

EXPERIENCE
THE BEST OF LIFE

CASAGRAN
Esmeralda
SARJAPUR



Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last thirteen years, we have developed over 12 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 6000+ happy families across 68 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.

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

EMBELLISHED BY NATURE

Wake up to enchanting birdsong in tune
with the therapeutic swaying of trees.

PRESENTING

CASAGRAN
Esmeralda
SARJAPUR

THE PERFECT PICTURE OF SERENITY
IN THE MIDDLE OF A BUSTLING LIFE.

The promising villa community is set on a sprawling 3.25 acre expanse, situated just 10 minutes from Sarjapur Main Road and is loaded with amenities of the highest calibre. An ideal example of new age architecture, the exclusive 47 villas are adjacent to Azim Premji University (Wipro) and surrounded by international schools, hospitals and companies.

COME HOME TO ESMERALDA. EXPERIENCE THE BEST OF LIFE.

Aerial view



CASAGRAN *Esmeralda* SARJAPUR

Big reasons to buy



High appreciation location



Best priced villa project in the city



Limited edition of 47 skylight villas only

Salient features

- 47 villas on a sprawling 3.25 acres
- 3 & 4 BHK villas with two living rooms
- Big windows for ventilation
- Private garden for each villa
- 1 covered car park
- Surrounded by international schools, hospitals & companies
- Adjacent to Azim Premji University (Wipro)
- Contemporary new age architecture
- Vaastu compliant
- Premium fittings and features
- Amenities like gym, multipurpose hall, kids indoor play area, etc.

Elevation view



Swimming pool

Amenities:

- Gymnasium • Swimming pool • Toddlers pool • Indoor games room • Hall
- OAT • Library/meeting room • Reception • Outdoor children's play area
- Landscaped court • CCTV • Intercom



Clubhouse



Basketball court



Skating rink



Living room



Bedroom



PAYMENT SCHEDULE

Stage	%
Advance	10%
Agreement	20%
Foundation	10%
Ground Floor Completion	20%
First Floor Completion	20%
Completion of Brick & Plaster	15%
Handing Over	5%

Site Plan



← TO KOTAGANAHALLI

PROPOSED ROAD WIDTH - 18.0 MT

TO SARJAPURA →

3 BHK East Facing Ground Floor

UDS : 2375 - 2427 sft

SBUA : 2227 - 2319 sft

Unit No. : 1 - 5, 12 - 19, 27 - 32

Total Units : 17



3 BHK East Facing First Floor



3 BHK North Facing Ground Floor

UDS : 2375 - 2427 sft

SBUA : 2227 - 2319 sft

Unit No. : 6 - 11, 20 - 25, 33 - 39

Total Units : 17



3 BHK North Facing First Floor



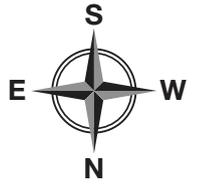
4 BHK North Facing Ground Floor

UDS : 2704 - 4301 sft

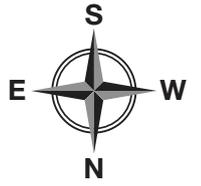
SBUA : 2580 - 2591 sft

Unit No. : 40 - 54

Total Units : 13



4 BHK North Facing First Floor



4 BHK North Facing Second Floor



Location Map



Location advantages

- Nearby Landmarks**
- Peripheral Ring Road - 2 km
 - Elevated Highway from Ejjipura to Koramangala
 - Infosys IT SEZ - 2 km
 - Azim Premji Foundation's World Class University - 600 Meters

- Schools**
- TISB - 6 km
 - Inventure Academy - 6 km
 - Orchid International - 6 km
 - Indus International - 1 km
 - Greenwood - 5 km

- Hospitals**
- Janani Hospital - 4 km
 - Narayana Multispeciality Hospital - 13 km
 - Balaji Hospital - 4 km
 - Columbia Asia Hospital - 11 km
 - Motherhood Hospital - 12 km

- IT Companies**
- Accenture - 15 km
 - Capgemini - 15 km
 - Cisco - 15 km
 - HP - 15 km
 - Wipro - 12 km

Specifications



Structure

- RCC framed structure
- Solid concrete block of 200mm for outer wall and 100mm for internal partition wall
- Ceiling height is maintained at 3m slab to slab



Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen, bathrooms & lobby will be finished with 1 coat of primer, 2 coats of putty & emulsion
- Ceiling will be finished with 2 coats of putty and emulsion
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion
- Utility and bathrooms will be finished with 1 coat of primer and 2 coats of emulsion
- Bathroom walls will be finished with glazed ceramic tiles up to 7 feet height
- Utility wall will be finished with glazed ceramic tiles up to 4 feet height



Flooring

- Living, dining, kitchen and bedrooms will have 600 x 600 mm vitrified tiles
- Bathrooms and utility will have 300 x 300 mm matte finish ceramic tiles
- Car parking will be laid with Kota / Shahabad / Eurocon tiles
- Verandah will be laid with granite flooring
- Staircase will be laid with granite flooring and MS railings
- Terrace will be provided with grano flooring
- Driveway will be interlocking paver blocks



Kitchen

- Open kitchen will be provided and the utility area will be provided with stainless steel sink with single drain board (Nirali or equivalent)
- Provision for chimney and water purifier will be provided
- CP fittings will be Roca / Jaquar or equivalent
- Provisions for gas cylinders in utility area



Bathrooms

- Polished granite slab with below counter top wash basin of Roca / Jaquar or equivalent in master bathroom
- Wall mounted wash basin of Roca / Jaquar or equivalent in all the remaining bathrooms
- Floor mounted WC with cistern and health faucet will be provided
- All CP fittings and sanitary fittings will be Roca / Jaquar or equivalent
- Concealed water mixer Roca / Jaquar or equivalent will be provided
- Provision for exhaust and geyser will be provided in all bathrooms



Entrance Door

- Main door will be flush door of 7 feet height with polish finish along with first quality teak wood frame having Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.



Bedroom Doors

- Flush doors of 7 feet height with first quality teak wood frame will have Godrej or equivalent locks, thumb turn with key, door stopper, etc.



Bathroom Doors

- Flush doors with waterproofing on inner side of 7 feet height with first quality teak wood frame will have thumb turn with key



Headroom Doors

- Laminated doors of 7 feet height with key, door stopper, tower bolt, etc.



Windows

- Windows will be UPVC panel with see-through plain glass and MS grills on inner side (wherever applicable) with mosquito mesh
- French door will be provided with UPVC frame and toughened glass without grills
- Ventilators will have UPVC frame with suitable louvered glass panes



Electrical Fittings

- Finolex or equivalent cables and wiring
- Switches and sockets will be Anchor Roma or equivalent
- Telephone and DTH points will be provided in master bedroom and living room
- Split air conditioner points will be provided for master bedrooms, living room and provision will be given for other rooms
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- USB charging port as a part of switchboard in master bedroom and living area
- Inverter provision will be given for lights and fan points
- Master electrical control switch near main entrance to control all major electrical points



Others

- Rainwater harvesting
- Pneumatic water supply system
- STP
- Suitable landscaping on all sides of the project



External Features

- 3-phase power supply will be provided for all villas
- Suitable landscaping will be done at required areas

CASAGRANDB

building aspirations

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