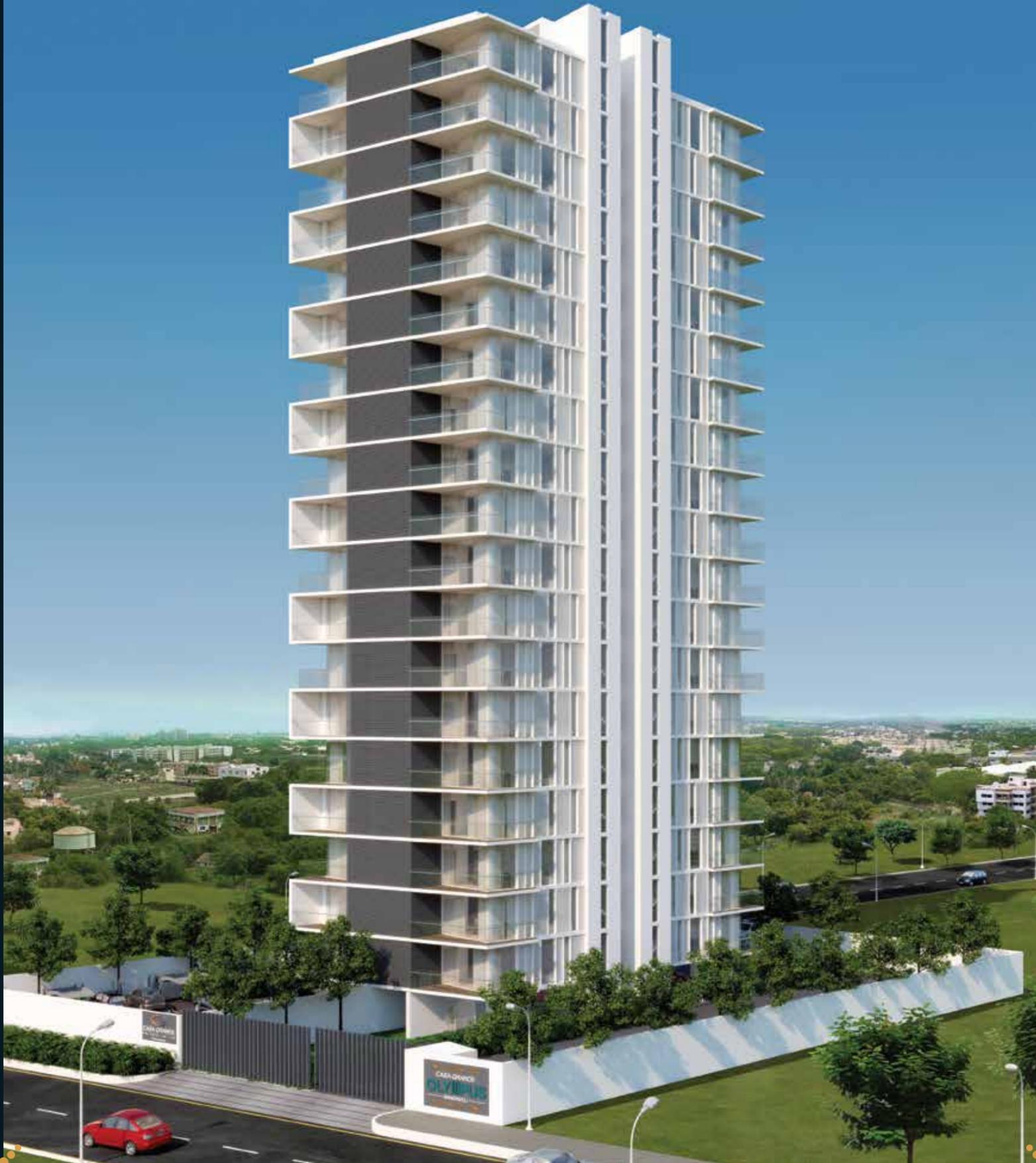


Casagrاند Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last fourteen years, we have developed over 12 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore.

Over 10,000 happy families across 70+ landmark properties stand testimony to our commitment. In the fifteenth year of our journey, we at Casagrاند are all set to progress further forward with projects worth over ₹6500 crores in the pipeline.



Elevation view



Casagrand Olympus. It is not just centrally located. It also promises to be a centre for the most luxurious homes in Chennai. Appointed with higher-end features and benefits, Casagrand Olympus offers a serene view of the Adyar creek and the sea, which makes it a landmark of Chennai. From the land and from the sea.

Reasons To Buy

- 38 exclusive apartments
- Stilt + 19 structure
- 3 BHK + 3T with a built-up area from 1851 to 2036 sft
- Only 2 apartments per floor
- 3 side ventilation
- Spectacular sea view and Adyar creek view
- Contemporary new age architecture
- Master bedroom with wooden parquet flooring
- Italian marble in living + dining hall
- High-end fittings
- 24x7 power backup
- Best-in-class features
- Gym & indoor games room



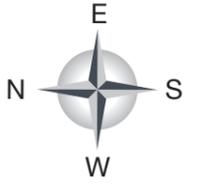
Payment Pattern

Stage	Particulars	Billing %
Stage - 1	Advance	10.0%
Stage - 2	Agreement Stage	35.0%
Stage - 3	Foundation	5.0%
Stage - 4	2nd Floor Roof	7.5%
Stage - 5	5th Floor Roof	7.5%
Stage - 6	8th Floor Roof	7.5%
Stage - 7	11th Floor Roof	7.5%
Stage - 8	13th Floor Roof	5.0%
Stage - 9	19th floor Roof	5.0%
Stage - 10	Brick work	5.0%
Stage - 11	Handing over	5.0%
	Total	100.0%



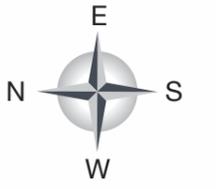


Stilt Plan



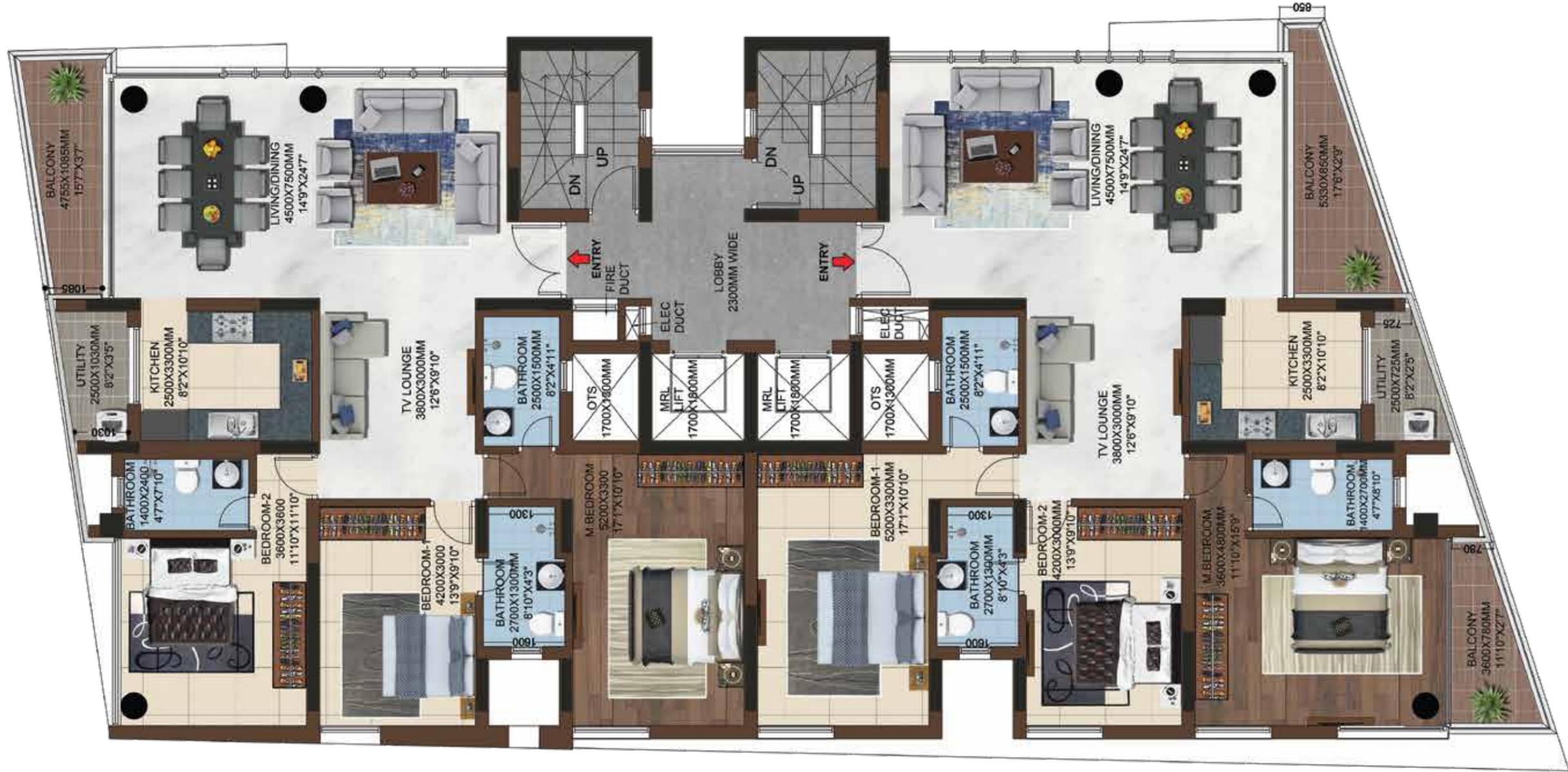


Basement Plan



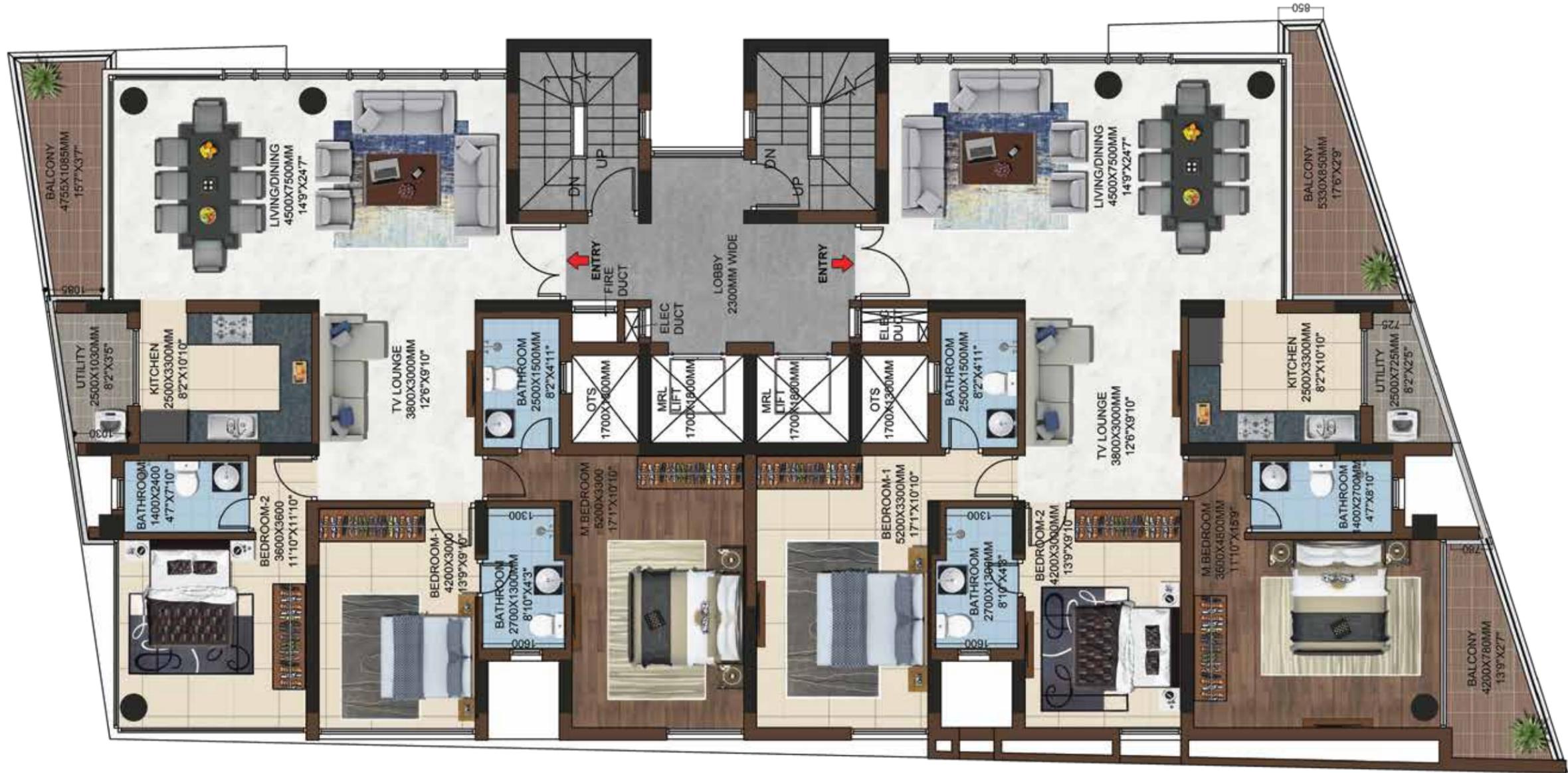


Typical Plan - Level 1, 3, 5, 7, 9, 11, 13, 15, 17, 19

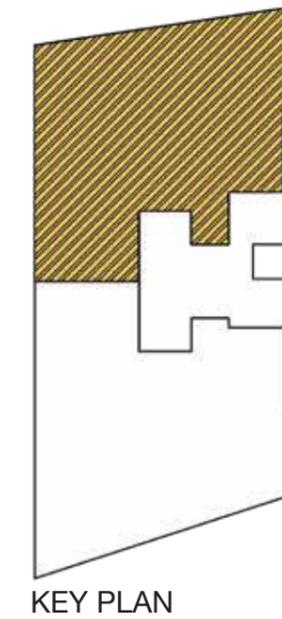
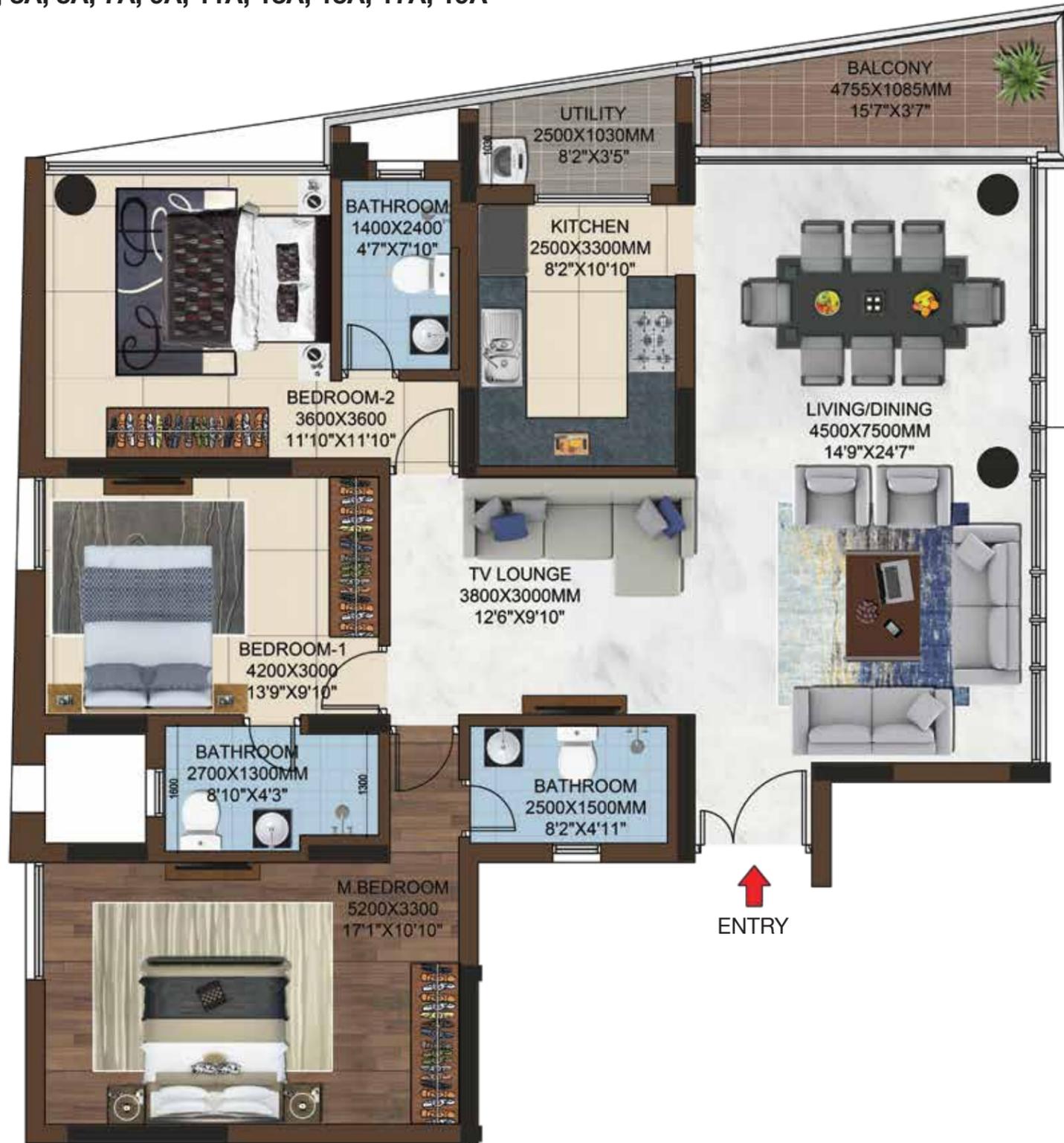
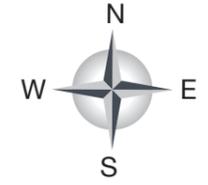




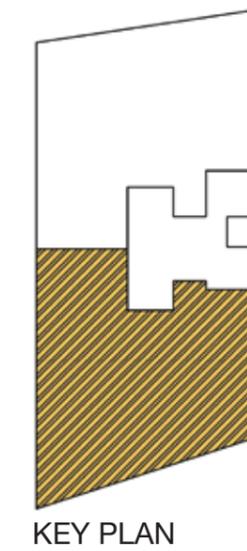
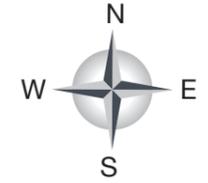
Typical Plan - Level 2, 4, 6, 8, 10, 12, 14, 16, 18



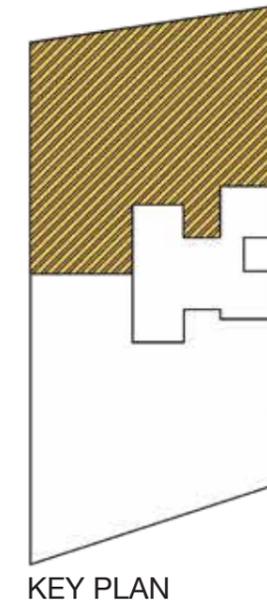
Type : 3 BHK
Built-up Area : 1860 sft
Carpet Area : 1283 sft
Unit No. : 1A, 3A, 5A, 7A, 9A, 11A, 13A, 15A, 17A, 19A



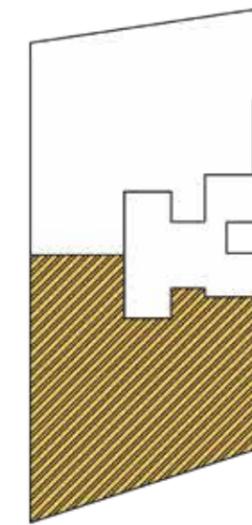
Type : 3 BHK
Built-up Area : 2017 sft
Carpet Area : 1345 sft
Unit No. : 1B, 3B, 5B, 7B, 9B, 11B, 13B, 15B, 17B, 19B



Type : 3 BHK
Built-up Area : 1851 sft
Carpet Area : 1283 sft
Unit No. : 2A, 4A, 6A, 8A, 10A, 12A, 14A, 16A, 18A



Type : 3 BHK
Built-up Area : 2036 sft
Carpet Area : 1345 sft
Unit No. : 2B, 4B, 6B, 8B, 10B, 12B, 14B, 16B, 18B



KEY PLAN



Specifications

Structure

- RCC framed structure
- Solid concrete block of 200 mm for outer wall and 100 mm for internal partition wall
- Floor to floor height will be maintained at 3000 mm

Wall Finish

- Internal wall in the living, dining, bedrooms, kitchen, utility and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion
- Ceiling will be finished with 2 coats of putty and emulsion paint
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Bathroom walls will be finished with glazed ceramic tiles up to ceiling height
- Utility walls will be finished with glazed ceramic tiles up to 4 feet height

Flooring

- Foyer, living, lounge and dining will have Italian marble
- Master bedroom will have parquet wooden flooring
- Kitchen & other bedrooms will have 800 x 800 mm imported vitrified tiles
- Bathrooms & utility will have 300 x 300 mm matte / rustic finish ceramic tiles
- Balcony will have deck flooring
- Terrace floor will have Grano flooring with threaded grooves
- Common areas and main staircase will have granite flooring with MS railing and fire escape staircase will have Kota stone
- Ground floor lobby will have Italian marble

Kitchen

- Provision for chimney and water purifier
- CP fittings will be American standard / Grohe or equivalent
- Kitchen will be left open for modular kitchen with electrical and plumbing lines
- 2 taps will be provided, one for ground water and other for drinking water

Bathroom

- Polished granite slab with double vanity counter top wash basin - American standard / Grohe or equivalent in master bathroom
- Polished granite slab with counter top wash basin - American standard / Grohe or equivalent in other bathrooms
- Floor mounted W/C with health faucet - American standard / Grohe or equivalent in all bathrooms
- CP and sanitary fittings will be American standard / Grohe or equivalent
- Concealed wall mixer - American standard / Grohe or equivalent will be provided
- Provision for geysers will be provided in all bathrooms
- Shower glass partition in master bathroom
- Rain shower in master bathroom

Entrance Door

- Main door will be teak wood door frame and double side veneer finish flush doors of 2350 mm height with tower bolt, door viewer, safety latch, door stopper with Godrej or equivalent locks

Bedroom Door

- Double side veneer finish skin shutter doors of 2350 mm height with Godrej or equivalent locks, thumb turn and door stopper

Bathroom Door

- Designer molded skin doors of 2350 mm height with water proofing on internal side

Window

- Windows will be UPVC panel with see-through glass and MS grills wherever applicable
- Balconies with UPVC French doors and toughened glass will be provided without grills
- For ventilators, UPVC frame with suitable louvered glass panes

Electrical Fitting

- Cables and wiring will be Finolex or equivalent
- Switches and sockets will be Legrand / Schneider or equivalent
- Split air conditioner points will be provided in all bedrooms & living room
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- Telephone and TV (DTH) points will be provided in living and master bedroom
- USB charging port in living / dining and master bedroom
- Main entrance will have one master electrical control switch to manage all the major electrical points of the house

Balcony

- Will have glass and SS railing as per Architect's design

Other

- Sump
- OHT
- Rainwater harvesting
- 24 X 7 generator backup for all apartments (100% power backup), lifts and common area

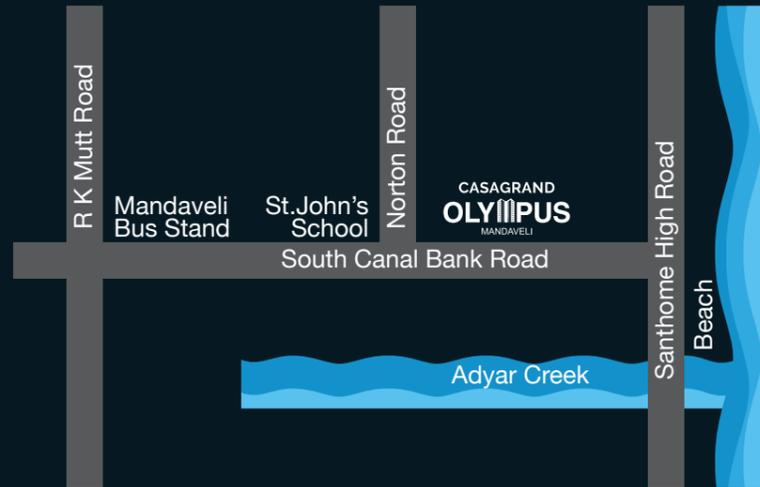
External Features

- Elevator: 8-passenger automatic lift
- Power supply: 3-phase power supply will be provided for all apartments
- Suitable landscaping will be done at required areas
- Elegant lighting in common lobbies





Location Map



Location Advantages

Travel

- Mandaveli Bus Stop - 350 m
- Mandaveli Railway Station - 1 km
- Chennai International Airport - 16 km

Hospitals

- BSS Hospital - 300 m
- Billroth Hospitals - 1.3 km
- St. Isabel's Hospital - 3 km

Schools

- St. John's School - 10 m
- Sri Rajalakshmi Matriculation Higher Secondary School - 50 m
- P. S. Senior Secondary School - 800 m
- Vidya Mandir Senior Secondary School - 2.2 km

Colleges

- All India Institute of Management Studies - 750 m
- Dr. MGR Janaki College of Arts and Science for Women - 1.3 km
- Ramakrishna Mission Vivekananda College - 2.5 km

Nearby Locations

- Mylapore - 1.5 km
- Adyar - 3.4 km
- Central Railway Station - 8 km



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