







SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD

URURURURURURURURURURURURUR

20
Years of excellence

**40,000+**Happy customers

140+
Superior projects

38 Million sft. of living spaces









## **NEARBY AREAS**

Medavakkam	5 min
Siruseri SIPCOT	10 min
Tambaram Railway Station	15 min
GST Road	15 min
Sholinganallur	15 min
Velachery - Phoenix Mall	20 min
• ECR	20 min
Chennai International Airport	35 min

## **COLLEGES**

VII University	7.5 Kms
Sri Balaji Dental College	9 Kms
Tagore Engineering & Dental College	9 Kms
• MCC	11 Kms
Vels University	14 Kms
Bharath University	15 Kms

## **SCHOOLS**

Horizon International Academy	700 Mts
Narayana E Techno School	5 Kms
Vels Global School	5 Kms
Maharishi Vidya Mandir, Ponmar	5.5 Kms
Zion Matriculation	7.5 Kms
DAV Public School	9.4 Kms

## **MALLS**

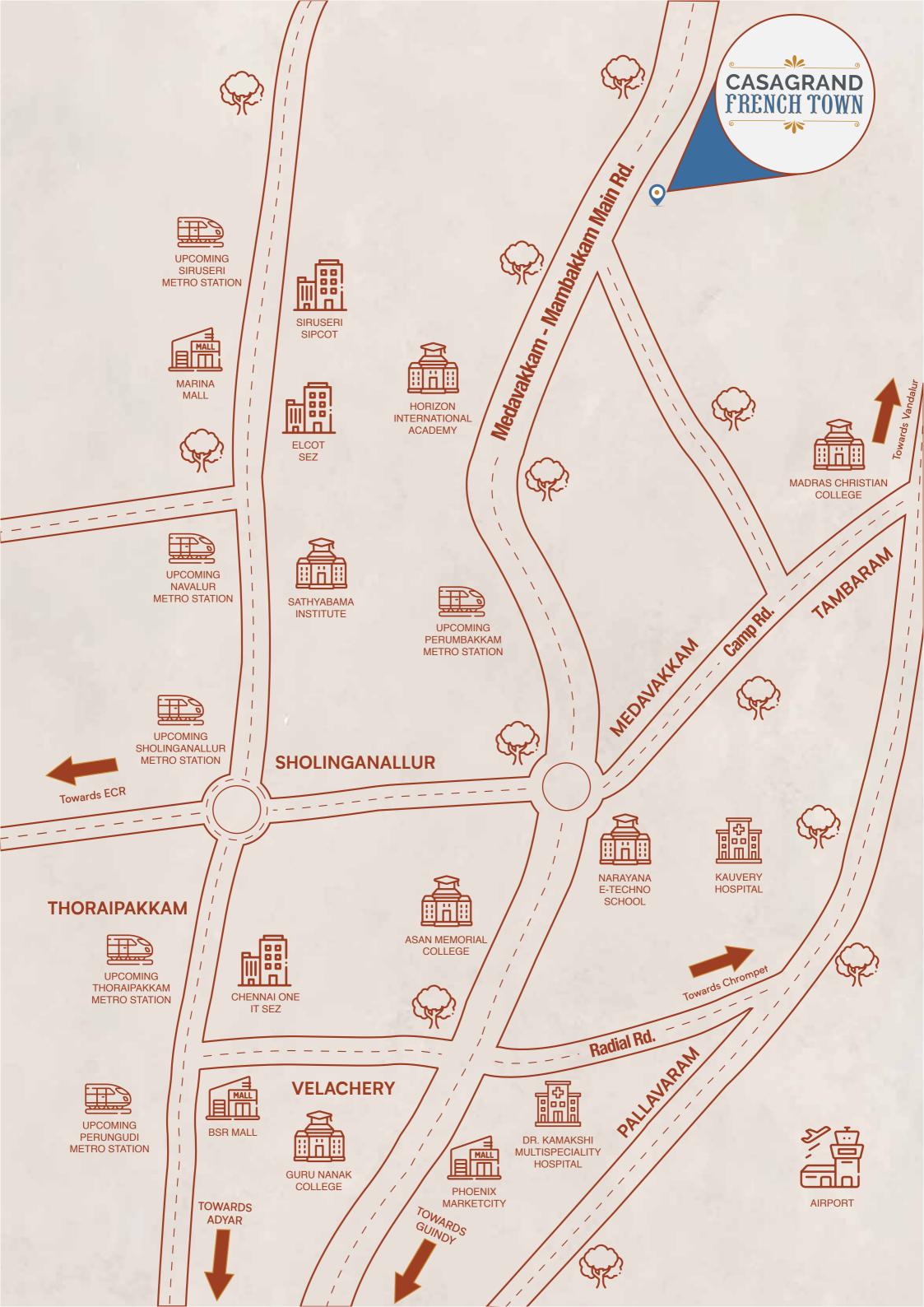
Marina Mall	10 Kms
BSR Mall	13 Kms
Grand Square mall	14 Kms
Phoenix Mall	16 Kms

## **HOSPITALS**

Sri Meenachi Hospital	5 Kms
VITC Health Care	7.5 Kms
Global Hospital & health City	7.8 Kms
Tagore Hospitals	9 Kms
Dr Kamachi Multi Speciality Hospital	10 Kms
Hindu Mission Hospital	12 Kms

## **PROPOSED METRO STATION**

•	Medavakkam Metro station	5 Kms
•	ELCOT	8 Kms
•	Perumbakkam	8 Kms













- Chennai's first French themed residential community.
- French style façade with lighting and exquisite landscape.
- A grand entry arch with an entry plaza enhanced by lighting and landscape pockets, along with a sculpture.
- A premium community that spans over 10.76 acres, with 78% of area dedicated to open spaces and landscape amenities.
- A 23,000 sft. clubhouse furnished with 5 star indoor & terrace amenities
- The community has a grand lush green belt of 6.8 acres out of which 1.8 acres is natural earth
- Meticulously planned vehicle-free podium easing the accessibility and usage of the outdoor amenities.
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment.

# A WORLD OF AMENITIES

95+ outdoor and indoor recreational facilities are sprawled across the community enhancing the social environment and liveliness of the community. A unique kids' friendly amenities like kids jungle gym, cognitive play area, trampoline, rock climbing wall, & more which instil social interaction among the kids. A vast area of landscaping with trees in multiple pockets to provide shade, and seaters along with self-gardening within a community to indulge with nature. Amenities like reflexology pathway, meditation lawn and natural trail are planned for relaxation & rejuvenation. Party lawn, amphitheater, hangout plaza, gazebos and buffer planting to maintain privacy for residents. For fitness enthusiasts, there are amenities like outdoor gym, walking/jogging track, tennis court, basketball court, and much more. Well-planned circulation flow of stilt and basement level parking and driveways offer hassle-free bicycle & pedestrian tracks all around the community.





#### **OUTDOOR AMENITIES**

#### **ENTERTAINMENT**

- Φ Arrival Plaza
- Φ Waiting Lounge
- Φ Sculpture Plaza
- Φ Play Lawn
- Φ Tree Court
- Φ Maze Garden
- Φ Butterfly Garden
- Φ Senior Citizen Court
- Φ Gallery Seating
- Φ Quiet Nook
- $\Phi$  Amphitheatre
- Φ Party Lawn
- Φ Hangout Plaza
- Φ Water Feature With Bubblers
- Φ Leisure Sit Out Corner
- Φ Gazebo
- Φ DIY Garden
- Φ Pets Park
- Φ Hammock Zone
- Φ Birds Bath

#### KIDS ENTERTAINMENT

- Φ Children's Play Area
- Φ Kids Jungle Gym
- Φ Cognitive Play Area
- $\Phi \ \ \text{Tot Lot}$
- Φ Hobby Pavilion
- $\Phi$  Sandpit
- Φ Rock Climbing Wall
- Φ Swing Plaza
- Φ Trampoline
- Φ Interactive Floor Games

#### **SPORTS**

- Φ Skating Rink
- Φ Basketball Court
- Φ Tennis Court
- Φ Mini Putt Putt
- Φ Mini Soccer Court
- Φ Outdoor Board Games

#### **HEALTH & WELLNESS**

- Φ Reflexology Pathway
- Φ Meditation Lawn
- Φ Aroma Garden
- Φ Outdoor Gym
- Φ Musical Garden
- Φ Nature Trail
- Φ Sensory Play
- $\Phi \ \ \text{Jogging} \ / \ \text{Walking Track}$
- Φ Bicycle Rack With Bicycles

#### **FACILITIES**

- Φ Dormitory For Maids / Drivers
- Φ Automated Car Number Plate Scanner
- Φ Car Charge Bay

#### **SWIMMING POOL AMENITIES**

- Φ Swimming Pool
- Φ Kids Pool
- Φ Poolside Loungers
- Φ Shallow Seaters
- Φ Cabana
- Φ Water Arch

- Φ Water Valley
- Φ Splash Zone

#### **TERRACE AMENITIES**

- Φ Infinity Walkway
- Φ Terrace Hangout Corner
- Φ Chitchat Plaza

#### **INDOOR AMENITIES**

#### **ENTERTAINMENT**

- Φ Multipurpose Hall
- Φ Home Theatre
- Φ Guest Rooms

#### **HEALTH & FITNESS**

- Φ Gym
- Φ Floor Workout
- Φ Crossfit Corner
- Φ Digital Interactive Gym
- Φ Yoga /Aerobics

#### KIDS FUN AND RECREATION

- Φ Kids Play Area
- Φ Ball Pit
- Φ Adventure Wall Games
- Φ Kids Mini Play

#### **INDOOR PLAY AREA**

- Φ Squash Court
- Φ Badminton Court
- Φ Board Games
- Φ Dart Wall
- Φ Mini Golf
- Φ Soccer Pool Table
- Φ Game Arcade
- Φ Video Games Room

## **BUSINESS CENTER**

- Φ Learning Center
- Φ Conference Hall
- Φ Library Nook

## **FACILITIES**

- Φ Creche
- Φ Refreshment Corner
- Φ Convenience Store
- Φ Salon/Spa
- $\Phi$  Steam
- Φ Jacuzzi
- Φ Laundry
- Φ Association Room

#### **TERRACE AMENITIES**

- Φ Rooftop Party Lawn Φ Informal Seating
- Φ Roof Top Meditation Lawn
- Φ Bbq Corner
- Φ Stargazing Deck
- Φ Pergola Seaters





# A LUXURIOUS ORGANIC SWIMMING POOL

- Casagrand French Town presents an exquisite organic-shaped swimming pool of 13,000 sft. surrounded by a tableau of poolside loungers that invite relaxation and indulgence.
- Plush sunbeds draped in sumptuous linens offer a comfortable respite, with features like kids pool, water arch, splash zone and much more, while umbrellas adorned with billowing fabrics provide a shady retreat from the midday heat.
- At dusk, the pool takes on a magical aura, illuminated by soft, ambient lighting that casts a warm glow across the water.

# INDULGE IN THE FINEST CLUBHOUSE

- Boasting of all the top-notch amenities, Casagrand French Town has a fully equipped clubhouse with five star interiors.
- A grand double height club lobby with a waiting lounge facility. The clubhouse spaces are facilitated with a multipurpose
  hall, home theatre, guest rooms, gym, yoga, indoor kids play area, video games room, etc. Exclusive gym with top notch
  features like digital interactive gym, crossfit corner and much more to take your workout sessions to the next level. Salon
  & spa with a peaceful ambience to relax your evenings. Indoor kids play area, creche, and kids library for children's
  learning and entertainment.
- Adventure wall games, kids mini play area and ball pit which can be enjoyed by kids of varying age groups.
- Squash court, badminton court, soccer pool table, game arcade, & board games in indoor games area are provided for teens & young adults.

# RESIDENT-FOCUSED FACILITIES SET THE STANDARD

- Controlled entry and exit in the community facilitated with CCTV surveillance at pivotal points ensuring 24x7 security.
- Dedicated car charging bay within the community makes it more convenient for residents to own and use electric vehicles.
- Laundry & convenience store facility is provided for the resident's convenience.

# EFFICIENCY IN SPACE PLANNING

- The seamless expanse of living space is created by linear planning of living and dining of sizes 11 ft. x 23 ft. minimum.
- The design of 8 ft. tall windows and French doors are designed to provide 3 times more light, ventilation, and beautiful
  views than other homes. Homes with spacious planning have bigger bedrooms and toilets with a minimum size of 8 ft. x 5
  ft.
- All units have dedicated utility space with washing machine provision. All homes are planned to either look outside or towards internal podiums making sure every bedroom and balcony enjoys good view and ventilation. All units have large windows for better light and ventilation.
- Planned ODU locations are designed to avoid any overlooking or hindrances to other apartments and well concealed to ensure no ACs are visible on the building facade.

# FLOOR VILLAS PAR EXCELLENCE

- Casagrand French Town presents an upscale brand of premium units called Floor Villas, starting from 3249 sft. minimum.
- All floor villa units have a dedicated foyer, Deck, one balcony and walk-in wardrobes in the master bedroom.
- All the units are facilitated with a home office.

- The floor villas are well-designed and have a spacious 17 ft. x 40 ft. living area. Luxury Italian marble flooring is provided in all units.
- Every unit has an exclusively dedicated minimum 300 sft. private balcony which is accentuated with a plunge pool and private garden.
- Huge kitchen with dedicated utility area planned with provision for washing machine.
- Bigger bathrooms of size of 9 ft. x 10 ft. furnished with bathtubs, dual washbasins and thermostat rain shower with glass shower cubicle.

# VAASTU COMPLIANT HOMES FOR A POSITIVE LIFESTYLE

- Conscious efforts have been taken during the design phase to have most of the units be Vaastu compliant.
- Most units have North or East facing entry doors.
- Most units have kitchens placed in Southeast and Northwest. All apartments have Southwest bedrooms.
- No units have bed headboards in the North.









# SITE PLANS & FLOOR PLANS







SITE CUM GROUND FLOOR

## **Outdoor Amenities**

#### Entertainment

- 1. Arrival plaza
- 2. Waiting lounge
- 3. Sculpture plaza
- 4. Play lawn
- 5. Tree court
- 6. Maze garden
- 7. Butterfly garden
- 8. Senior citizen court
- 9. Gallery seating
- 10. Quite nook
- 11. Amphitheater
- 12. Party lawn
- 13. Hangout plaza
- 14. Water feature with bubblers
- 15. Leisure sit out corner
- 16. Gazebo
- 17. DIY garden
- 18. Pets park
- 19. Hammock zone
- 20. Birds bath

#### Kids Entertainment

- 21. Children's play area
- 22. Kid's jungle gym
- 23. Cognitive play area
- 24. Tot lot
- 25. Hobby pavilion
- 26. Sandpit
- 27. Rock climbing wall
- 28. Swing plaza
- 29. Trampoline
- 30. Interactive floor games

#### **Sports**

- 31. Skating rink
- 32. Basketball court
- 33. Tennis court
- 34. Mini putt putt
- 35. Mini soccer court
- 36. Outdoor board games

#### Health & Wellness

- 37. Reflexology pathway
- 38. Meditation lawn

#### Health & Wellness

- 39. Aroma garden
- 40. Outdoor gym
- 41. Musical garden
- 42. Nature trail
- 43. Sensory play
- 44. Jogging / walking track
- 45. Bicycle rack with bicycles

#### **Facilities**

- 46. Dormitory for maids /drivers
- 47. Automated car number plate scanner
- 48. Car charge bay

### **Swimming Pool Amenities**

- 49. Swimming pool
- 50. Kid's pool
- 51. Poolside Loungers
- 52. Shallow Seaters
- 53. Cabana
- 54. Water Arch
- 55. Water Valley
- 56. Splash zone

#### **Terrace Amenities**

- 57. Infinity walkway
- 58. Terrace hangout corner
- 59. Chitchat plaza

#### Indoor Amenities

#### Entertainment

- 60. Multipurpose hall
- 61. Home theatre
- 62. Guest rooms

#### Health & Fitness

- 63. Gym
- 64. Floor workout
- 65. Crossfit corner
- 66. Digital interactive gym
- 67. Yoga / Aerobics

#### Kids fun and Recreation

- 68. Kids play area
- 69. Ball pit
- 70. Adventures wall games

#### Kids fun and Recreation

71. Kids mini play

## **Indoor Play Area**

- 72. Squash court
- 73. Badminton court
- 74. Board games
- 75. Dart wall
- 76. Mini golf
- 77. Soccer pool table
- 78. Game arcade
- 79. Video games room

#### **Business Center**

- 80. Learning center
- 81. Conference hall
- 82. Library nook

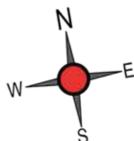
#### **Facilities**

- 83. Creche
- 84. Refreshment corner
- 85. Convenience store
- 86. Salon / Spa
- 87. Steam
- 88. Jacuzzi
- 89. Laundry
- 90. Association room

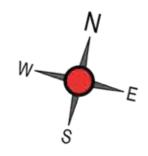
#### **Terrace Amenities**

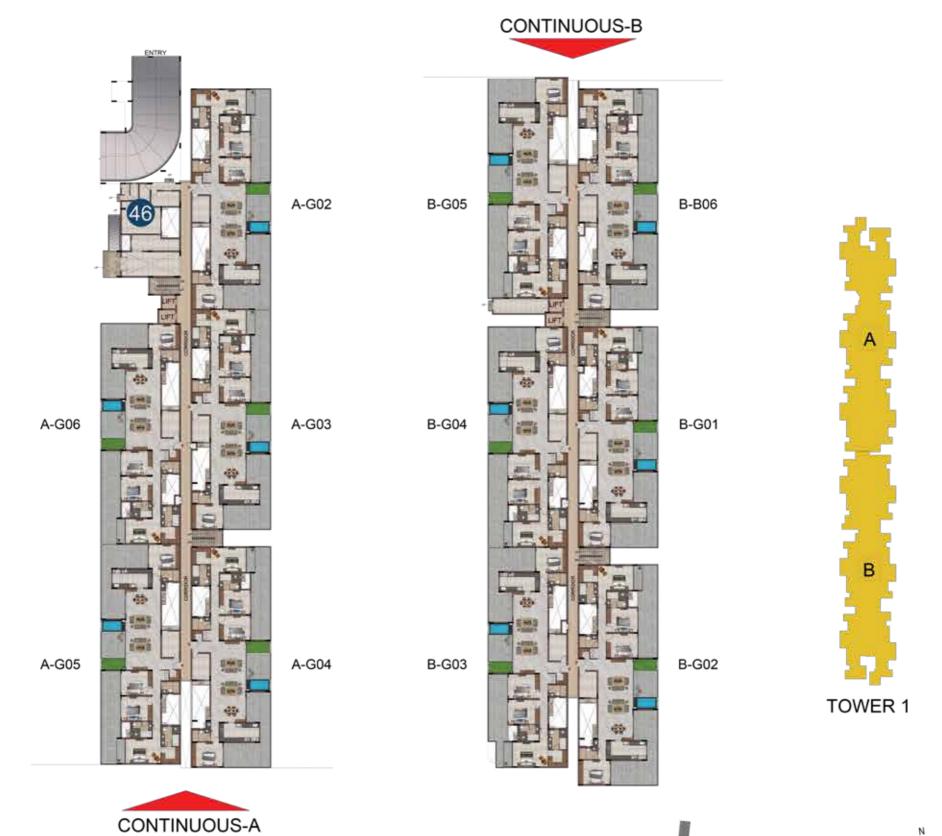
- 91. Roof top party lawn
- 92. Informal seating
- 93. Roof top meditation lawn
- 94. BBQ corner
- 95. Stargazing deck
- 96. Pergola seaters

# **BASEMENT FLOOR**





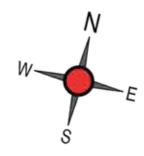


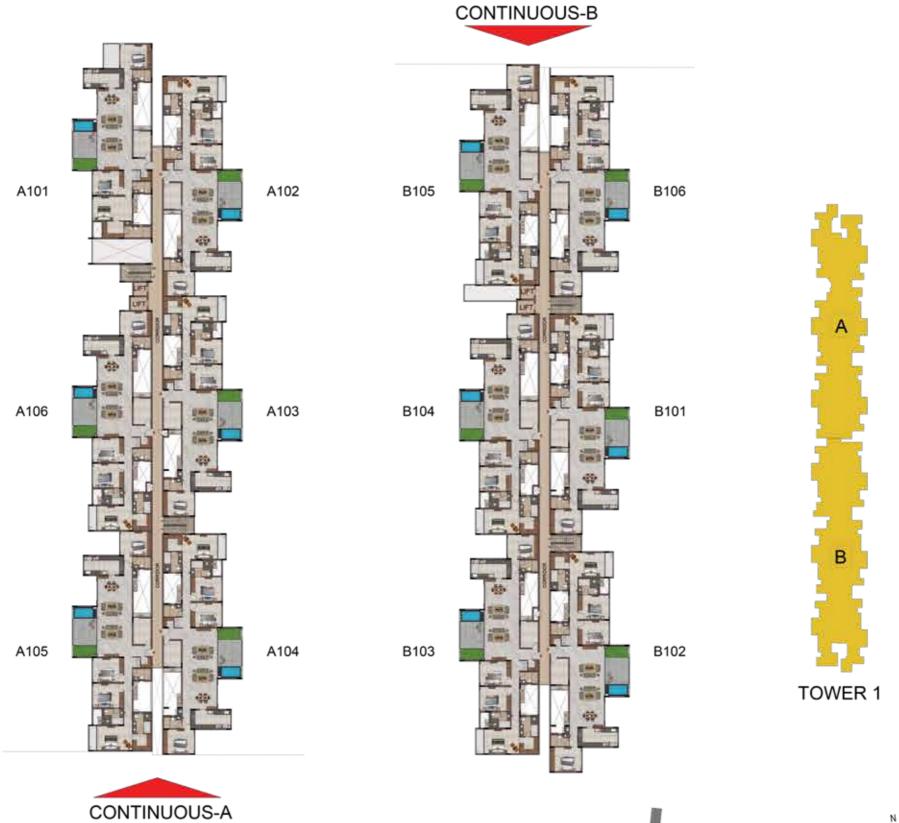


# **GROUND FLOOR PLAN**



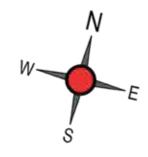
**KEY PLAN** 

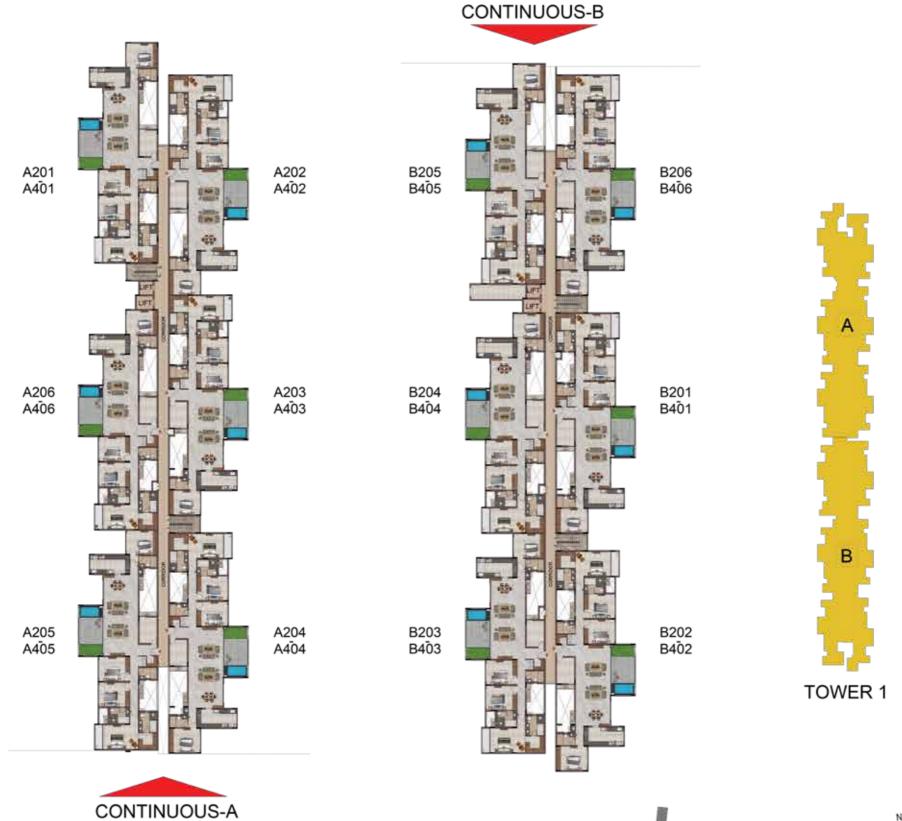




FIRST FLOOR PLAN

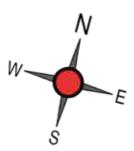






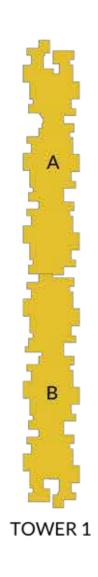
TYPICAL FLOOR PLAN 2ND TO 4TH FLOOR











# TERRACE FLOOR

## **Terrace Amenities**

- 57. Infinity walkway
- 58. Terrace hangout corner
- 59. Chitchat plaza



KEY PLAN











# 4 BHK & 5 BHK



Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A-101	2111	292	2403	3249	100
Tower-1	A-201 TO 401	2450	340	2790	3756	



KEY PLAN



Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	B-G03	2450	340	2790	3742	882
Tower-1	B103-B403	2450	340	2790	3742	150



**KEY PLAN** 



**GROUND FLOOR** 

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A-G06	2450	340	2790	3749	949
Tower-1	B-G04	2450	340	2790	3749	949
Tower-1	B-G05	2450	340	2790	3756	955
Tower-1	A106-406	2450	340	2790	3749	121
Tower-1	B104-404	2450	340	2790	3749	
Tower-1	B105-B405	2450	340	2790	3756	(2)

**KEY PLAN** 

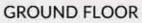


Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A-G05	2450	340	2790	3749	938
Tower-1	A105-A405	2450	340	2790	3749	-



KEY PLAN







TYPICAL FLOOR (1ST TO 4TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A-G02	2450	340	2790	3749	939
Tower-1	A-G03	2450	340	2790	3749	949
Tower-1	B-G01,G02&G06	2450	340	2790	3756	951
Tower-1	A-102-A402	2450	340	2790	3749	į.
Tower-1	A-103-A403	2450	340	2790	3749	*



**KEY PLAN** 







TYPICAL FLOOR (1ST TO 4TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A-G04	2450	340	2790	3756	951
Tower-1	A-104-B404	2450	340	2790	3756	-
Tower-1	B-101-B401	2450	340	2790	3756	
Tower-1	B-102-B402	2450	340	2790	3756	-
Tower-1	B-106-B406	2450	340	2790	3756	-



**KEY PLAN** 





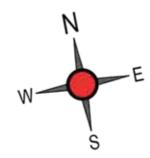


# CLUBHOUSE PLAN ©





# **CLUB HOUSE**





# **GROUND FLOOR PLAN**

# Clubhouse Indoor Amenities

## Entertainment

60. Multipurpose hall

# Kids fun and Recreation

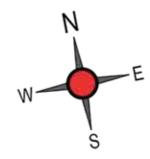
- 68. Kids play area
- 69. Ball pit
- 70. Adventure wall games

# **Facilities**

- 83. Creche
- 85. Convenience store



**KEY PLAN** 





## FIRST FLOOR PLAN

## Clubhouse Indoor Amenities

## Entertainment

61. Home theatre

## Health & Fitness

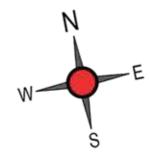
- 63. Gym
- 64. Floor workout
- 65. Crossfit corner
- 66. Digital interactive gym

## Kids fun and Recreation

71. Kids mini play



**KEY PLAN** 



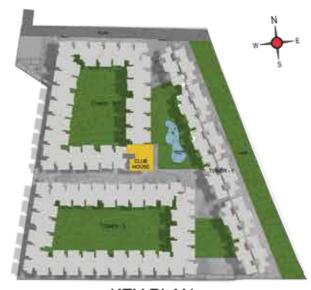


## SECOND FLOOR PLAN

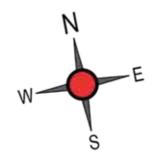
## Clubhouse Indoor Amenities

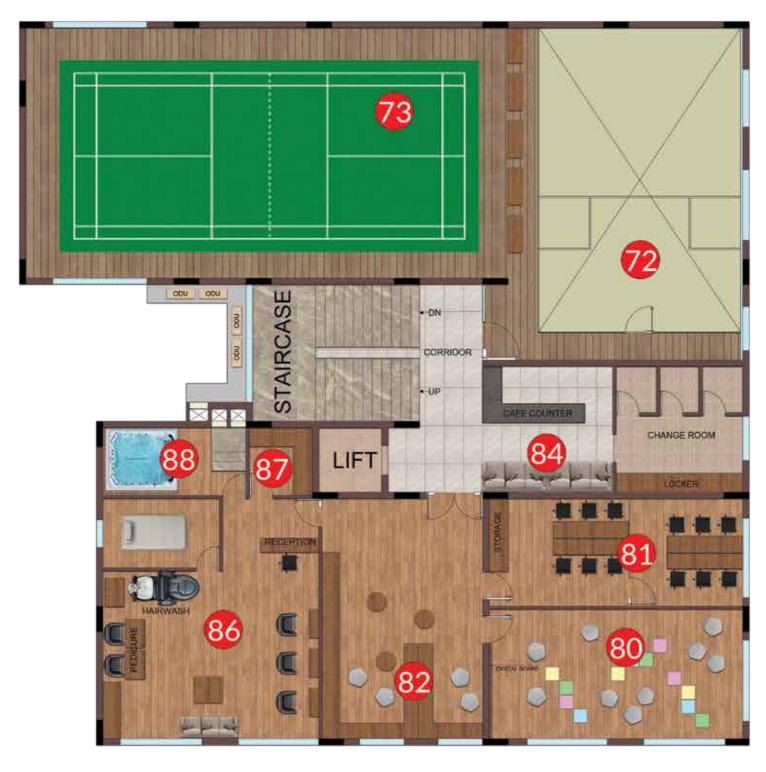
## Indoor Play Area

- 74. Board games
- 75. Dart wall
- 76. Mini golf
- 77. Soccer pool table
- 78. Game arcade
- 79. Video games room



**KEY PLAN** 





## THIRD FLOOR PLAN

## Clubhouse Indoor Amenities

## Indoor Play Area

72. Squash court

73. Badminton court

## **Business Center**

80. Learning center

81. Conference hall

82. Library nook

## **Facilities**

84. Refreshment corner

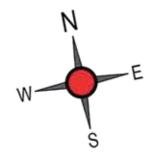
86. Salon/Spa

87. Steam

88. Jacuzzi



**KEY PLAN** 





## FOURTH FLOOR PLAN

## **Clubhouse Indoor Amenities**

## Entertainment

62. Guest rooms

## Health & Fitness

67. Yoga / Aerobics

90. Association room



**KEY PLAN** 





TERRACE FLOOR PLAN

## **Clubhouse Indoor Amenities**

## Terrace Amenities

- 91. Roof top party lawn
- 92. Informal seating
- 93. Roof top meditation lawn
- 94. BBQ corner
- 95. Stargazing deck
- 96. Pergola seaters



**KEY PLAN** 











#### **STRUCTURE**

STRUCTURAL SYSTEM

MASONRY

FLOOR-FLOOR HEIGHT

(INCL. SLAB)

RCC Framed Structure designed for seismic

compliant (Zone-III)

200 mm for external walls & 100 mm for

internal walls

Will be maintained at 3570 mm

#### **WALL / CEILING FINISH**

**INTERNAL WALLS** 

CEILING

**EXTERIOR WALLS** 

BATHROOM

TOILET CEILING

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

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

Finished with 1 coat of primer & 2 coats

of exterior emulsion paint & colour as per

architect design intent

Ceramic tile of size 600 x 600 mm for a

height of 2400mm & above false ceiling will

be finished with a coat of primer

Grid type false ceiling

#### **FLOOR FINISH WITH SKIRTING**

MAIN FLOORING (LIVING, DINING, MUD ROOM &

UTILITY)

ALL BEDROOMS, KITCHEN AND HOME OFFICE

**BATHROOM** 

BALCONY

PRIVATE TERRACE

Italian Marble Flooring

Vitrified tile of 1200 x 600 mm

Anti-skid ceramic tiles of size 600 x 600 mm

Anti-skid ceramic tiles of size 600 x 600 mm

Kota flooring of size 600 x 600 mm

#### **DINING**

DINING

Granite Counter with countertop washbasin

#### **BALCONY**

HANDRAIL

MS handrail as per architect's design intent

Provided in any one balcony

**PLUNGE POOL** 

Plunge pool as per design intent

#### **BATHROOMS**

**CP & SANITARY FIXTURES** 

**CLOTH DRYING CLAMP** 

BATHROOM 1 & 2

American standard / Kohler or equivalent

Wall mounted WC with cistern, health faucet, rain shower with hand shower, bathtub, granite counter with countertop washbasin, glass shower cubicle & granite flooring in shower area with 2' trench drain

Wall mounted WC with cistern, health faucet, single lever diverter with rain shower, granite counter with countertop washbasin, pest free drain & glass partition

OTHER BATHROOMS

#### **JOINERY**

MAIN DOOR

Good quality full jamb engineered frame with double side veneer finished shutter of size 1200 x 2400 mm with designer architrave

Ironmongeries like face recognition digital door lock, tower bolts, door viewer, magnetic door catcher, etc. of Godrej / equivalent brand

Good quality full jamb engineered frame **BEDROOM DOORS** with double side laminated shutter of size 1050 x 2400mm Ironmongeries like lock, magnetic door catcher, door bush, tower bolt, etc. of Godrej /equivalent brand **BATHROOM DOORS** Good quality full jamb engineered frame with double side laminated shutter of size 900 x 2400mm with waterproofing on inner side Ironmongeries like one side coin thumb turn lock without key, tower bolt, door bush, etc. of Godrej / equivalent brand **HOME OFFICE DOOR** Good quality full jamb engineered frame with double side laminated shutter of size 900 x 2400 mm Ironmongeries like lock, magnetic door catcher, door bush, tower bolt, etc. of Godrej / equivalent brand **WINDOWS WINDOWS** Aluminium powder coated framed sliding shutter with see through plain glass &MS grill / railing (wherever applicable) Sill level finished with granite FRENCH DOORS Aluminium powder coated framed sliding shutter with toughened glass **VENTILATORS** Aluminium powder coated framed fixed louvre/ openable shutter for ODU access (wherever applicable) **ELECTRICAL POINTS POWER SUPPLY** 3 phase power supply connection SAFETY DEVICE MCB & RCCB (residual current circuit breaker) Modular box, modular switches & sockets of **SWITCHES & SOCKETS** good quality IS brand **WIRES** Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand **KITCHEN** Chimney, hob & water purifier **FOOT LAMP** Point will be provided in all bedrooms **6 AMP OUTDOOR SOCKET** Provided in balcony area **USB** USB point in living & bed 1 TV Point in living & any one bedroom and provision in other bedrooms Point in living & any one bedroom DATA SPLIT- AIR CONDITIONER Point in living / dining and in all bedrooms **EXHAUST FAN** Point in all bathrooms **GEYSER** Point in all bathrooms **BACK-UP** 650 Watts for 4 BHK









#### SPECIFICATIONS COMMON TO BUILDING COMPLEX

LIFT Automatic lift will be provided with MS

Finish

BACK – UP 100% Power backup for common amenities

such as Clubhouse, lifts, WTP, STP &

common area lighting

NAME BOARD Apartment owner name will be provided in

ground floor

LIFT FASCIA Marble cladding at all the floor levels for

threshold of 300mm

LOBBY Marble flooring at ground floor & tile

flooring at other floors

CORRIDOR Granite flooring at ground floor & tile

flooring at other floors

STAIRCASE FLOOR Granite flooring at all floors

STAIRCASE HANDRAIL MS handrail with enamel paint finish in all

floors

TERRACE FLOOR Pressed tile flooring

TERRACE DOORS Good quality door frame with FRP shutters

Ironmongeries like thumb turn lock, door closure, tower bolt, etc. of Godrej /

equivalent brand

#### **OUTDOOR FEATURES**

WATER STORAGE

Centralized UG sump with WTP (Min. requirement as per water test report

RAIN WATER HARVEST

Rain water harvesting system (as per site

requirement)

STP Centralized Sewage Treatment plant

SAFETY CCTV surveillance cameras will be provided

all round the building at pivotal locations in

ground level

WELL DEFINED WALKWAY Walkway spaces well defined as per

landscape design intent

SECURITY Security booths will be provided at the

entry / exit with My Gate App

COMPOUND WALL Site perimeter to be fenced by compound

wall with entry gates for a height of 1500 mm as per design intent and over that

600mm with barbed fence

LANDSCAPE Suitable landscape at appropriate places in

the project as per design intent

**DRIVEWAY** Convex mirror for safe turning in driveway

in / out

EXTERNAL DRIVEWAY

Interlocking paver block / equivalent

flooring with demarcated driveway as per

landscape design intent











Booking Advance	10%
Agreement Stage	40%
Commencement of Foundation	10%
Commencement of Basement Floor	7.5%
Commencement of Ground Floor	7.5%
Commencement of 2 <sup>nd</sup> Floor Roof	7.5%
Commencement of 4th Floor Roof	7.5%
Completion of Flooring Respective Unit	5%
Handing Over	5%
Total	100%





# Awards



- ET Now 2019
  Casagrand Zenith
  Innovative Project of the Year
- ET Now 2019
  Casagrand Eternia II
  Best Project in Non-Metro
- ET Now 2019
  Casagrand Royale
  Most Admired Upcoming Project of the Year
- 11th Estate Annual Awards Franchise India 2019
  Casagrand Esmeralda

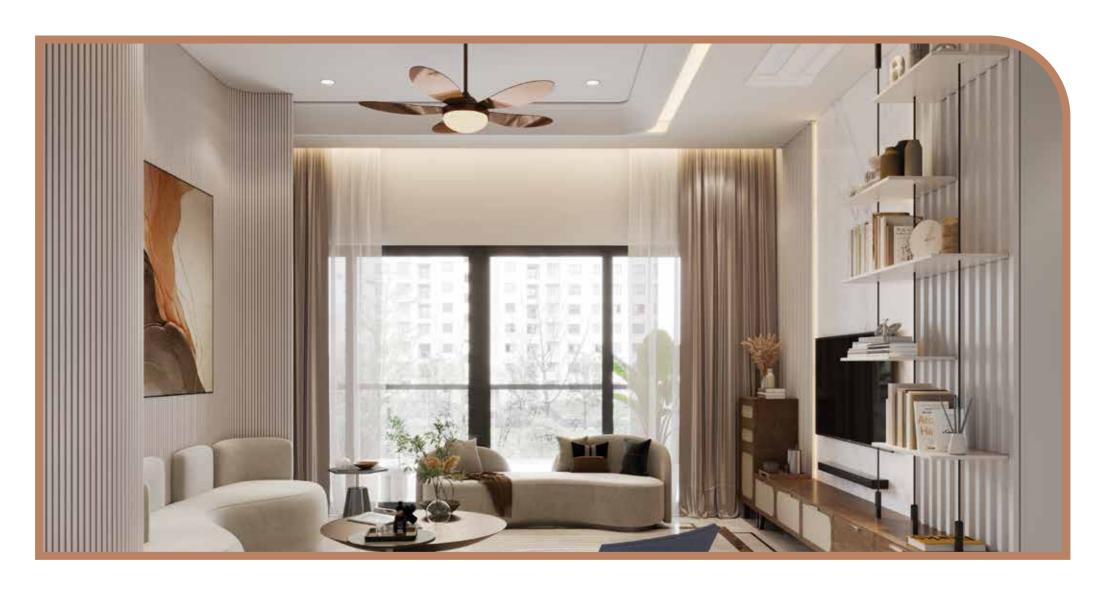
Casagrand Esmeralda Luxury Villa Project of the Year

- Times Business Awards 2020 The Times of India (Brand)

  Best Real Estate Company of Tamil Nadu
- Realty Conclave Excellence Awards 2021 (South)
  Casagrand Orlena
  Mid-Segment Project of the Year
- Realty Conclave Excellence Awards 2021 (South)
  Casagrand Boulevard
  Most Popular Project of the Year
- 13th Estate Awards Franchise India and REMAX India 2021
  Casagrand Boulevard
  Best Mid-Segment Project of the Year
- The Economic Times 2021 (Brand)
  Best Brands Award
- The Economic Times Real Estate Award 2022 (South)
  Casagrand Amethyst
  Residential Project High-End (completed-metro)

- The Economic Times Real Estate Award 2022
  (South)
  Casagrand 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)
  Casagrand Hazen
  Mid-Segment Project of the Year
- 14th Realty + Excellence Awards 2022 (South)
  Casagrand Hazen
  Fastest Growing Realty Brand of the Year
- 14<sup>th</sup> Annual Estate Awards in 2023
  Casagrand Flagship
  Residential Property of the Year
- 15<sup>th</sup> Realty+ Excellence Awards 2023, South Edition
  Casagrand Aria
  Best Affordable Housing project of the year





## WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes provides the One-Stop Solution with all the essential fitments 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 & meet your needs and are classified into 2 variants – Plush & Luxe.

## WOODWORKS OF TOP NOTCH QUALITY













## HOME ACCESSORIES













PREMIUM ELECTRICAL FITTINGS













WASHROOM ACCESSORIES













## **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.

The payment schedule is made convenient.

payment at the time of unit booking

85%

10%

payment during payment work-in-progress during the unit handover





SCAN FOR BROCHURE

FOR MORE DETAILS CALL











#### **WE'LL HELP** YOU SEL

Casagrand introduces "SELLASSURE", a hassle-free resale solution for Casagrand Home Buyers. Understanding our customer's needs, we have enabled a one stop solution which creates the right exposure to listed properties, generates refined leads and ensures seamless closures.

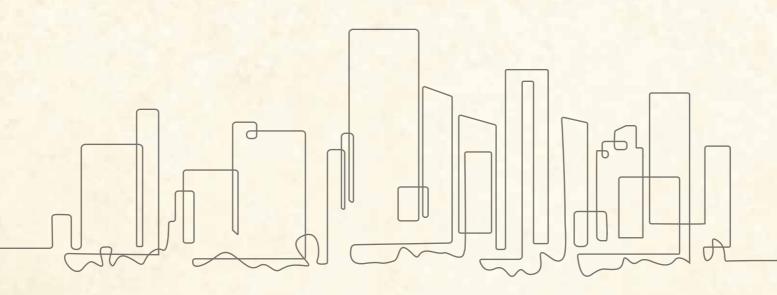
Contact us at 99622 09500 www.cgsellassure.com | sellassure@casagrand.co.in





+917358132669

info.fh@casagrand.co.in





#### CORPORATE OFFICE

NPL Devi, New No. 111, Old No. 59, LB Road, Thiruvanmiyur, Chennai - 600 041. Ph: +91 - 44 4411 1111

Mob: +91 89399 //5// Fax: +91 - 44 4315 0512

#### **COIMBATORE OFFICE**

Sri Dwaraka, No. 1-A, B.R. Nagar Main Road, Singanallur Post, Coimbatore - 641 005.

#### **BENGALURU OFFICE**

Salma Bizhouse, 34/1, 4th Floor, Meanee Avenue Road, Opp. Lakeside Hospital, Ulsoor Lake, Bengaluru - 560 042. Ph: +91 80466 68666

www.casagrand.co.in

#### **HYDERABAD OFFICE**

Casagrand Builder Private Limited AR Square, Plot No.13, Door No. 4-50, Jayabheri Enclave, Gachibowli, Hyderabad - 500 032. Ph: +91 90470 20000

#### **DUBAI OFFICE**

4th Floor, Block-B, Business Village, Dubai, United Arab Emirates, PO Box. 183125. Ph: +971 565302759

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

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representations such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for the kitchen includes the utility area also. All measurements for all rooms are in feet, inches and meters. Payment patterns are subjected to change based on the construction process