

Find a home with more value.

Presenting

CASA GRANDE



PHASE 2

Live life Villa-size

Live life Villa-size in homes
that offer you **More Value.**

With its ideal location, amazing value and 60 exclusive features.

Case Grande Pavilion offers you More. Much More than any other home does.

At Casa Grande Pavilion – Chennai’s largest Villa Community at Thalambur, off OMR, Chennai.

Step into a sprawling 18 acre expanse and live the way you always wanted to.



Independent Villa



Presenting

CASA GRANDE



Welcome to a Villa-size life.

Celebrate absolute freedom in an independent and luxurious space that is exclusively yours.

Casa Grande Pavilion is exclusivity and luxury from the moment you step into the expanse of the lush green environs. Come, discover what a Villa offers.

Features

- Ground + 2 designed structure
- Independent Villas on land area of 1600 - 2295 sq. ft, with built up area of 2325 - 3556
- 295 Villas (127 Villas in Phase 2)
- 18 acre expanse
- 4 bedrooms, 2 living rooms
- 2 exclusive car parks
- Exclusive garden area
- open terrace space
- Contemporary new age architecture
- Dining area opening to garden







Casa Grande Pavilion also offers you beautifully designed Row Houses that bring you the privileges of living in Chennai's largest villa community.

Features

- Row houses – 700 - 1205 sq. ft. land area, 1193 - 1771 sq. ft. built up area
- Ground + 1 designed structure





More Value by Design

- Contemporary new age architecture
- 2325 sq. ft. Villa on 1600 sq. ft. land area
 - Premium glass facade
 - Private Garden Space to each Villa
 - Large open terrace that doubles up as party area
- Imported vitrified tiles, Kohler / Jaquar fittings and exclusive landscaping
 - Luxurious and spacious rooms





Amenities that offer a Villa life

Casa Grande Pavilion is all about leading a luxurious life with the best of comforts and the latest amenities. Find out the privileges that await you at Chennai's largest Villa Community.

Clubhouse

The plush Clubhouse gives you ways and ways to relax with its lavish offerings and comforts. Step in to lose yourself to time.





More Value with **60** Exclusive Features

- Skating rink • Badminton court • Open air theatre • Basket ball rink • sand pit • Cricket nets • Green with seating areas • Play area • Toddlers area • ATM • Convenio • Laundromat • Clubhouse
- Swimming pool and Toddlers pool • Roof top party area • Gym
- Convenio • Movie room • meditation room / Aerobics hall • Billiards / Snooker table • Steam room • Library • Visitors lounge
- Office centre • Mini conference room • Day care centre • Guest bedrooms • Table tennins • Wi-Fi zone • Intercom • Video game zone • Aerobics floor • Jacuzzi • CCTV • Access control • SPA room • Power backup for clubhouse • Rock climbing • Barbeque counter • Pickup and Drop off points • Common restrooms for staff • Visitors car park • Landscape with every villa • External provision for gas cylinder • STP • Common sump • Imported vitrified tiles • Earth quake resistant RCC structure • Provision for solar • Rain water harvesting • Grand entrance • Senior citizens park • Walking trail • Scenic water bodies • Private terrace area • Expandable options • Terrace garden space • Contemporary new age architecture • Pneumatic water lines



SITE PLAN

PHASE II



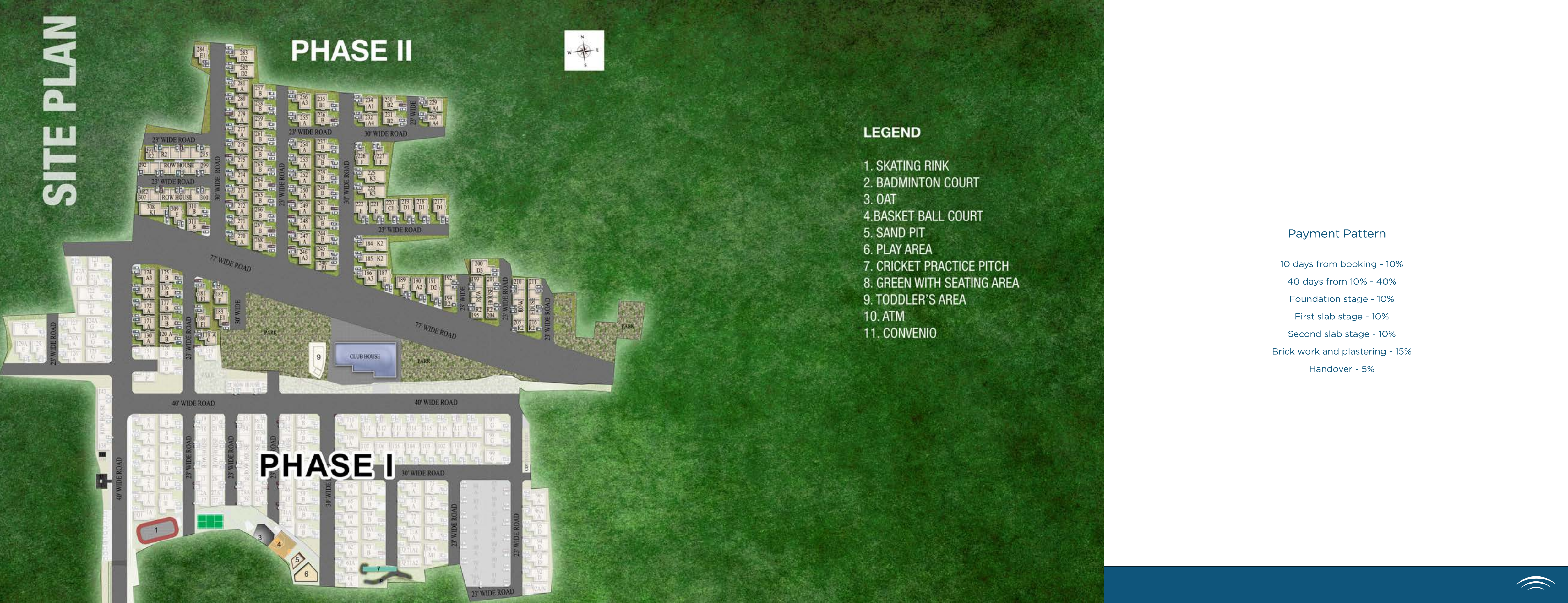
LEGEND

1. SKATING RINK
2. BADMINTON COURT
3. OAT
4. BASKET BALL COURT
5. SAND PIT
6. PLAY AREA
7. CRICKET PRACTICE PITCH
8. GREEN WITH SEATING AREA
9. TODDLER'S AREA
10. ATM
11. CONVENIO

Payment Pattern

- 10 days from booking - 10%
- 40 days from 10% - 40%
- Foundation stage - 10%
- First slab stage - 10%
- Second slab stage - 10%
- Brick work and plastering - 15%
- Handover - 5%

PHASE I





Type - A (West Facing)
Ground Floor Plan



Type - A (West Facing)
First Floor Plan



Type - A (West Facing)
Second Floor Plan

Area Details

Land Area	- 1600 Sq. Ft.
Total Saleable Area	- 2325 Sq. Ft.





Type - B (East Facing)
Ground Floor Plan



Type - B (East Facing)
First Floor Plan



Type - B (East Facing)
Second Floor Plan

Area Details

Land Area	- 1600 Sq. Ft.
Total Saleable Area	- 2325 Sq. Ft.





Type - E (South Facing)
Ground Floor Plan



Type - E (South Facing)
First Floor Plan



Type - E (South Facing)
Second Floor Plan

Area Details	
Land Area	- 1600 Sq. Ft.
Total Saleable Area	- 2325 Sq. Ft.





Type - F (North Facing)
Ground Floor Plan



Type - F (North Facing)
First Floor Plan

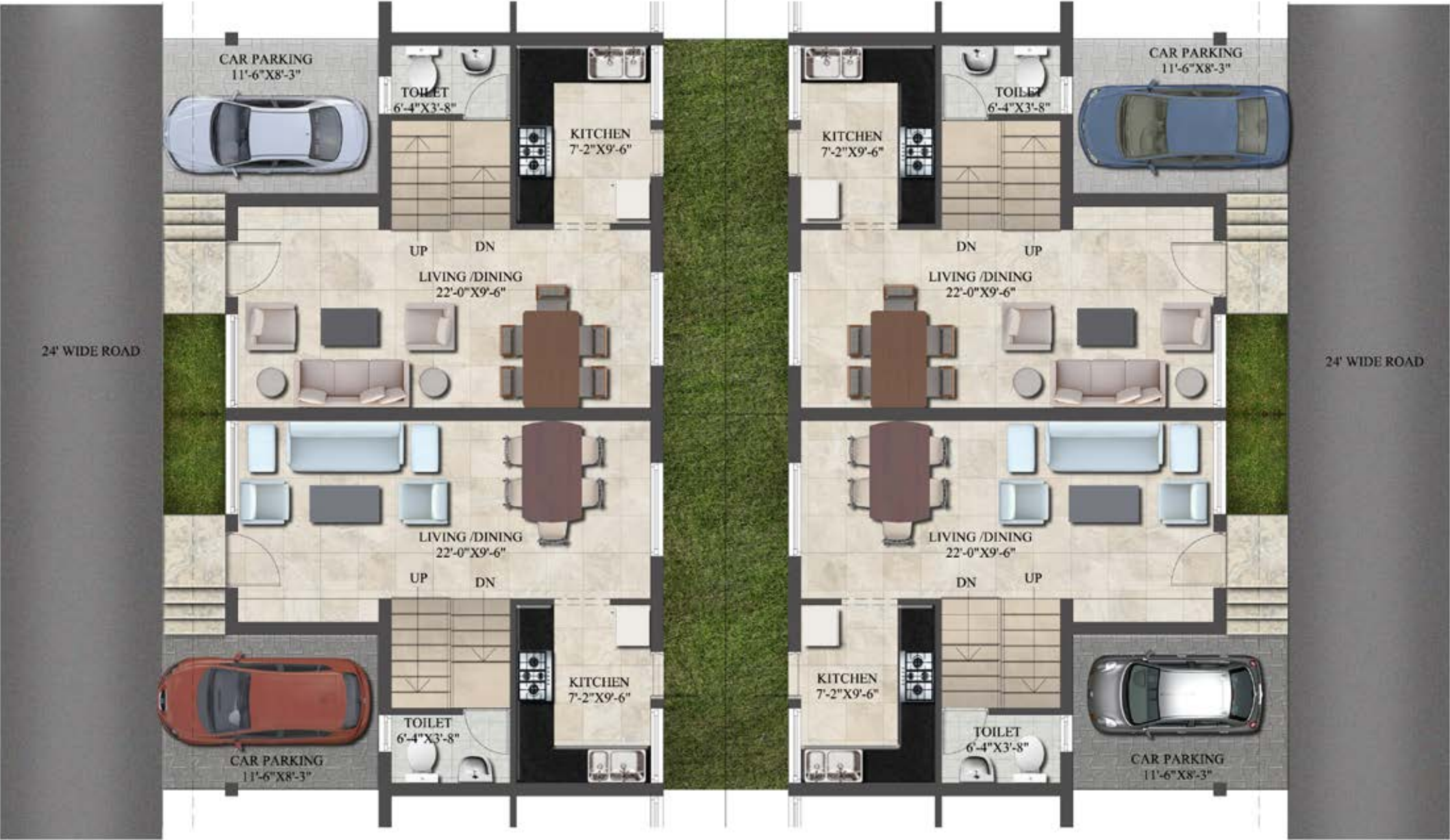


Type - F (North Facing)
Second Floor Plan

Area Details	
Land Area	- 1600 Sq. Ft.
Total Saleable Area	- 2325 Sq. Ft.



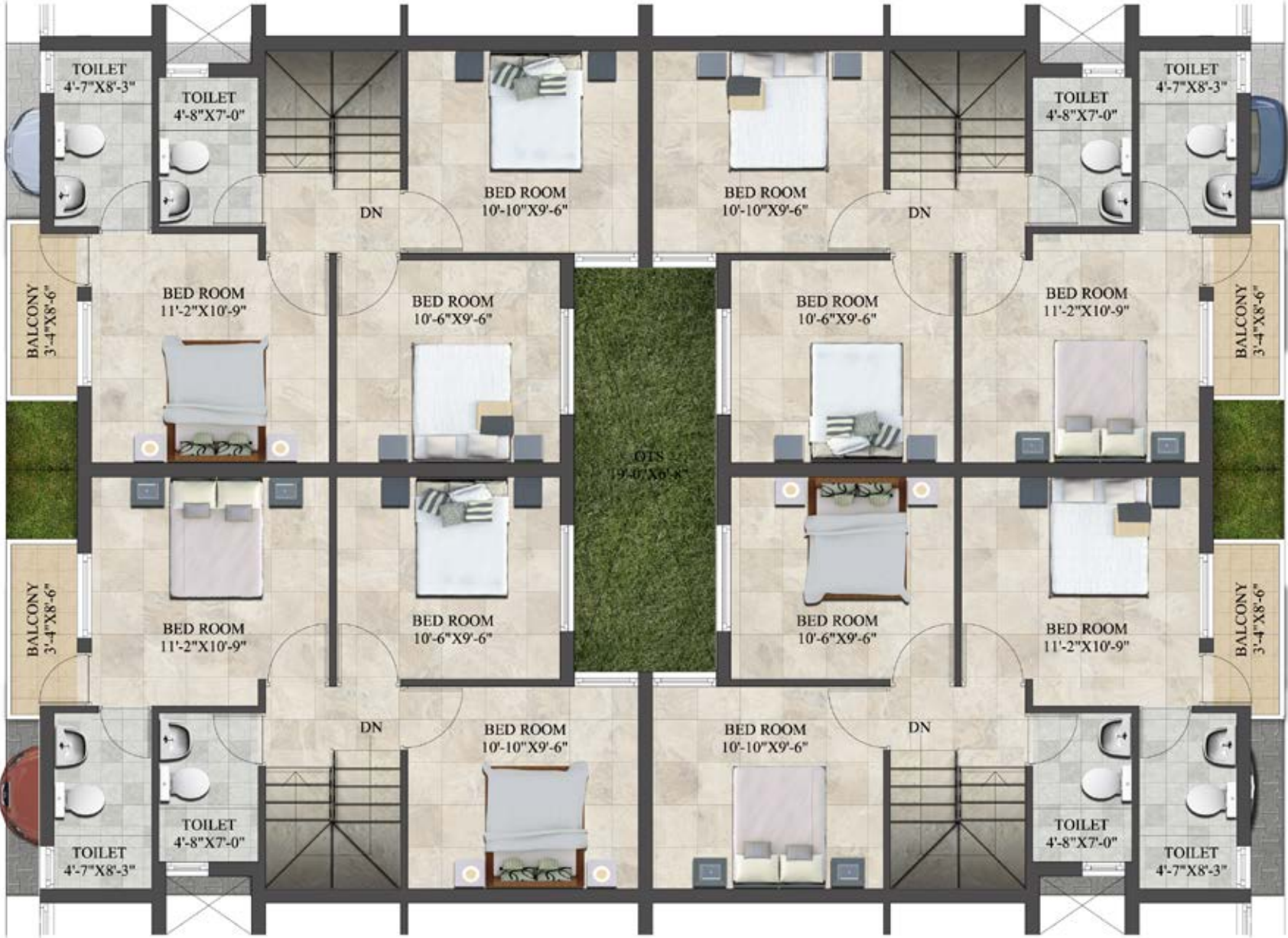
Row House



Ground Floor Plan



Row House



First Floor Plan

Area Details

Land Area	- 700 Sq. Ft.
Total Saleable Area	- 1193 Sq. Ft.





More Premium Specification

Structure

RCC framed structure with isolated foundation

Masonry

Solid Block work & plastering

Flooring

Living, Dining, Kitchen, Bedrooms	Imported Vitrified Tiles [600x600]
Toilets	Glazed Tile upto 7'0" Ht
Kitchen	Glazed Tile upto 2'0" Ht from counter
Private Terrace	Pressed tiles [terracotta]
Utility & Car Park	Grano Flooring
Staircase	Marble / Granite Flooring
Counter Top (at kitchen & hand wash)	20 mm thick Polished Jet black granite slab @32" height from FFL

Wall and Ceiling Paint finishes

Ceiling in all Rooms	Emulsion Paint
Living, Dining, Bedrooms & Lobby walls	Interior Emulsion Paint
Walls Exterior	External Emulsion Paint

Doors

Main Door	Seasoned good quality wooden frame with Moulded skain door with melamine finish
Bathroom & Utility	Seasoned good quality wooden frame with Panaled skain doors with enamel finish
Terrace	PVC Door

Windows

Windows	UPVC windows with MS grills
Ventilator	UPVC Top Hang / Louvers
Staircase Railing	Stainless steel handrails

Plumbing and Sanitary Fixtures

Inner Pipe lines	Concealed CPVC pipe lines in bathrooms UPVC for other plumbing lines Stoneware / UPVC line for underground drainage
Sanitary Fittings	Parryware / RAK brand
CP Fittings	Kohler / Jaquar or equivalent
Kitchen sink	Stainless steel sink with drain board 36" x 18" (Nirali or equivalent)

Electrical Fixtures / Fittings

Supply	3 Phase power supply will be provided
Cables / Wires	ISI approved brand / Polycab / Kundan
Switches and Sockets	Anchor Roma / Schneider or equivalent
MCB, ELCB and DB	ABB / Standard or equivalent

Landscaping

External hard / Soft landscaping

Other Features

Genset back up for common areas. Integrated underground sump with pneumatic pumping system and sewage treatment plant.

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and the sales gallery showflat (the "Materials"), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All statements, literature and depictions in the Materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photograph and drawings contained in the Materials are artists' impressions only and not representation of fact. Such Materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the Materials and/or made by the developer or the agent) made. No part of the Materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey.





More Location advantages

- 1 Km off OMR, 10 minutes from Sholinganallur Junction, on the 60 ft. Thalambur Main Road
- In proximity to prestigious Schools like PSBB Millennium, BVM Global and Hiranandhani School
 - In the vicinity of Colleges including Sathyabama University, Md. Satak Arts College
 - Near Global Hospital and Lifeline Hospital
 - Surrounded by corporates like Infosys, Polaris, Accenture, Wipro SEZ and before SIPCOT, Siruseri
 - Near AGS Multiplex and Junction Mall

More Value on Investment

- Exclusive land area with every Villa
- Assured higher rental yields being a one-of its kind Villa project
 - Excellent appreciation prospects with ideal location off OMR on Thalambur Main Road



Casa Grande Private Limited is a Chennai based real estate enterprise started in 2004 driven by a strong belief in building aspirations and fulfilling them. This is manifest in the 2.5 million Sq.ft that it has developed and sold till date. Indeed, two thousand customers fulfilled aspirations across thirty five projects is a paradigm in itself.

Casa Grande defines designs and develops quality livings spaces and operates in niche residential segments like luxury villas and apartments in Chennai, Bangalore and Coimbatore. The company also sells plotted development spaces. Projects in the pipeline are to the tune of around 1250 crores in the luxury apartments and villas category.

Casa Grande, an ISO certified company, is run by a young management team. It is on an aggressive growth path with expansions plans in cities like Bangalore and Coimbatore.



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

