

SEE THE  
SEA.  
HEAR THE  
SEA.  
FEEL THE  
SEA.





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Casa Grande Private Limited (est. 2004), is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last twelve years we have developed over 3 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 3000 happy families across 64 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 thirteenth year of our journey, Casa Grande is all set to take the leap with projects in the pipeline netting over ₹2500 Crores.







CASA GRANDE  
MARINA BAY  
THIRUVANMIYUR

The sweet symphony of chirping birds serves as alarm... A whiff of freshness fills the air you breathe... A gush of chill breeze whispers Good Morning in your ears... And as you draw the curtains, the majestic Indian Ocean greets you with a stunning view.

Welcome to Casa Grande Marina Bay, where you get to live this dream, everyday!

With a unique location facing the sea, Marina Bay offers you a serene panoramic ocean view from your swanky abode. With just 16 exclusive homes across a stilt + 4 structure, Marina Bay is a collector's item worth boasting.





Front elevation view



  
CASA GRANDE  
PRIVATE LIMITED  
Building Solutions

CASA GRANDE  
MARINA BAY

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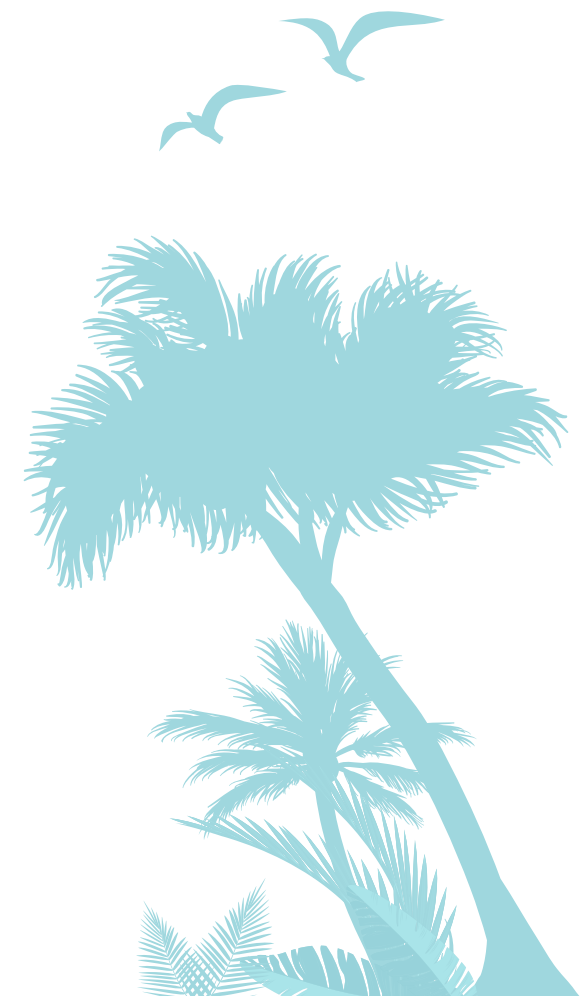




## Salient features

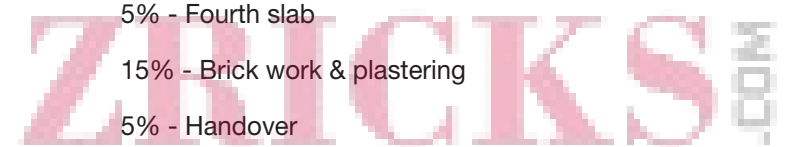
- Stilt + 4 design structure
- 3 BHK - 1781 sft 4 BHK - 2445 sft
- High-end Roca / Kohler fittings
- Spread over 8.5 grounds
- 16 exclusive sea facing apartments
- Contemporary new age architecture
- 24 x 7 power backup
- Spaciously designed living spaces
- Conceived to provide sea views and abundant ventilation

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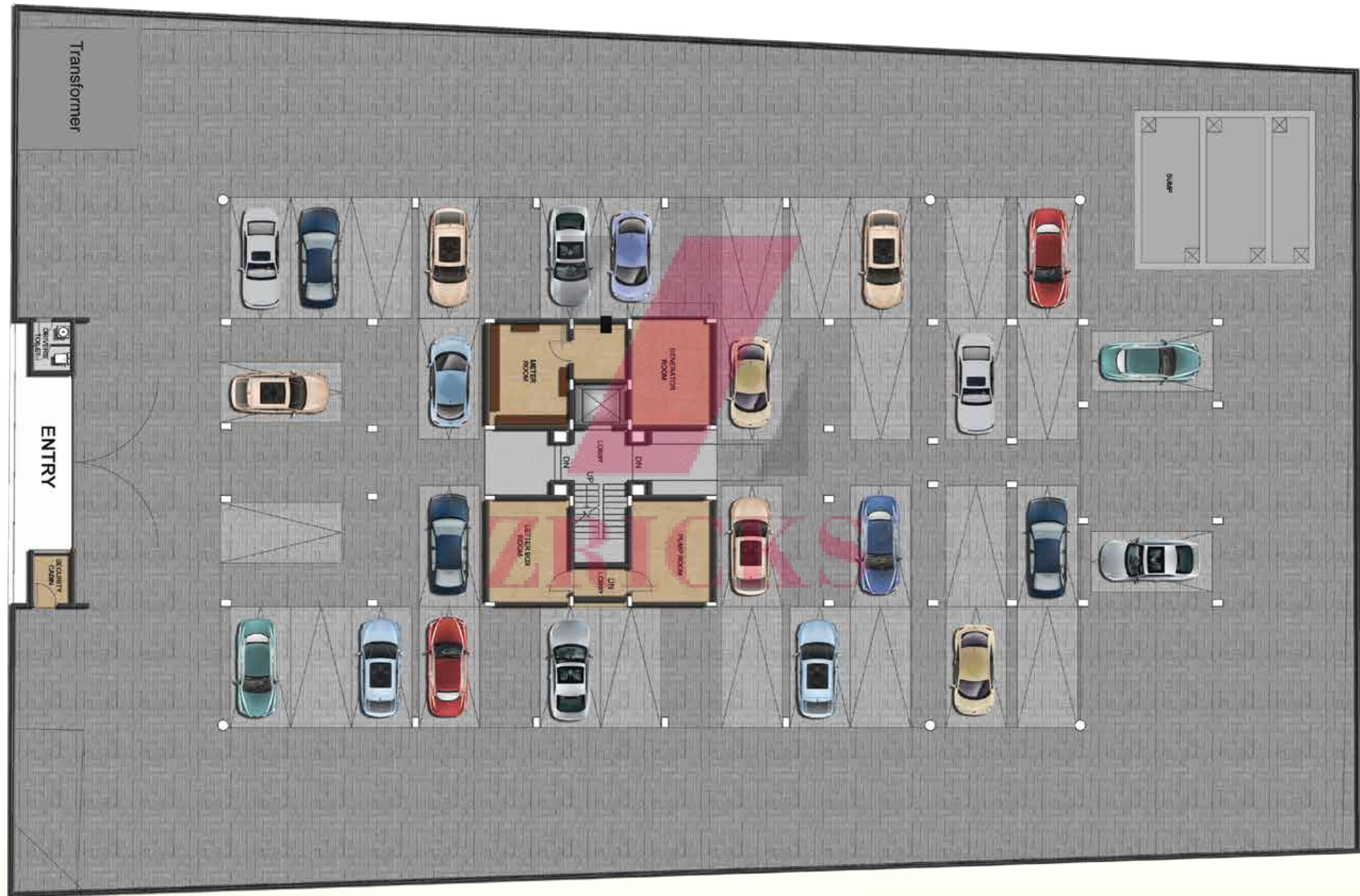
# Payment Pattern

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



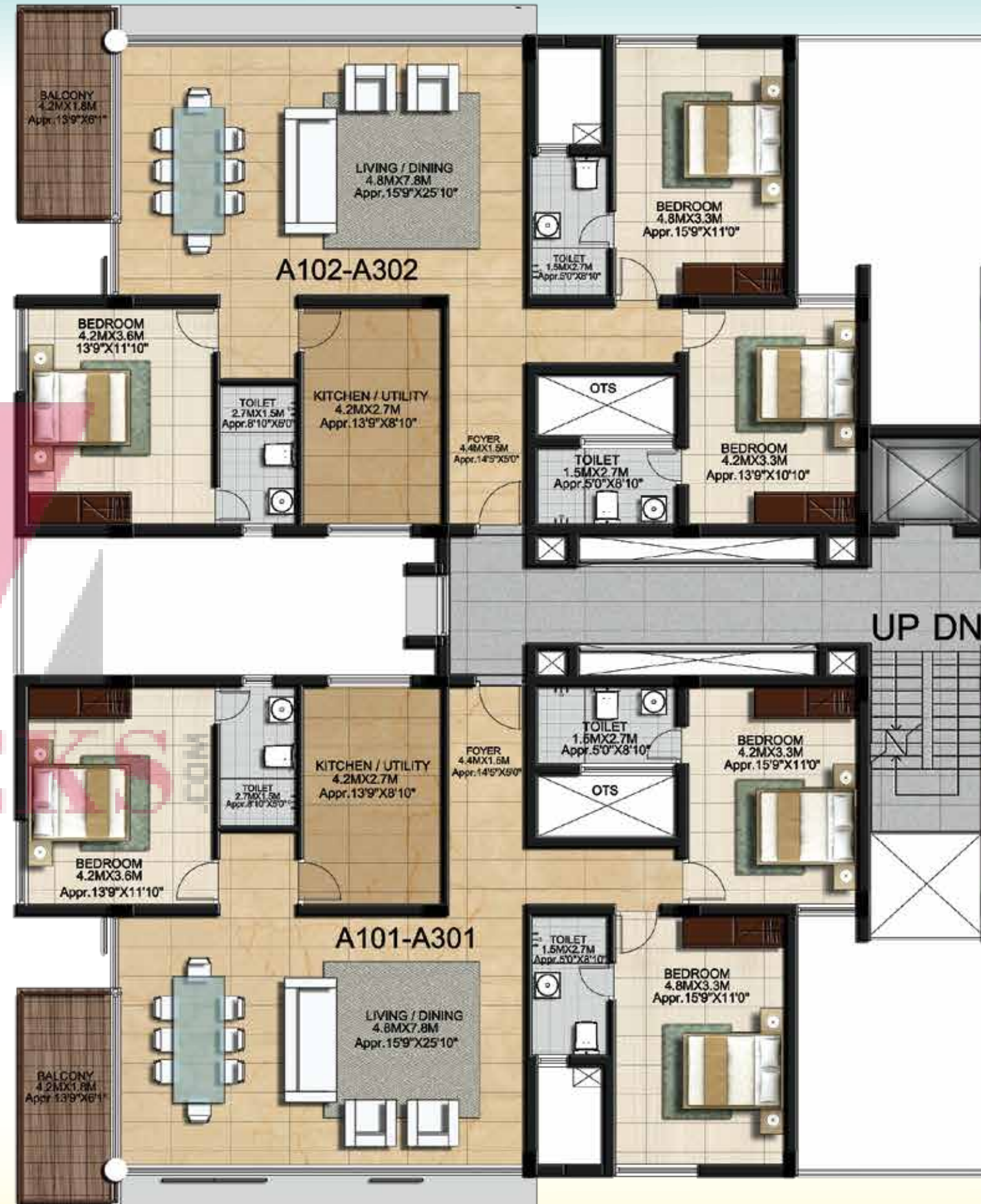


# Stilt Plan

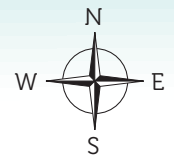




Typical floor plan - 1<sup>st</sup> & 3<sup>rd</sup> floors





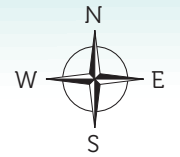




# 3 BHK - Unit A101 - A301 (1781 sft)

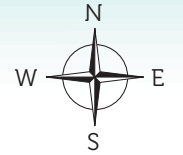


# 3 BHK - Unit A102 - A302 (1781 sft)



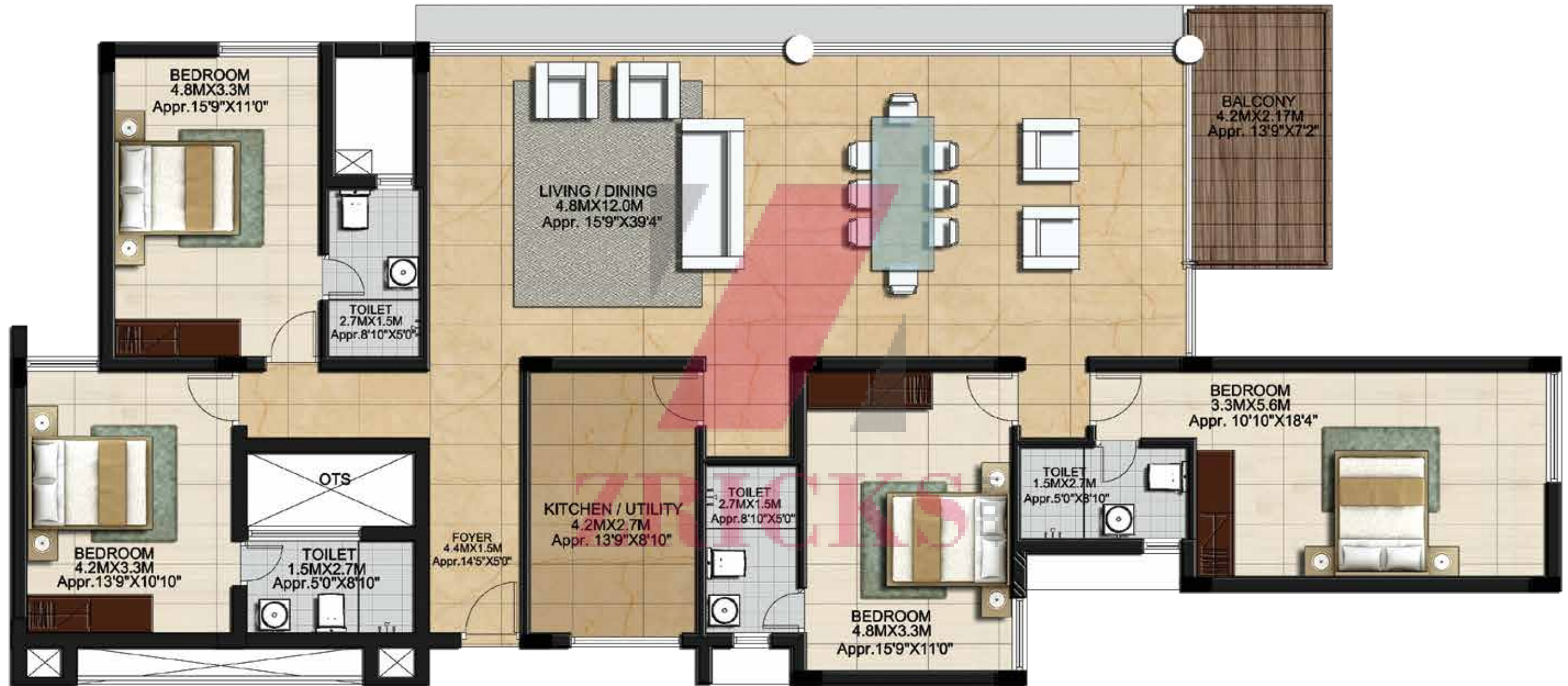
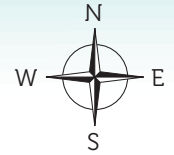


# 4 BHK - Unit B101 - B301 (2445 sft)





# 4 BHK - Unit B102 - B302 (2445 sft)

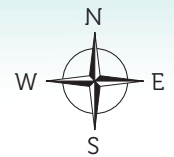




Typical floor plan - 2<sup>nd</sup> & 4<sup>th</sup> floors

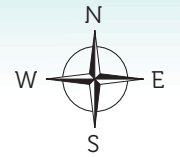




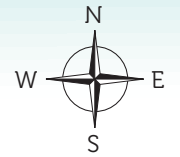




# 3 BHK - Unit A201 - A401 (1781 sft)

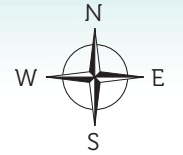


# 3 BHK - Unit A202 - A402 (1781 sft)



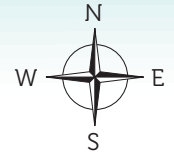


# 4 BHK - Unit B201 - B401 (2445 sft)





# 4 BHK - Unit B202 - B402 (2445 sft)



# Specifications

## STRUCTURE

- RCC framed structure with isolated footing foundations
- Anti-termite treatment will be provided
- Designed seismic resistant structure Zone III using Fe 500 TMT bars
- Concrete Block walls 200 mm / 100 mm
- Floor to floor height will be maintained at 3300 mm

## WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen, lobby and utility will be finished with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion paint
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and plastic emulsion paint
- Exterior wall of the building will be finished with 1 coat of primer and 2 coats of weather resistant paint
- Toilet walls will be finished with double glazed ceramic tiles up to false ceiling height
- Utility walls will be finished with double glazed ceramic tiles up to 1200 mm height

## FLOORING

- Foyer, living / dining and all bedrooms will have 600 mm x 1200 mm glossy porcelain vitrified tiles or 800 mm x 800 mm Digital Duragres Matt finish tiles
- Kitchen will have 600 mm x 600 mm imported vitrified tiles
- Bathroom, balcony and utility will have anti-skid ceramic tiles
- Common areas and staircase will have granite flooring

## KITCHEN

- Space will be left for modular kitchen with plumbing and electrical provisions
- Provision for chimney will be provided
- Provision for water purifier will be provided
- CP fittings will have Kohler / Roca or equivalent

## BATHROOM

- Counter top wash basin Kohler / Roca or equivalent
- Floor mounted W/C and health faucet of Kohler / Roca or equivalent
- CP fittings will be Kohler / Roca or equivalent
- Provision for geysers will be provided

## ENTRANCE DOOR

- First quality African teak wood frame and double side veneer finish skin shutter of 2750 mm height which will have tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock.

## BEDROOM DOOR

- First quality solid wood frame and double side laminated finish skin shutter of 2750 mm height will Godrej or equivalent locks, thumb turn with key, door stopper etc.

## BATHROOM DOOR

- First quality solid wood frame and one sided laminated finish skin shutter of 2750mm height will have thumb turn with key, tower bolt, etc.

## WINDOW

- UPVC French doors and windows with see-through plain glass
- Ventilators will be UPVC with suitable louvered glass panes
- MS grills will be provided for windows wherever required

## ELECTRICAL FITTING

- Finolex / Poly cab or equivalent cables and wiring
- Switches and sockets Anchor Roma / Schneider or equivalent
- Split air conditioner points will be provided for all the bedrooms and provision will be given for living room
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone, TV (DTH) and data points will be provided in living / dining and 2 bedrooms

- USB charging port as part of switchboard in living area and master bedroom

## OTHER

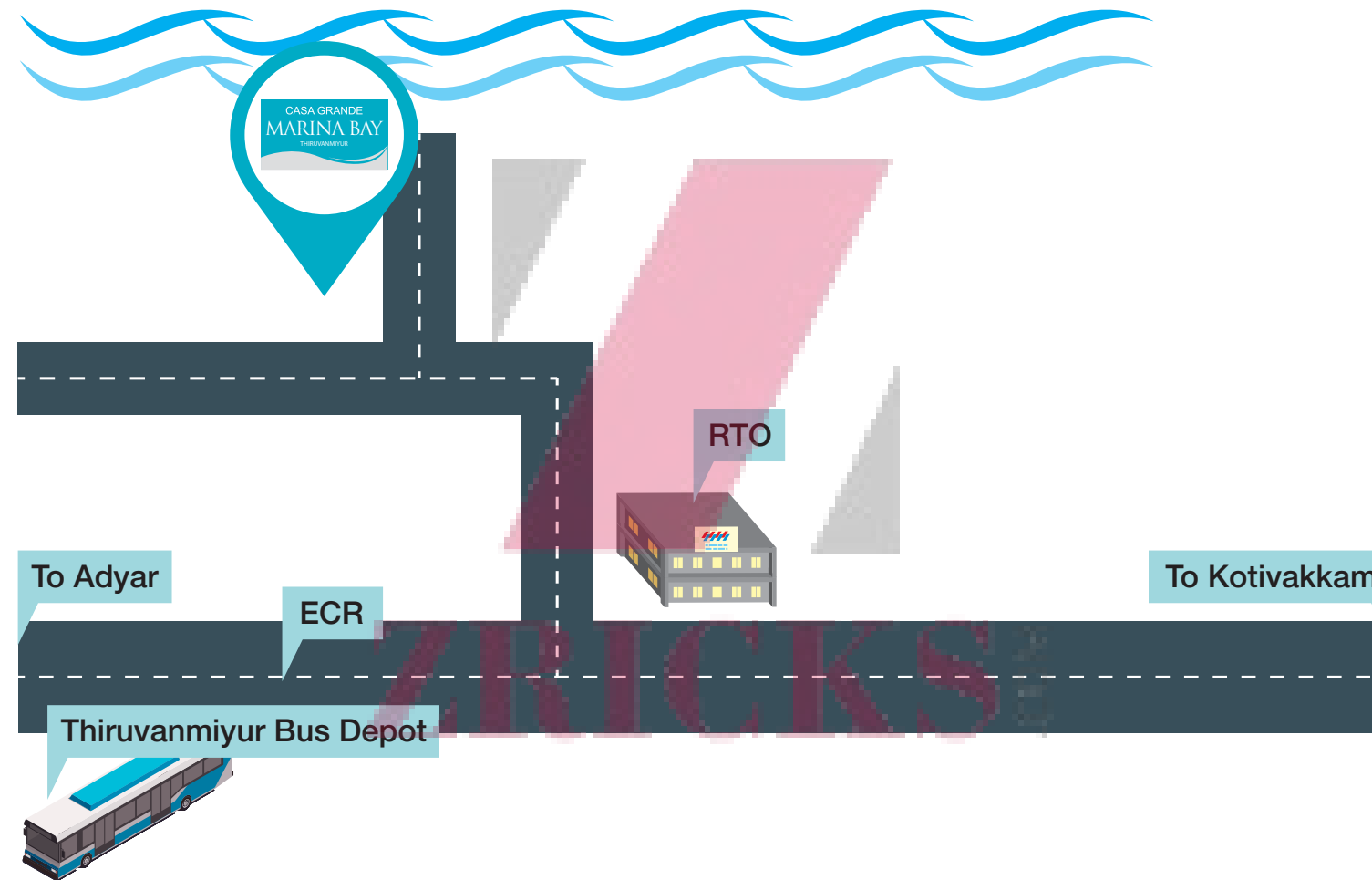
- Overhead Tank (OHT) with sump
- 24 X 7 power backup of 1.5 KVA for all apartments
- 24 X 7 power backup for common areas
- CCTV cameras for common areas
- Balcony will have 1200mm height glass railings as per architect's specification
- MS railings for staircase
- Low voltage room provided to single vendor. Plan charges will be applicable

## EXTERNAL FEATURE

- Elevator: 6 or 8 passenger automatic lift will be provided
- Power supply: 3-phase power supply will be provided for all apartments
- Suitable landscaping will be done at required areas
- Driveway will be laid with interlocking paver blocks



# Location Map



## Project Location:

Casa Grande Marina Bay

3<sup>rd</sup> Avenue, Thiruvalluvar Nagar,

Thiruvanmiyur, Chennai, Tamil Nadu 600 041



**CASA GRANDE**

PRIVATE LIMITED

*'Building Aspirations'*

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