

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 5 mins 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







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



CASAGRAN BELAIR, A
LAVISH COMMUNITY FOR A
luxurious LIFESTYLE AMIDST
SERENE ENVIRONMENT









AMENITIES

Walking/Jogging Track

Feng Shui Park

Exercise Pavilion

Multi Swing Court

Athletic Practise Area

Koi Pond

Plumeria Tree Court

Gazebo Cum Seater

Senior Citizen Court

Grilling Station

Party Lawn

Performance Deck

Sculpture Court

Kids Jungle Gym

Parent Kids Swing

Skating Rink

Nature Trail

Bird Feeder

Hangout Space

Aromatic Garden

Circular Pavilion

Multipurpose Sports Court

Screening Area

Selfie Spot

Bollard Music System

Outdoor Gym

Zen Garden

Reflexology Pathway

Aquatic Play Pad

Inground Trampoline

Sand Pit

Herb/Medicinal Garden

DIY Garden

4 Player Volleyball

Sports Gallery

Multihoop Basketball

Cross Fit Court

Outdoor Playboard

Rock Climing Wall

Self Tennis

Golf Lawn

Maze Wall Park

Mount Slide

Mosaic Garden

Tot Lot

Kids Jogging Track

Tricycle Track

Adult Nest Swing





Amphitheatre

Outdoor Table Tennis

Pet Wash Station

Cycling Track

Leisure Seating

Outdoor Board Games

Mosquito Magnet

EV Charging Station

Hobby Corner

Pet Park

Cycle Parking Zone

INDOOR AMENITIES

Banquet Hall

Indoor Gaming Room

Reading Room

Indoor Kids Play

Board Game Lounge

BMI Machine

Sauna and Spa

Convenio Store

Bowling Alley

AV Room

Art and Craft Nook

VR Games

Changing Rooms

Amenities Managing App

Coffee Station

Business Center

Association Room

Aerial Yoga

GYM

Indoor Smoking Area

CLUBHOUSE TERRACE AMENITIES

Swimming Pool

Pool Volleyball

Wall Barbeque

Kids Pool

Roof Top Party Nook

Poolside Lounge

Terrace Cinema







SPECIFICATION

STRUCTURE

Structural System	: RCC Framed structure designed for seismic compliant (Zone 2)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor- Floor height (incl. slab)	: Will be maintained at 3150mm
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
Bathroom	: Vitrified wall tile of size 600 x 1200mm for a height of 2500mm & above wall tile will be finished with a coat of primer.
Toilet Ceiling	: Gypsum plain false ceiling with trapdoor provision (as per design intent)

FLOOR FINISH WITH SKIRTING

Main Flooring (Living, Dining, Kitchen Family living, pooja & passage)	: Marble flooring
Main Flooring (Bedrooms)	: Vitrified tiles of size 800 x1600mm
Villa Entrance Steps	: Granite flooring
Bathroom	: Anti- skid Vitrified tiles of size 1200x1800mm
Bedroom Balcony & Home theatre	: Wooden Tiles of size 200x1000mm
Utility and deck flooring	: Kota flooring of size 600x600mm
Open Terrace	: Wooden Tiles of size 200x1000mm (BBQ Area) & Pressed tile
Car parking	: Grass Crete pavers

KITCHEN & DINING

Dining & kitchen	: Platform will be finished with 15mm thick homogeneous slab at Height of 850mm from the finished floor level
CP fitting	: Kohler / Equivalent is provided
Sink	: Multifunctional SS sink and pull-out faucet

BALCONY

Handrail	: Tinted Glass handrail as per architect's design
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STAIRCASE

Flooring	: Marble flooring for staircase
Handrail	: Tinted glass railing with wooden top and sill finished with marble

ELEVATOR (OPTIONAL – ON ADDITIONAL COST)

Lift	: Glass Capsule lift of size 1000mm diameter
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UTILITY

Cloth Drying hanger	: Cloth Drying hanger is provided
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OPEN TERRACE

Barbeque Counter	: Barbeque counter with sink is provided
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BATHROOMS

CP & Sanitary fixture	: Kohler / equivalent brushed bronze finish is provided
Bedroom 1 Bathroom	: Wall mounted WC with cistern, Health faucet, Rain shower, hand shower and spout, Counter Top dual washbasin with wall mounted faucet, Openable glass Partition – Brown Tinted and 2' Trench drain.
Bedroom 2,3&4 Bathrooms	: Wall mounted WC with cistern, Health faucet, Single lever diverter with Rain shower, Counter Top washbasin, tinted glass partition in shower area and Square designer grating.
Tap Point	: Provided in Car park and open terrace.

JOINERY

A. DOORS

Main door	: Good quality full jamb frame with double-sided veneer finish, double shutter door of size 1800 x 2400mm and polish finish. : Ironmongeries like Digital door lock with Designer wooden handle, 18" tower bolt, door viewer, magnetic door stopper, Concealed Door closure of Dorset /equivalent etc.
Bedroom, home office & Home Theatre, laundry room, box room doors	: Laminate finish full jamb architrave with double sided laminated designer door of size 1000x2400mm. : Ironmongeries like door lock with Designer handle, magnetic door stopper, 8" tower bolt of Dorset /equivalent etc.,
Bathroom doors	: Good quality teak wood polished frame with granite jambs, double side laminated shutter of size 900 x 2400mm. : Ironmongeries like thumb turn lock with designer handle without key, door bush of Dorset / equivalent

B. WINDOWS

Windows	: Aluminum powder coated windows with sliding shutter and fixed glass till the height of 1.2m with tinted glass based on architect's design intent (wherever applicable) : Sill finished with granite
French doors	: Aluminum powder coated framed sliding shutters with tinted toughened glass. : Threshold to be finished with granite
Ventilators	: Aluminum powder coated framed with fixed louver : Jambs finished with granite

ELECTRICAL POINTS

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB (Residual current circuit breaker)
Kitchen	: For chimney, Hob, dishwasher & water purifier
Switches & sockets	: Modular box, modular switches & sockets of Legrand / equivalent
Wires	Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
TV	: Point in Living, all bedrooms and Home theatre.
Data	: Point in Living, & any one bedroom and provision in home theatre

USB Point	: Point in GF, FF Living & all bedrooms
Foot lamp	: Foot lamp in all bedrooms
Bedroom Balcony	: 6 Amp outdoor socket in first floor
BBQ Point	: 16 Amp outdoor socket in Open Terrace
Master Control Switch	: Point in Living
Split- air conditioner	: Point in Living / Dining, Lounge, Home Theatre & all bedrooms
Exhaust fan	: Point in all bathrooms
Geyser	: Centralized geyser considered for all bathrooms
Villa Back-up	: DG backup 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 club house, WTP, STP & common area lighting
Safety	: CCTV surveillance cameras will be provided all-round the building at pivotal
Security	: Security booth will be provided at the entry / exist and facilitated With My Gate App
Compound wall	: Site perimeter fenced by compound wall with entry gates for a 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	: Paver block
Driveway	: Convex mirror for safe turning in driveway in / out.

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

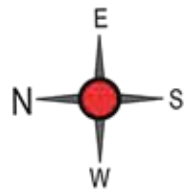
CLUB HOUSE TERRACE AMENITIES

- 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



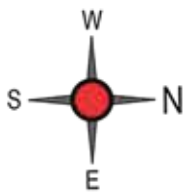
GROUND FLOOR PLAN



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

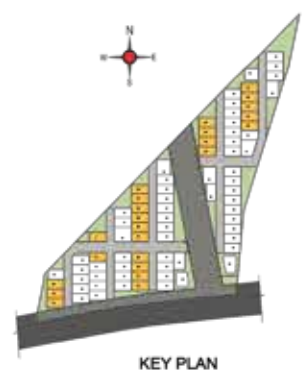


FIRST FLOOR PLAN



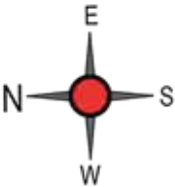
SECOND FLOOR PLAN

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

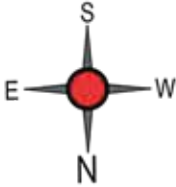


SECOND FLOOR PLAN

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

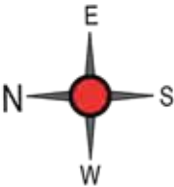


KEY PLAN



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

KEY PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



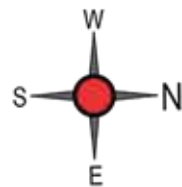
SECOND FLOOR PLAN

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

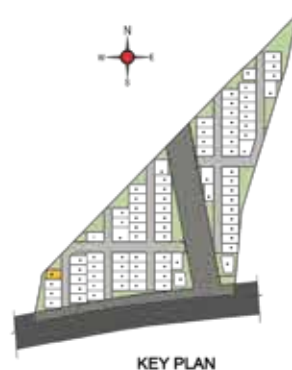


FIRST FLOOR PLAN

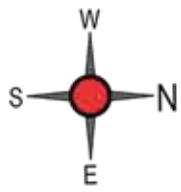


SECOND FLOOR PLAN

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



KEY PLAN



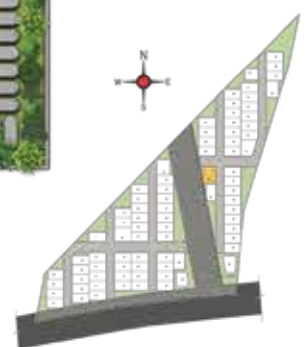
SECOND FLOOR PLAN



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



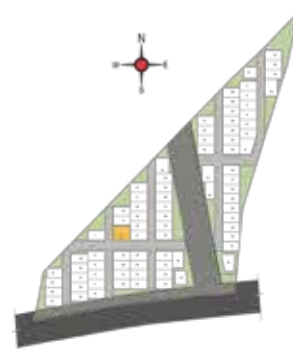
FIRST FLOOR PLAN



SECOND FLOOR PLAN



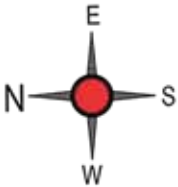
GROUND FLOOR PLAN



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

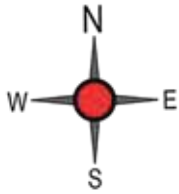


GROUND FLOOR PLAN



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

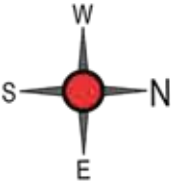


SECOND FLOOR PLAN

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



KEY PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

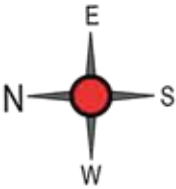


GROUND FLOOR PLAN



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



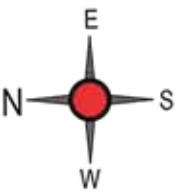
SECOND FLOOR PLAN

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



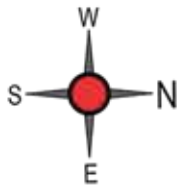
GROUND FLOOR PLAN



KEY 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

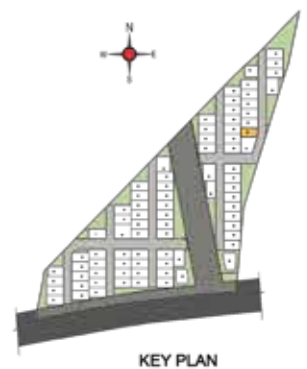


FIRST FLOOR PLAN

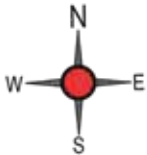


SECOND FLOOR PLAN

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



KEY PLAN



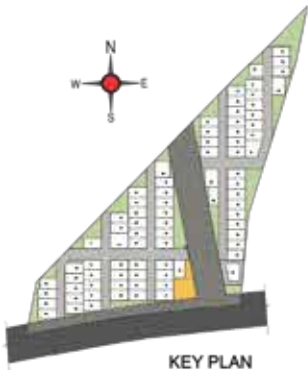
- 75. AERIAL YOGA
- 76. BOARD GAME LOUNGE
- 77. VR GAMES ROOM
- 82. SAUNA AND SPA

FIRST FLOOR PLAN

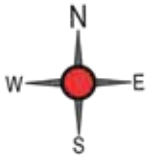


- 65. CONVENIO STORE
- 66. COFFEE STATION
- 73. INDOOR KIDS PLAY
- 74. ART AND CRAFT NOOK
- 83. AMENITIES MANAGEMENT APP

GROUND FLOOR PLAN



KEY PLAN



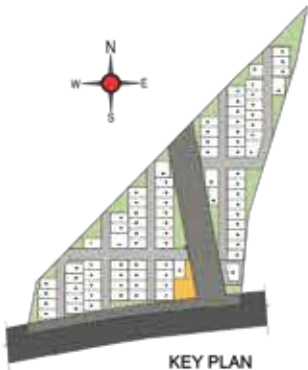
- 80. CHANGE ROOM
- 84. SWIMMING POOL
- 85. KIDS POOL
- 86. POOLSIDE LOUNGE

TERRACE FLOOR PLAN

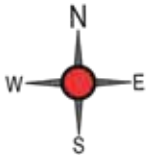


- 78. GYM (OXYGEN INFUSED GYM)
- 79. BMI MACHINE

SECOND FLOOR PLAN

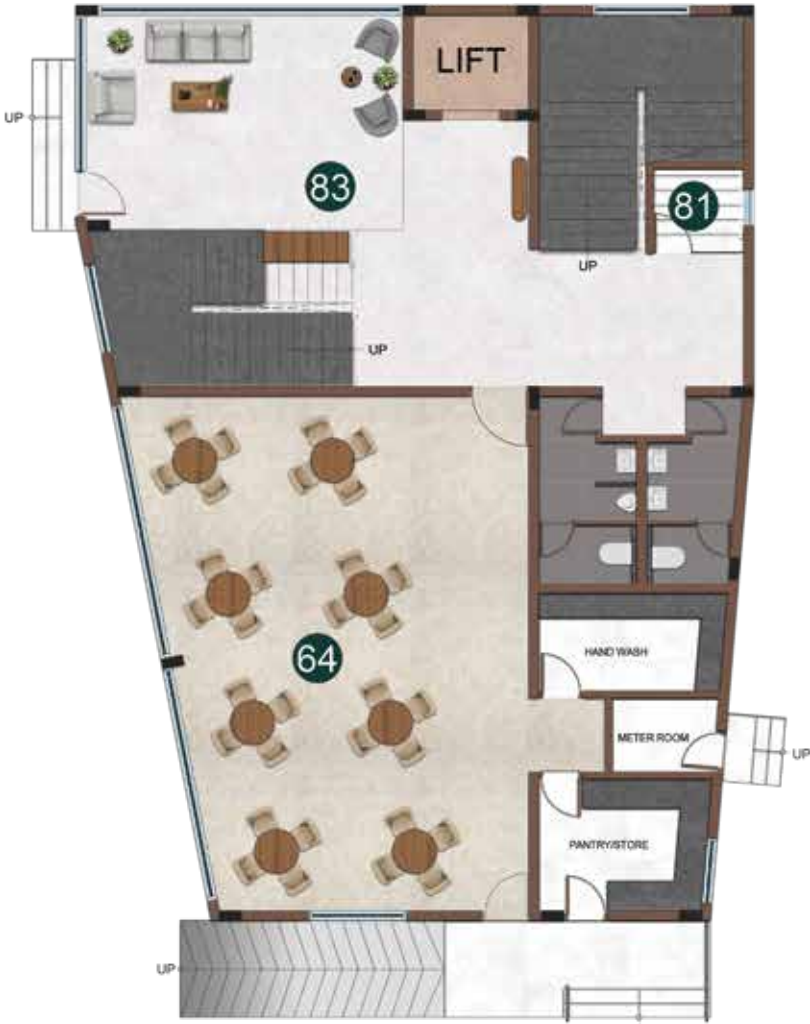


KEY PLAN



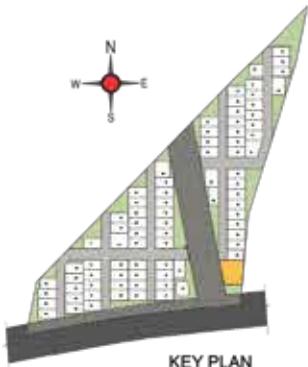
67. INDOOR GAMING ROOM
68. BOWLING ALLEY

FIRST FLOOR PLAN

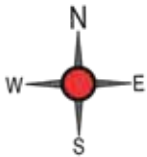


64. BANQUET HALL
81. INDOOR SMOKING AREA
83. AMENITIES MANAGEMENT
APP

GROUND FLOOR PLAN



KEY PLAN



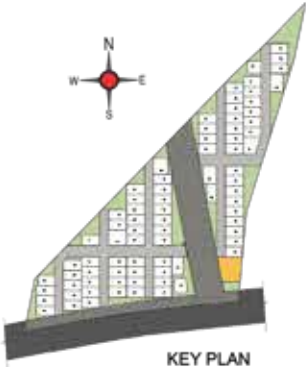
- 80. CHANGING ROOMS
- 84. SWIMMING POOL
- 85. KIDS POOL
- 86. POOLSIDE LOUNGE
- 88. ROOFTOP PARTY NOOK
- 87. POOL VOLLEYBALL

THIRD FLOOR PLAN

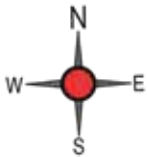


- 69. BUSINESS CENTER
- 70. READING NOOK
- 71. AV ROOM
- 72. ASSOCIATION ROOM

SECOND FLOOR PLAN

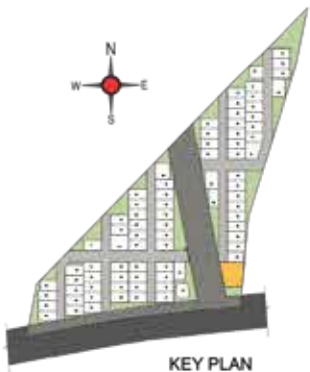


KEY PLAN



89. TERRACE CINEMA
90. WALL BARBEQUE

TERRACE FLOOR PLAN



KEY PLAN





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