

COME HOME TO PLAY!



Chennai's
Largest
Villa
Developer



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Site Address: Oragadam Main Road, 10 mins. from Rajiv Gandhi Memorial.

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CHENNAI'S FIRST
SPORTS VILLA COMMUNITY


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CASA GRANDE
PRIVATE LIMITED
'Building Aspirations'

Casa Grande Private Limited (est. 2004), is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last ten years we have developed over 2.5 million sft of prime residential real estate across Chennai, Bangalore and Coimbatore. Over 2000 happy families across 35 landmark properties stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations. As we set foot into the eleventh year of our journey, Casa Grande is all set to take the leap with projects in pipeline netting over ₹1250 Crores.



PRESENTING

CASA GRANDE



WELCOME TO CHENNAI'S FIRST SPORTS VILLA COMMUNITY

CASA GRANDE ARENA, AT ORAGADAM

Casa Grande proudly presents Arena, Chennai's first-ever sports villa community in Oragadam. Built for families that love fun, sports and outdoors, this community has been tastefully designed to keep you in great shape and spirits too. Experience over 20 exclusive sports facilities and lifestyle amenities in a calm, pleasant community that has something for every member of your family.

VILLA VIEW

A TASTEFULLY DESIGNED VILLA COMMUNITY FOR HARMONIOUS LIVING

SALIENT FEATURES

- 244 Luxurious independent Villa from 1462 sft on land area from 1679 sft
- Exclusive land, private terrace and landscaped garden for every Villa
- Flexibility to expand/modify the 3 Bedroom + 2 Living Villa configuration for future needs
- More than 20 sporting facilities (football ground, tennis, badminton, squash courts and more)
- 30 Exclusive lifestyle features/amenities (club house, swimming pool, children's play area and more)
- Premium vitrified tiles, Jaquar fittings and exclusive landscaping
- Just 10 mins. from Rajiv Gandhi memorial. Surrounded by automobile and manufacturing companies
- Ready for occupation in 18 months

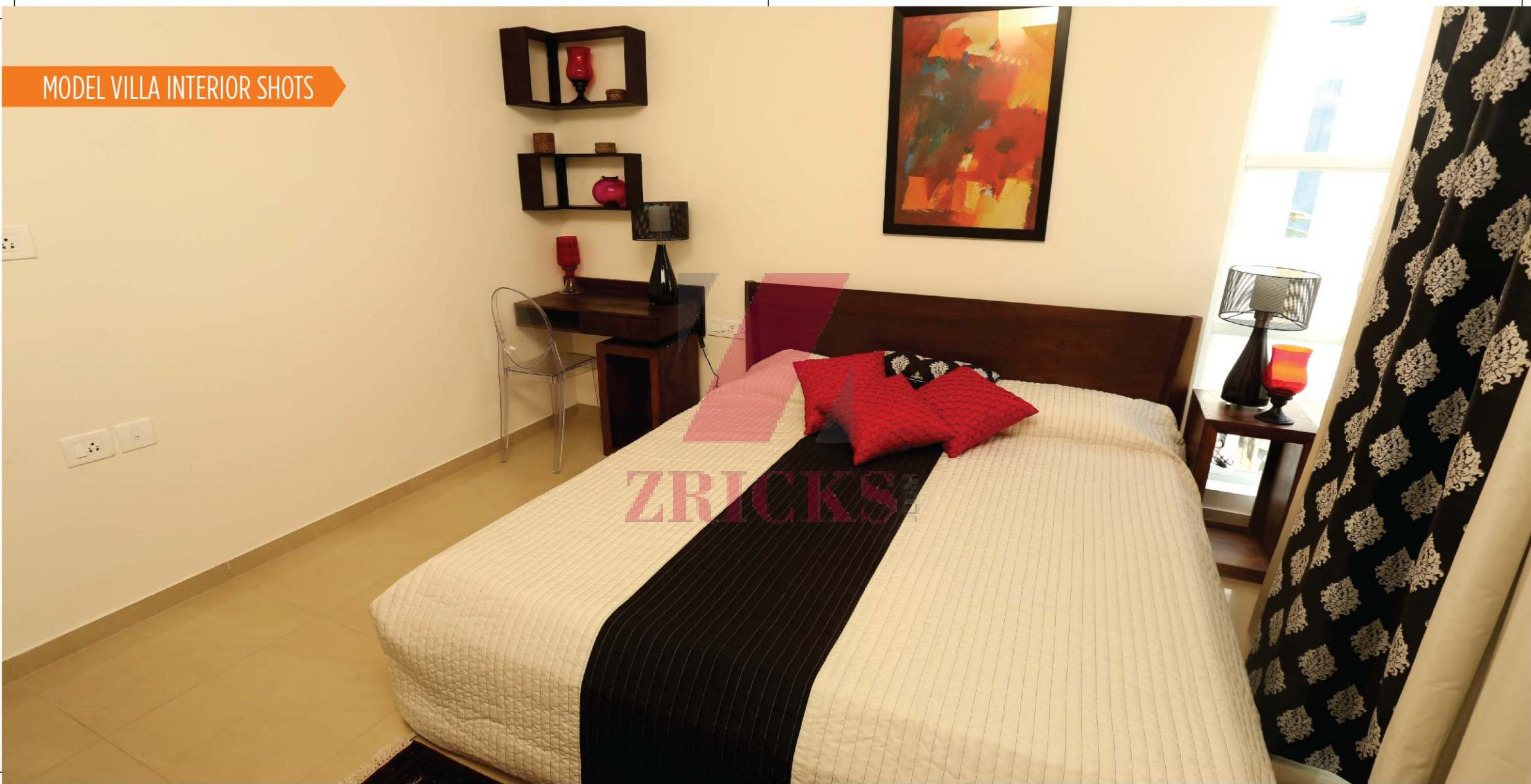
MODEL VILLA INTERIOR SHOTS



MODEL VILLA INTERIOR SHOTS



MODEL VILLA INTERIOR SHOTS



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MODEL VILLA INTERIOR SHOTS



APARTMENT VIEW

TASTEFULLY DESIGNED APARTMENTS IN A SPORTS COMMUNITY

Enjoy the impressive lifestyle at Chennai's first sports villa community. The apartments at Casa Grande Arena are tastefully designed with a host of modern features to complement a great living experience.

SALIENT FEATURES

- 128 Tastefully designed Apartments, developed over 2 phases of 64 Apartments
- Stilt + 4 structure design with covered car park
- 738 - 745 sft area comprising of 2BHK



THE JOY OF LIVING IN A SPORTS VILLA COMMUNITY

Now you can live a luxurious lifestyle, yet strike a perfect balance with your sporting instincts. As Chennai's first sports villa community, Casa Grande Arena will have over 20 exclusive sports facilities, complete in form and function.

- Swimming Pool
- Gym
- Squash Court
- Football ground
- Badminton Court
- Flying Disk
- Snooker Table
- Cricket Nets
- Table Tennis (TT)
- Golf Putting Green
- Carrom
- Volleyball Court
- Chess
- Throwball Court
- Card Games
- Basketball Court
- Video Games
- Tennis Court
- Rock Climbing
- Skating Rink
- Aerobics Floor
- Jogging Track
- Yoga / Meditation
- Cycling Track
- Health Club
- Children Play Area



A WELL-APPOINTED AND COMFORTABLE LIFESTYLE

Casa Grande Arena is designed to have a host of well-appointed amenities that can assure a comfortable lifestyle for you and your family. Be it for chores or leisure, you're sure to find everything you need.

- Club House
- Movie Room / Theatre
- Reading Room
- Day Care Centre
- Guest Bedrooms
- Convenio
- ATM
- Senior Citizens Park
- Open Air Theatre (OAT)
- Green with Seating Area
- Meditation Room
- Steam Room
- Library Room
- Visitors Lounge
- Wi-fi Zone
- Video Game Zone
- Jacuzzi
- CCTV
- Access Control
- Spa Room
- Power Backup for Club House
- Rock Climbing
- Barbeque Counter
- Pick-up & Drop-off Points
- Common Restroom for Staff
- Visitors Car Park
- STP
- Common Sump
- Earthquake Resistance RCC Structure
- Provision for Solar
- Rainwater Harvesting
- Grand Entrance



SITE PLAN

- 1 - Convenio
- 2 - Daycare
- 3 - Volly Ball Court
- 4 - Skating Rink
- 5 - Cricket Nets
- 6 - Putting Green
- 7 - Basketball Court
- 8 - Cycling Track
- 9 - Clubhouse
- 10 - Foot Ball Ground
- 11 - Toddlers Park & Sand Pit Area
- 12 - Jogging Track
- 13 - Walking Track
- 14 - Badminton Court
- 15 - Tennis Court



PAYMENT PATTERN

10 days from booking	- 10%
40 days from 10%	- 40%
Foundation stage	- 10%
First slab stage	- 10%
Second slab stage	- 10%
Brick works and plastering	- 15%
Handover	- 5%

VILLA FLOOR PLAN



SOUTH FACING VILLAS

TYPE	LAND AREA	BUILT UP AREA
A2	2397	1862



GROUND FLOOR PLAN

Unit Nos.

505
506
507



FIRST FLOOR PLAN

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VILLA FLOOR PLAN



NORTH FACING VILLAS

TYPE	LAND AREA	BUILT UP AREA
C1	1847-3565	1487



GROUND FLOOR PLAN

Unit Nos.

20	127	192
21	128	193
22	129	222
23	130	223
24	131	225
36	131Z	226
37	132	227
38	133	228
39	135	229
40	136	230
51	137	231
52	138	232
54	139	234
55	166	235
56	167	236
57	168	237
58	169	238
59	171	261
60	172	262
73	173	263
74	174	264
75	175	265
76	176	266
77	177	267
78	178	268
79	180	270
81	181	271
82	182	272
96	183	273
97	184	274
100	185	275
101	186	276
122	187	277
123	189	279
124	190	
126	191	

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FIRST FLOOR PLAN

VILLA FLOOR PLAN



SOUTH FACING VILLAS

TYPE	LAND AREA	BUILT UP AREA
C2	1847-3207	1496



GROUND FLOOR PLAN

Unit Nos.

14	111	202
15	112	203
16	113	204
18	114	205
19	115	207
41	117	208
42	118	209
43	119	210
45	120	211
46	140	212
47	141	213
48	142	214
49	144	216
50	145	217
61	146	218
63	147	219
64	148	220
65	149	239
66	150	240
67	151	241
68	153	243
69	154	244
70	155	245
88	156	246
90	157	247
91	158	248
92	159	249
102	160	250
103	194	252
104	195	253
105	196	254
106	198	255
108	199	256
109	200	257
110	201	

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FIRST FLOOR PLAN

TYPICAL APARTMENT FLOOR PLAN (1ST, 2ND, 3RD AND 4TH FLOOR)



PHASE 1

PHASE 2



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Floor Pattern

1st Floor - A (A1, A2, A3, A4, A5, A6, A7, A9)
A19, A20, A21, A22, A23, A24, A25, A27)

2nd Floor - B (B1, B2, B3, B4, B5, B6, B7, B9)
B19, B20, B21, B22, B23, B24, B25, B27)

3rd Floor - C (C1, C2, C3, C4, C5, C6, C7, C9)
C19, C20, C21, C22, C23, C24, C25, C27)

4th Floor - D (D1, D2, D3, D4, D5, D6, D7, D9)
D19, D20, D21, D22, D23, D24, D25, D27)

APARTMENT FLOOR PLAN

APARTMENTS

TYPE	BUILT UP AREA
2BHK	738-745



PAYMENT PATTERN

10 days from booking	- 10%
40 days from 10%	- 40%
Foundation stage	- 10%
First floor slab stage	- 5%
Second floor slab stage	- 5%
Third floor slab stage	- 5%
Fourth floor slab stage	- 5%
Brick work and plastering	- 15%
Handover	- 5%

VILLA / APARTMENT SPECIFICATIONS

STRUCTURE

Floors	Ground + 1 floor / Stilt + 4 floors
Structure	RCC Framed structure, Blocks neatly finished cement plastering

FLOORING

Living & Bedrooms / Kitchen	600 x 600 mm Vitrified Tile with Skirting
Toilets	Ceramic Tile (Anti-skid tile)
Utility & Car park	Paver Block Flooring
Balcony	Rustic Ceramic Tile (Anti-skid tile)
Staircase	Marble / Granite Flooring
Counter Top (At Kitchen & Hand-Wash)	Black Granite Slab

WALL DADO

Toilets-Dado	Glazed Tile with themes up to 2100 mm
Kitchen-Dado	Glazed Tile up to 600 mm

WALL & CEILING PAINT FINISHES

Ceiling in all rooms	2 Coats of Putty & 2 Coats of Interior Emulsion Paint
Living, Dining, Bedrooms	2 Coats of Putty & 2 Coats of Interior Emulsion Paint
Walls Exterior	External Emulsion Paint
Grills / Railings	Zinc Chromite Non-corrosive Primer with Enamel Paint
Doors	Enamel Paint finish

DOORS

Main door	First quality solid wood frame with moulded skin door shutter with Godrej or equivalent cylindrical locks
Other doors	Solid wood frame with moulded skin door shutter
Bathroom & Utility	Wooden frame with skin / flush doors

WINDOWS

Windows	Aluminium windows
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PLUMBING and SANITARY Fixtures

Inner Pipe lines	Concealed CPVC pipe lines in all bathrooms UPVC for other plumbing lines PVC line for underground drainage
Sanitary Fittings	Parryware / RAK / Hindware / brand equivalent
CP Fittings	Parryware / Jaquar / RAK / Hindware / brand or equivalent
Kitchen sink	Stainless steel sink - single drain SS sink (Nirali or equivalent)

ELECTRICAL Fixtures / Fittings

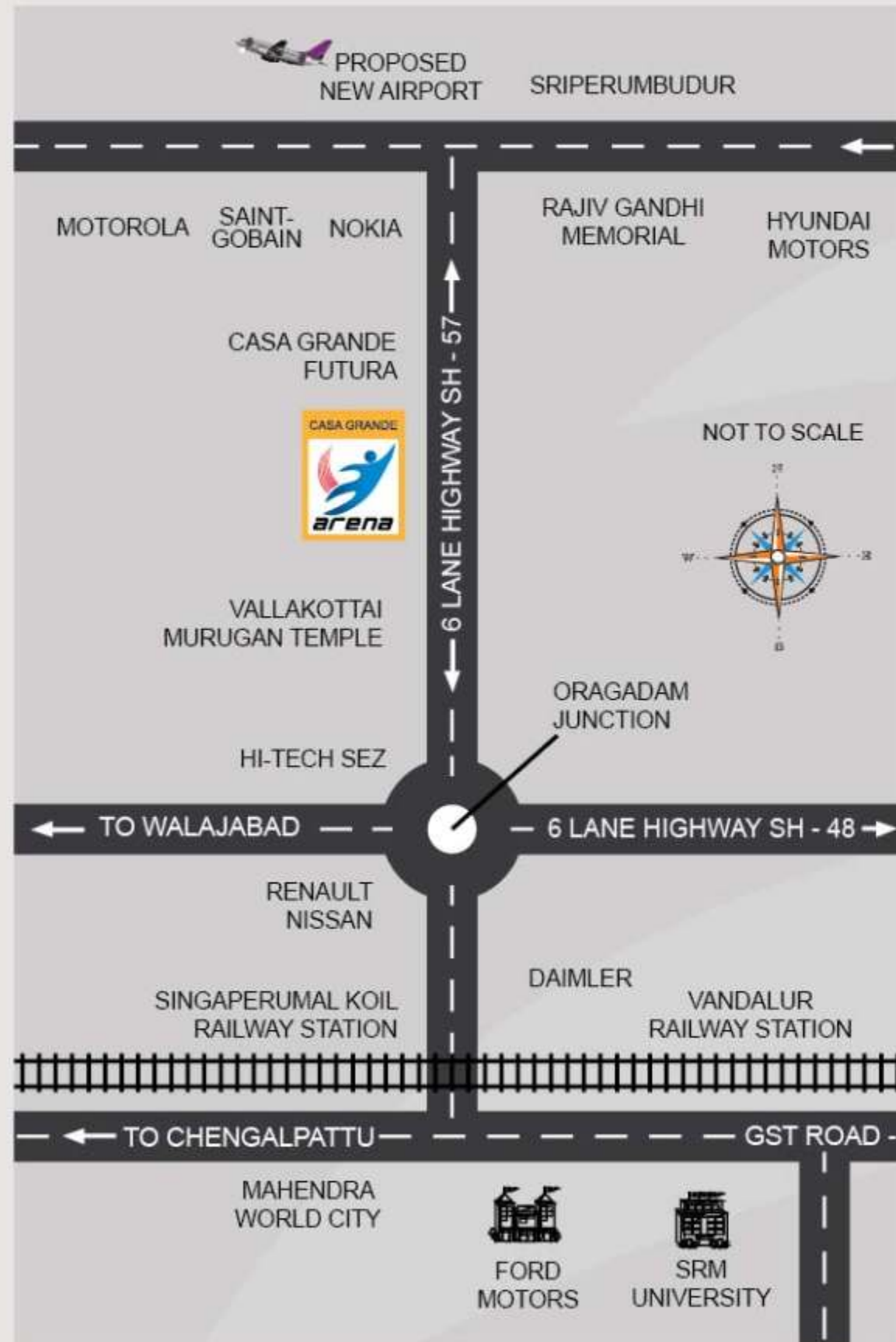
Power Supply	3 Phase power supply will be provided
Cables / WIRES	Finolex / Havells / equivalent ISI approved brand
Modular Switches and Sockets	Anchor / Roma or equivalent
MCB, ELCB & DB	Legrand / Havells or equivalent
Power Backup	0.5 KVA Inverter backup provision

LANDSCAPING

External hard / soft Landscaping

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LOCATION MAP



LOCATION	DISTANCE IN KM. FROM ARENA
Sipcot Hitech SEZ	1.0
Vallakottai Temple	1.0
Oragadam Junction	2.5
Bangalore Highway NH4	9.0
Rajiv Gandhi Memorial	10.0
GST Road NH45 (Singaperumal Koil)	15.0
Tambaram	25.0
Airport	32.5
Kathipara Junction	38.5
Porur Junction	39.0

KNOW YOUR NEIGHBOURHOOD

COLLEGES:

- Sri Krishna Engineering College at 8.5 kms
- Sri Venkateswara College of Engineering, 14 kms
- Rajalakshmi Engineering College , 15 mins
- Saveetha Engineering College ,20 mins

THEME PARKS:

- Queens Land
- EVP Theme Park

HOSPITALS:

- Med corridor Health Group , 4 kms
- Jaya Hospital ,11 kms
- Pandian Hospital , 10 kms
- Shri Perumbudur Government Hospital , 9 kms
- Devi Hospital, 10 kms

AWARDS



Awarded Marketer of the Year 2012-13 by Realty Plus Magazine



Top 50 brands In Chennai 2013 by Paul Writer Magazine



Awarded Indian Achievers for Infra Development by IEDRA



Awarded Creative Real Estate Company 2012-13 by Paul Writer Magazine



Awarded Real Estate Developer of the Year 2012-13 by Brand Academy