

A WORLD WITHIN YOUR HOME

CASAGRAN
SELENIA






CASAGRAND 
building aspirations

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD



Casagrand Premier Builder Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. In the twenty years, we have developed over 38 million square feet of prime residential real estate across Chennai, Bengaluru, Coimbatore and Hyderabad. Over 40,000+ happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 20th year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.

221

3 BHK Villas

17.04


Acres



11
acres of
open space

90+
amenities





Introducing Casagrand Selenia, an architectural masterpiece of excellence now gracing Chennai.

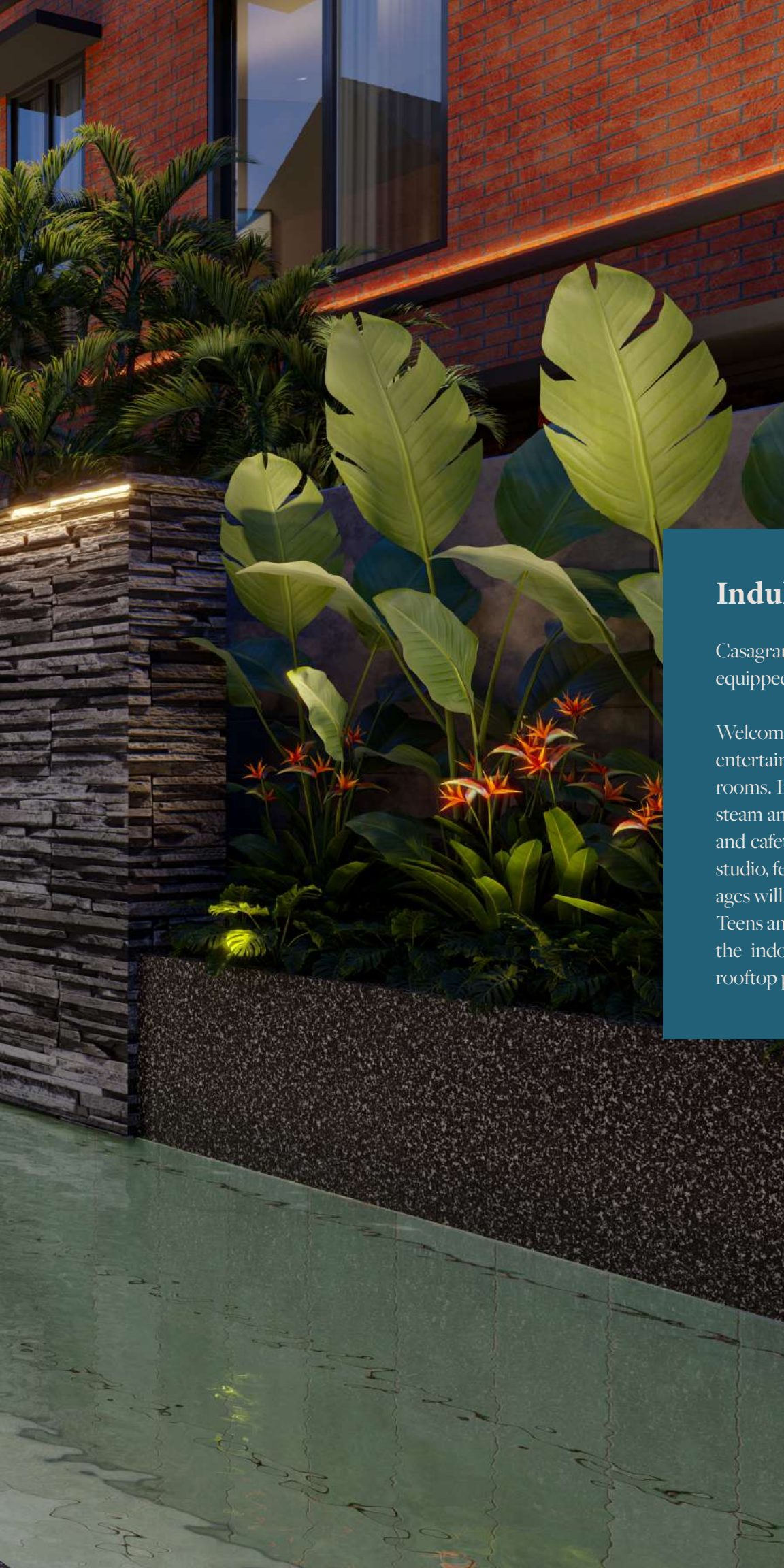
Spanning 17.04 acres, this gated community boasts an efficient building footprint with 11 acres dedicated to open space. Experience the fusion of contemporary architecture with brick wall cladding, large French windows, and Balinese landscaping. A grand Balinese entryway welcomes residents with a majestic main entrance archway adorned with a water feature. Prioritizing light, ventilation, privacy, and Vaastu, the master plan ensures optimal living conditions. Villas are oriented to maximize wind flow and minimize heat gain.

Enjoy the amenities of a 11,000 sft. clubhouse designed for resident comfort. Wide driveways and landscaped side pavers ensure smooth vehicular movement throughout the community, complemented by stately entrance and exit arches. Multi-tier security, including CCTV surveillance, ensures 24x7 safety. Discover 100% Vaastu compliant homes with efficient space planning for a harmonious living experience.









Indulgence like no other.

Casagrand Selenia stands out with its array of top-notch amenities, including a fully equipped 11,000 sft. clubhouse boasting five-star interiors.

Welcoming you is a grand double-height lobby with a waiting lounge. For entertaining guests, there's a spacious multipurpose party hall and exclusive guest rooms. Indulge in relaxation at the exclusive spa and salon, complete with dedicated steam and massage rooms. Daily conveniences are covered with a convenience store and cafeteria within the community. Stay fit with the exclusive gym and aerial yoga studio, featuring top-notch features like a cross-fit nook and TRX training. Kids of all ages will delight in the indoor play area, creche, Lego area, and interactive wall games. Teens and young adults can enjoy the gaming arcade, VR gaming, and board games in the indoor game area. The club terrace offers additional amenities including a rooftop party lawn with a barbeque counter, sky cinema, and a star-gazing deck.



90+ Amenities

OUTDOOR AMENITIES

1. Waiting Zone
2. Arrival Plaza
3. Party Lawn
4. Barbeque Corner
5. Multipurpose Sports Court
6. Cricket Pitch
7. Sports Viewing Gallery
8. Mini Golf
9. Outdoor Gym
10. Kids Play Area
11. Kids Jungle Gym
12. Skating Rink
13. Meditation Zone
14. Senior Citizen Area
15. Tree Court
16. Yoga Lawn
17. Play Mound
18. Inground Trampoline
19. Maze Garden
20. Hobby Corner
21. Sculpture Court
22. Elders Nook
23. Pebble Seaters
24. Amphitheatre
25. Herb Garden
26. Hammock Zone
27. Swing Court
28. Miyawaki Forest
29. Adventure Trail
30. DIY Garden

31. Reflexology Walkway
32. Aromatic Garden
33. Pet Park
34. Birds Bath
35. Hopstotch
36. Leisure Seating
37. Chalk Wall
38. Nanny's Pavilion
39. Hangout Plaza
40. Pergola Seater
41. Jogging & Walking Track
42. Stepping Stones
43. Sandpit
44. Tree House
45. Gazebo
46. Cycle Rack
47. Car Wash Bay
48. Air Filling Station
49. Car Charging

SWIMMING POOL AMENITIES

50. Swimming Pool
51. Kids Pool
52. Outdoor Shower Area
53. Poolside Cabanas
54. Interactive Water Jets
55. Shallow Water Lounge
56. Floating Walkway
57. Water Spouts
58. Rain Curtain

CLUBHOUSE AMENITIES

59. Multipurpose Hall
60. Convenio Store
61. Café
62. Mini Theatre
63. Creche
64. Kids Play Area
65. Kids Adventurous Wall
66. Kids Ball Pit
67. Lego Corner
68. Kids Library
69. Art & Craft Space
70. Board Games Zone
71. VR Gaming
72. Arcade Unit
73. Dart Game
74. Portable Mini Golf
75. Guest Rooms
76. Gym
77. TRX Training
78. Crossfit Nook
79. Aerial Yoga Studio
80. Association Room
81. Co-Work Space
82. Salon
83. Massage Room
84. Steam Room
85. Star Gazing Deck
86. Rooftop Party Lawn
87. Sky Cinema
88. Rooftop Cabanas
89. Terrace Sitout
90. Rooftop Barbeque
91. Refreshment Counter





129





Signature Villas

Elegance greets you at the grand main door adorned with a veneer finish, welcoming guests to your luxurious villa. Experience convenience and security with the new generation digital door lock system, allowing touch unlock and digital key sharing.

Italian marble flooring in the living and dining areas, complemented by premium vitrified tiles in other spaces. Granite finish flooring adorns the car parking area, while large French sliding doors and windows flood the interior with natural light. Bedroom doors boast a laminated finish for added elegance, while the staircase features a granite finish with MS rod and wooden handrail.

Bathrooms are equipped with premium Kohler/equivalent fittings and waterproof doors, with master bathrooms featuring a shower column, shower cubicle, granite counter washbasins, and 2' trench drain.

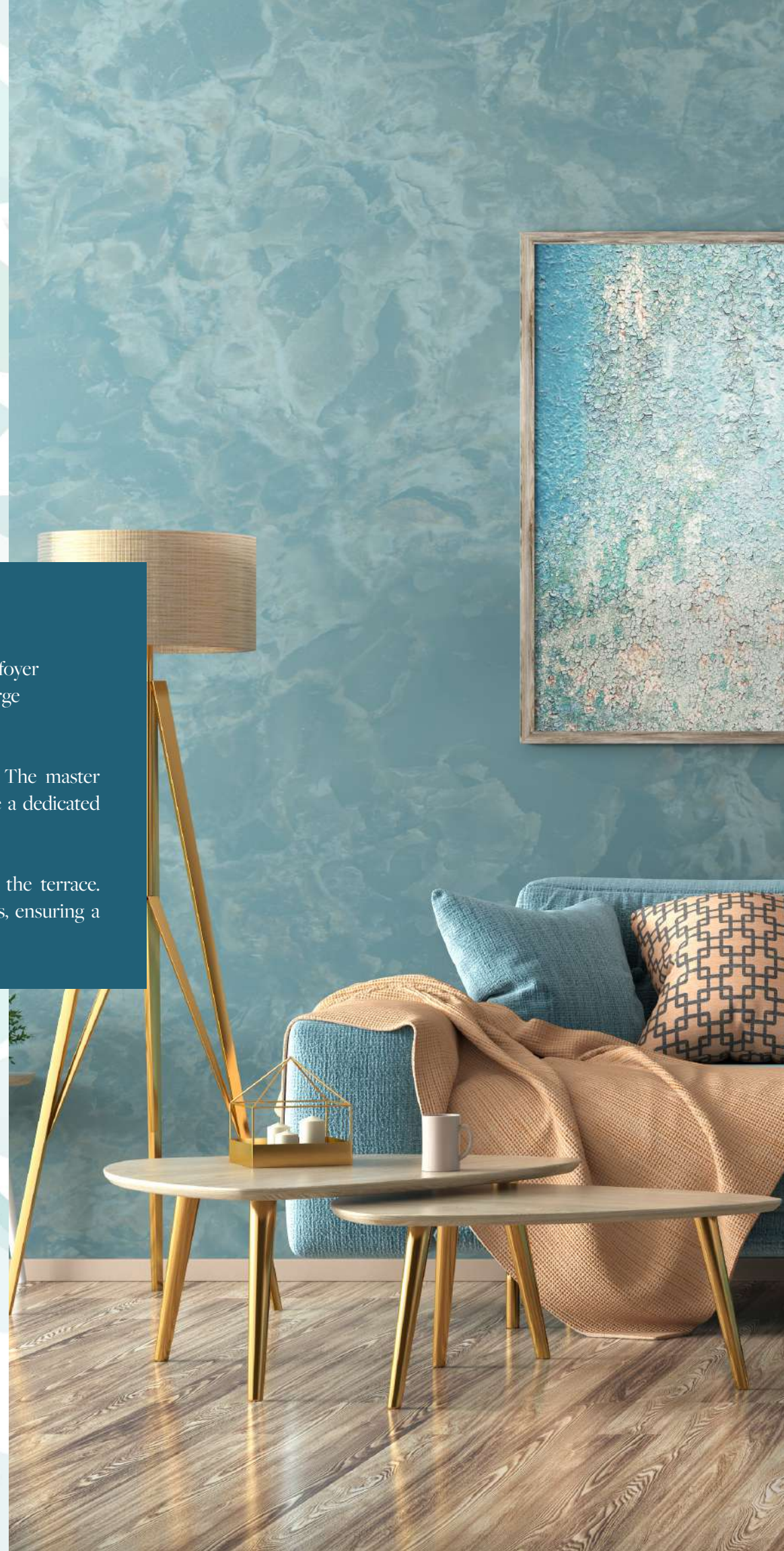
Terrace amenities include a barbeque counter and movie screening provision for evening gatherings and functional convenience. Exclusive villa features like outdoor sockets, a wall cloth hanger, and foot lamps enhance daily living convenience.

Efficient Space Planning

Dedicated 2-car parks and landscaped areas in most villas. A double-height foyer creates a grand entrance, while Balinese landscaped gardens seamlessly merge indoor and outdoor spaces.

Well-ventilated bedrooms, living areas, and kitchens enhance comfort. The master bedroom boasts luxury with a walk-in wardrobe and open terrace, while a dedicated family lounge awaits on the first floor.

Convenience is key with a designated space for washing machines on the terrace. Additionally, dedicated outdoor unit spaces are provided for all AC units, ensuring a streamlined and organized layout.









Vaastu Compliant homes for a positive lifestyle

- All villas have East and North facing main entrance.
- All villas have SW master bedroom.
- All villas have East or North facing kitchen hobs.
- No bedrooms have headboard in the North.
- No NE & SW cuts in villa profile.
- No villas have toilets in SW or NE.
- All villas are planned with WC facing either North or South.
- Major site setback is towards the North & East.





Master Plan

OUTDOOR AMENITIES

- 1.Waiting zone
- 2.Arrival Plaza
- 3.Party Lawn
- 4.Barbeque corner
- 5.Multipurpose Sports Court
- 6.Cricket Pitch
- 7.Sports Viewing Gallery
- 8.Mini Golf
- 9.Outdoor Gym
- 10.Kids Play Area
- 11.Kids Jungle Gym
- 12.Skating Rink
- 13.Meditation Zone
- 14.Senior Citizen Area
- 15.Tree court
- 16.Yoga Lawn
- 17.Play Mound
- 18.Inground Trampoline
- 19.Maze Garden
- 20.Hobby Corner
- 21.Sculpture Court
- 22.Elders Nook
- 23.Pebble Seaters
- 24.Amphitheatre
- 25.Herb Garden
- 26.Hammock Zone
- 27.Swing Court
- 28.Miyawaki Forest
- 29.Adventure trail
- 30.DIY Garden
- 31.Reflexology walkway
- 32.Aromatic Garden
- 33.Pet Park
- 34.Birds Bath
- 35.Hopstotch
- 36.Leisure Seating
- 37.Chalk Wall
- 38.Nanny's Pavilion
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- 40.Pergola Seater
- 41.Jogging And Walking Track
- 42.Stepping Stones
- 43.Sandpit
- 44.Tree House
- 45.Gazebo
- 46.Cycle Rack
- 47.Car Wash Bay
- 48.Air Filling Station
- 49.Car Charging

SWIMMING POOL AMENITIES

- 50.Swimming Pool
- 51.Kids Pool
- 52.Outdoor Shower Area
- 53.Poolside Cabanas
- 54.Interactive Water Jets
- 55.Shallow Water Lounge
- 56.Floating Walkway
- 57.Water Spouts
- 58.Rain Curtain

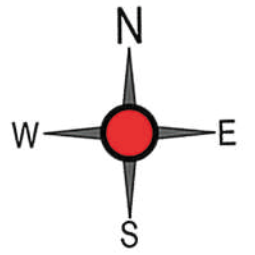
CLUBHOUSE AMENITIES

- 59.Multipurpose Hall
- 60.Convenio Store
- 61.Café
- 62.Mini Theatre
- 63.Creche
- 64.Kids Play Area
- 65.Kids Adventurous Wall
- 66.Kids Ball pit
- 67.Lego corner
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- 71.VR Gaming
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- 82.Salon
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- 84.Steam Room
- 85.Star Gazing Deck
- 86.Roof Top Party Lawn
- 87.Sky Cinema
- 88.Roof Top Cabanas
- 89.Terrace Sitout
- 90.Rooftop Barbeque
- 91.Refreshment Counter

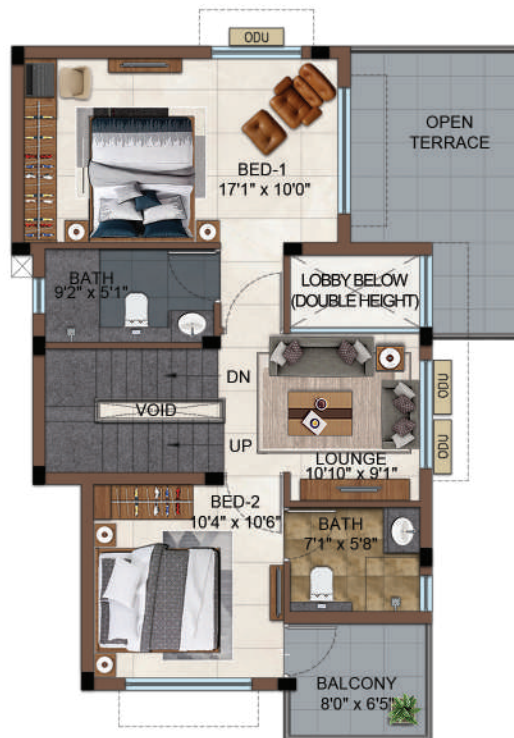


**Unit Plans
Type - A**

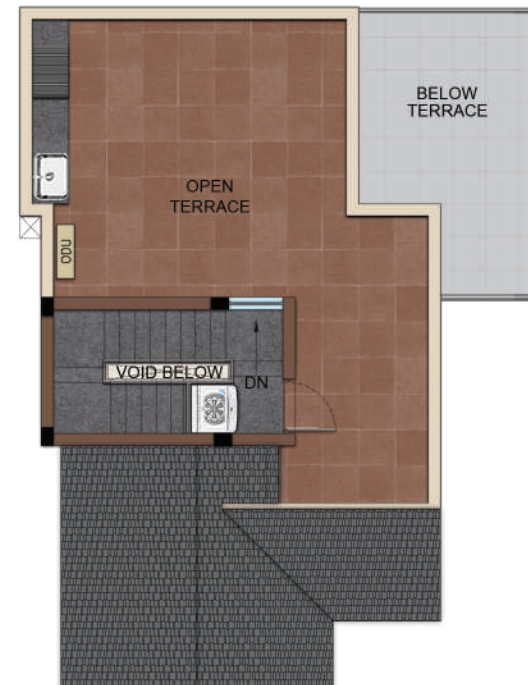
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

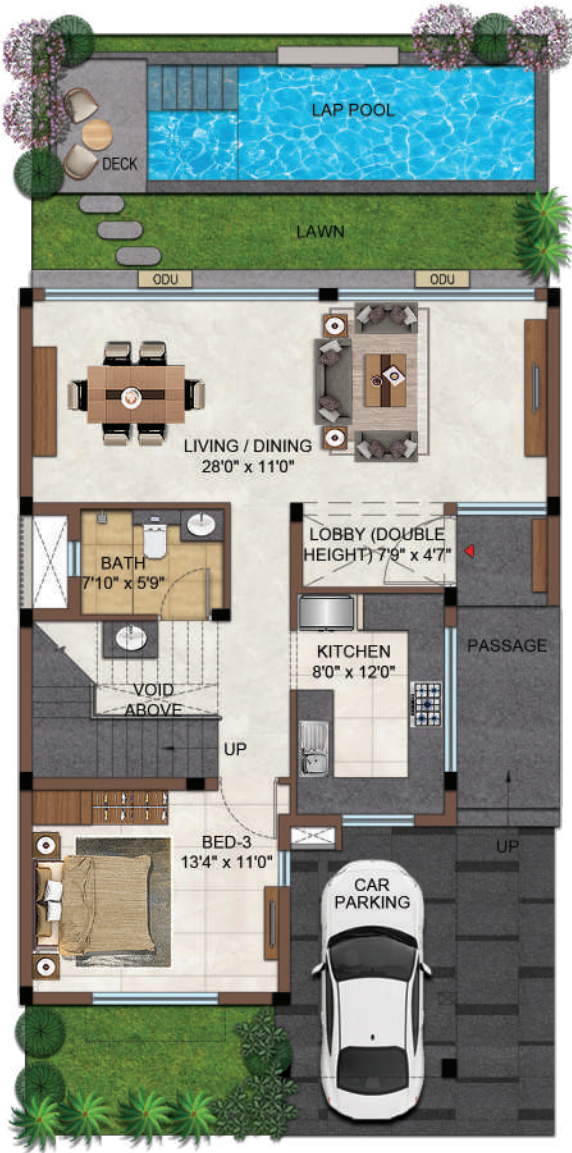
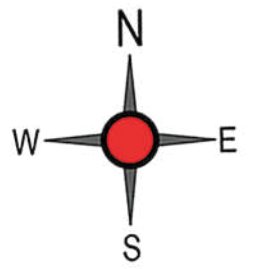
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
199	1342	1735	2747

*Private pool is optional

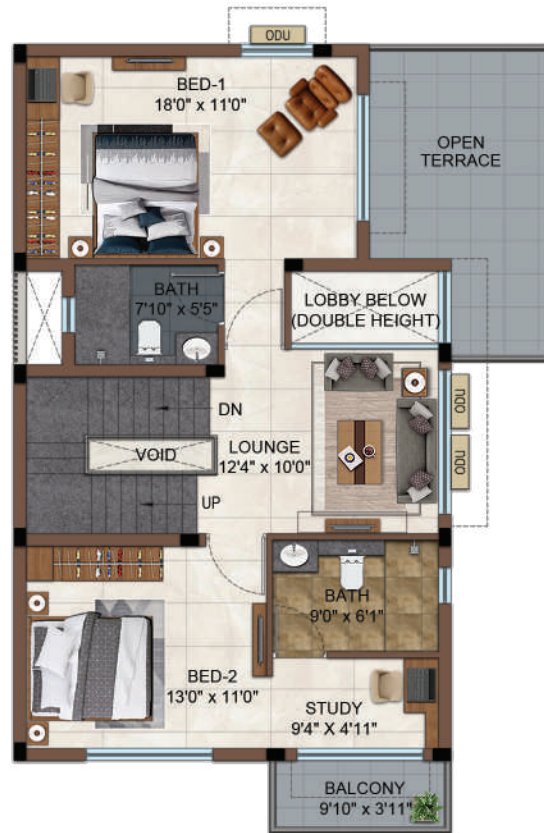


KEY PLAN

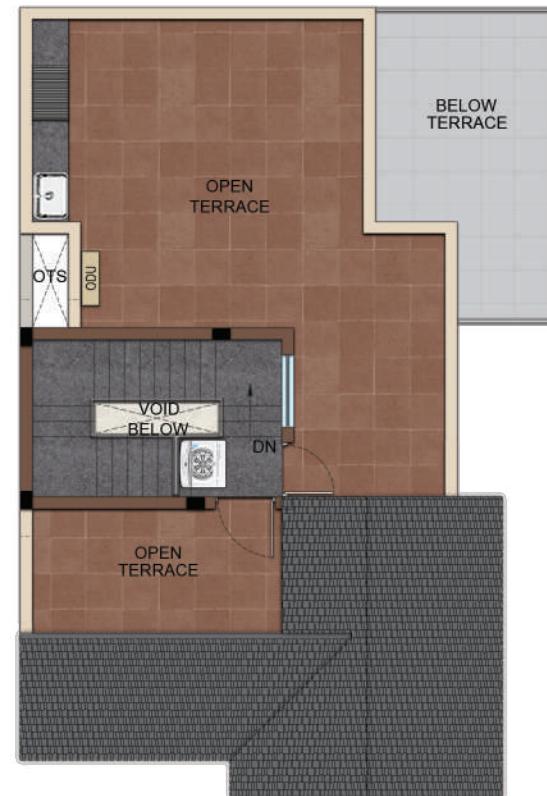
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

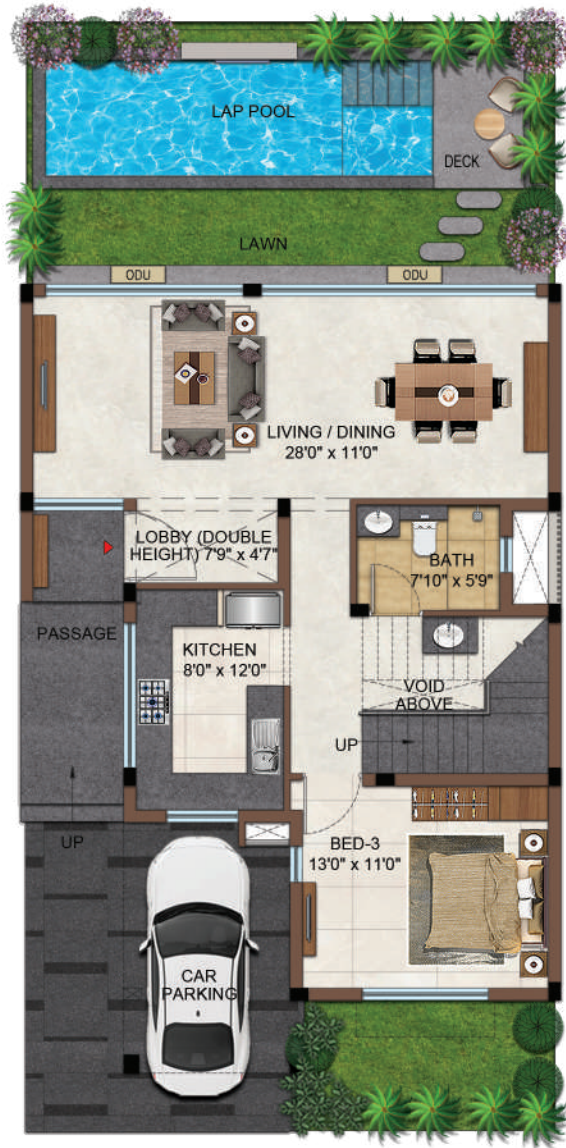
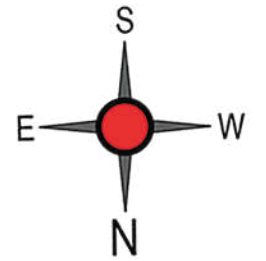
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
137	1665	2102	2583
169	1665	2102	2583
201	1665	2102	2583
214 A	1665	2102	2881

*Private pool is optional

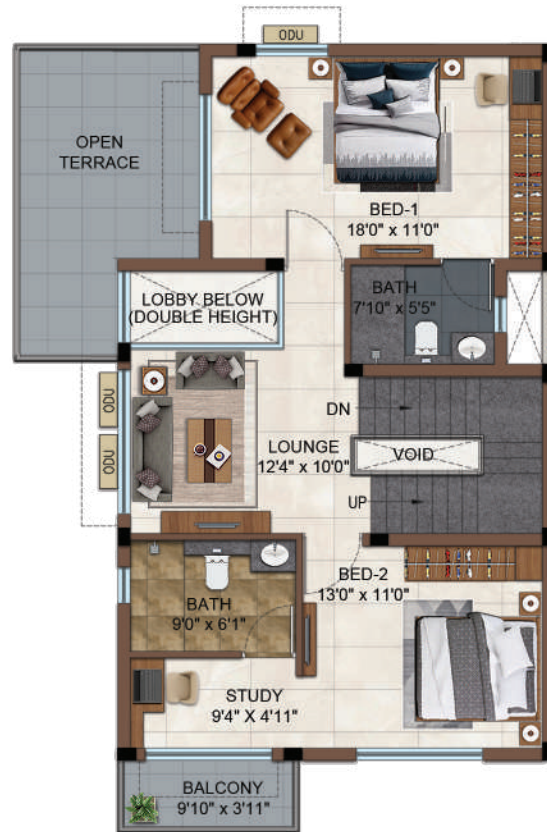


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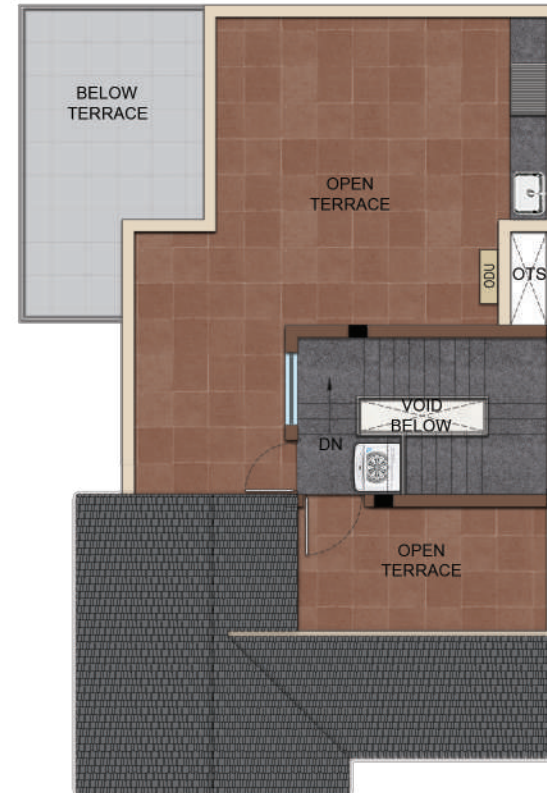
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

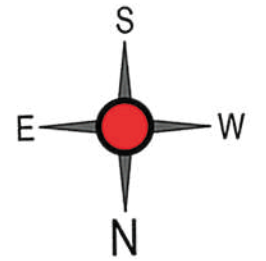
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
182	1665	2102	2867

*Private pool is optional

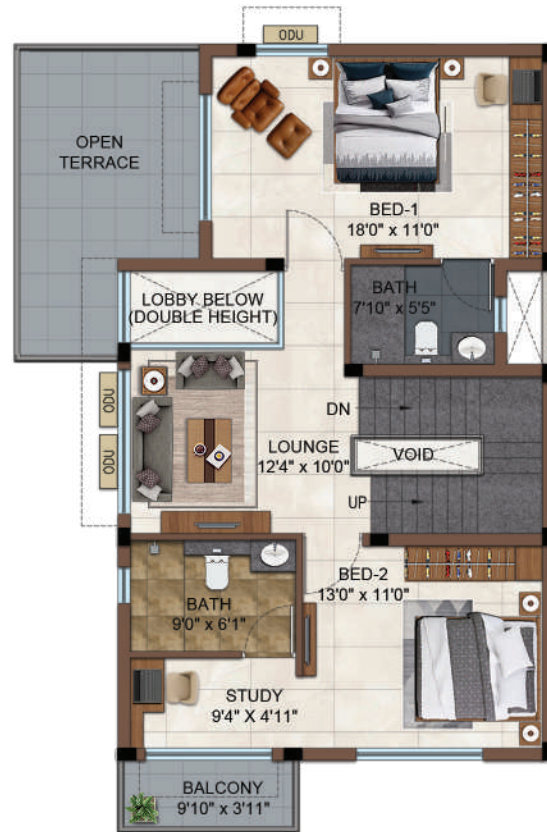


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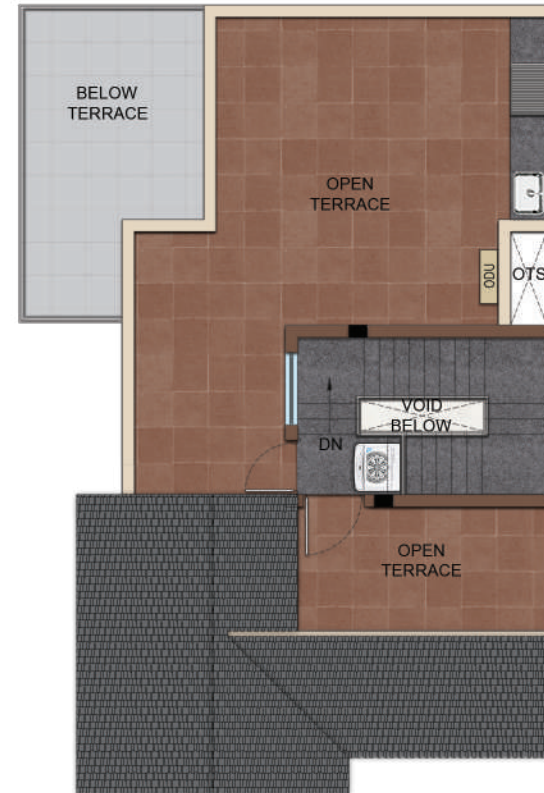
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



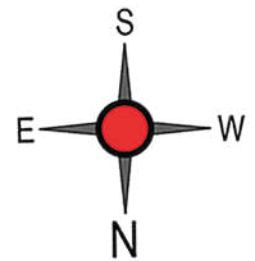
TERRACE FLOOR PLAN

VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
216	1665	2102	2570



KEY PLAN

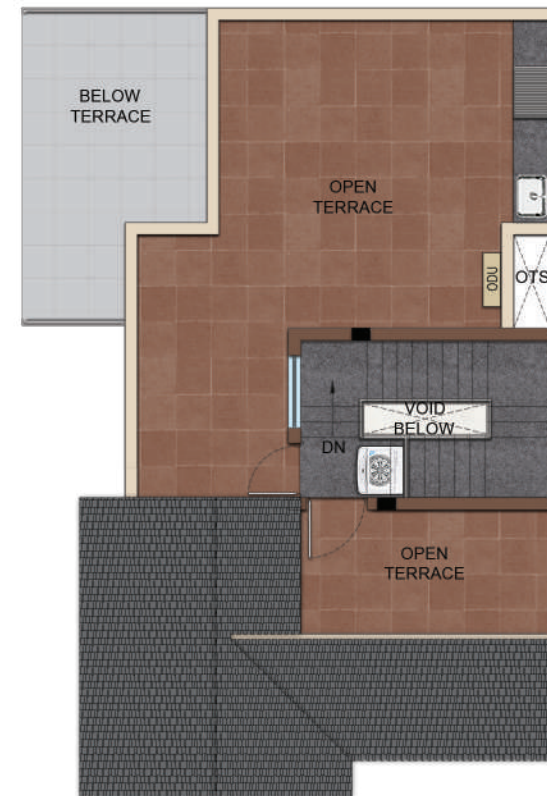
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

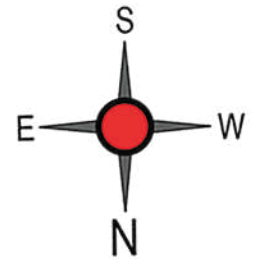
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
183	1665	2120	2570
183A	1665	2120	2570
185	1665	2120	2570
186	1665	2120	2570
187	1665	2120	2570
187A	1665	2120	2570
189	1665	2120	2570
190	1665	2120	2570
191	1665	2120	2570
192	1665	2120	2570
192A	1665	2120	2570
194	1665	2120	2570
195	1665	2150	2602

*Private pool is optional

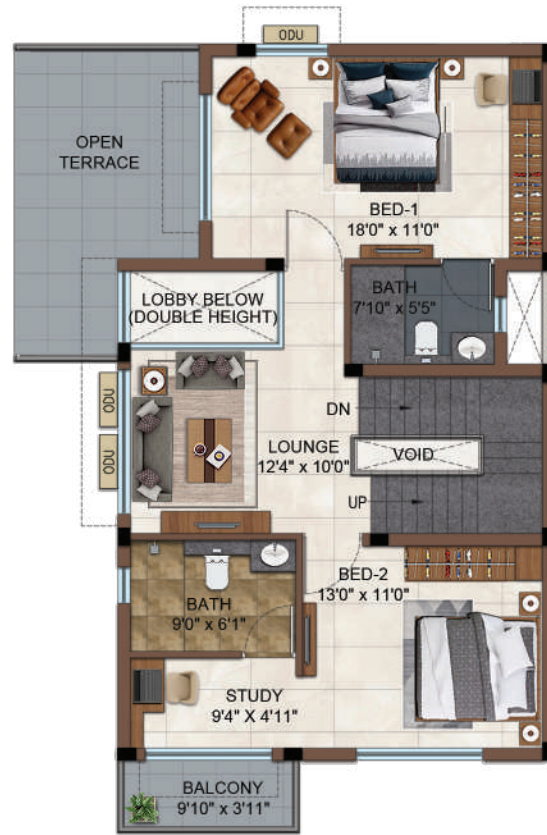


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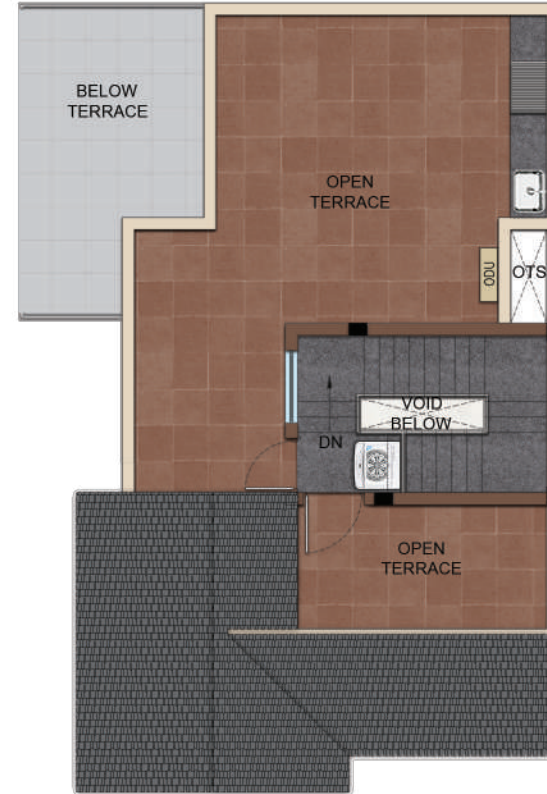
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



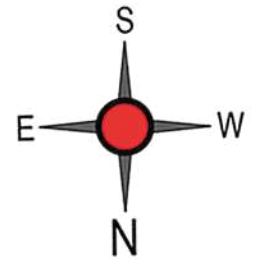
TERRACE FLOOR PLAN

VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
217	1665	2120	2351
218	1665	2120	2380
219	1665	2150	2358



KEY PLAN

3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

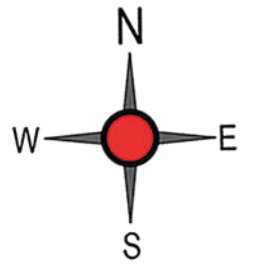
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
165	1665	2151	3250
198	1665	2151	3197

*Private pool is optional

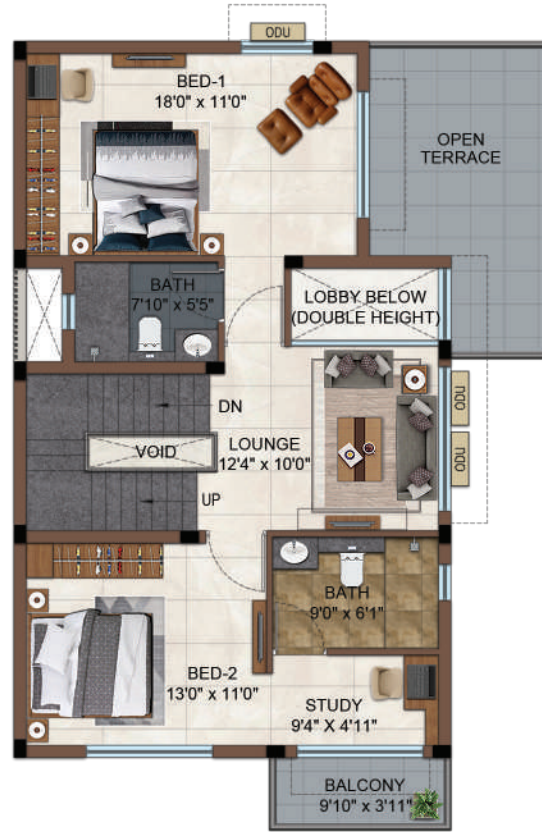


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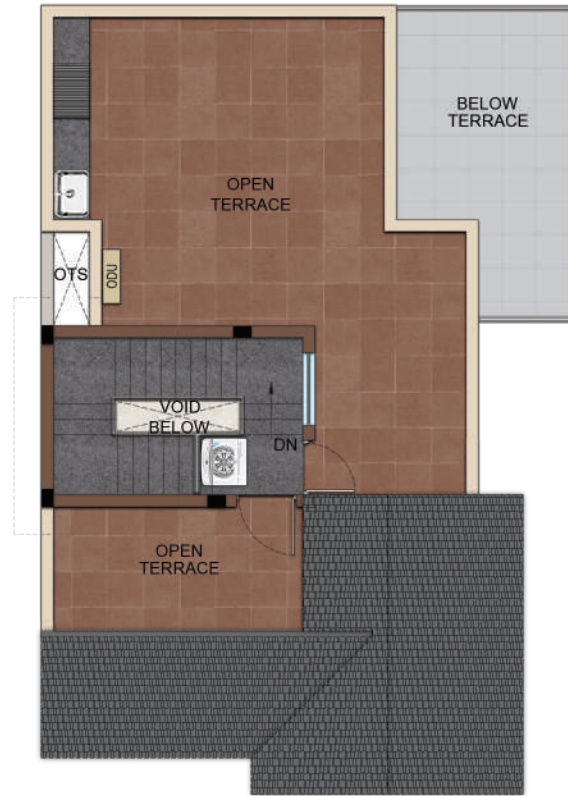
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

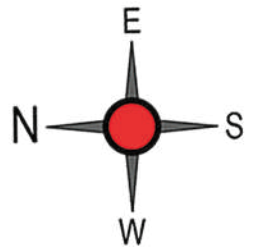
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)	VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
22	1665	2151	3305	204	1665	2120	2570
133	1665	2150	3637	205	1665	2120	2570
133A	1665	2120	2570	205A	1665	2120	2570
135	1665	2120	2570	207	1665	2120	2570
136	1665	2120	2570	208	1665	2120	2570
165A	1665	2150	3293	209	1665	2120	2570
167	1665	2120	2570	210	1665	2120	2570
168	1665	2120	2570	211	1665	2120	2570
200	1665	2120	2570	212	1665	2120	2570
202	1665	2150	2602	213	1665	2120	2570
203	1665	2120	2570	214	1665	2120	2570



KEY PLAN

*Private pool is optional

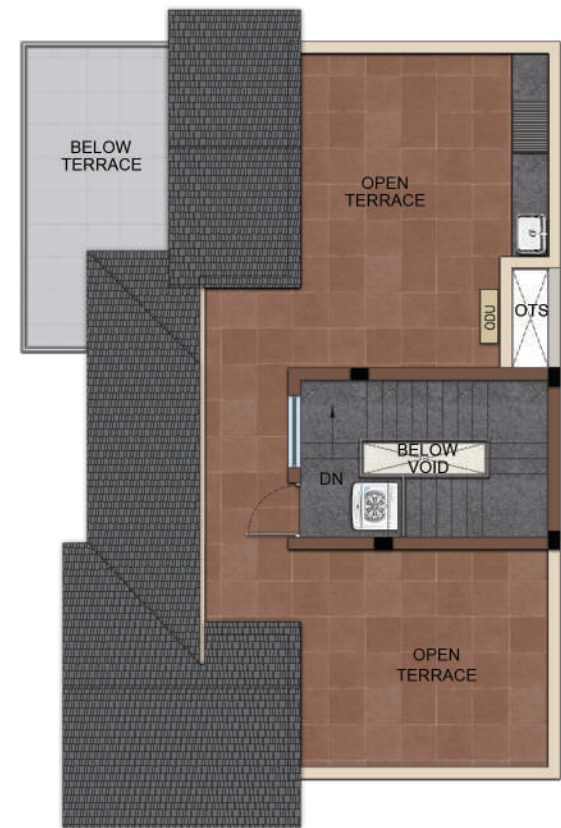
3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

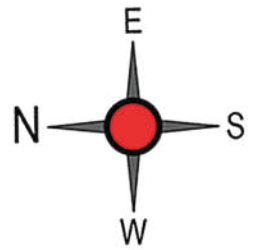
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221	1691	2164	3174

*Private pool is optional

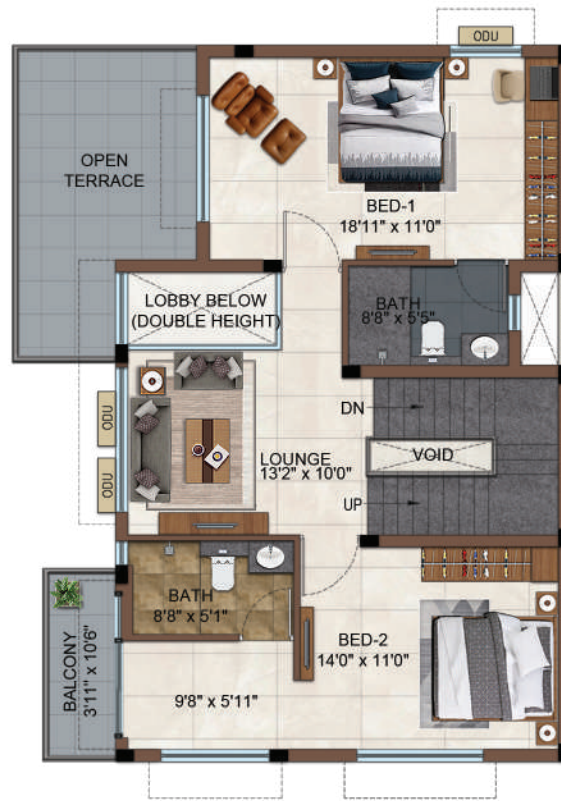


KEY PLAN

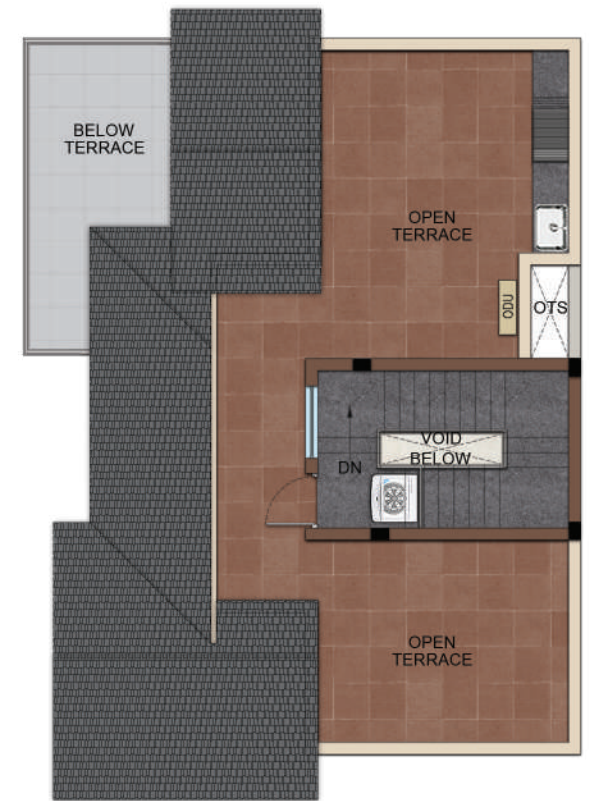
3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
220	1743	2218	3482

*Private pool is optional

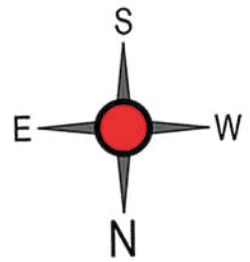


KEY PLAN

The background of the entire image is a repeating pattern of stylized, overlapping leaves in various shades of teal and light green. The leaves are arranged in a dense, somewhat chaotic but rhythmic pattern, creating a textured, organic feel.

Type - B

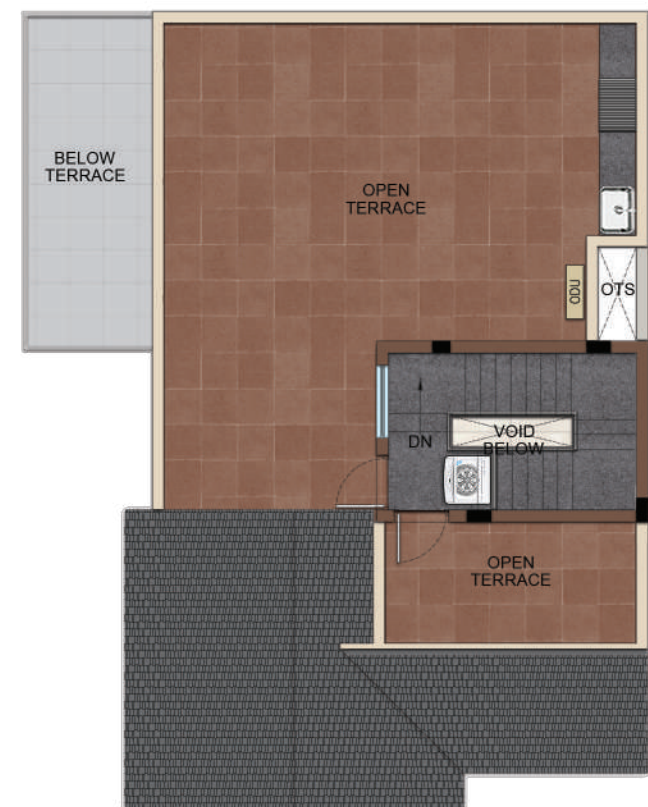
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



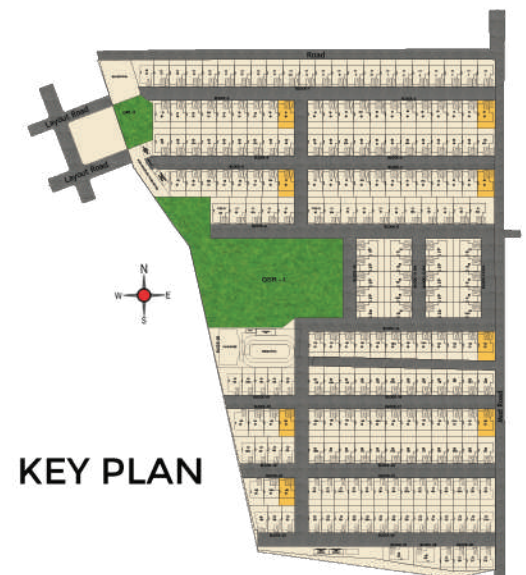
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

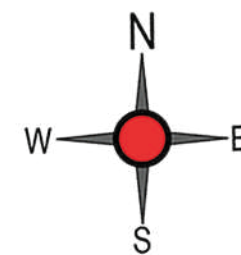
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
31	1911	2451	3014
43	1911	2451	3257
72	1911	2451	3014
84	1911	2451	3215
121	1911	2451	3423
150	1911	2451	3247
162	1911	2451	3014
196	1911	2451	3014

*Private pool is optional



KEY PLAN

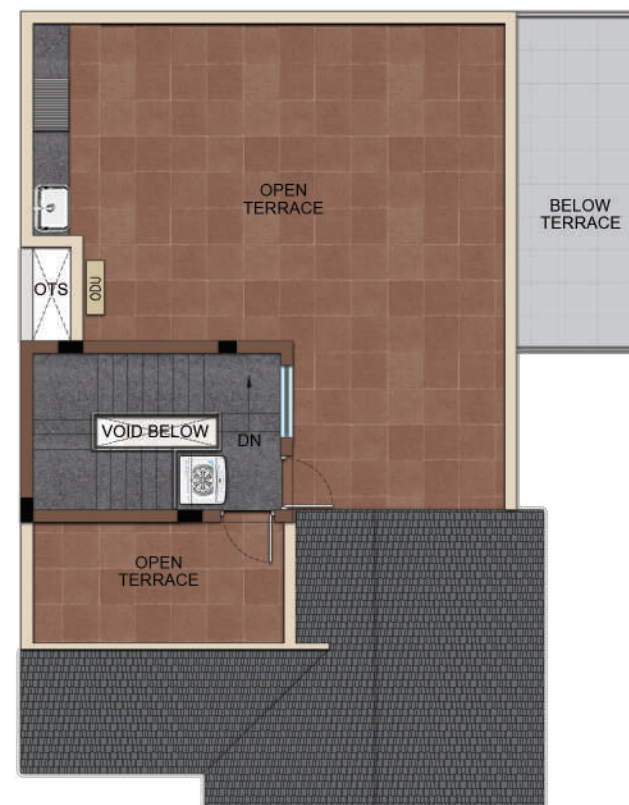
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



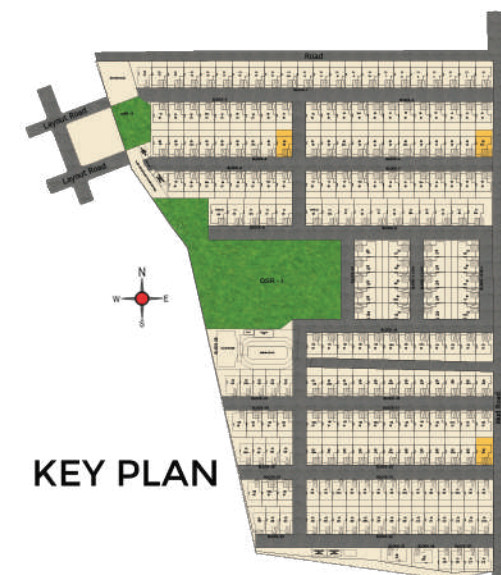
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

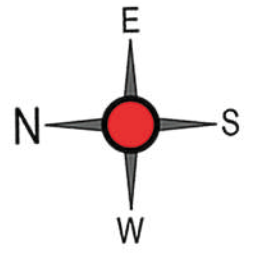
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
43A	1911	2451	3231
56	1911	2451	3014
181	1911	2451	3247

*Private pool is optional

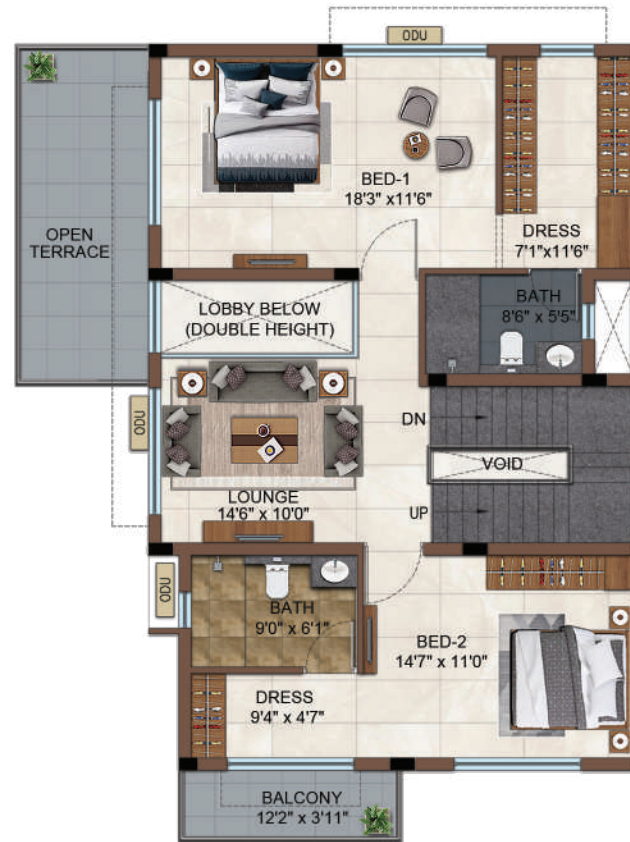


KEY PLAN

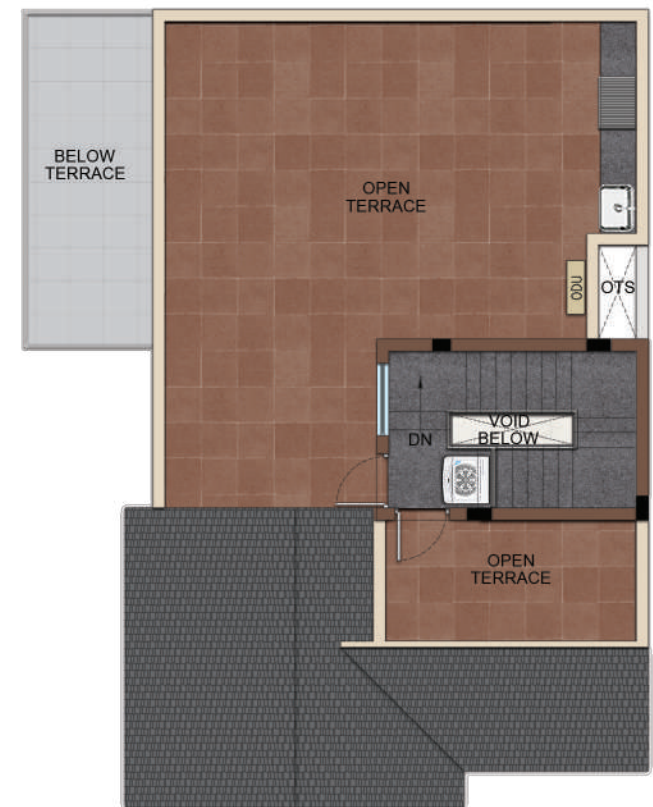
3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

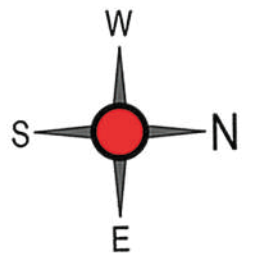
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
101	1911	2451	3280
111	1911	2451	3280

*Private pool is optional



KEY PLAN

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

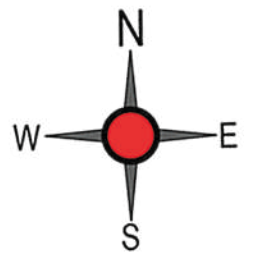
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
110	1911	2451	3280
120	1911	2451	3280

*Private pool is optional



KEY PLAN

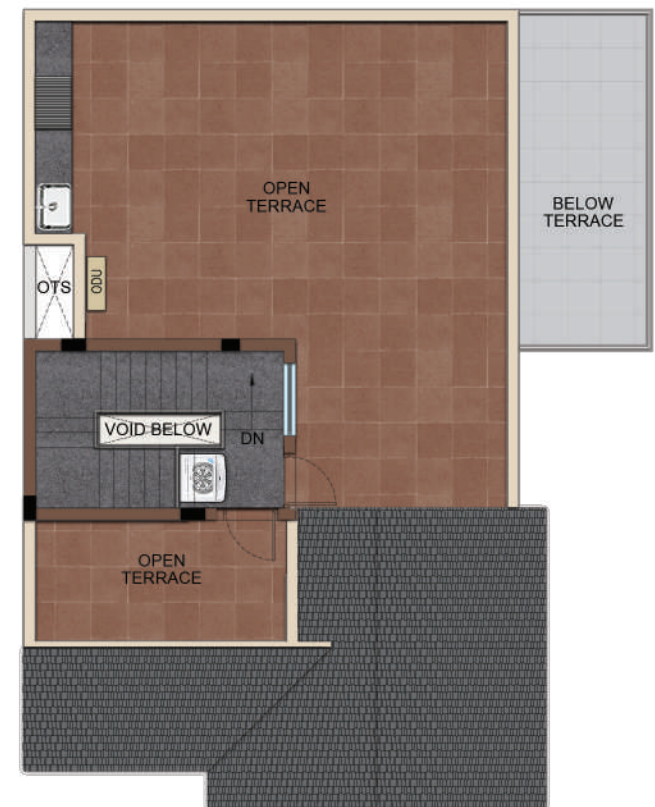
3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

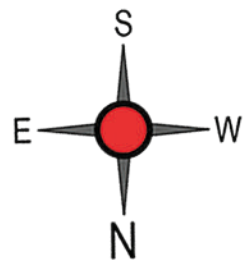
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
149	1911	2451	3024

*Private pool is optional



KEY PLAN

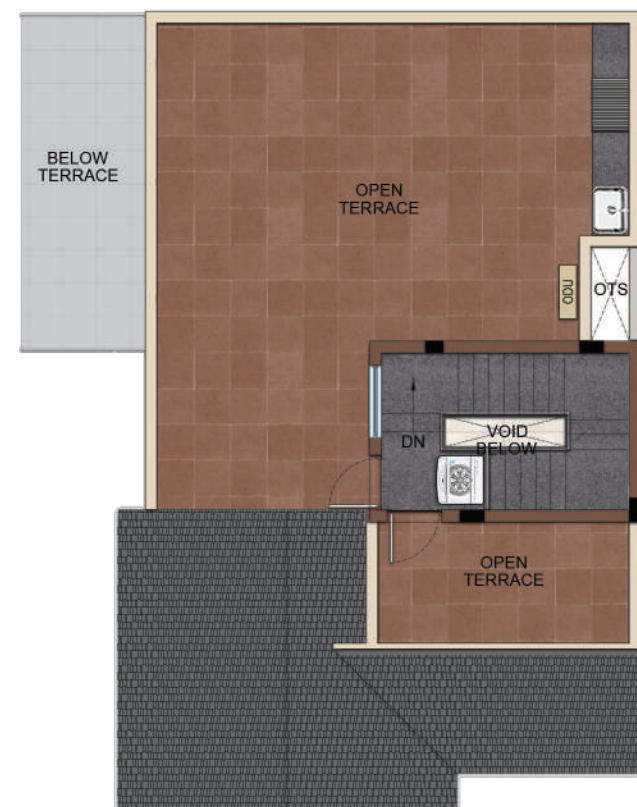
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



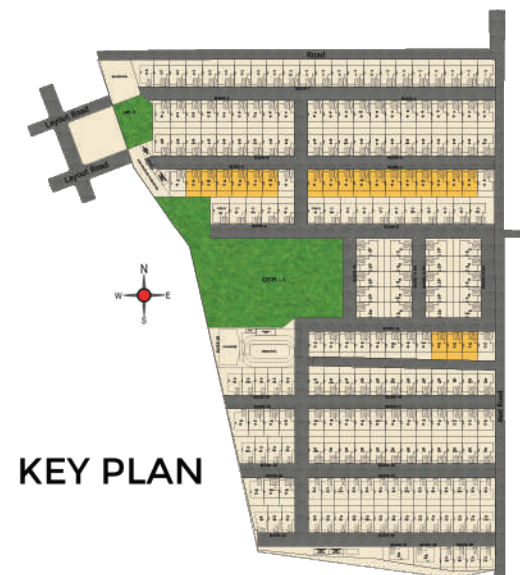
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

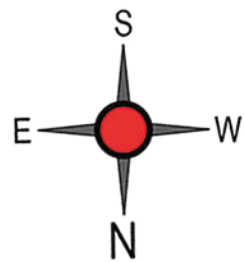
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)	VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
66	1911	2469	3001	77	1911	2469	3001
66A	1911	2469	3001	78	1911	2469	3001
68	1911	2469	3001	79	1911	2469	3001
69	1911	2469	3001	79A	1911	2469	3001
70	1911	2469	3001	81	1911	2469	3001
70A	1911	2469	3001	82	1911	2469	3001
73	1911	2500	3033	83	1911	2469	3001
74	1911	2469	3001	122	1911	2469	3127
75	1911	2469	3001	123	1911	2469	3099
75A	1911	2469	3001	124	1911	2469	3071

*Private pool is optional



KEY PLAN

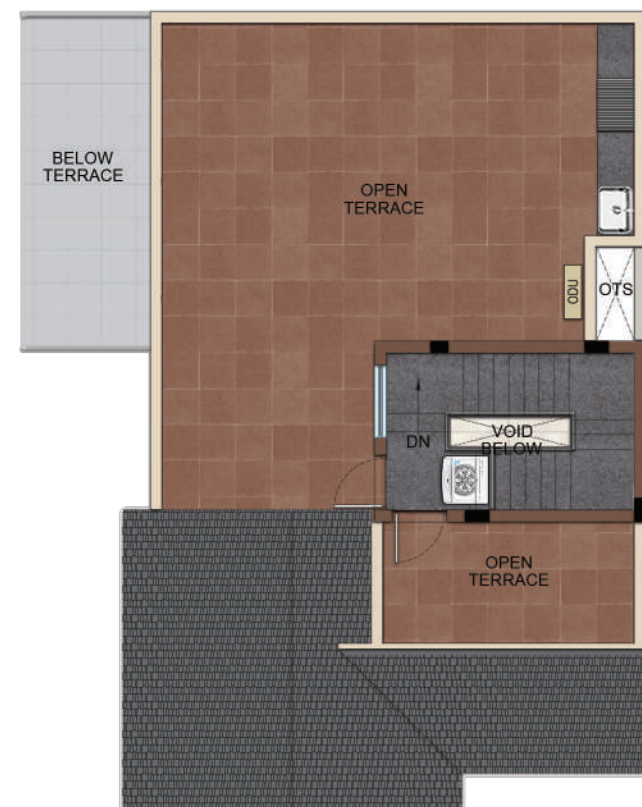
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

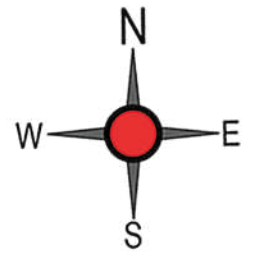
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)	VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
124A	1911	2469	3043	155	1911	2469	3001
126	1911	2469	3015	156	1911	2469	3001
126A	1911	2469	2987	156A	1911	2469	3001
128	1911	2469	2959	158	1911	2469	3001
129	1911	2469	2931	159	1911	2469	3001
130	1911	2469	2903	160	1911	2469	3001
151	1911	2469	3001	160A	1911	2500	3033
151A	1911	2469	3001	163	1911	2469	3001
153	1911	2469	3001	164	1911	2469	3001
154	1911	2469	3001	196A	1911	2469	3001

*Private pool is optional



KEY PLAN

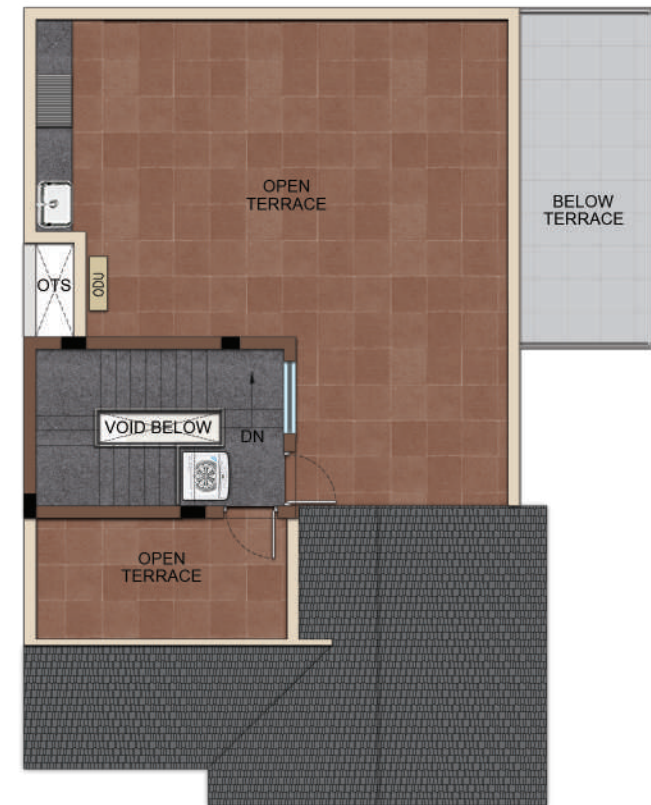
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

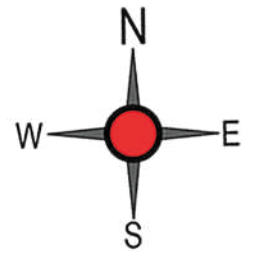
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)	VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
45	1911	2469	3001	55	1911	2500	3033
46	1911	2469	3001	57	1911	2469	3001
47	1911	2469	3001	57A	1911	2469	3001
48	1911	2469	3001	59	1911	2469	3001
48A	1911	2469	3001	60	1911	2469	3001
50	1911	2469	3001	61	1911	2469	3001
51	1911	2469	3001	61A	1911	2469	3001
52	1911	2469	3001	63	1911	2469	3001
52A	1911	2469	3001	64	1911	2500	3329
54	1911	2469	3001	138	1911	2500	3144

*Private pool is optional



KEY PLAN

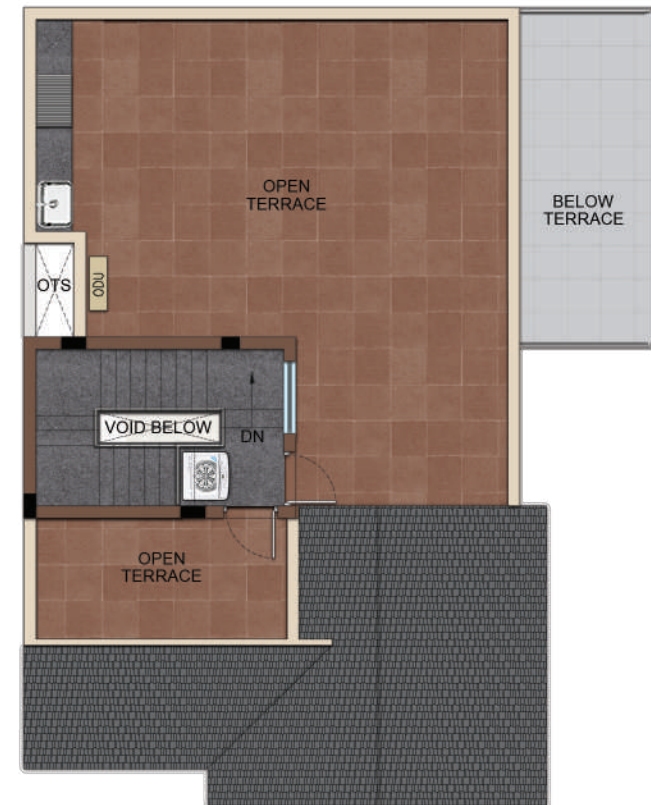
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

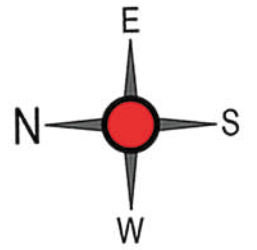
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)	VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
138A	1911	2469	3083	172	1911	2469	3001
140	1911	2469	3055	173	1911	2469	3001
141	1911	2469	3027	174	1911	2469	3001
142	1911	2469	2999	174A	1911	2469	3001
142A	1911	2469	2971	176	1911	2469	3001
144	1911	2469	2943	177	1911	2469	3001
145	1911	2469	2915	178	1911	2469	3001
146	1911	2469	2887	178A	1911	2469	3001
169A	1911	2500	3033	180	1911	2469	3001
171	1911	2469	3001				

*Private pool is optional



KEY PLAN

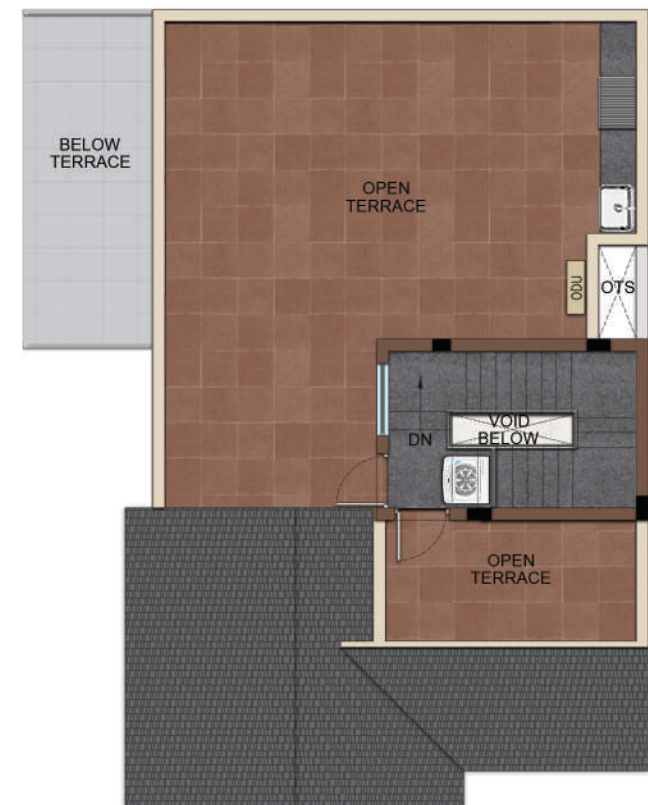
3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

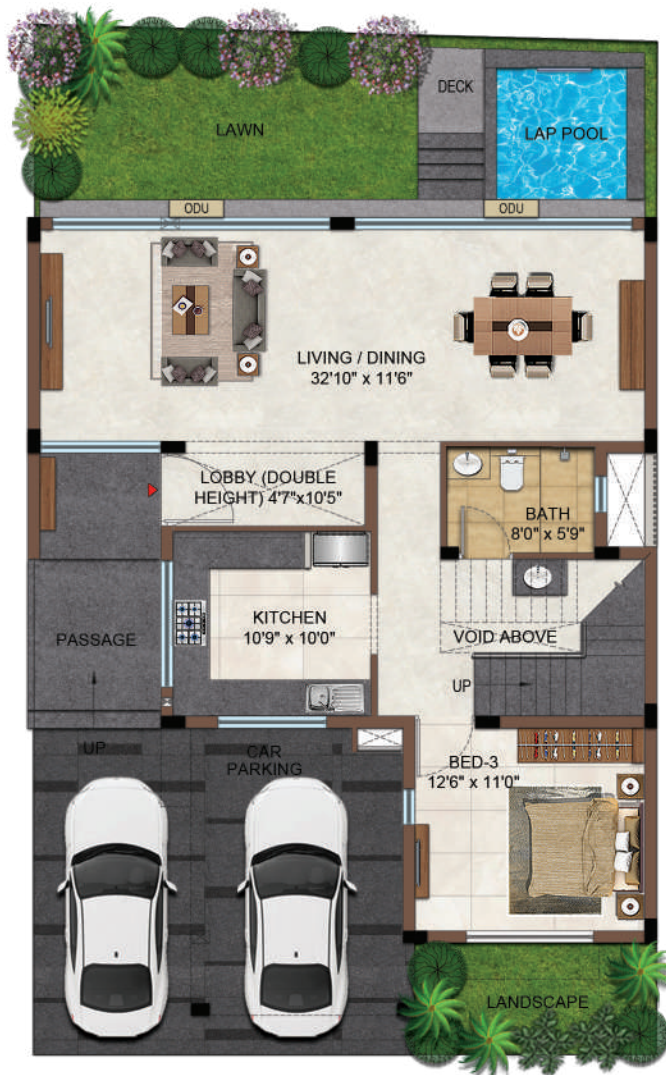
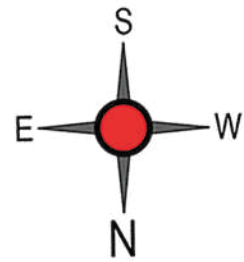
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
102	1911	2469	3001
103	1911	2469	3001
104	1911	2469	3001
105	1911	2500	3033
112	1911	2469	3001
113	1911	2469	3001
114	1911	2469	3001
115	1911	2500	3033

*Private pool is optional



KEY PLAN

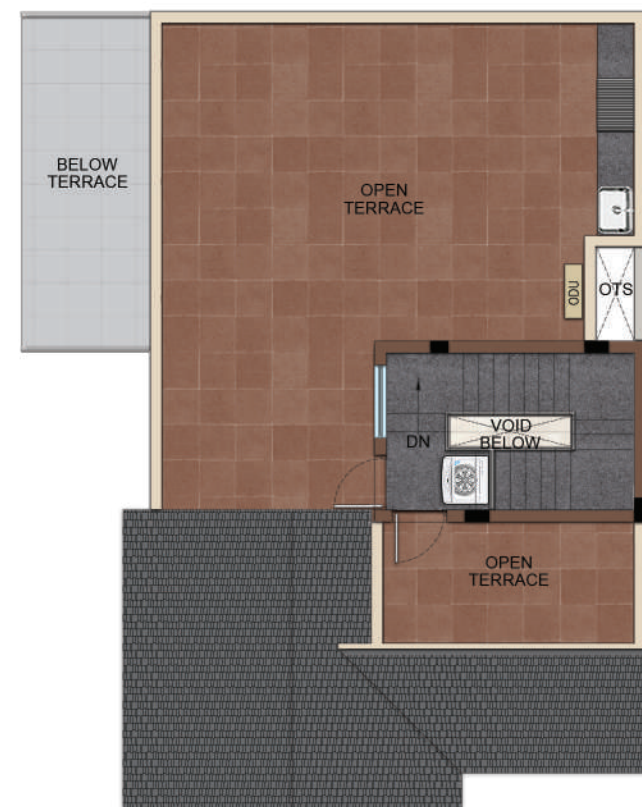
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

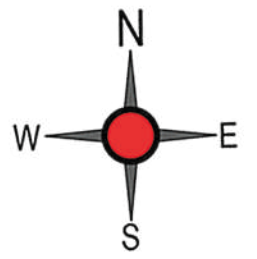
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
131	1911	2469	2875
132	1911	2500	2877

*Private pool is optional



KEY PLAN

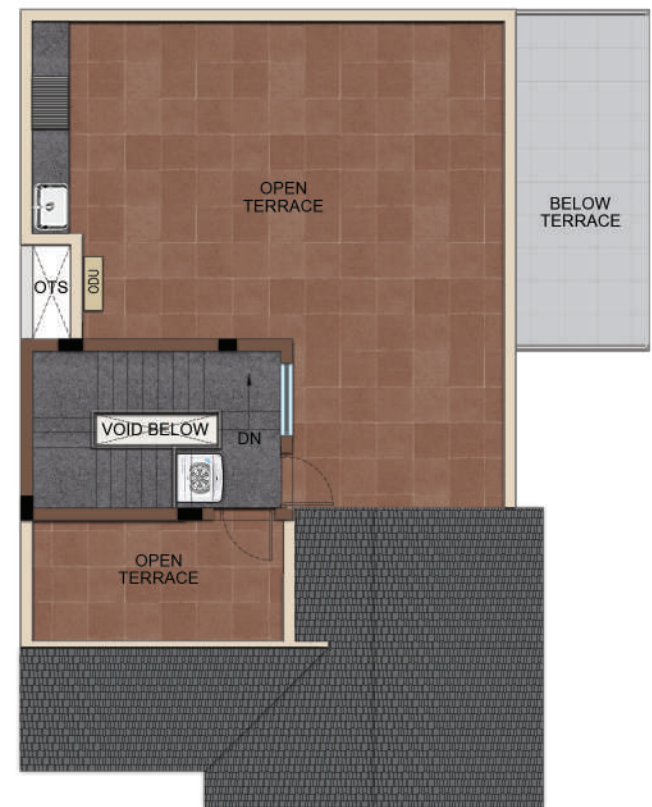
3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

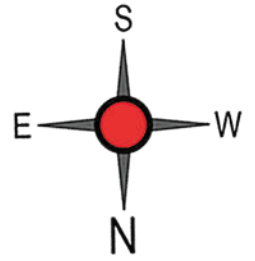
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
147	1911	2469	2859
147A	1911	2469	2832

*Private pool is optional



KEY PLAN

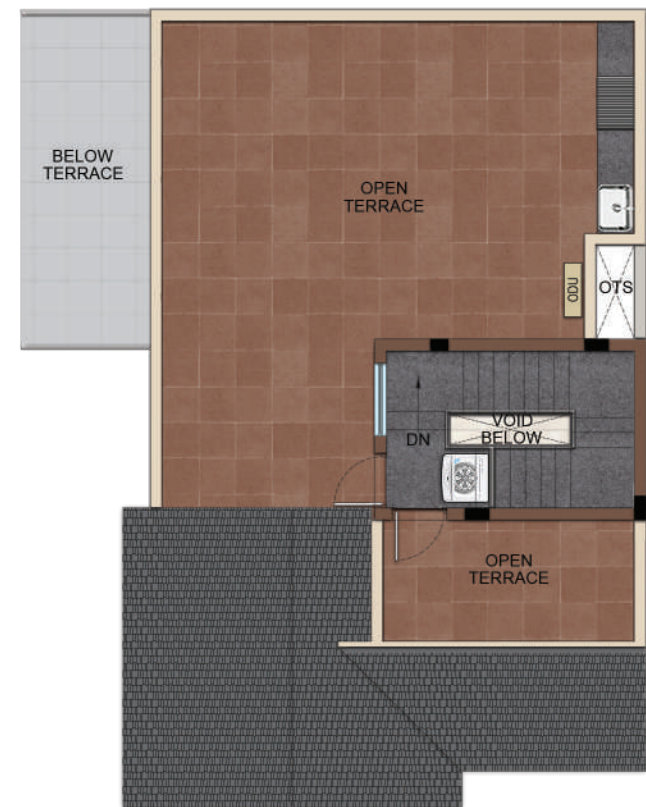
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



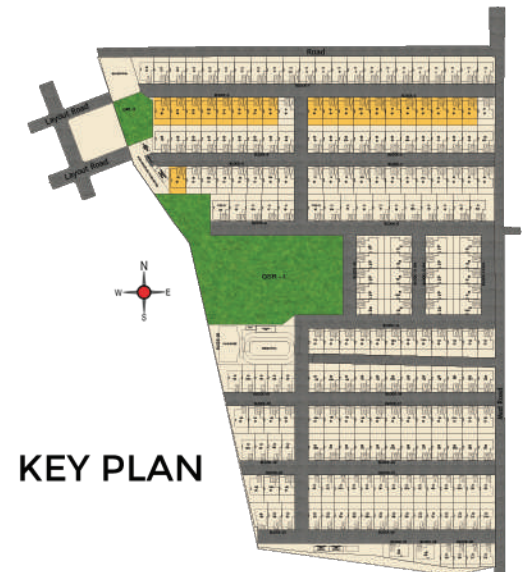
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

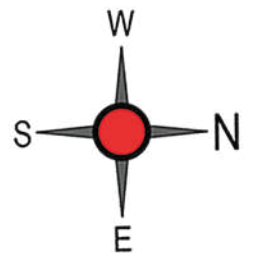
*Private pool is optional

VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)	VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
23	1911	2500	3329	34	1911	2469	3001
24	1911	2469	3001	34A	1911	2469	3001
25	1911	2469	3001	36	1911	2469	3001
25A	1911	2469	3001	37	1911	2469	3001
27	1911	2469	3001	38	1911	2469	3001
28	1911	2469	3001	39	1911	2469	3001
29	1911	2469	3001	40	1911	2469	3001
30	1911	2469	3001	41	1911	2469	3001
32	1911	2500	3033	42	1911	2469	3001
33	1911	2469	3001	65	1911	2500	3247



KEY PLAN

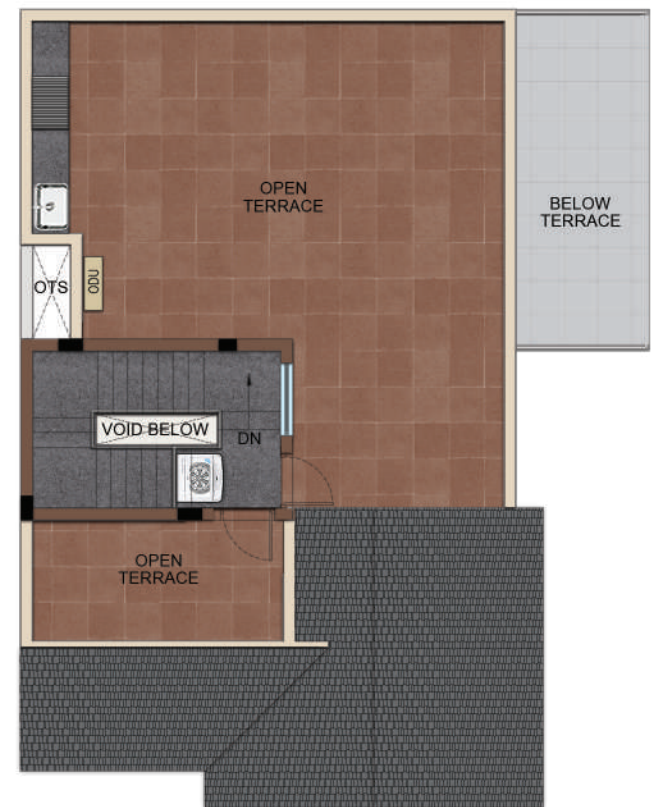
3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
106	1911	2500	3033
106A	1911	2469	3001
108	1911	2469	3001
109	1911	2469	3001
115A	1911	2500	3033
117	1911	2469	3001
118	1911	2469	3001
119	1911	2469	3001

*Private pool is optional

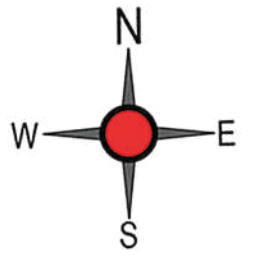


KEY PLAN

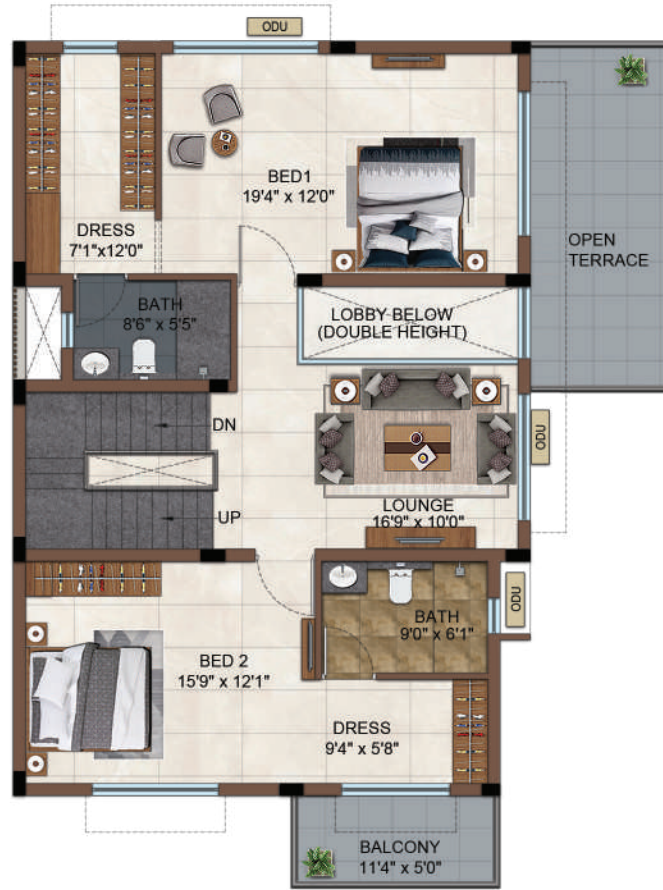
The background of the entire image is a repeating pattern of stylized, overlapping leaves in various shades of teal and light green. The leaves are arranged in a dense, somewhat chaotic but rhythmic pattern, creating a textured, organic feel.

Type - C

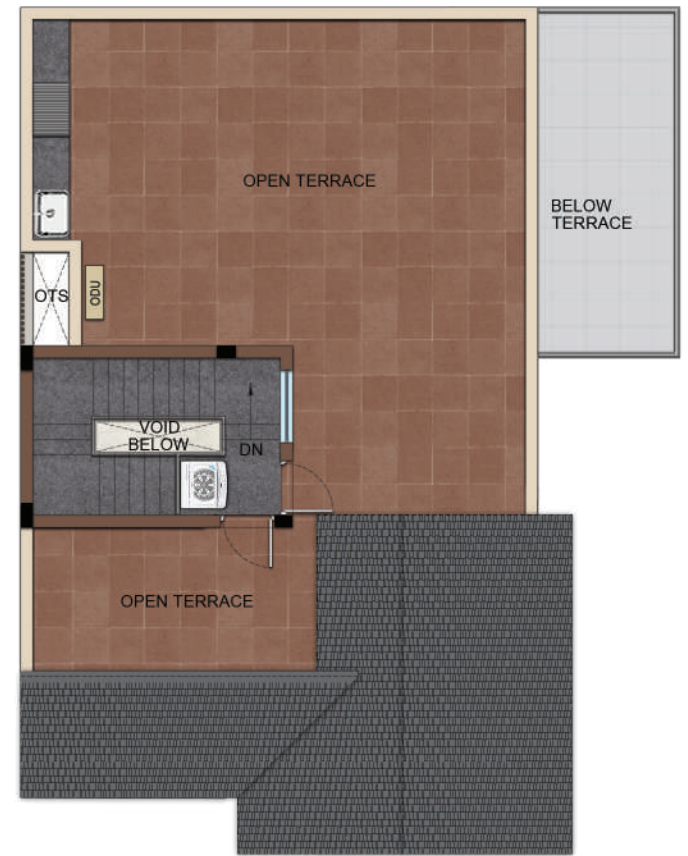
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

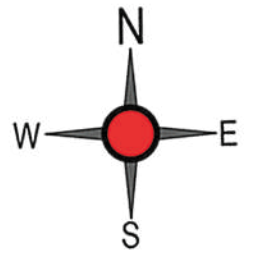
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
1	2083	2661	3416
84A	2083	2661	3451
96	2083	2661	3196

*Private pool is optional



KEY PLAN

3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

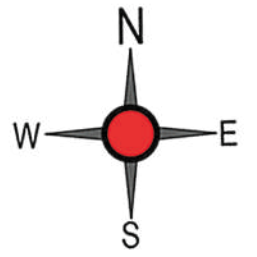
VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)	VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
2	2083	2679	3167	12A	2083	2679	3167
3	2083	2679	3167	14	2083	2679	3166
4	2083	2679	3161	15	2083	2679	3166
5	2083	2679	3156	16	2083	2679	3166
6	2083	2679	3155	17	2083	2679	3165
7	2083	2679	3159	18	2083	2679	3165
7A	2083	2679	3164	19	2083	2679	3164
9	2083	2679	3167	20	2083	2679	3163
10	2083	2679	3168	21	2083	2679	3161
11	2083	2679	3168	86	2083	2679	3184
12	2083	2679	3167	87	2083	2679	3184

*Private pool is optional

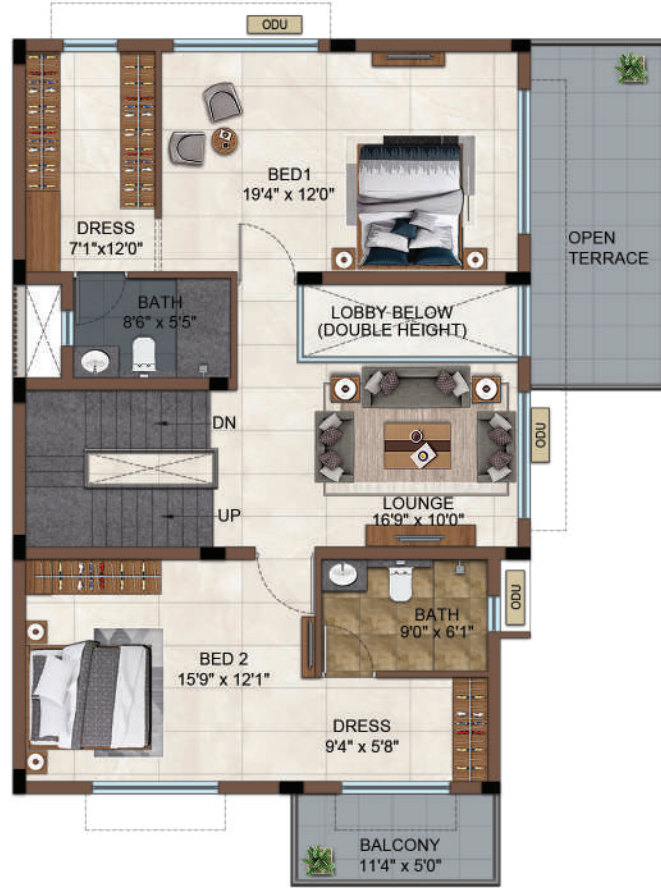


KEY PLAN

3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

*Private pool is optional

VILLA NO	CARPET AREA (sqft)	SALEABLE AREA (sqft)	VILLA LAND AREA (sqft)
88	2083	2679	3184
88A	2083	2679	3184
90	2083	2679	3184
91	2083	2679	3184
92	2083	2679	3184
93	2083	2679	3184
93A	2083	2679	3184
95	2083	2711	3216
97	2083	2679	3184
97A	2083	2679	3184
99	2083	2679	3184
100	2083	2711	3543



KEY PLAN

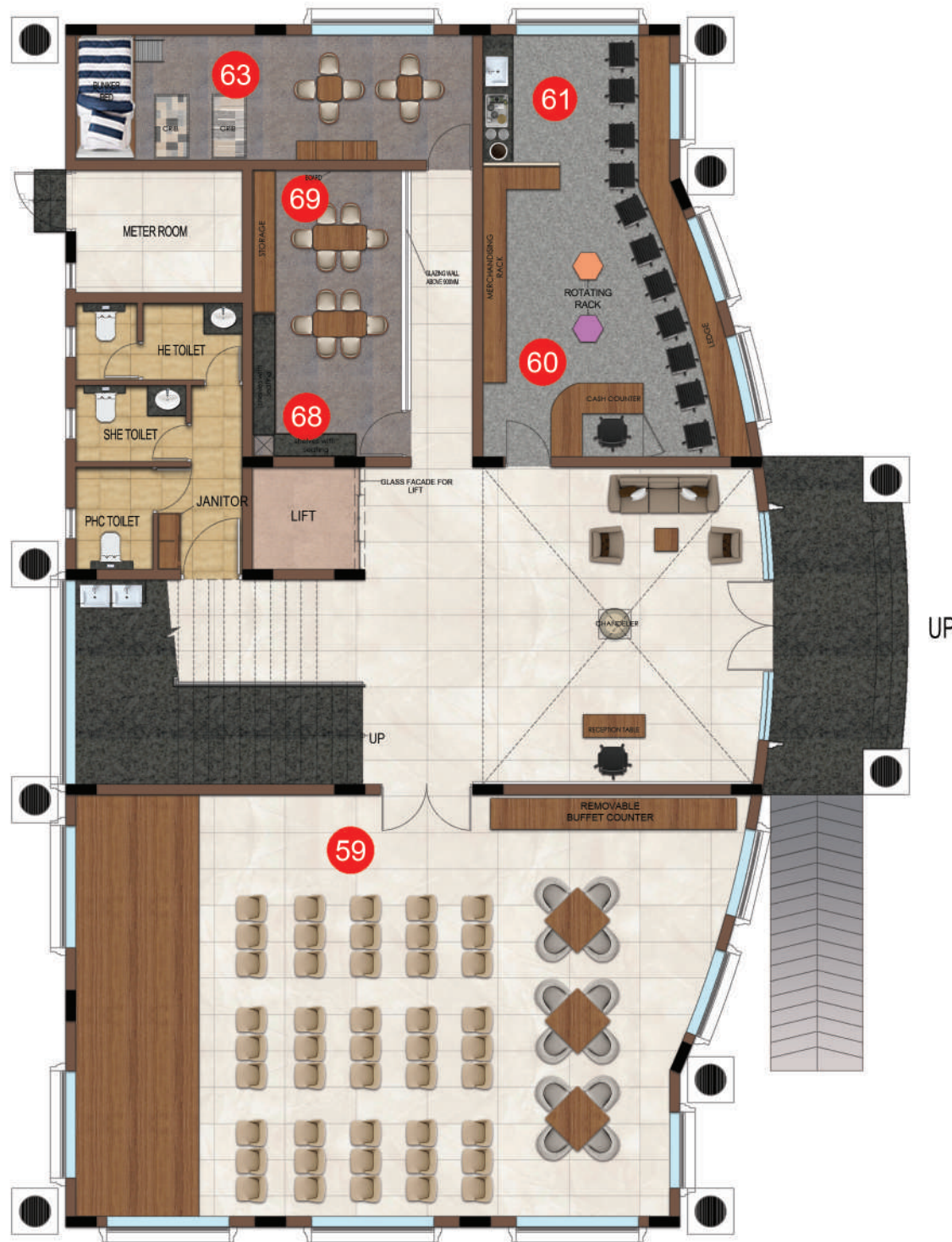
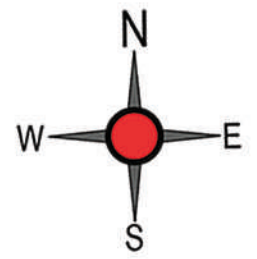
CLUB





Clubhouse Plans

CLUB HOUSE



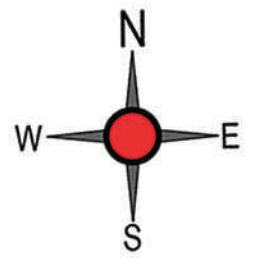
- 59. Multipurpose Hall
- 60. Convenio Store
- 61. Cafe
- 63. Creche
- 68. Kids Library
- 69. Art & craft Space

GROUND FLOOR



KEY PLAN

CLUB HOUSE



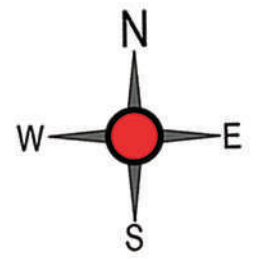
- 62. Mini Theatre
- 64. Kids Play Area
- 65. Kids Adventurous Wall
- 66. Kids Ball pit
- 67. Lego corner
- 70. Board Games Zone
- 71. VR Gaming
- 72. Arcade Unit
- 73. Dart Game
- 74. Portable Mini Golf
- 80. Association Room
- 81. Co-Work Space

FIRST FLOOR



KEY PLAN

CLUB HOUSE



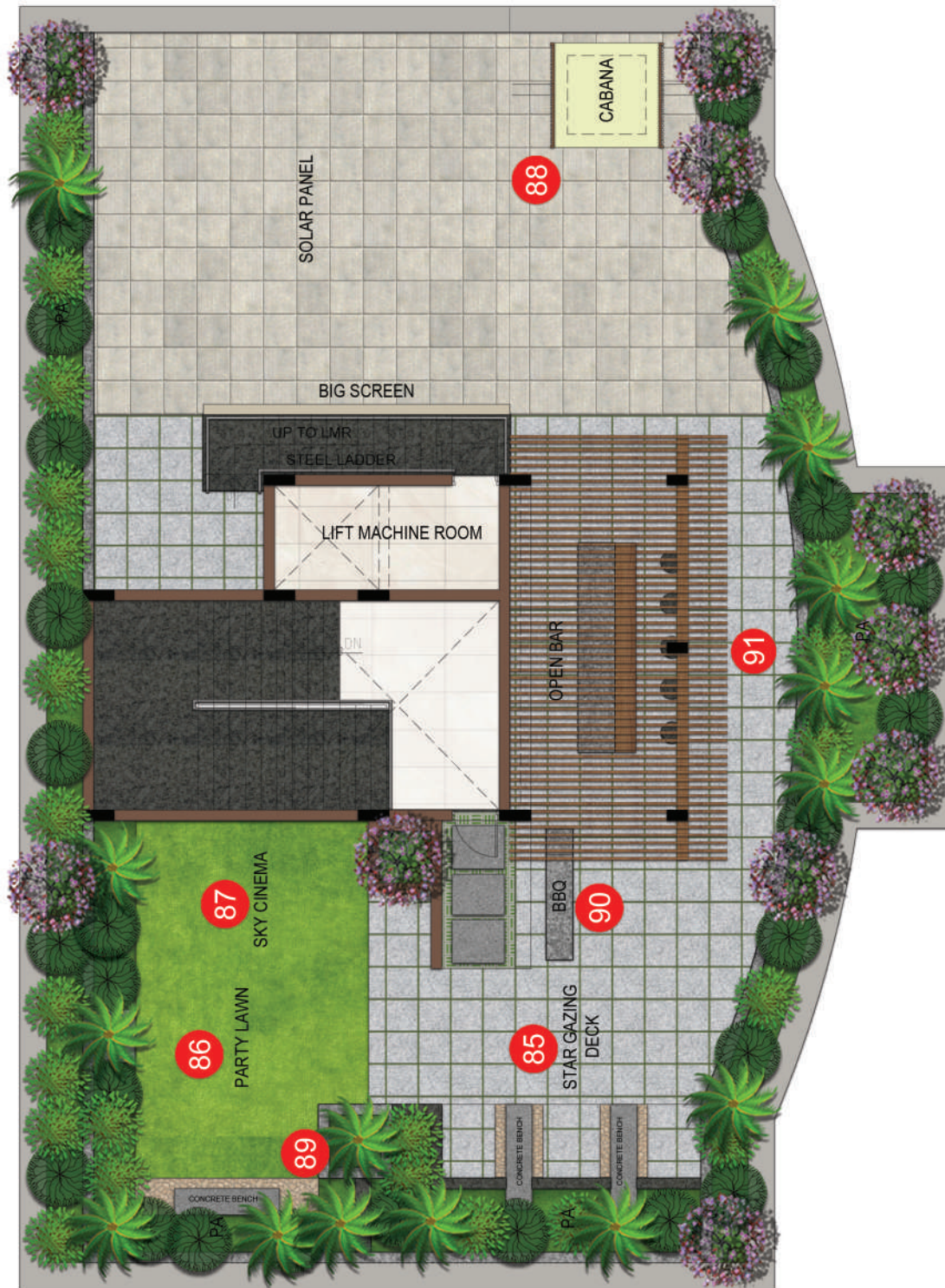
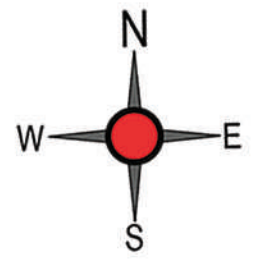
- 75. Guest Rooms
- 76. Gym
- 77. TRX Training
- 78. Crossfit Nook
- 79. Aerial Yoga Studio
- 82. Salon
- 83. Massage Room
- 84. Steam Room

SECOND FLOOR



KEY PLAN

CLUB HOUSE



- 85. Star Gazing Deck
- 86. Roof Top Party Lawn
- 87. Sky Cinema
- 88. Roof Top Cabanas
- 89. Terrace Sitout
- 90. Rooftop Barbeque
- 91. Refreshment Counter

TERRACE FLOOR



KEY PLAN





Specifications



STRUCTURE

Structural System : RCC Framed structure designed for seismic compliant (Zone 3)

Masonry : 200mm for external walls & 100mm for internal walls

Floor- Floor height (incl. slab) : Will be maintained at 3300mm

ATT : Anti-termite treatment will be done

WALL FINISH

Internal walls : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion

Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion

Exterior walls : Finished with 1 coat of primer & 2 coats of exterior emulsion paint & color as per architect design intent

Bathroom : Glazed / Matte ceramic tile of size 600 x 600mm for a height of 2400mm & above tile will be finished with a coat of primer

FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining and Passage : Italian marble flooring

Bedroom, Kitchen and Lounge : Vitrified tiles of size 600 x 1200mm

Bathroom : Anti-skid ceramic tiles of size 600 x 600mm

Balcony / Open Terrace : Kota Flooring of size 600 x 600mm

Terrace : Pressed tiles finish

Car parking : Granite flooring

KITCHEN & DINING

Electrical point : For chimney, hob & water purifier

Dining : Granite countertop wash basin

CP fitting : American Standard / Kohler / equivalent

BALCONY

Handrail : MS handrail as per architect's design intent

TERRACE

Cloth Drying Hanger : Cloth drying hanger is provided in terrace

Barbeque Counter : Barbeque counter with sink is provided in terrace

STAIRCASE

Flooring : Granite flooring for staircase

Handrail : Wooden handrail with MS bars as per architect's design

BATHROOMS

CP & Sanitary fixture : American Standard / Kohler / equivalent

Master Bathroom : Wall mounted WC with cistern, health faucet, rain shower, hand shower and spout, below counter washbasin, shower cubicle, granite flooring in shower area and 2' trench drain.

Other Bathroom : Wall mounted WC with cistern, health faucet, single lever diverter with rain shower, below counter washbasin, glass partition and pest free drain.

JOINERY

DOORS

Main door : Good quality door frame with double side veneer shutter of size 1200 x 2400mm with polish finish and designer architrave.

Ironmongeries like digital door lock of dorset / equivalent lock, tower bolts, door viewer, door closure, magnetic door catcher.

Bedroom doors : Good quality full jamb door frame with double side laminated shutter of size 1000 x 2400mm.

Ironmongeries like lock, magnetic door catcher, door bush, tower bolt, etc. of Godrej / equivalent brand.

Attached Bathroom doors : Good quality full jamb door frame with double side laminated shutter of size 900 x 2400mm and water proof layer on the inner side.

Ironmongeries like one side coin thumb turn lock without key, tower bolt, door bush, etc. of Godrej / equivalent brand.

Common Bathroom door : Good quality full jamb door frame with double side laminated shutter of size 900 x 2100mm and water proof layer on the inner side.

Ironmongeries like one side coin thumb turn lock without key, tower bolt, door bush, etc. of Godrej / equivalent brand

Terrace doors : Good quality door frame with FRP shutters of size 900 x 2100mm

Ironmongeries like thumb turn lock with key, tower bolt, door bush etc. of Godrej / equivalent brand

WINDOWS

Windows : Aluminum powder coated windows with sliding shutter with plain glass and MS grill / railing based on architect's design intent wherever applicable

French doors : Aluminum powder coated framed sliding shutters with toughened glass

Ventilators : Aluminum powder coated framed fixed louver / openable shutter for ODU access (wherever applicable)

ELECTRICAL POINTS

Power Supply : 3 phase power supply connection

Safety device : MCB & RCCB (Residual current circuit breaker)

Switches & sockets : Modular box & modular switches & sockets of Legrand / Schneider / equivalent

Wires : Fire Retardant Low Smoke (FRLS) copper wire of good quality is brand

TV : Point in living & any one bedroom and provision in other bedrooms & lounge

Outdoor socket : 6 Amp outdoor socket in Balcony

Data : Point in living & any one bedroom

USB Point : Point in living & all bedrooms

Foot lamp : Foot lamp in all bedrooms

Movie screening provision : 6 Amp outdoor socket in terrace

BBQ Point : 16 Amp outdoor socket in terrace

Split- air conditioner : Points in living / dining, lounge & all bedrooms

Exhaust fan : Point in all bathrooms

Geyser : Point in all bathrooms

Villa Back-up : Inverter provision for fan and light points

OUTDOOR FEATURES

Water storage : Centralized UG sump with WTP (Min. requirement as per water test report)

Rain water harvesting : Rain water harvesting system (as per site requirement)

STP : Centralized Sewage Treatment plant

Common Back-up : 100% Power backup for common amenities such as clubhouse, WTP, STP & common area lighting

Safety : CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level

Security : Security booth will be provided at the entrance and facilitated with My Gate App

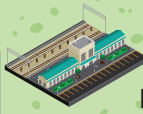
Compound wall : Site perimeter fenced by compound wall with entry gates for height of 1500mm as per design intent and over that 300mm with barbed fence

Landscape : Suitable landscape at appropriate places in the project as per design intent

Internal Roads : Rubber mould paver finish

Driveway : Convex mirror for safe turning in driveway in / out

MEDAVAKKAM



**TAMBARAM
RAILWAY STATION**



ELCOT SEZ



**SHOLINGANALLUR
METRO**

TAMBARAM

GST



**CHRIST WOOD
SCHOOL**



**TAGORE MEDICAL
COLLEGE**



**VANDALUR
ZOO**



VIT



VANDALUR KELAMBAKKAM RD

VANDALUR

KELAMBAKKAM



**KILAMBAKKAM BUS
TERMINUS**



**CASAGRAN
INTERNATIONAL
SCHOOL**



**IIT
MADRAS**

**CASAGRAN
SELENIA**

THAIYUR MARKET RD

**SSN
COLLEGE**



SHOLINGANALLUR

OMR

**SATHYABHAMA
METRO**



PVR



**MARINA
MALL**



MAYAJAAL



**SRI SAI
CHILDREN
HOSPITAL**



**HINDUSTAN
UNIVERSITY**



**MUTTUKADU
BOAT HUB**



TO THIRUVANMIYUR

ECR

MGM



DAKSHINCHITRA



**FISHERMAN'S
COVE**



KOVALAM

TO THIRUPORUR

**VELAMMAL
NEW GEN SCHOOL**



**SWARAM
HOSPITAL**



TO MAHABALIPURAM

SHERATON



INTERCONTINENTAL



BAY OF BENGAL

Location Advantages

SCHOOLS

Milton International School	3 mins
Billabong High International School	3 mins
Jagannath Vidyalaya	4 mins
Chettinad Sarvaloka	15 mins
Velammal New Gen	7 mins
DAV SM Fomra School	8 mins
Sri Chaitanya Techno School	10 mins
PSBB School	15 mins

COLLEGE

Chettinad medical college	12 mins
SMK Fomra Institute of Tech	8 mins
SSN College	6 mins
Hindustan University	10 mins
VIT College	12 Mins
Shiv Nadar University	10 mins
Sathyabama University	30 mins
Prof. Dhanapalan Collage	9 mins
Tagore Hospital Medical College	18 mins

IT PARKS


Siruseri IT park	5 mins
HCL	35 mins
Infosys	30 mins
Accenture	30 mins
Elcot SEZ It Park	35 mins
ETA Techno Park	25 mins
Thiruporur Sipcot	15 mins
Pacifica Tech Park	25 mins

HOSPITALS

Swaram Hospital	30 mins
Sri Sai Childrens Hospital	10 mins
Chettinad Hospital	10 mins
Supreme Hospital	15 mins
Unittas Hospital	15 mins
Tagore Hospital	18 mins

ENTERTAINMENT HUB

Kovalam Flag Blue Beach	15 mins
Mahabalipuram	25 mins
Mayajaal	25 mins
Vivira Mall	25 mins
Vandalur Zoo	25 mins
MGM Dizzee World	15 mins
Crocodile Park	20 mins
Muttukadu Boat House	15 mins
AGS Navalur	20 mins



Payment Schedule

Stage	Payment Schedule
Booking Advance	10%
Agreement Stage	40%
Commencement of Foundation	15%
Commencement of Ground Floor Roof	12.5%
Commencement of 1 st Floor Roof	12.5%
On Completion of Flooring Respective Unit	5%
Handing Over	5%



Awards

ET Now - 2019
Casagrاند Zenith
Innovative Project of the Year

ET Now - 2019
Casagrاند Eternia II
Best Project in Non-Metro

ET Now - 2019
Casagrاند Royale
Most Admired Upcoming Project of the Year

11th Estate Annual Awards - Franchise India - 2019
Casagrاند Esmeralda
Luxury Villa Project of the Year

Times Business Awards 2020 - The Times of India (Brand)
Best Real Estate Company of Tamil Nadu

Realty Conclave Excellence Awards - 2021 (South)
Casagrاند Orlena
Mid-Segment Project of the Year

Realty Conclave Excellence Awards - 2021 (South)
Casagrاند Boulevard
Most Popular Project of the Year

13th Estate Awards Franchise India and REMAX India -
2021
Casagrاند Boulevard

Best Mid-Segment Project of the Year
The Economic Times - 2021 (Brand)
Best Brands Award

The Economic Times Real Estate Award - 2022 (South)
Casagrاند Amethyst
Residential Project High-End (completed-metro)

The Economic Times Real Estate Award - 2022 (South)
Casagrاند Athens
Residential Project High-End (ongoing-metro)
Exchange4media - 2022 (Brand)
Pride of India Brands - The Best of South Awards

News18 Tamil Nadu - 2022 (Brand)
Most Trusted Builder in South India

14th Realty + Excellence Awards 2022 (South)
Casagrاند Hazen
Mid-Segment Project of the Year

14th Realty + Excellence Awards 2022 (South)
Casagrاند Hazen
Fastest Growing Realty Brand of the Year

14th Annual Estate Awards in 2023
Casagrاند Flagship
Residential Property of the Year

15th Realty+ Excellence Awards 2023, South Edition
Casagrاند Aria
Best Affordable Housing project of the year

CASAGRAND



FittedHomes

Just move in...



WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes offers the One-Stop Solution with all the essential fittings a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

HOW CASAGRAND FITTED HOMES MAKE YOUR LIFE CONVENIENT?

- Hassle-free experience to the Homebuyers where you can just move in right away
- You don't have to deal with the stressful interior executions
- Our Contemporary styled finishes & fittings are designed to match any home

WHAT DO WE OFFER?

Carefully chosen high-end specifications with international material quality that best suit your home and meet your needs. The specifications consist of two varieties: Plush and Luxe.



SCAN FOR BROCHURE

WOODWORKS OF TOP NOTCH QUALITY



Shoe Rack



TV Unit



Dining Crockery



Wardrobes All Bedrooms



Kitchen Cabinets



Vanity

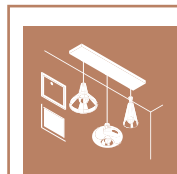
HOME ACCESSORIES



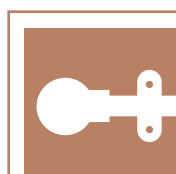
Light Fixtures



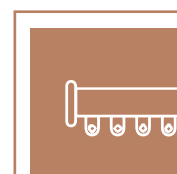
Mirrors in Dining



False Ceiling



Curtain Rods



Curtain Channels

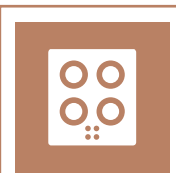


Mirror Lights

PREMIUM ELECTRICAL FITTINGS



A/C



Cooking Hob



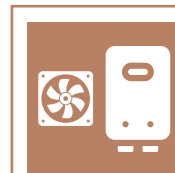
Chimney



Fans living & Bedrooms



Fan with Light Dining



Exhaust Fans & Geysers

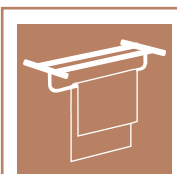
WASHROOM ACCESSORIES



LED Mirror



Tissue Holder



Towel Rack



Robe Hook



Corner Shelf



Towel Ring

PAYMENT SCHEDULE

All our superior Fitments are offered at a competitive price. Bought-out EWA (Electrical, Whitegoods & Accessories) items are at par compared to the market players, & the Woodworks are as per the Market standards.

5%

payment at the time of unit booking

85%

payment during work-in-progress

10%

payment during the unit handover

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building aspirations

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info.fh@casagrand.co.in

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- WOODWORKS OF TOP NOTCH QUALITY
- PREMIUM ELECTRICAL FITTINGS
- HOME ACCESSORIES
- WASHROOM ACCESSORIES

Casagrand Fitted Homes provides the One-Stop Solution with all the essential fittings a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

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CASAGRANT

building aspirations

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All the images are rendered and the proportions are subject to change. The units are subject to availability.

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