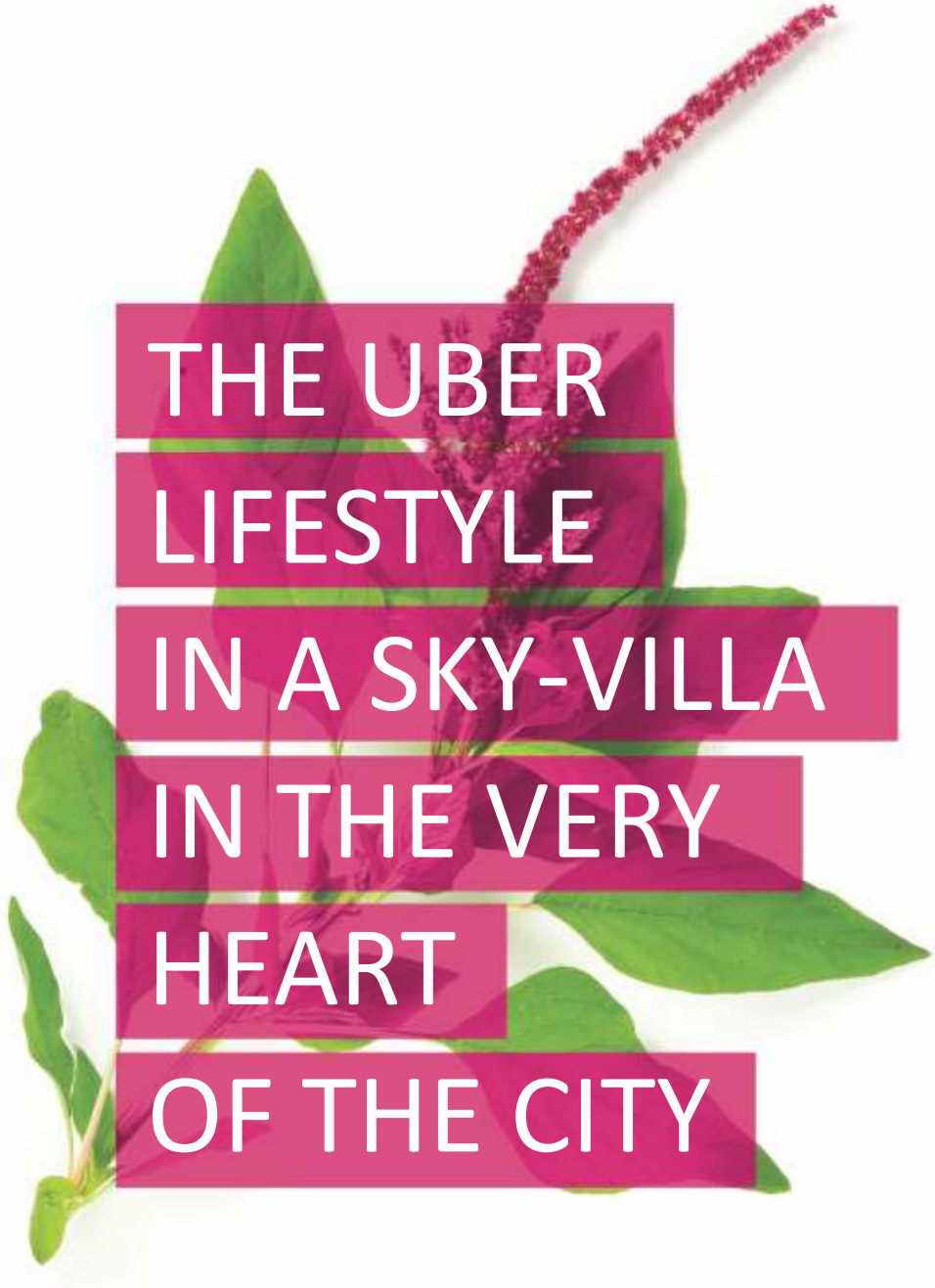

THE UBER
LIFESTYLE
IN A SKY-VILLA
IN THE VERY
HEART
OF THE CITY

CASAGRAND
building aspirations

Casagrand Real Estate Enterprise is committed to building aspirations and delivering value.

In the last thirteen years, we have developed over 12 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. 68 landmark properties and over 6000 happy families 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.

In the fourteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over `6500 crore in the pipeline.

14 YEARS OF BUILDING ASPIRATIONS

CASAGRAND Amarante
Race Course

Located in one of Coimbatore's luxurious residential spaces, these ultra-premium homes spell luxury and opulence. Beautifully ensconced in the green environs of the famous Race Course Road, Casagrand Amarante is all about the great life.

With just one home in each floor, these elegant residences are as private as it can get. Upscale, aristocratic and truly extravagant, these homes are designed for the globe-trotting, dynamic go-getter like you.

State of the art FEATURES

- Stilt + 4 Design structure with 1 Apartment in each floor
- Exclusive 4 BHK Apartments in 3446 - 3489 sft.
- Contemporary New Age Architecture
- Flooring will be Italian Marble for foyer, living, dining & family and wooden flooring for master bedroom
- Highest Land UDS per unit at Race Course Rd
- 3 Exclusive Car parks for each Apartment
- 100% Power backup for all Lights, Geysers, Power Points, A/c Points & Common Areas
- State-of-the-Art Specifications & Premium Finishes
- Located on GD Road-Heart of Race Course

Product Superiority

Large Homes

- These are exclusive, one apartment per floor 4 BHK homes at the most sought - after address in Coimbatore

Small Community

- Only 4 exclusive apartments

Premium apartment design

- It has been designed to house premium apartments with 2 living rooms, luxurious fittings and elevation
- A grand living dining of 16 x 27 feet with attached balcony
- Double height balcony with the living/ dining for all apartments
- Powder room for guests
- Walk-in wardrobe in master bedroom with double vanity washbasins
- Separate servant toilets have been designed for the domestic help and drivers at the stilt level
- The apartments are open to sky on all 4 sides with attached balconies for all bedrooms, living, dining & family room

Premium apartment finishes

- Common areas like foyer, family, living and dining will have Italian marble flooring
- Master bedroom with wooden flooring and travertine tiles in master bathroom

Premium fittings

- Premium CP & sanitary fittings and door with architrave

Grand lobby

- The stilt entrance lobby will be furnished with Italian marble and elegant lights

Vaastu compliant

- Conscious efforts have been taken at the design stage to ensure that all units are as per Vaastu and we have achieved the following
  - ☐ All apartments have SW master bedrooms
  - ☐ All Apartments have North facing entrance
  - ☐ No beds having north facing headboard

Ventilation & Lighting

- There are large windows and attached balconies for all bedrooms, living, dining & family room providing maximum cross ventilation and natural lighting

Secured Community

- Digital lock with video door phone for all apartments
- Controlled entry and exit to project with a security cabin at the entrance

No dead space

- Internal spaces have been designed with zero dead space and minimum common space

Efficiency of plans

- Efficiency of plans has been given main importance during design phase and we have managed to keep common areas to only 16% from saleable area to plinth

Interior planning

- Interior detailing was done for each apartment to achieve following details

☐ Defined wardrobe locations for every unit

☐ TV position for every unit

☐ Bed location with side tables

☐ Apt Electrical layout

No cross over in living

- We have a separate private living room without any cross over

Privacy to bedrooms

- All the units have bedrooms designed in such a way that they are private and visitors in the living do not directly look into bedrooms

Planning for ODU locations

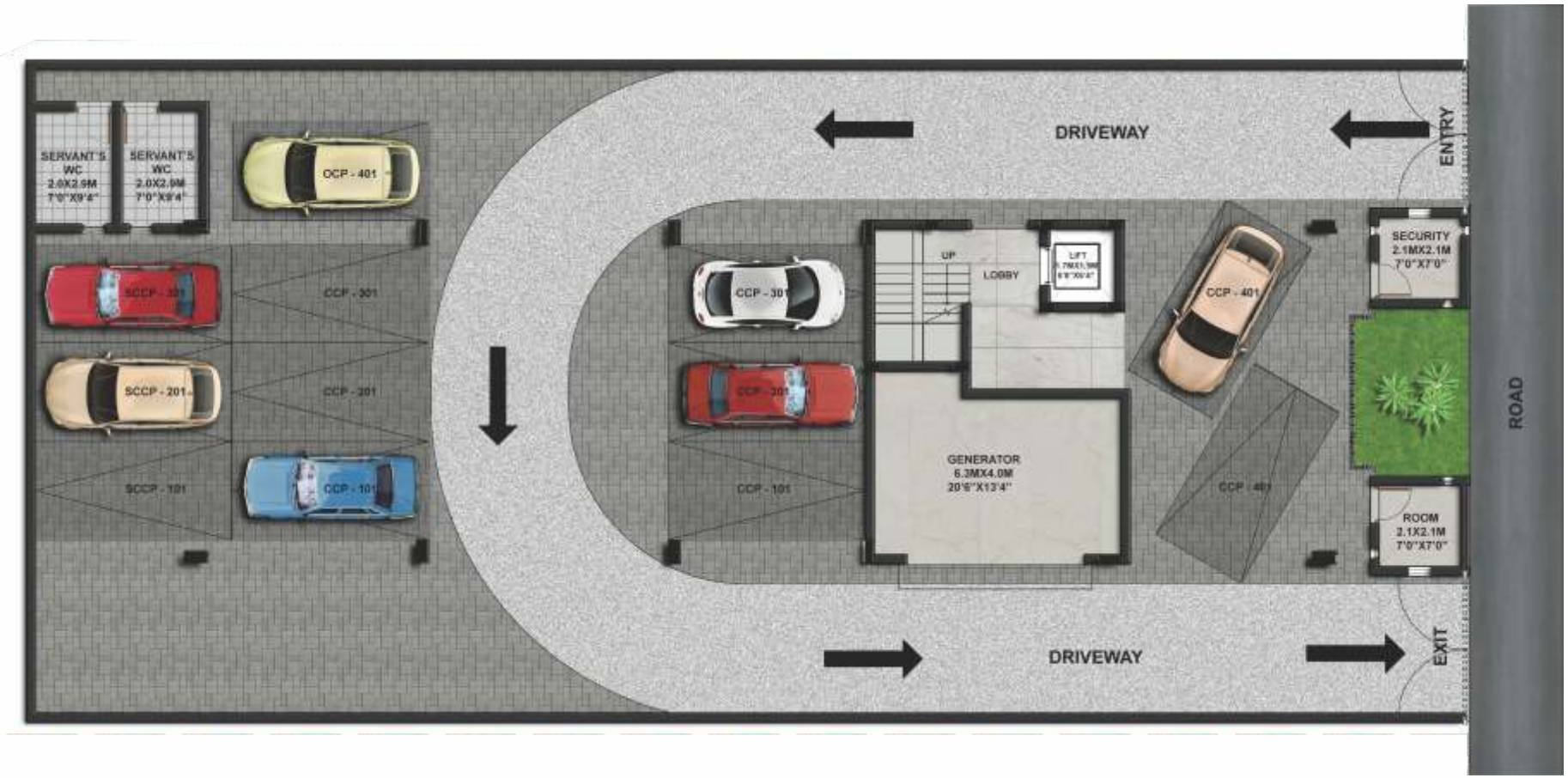
- All apartments have been planned with defined spaces for placing ODU of AC's. This area is designed to be accessible for service but remain hidden so that no AC's are seen on the building façade

Payment Schedule

Booking Advance	-	10%
Agreement Stage	-	40%
Foundation Stage	-	10%
1st Floor Roof	-	5%
2nd Floor Roof	-	5%
3rd Floor Roof	-	5%
4th Floor Roof	-	5%
Brick work & Plastering	-	15%
Handing over	-	5%

Stilt

Floor Plan



First & Third
Floor Plan

- Unit :101, 301
- Built up Area: 3446 Sft
- Carpet Area: 2386 Sft

Second & Fourth
Floor Plan

- Unit: 201
- Built up Area: 3446 Sft
- Carpet Area: 2386 Sft

- Unit: 401
- Built up Area: 3489 Sft
- Carpet Area: 2386 Sft

Specifications

STRUCTURE

- RCC Framed Structure with isolated footing foundation
- Blocks with Cement Plastering
- Anti-termite treatment will be provided
- Designed as Earthquake resistant structure – Seismic Zone III
- Floor to Floor height will be maintained at 3.15 Meters

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of premium emulsion paint
- Ceiling will be finished with 2 coats of putty and premium emulsion paint
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of exterior emulsion paint
- Utility & toilets will be finished with 1 coat of primer and 2 coats of premium emulsion
- Bathroom walls will be finished with glazed ceramic tiles upto false ceiling height

FLOORING

- Foyer, Living, Dining and Family will have Italian marble
- Master bedroom will have wooden flooring
- Kitchen, other bedrooms, pooja niche, dressing will have 1200x600 mm imported vitrified tile
- Master bathroom and other bathrooms will have 300x600 mm matte finish ceramic tile
- All Balconies will have deck tile flooring
- Terrace floor will have pressed tile flooring
- Driveways will have Paver blocks
- Common areas and staircase will have granite flooring with MS railing and a wooden top member.

KITCHEN

- Provision for chimney and water purifier
- Premium branded CP fittings
- Kitchen will be left open for modular kitchen with electrical and plumbing lines.

BATHROOM

- Polished granite slab with double vanity Counter top wash basin in master bathroom
- Polished granite slab with counter top wash basin in other bathrooms
- Premium Branded CP and sanitary fittings
- Provision for Geysers will be provided in all bathrooms

ENTRANCE DOOR

- Main door will be teak wood door frame and double side veneer finish flush doors of 8 feet height with tower bolt, door viewer, safety latch, door stopper with premium brands

Specifications

BEDROOM DOOR

- Solid wood door frame with double side veneer finish shutter doors of 8 feet height with premium brand locks, thumb turn with key, door / floor stopper etc.

BATHROOM DOOR

- Solid wood door frame with double side laminate finish shutter doors of 8 feet height with a fixed glass panel.

WINDOW

- Windows will be Aluminium panel and toughened glass will be provided without grills
- Balconies with Aluminium french doors and toughened glass will be provided without grills
- For ventilators Aluminium frame with suitable louvered glass panes will be provided

ELECTRICAL FITTING

- Cables and wiring of premium brand
- Switches and sockets of premium brand
- Split air conditioners points will be provided in all bedrooms, living and Family
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone and TV (DTH) points will be provided in living, all bedrooms and family
- USB charging port in living/dining, master bedroom
- Master electrical control switch near to main entrance to control all major electrical points

OTHERS

- Rain water harvesting
- 24 X 7 Generator backup for all apartments (100% power backup), lifts and common area
- Dual meter for main and DG power
- Digital lock with Video door phone will be provided in all apartments

EXTERNAL FEATURES

- Elevator: 8 - Passenger automatic lift will be provided with granite cladding (Wheel chair friendly)
- Power Supply: 3-Phase power supply will be provided for all apartments
- Suitable Landscaping will be done at required areas
- Elegant lighting in common lobby

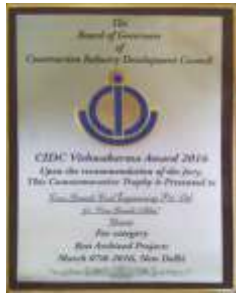
Awards

CSR Initiative of the Year - 2018
ET Now

Excellence in Delivery - 2018
ET Now

Distinguished Design Awards 2017
Casagrand ECR14

Distinguished Design Awards 2017
Casagrand Pallagio



Best Archived Project
Casagrand Aldea
CIDC Vishwakarma
Award 2016

Luxury Project of the Year - 2015-16
Casagrand Aldea
Realty Fact

Developer of the Year
Residential - 2015-16
Realty Fact

Best Realty Brand - 2015
Economic Times

Buddy Neighbour Scheme
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