

Why holiday in Bali, when you can

live there forever?

CASAGRAN
FLORELLA
SARJAPURA



Beautifully crafted 36 luxurious 3 & 4 BHK Villas on 1.73 Acres at

Sarjapura

- **Bengaluru's First Bali Styled Smart Villa Community**
- **40+ Lifestyle Amenities** & Features like Rooftop swimming pool, Amphitheatre, Balinese garden, & many more
- **65% Open Space** for undisturbed light & ventilation
- Every Villa is planned with **40% of Green & Open space**
- Designed to be **Kids & Senior-Citizens Friendly** community
- Carefully chosen **High-end & Smart Home Specifications**
 - Digital Door Lock, Video door phone, Google Home / Alexa, Mobile Charging Pod, Premium sanitary fittings, App controlled smart fan & light switches & many more.
- **Independent Villas with No Common Wall Sharing & 5' feet wide open space** encouraging natural light & ventilation
- Casagrand Florella - **Project Completion in just 9 months**
- **100% Vaastu Compliant Homes** designed with no wastage of spaces
- Most thoughtfully designed Master & Unit plans designed based on 4 important pillars - **Light, Ventilation, Privacy & Vaastu**

Most thoughtfully designed Unit plans for a

Luxurious living experience

- **Bali architectural style** is captured by the **Hipped Roof design, Landscaped areas, Huge Windows** & all the common areas like Entry Arch, Compound & Feature wall, Garden areas express the same language
- Villas designed with **Huge Windows assuring 3 times** the amount of ventilation than any home
- **The front and the rear side** of the villa are **Beautifully Landscaped with greenery**
- All the Villas designed with a **dedicated Lounge at First floor** which can be customised as per individual's comfort
- **10' x 10' Open terrace** from the bedroom as an extended private space for all Villas
- Living / bedroom opens up to an extended **Landscape Deck & Hardscape features** to enjoy the outdoors

- Kitchen planned with Defined **Utility Space** for convenience & **Kitchen Garden** to encourage your gardening activity
- Most of the Villas planned with **Landscaped Seaters in the Beautifully Designed Backyard** to have relaxing time outdoor
- All the Villas designed with **Terrace garden with pergola seating and Barbecue Counter**

Carefully chosen High-end & Smart Home Specifications for a

Smart lifestyle

- **Wide & Fancy Main door** with dedicated **Paneling**
- Designer Villa number signage with **Milk Box & Newspaper Holder** for convenience
- **Digital door lock** with five independent unlocking features
- **7 inch LED Video Door Phone** to monitor your Visitors
- **Google Home / Alexa** to make your life easier
- **Wireless Mobile Charging Dock** for convenient Charging Experience
- **App based Smart Control for Fan, Light & AC**
- **Occupancy Sensors** that automatically turns On/Off in Toilets & Foyer
- **Bluetooth Speakers** in Kitchen & Master Bathroom to enjoy your cooking & shower time
- Premium range of **American Standard/ Kohler** or equivalent fittings
- Master Bathroom with **Shower panel, Glass shower partition, and Granite Counter** with counter-top washbasin
- Terrace garden with **Pergola Seating and Barbecue Counter** for all the Villas.



40+ Lifestyle

Amenities & Features

- Gym, Walking / Jogging track, Outdoor Yoga Lawn & more to enhance your **Health & Fitness**
- Hammock garden, Reflexology pathway, Senior Citizen Seating Zone, Leisure Pavilion for the **Elders**
- Children's Cognitive play area, Trampoline, Adventure Rock climbing wall, Kids Science Park & many more amenities to keep your **Kids** active
- Amphitheatre, Balinese garden, Outdoor Party lawn, Barbecue corner, Banquet hall for **Communal gathering**

Stylish

Clubhouse

- Enjoy the indoor amenities at the Stylishly designed **Balinese themed Clubhouse**
- **Rooftop amenities** at Clubhouse include Rooftop swimming pool with infinity edge, Jacuzzi pool, Kids pool, Poolside Refreshment Counter & more

Your Safety &

Security as our Top Priority

- Community offering **Multi-tier Security System**
- CCTV surveillance cameras
- 24*7 manned Security
- **My Gate App** for Secured visitor access control

Vaastu Compliant Villas

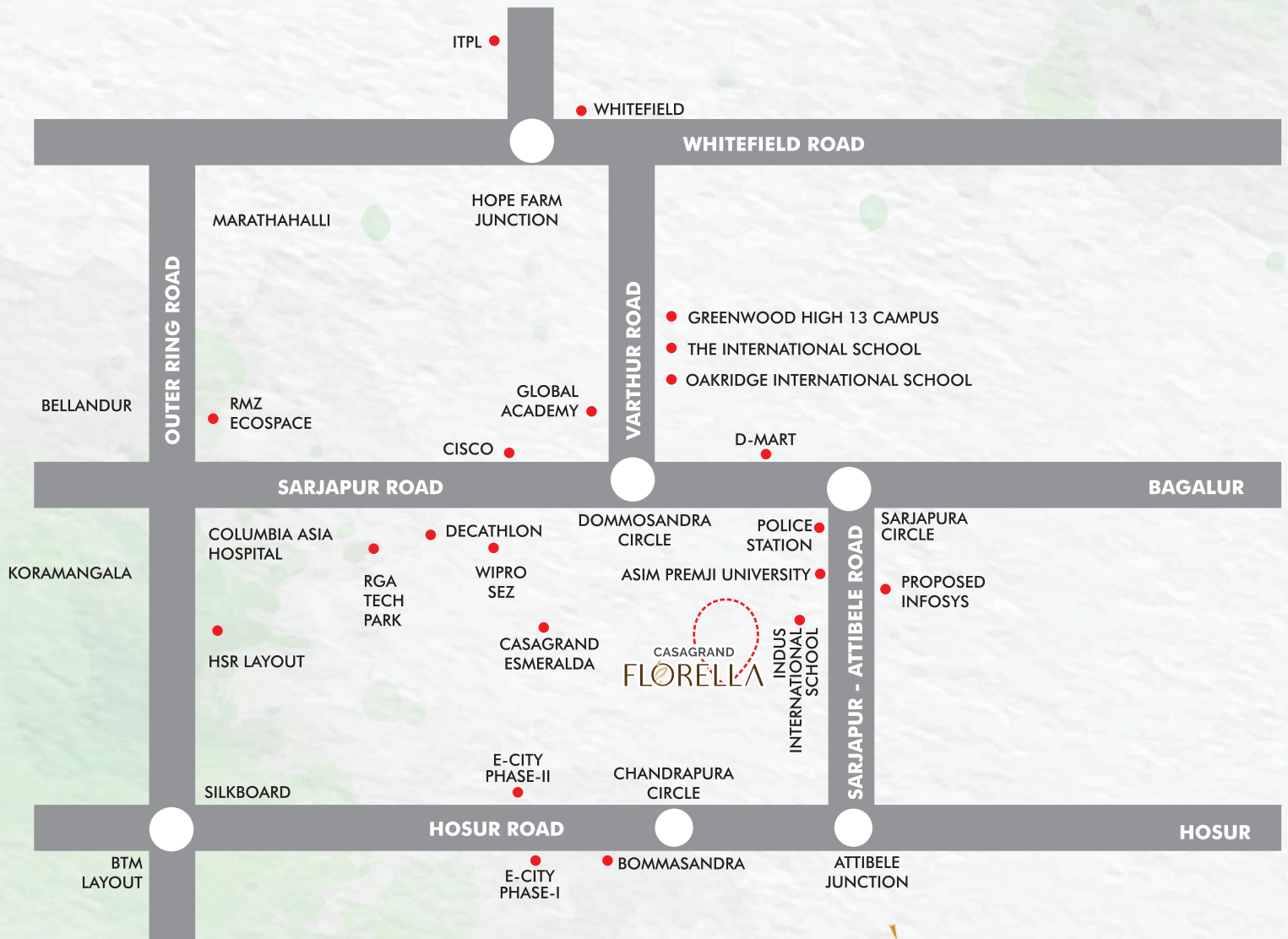
- East or North facing Main door
- SW Master bedroom
- SE or NW cornered Kitchen & East/ North facing kitchen hobs
- No bed headboard placed North
- No SW entrance
- No NE & SW cuts
- No NE or SW corner toilets



Location

Advantages

- **10 minutes from WIPRO SEZ & RGA Tech Park**
- Perfect choice for anyone who is looking to buy a home in **Sarjapura, Bellandur, HSR layout, Whitefield, Electronic City, Bommasandra, Marathahalli, Koramangala, BTM Layout**
- Located close to leading industrial hubs and MNCs, reputed schools, colleges and hospitals. **Indus International School, Azim Premji University, Wipro, Columbia Asia Hospital, upcoming Infosys** campus makes it a perfect choice for any home buyer.



CASAGRAN
building aspirations

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