

CASAGRAN 
AQUENE
Kengeri



FOR A PEACEFUL

lifestyle





Tamil Nadu's leading real estate developer

Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last seventeen years, we have developed over 30 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 22,000 happy families across 125+ landmark properties stand testimony to our commitment.

In the seventeen year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹8000 crores in the pipeline.





CASAGRAND AQUENE

Experience more than just the comforts of an ordinary home in a stunning self-sustainable township, located right in Kengeri. With state of the art amenities, enjoy a peaceful living experience and indulge in these lifestyle features crafted just for you.

So, don't just move into a new home, move into Casagrand Aquene.

SALIENT FEATURES

- Thoughtfully crafted 333 apartments spread across 3.77 acres in Kengeri
- Basement + ground floor + 8 floors building design structure
- Meticulously designed 1, 2 & 3 BHK kid's centric apartments
- Secured apartment community with a vehicle free podium
- 60+ amenities & features with 40 exclusively for kids that include kids pool, Interactive floor games outdoor hobby zone, rock climbing wall, cricket practise net, multipurpose courts and many more
- Offers a stand alone clubhouse of 12,000 sft
- 75% open space for maximised ventilation & abundant lush greenery
- 100% Vaastu compliant homes designed with zero wastage of space
- Surrounded by prominent landmarks, schools, colleges & hospitals.



AMENITIES

CHILDREN PLAY AREA



60+ LIFESTYLE AMENITIES

Entertainment



1. Multipurpose party hall
2. 3D home theatre
3. Business centre
4. Kids waiting lounge
5. Terrace party counters
6. Terrace hangout area

Health & Fitness



7. Gym
8. Functional training

Game Zone



9. Video games
10. Ball pit
11. Gaming arcade
12. Dart wall
13. Hookey ring toss game
14. Interactive games

Indoor Games



15. Table tennis
16. Snooker
17. Foosball
18. Board games
19. Magnetic wall games

Learning Center



20. Arts and craft corner
21. Chalkboard wall

Swimming Pool Amenities



22. Infinity swimming pool
23. Kids pool
24. Waterfall feature
25. Water play jets
26. Pool deck with movie screen

Facilities



27. Association room
28. Convenio
29. Ironing shop
30. Driver/ Maid room
31. Toilets for drivers/domestic help

Kids Outdoor Amenities



32. Multi-sports court
33. Amphitheatre
34. Tree house
35. Pets corner
36. Adventure zone
37. Skating rink
38. Children's play area
39. Kids jungle gym
40. Kids play lawn
41. Rock climbing wall
42. Cricket practice net
43. DIY garden
44. Kids hammock
45. Interactive floor games / Hopscotch
46. Tot lot
47. Outdoor hobby zone
48. Bicycle racks with bicycles
49. Mini golf
50. Basketball hoop for kids
51. Science park

Outdoor Amenities



52. Entrance waiting point
53. Senior citizen alcove
54. Jogging track
55. Party lawn
56. Outdoor gym
57. Meditation garden
58. Reflexology pathway
59. Barbeque plaza
60. Car wash bay
61. Electric car charge bay



GYM



MULTIPURPOSE ROOM



INDOOR GAMES ROOM



AV ROOM

PRODUCT SUPERIORITY

AMPHITHEATRE



Premium Community Design for a Superlative Life!



Casagrand Aquene brings you a beautiful confluence of premium living and essential comfort combined with a world-class living experience at Kengeri

- Finely crafted 1, 2 & 3 BHK apartments
- Well-designed 333 homes on a sprawling 3.77 acres
- Easily accessible community with a grand entrance
- 75% open space and 2.5 acre landscaped areas spread for maximum light, ventilation & recreational activities
- 40,000 sft of central podium
- Dedicated club house of 12,000 sft with more than 60+ lifestyle amenities in the community
- Most premium specifications in the units

Kid's Theme Community at Kengeri



First ever Kids themed community with specially designed amenities to suit the overall development of the children.

- Central podium with ample greenery and lots of amenities
- Exclusive infinity pool with kids features
- Unique amenities for kids of all age groups
- A Community with 40+ amenities dedicated for kids out of 61 amenities
- A vehicle free zone with basement car parking to ensure safety for kids and senior citizens on the podium level

Only project to offer 60+ lifestyle amenities



Casagrand Aquene brings you the best of lifestyle amenities with more than 70% of the amenities dedicated for kids

- Central podium filled with amenities with easy accessibility
- Amphitheatre and party lawn for social gatherings
- Fun zone with ample of kids activity like gaming arcade, interactive wall games
- Exclusive roof top infinity pool with kids waterfall
- Outdoor movie watching experience by the swimming pool

Kids Fun & Recreation – Aquene is a 'Haven for Kids'



Casagrand has always been a pioneer in offering the best of amenities for every age group. Youth and kids-centric lifestyle at Casagrand Aquene, makes living here an absolute dream come true

- 3D Home theater
- Interactive kids games
- Outdoor hobby zone
- Treehouse
- Terrace party counter
- Terrace hangout area
- Pet's corner and many more

Kids Learning & Development are made Fun & Easy here



Casagrand Aquene offers an apt environment for children to explore, learn and discover their true passion. We focus on developing children's aptitude and learning with amenities that are fun and interactive

- Arts and crafts corner
- Chalkboard wall
- Magnetic games wall
- Interactive games apart from video games

Kid's Safety and Security as Our Top Priority



Our security features ensure the community enjoys a safe and carefree lifestyle that brings utmost joy and contentment at every moment

- Multi-tier security system
- Live video streaming of kids play zones
- Digital door locks
- CCTV surveillance

Kid's Convenience at its Best



Casagrand Aquene offers conveniences that make life easy and comfy

- Entry waiting point for school going kids
- Kids waiting lounge in the clubhouse
- Convenience store, ironing shop, association room - addressing your daily needs

Kid's health & fitness – Encouraging kids to partake in extracurricular activities



Casagrand Aquene provides opportunity to indulge actively in the outdoors as there are many avenues to explore kids' sporty side & to meet their fitness goals as well

- Hammock garden
- Kid's jungle gym
- Adventure zone
- Rock climbing wall
- Science park
- Basketball hoop for kids
- Cycling around the community

Kids-Friendly Features - Not just the Community, but Homes too!



At Aquene, extra efforts are taken to ensure a kids-friendly ambience

- Digital door lock as a child safety feature
- Kid's safe windows and french doors
- VOC less paints for the entire house

An exclusive Community for Nature Lovers



At Aquene, we bring you closer to nature. Get to enjoy the landscapes with beautifully planned outdoor entertainment

- DIY garden
- Meditation garden
- Reflexology pathway
- Senior citizens alcove

A Right Community for a Healthy Life



This community reveals the true beauty of sports and helps in developing physical and mental health of a child with a wide range of sports

- Multi sports court
- Table tennis & snooker
- Skating rink
- Outdoor gym
- Functional training
- Jogging track
- Gym
- Cricket practice net
- Bicycle with bicycle racks

High-End Specifications for a Classy Lifestyle



Mindfully chosen specifications to have an upgraded living experience inside your homes with the latest state-of-art-features

- Digital door lock
- Mobile charging docks
- Cloth drying in balcony
- Every bathroom is upgraded with rain shower, counter-mount washbasin of American standard / equivalent brand
- Pest-free bathroom drains to ensure clean indoors
- Air purifier

Best Interior Planning



Conscious efforts have been taken during the design phase to achieve the best interior spaces, for lighting, ventilation, and the ambiance

- Every window is designed to offer beautiful views
- No overlooking units ensuring no compromise in privacy
- Huge floor to ceiling height sliding windows offer 3 times greater light, ventilation and beautiful views than other homes
- 100% Vaastu compliant homes with no wastage of spaces
- Planned outdoor unit locations for your air conditioners

Vaastu Complaint for enhancing a positive living



Aquene's interiors give you a resort-like feel. All common area interiors have been designed flawlessly to give you a living experience that is absolutely par excellence

- North facing headboards are avoided
- No units have NE, SW toilets and kitchen
- North West or South East Kitchen
- No South or West facing 3BHKs
- SW corner bedrooms

A community that makes you go WOW with the awe-looking design!



Aquene's interiors give you a resort-like feel. All common area interiors have been designed flawlessly to give you a living experience that is absolutely par excellence

- Grand entrance arch
- Beautifully designed contemporary elevation with glass facade
- Clubhouse with 5-star interiors
- Double-height entrance lobby to every block

PRODUCT SUPERIORITY

Superior brands

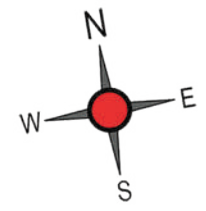
221 quality checks

More amenities

Better utility of space and ventilation

Kids and senior citizens friendly

SITE & GROUND FLOOR PLAN



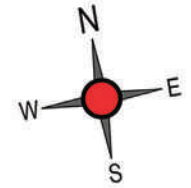
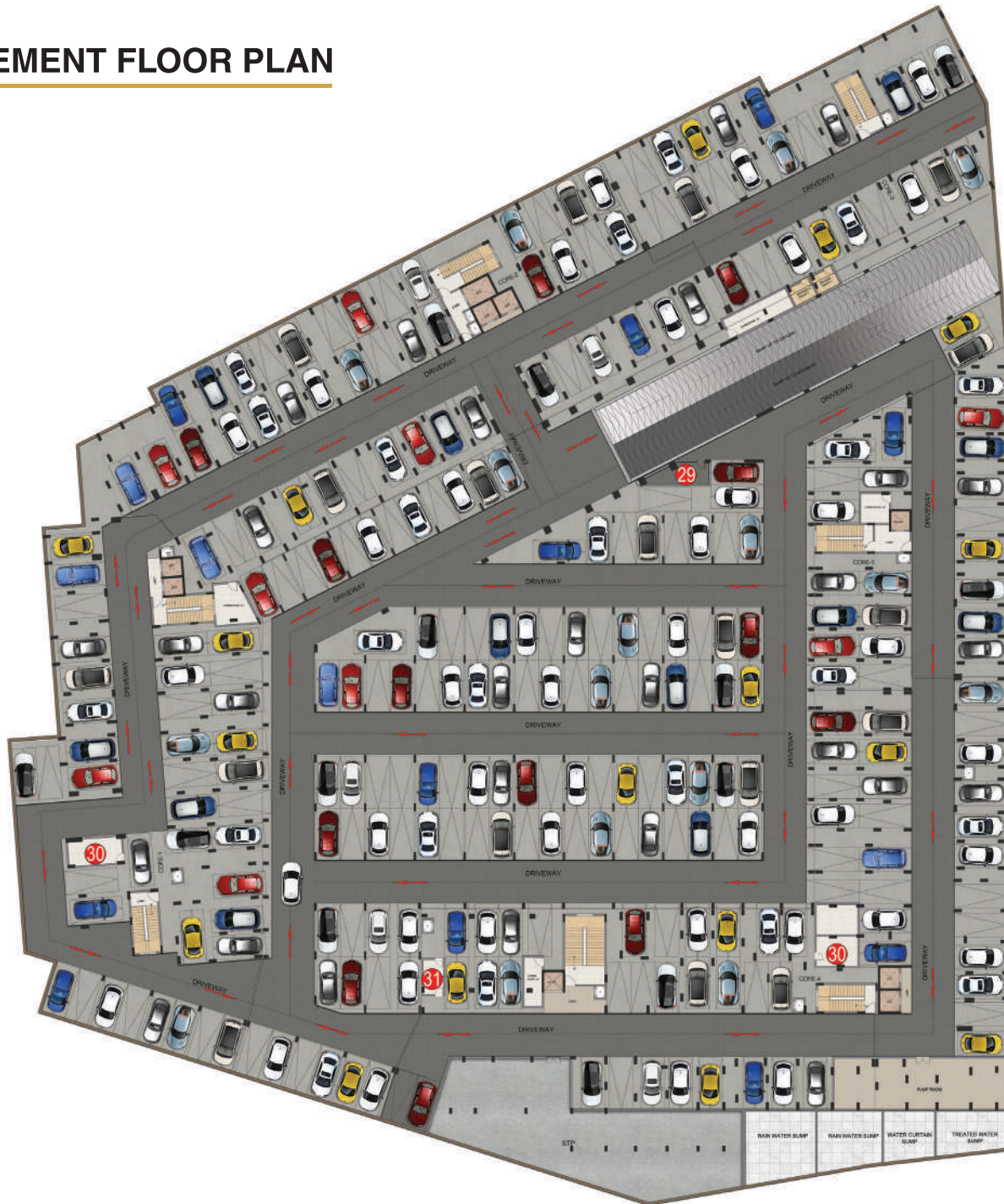
LEGENDS:

- | | |
|---------------------------------------|---|
| 1. MULTI PURPOSE HALL | 41. ROCK CLIMBING WALL |
| 2. 3D HOME THEATRE | 42. CRICKET PRACTICE NET |
| 3. BUSINESS CENTER | 43. DIY GARDEN |
| 4. KIDS WAITING LOUNGE | 44. KIDS HAMMOCK |
| 5. TERRACE PARTY COUNTERS | 45. INTERACTIVE FLOOR GAMES / HOPSCOTCH |
| 6. TERRACE HANGOUT AREA | 46. TOT LOT |
| 7. GYM | 47. OUTDOOR HOBBY ZONE |
| 8. FUNCTIONAL TRAINING | 48. BICYCLE RACKS WITH BICYCLES |
| 9. VIDEO GAMES | 49. MINI GOLF |
| 10. BALL PIT | 50. BASKETBALL HOOP FOR KIDS |
| 11. GAMING ARCADE | 51. SCIENCE PARK |
| 12. DART WALL | 52. ENTRY WAITING POINT |
| 13. HOOKEY RING TOSS GAME | 53. SENIOR CITIZEN ALCOVE |
| 14. INTERACTIVE GAMES | 54. JOGGING TRACK |
| 15. TABLE TENNIS | 55. PARTY LAWN |
| 16. SNOOKER | 56. OUTDOOR GYM |
| 17. FOOS BALL | 57. MEDITATION GARDEN |
| 18. BOARD GAMES | 58. REFLEXOLOGY PATHWAY |
| 19. MAGNETIC WALL GAMES | 59. BARBEQUE PLAZA |
| 20. KIDS ARTS AND CRAFT | 60. CARWASH BAY |
| 21. CHALKBOARD WALL | 61. ELECTRIC CAR CHARGE BAY |
| 22. INFINITY SWIMMING POOL | |
| 23. KIDS POOL AREA | |
| 24. WATERFALL FEATURE | |
| 25. WATER PLAY JETS | |
| 26. POOL DECK WITH MOVIE SCREEN | |
| 27. ASSOCIATION ROOM | |
| 28. CONVENIO | |
| 29. IRONING SHOP | |
| 30. DRIVER/MAID ROOM | |
| 31. TOILETS FOR DRIVERS/DOMESTIC HELP | |
| 32. MULTI SPORTS COURT | |
| 33. AMPHITHEATER | |
| 34. TREE HOUSE | |
| 35. PETS CORNER | |
| 36. ADVENTURE ZONE | |
| 37. SKATING RINK | |
| 38. CHILDREN PLAY AREA | |
| 39. KIDS JUNGLE GYM | |
| 40. KIDS PLAY LAWN | |



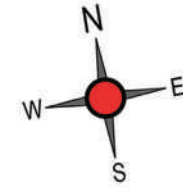
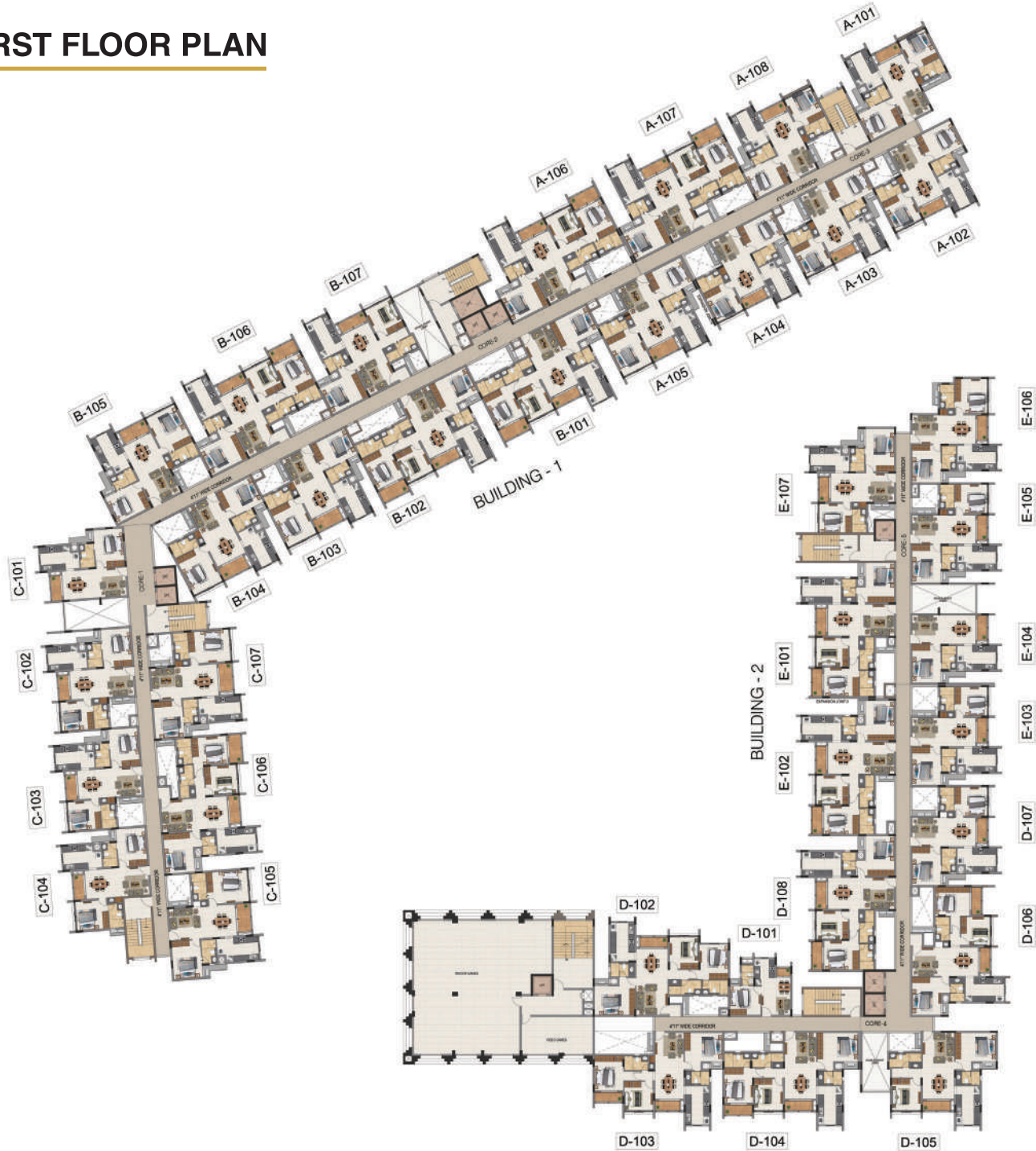
FLOOR PLANS

BASEMENT FLOOR PLAN



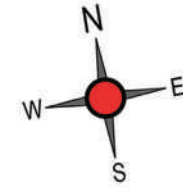
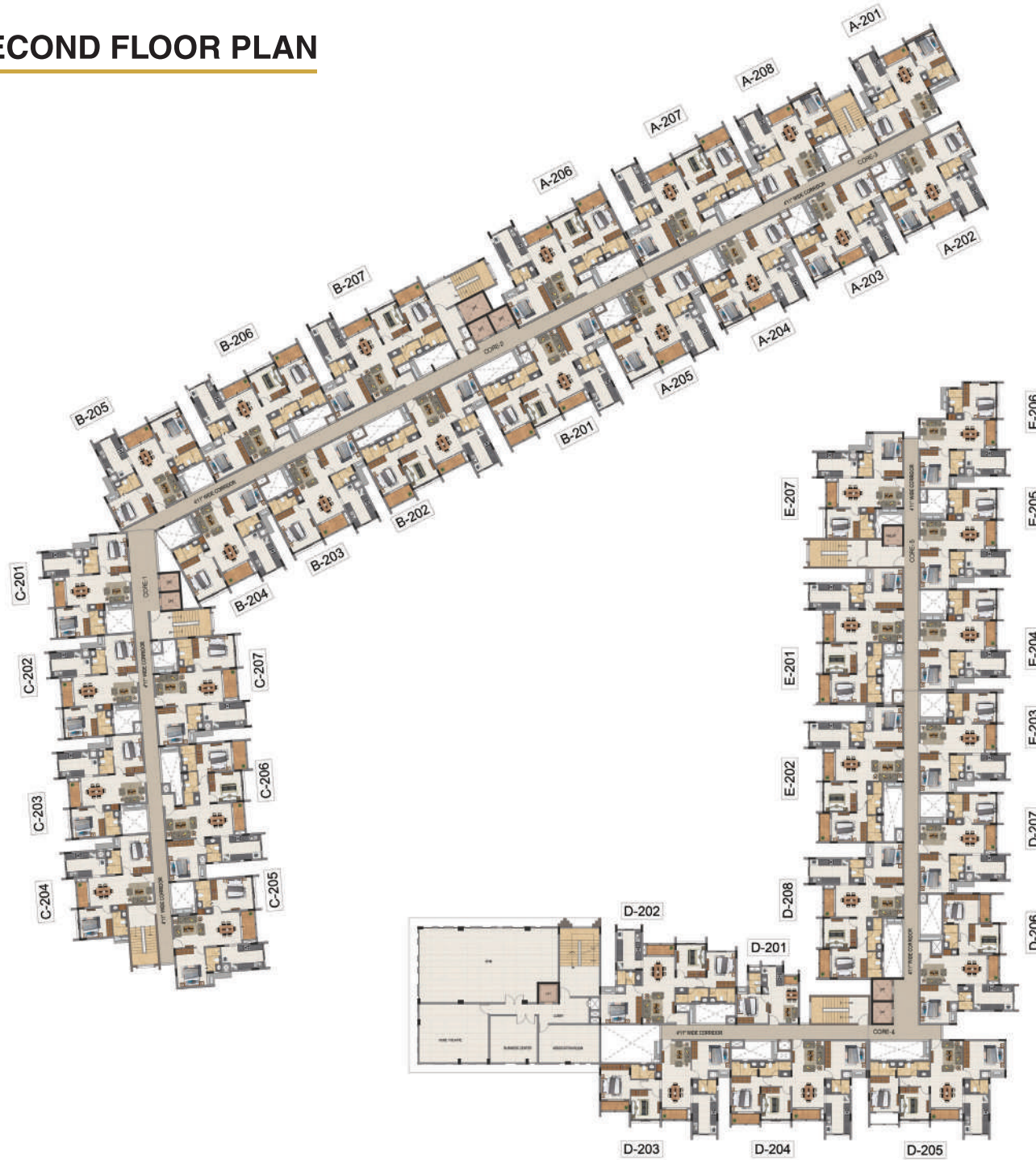
KEY PLAN

FIRST FLOOR PLAN



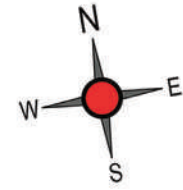
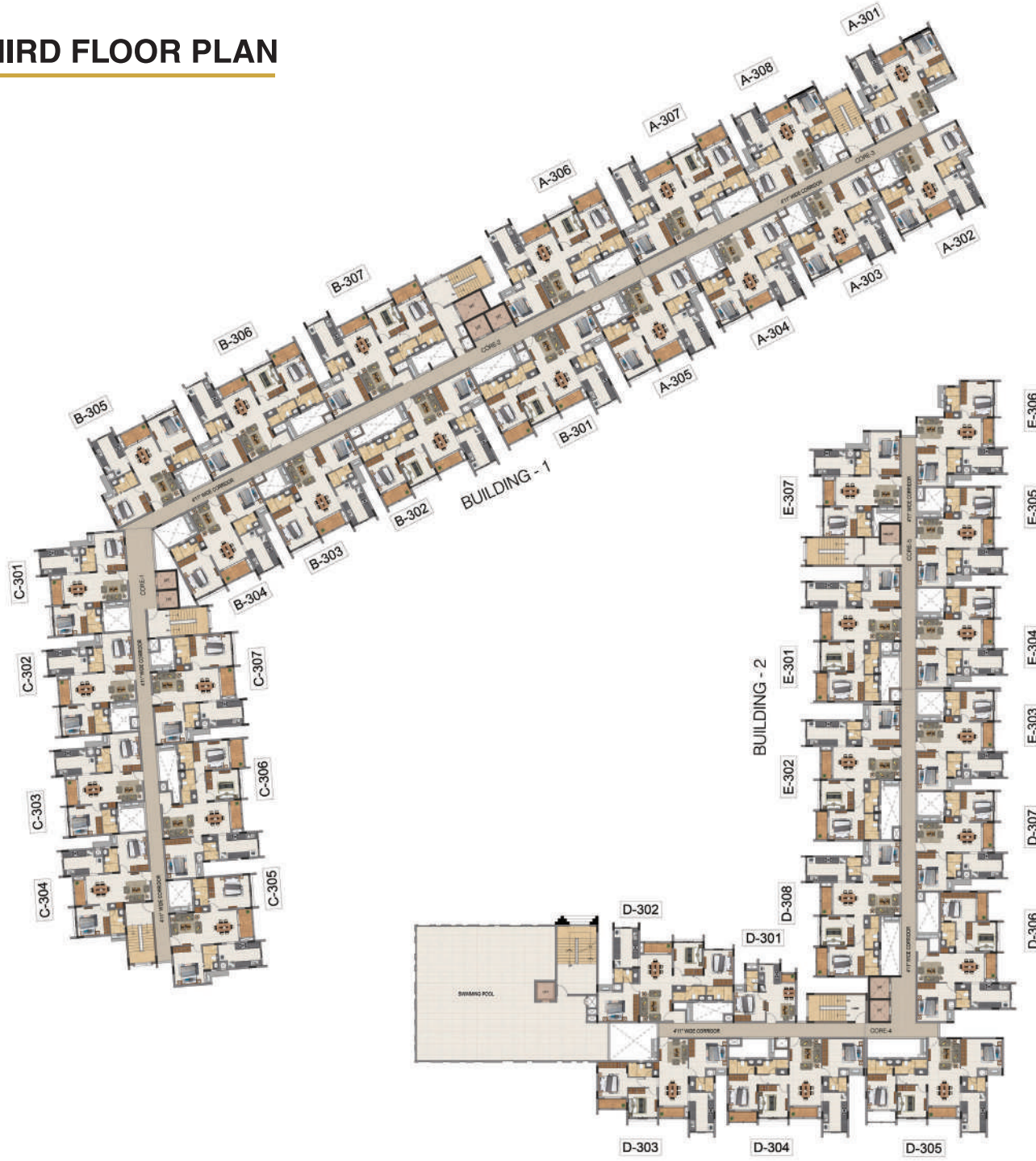
KEY PLAN

SECOND FLOOR PLAN



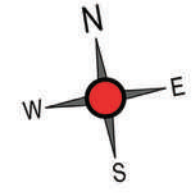
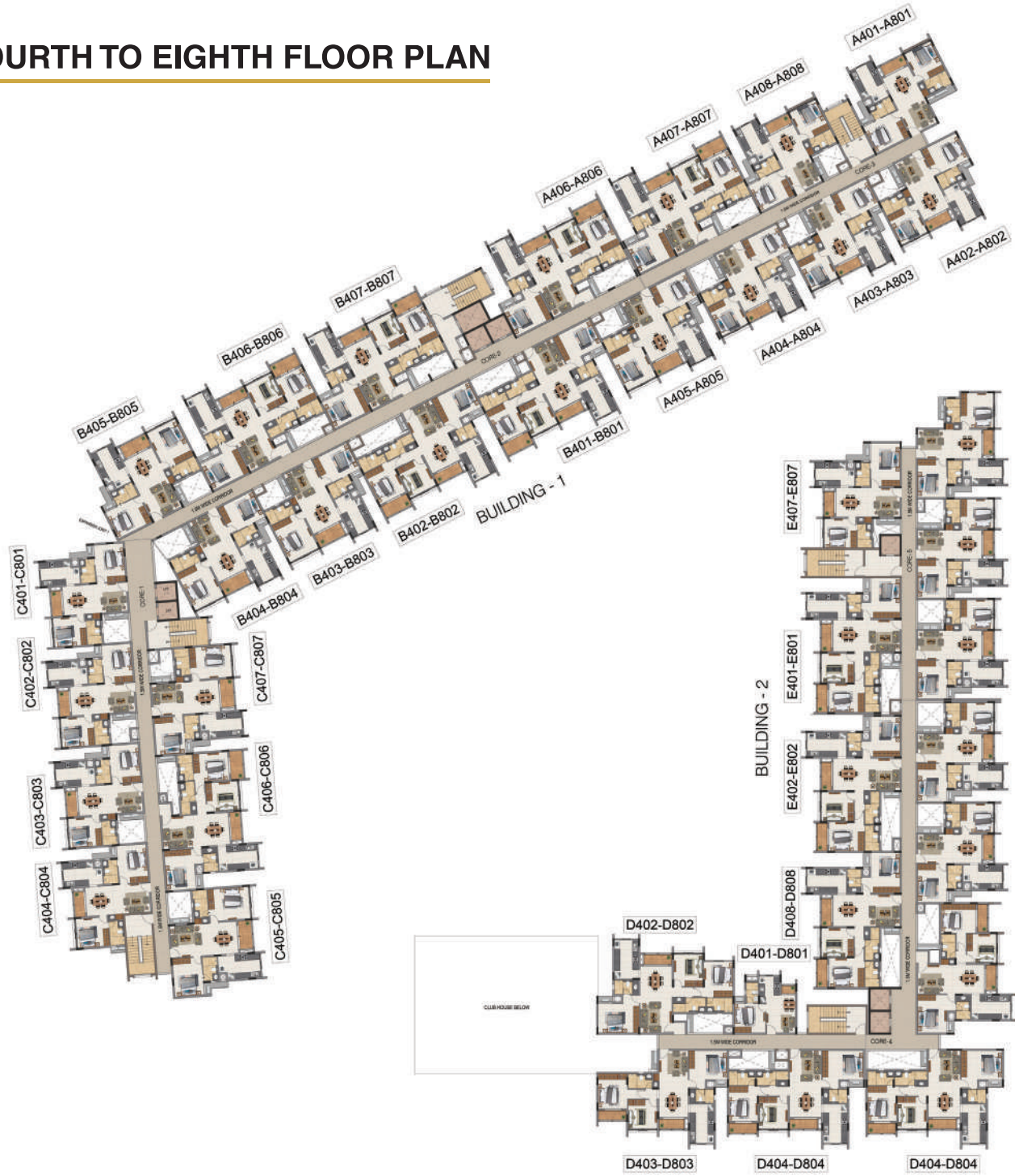
KEY PLAN

THIRD FLOOR PLAN



KEY PLAN

FOURTH TO EIGHTH FLOOR PLAN

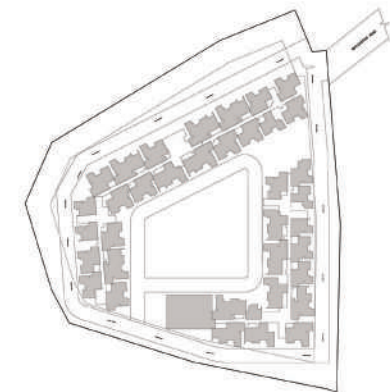
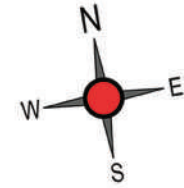


KEY PLAN

TERRACE FLOOR PLAN

AMENITIES LIST

- 5. Terrace party counters
- 6. Terrace hangout area

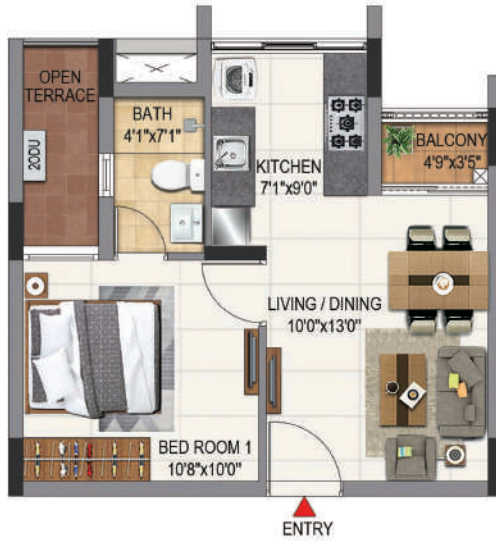
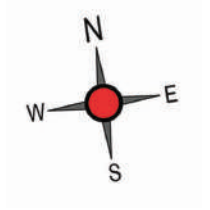


KEY PLAN



1 & 2 BHK UNIT PLANS

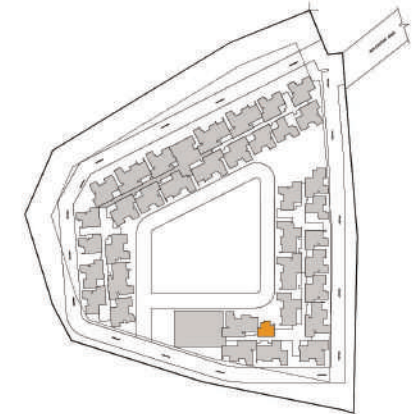
Tower 2: 1 BHK + 1T



UNIT - DG01 GROUND FLOOR



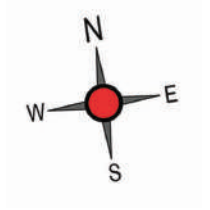
UNIT - D101 - D801 TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG01	1 BHK + 1T	329	16	345	519	25
D101 - D801	1 BHK + 1T	329	16	345	519	-

Tower 1: 1 BHK + 1T & 2 BHK + 2T



UNIT - AG03 GROUND FLOOR



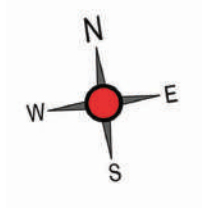
UNIT - A103 - A803 TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG03	1 BHK + 1T	506	35	541	794	219
A103 - A803	2 BHK + 2T	688	35	723	1055	-

Tower 2: 1 BHK + 1T & 2 BHK + 2T



UNIT - EG05

GROUND FLOOR



UNIT - E105 - E805

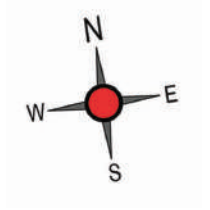
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG05	1 BHK + 1T	502	35	537	794	53
E105 - E805	2 BHK + 2T	688	35	723	1056	-



KEY PLAN

Tower 1: 1 BHK + 1T & 2 BHK + 2T



UNIT - C101 FIRST FLOOR



UNIT - CG01 GROUND FLOOR



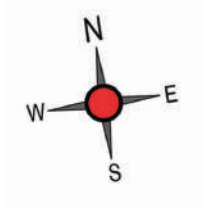
UNIT - C201 - C801 & C103 - C803
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG01	1 BHK + 1T	517	35	552	814	54
C101	1 BHK + 1T	517	35	552	814	-
C201 - C801	2 BHK + 2T	688	35	723	1056	-
C103 - C803	2 BHK + 2T	688	35	723	1055	-



KEY PLAN

Tower 1: 1 BHK + 1T & 2 BHK + 2T



UNIT - CG02

GROUND FLOOR



UNIT - C102 - C802

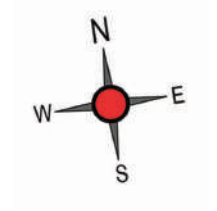
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG02	1 BHK + 1T	517	35	552	814	75
C102 - C802	2 BHK + 2T	688	35	723	1056	-

Tower 2: 1 BHK + 1T



UNIT - EG04

GROUND FLOOR



UNIT - E104

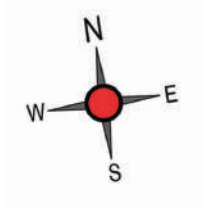
FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG04	1 BHK + 1T	517	35	552	816	90
E104	1 BHK + 1T	517	35	552	816	-



KEY PLAN

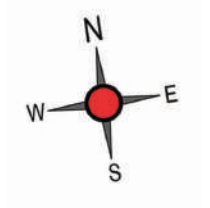
Tower 1: 2 BHK + 2T



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG08	2 BHK + 2T	688	35	723	1055	235
A108 - A808	2 BHK + 2T	688	35	723	1055	-

Tower 2: 2 BHK + 2T



UNIT - DG07

GROUND FLOOR



UNIT - D107 - D807

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG07	2 BHK + 2T	688	35	723	1055	147
D107 - D807	2 BHK + 2T	688	35	723	1055	-



KEY PLAN

Tower 1: 2 BHK + 2T



UNIT - AG04

GROUND FLOOR



UNIT - A104 - A804

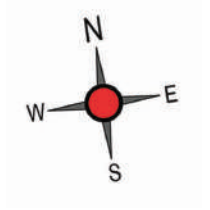
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG04	2 BHK + 2T	688	35	723	1056	104
A104 - A804	2 BHK + 2T	688	35	723	1056	-



KEY PLAN

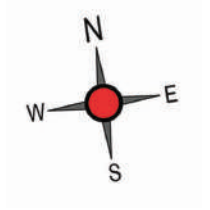
Tower 1: 2 BHK + 2T



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG03	2 BHK + 2T	688	35	723	1056	126

Tower 2: 2 BHK + 2T



UNIT - EG03

GROUND FLOOR



UNIT - E103 - E803 & E204 - E804 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG03	2 BHK + 2T	688	35	723	1056	147
E103 - E803	2 BHK + 2T	688	35	723	1056	-
E204 - E804	2 BHK + 2T	688	35	723	1058	-



KEY PLAN

Tower 1: 2 BHK + 2T



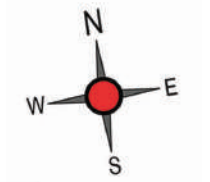
UNIT - AG02

GROUND FLOOR



UNIT - A102 - A802

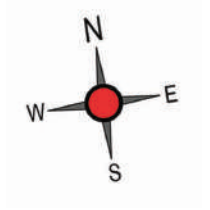
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG02	2 BHK + 2T	688	35	723	1057	195
A102 - A802	2 BHK + 2T	688	35	723	1056	-

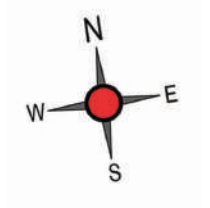
Tower 1: 2 BHK + 2T



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG04	2 BHK + 2T	688	35	723	1069	52
C104 - C804	2 BHK + 2T	688	35	723	1069	-

Tower 1: 2 BHK + 2T



UNIT - AG01

GROUND FLOOR



UNIT - A101 - A801

TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG01	2 BHK + 2T	688	35	723	1078	202
A101 - A801	2 BHK + 2T	688	35	723	1078	-

Tower 2: 2 BHK + 2T



UNIT - EG07

GROUND FLOOR



UNIT - E107

FIRST FLOOR



UNIT - E207 - E807

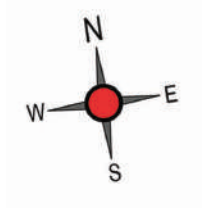
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG07	2 BHK + 2T	708	35	743	1091	230
E107	2 BHK + 2T	708	35	743	1091	170
E207 - E807	2 BHK + 2T	708	35	743	1091	-



KEY PLAN

Tower 2: 2 BHK + 2T



UNIT - EG06

GROUND FLOOR



UNIT - E106 - E806

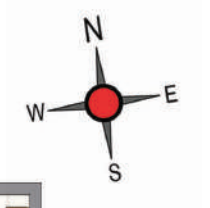
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG06	2 BHK + 2T	710	35	745	1109	-
E106 - E806	2 BHK + 2T	710	35	745	1109	-



KEY PLAN

Tower 1: 2 BHK + 2T



UNIT - BG03

GROUND FLOOR



UNIT - B103 - B803

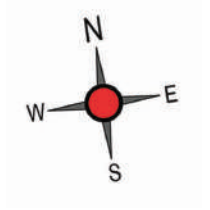
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG03	2 BHK + 2T	781	48	829	1197	136
B103 - B803	2 BHK + 2T	781	48	829	1197	-

Tower 1: 2 BHK + 2T



UNIT - CG07

GROUND FLOOR



UNIT - C107 - C807

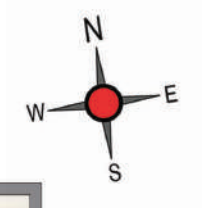
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG07	2 BHK + 2T	781	48	829	1198	112
C107 - C807	2 BHK + 2T	781	48	829	1198	-



KEY PLAN

Tower 1: 2 BHK + 2T



UNIT - AG05

GROUND FLOOR



UNIT - A105 - A805

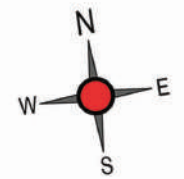
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG05	2 BHK + 2T	781	48	829	1199	140
A105 - A805	2 BHK + 2T	781	48	829	1199	-



KEY PLAN

Tower 1: 2 BHK + 2T



UNIT - BG04

GROUND FLOOR



UNIT - B104 - B804

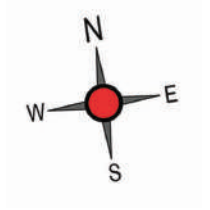
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG04	2 BHK + 2T	781	48	829	1199	80
B104 - B804	2 BHK + 2T	781	48	829	1199	-



KEY PLAN

Tower 1: 2 BHK + 2T



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG05	2 BHK + 2T	781	48	829	1199	115
B105 - B805	2 BHK + 2T	781	48	829	1199	-



KEY PLAN

Tower 1: 2 BHK + 2T



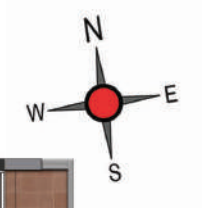
UNIT - CG05

GROUND FLOOR



UNIT - C105 - C805

TYPICAL FLOOR

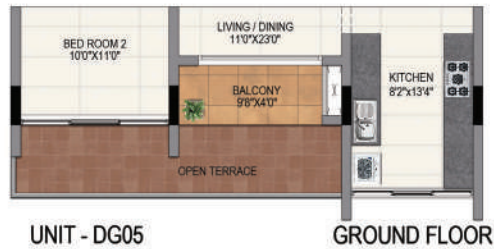
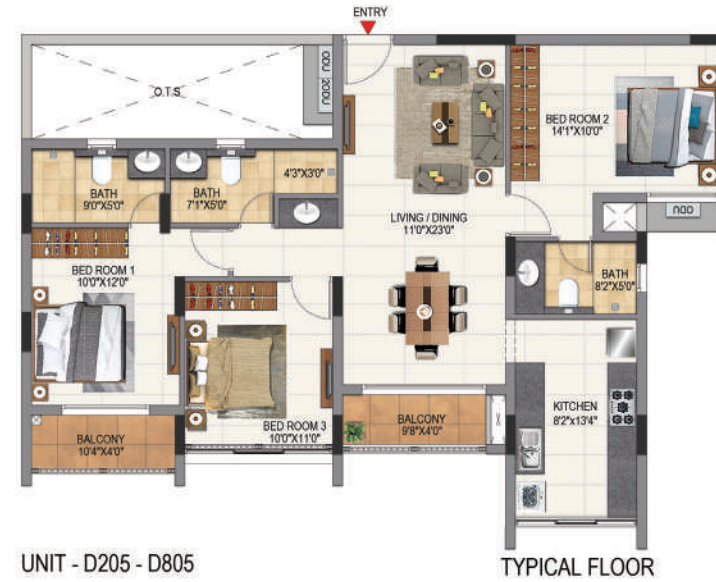
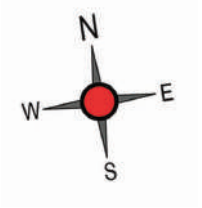


UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG05	2 BHK + 2T	781	48	829	1199	91
C105 - C805	2 BHK + 2T	781	48	829	1199	-



KEY PLAN

Tower 2: 2 BHK + 2T & 3 BHK + 3T

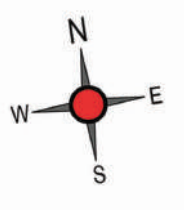


UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG05	2 BHK + 2T	798	39	837	1215	108
D105	2 BHK + 2T	798	39	837	1215	-
D205 - D805	3 BHK + 3T	976	77	1053	1508	-



KEY PLAN

Tower 1: 2 BHK + 2T & 3 BHK + 3T



UNIT - B107

FIRST FLOOR



UNIT - B207 - B807

TYPICAL FLOOR



UNIT - BG07

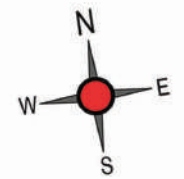
GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG07	2 BHK + 2T	814	39	853	1242	158
B107	2 BHK + 2T	814	39	853	1242	-
B207 - B807	3 BHK + 3T	992	87	1079	1550	-



KEY PLAN

Tower 2: 2 BHK + 2T & 3 BHK + 3T



UNIT - DG04

GROUND FLOOR



UNIT - D104 - D804

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG04	2 BHK + 2T	812	77	889	1268	144
D104 - D804	3 BHK + 3T	976	77	1053	1506	-



KEY PLAN

Tower 2: 2 BHK + 2T & 3 BHK + 3T



UNIT - DG08

GROUND FLOOR



UNIT - D108 - D808

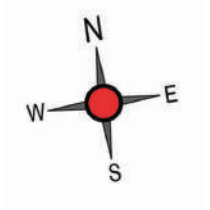
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG08	2 BHK + 2T	812	77	889	1270	108
D108 - D808	3 BHK + 3T	976	77	1053	1506	-

Tower 2: 2 BHK + 2T & 3 BHK + 3T



UNIT - EG01

GROUND FLOOR



UNIT - E101 - E801

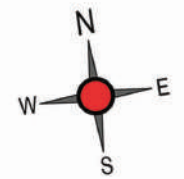
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG01	2 BHK + 2T	827	77	904	1290	144
E101 - E801	3 BHK + 3T	985	77	1062	1508	-

Tower 1: 2 BHK + 2T & 3 BHK + 3T



UNIT - BG02

GROUND FLOOR



UNIT - B102 - B802

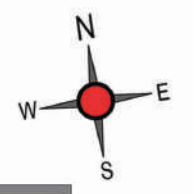
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG02	2 BHK + 2T	827	87	914	1303	166
B102 - B802	3 BHK + 3T	976	87	1063	1519	-



KEY PLAN

Tower 2: 3 BHK + 2T



UNIT - DG03

GROUND FLOOR



UNIT - D103 - D803

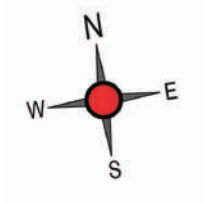
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG03	3 BHK + 2T	877	73	950	1369	-
D103 - D803	3 BHK + 2T	877	73	950	1369	-



KEY PLAN

Tower 2: 3 BHK + 2T



UNIT - DG06

GROUND FLOOR



UNIT - D106 - D806

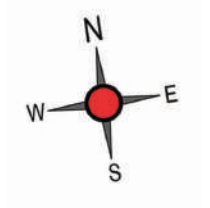
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG06	3 BHK + 2T	893	73	966	1397	184
D106 - D806	3 BHK + 2T	893	73	966	1397	-

Tower 2: 3 BHK + 3T



UNIT - DG02

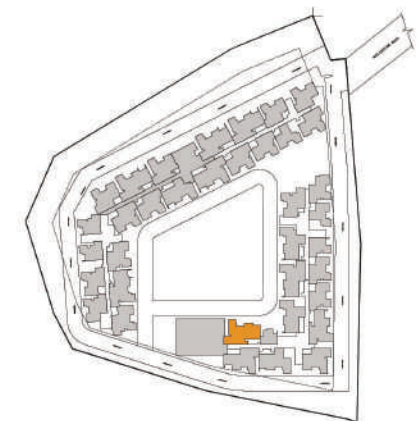
GROUND FLOOR



UNIT - D102 - D802

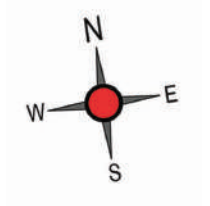
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG02	3 BHK + 3T	988	39	1027	1481	212
D102 - D802	3 BHK + 3T	988	39	1027	1481	-



KEY PLAN

Tower 2: 3 BHK + 3T



UNIT - EG02

GROUND FLOOR



UNIT - E102 - E802

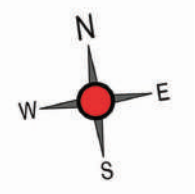
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG02	3 BHK + 3T	976	77	1053	1508	176
E102 - E802	3 BHK + 3T	976	77	1053	1506	-

Tower 1: 3 BHK + 3T



UNIT - BG01

GROUND FLOOR



UNIT - B101 - B801

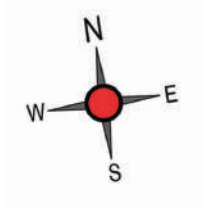
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG01	3 BHK + 3T	976	87	1063	1522	193
B101 - B801	3 BHK + 3T	976	87	1063	1520	-



KEY PLAN

Tower 1: 3 BHK + 3T



UNIT - BG06

GROUND FLOOR



UNIT - B106 - B806

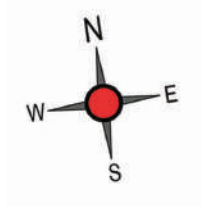
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG06	3 BHK + 3T	992	87	1079	1548	193
B106 - B806	3 BHK + 3T	992	87	1079	1548	-

Tower 1: 3 BHK + 3T



UNIT - CG06

GROUND FLOOR



UNIT - C106 - C806

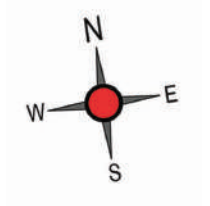
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG06	3 BHK + 3T	992	87	1079	1548	134
C106 - C806	3 BHK + 3T	992	87	1079	1548	-

Tower 1: 3 BHK + 3T



UNIT - AG07

GROUND FLOOR



UNIT - A107 - A807

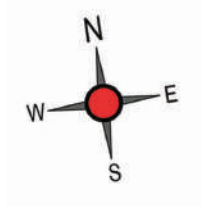
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG07	3 BHK + 3T	991	87	1078	1549	198
A107 - A807	3 BHK + 3T	991	87	1078	1549	-



KEY PLAN

Tower 1: 3 BHK + 3T



UNIT - AG06

GROUND FLOOR



UNIT - A106 - A806

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG06	3 BHK + 3T	991	87	1078	1550	230
A106 - A806	3 BHK + 3T	991	87	1078	1550	-

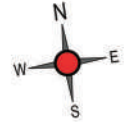


KEY PLAN



CLUBHOUSE PLANS

GROUND & FIRST FLOOR PLAN

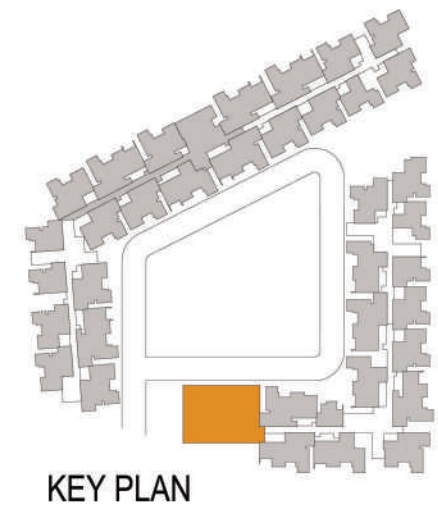


INDOOR AMENITIES

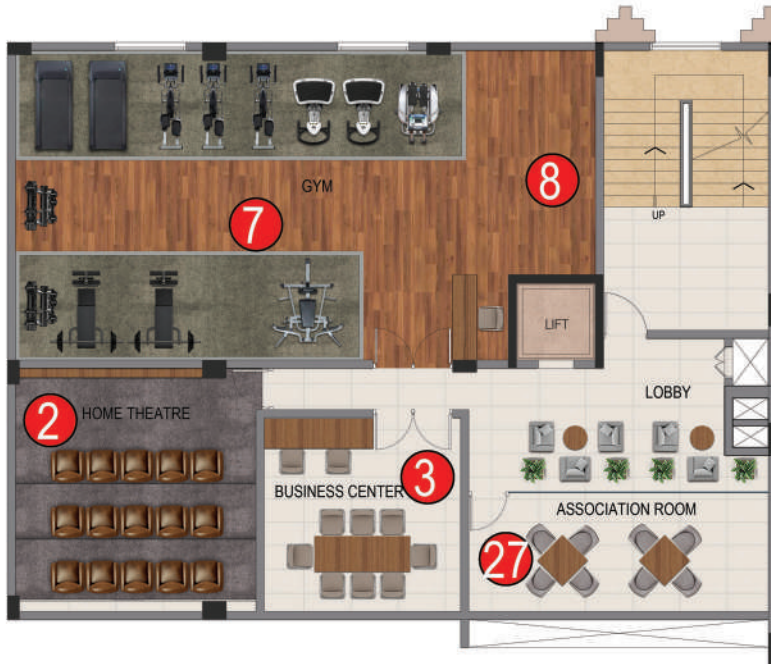
1. Multipurpose party hall
20. Kids arts and craft corner
21. Chalkboard wall
28. Convenio

INDOOR AMENITIES

4. Kids waiting lounge
9. Video Games
10. Ball pit
11. Gaming arcade
12. Dart wall
13. Hookey ring toss game
14. Interactive games
15. Table tennis
16. Snooker
17. Foosball
18. Board games
19. Magnetic wall games



SECOND & THIRD FLOOR PLAN



SECOND FLOOR

INDOOR AMENITIES

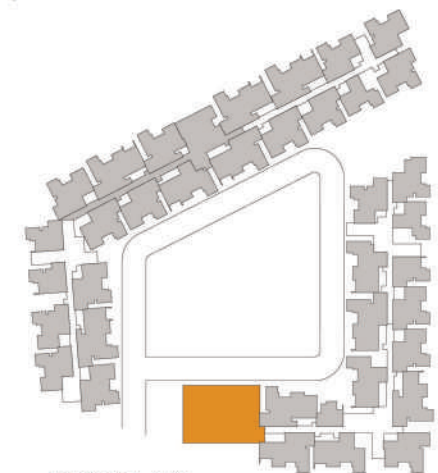
- 2. 3D home theatre
- 3. Business centre
- 7. Gym
- 8. Functional training
- 27. Association room



THIRD FLOOR

INDOOR AMENITIES

- 22. Infinity swimming pool
- 23. Kids pool
- 24. Waterfall feature
- 25. Water play jets
- 26. Pool deck with movie screen



KEY PLAN

SPECIFICATIONS

STRUCTURE



- Structural System** : RCC framed structure designed for seismic compliant (Zone 2)
- Masonry** : 200mm for external walls & 100 mm for internal walls
- Floor- Floor height (incl. slab)** : Will be maintained at 3000 mm
- ATT** : Anti-termite treatment will be done

WALL / CEILING FINISH



- Internal walls** : 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 will be finished with 1 coat of primer & 2 coats of emulsion paint with color as per architect design
- Bathroom** : Ceramic wall tile of size 300x600 mm for a height of up to false ceiling will be finished with a coat of primer
- Kitchen** : Ceramic wall tile of size 600x600 mm for a height of 600 mm above the counter top finished level
- Toilet ceiling** : Grid type false ceiling

FLOOR FINISH



- Living, Dining, Bedrooms & Kitchen** : Vitrified tiles of size 600x1200 mm
- Bathroom** : Anti-skid ceramic tiles of size 300x300 mm
- Balcony** : Anti-skid ceramic tiles of size 600x600mm
- Private open terrace (if applicable)** : Pressed tiles finish

KITCHEN & DINING



- Kitchen** : Platform will be finished with granite slab at height of 800 mm from the finished floor level
- Electrical point** : For chimney & water purifier
- CP fitting** : Kohler / American standard / equivalent will be provided
- Sink** : Single bowl SS sink with drain board
- Dining** : Counter top washbasin will be provided wherever applicable

BALCONY



- Handrail** : MS handrail as per architect's design

BATHROOMS



- CP & Sanitary fixture** : Kohler / American standard / equivalent will be provided
- All Bathrooms** : Wall mounted WC with cistern, health faucet, single lever diverter, rain shower and counter mount wash basin

JOINERY



- Main door** : Good quality frame with double side veneer finish door of size 1050 x 2100 mm with decorative panel
: Ironmongeries like digital door lock, tower bolts, door viewer, safety latch, door stopper, etc.
- Bedroom doors** : Good quality door frame with double side laminate finish door of size 900 x 2100 mm
: Ironmongeries like Godrej or equivalent lock, door stopper, door bush, tower bolt, etc.

- Bathroom doors** : Good quality door frame with double side laminate finish door of Size 750 x 2100 mm with water proofing on inner side
: Ironmongeries like thumb turn lock of Godrej/ equivalent, door bush, etc.

WINDOWS



- Main door** : Aluminium windows with sliding shutter see through plain glass
- French doors** : Aluminium frame and doors with toughened glass
- Ventilators** : Aluminium frame of fixed / open-able shutter for ODU access

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 good quality IS brand
- Wires** : Fire Retardant Low Smoke (FRLS) copper wire of a good quality IS brand
- Air Purifier** : Air Purifier provided in bed 1
- Mobile charging dock** : Mobile charging dock provided in living & bed 1
- Hob point** : Point provided in the kitchen.
- TV** : Point in living & bed 1 and provision in other bedrooms
- Telephone** : Point in living & bed 1
- Data** : Point in living & bed 1
- Split- air conditioner** : Provision in living / dining and point in all bedrooms
- Exhaust fan** : Point will be given in all bathrooms
- Geyser** : Geyser point will be provided in all bathrooms
- Back-up** : 750W for 3BHK, 600W for 2 BHK & 500W for 1 BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX



COMMON FEATURES

- Lift** : Elevators of 10 passenger lifts will be provided as per requirement
- Back – up** : 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
- Name board** : Apartment owner name will be provided in ground floor
- Lift facia** : Granite / equivalent cladding at all levels
- Lift lobby** : Granite flooring at ground level & tile flooring at other levels
- Corridor** : Tile flooring at all levels
- Staircase floor** : Granite flooring at all levels
- Staircase handrail** : MS handrail with enamel paint finish in all floors
- Terrace floor** : Pressed tile flooring

OUTDOOR FEATURES

- Water storage** : Centralized UG sump with WTP (min. requirement as per water test report)
- Rain water harvest** : Rain water harvesting site
- STP** : Centralized sewage treatment plant
- Intercom** : Intercom will be provided
- 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 booth will be provided at the entrance / exit

- Compound wall** : Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
- 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



PAYMENT SCHEDULE

5%	Booking advance
10%	On agreement of sale
30%	25 days from the date of agreement
10%	Commencement of foundation
7.5%	Commencement of basement roof
7.5%	Commencement of ground Floor
7.5%	Commencement of first floor
7.5%	Commencement of third floor
5%	Commencement of fifth floor
5%	Commencement of seventh floor
2.5%	On completion of flooring respective unit
2.5%	Handing over



LOCATION MAP & ADVANTAGES

Location Map



NICE Road Junction

Sri Panchamukhi Ganesha Temple

Kengeri Metro Station

Decathlon Mysore Road

CASAGRAND AQUENE

Krishnapriya Kalyana Mandapam

Kengeri Bus Terminal Metro Station

Global Village

Pattanager Metro Station

RV College of Engineering

The Watering Hole

Metro Cash & Carry

Jnanabharathi Metro Station

Orchid International School

Brewkings Brewery & Kitchen

Bangalore University

Jnanabharathi

Nayandahalli Metro Station

Gopalan Arcade Mall

Sri Rajarajeshwari Temple

Nayandahalli

NICE RING ROAD

MYSORE ROAD

OUTER RING ROAD

Kengeri Satellite Town

LOCATION ADVANTAGES

TRANSPORTATION

Kengeri Bus Terminal	750 M
Kengeri Bus Terminal Metro station	800 M
Kengeri Metro Station	1.6 Km
Kengeri Railway Station	1 Km
Pattanager Metro Station (RV College)	2.4 Km

EMPLOYMENT HUBS

Chickpete	12 Km
KR Market	12 Km
Global Village Tech Park (Global City)	2.8 Km
Bidadi Industrial Area	17 Km

SCHOOLS

RNS International school	3.9 Km
BGS International Residential School	10.5 Km
Swargarani School & PU College	5.9 Km
Global Academy For Learning	3.2 Km
National Hill View Public School - Unit II Banashankari	7 Km
Orchids The International School	2.6 Km

COLLEGES

JSS Academy Of Technical Education	2.8 Km
Christ University Faculty of Engineering	8.8 Km
Don Bosco Institute of Technology	6.4 Km

Rajarajeshwari College of Engineering	5.5 Km
RV College of Engineering	2.4 Km
RajaRajeswari Medical College and Hospital	3.7 Km
Seshadripura Independent Pre-University College	1.1 Km
Don Bosco Ind PU College	2.7 Km

HOSPITALS

BGS Global Hospital	2 Km
HK Hospital, Rainbow Bridge	1.4 Km
Rajarajeshwari Hospital	3.7 Km
Kengeri Government Hospital	0.7 Km

ENTERTAINMENT

Robin Cinemas	1.3 Km
Gopalan Arcade Mall	4.9 Km
The Garden Asia Resort	7.7 Km
Gopalan Mall, Sirsi Circle	9.6 Km
Shakti Hill resorts	5.5 Km

NEARBY NEIGHBOURHOODS

Kengeri Sattelite Town	1.2 Km
RajaRajeshwari Nagar (RR Nagar)	3.5 Km
Nayandahalli	6 Km
Subramanyapura/Banashankari (5th Stage)	6.5 Km
Deepanjali Nagar	7 Km
Hosakerehalli	6 Km

Banashankari (3rd Stage)	8 Km
Uttaraahalli	6 Km
Chandra Layout	7 Km
Nagarbhavi	9 Km
VijayaNagar 2nd Stage	9 Km
KR Market	12 Km
Chickpete	12 Km
Majestic	13.5 Km

AWARDS

★ **The Economic Times -2021 (Brand)**
Best Brands Award

★ **13th Estate Awards Franchise India
and REMAX India - 2021**
Casagrاند Boulevard
Best Mid-Segment Project of the Year

★ **Realty Conclave Excellence Awards 2021 - South**
Casagrاند Boulevard
Most Popular Project of the Year

★ **Realty Conclave Excellence Awards 2021 - South**
Casagrاند Orlena
Mid-Segment Project of the Year

★ **Construction Week - 2021**
Casagrاند Primera
Runner up at Residential Project of the Year

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

★ **11th Estate Annual Awards, powered
by Franchise India - 2019**
Casagrاند Esmeralda
Luxury Villa Project of the Year

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

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

★ **ET Now - 2019**
Casagrاند Zenith
Innovative Project of the Year





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

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