

17 masterpieces by the sea





Front Elevation

P R E S E N T I N G

CASA GRANDE



Exclusive presidential villas at ECR (Uthandi)

The winds, the waves and the golden sands beckon. To the life royal. At Casa Grande Versailles. A fully gated premier estate set amidst perfectly manicured lawns.

Select from 17 ultra premium villas. Each offering a range of signature experiences that scale up your life in every way. Carefully designed rooms in eclectic style give you a sense of exclusivity and yet invite you to make your home here. Be it the smart living room. Or four opulently-appointed bedrooms tucked away, each a luxurious escape, attached with spacious bathrooms. Or the bright sunlit kitchen where you can cook up magical moments for the family. Premium fixtures and accessories in every room complete the story of a picture perfect home.

The excellence extends to the outdoor living space as well. Reflect awhile on the deck. Spend some quiet moments in your private garden or even enjoy an impromptu game with the kids. Move up to the terrace and party with your friends. Or relax in the specially customizable gazebo as you feast your eyes on the turquoise blue of the Bay of Bengal.

Move away from your home and the enchanting experience continues. Casa Grande Versailles features an inviting pool, a gym and a well equipped club house.

Casa Grande Versailles. Go ahead. Announce your arrival.



Back Elevation

CASA GRANDE



Bird's Eye View



C

1

2

3

4

5

6

7

8

18

17

16

15

14

12

11

10

9

AREA STATEMENT (in sq.ft.)

Villa No	Land area	Built up area
1	3555	4250
2	3555	4250
3	3555	4250
4	3555	4250
5	3570	4250
6	3570	4250
7	3570	4250
8	4215	4250
9	3661	4250
10	3570	4250
11	3570	4250
12	3555	4250
14	3555	4250
15	3555	4250
16	3555	4250
17	3555	4250
18	4490	4250
Club house	4067	4673

CASA GRANDE



GROUND FLOOR





An understated elegance in the design of the living room redefines luxury for you.

FIRST FLOOR





Four master bedrooms, each with a walk-in wardrobe, make the regal experience complete.

CASA GRANDE



SECOND FLOOR





Embark on an exotic culinary journey in this large and sunny kitchen.



Take a cool dip in the pool or relax with your friends in the swank club house.

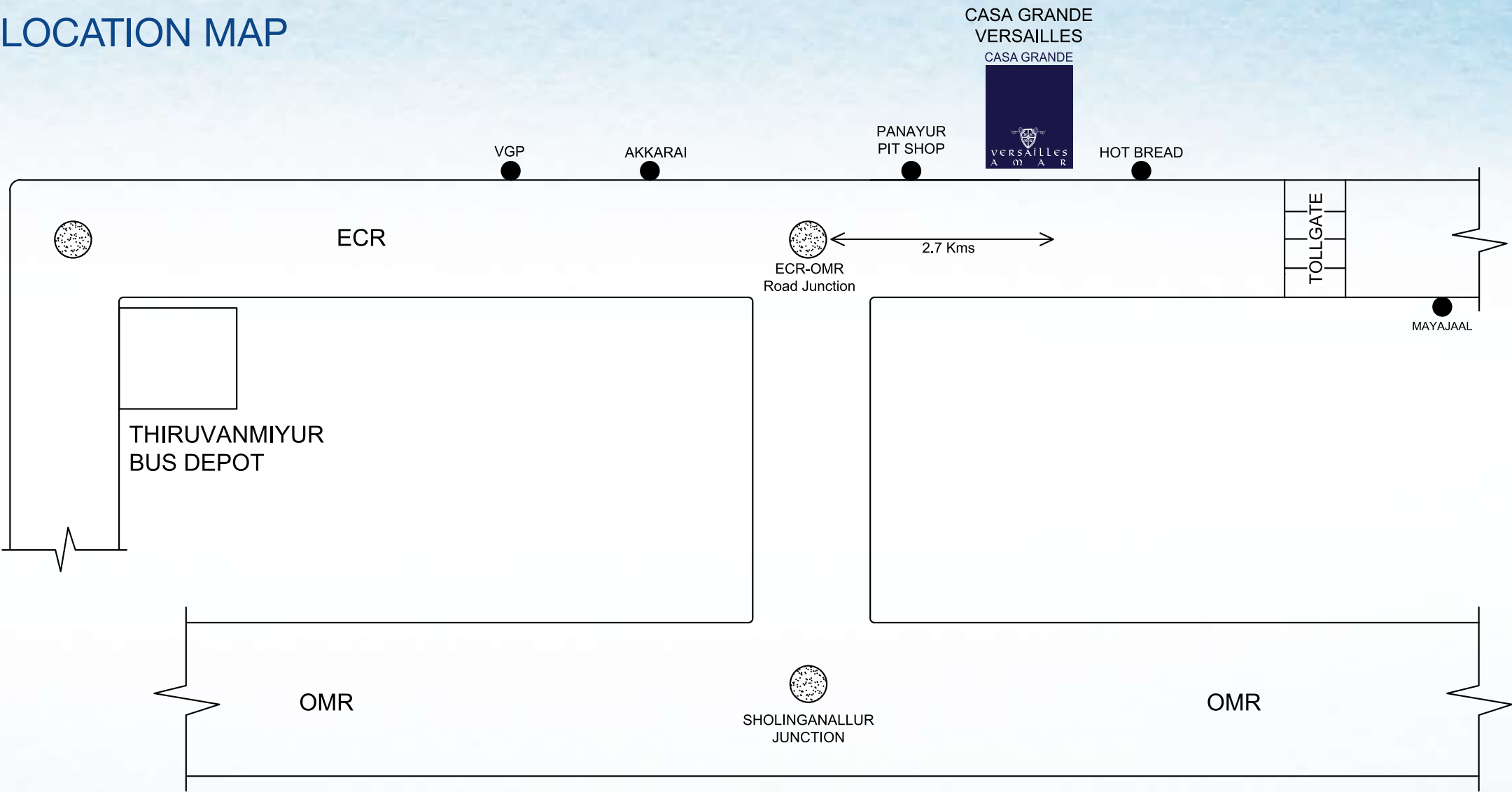
TECHNICAL SPECIFICATIONS

FLOORING	
Foyer, Living, Dining, Family room	Imported vitrified tile - Kajaria / Regency or equivalent
Master Bedroom	Wooden flooring (pergo)
Other Bedrooms	Wooden / imported vitrified tile
Toilets	Antiskid ceramic tile matching with wall tile
Deck / Balcony	Imported vitrified tile
Servant room / Utility	Basic Ceramic Tile - Regency or equivalent
Pooja	Granite flooring / Vitrified
WALL FINISHES	
Toilets	High end customized designer ceramic tiles Kajaria / Regency or equivalent
Kitchen	High end tile
Other Rooms	5 coats emulsion paint system (1 coat of primer, 2 coats of puttying, 2 coats of emulsion paint) - Asian / Birla putty or equivalent
Living, all Bedrooms	5 coats emulsion paint system (1 coat of primer, 2 coats of puttying, 2 coats of emulsion paint)
CEILING	
All rooms	2 coats of putty, 2 coats emulsion paint
COUNTER TOP & SILL SLAB	
Toilets & ledge wall	Granite top
Kitchen & Utility	Granite top
MAIN DOOR	
	Polished teakwood frame with designer teakwood shutter with Godrej Ultra lock or equal, Brass 2 nos tower bolts, safety latch, magnifying door viewer, etc.

BEDROOM DOORS	Enamel painted designer molded skin door with Godrej lock or equal, SS towerbolt, Magnetic door catcher.
TOILET DOORS	Chemically treated wooden doors with enamel paints and necessary fittings.
WINDOWS	Powder coated aluminium slide
STAIRS & BALCONY RAIL	MS / GI powder coated frames with polished Teak wood hand rail
TOILET FIXTURES	<ul style="list-style-type: none"> - Kohler or equal counter top basins - Kohler or equal floor mounted EWC with cistern - Roca or equal CP fittings - UPVC sliding glass shower for master toilet
ELECTRICAL FITTINGS	<ul style="list-style-type: none"> - Finolex or equalent cable for all wirings - Anchor Roma / Legrand / MK Modular Switch Box - Telephone point with wiring in living and Master Bedroom - TV point with wiring in living and all bedrooms - Spilt AC point in living and all bedrooms - Exhaust fan provision in all toilets - Chimney provision in kitchen - Geyser provision in all toilets - 3 phase power supply for all villas
BEDROOMS	All bedrooms will be provided with walk-in wardrobe
EXTERNAL AMENITIES	Covered car park with Grano flooring
COMMON AMENITIES	Well equipped gym Swimming pool Party hall Pneumatic water system with a common sump An integrated drainage system Genset (capacity to run 2 AC's, 5 fan points, 8 light points & refrigerator - Kirloskar / Mahindra or equivalent)



LOCATION MAP



PAYMENT SCHEDULE

Booking	10%
40 days from receipt of booking amount (Land and Construction agreement)	40%
Foundation Completion	10%
First Slab Completion	10%
Second Slab Completion	10%
Brick Work and Plastering	10%
Handing Over and Registration	10%



From the house of Casa Grande

Casa Grande was set up in 2003 by a young team of management graduates. Armed only with conviction, they set out to usher in some meaningful changes in the real estate space. Remarkably, in the eight short years since then, the team has made its mark in a highly competitive market with some spectacular achievements.

As an ethics and value driven organization, the core focus at Casa Grande has always been total customer satisfaction through delivery of superior projects. To ensure this, the team has consistently striven to raise the bar on industry standards and service.

This emphasis on superior customer service and construction supervision creates a distinctive experience that brings to life a one-of-a-kind home experience. The team's involvement from the design stage to the finishing touches allows Casa Grande to maintain the rigorous quality control that the industry demands, and meet projected move in dates as well.

Casa Grande Versailles. It's the newest manifestation of Casa Grande's philosophy of 'customer first.'

Come home to regal living.



CASA GRANDE ARCOALEÑO



CASA GRANDE CORAL REEF



CASA GRANDE AUBURN



CASA GRANDE WHITE OAK



CASA GRANDE RIVIERA



CASA GRANDE MADHUBAN



CASA GRANDE LAKSHMI



CASA GRANDE TRINITY

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.

17 masterpieces await you. Come, be part of an exclusive club.



CASA GRANDE
PRIVATE LIMITED

'Building Aspirations'

Casa Grande Private Limited

NPL Devi, New No.111, Old No.59, LB Road,
Thiruvanmiyur, Chennai 600 041.

Contact: 98848 30000 / 02 / 04 / 06 / 08

E-mail: sales@cgproperties.com Website: www.casagrande.in