

CASA GRANDE

Elita

Über luxury villas on ECR

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Chennai's
Largest
Villa
Developer



Casa Grande Private Limited (est. 2004), is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last eleven years we have developed over 3 million sft of prime residential real estate across Chennai, Bangalore 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 twelfth year of our journey, we are all set to take the leap with projects in pipeline netting over 2500 Crores.



VILLA ELEVATION





CASA GRANDE
Elita

Über luxury villas on ECR

Casa Grande Elita, uber luxury life style villas designed exclusively for a deserving few. The villas are set in a tranquil location, free from noise and clutter and the ambience unwinds you with magnificent sea in the vicinity.

- Just 10 villas in an expanse of 1 acre
- Built up area of 3385 sft. and Land area of 3694-4273 sft.
- Double height ceiling in living room
- Lavish 4 bedrooms with 2 living rooms
- Private deck with mirror pool
- Located in Injambakkam, right on the East Coast Road
- Amenities include swimming pool, 24/7 power back up & video door phone





VILLA GROUND FLOOR PLAN



VILLA FIRST FLOOR PLAN



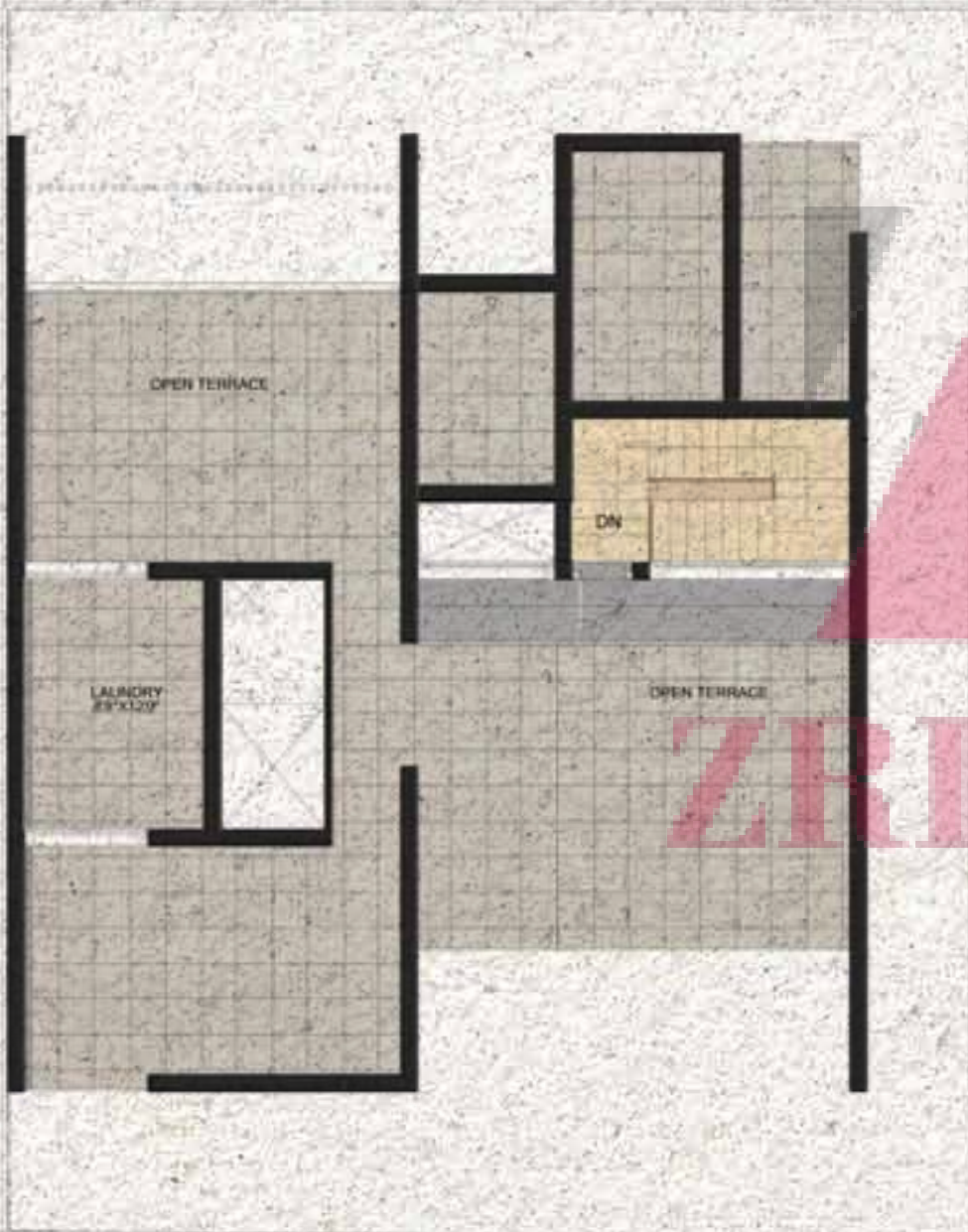
4 Bed + 2 Living

Built up area — 3385 sft.

Land area — 3694 - 4273 sft.



VILLA TERRACE FLOOR PLAN



Payment Pattern

Booking Advance	-	10%
Transfer of Documents	-	40%
Foundation	-	10%
Ground Floor	-	10%
1st Floor Roof	-	10%
Brick & Plaster	-	15%
Handing Over	-	5%



AERIAL VIEW



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SITE PLAN



SPECIFICATIONS

STRUCTURE

- RCC framed structure
- Anti - termite treatment will be provided
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 8 inches solid concrete block for the outer wall and 4 inches solid concrete block for internal partition wall
- Ceiling height will be maintained at 11 feet 6 inches slab to slab

WALL FINISHES

- Internal wall in the living, dining, bedrooms, kitchen & lobby will be finished with 1 coat of primer, 2 coats of putty & plastic emulsion
- Ceiling will be finished with 2 coats of putty and emulsion
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (Ace/Apex as per Architect's specification)
- Utility & toilets will be finished with 1 coat of primer & 2 coats of cement paint
- Toilets and utility walls will be finished with double glazed ceramic tiles upto ceiling height

FLOORING

- Living, dining, foyer and kitchen will have Italian marble (Botticino, Crema, Arabian Grey)
- Master bedroom will have parquet wooden flooring
- Other bedrooms will have imported vitrified tiles
- Bathrooms will have imported ceramic tiles
- Balconies & utility will have matt finish ceramic tiles
- Servant room will have vitrified tiles
- Forecourt will have short blasted granite flooring
- Driveway will be laid Cobble stone and granite
- Car parking areas will have Grano flooring
- Staircase will have Italian marble and glass with SS railings
- Terrace will have matt finish ceramic tiles

ENTRANCE DOORS

- Main door is of teak wood frame with double side veneer finish skin Shutter of 8 feet height with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

BEDROOM DOORS

- Designer veneer panel doors of 8 feet height having both sides lamination with Godrej or equivalent locks, thumb turn with key, door stopper etc.

TOILET DOORS

- Chemically treated door of 8 feet height with enamel paints having internal side water proof

KITCHEN

- Kitchen with plumbing provision and space will be left to adapt modular kitchen
- Provision for chimney
- Provision for water purifier
- CP fittings will be Kohler / Roca or equivalent

BATHROOMS

- Polished marble slab with counter top basin Kohler / Roca in the all toilets
- Concealed wall mixer in all bathrooms, rain shower in master bedroom
- Wall mounted W/C with concealed cistern and health faucet
- Sanitary fitting will be Kohler / Roca or equivalent brand
- CP fittings will be Kohler / Roca or equivalent brand
- Servant bathroom will have sanitary and CP fittings of RAK or equivalent
- Provision for geyser will be provided in all toilets
- Shower partition in all bathrooms

WINDOWS

- High end Aluminum
- Painted MS grills will be fixed on the inner side
- For ventilators, Aluminum frame with suitable louvered glass panes and iron bars

ELECTRICAL FITTINGS

- Finolex or equivalent cables and wiring
- Switches and sockets will be Legrand or equivalent
- Telephone and DTH points will be provided in 2 bedrooms and living rooms
- Split air conditioner points will be provided for all bedrooms and living rooms
- Modular plate switches, MCB and ELCB
- USB charging port as a part of switch

OTHERS

- Hand railings in balcony as per Architect's design
- French doors to access sit outs and balconies
- Rain water harvesting
- Pneumatic water supply system
- Covered Garage

POWER SUPPLY

- 3 - Phase power supply will be provided for all villas

GENERATOR BACKUP

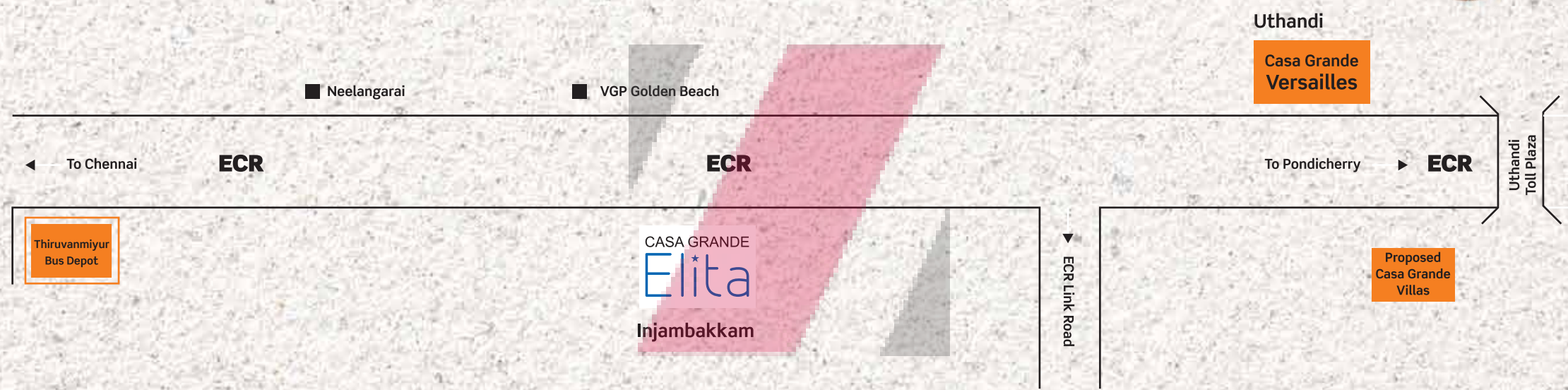
- Generator backup of 1KW for all villas
- Generator backup for common area



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LOCATION MAP



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AWARDS





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