

# CASAGRANDE BELAIR







## SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

We are Casagrand Premier Builders Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 53 million square feet across 160+ 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 are all set to progress further with projects worth over ₹12,000 crores in the pipeline with lasting value, integrity and quality.



20 YEARS OF  
EXCELLENCE



53 MILLION SQ. FT.  
OF LIVING SPACES



160+ PROJECTS



55000+ HAPPY  
CUSTOMERS

*Reasons* TO  
FALL IN LOVE WITH  
CASAGRAN BELAIR





Beautifully designed Modern styled villa  
community with 79 ultra-luxurious 5 BHK  
Bungalows on 9.35 Acres, just a min from ORR,  
Exit 5, at the heart of North Hyderabad



## SPACIOUS LIVING *experience* WITH WELL-PLANNED MASTER AND UNIT LAYOUTS.

- ✦ Beautiful modern elevation with almost 80% complete glass facade
- ✦ 73% (6.8 acres) of open space with lush greenery for maximum light and ventilation
- ✦ Efficiently planned community emphasizing light, ventilation, privacy, views, and Vaastu
- ✦ Units surrounded with 50% green cover, with minimum 1000 sq. ft. private gardens for ample light, ventilation, and stunning views
- ✦ Separate living and dining, spacious kitchens (12' × 11') with outdoor utility and dry counter for convenience
- ✦ Villas with 18 to 20 ft wide super-sized bedrooms with walk-in wardrobes and bigger baths of 9' × 8'
- ✦ Cross-ventilated homes with huge ceiling-height glass windows with convertible balconies offer 3 times more ventilation, ample light, and panoramic views
- ✦ All villas are designed with dedicated lift provision and private home theatre
- ✦ Every floor has a family space like living, lounge, lobby, open terrace with pergola and barbecue counter













A modern building at night with illuminated windows and a courtyard with plants and a fence. The building features a mix of dark and light-colored panels, with some sections having vertical slats. The courtyard is enclosed by a dark metal fence and contains several large, leafy plants. A tall, thin light pole stands in the courtyard, and the ground is paved with light-colored tiles. The sky is dark blue with some stars visible.

LAVISH 85+ AMENITIES  
WITH 2 CLUBHOUSES OF  
20000 SQFT FOR  
AN ELEVATED LIFESTYLE









- ✦ Two rooftop swimming pools are planned with poolside lounges, pool volleyball, party nook, and more
- ✦ Never-seen amenities like floating meditation deck, bollard music system, Feng Shui park, oxygen-infused gym, and more
- ✦ Zen garden, koi pond, DIY garden, Plumeria tree court, and nature trail with fruit-bearing trees and more
- ✦ Fitness and sports amenities like BMI machine, cross-fit court, yoga deck, outdoor playboard, and athletic practice area
- ✦ EV charging station, cycle parking zone, mosquito magnet, and convenios store for convenience











## CAREFULLY CHOSEN HIGH-END *specifications* IN THE UNITS

- ✦ EV charging provision of 16 AMP socket in the car park
- ✦ Grand full jamb 8 ft height main door, designed with veneer finish double shutter of 6 ft width
- ✦ Marble flooring in living, dining, lobby, kitchen, pooja; bigger vitrified tiles in bedrooms; and wooden finish tiles in the home theatre
- ✦ Master control switch in the living, USB point in living and all bedrooms, granite countertop wash basin in the dining
- ✦ 6 AMP socket in balcony, foot lamps in all bedrooms, electrical points for geyser and exhaust fan in all bathrooms
- ✦ Barbecue counter with sink, 16 AMP socket, and cloth drying hanger provided in the open terrace
- ✦ Rain shower, hand shower, counter top wash basin, brown-tinted openable glass partition, and 2' trench drain in master bedroom; high-end CP and sanitary fittings of Kohler / equivalent







CASAGRAND BELAIR, A  
LAVISH COMMUNITY FOR A  
*luxurious* LIFESTYLE AMIDST  
SERENE ENVIRONMENT





# SITE PLANS

- 1.WALKING/JOGGING TRACK
- 2.FENG SHUI PARK
- 3.EXERCISE PAVILION
- 4.MULTI SWING COURT
- 5.ATHLETIC PRACTICE AREA
- 6.FLOATING MEDITATION DECK
- 7.KOI POND
- 8.NATURE TRAIL
- 9.BIRD FEEDER
- 10.HANGOUT SPACE
- 11.AROMATIC GARDEN
- 12.YOGA DECK
- 13.CIRCULAR PAVILION
- 14.DIY GARDEN
- 15.PLUMERIA TREE COURT
- 16.GAZEBO CUM SEATER
- 17.SENIOR CITIZEN COURT
- 18.GRILLING STATION
- 19.PARTY LAWN
- 20.PERFORMANCE DECK
- 21.SCREENING AREA
- 22.SELFIE SPOT
- 23.BOLLARD MUSIC SYSTEM
- 24.OUTDOOR GYM
- 25.ZEN GARDEN
- 26.REFLEXOLOGY PATHWAY
- 27.MULTIPURPOSE SPORTS COURT
- 28.4 PLAYER VOLLEYBALL
- 29.SPORTS GALLERY
- 30.MULTIHOOP BASKET BALL
- 31.CROSS FIT COURT
- 32.OUTDOOR PLAY BOARD
- 33.ROCK CLIMBING WALL
- 34.SELF TENNIS
- 35.GOLF LAWN
- 36.MAZE WALL PARK
- 37.MOUND SLIDE
- 38.MOSAIC GARDEN
- 39.SCULPTURE COURT
- 40.AQUATIC PLAY PAD

- 41.TOT LOT
- 42.KIDS JUNGLE GYM
- 43.IN GROUND TRAMPOLINE
- 44.KIDS JOGGING TRACK
- 45.INTERACTIVE FLOOR GAMES
- 46.COGNITIVE KIDS PLAY
- 47.PARENT KIDS SWING
- 48.SAND PIT
- 49.TRICYCLE TRACK
- 50.SKATING RINK
- 51.HERB/ MEDICINAL GARDEN
- 52.ADULT NEST SWING
- 53.AMPHITHEATER
- 54.LEISURE SEATING
- 55.HOBBY CORNER
- 56.OUTDOOR TABLE TENNIS
- 57.OUTDOOR BOARD GAMES
- 58.PET PARK
- 59.PET WASH STATION
- 60.MOSQUITO MAGNET
- 61.CYCLE PARKING ZONE
- 62.CYCLING TRACK
- 63.EV CHARGING STATION

## INDOOR AMENITIES

- 64.BANQUET HALL
- 65.CONVENIO STORE
- 66.COFFEE STATION
- 67.INDOOR GAMING ROOM
- 68.BOWLING ALLEY
- 69.BUSINESS CENTER
- 70.READING NOOK
- 71.AV ROOM
- 72.ASSOCIATION ROOM
- 73.INDOOR KIDS PLAY
- 74.ART AND CRAFT NOOK
- 75.AERIAL YOGA
- 76.BOARD GAME LOUNGE
- 77.VR GAMES ROOM
- 78.GYM (OXYGEN INFUSED GYM)

- 79.BMI MACHINE
- 80.CHANGING ROOMS
- 81.INDOOR SMOKING AREA
- 82.SAUNA AND SPA
- 83.AMENITIES MANAGEMENT APP

## CLUB HOUSE TERRACE AMENITIES

- 84.SWIMMING POOL
- 85.KIDS POOL
- 86.POOLSIDE LOUNGE
- 87.POOL VOLLEYBALL
- 88.ROOF TOP PARTY NOOK
- 89.TERRACE CINEMA
- 90.WALL BARBEQUE



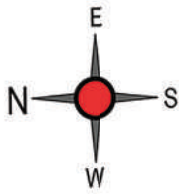




UNIT PLANS  
&  
CLUBHOUSE PLANS



# TYPE - A\_5BHK - NORTH FACING VILLA



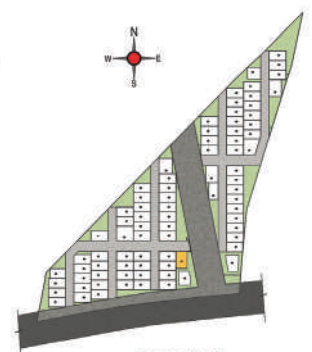
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

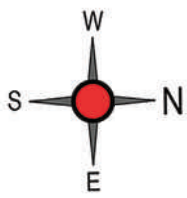


KEY PLAN

VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
46	3374	4008	2452.69



# TYPE - A\_5BHK - EAST FACING VILLA



GROUND FLOOR PLAN

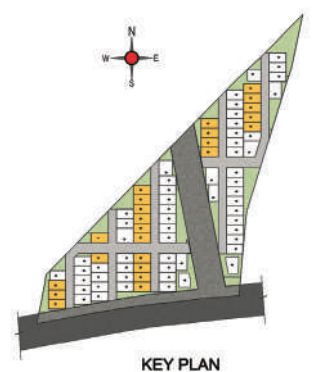


FIRST FLOOR PLAN



SECOND FLOOR PLAN

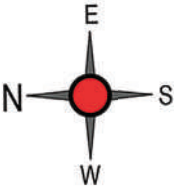
VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
01 - 03	3187	3811	2147.31
10 - 15	3187	3811	2147.31
23 - 32	3187	3811	2147.31
47 - 50	3187	3811	2147.31
70A - 75	3187	3811	2147.31



KEY PLAN



TYPE - A\_5BHK - WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
06 - 09	3189	3812	2147.31
16 - 17	3189	3812	2147.31
19 - 22	3189	3812	2147.31
34 - 44	3189	3812	2147.31
55 - 69	3189	3812	2147.31
79 - 81	3189	3812	2147.31



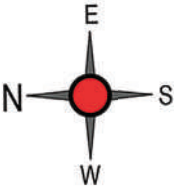
KEY PLAN





VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
70	3161	3682	2048.28





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

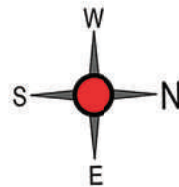
VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
5	2978	3560	2129.66



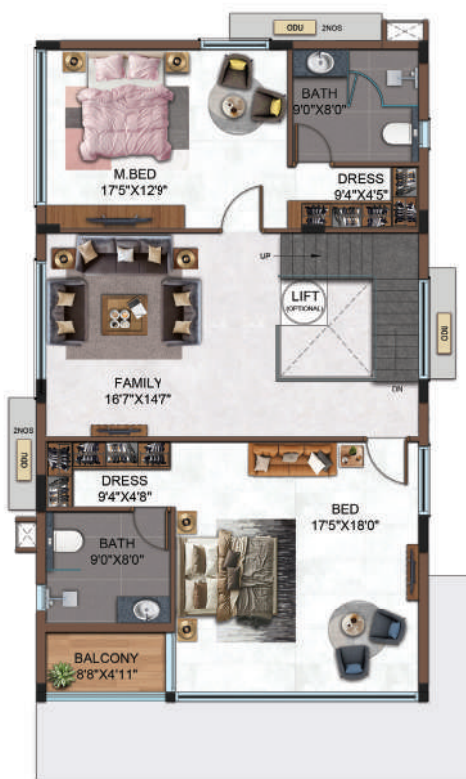
KEY PLAN



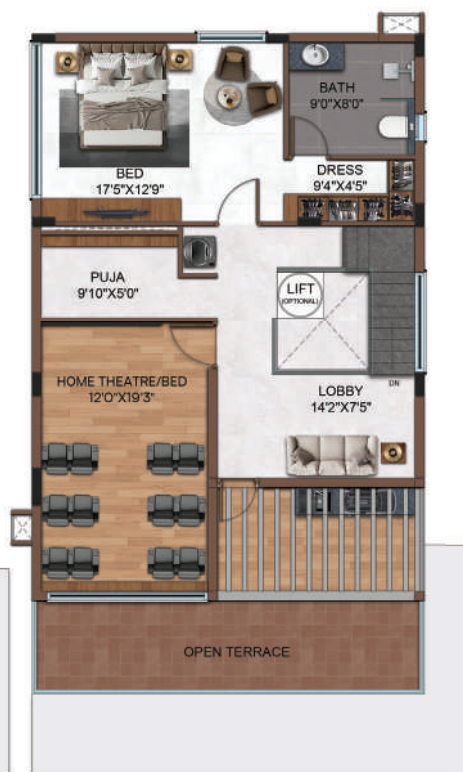
# TYPE - B\_5BHK - EAST FACING VILLA



GROUND FLOOR PLAN

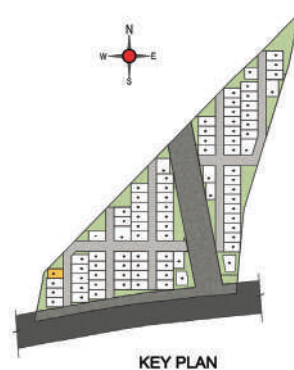


FIRST FLOOR PLAN



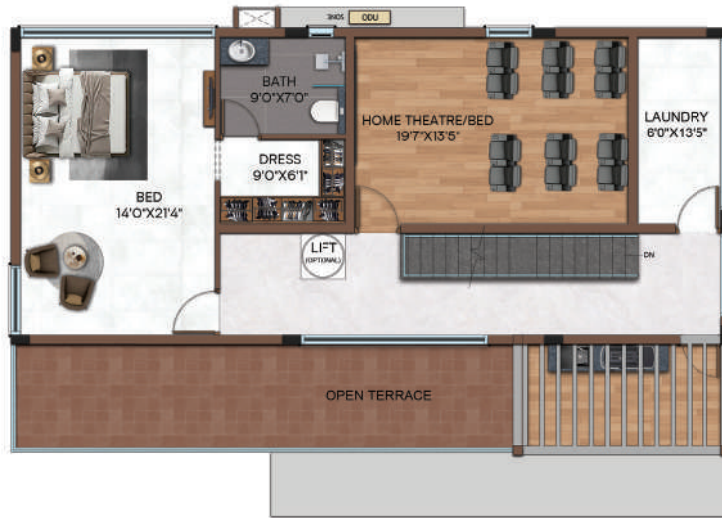
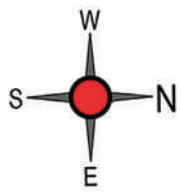
SECOND FLOOR PLAN

VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
04	2975	3574	1948.18

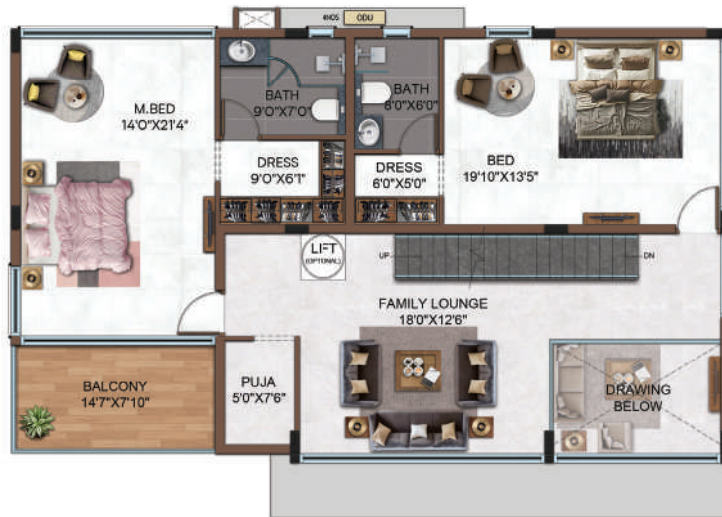


KEY PLAN





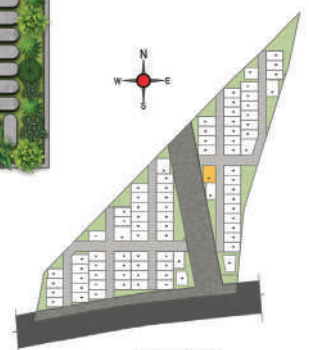
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



KEY PLAN

VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
51	3578	4214	2767.64



# TYPE - C\_5BHK - WEST FACING VILLA



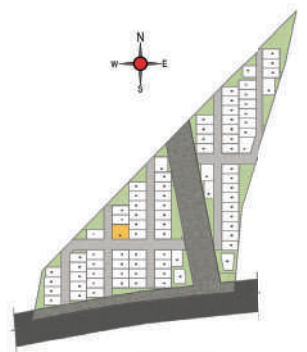
FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

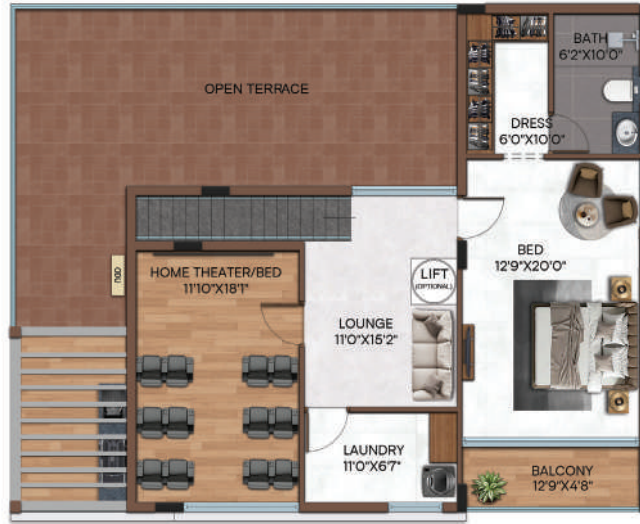
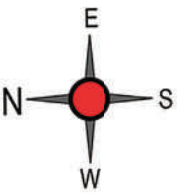


KEY PLAN

VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
18	3592	4259	3218.76



TYPE - D\_5BHK - WEST FACING VILLA



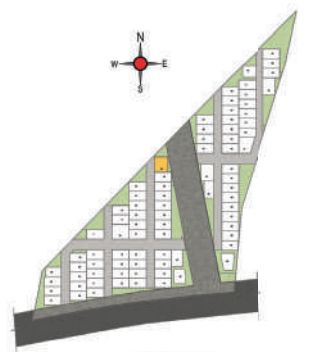
SECOND FLOOR PLAN



FIRST FLOOR PLAN

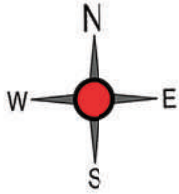


GROUND FLOOR PLAN



KEY PLAN

VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
33	3479	4221	2716.08



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

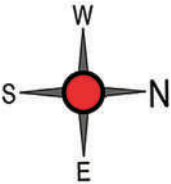
VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
52	3090	3608	2082.83



KEY PLAN



TYPE - E\_5BHK - EAST FACING VILLA



SECOND FLOOR PLAN



FIRST FLOOR PLAN

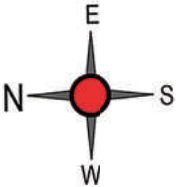


GROUND FLOOR PLAN



KEY PLAN

VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
77	3446	3912	2874.10



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

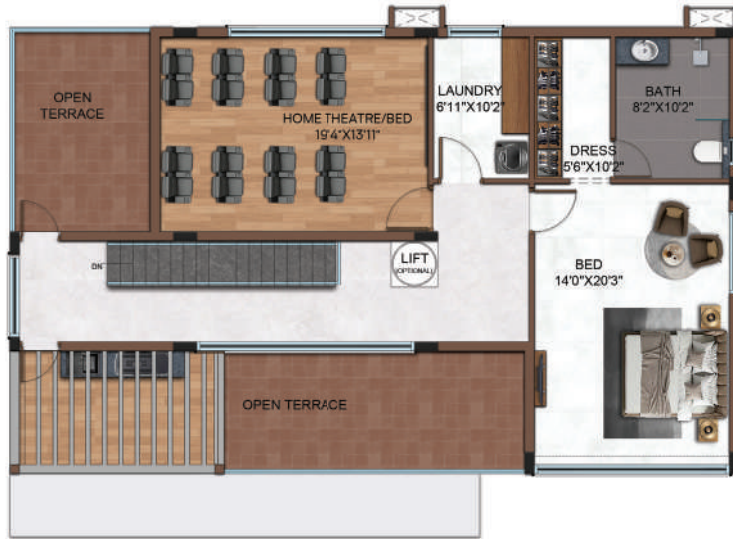
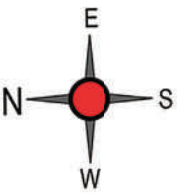
VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
54	2990	3592	2091.23



KEY PLAN



# TYPE - F\_5BHK - WEST FACING VILLA



SECOND FLOOR PLAN



FIRST FLOOR PLAN

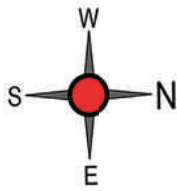


GROUND FLOOR PLAN



VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
78	3882	4451	2796.38

TYPE - F\_5BHK - EAST FACING VILLA



GROUND FLOOR PLAN

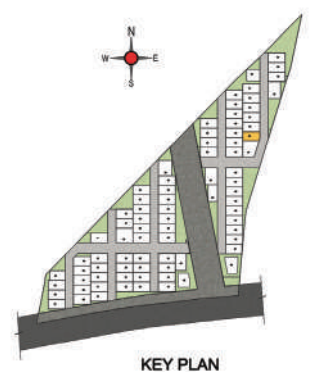


FIRST FLOOR PLAN



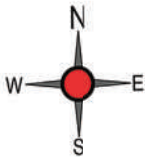
SECOND FLOOR PLAN

VILLA NO	CARPET AREA (Sqft)	SALEABLE AREA (Sqft)	VILLA LAND AREA (Sqft)
76	3045	3647	2131.70



KEY PLAN





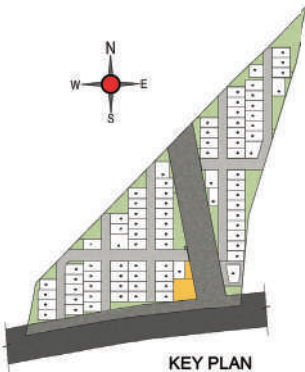
- 75. AERIAL YOGA
- 76. BOARD GAME LOUNGE
- 77. VR GAMES ROOM
- 82. SAUNA AND SPA

FIRST FLOOR PLAN

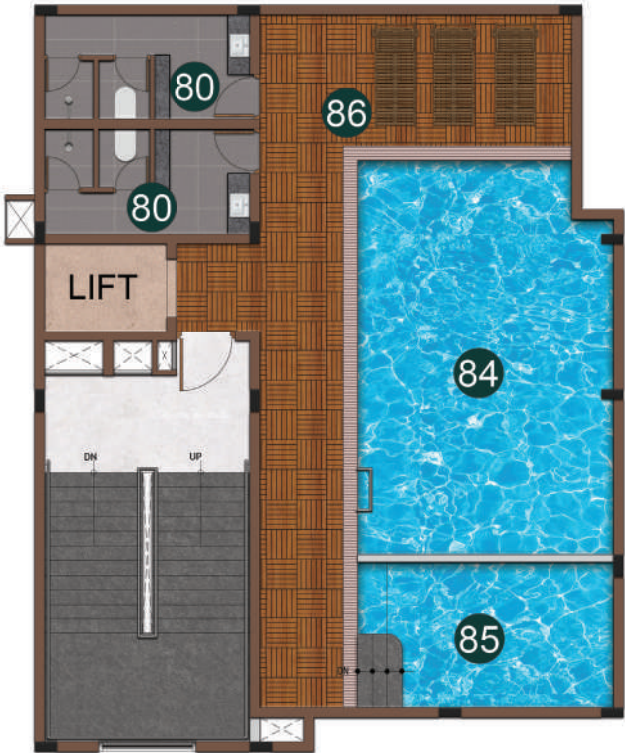
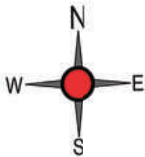


- 65. CONVENIO STORE
- 66. COFFEE STATION
- 73. INDOOR KIDS PLAY
- 74. ART AND CRAFT NOOK
- 83. AMENITIES MANAGEMENT APP

GROUND FLOOR PLAN



KEY PLAN



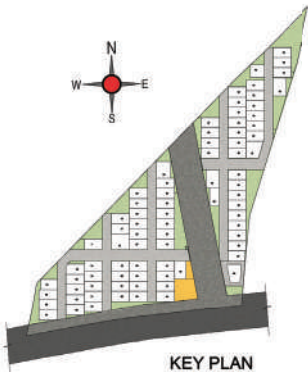
- 80. CHANGE ROOM
- 84. SWIMMING POOL
- 85. KIDS POOL
- 86. POOLSIDE LOUNGE

TERRACE FLOOR PLAN



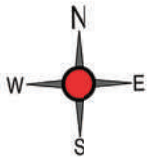
- 78. GYM (OXYGEN INFUSED GYM)
- 79. BMI MACHINE

SECOND FLOOR PLAN



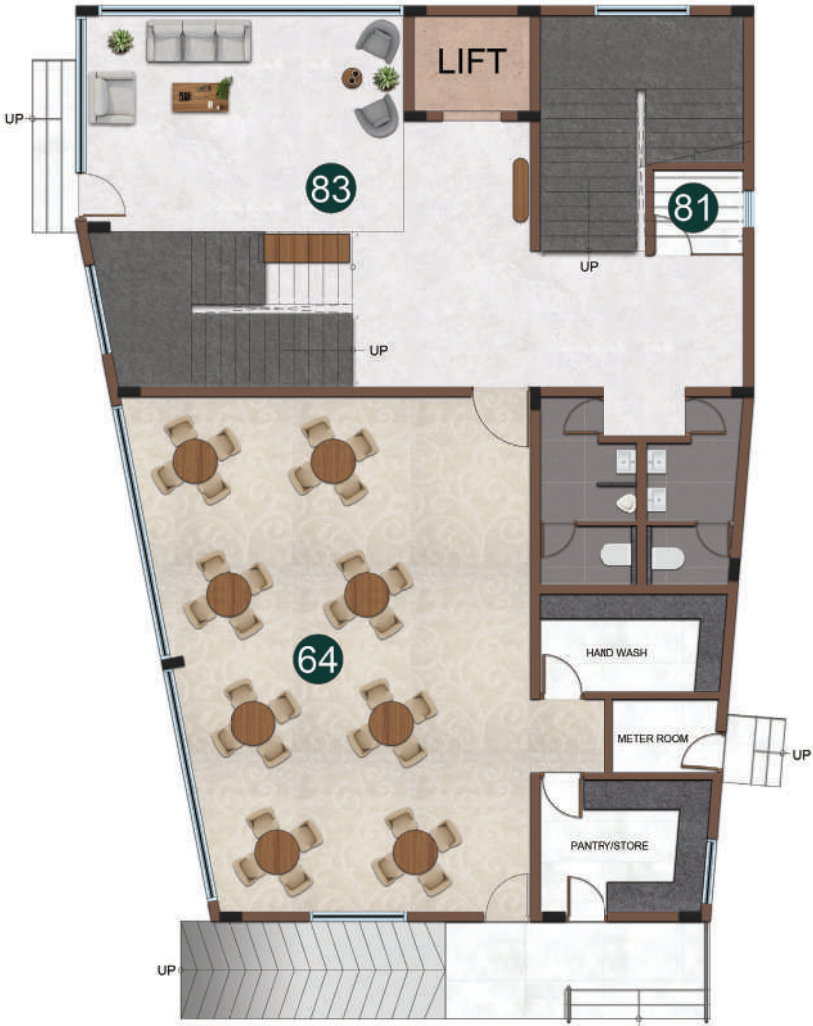
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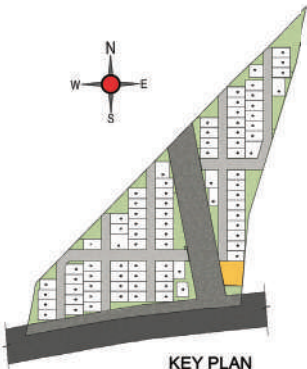
67. INDOOR GAMING ROOM  
68. BOWLING ALLEY

FIRST FLOOR PLAN

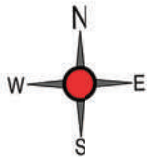


64. BANQUET HALL  
81. INDOOR SMOKING AREA  
83. AMENITIES MANAGEMENT APP

GROUND FLOOR PLAN

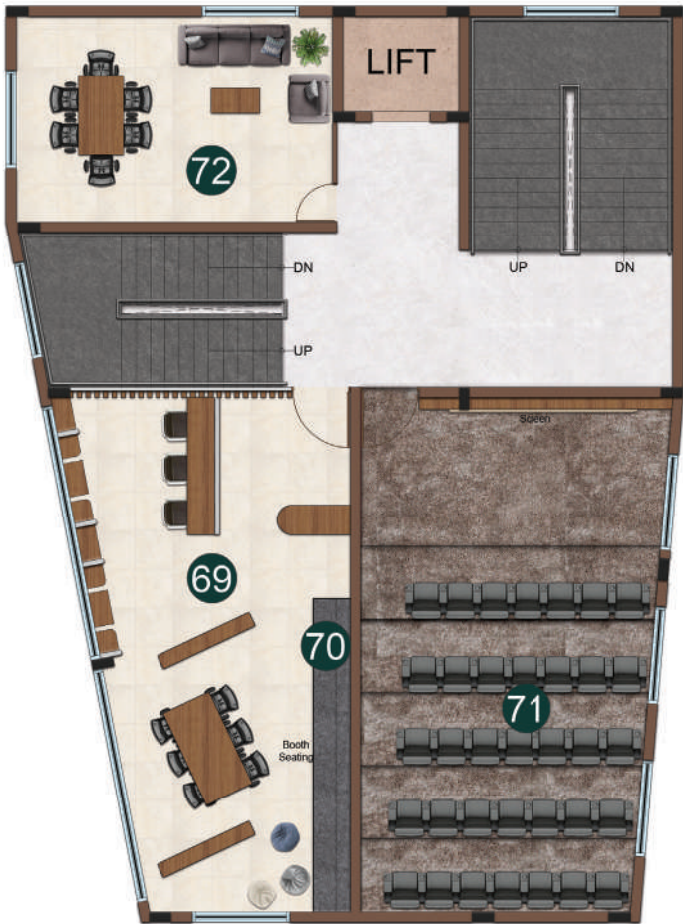


KEY PLAN



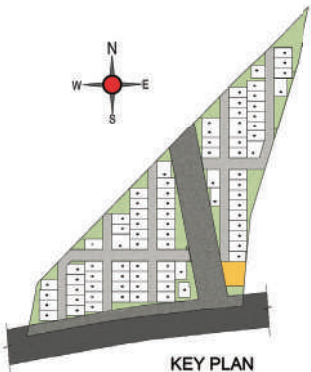
- 80. CHANGING ROOMS
- 84. SWIMMING POOL
- 85. KIDS POOL
- 86. POOLSIDE LOUNGE
- 88. ROOFTOP PARTY NOOK
- 87. POOL VOLLEYBALL

THIRD FLOOR PLAN



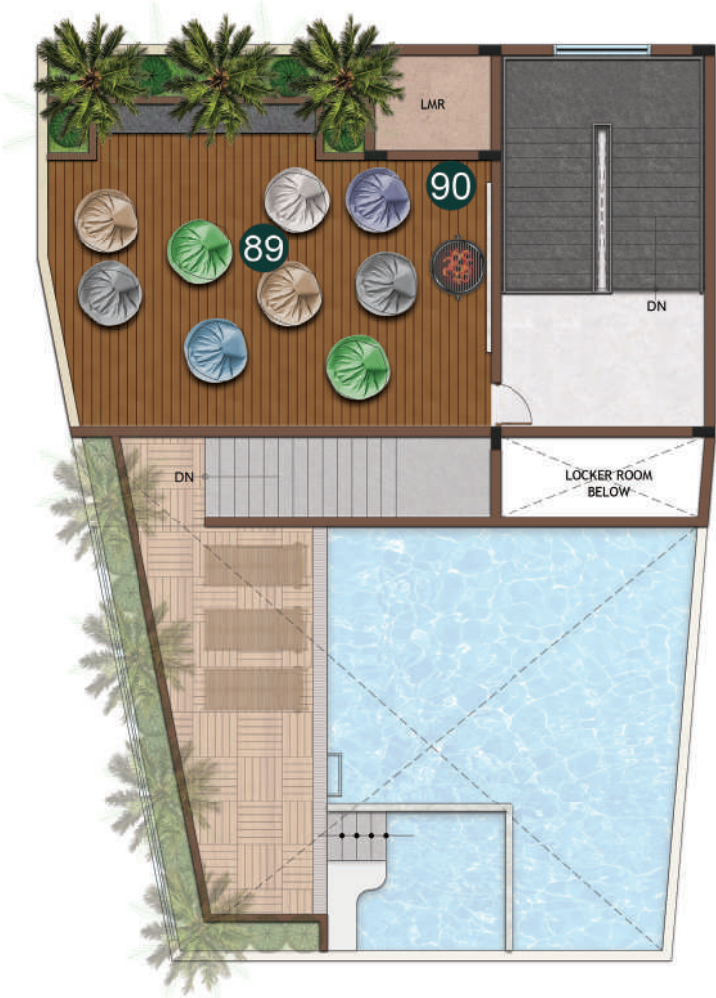
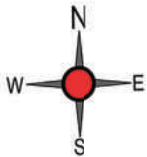
- 69. BUSINESS CENTER
- 70. READING NOOK
- 71. AV ROOM
- 72. ASSOCIATION ROOM

SECOND FLOOR PLAN



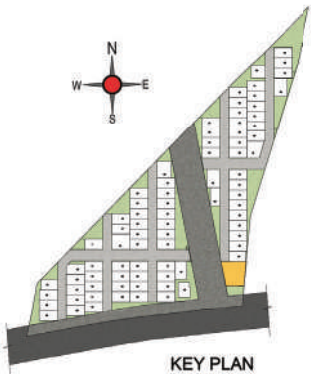
KEY PLAN





89. TERRACE CINEMA  
90. WALL BARBEQUE

TERRACE FLOOR PLAN



KEY PLAN











**CASAGRANT**  
Building Aspirations

**Buddy Neighbour Scheme**

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# CASAGRANT

building aspirations

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## BENGALURU OFFICE

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Ulsoor Lake,  
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## HYDERABAD OFFICE

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