

Enjoy Luxury & comfort
in Thoraipakkam



CASA GRANDE



LANERNS
COURT

Casa Grande Lanterns Court

Opp. AKDR Golf Village,

Thoraipakkam, OMR

Chennai

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CASA GRANDE
PRIVATE LIMITED

'Building Aspirations'

Building Aspirations





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Casa Grande Private Limited is a Chennai based real estate enterprise started in 2004 and driven by a strong belief in building aspirations and fulfilling them. The 2.5 million sqft that it has developed and sold till date is testament of this. Indeed, one thousand seven hundred and fifty fulfilled aspirations across 32 projects is a paradigm in itself.

Casa Grande, an ISO certified company, defines designs and develops quality living spaces and operates in niche residential segments like luxury villas and apartments in Chennai, Bangalore and Coimbatore. The company also sells plotted development spaces. 1250 crores worth of projects are in the pipeline across the luxury apartments and villas categories in these 3 cities.



— *Presenting* —

CASA GRANDE



LANTERNS
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Casa Grande invites you to indulge in the magnificence of its newest luxury haven at Thoraipakkam. This plush property comprises of 32 extravagant apartments with 2 BHK & 3 BHK options. Suitably located close to OMR, Lanterns Court provides complete accessibility to all facilities & amenities.

Salient Features : Stilt + 4 design structure | 32 apartments | 2 BHK - 1392 sqft
3 BHK - 1588 to 1633 sqft | Exclusive covered car park | 24x7 power back-up | Gym
Indoor games room | Video door phone | Pathway with interlocking paver | Wi-Fi

3 BHK - 1588 sqft



Key plan



3 BHK - 1633 sqft



Key plan



2 BHK - 1392 sqft



Key plan



Project Specifications

- Structure**
- RCC framed structure with RCC foundations
 - Anti-termite treatment will be provided
 - 9" / 8" thick brick / fly ash block for the outer wall and 4" / 4½" thick brick / fly ash block for the internal partition wall
 - Ceiling height will be maintained at 9' 6" clear after flooring and plastering
- Wall Finishes**
- Internal wall in the living, dining, bedrooms & lobby will be finished with 1 coat of primer, 2 coats of putty & 2 coats of plastic emulsion
 - Ceiling will be finished with cement paint
 - Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (Ace / Apex as per architect's specification)
 - Kitchen, utility & toilets will be finished with 1 coat of primer & 2 coats of cement paint
 - Toilets and utility walls will be finished with double glazed ceramic tiles for aesthetics up to ceiling height and kitchen platform will be finished with wall dado of 2' with double glazed ceramic tiles

Internal Features

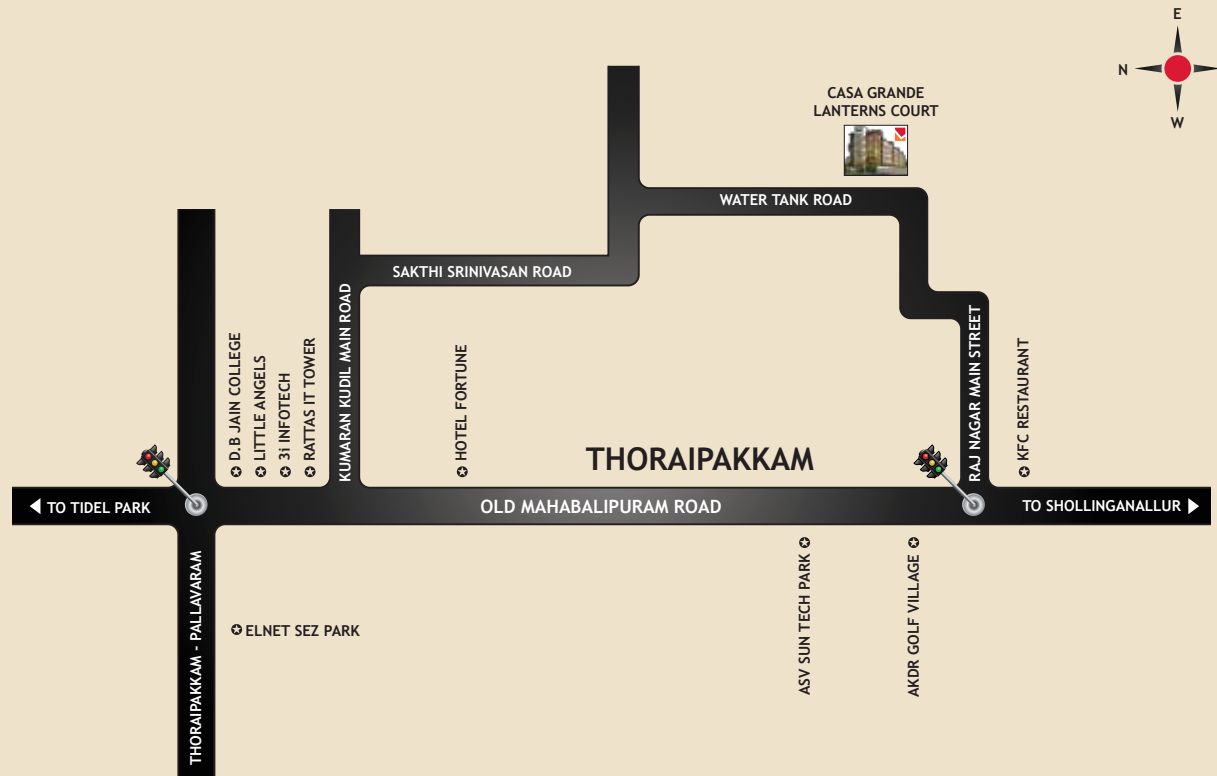
- Flooring**
- Living, dining, kitchen, bedrooms and balcony will have vitrified tile flooring
 - Bathroom & utility will have ceramic tile-anti skid finish.
 - Balcony will be finished with vitrified tile
- Kitchen**
- Platform will be done with granite slab 2' wide at a height of 2' 7" from the floor level and will be provided with stainless steel bowl with single drain board (Nirali or equivalent)
- Bathrooms**
- 20 mm thick polished granite slab with counter top basin (Rocca / Jaguar) in the master toilets
 - Wall mounted basin (Rocca or equivalent) will feature in the remaining toilets
 - The CP and sanitary fitting will be Rocca or equivalent
 - Provision for geyser will be provided in all toilets
- Entrance Doors**
- Main door is of teak wood frame with double side veneer finish skin.
 - Shutter with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

Internal Features

- Bedroom Doors**
- Designer molded skin doors with Godrej or equivalent locks, tower bolts, door stopper, etc.
- Bathroom Doors**
- Chemically treated door with enamel paints
- Balcony**
- French door - UPVC / sliding toughened glass door without grill
 - Window - sliding with grill
- Windows**
- UPVC / aluminum window with see-through plain glass
 - Painted MS grills will be fixed on the inner side
- Electrical Fittings**
- Finolex or equivalent cables and wiring
 - Switches and sockets will be Anchor, Roma or equivalent
 - Television and telephone points will be provided in living & master bedroom
 - Split air conditioner points will be provided for all bedrooms and living rooms

External Features

- Elevator**
- 6 - passenger automatic lift will be provided
- Power Supply**
- 3 - phase power supply will be provided for all apartments
- Generator Backup**
- Generator backup for all flats (up to 500W for each flat), lift and the common area
- Water**
- Pneumatic pump + bore well + sump will be provided



Know your neighbourhood

Landmarks

- Shollinganallur Junction - 5.5 kms
- Tidel Park - 7.1 kms
- Madhya Kailash Temple - 10.2 kms

Hospitals

- Lifeline Hospital - 3.8 kms (Perungudi)
- Global Hospital - 7.3 kms (Perumbakkam)
- Dr. Kamakshi Memorial Hospital - 7.3 kms (Pallikaranai)

Colleges

- Dhanraj Baid Jain College
- Misrimal Navajee Munoth Jain Eng. College
- C L Baid Metha College of Pharmacy
- Jeppiaar College of Engineering
- KCG College of Technology
- Thangavelu College of Engineering

Schools

- BVM Global - 3.7 kms (Perungudi)
- PSBB Millennium - 10 kms (DLF Thalambur)
- National Public School - 15.9 kms (Perumbakkam)

Awards



Awarded Marketer
of the Year - 2012-13
by Realty Plus Magazine



Awarded Indian Achievers
for Infra Development
by IEDRA



Awarded Creative
Real Estate Company 2012-13
by Paul Writer Magazine



Awarded Real Estate
Developer of the Year 2012-13
by Brand Academy



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