

The background features a light, textured green and white wash. Large, dark green monstera leaves with characteristic holes are positioned in the corners. Delicate, golden-brown vine-like lines and small leaf fragments are scattered throughout the scene, creating a lush, tropical atmosphere.

Why holiday in Bali, when you can

live there forever?



CASAGRAN Builder Private Limited, established in 2004, is an ISO certified real estate enterprise committed to building aspirations and delivering value. The company has developed over 22 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18000+ happy families across 100+ landmark properties stand testimony to the company's commitment, in line with the philosophy of creating superior living spaces that reflect our belief.

In the 16th year of the company's journey, CASAGRAN is all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.



A CHARMING BLEND OF

privacy & greenery...

If Bali is about relaxation, peace, greenery and exclusivity, then this lifestyle is no less than a Bali vacation!

Presenting Casagrand Florella, an exclusive Bali-themed villa community of just 38 premium smart villas. It is conveniently situated in Sarjapura, Bengaluru, a location that's perfect for professionals and IT employees near Electronic City.

These villas come with smart features like digital door lock, video door phone and many more that ensure your safety. If you love gardening, then your plants will soon be thriving in the private garden space that comes with each villa. These villas are cleverly designed so that you experience maximum wind flow and minimum heat gain, making your summers cooler. With a multi-tier security system, best-in-class clubhouse and 40+ amenities and features, this home is sure to be as peaceful as a permanent Bali vacation.



CASAGRAN
FLORELLA
PHASE - II
SARJAPURA





MY
RULES





Salient features

- 1) Beautifully crafted 34 luxurious 3 & 4 BHK villas on a 1.65 acre expanse at Sarjapura
- 2) Ground floor + 1st floor + terrace design structure
- 2) Bengaluru's first Bali-themed smart villa community
- 3) 25+ lifestyle amenities & features like rooftop swimming pool, amphitheatre, Balinese garden & many more.
- 4) 65% open space for maximum light & ventilation
- 5) Every villa is planned with 40% open space with lush greenery
- 6) One-of-a-kind Bali-themed clubhouse
- 7) Surrounded by prominent companies, educational institutions & other hubs
- 8) 100% Vaastu compliant with zero dead space design

Amenities & Features

OUTDOOR AMENITIES

KIDS

- 1 Kid's play lawn
- 2 Interactive Hopscotch
- 3 Kids play area
- 4 Kids jungle gym
- 5 Kids Trampoline
- 6 Tot lot play area
- 7 Chalkboard wall
- 8 Adventure Rock wall climbing

SPORTS

- 9 Walking / Jogging track
- 10 Basketball hoop
- 11 Outdoor Yoga/ Meditation lawn

FEATURES & ENTERTAINMENT

- 12 Entrance water feature wall
- 13 Balinese garden
- 14 Tropical asian gazebo with seating
- 15 Reflexology pathway

- 16 Balinese leisure pavillion
- 17 Party lawn
- 18 Outdoor bbq corner
- 19 Amphitheatre with screening wall
- 20 Senior citizen seating zone

INDOOR AMENITIES

CLUBHOUSE

- 21 Multipurpose Party Hall
- 22 Kids indoor play area
- 23 Gym
- 24 AV Room
- 25 Indoor games room

TERRACE AMENITIES

TERRACE

- 26 Chip golf
- 27 Swimming pool
- 28 Kid's pool
- 29 Spa seaters





THE BEST IN

Product Superiority



Casagrand's best in Product Superiority...

- Exclusive Bali themed Villas with a stunning design outlook.
- A community with the best of Architecture & Finesse
- Every Individual Villa with exclusive 5' wide landscape space.
- Smart Villas to upgrade your lifestyle.
- 25+ Amenities & Features
- A safe & secure community with Multi-tier Security system.
- 100 % Vaastu complaint homes
- Superior specifications
- Efficiency in space planning



Smart Villas to upgrade your lifestyle...

1. Every Villa is Google Home / Alexa enabled. Control your spaces just by saying "OK Google/ Hey Alexa!
2. Monitor your visitors by a Video door phone through 7-inch LED screen from your Villa.
3. Digital door lock system with five independent unlocking features such as Fingerprint, PIN Code, RF Card, Mechanical key & Bluetooth, Remote Control (optional) and it comes with strong security features.
4. App controlled smart fan & light switches in Living, Dining, Family and all bed rooms.
5. App controlled AC switches (ON/OFF) in Living & Master bedroom.
6. Occupancy sensors in all toilets which senses your presence and switches ON/OFF.
7. Secured visitor access control, association management through My Gate app.

Efficiency in Master plan and housing the best product features...

8. The community boasts of an efficient building footprint where 68% of land area is open space.
9. Casagrand Florella offers the best of master plan and is designed prioritizing light, ventilation, privacy and Vastu.
10. 3400sq.ft of Best in class Clubhouse is designed within the community providing ample indoor amenities for the residents.
11. Orientation of the villas ensures maximum wind-flow and minimum heat-gain.

Offering you 25+ Amenities and features..!

The best in Market..!

12. The community welcomes you with a Water feature wall and Tropical Asian Gazebo with seating.
13. Indulge in fitness within the community:
 - i. Indoor Gym in the clubhouse,
 - ii. Chip golf on the terrace of the clubhouse
 - iii. Basketball Hoop for children
 - iv. Outdoor meditation & yoga lawn amidst the landscaped outdoor spaces
 - v. Jogging/ walking track for your everyday fitness.
14. Host yourself and your guests in our grand clubhouse with facilities like Multipurpose party hall, mini theater, Kids play area and Indoor games room.
15. The Club terrace hosts amenities like Swimming pool with spa seats and kid's pool.
16. The project features an Outdoor Amphitheatre with screening wall, Barbeque corner with party lawn, for the residents to enjoy their evening with communal activities.
17. Dedicated outdoor amenities for children like Kid's play area, Tot lot play area, Trampoline, Rock climbing wall, Chalkboard wall, Interactive Hopscotch, kids' jungle gym etc., provides an active environment.
18. Senior citizen's seating, Reflexology pathway and Balinese Leisure Pavilion are planned for relaxing your senses amidst Balinese Gardens.
19. Efficient Rain water harvesting system for the entire project.

Know why our Villas are Superior...

20. Wide Main door is designed with a dedicated paneling - a space to personalize your entrance.

21. Designer Villa number signage with milk box & newspaper holder.
22. Wireless Mobile charging station provided in Living & Master Bedroom.
23. Bluetooth speakers in the Kitchen & Master Bedroom.
24. Dedicated space for Kitchen garden is provided in every villa.
25. 600 x 1200 mm vitrified Superior flooring tiles in Foyer, Living, Dining, Kitchen, Bedrooms and family room.
26. Villas with luxurious Master bathroom with Shower column, Glass shower partition, and Granite counter with counter-top washbasin.
27. Premium range American standard/Kohler /equivalent fittings and waterproof doors in all bathrooms.
28. SS designer gratings are provided in the Master Toilet and other toilets and kitchen.

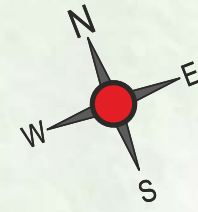
Efficiency in space planning...

29. Dedicated car parking with landscape is designed for all Villas
30. All villas are planned with spacious Living and Dining.
31. Exclusively planned Family living in the first floor which can be customized as per individual's comfort.
32. The dining opens into an outdoor deck surrounded by private garden.
33. Spacious bedrooms with dedicated wardrobe spaces.
34. Separate Utility space provided for all Villas.
35. Villas planned with 35% of extended landscape deck and hardscape features which open out from the living or Bedroom area connecting with nature.
36. Well concealed and camouflaged Electrical, Plumbing and centralized sewage treatment plant in site.

Considering Vastu..? We got that sorted too.....

37. All villas have East and North facing Main entrance door.
38. All villas have SW master bedroom.
39. All villas have the kitchen in SE or NW corner.
40. All villas have east/ north facing kitchen hobs.
41. No bedrooms have headboard in the north.
42. No SW entrance.
43. No NE & SW cuts.
44. No NE or SW corner toilets.

CLUBHOUSE GROUND FLOOR

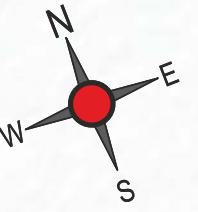


INDOOR AMENITIES

- 21. Multipurpose party hall
- 22. Kids indoor play area
- 23. Indoor games room
- 24. Gym
- 25. AV room

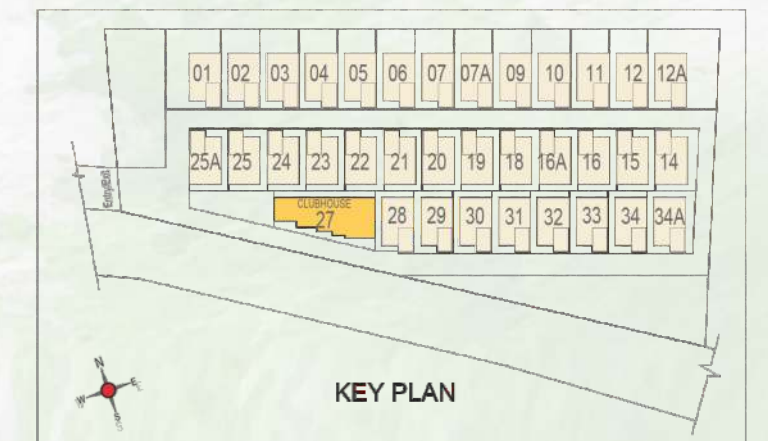


CLUBHOUSE FIRST FLOOR



INDOOR AMENITIES

- 21. Multipurpose party hall
- 22. Kids indoor play area
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- 24. Gym
- 25. AV room

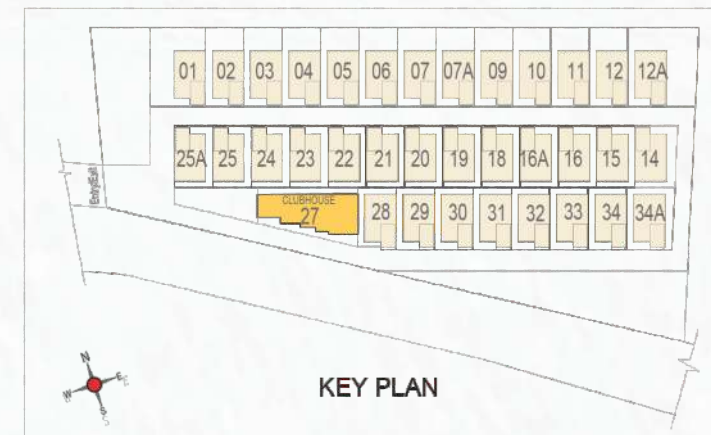


CLUBHOUSE TERRACE



TERRACE AMENITIES

- 26. Chip golf
- 27. Swimming pool
- 28. Kid's pool
- 29. Spa seater



SITE PLAN



OUTDOOR AMENITIES

1. Kid's play lawn
2. Interactive hopscotch
3. Kids play area
4. Kids jungle gym
5. Kids trampoline
6. Tot lot play area
7. Chalkboard wall
8. Adventure rock wall climbing
9. Walking/ Jogging track
10. Basketball hoop
11. Outdoor Yoga/ meditation lawn
12. Entrance water feature wall
13. Balinese garden
14. Tropical Asian Gazebo with seating
15. Reflexology pathway
16. Balinese leisure pavilion
17. Party lawn
18. Outdoor barbeque corner
19. Amphitheater with screening wall
20. Senior citizen seating zone

INDOOR AMENITIES

21. Multipurpose hall
22. Kid's indoor play area
23. Gym 24. AV room
25. Indoor games room

TERRACE AMENITIES

26. Chip golf
27. Swimming pool
28. Kid's pool
29. Spa seater

Unit Type	Colour	No. of Villas per Range	No. of Villas per Type
3BHK+3T		6	28
		1	
		1	
		12	
		1	
		6	
4BHK+3T		1	6
		1	
		5	
		TOTAL NO. OF UNITS	34

TYPE 3 BHK-3T EAST FACING VILLA



GROUND FLOOR PLAN

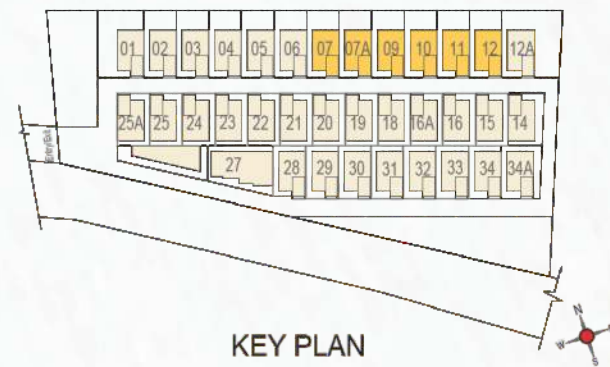


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
7	1185	1712	2127
7A	1185	1712	2127
9	1185	1712	2127
10	1185	1712	2127
11	1185	1712	2127
12	1185	1712	2127



KEY PLAN

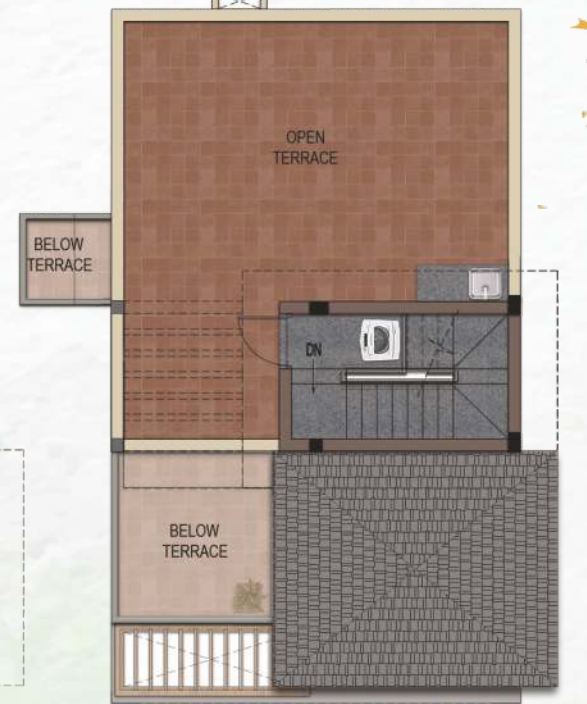
TYPE 3 BHK-3T EAST FACING VILLA



GROUND FLOOR PLAN

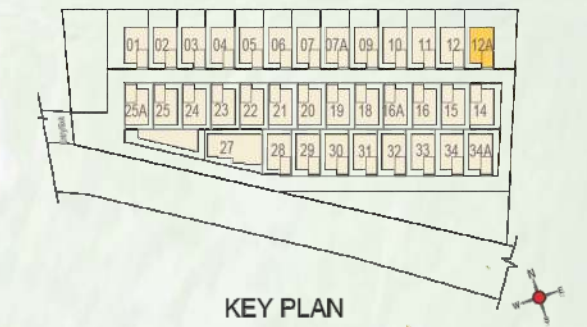


FIRST FLOOR PLAN



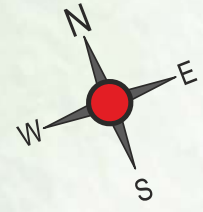
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
12A	1185	1712	3304



KEY PLAN

TYPE 3 BHK-3T-EAST FACING VILLA



GROUND FLOOR PLAN

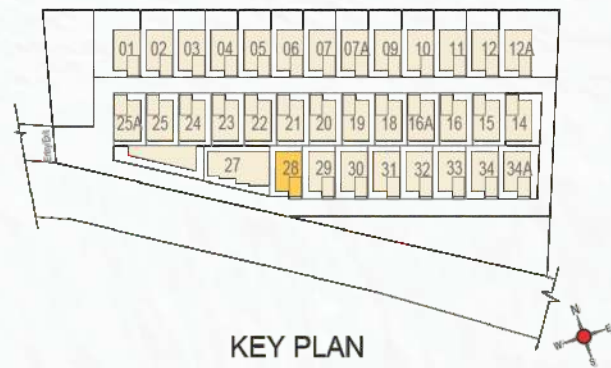


FIRST FLOOR PLAN



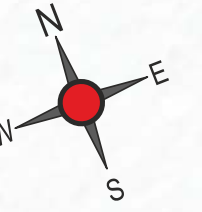
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
28	1185	1712	1765



KEY PLAN

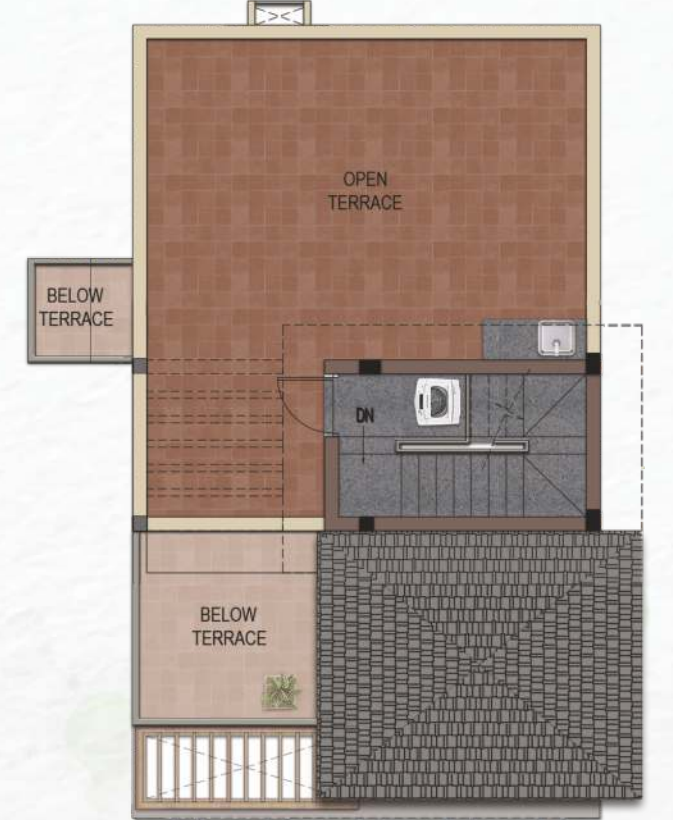
TYPE 3 BHK-3T-EAST FACING VILLA



GROUND FLOOR PLAN

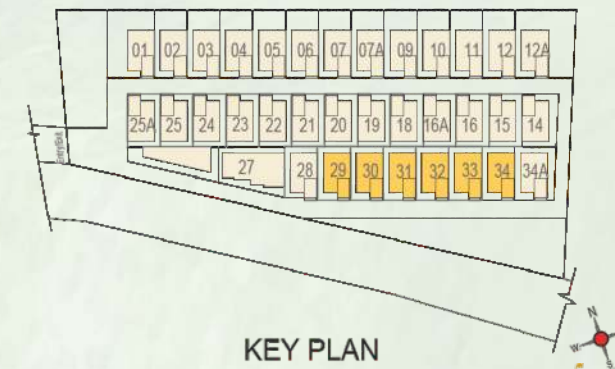


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
29	1185	1712	1805
30	1185	1712	1805
31	1185	1712	1805
32	1185	1712	1805
33	1185	1712	1805
34	1185	1712	1805



KEY PLAN

TYPE 3 BHK-3T-NORTH FACING VILLA



GROUND FLOOR PLAN



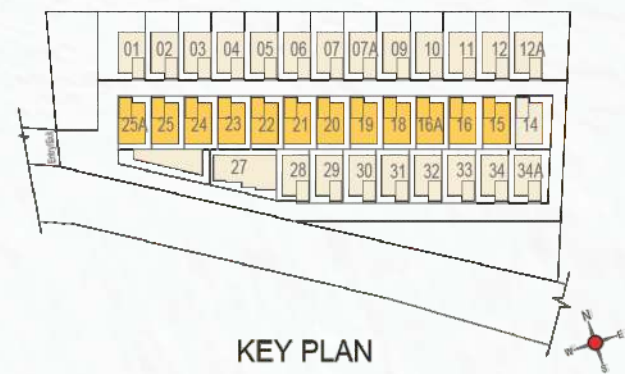
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

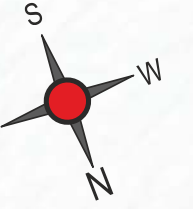
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
15	1185	1735	1813
16	1185	1735	1813
16A	1185	1735	1813
18	1185	1735	1813
19	1185	1735	1813
20	1185	1735	1813

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
21	1185	1735	1813
22	1185	1735	1813
23	1185	1735	1813
24	1185	1735	1813
25	1185	1735	1813
25A	1185	1735	1813



KEY PLAN

TYPE 3 BHK-3T-NORTH FACING VILLA



GROUND FLOOR PLAN

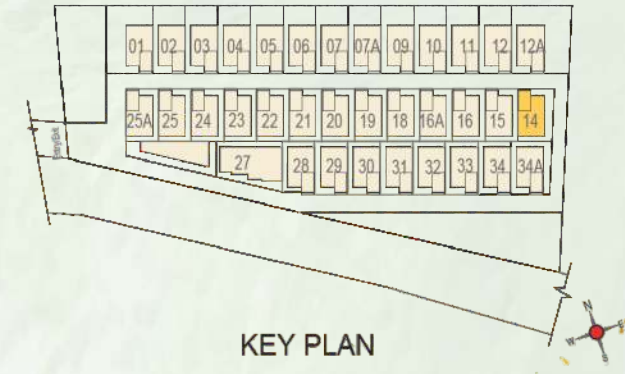


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
14	1184	1736	1838



KEY PLAN

TYPE 3 BHK-3T-EAST FACING VILLA



GROUND FLOOR PLAN

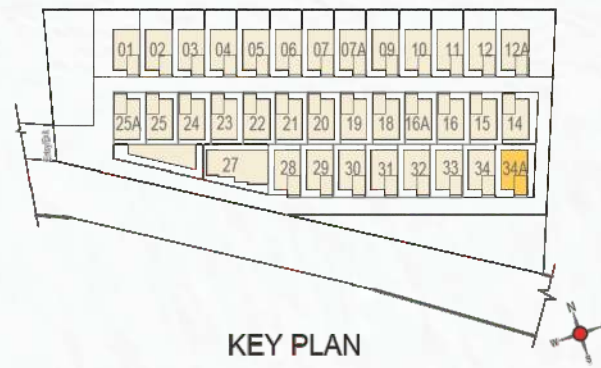


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
34A	1185	1740	2024



KEY PLAN

TYPE 4 BHK-4T EAST FACING VILLA



GROUND FLOOR PLAN

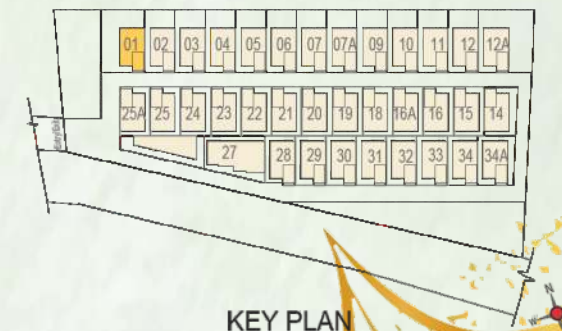


FIRST FLOOR PLAN



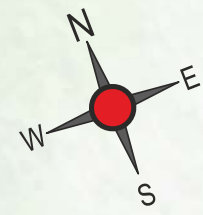
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
1	1384	1954	2860



KEY PLAN

TYPE 4 BHK-4T EAST FACING VILLA



GROUND FLOOR PLAN

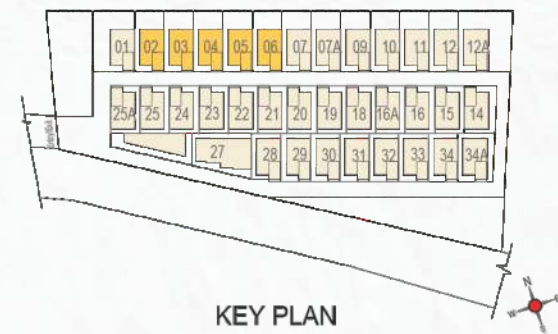


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
2	1386	1981	2227
3	1386	1981	2227
4	1386	1981	2227
5	1386	1981	2227
6	1386	1981	2227



KEY PLAN





Specifications

1. 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 from 3350mm to 2950mm as per design intent

ATT : Anti-termite treatment will be done

2. WALL FINISH

Internal walls : All internal walls will be finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

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

Exterior walls : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design

Bathroom : Glazed ceramic tile up to 2700mm height of size 300x600mm

Kitchen : Ceramic wall tile of size 300x600mm for a height of 600mm above the counter top finished level.

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Bedrooms & Kitchen : Vitrified tiles of size 600x1200mm

Bathroom : Anti-skid vitrified tiles of size 600x600mm

Open utility/Open deck/Private open terrace : Anti-skid vitrified tiles of size 600x600mm

Terrace : Pressed tiles finish/ equivalent

Car parking : Kota / Pavers / Outdoor tiles finish

4. KITCHEN & DINING

Kitchen : Platform will be finished with granite/equivalent of 600mm wide at height of 800mm from the finished floor level

Electrical point : For chimney & water purifier

CP fitting : American Standard / Kohler / Equivalent

Sink : Stainless Steel sink with drain board and pullout sink faucet

Dining : Granite counter-top washbasin

5. BALCONY / 1st FLOOR OPEN TERRACE

Handrail : MS handrail as per architect's design

6. STAIRCASE

Flooring : Granite flooring for staircase as per architect's design

Handrail : MS handrail as per architect's design

7. BATHROOMS

Sanitary fixture : American Standard / Kohler / Equivalent

CP fittings : American Standard / Kohler / Equivalent

Master bathrooms : Wall mounted WC with cistern, Health faucet, and Shower column with glass partition & Counter top wash basin with granite platform

Other bathrooms : Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower & counter mounted wash basin

8. JOINERY

a. DOORS

Main door :

- ◆ Wide & fancy door of size 1050x2400mm of Engineered door frame & shutters of veneer finish with Architrave and panel on one side
- ◆ Ironmongeries like Digital door lock of Dorma /equivalent, tower bolts, door viewer, safety latch, door stopper and door closure.

Bedroom doors :

- ◆ Good quality door frame with double side laminated shutter of size (900x2400mm)
- ◆ Ironmongeries like door lock of Godrej /equivalent, door stopper, door bush, tower bolt

Bathroom doors :

- ◆ Good quality door frame with double side laminated shutter of size (800X2400mm) with water proofing resistant on inner side
- ◆ Ironmongeries like thumb turn lock of Godrej/equivalent

Utility doors :

- ◆ Good quality door frame with FRP shutters of size (750X2400mm) with water proofing resistant on outer side
- ◆ Ironmongeries like thumb turn lock of Godrej / equivalent, door bush

Terrace doors :

- ◆ Good quality door frame with FRP shutters of size (900X2100mm) with water proofing resistant on outer side
- ◆ Ironmongeries like thumb turn lock of Godrej / equivalent, door bush

b. WINDOWS

Windows : UPVC/Aluminum windows with sliding shutter with see through plain glass and MS grill/ MS Hand Rail on inner wherever applicable

French doors : UPVC/Aluminum frame sliding doors with toughened glass wherever applicable as per design intent

Ventilators : UPVC/Aluminum frame of fixed / adjustable louvered

9. ELECTRICAL POINTS

Power supply : 3 PHASE power supply connection

Safety device : MCB & ELCB (Earth leakage Circuit breaker)

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

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

TV : Point in Living & Bed-1 and provision in other bedroom & Lounge

Telephone : Point in Living & Bed-1

Mobile charging dock : Mobile charging dock provided in Living & Bed 1

Bluetooth speaker : Speaker with Bluetooth facility - for kitchen & M. Bedroom

HOB point : Point provided in the kitchen

Video doorbell : Provided in the entrance - Main door

Foot lamp : Foot lamp in all bedrooms

Data : Point in Living and provision in First Floor Lounge

Split-air conditioner : Point will be provided in Living / Dining & All bedrooms

Exhaust fan : Point will be given in all bathrooms

Geyser : Geyser point will be provided in all toilets

Backup : Inverter provision for all room fan and light points

10. OUTDOOR FEATURES

1. **Water storage :** Centralized UG sump with WTP (Min. requirement as per water test report)
2. **Rainwater harvesting :** Rain water harvesting site
3. **STP :** Centralized Sewage Treatment plant
4. **Intercom :** Intercom will be provided
5. **Common backup :** 100% Power backup for common amenities such as club house, WTP, STP & selective common area lighting
6. **Safety :** CCTV surveillance cameras will be provided all round the building at pivotal locations in ground
7. **Security :** Security booth will be provided at the entrance
8. **Compound wall :** Site perimeter fenced by compound wall with entry gates for a height of 1800mm / as per Landscape design intent
9. **Landscape :** Suitable landscape at appropriate places in the project
10. **Internal roads :** Pavers/ Bitumen finish roads
11. **Driveway :** Convex mirror for safe turning in driveway in / out
12. **Plot boundary :** Well defined demarcation of the plot boundary

NOTE: Master Bedroom refers to Bedroom – 1.

HOME AUTOMATION SPECIFICATIONS

SPECIFICATION	MAKE	REMARKS/ LOCATION
ENTRANCE MANAGEMENT		
Door bell push - VDP	Panasonic/Godrej / Legrand Equivalent	Main entrance door
Digital door lock	Yale/Dorma/Hafele/ Equivalent Lock	
Occupancy sensor	Home automation - Zigbee technology	Living foyer
Alexa	Alexa controlled home	Living
LIFESTYLE		
Light control	Home automation – Zig bee Technology – Feather touch smart switch. App enabled light control- ON/OFF.	Living, Family Room, Dining and Bedrooms
Fan control	Home automation – Zigbee technology – Feather touch smart switch. App enabled fan control- ON/OFF with dimming	
Occupancy sensors-for toilets	Home automation – Zigbee technology	All toilets
Smart socket/ plug	Home automation – Zigbee technology	Living and Bedroom -1 - AC

Payment Schedule

Booking Advance	-	10%
Agreement Stage	-	40%
Commencement of Foundation	-	15%
Commencement of Ground Floor Roof	-	12.5%
Commencement of 1st Floor Roof	-	12.5%
Completion of Flooring Respective Unit	-	5%
Handover	-	5%

Location Map



Buddy Neighbour Scheme **Refer & Earn**

We know you value partnerships just as much as we do. Stand a chance to earn great rewards by referring your friends, colleagues or family to a Casagrand home. Because no one knows our homes better than you.

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CASAGRAND

building aspirations

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