

Find a home with more value.

Presenting



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.
Casa 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 • 1600 sq. ft. land area, 2325 sq.ft. built up area • 330 Villas
- 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 Premium Row Villas and Row Houses that bring you the privileges of living in Chennai's largest Villa Community.

Features

- Row Villas - 1300 sq. ft. land area, 2103 sq. ft. built up area
- Row Houses - 700 sq. ft. land area, 1121 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
- 4 bedrooms, 2 Living rooms and the option to expand to 5 bedrooms
 - 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 • Play area • Cricket nets
- Green with seating areas • Toddlers area • ATM • Convenio
- Laundromat • Clubhouse • Swimming pool and Toddlers pool
 - Roof top party area • Gym • Convenio
- Movie room • Meditation room / Aerobics hall • Billards / Snooker table • Steam room • Library • Visitors lounge
- Office centre • Mini conference room • Day care centre
- Guest bedrooms • Table tennis • 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 • Wooden flooring in master bedroom
- STP • Common sump • Imported virtified 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





LEGEND:

1. SKATING RINK
2. BADMINTON COURT
3. OAT
4. BASKET BALL RINK
5. SAND PIT
6. PLAY AREA
7. CRICKET NETS
8. GREEN WITH SEATING AREAS
9. TODDLERS AREA
10. ATM
11. CONVENIO
12. LAUNDROMAT

More Options

Villa Type	Land Extent (sq. Ft.)	Built Up Area (sq. Ft.)
A, B, E, F	1600	2325
D, G	1750 - 1900	2583
C	1535 - 1595	2224
G 1	2328	2893
H, M, M 1	2486 - 2556	3040
L	2825	3309
K	2287 - 2457	3387
J (Semi Independent)	1600 - 1646	2309
Row House	700 - 868	1121

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%

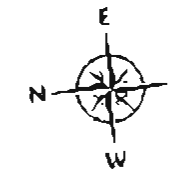




Type - A (West Facing)
Ground Floor Plan



Type - A (West Facing)
First Floor Plan



Type - A (West Facing)
Second Floor Plan

Area Details

Land Area	- 1600 Sq. Ft.
Ground Floor	- 912 Sq. Ft.
First Floor	- 874 Sq. Ft.
Second Floor	- 426 Sq. Ft.
Common Area	- 113 Sq. Ft.
Total Saleable Area	- 2325 Sq. Ft.

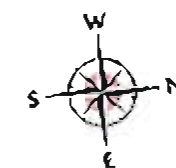




Type - B (East Facing)
Ground Floor Plan



Type - B (East Facing)
First Floor Plan



Type - B (East Facing)
Second Floor Plan

Area Details

Land Area	- 1600 Sq. Ft.
Ground Floor	- 912 Sq. Ft.
First Floor	- 874 Sq. Ft.
Second Floor	- 426 Sq. Ft.
Common Area	- 113 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.
Ground Floor	- 912 Sq. Ft.
First Floor	- 874 Sq. Ft.
Second Floor	- 426 Sq. Ft.
Common Area	- 113 Sq. Ft.
Total Saleable Area	- 2325 Sq. Ft.





Type - F (North Facing)
Ground Floor Plan



Type - F (North Facing)
First Floor Plan



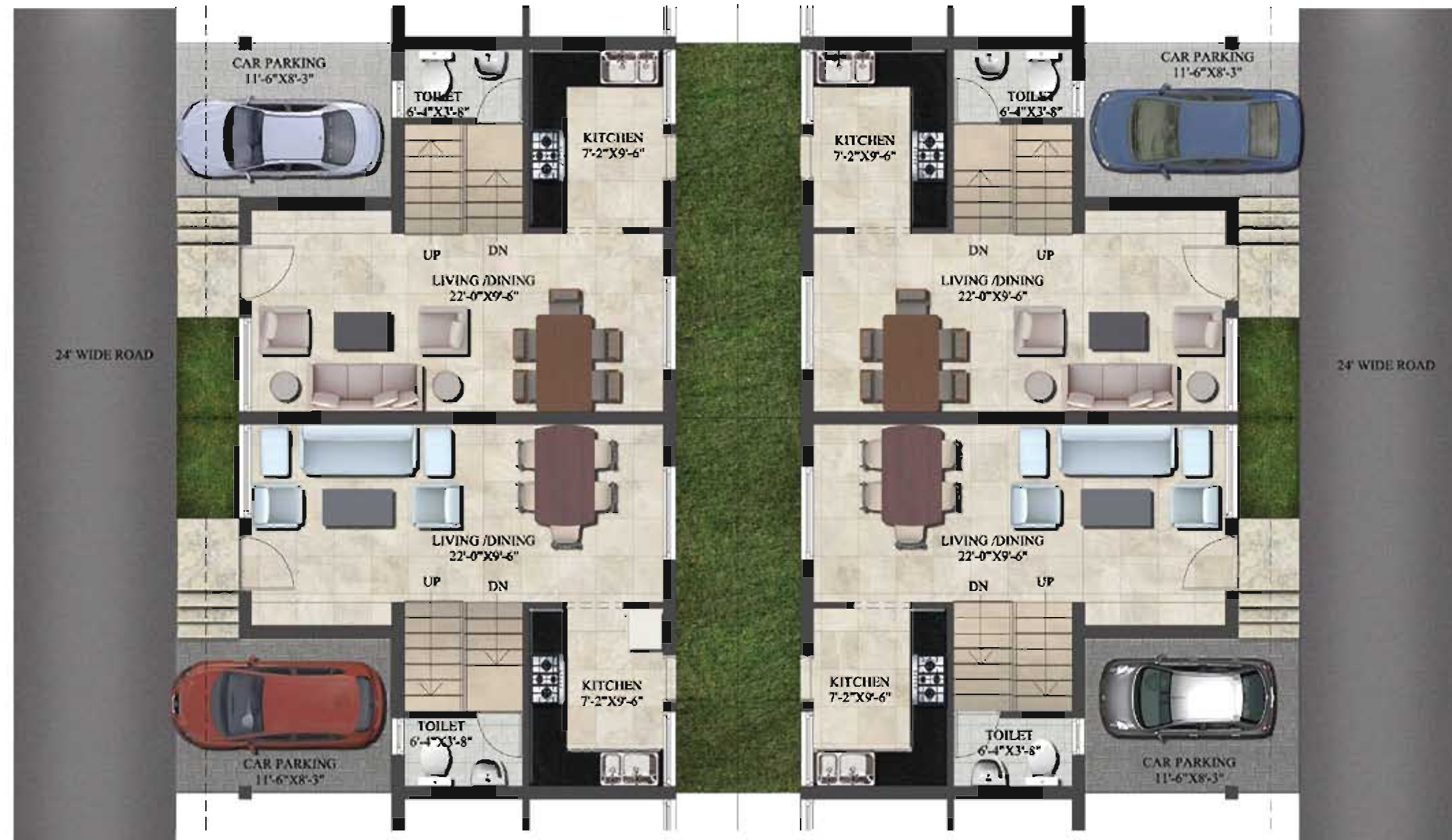
Type - F (North Facing)
Second Floor Plan

Area Details

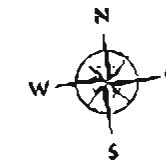
Land Area	- 1600 Sq. Ft.
Ground Floor	- 912 Sq. Ft.
First Floor	- 874 Sq. Ft.
Second Floor	- 426 Sq. Ft.
Common Area	- 113 Sq. Ft.
Total Saleable Area	- 2325 Sq. Ft.



Row House



Ground Floor Plan



Row House



First Floor Plan

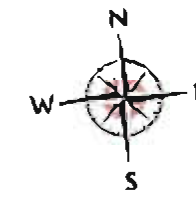
Area Details

Land Area	- 700 Sq. Ft.
Ground Floor	- 516 Sq. Ft.
First Floor	- 492 Sq. Ft.
Common Area	- 113 Sq. Ft.
Total Saleable Area	- 1121 Sq. Ft.





Ground Floor Plan
Combination Plan



First Floor Plan
Combination Plan

Area Details

Land Area	- 1300 Sq. Ft.
Ground Floor	- 943 Sq. Ft.
First Floor	- 943 Sq. Ft.
Common Area	- 113 Sq. Ft.
Total Saleable Area	- 1999 Sq. Ft.





More Premium Specification

Structure

RCC framed structure with isolated foundation

Masonry

Hollow Block work & plastering

Flooring

Living, Dining, Kitchen	Imported Vitrified Tile [600 X 600]
Master Bedroom	Wooden flooring (Pergo)
Toilets	Glazed Tile upto 7'0" Ht
Kitchen	Glazed Tile upto 2'0" Ht from counter
Private Terrace	Pressed Tiles [terracotta]
Utility & Car Park	Grass 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 skin door with melamine finish
Bathroom & Utility	Seasoned good quality wooden frame with Paneled skin 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" (Nirall 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

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





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 Mail

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 1.5 million Sq.ft that it has developed and sold till date. Indeed, one thousand two hundred and fifty customers fulfilled aspirations across thirty one projects is a paradigm in itself.

Casa Grande defines, designs and develops quality living spaces and operates in niche residential segments like luxury villas in Chennai and luxury apartments in Chennai and Bangalore. The company also sells plotted development spaces. Projects in the pipeline are to the tune of around Rs. 750 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 expansion plans in cities like Bangalore and Coimbatore.

