

IT'S TIME TO GET **BIG!**



CASA GRANDE  
*The Address*









Chennai's  
**Largest**  
Villa  
Developer



Casa Grande Private Limited (est. 2004) is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last eleven years we have developed over 2.5 million sft of prime real estate across Chennai, Bangalore and Coimbatore. Over 2500 happy families across 63 landmark properties stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations. As we set foot into the twelfth year of our journey, Casa Grande is all set to take the leap with projects in the pipeline netting over ₹2500 Crores.



CASA GRANDE  
*The Address*





## Casa Grande The Address: The Big Lifestyle

Casa Grande proudly brings you The Address. Lavish four-bedroom homes at Karapakkam, OMR. Big on space, big on luxury, The Address offers luxurious living with big amenities like no other.

### BIG SPACE

- 104 Lavish 4BHK apartments from 2279 Sft onwards
- A one-of-its-kind community in Chennai
- Stilt plus 4 design structure
- Big living, dining and bedroom spaces
- Lesser common area

### BIG LUXURY

- 15 Minutes from Adyar, right on OMR
- Classic Italian marble flooring
- Premium Roca fittings
- Big windows for better ventilation

### BIG AMENITIES

- Landscape at all levels- stilt, podiums and lobby areas
- Clubhouse with swimming pool, gym, play area
- Water bodies, rock garden and ample lawn space

### BIG FEATURES

- Contemporary new-age architecture
- Zero dead space design
- Big balconies overlooking the landscape
- Available: 44 units of 2BHK apartments from 560 Sft onwards





  
**CASA GRANDE**  
PRIVATE LIMITED  
Building the Future



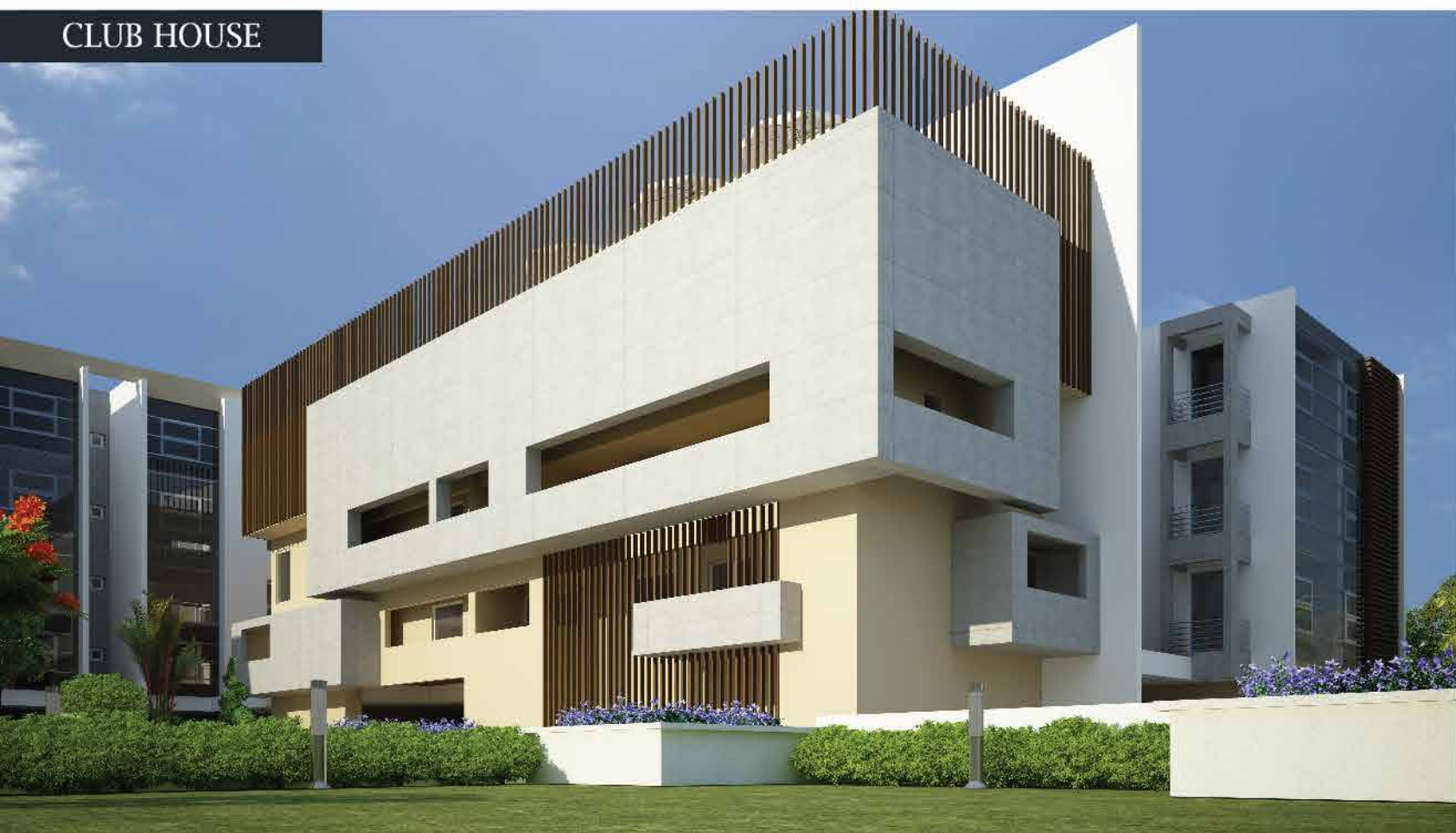


CASA GRANDE  
*The Address*





CLUB HOUSE





**BIG AMENITIES**

- Clubhouse
- Gym
- Swimming pool with piped music
- Toddler's pool
- Yoga / Meditation room
- Indoor games room
- Spa / Steam and Jacuzzi room
- Aerobics floor
- Snooker room
- Multipurpose / Party hall
- Virtual golf simulator
- Half basketball court
- Reflexology pathway
- Zen garden
- Rock garden
- Children's play area
- Amphitheatre at podium level
- Gazebo at podium level
- Interactive water feature at podium level
- Walking and jogging track with seating arrangements
- Hard and soft landscaping surrounding the apartments
- Barbecue area
- Bus bay for school buses at the community entrance
- Grand entrance and luxurious lobby
- CCTV
- Intercom





## BIG LANDSCAPE

- Ground floor level garden spaces
- Centre courtyard with podium level landscape
- Walking trail
- Gazebo
- Amphitheatre
- Barbecue counters
- Rock garden
- Zen garden







MODEL APARTMENT DINING AREA





MODEL APARTMENT BEDROOM





## MODEL APARTMENT KITCHEN



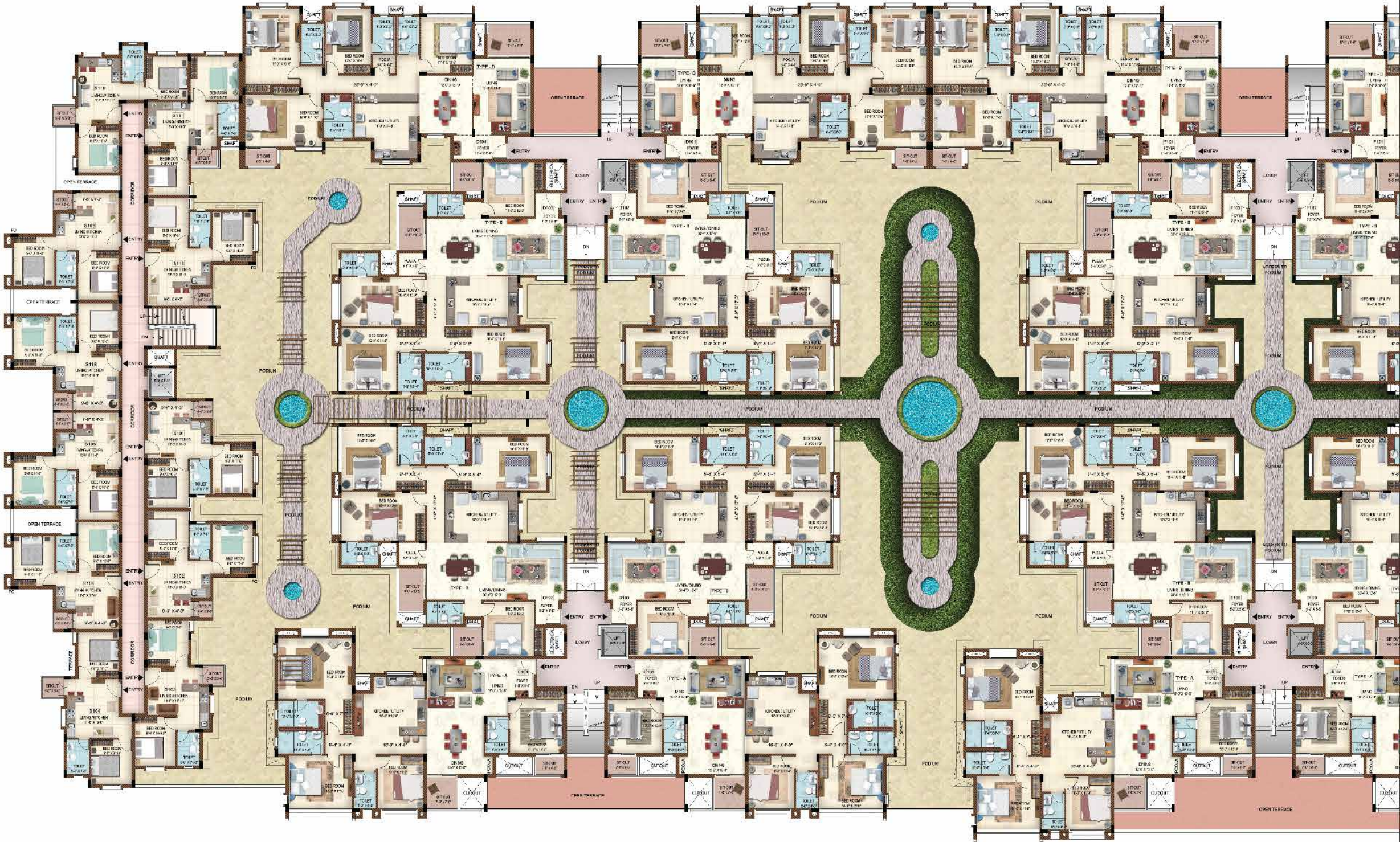


MODEL APARTMENT BEDROOM

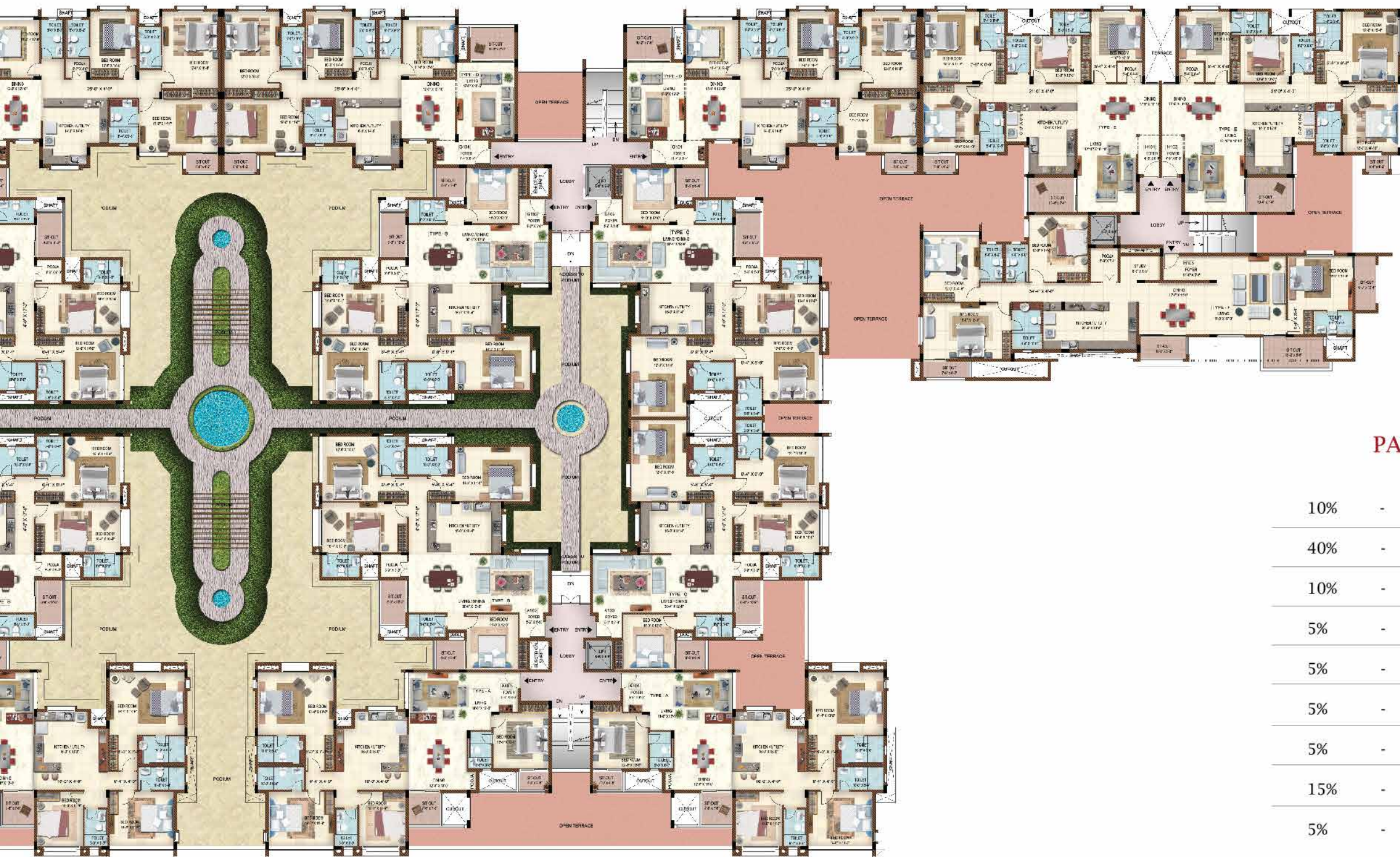




TYPICAL SITE PLAN





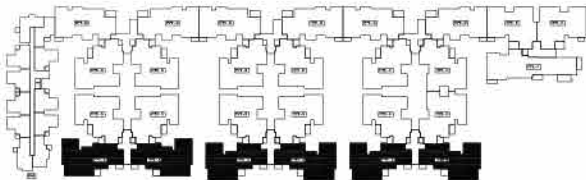


## PAYMENT PATTERN

10%	-	10 Days from Booking
40%	-	40 Days from Booking
10%	-	Foundation Stage
5%	-	First Slab
5%	-	Second Slab
5%	-	Third Slab
5%	-	Fourth Slab
15%	-	Brick work & Plastering
5%	-	Hand-over

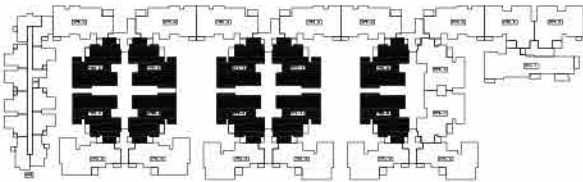


FLOOR PLAN **A** Saleable Area : 2297 to 2301 Sft | 1,2,3 & 4 FLOOR





FLOOR PLAN **B** Saleable Area: 2338 to 2342 Sft | 1& 2 FLOOR

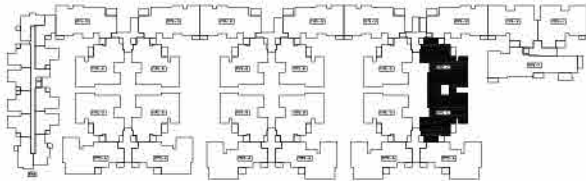




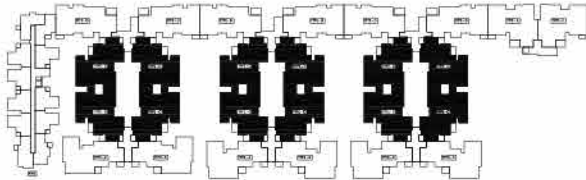
FLOOR PLAN C Saleable Area : 2396 to 2400 Sft | 1,2,3 & 4 FLOOR



1 & 2 FLOOR

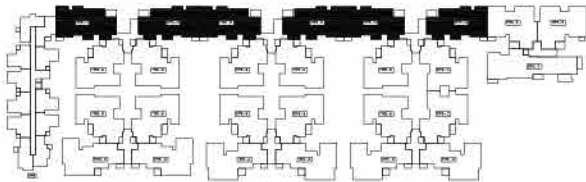


3 & 4 FLOOR



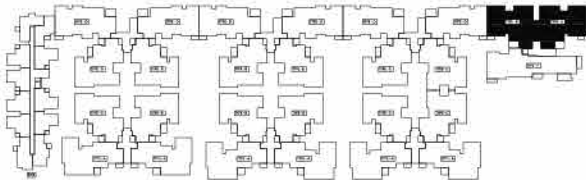
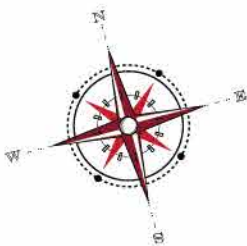


FLOOR PLAN **D** Saleable Area: 2344 Sft | 1,2,3 & 4 FLOOR





FLOOR PLAN **E** Saleable Area : 2280 to 2290 Sft | 1,2 & 3 FLOOR

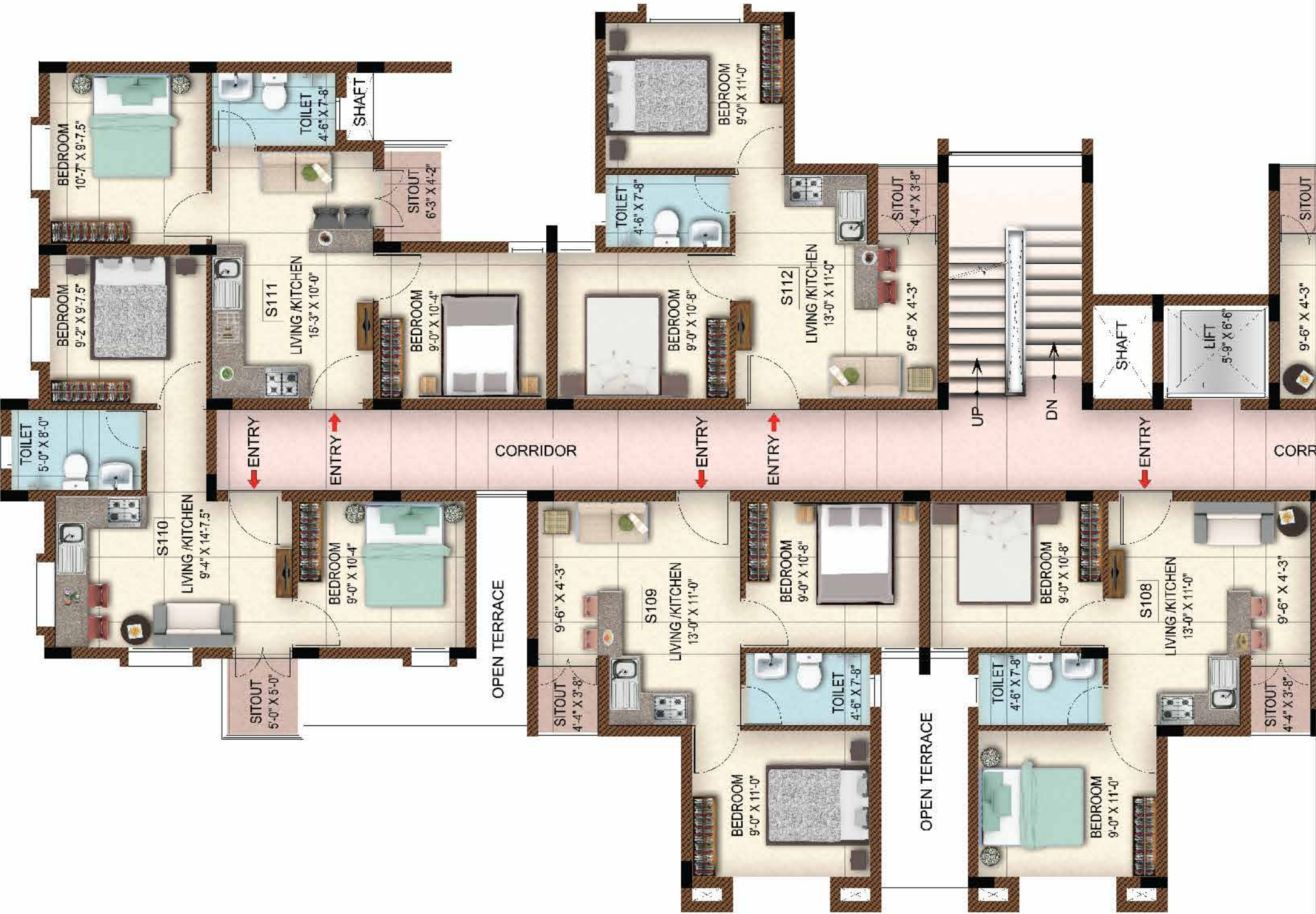




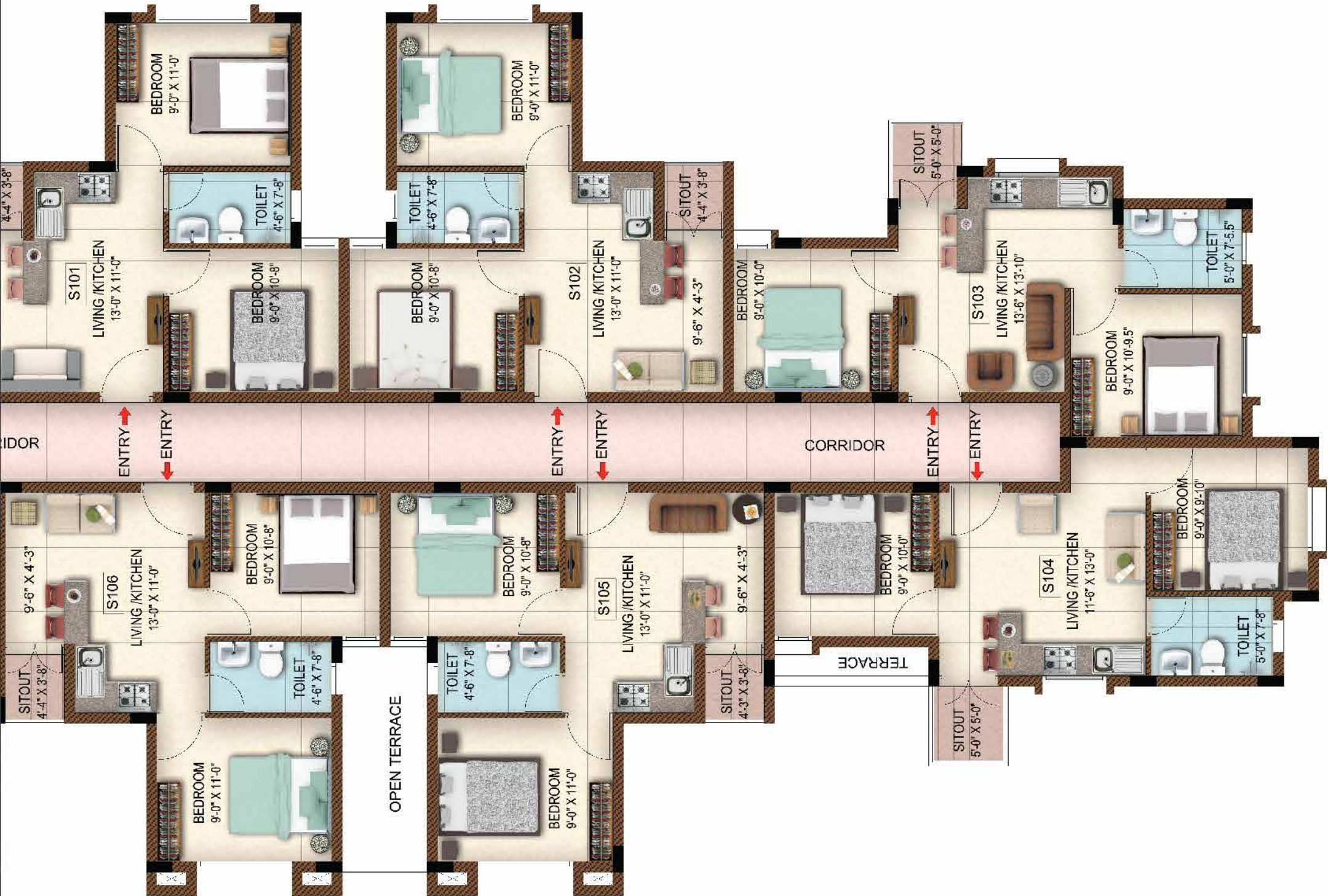




TYPICAL FLOOR PLAN: 2-BHK | Saleable Area : 560 to 570 Sft | 1,2,3 & 4 FLOOR









# SPECIFICATIONS

## STRUCTURE

- RCC framed structure with pile foundation
- Anti-termite treatment
- Seismic resistant structure Zone-III using Fe500 steel TMT bars
- 8" solid concrete block for the outer wall and 4" block for the internal partition wall
- Ceiling height at 9 feet 6 inches

## WALL FINISHES

- Internal walls in living, dining, bedrooms, kitchen and lobby with plastic emulsion
- Ceiling with two coats of putty and emulsion
- Exterior walls with one coat of primer and two coats of emulsion (Ace/Apex as per architect's specification)
- Utility and bathrooms with one coat of primer and two coats of cement paint
- Bathroom walls with double glazed ceramic tiles up to 7 feet height

## FLOORING

- Italian marble in living and dining for 4BHK apartments (Vitrified tiles for 2BHK apartments)
- 600 X 600 mm Imported double loaded Nano tiles in kitchen and bedrooms for 4BHK apartments (Vitrified tiles for 2BHK apartments)
- Anti-skid ceramic tiles in bathroom, balcony and utility area
- Interlocking paver blocks in the driveway
- Granite flooring in car park area
- Granite / tiles for common area and staircase

## KITCHEN

- Plumbing provision and space for modular kitchen conversion
- Provision for chimney
- One tap for ground water and another for drinking water
- Individual RO unit for drinking purpose

## BATHROOMS

- Polished granite slab with counter top basin (Roca/Jaquar or equivalent) in the master toilet for 4BHK apartments
- Wall mounted basin (Roca/Jaquar or equivalent) will feature in the remaining toilets for 4BHK apartments (all toilets for 2BHK apartments)
- Concealed wall mixer in 4 bathrooms, with rain shower in master bathroom in 4BHK apartments (Concealed wall mixer for 2 bathrooms in 2BHK apartments)
- Shower partition for 2 bathrooms in 4BHK apartments
- Wall mounted W/C with concealed cistern with health faucet
- Sanitary fittings of Roca/Jaquar or equivalent brand
- CP fittings of Roca/Jaquar or equivalent brand
- Provision for geyser for 3 bathrooms in 4BHK apartments (1bathroom in 2BHK apartments)
- False ceiling

## MAIN DOOR

- Teak wood frame of 7 feet height, double side veneer finish skin
- Shutter with tower bolts, door viewer, safety latch and door-stopper

## BEDROOM DOORS

- Designer veneer panel doors with both sides lamination of 7 feet height
- Godrej or equivalent locks, thumb turn with key and door stopper

## TOILET DOORS

- Chemically treated doors of 7 feet height
- Enamel paint finish with internal sides water-proofed

## WINDOWS

- High-end aluminum with see-through plain glass
- Aluminium frame with suitable louvered glass panes and iron bars for ventilators

## ELECTRICAL FITTINGS

- Finolex or equivalent cables and wiring
- Legrand or equivalent switches and sockets
- Telephone and DTH points in 2 bedrooms and living area of 4BHK apartments (Telephone and DTH points in 1 bedroom and living area of 2BHK apartments)
- Split air-conditioner points for all bedrooms and living area for 4BHK apartments (Split air-conditioner points for 1 bedroom and living area for 2BHK apartments)
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) systems
- USB charging port as part of switchboard in 2 bedrooms and living area for 4BHK apartments (USB charging port as part of switchboard in 1 bedrooms and living area for 2BHK apartments)

## OTHERS

- Hand railings in balcony as per architect design
- French doors to access sit-outs and balconies
- Common toilets for drivers/servants at stilt level
- Rainwater harvesting
- Common sump with hydropneumatic water supply system
- Sewage treatment plant

## ELEVATOR

- Kone / Mashiba 6-passenger automatic lift

## POWER SUPPLY

- 3-Phase power supply for all apartments

## GENERATOR BACKUP

- 1 KW Generator backup for 4 BHK apartments (0.5 KW for 2BHK apartments)
- Generator backup for lift and common area



ROAD MAP AND LANDMARKS



Landmarks

- Sholinganallur Junction
- Tidel Park
- Madhya Kailash Temple

Hospitals

- Lifeline Hospital- Perungudi
- Global Hospital- Perumbakkam
- Dr. Kamakshi Memorial Hospital- Pallikaranai

Colleges

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

Schools

- Sishya School- Thoraipakkam
- BVM Global- Perungudi
- PSBB Millennium- DLF, Thalambur
- National Public School- Perumbakkam





SITE ADDRESS: No. XII, 6<sup>th</sup> River View Avenue Road, Karapakkam, Chennai-600 083.  
COIMBATORE REGIONAL OFFICE: 'Sri Dwaraka', No. 1-A, B.R. Nagar Main Road,  
Singanallur Post, Coimbatore- 641 005. Ph: +91-422 44 11 111  
CORPORATE OFFICE: NPL Devi, New No.111, Old No.59, LB Road,  
Thiruvanniyur, Chennai- 600 041. Ph: +91-44 3201 2721 / 22  
Mob: 98848 30000 / 02 / 04 | Fax: +91 44 4215 0920 | [www.casagrande.in](http://www.casagrande.in)

DISCLAIMER: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (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 statements 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 facts. 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 sales 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.