



CASA GRANDE
COLOSSUS
MANDAVELI


CASA GRANDE
PRIVATE LIMITED
'Building Aspirations'





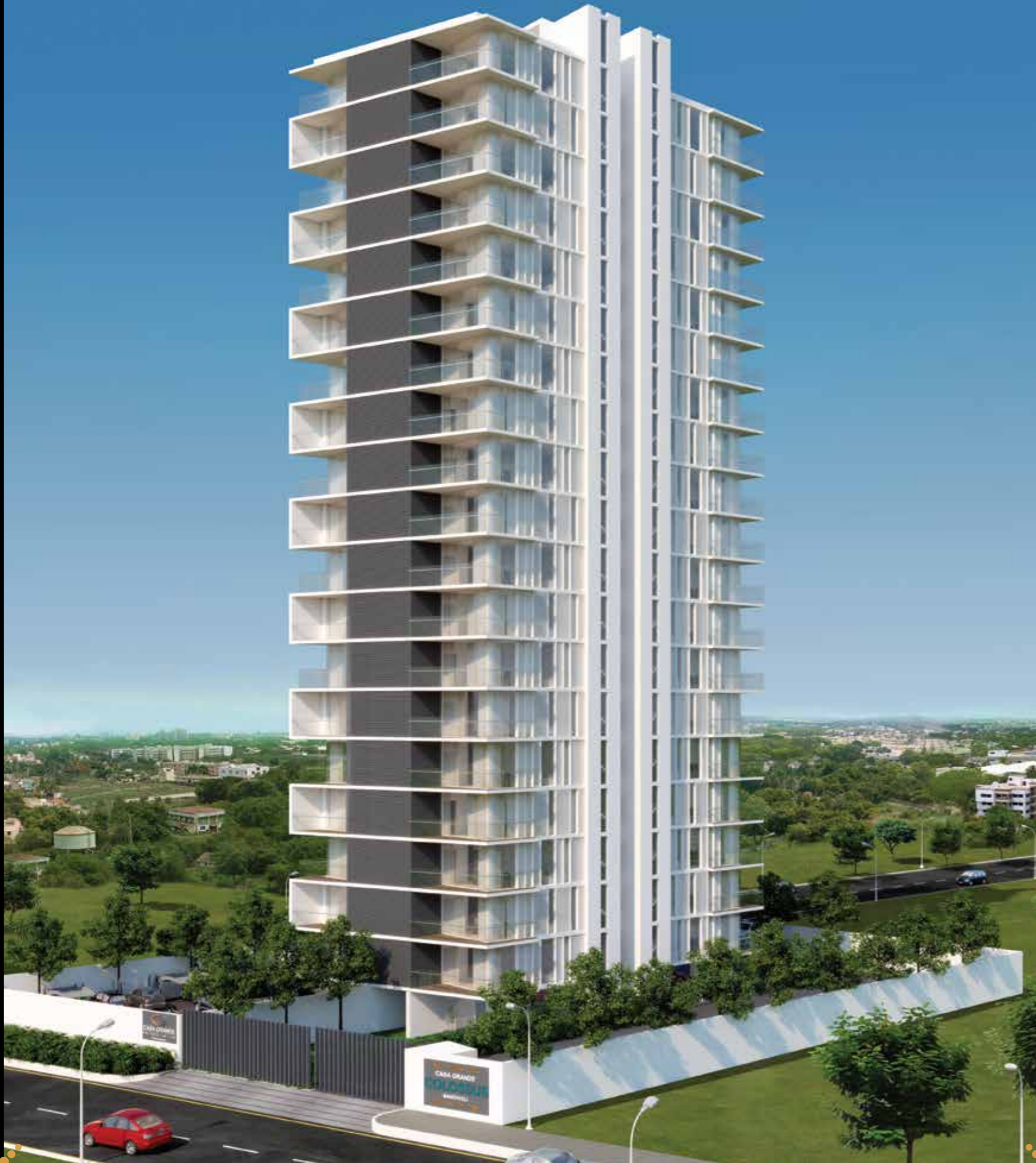
Casa Grande Private Limited (est. 2004) is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last twelve years, we have developed over 6 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 4000 happy families across 68 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 the journey, Casa Grande is all set to take the leap with projects in the pipeline netting over ₹3000 crores.



Elevation view



Casa Grande Colossus. It is not just centrally located. It also promises to be a centre for the most luxurious homes in Chennai. Appointed with higher-end features and benefits, Casa Grande Colossus offers a serene view of the Adyar River and the sea, which makes it a landmark of Chennai. From the land and from the sea.

Reasons To Buy

- 38 exclusive apartments
- Stilt + 19 structure
- 3 BHK + 3T with a built-up area from 1868 to 2059 sft
- Only 2 apartments per floor
- 3 side ventilation
- Spectacular sea view and Adyar River view
- Contemporary new age architecture
- Master bedroom with wooden parquet flooring
- Italian marble in living + dining hall
- American Standard / Grohe fittings
- 24x7 power backup
- Best-in-class features
- Gym & Indoor games room



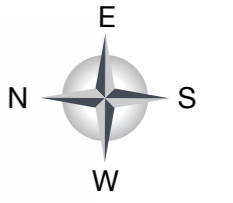
Payment Pattern

Advance	10%	11 th Floor Roof	7.5%
Agreement Stage	25%	13 th Floor Roof	5%
Foundation	5%	16 th Floor Roof	5%
2 nd Floor Roof	7.5%	19 th Floor Roof	5%
5 th Floor Roof	7.5%	Brickwork	10%
8 th Floor Roof	7.5%	Handing over	5%





Stilt Plan

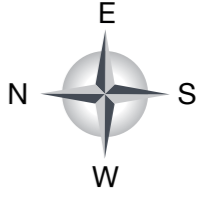




Basement Plan

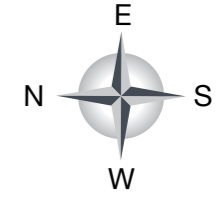


Typical Plan - Level 1, 3, 5, 7, 9, 11, 13, 15, 17, 19

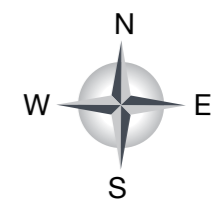




Typical Plan - Level 2, 4, 6, 8, 10, 12, 14, 16, 18



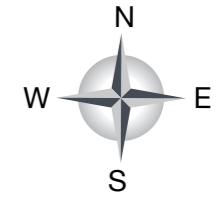
Type : 3 BHK
 Area : 1886 sft
 Unit No. : 1A, 3A, 5A, 7A, 9A, 11A, 13A, 15A, 17A, 19A



Key Plan



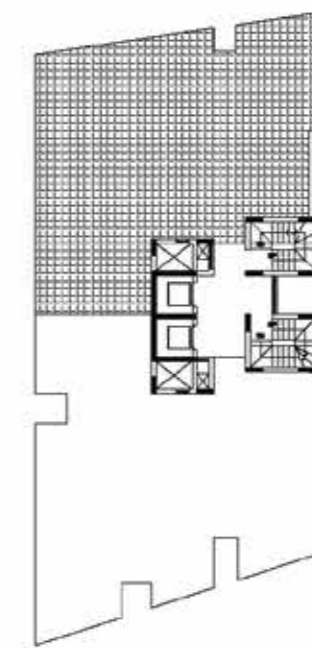
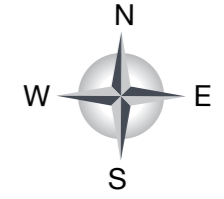
Type : 3 BHK
 Area : 2039 sft
 Unit No. : 1B, 3B, 5B, 7B, 9B, 11B, 13B, 15B, 17B, 19B



Key Plan

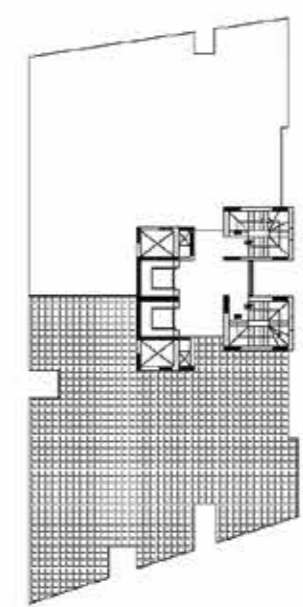
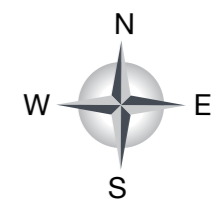


Type : 3 BHK
Area : 1868 sft
Unit No. : 2A, 4A, 6A, 8A, 10A, 12A, 14A, 16A, 18A



Key Plan

Type : 3 BHK
Area : 2059 sft
Unit No. : 2B, 4B, 6B, 8B, 10B, 12B, 14B, 16B, 18B



Key Plan



Specifications

Structure

- RCC framed structure
- Solid concrete block of 200 mm for outer wall and 100 mm for internal partition wall
- Floor to floor height will be maintained at 3000 mm

Wall Finish

- Internal wall in the living, dining, bedrooms, kitchen, utility and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion
- Ceiling will be finished with 2 coats of putty and emulsion paint
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Bathroom walls will be finished with glazed ceramic tiles up to ceiling height
- Utility walls will be finished with glazed ceramic tiles up to 4 feet height

Flooring

- Foyer, living, lounge and dining will have Italian marble
- Master bedroom will have parquet wooden flooring
- Kitchen & other bedrooms will have 900 x 900 mm imported vitrified tiles
- Bathrooms & utility will have 300 x 300 mm matte / rustic finish ceramic tiles
- Balcony will have deck flooring
- Terrace floor will have Grano flooring with threaded grooves
- Common areas and main staircase will have granite flooring with MS railing; fire escape staircase will have Kota stone
- Ground floor lobby will have Italian marble

Kitchen

- Provision for chimney and water purifier
- CP fittings will be American Standard / Grohe or equivalent
- Kitchen will be left open for modular kitchen with electrical and plumbing lines
- 2 taps will be provided, one for ground water and other for drinking water

Bathroom

- Polished granite slab with double vanity counter top wash basin American Standard / Grohe or equivalent in master bathroom
- Polished granite slab with counter top wash basin American Standard / Grohe or equivalent in other bathrooms
- Wall mounted W/C with health faucet American Standard / Grohe or equivalent in all bathrooms
- CP and sanitary fittings will be American Standard / Grohe or equivalent
- Concealed wall mixer American Standard / Grohe or equivalent will be provided
- Provision for geysers will be provided in all bathrooms
- Shower glass partition in master bathroom
- Trench drain will be provided in the shower area in master bathroom
- Rain shower in master bathroom

Entrance Door

- Main door will be teak wood door frame and double side veneer finish flush doors of 2350 mm height with tower bolt, door viewer, safety latch, door stopper with Godrej or equivalent locks

Bedroom Door

- Double side veneer finish skin shutter doors of 2350 mm height with Godrej or equivalent locks, thumb turn & door stopper

Bathroom Door

- Designer molded skin doors of 2350 mm height with water proofing on internal side

Window

- Windows will be UPVC panel with see-through glass and MS grills wherever applicable
- Balconies with UPVC French doors and toughened glass will be provided without grills
- For ventilators, UPVC frame with suitable louvered glass panes

Electrical Fitting

- Cables and wiring will be Finolex or equivalent
- Switches and sockets will be Legrand / Schneider or equivalent
- Split air conditioner points will be provided in all bedrooms & living room
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone and TV (DTH) points will be provided in living and master bedroom
- USB charging port in living / dining and master bedroom
- Main entrance will have one master electrical control switch to manage all the major electrical points of the house

Balcony

- Will have glass and SS railing as per Architect's design

Other

- Sump
- OHT
- Rainwater harvesting
- 24x7 generator backup for all apartments, lifts and common area (100% power backup)

External Feature

- Elevator: 8-passenger automatic lift
- Power supply: 3-phase power supply will be provided for all apartments
- Suitable landscaping will be done at required areas
- Elegant lighting in common lobbies





Location Advantages

Travel

Mandaveli Bus Stop - 350 mts
Mandaveli Railway Station - 1 km
Chennai International Airport - 16 km

Hospitals

BSS Hospital - 300 mts
Billroth Hospitals - 1.3 km
St. Isabel's Hospital - 3 km

Schools

St. Johns High School - 10 mts
Sri Rajalakshmi Matriculation Higher Secondary School - 50 mts
P. S. Senior Secondary School - 800 mts
Vidya Mandir Senior Secondary School - 2.2 km

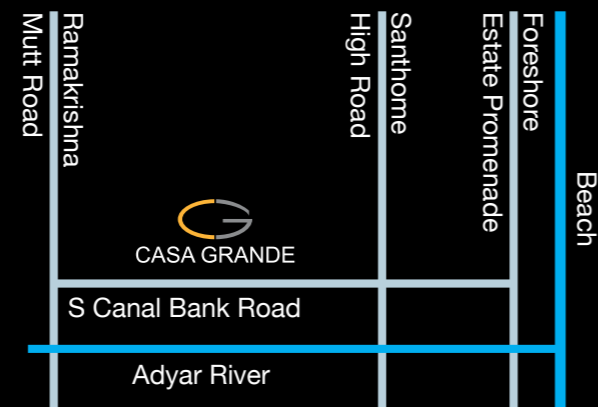
Colleges

All India Institute of Management Studies - 750 mts
Dr. MGR Janaki College of Arts and Science for Women - 1.3 km
Ramakrishna Mission Vivekananda College - 2.5 km

Nearby Locations

Mylapore - 1.5 km
Adyar - 3.4 km
Central Railway Station - 8 km

Location Map





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