

Make a  
smart choice

Elegant villas in future Chennai, Sriperumbudur

CASA GRANDE



Elegant Villas at Sriperumbudur



ISO 9001:2008 certified



Indian Achievers Award for Infrastructure Development

Casa Grande Private Limited is a Chennai based real estate enterprise started in 2004 and driven by a strong belief in building aspirations and fulfilling them. This is manifest in the 1.5 million sq. ft. that it has developed and sold till date. Indeed, one thousand fulfilled aspirations across twenty four projects is a paradigm in itself.

Casa Grande defines, designs and develops quality living spaces and operates in niche residential segments like luxury villas in Chennai and Coimbatore and luxury apartments in Chennai and Bengaluru.

The company also sells plotted development spaces. Projects in the pipeline are to the tune of around ₹ 600-700 crores in the luxury apartments and villa category. In the coming years Casa Grande will be targeting to build 1.5 million sq. ft. in various segments.

Casa Grande, an ISO certified company, is run by a young management team. It is on an aggressive growth path with plans to strengthen presence in cities like Bengaluru and Coimbatore.

Casa Grande is proud to present its latest and truly exclusive villa project.



## GOOD LIVING. REDEFINED.

Come, make your home where the future of Chennai is. At Sriperumbudur. Within handshaking distance of a bustling city life. And yet, far from all you would like to avoid - the noise and pollution. Select from 224 twin villas, independent villas and row houses constructed on a lavish 11.7 acres. With your own little garden. And clear blue skies above. All complemented by the finest contemporary luxuries and services.

Casa Grande Futura. It's where the future is.

PRESENTING

CASA GRANDE



Elegant Villas at Sriperumbudur

ACTUAL TWIN VILLA AT SITE



LIVING ROOM



DINING HALL



KITCHEN



BEDROOM

TWIN VILLA





ROW HOUSE



CLUB HOUSE



INDEPENDENT VILLA

## LIFE SMART

- Gated community of premium villas
- Lifestyle amenities
  - Club house
  - Swimming pool
  - Gym
  - Multipurpose hall
  - Children's play area
  - Jogging track
  - Basketball court
  - Volleyball court
  - Tennis court
  - Guest bedroom in club house
  - Park
- Private garden space for every home
- Open terrace overlooking the landscape



GYM

CONVENIO

# SITE PLAN



## LEGEND

- 1. CLUB HOUSE
- 2. SWIMMING POOL
- 3. LANDSCAPED GARDEN
- 4. CHILDREN'S PLAY AREA
- 5. BADMINTON COURT
- 6. JOGGING TRACK

Spread over 11.7 acres of lush greenery

TWIN VILLA - INDIVIDUAL FLOOR PLAN

TYPE C, D, Q, R

TWIN VILLA - INDIVIDUAL FLOOR PLAN

TYPE K



FIRST FLOOR PLAN

510 sq. ft.

TOTAL AREA

Built up Area 1381 & 1383 sq. ft.

Land Area 1250 sq. ft.



FIRST FLOOR PLAN

563 sq. ft.

TOTAL AREA

Built up Area 1528 sq. ft.

Land Area 1375 sq. ft.



GROUND FLOOR PLAN

871 sq. ft.



GROUND FLOOR PLAN

965 sq. ft.





INDEPENDENT VILLA - INDIVIDUAL FLOOR PLAN

TYPE H

ROW HOUSE - INDIVIDUAL FLOOR PLAN



FIRST FLOOR PLAN

1376 sq. ft.

TOTAL AREA

Built up Area 2850 sq. ft.

Land Area 2750 sq. ft.



FIRST FLOOR PLAN

493 sq. ft.

TOTAL AREA

Built up Area 1008 sq. ft.

Land Area 600 sq. ft.



GROUND FLOOR PLAN

1474 sq. ft.



GROUND FLOOR PLAN

515 sq. ft.



## PLACE SMART

- 500 m from National Highway on the State Highway
- Common compound wall with Nokia
- Close to Rajiv Gandhi Memorial
- PS Vidyashram School, St John's Residential School, Maharishi Residential School in the vicinity
- Colleges like Venkateshvara Engineering College, Saveetha University within 5 kms radius
- SRM Hospital, Sayee Hospital, Pandian Hospital close to the site

## INVESTMENT SMART








- Located near corporate giants like Nokia, Daimler, Renault Nissan, Saint Gobain
- Assured higher rental yields as Casa Grande Futura is one-of-its kind elegant villas in Sriperumbudur
- Excellent capital appreciation as the project is located on the main road
- Proposed satellite township and international airport



LOCATION MAP NOT TO SCALE

## FUTURE SMART

As India's global electronics hub, Sriperumbudur is attracting plenty of investments thanks to its excellent infrastructure and proximity to a port and airport. So, your modest investment in this world class property today, will automatically multiply manifold in the next few years.

CASA GRANDE FUTURA – A SMART INVESTMENT			
Features	Casa Grande Futura – Advantages	All similar affordable apartment projects	Casa Grande Futura – Benefits
<b>LOCATION</b> 	Located in Sriperumbudur, on the main road	Affordable home scattered further away.	Save on travel time.
<b>INDEPENDENT</b> 	Own your own piece of land.	Undivided share of land.	<ul style="list-style-type: none"> <li>• Independent homes appreciate much higher than apartments</li> <li>• Dream of own piece of land fulfilled</li> <li>• Have your own garden</li> <li>• Options available for future expansion</li> </ul>
<b>LANDSCAPING</b> 	Private garden.	Common landscape.	Personal garden space.
<b>AREA EFFICIENCY</b> 	No concept of super built-up area. No wastage in common area.	20% wastage of space as common areas.	In apartments you pay for more and get less. In Casa Grande Futura you pay exactly for what you get.
<b>EXPANDABLE HOMES</b> 	New concept of expandable home where you can add one more bedroom to your existing villa.	Fixed space.	Future family needs taken care of, with the option to build more rooms in your house.
<b>PROJECT TIMELINE</b> 	Hand over 18 months from the time of booking.	24 to 30 months.	10% savings on Pre EMI.
<b>COMMON AMENITIES</b> 	Club house, swimming pool, gym, multipurpose hall, children's play area, jogging track	Club house / swimming pool / convenio store.	True value in terms of an expansive play area for family.

## SPECIFICATIONS

### STRUCTURE:

RCC framed Structure.  
Block work and Plastering.

### JOINERIES:

#### Main Door

Seasoned Good quality Wooden frame with moulded skin door with melamine finish

#### Bedroom Doors

Seasoned Good quality Wooden frame with paneled skin doors with enamel finish

#### Bathroom Doors

Wooden frame with PU coated doors with enamel finish

#### Windows

Aluminium Powder Coated sliding windows

#### Ventilators

Aluminium Powder coated frame with fixed glass

#### Grills

MS grills grouted on to walls.

### FLOORING:

- Living, Dining & Bedrooms - Vitrified tiles.
- Kitchen, Bathrooms - Ceramic tiles.
- Open terrace / Utility / car park - Grano flooring
- Staircase area - Marble / Granite flooring.

#### Dado - Toilet

Glazed tiles up to 7'0" height.

#### Dado - Kitchen

Glazed tiles up to 2'0" height.

### COUNTERTOP:

20mm thick Black Granite counter 32" high from FFL in kitchen with Stainless steel sink with drain board.

### PLUMBING AND SANITARY:

Concealed CPVC pipeline in bathrooms.  
UPVC for other Plumbing lines  
Stone ware / UPVC Line for underground drainage.  
Jaguar / Parryware / Equivalent CP fittings.  
White Parryware / RAK sanitary fixtures.

### ELECTRICAL:

#### Concealed Wiring

ISI approved brand.

#### Switches

Modular Switches - Anchor Roma / Schneider / Equivalent make.

#### Power supply

3 phase power supply will be provided  
Refer Annexure 2 for detailed electrical points

### PAINTING:

**Ceiling:** Emulsion paint.

**Internal:** Emulsion paint.

**External:** Exterior Emulsion paint

**Wood work:** Enamel painting.

**Grills:** Zinc chromite non-corrosive primer with enamel paint.

### EXTERNAL:

Readymade Compound Wall on three sides of outer periphery similar to model villa

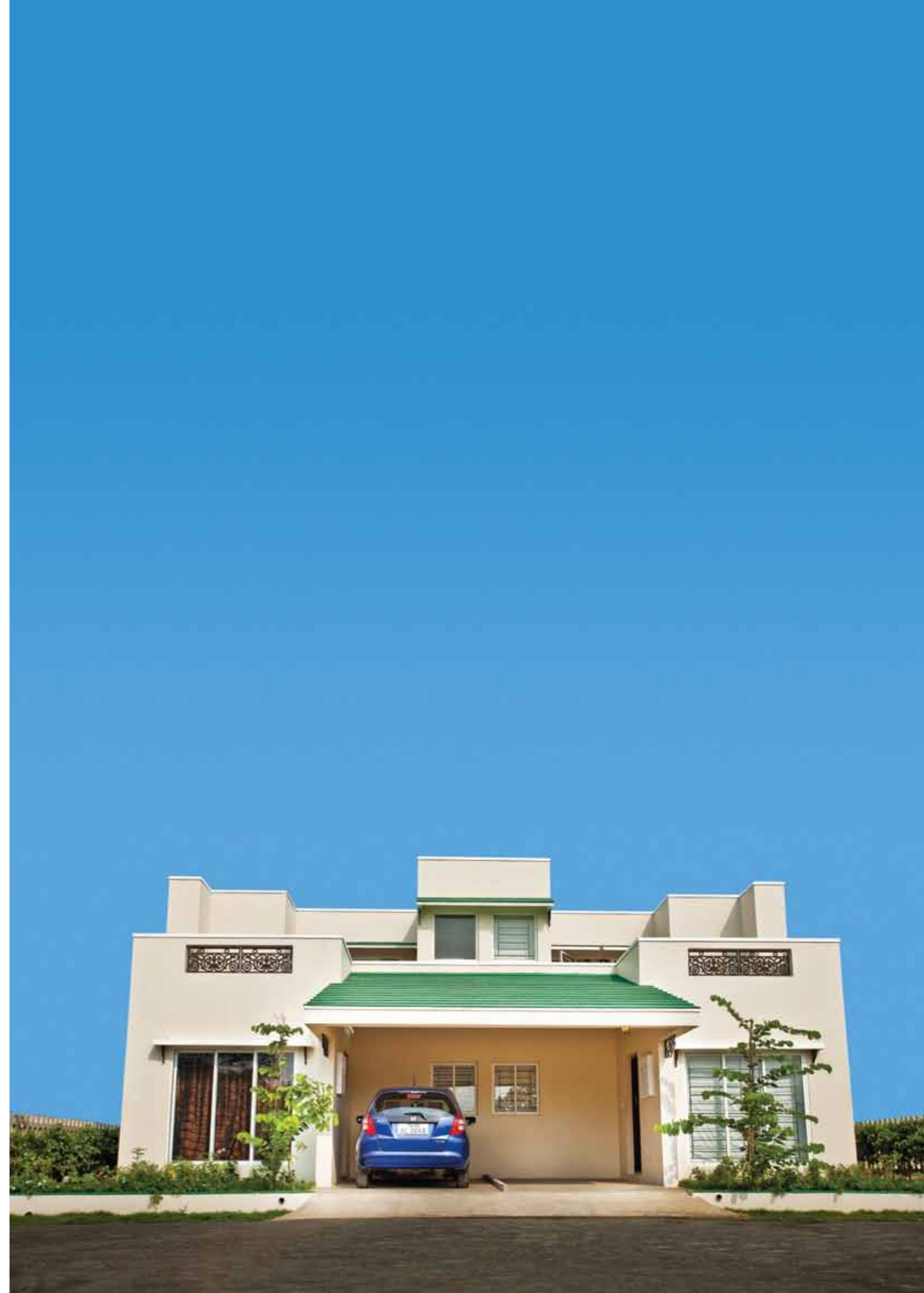
Korean grass in front portion

### GENERAL:

Integrated underground sump with pneumatic pumping system.

Generator for common services like Motors, STP etc.

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and the sales gallery showflat (the "Materials"), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the Materials and the actual unit. All statements, literature and depictions in the Materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photograph and drawings contained in the Materials are artists' impressions only and not representation of fact. Such Materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the Materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the Materials and/or made by the developer or the agent) made. No part of the Materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey.



FEW  
ONGOING  
PROJECTS



THORAIPAKKAM



AUBURN  
(PERUNGUDI)



WHITE OAK  
(ADYAR)



VERSAILLES  
(ECR)



EPICA  
(MAHALINGAPURAM)

FEW  
COMPLETED  
PROJECTS



ELWOOD  
(MARAIMALAI NAGAR)



IRISH  
(ADYAR)



KUDIL  
(NANGANALLUR)



MILANO  
(ADYAR)



NIRCON VILLA  
(KK NAGAR)



RIVIERA  
(PALLIKARANAI)



SANKRITI  
(NANGANALLUR)



SILVER OAK  
(PERUNGUDI)



SHRISHTI  
(ADYAR)



DRIFT WOOD  
(KOTTURPURAM)



URBANO  
(PONMAR)



**Site address: Casa Grande Futura, 500 mtrs from the NH-4,  
on Sriperambudur - Oragadam Road (on the main road)**

NPL Devi, New No.1111, Old No.59, LB Road  
Thiruvanmiyur, Chennai 600 041.

Contact: 98848 30000 / 02 / 04 / 06 / 08

E-mail: [sales@cgproperties.com](mailto:sales@cgproperties.com) Website: [www.casagrande.in](http://www.casagrande.in)