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CASAGRANT
building aspirations

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Why holiday in Bali, when you can

live there forever?



CASAGRAN Builder Private Limited, established in 2004, is an ISO certified real estate enterprise committed to building aspirations and delivering value. The company has developed over 22 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18000+ happy families across 100+ landmark properties stand testimony to the company's commitment, in line with the philosophy of creating superior living spaces that reflect our belief.

In the 16th year of the company's journey, CASAGRAN is all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.



A CHARMING BLEND OF

privacy & greenery...

If Bali is about relaxation, peace, greenery and exclusivity, then this lifestyle is no less than a Bali vacation!

Presenting Casagrand Florella, an exclusive Bali-themed villa community of just 38 premium smart villas. It is conveniently situated in Sarjapura, Bengaluru, a location that's perfect for professionals and IT employees near Electronic City.

These villas come with smart features like digital door lock, video door phone and many more that ensure your safety. If you love gardening, then your plants will soon be thriving in the private garden space that comes with each villa. These villas are cleverly designed so that you experience maximum wind flow and minimum heat gain, making your summers cooler. With a multi-tier security system, best-in-class clubhouse and 40+ amenities and features, this home is sure to be as peaceful as a permanent Bali vacation.



CASAGRAN
FLORELLA
SARJAPURA







Salient features

- 1) Beautifully crafted 36 luxurious 3 & 4 BHK villas on a 1.73 acre expanse at Sarjapura
- 2) Ground floor + 1st floor + terrace design structure
- 2) Bengaluru's first Bali-themed smart villa community
- 3) 40+ lifestyle amenities & features like rooftop swimming pool, amphitheatre, Balinese garden & many more.
- 4) 65% open space for maximum light & ventilation
- 5) Every villa is planned with 40% open space with lush greenery
- 6) One-of-a-kind Bali-themed clubhouse
- 7) Surrounded by prominent companies, educational institutions & other hubs
- 8) 100% Vaastu compliant with zero dead space design

Amenities & Features

OUTDOOR AMENITIES

KIDS

- 1 Adventure rock climbing wall
- 2 Kids/Tot Lot play area
- 3 Kids trampoline
- 4 Play lawn
- 5 Kids cognitive play
- 6 Chalkboard wall
- 7 Rotating disc for toddlers
- 8 Kids jungle gym
- 9 Kids science park
- 10 Interactive hopscotch

SPORTS

- 11 Walking/Jogging track with 100mts relay marking
- 12 Cycling track
- 13 Bicycle racks with bicycles
- 14 Basketball hoop
- 15 Outdoor yoga lawn

ENTERTAINMENT

- 16 Entry plaza with Balinese water feature
- 17 Kids drop off/ pick up zone
- 18 Senior citizens seating zone
- 19 Reflexology pathway
- 20 Aroma garden
- 21 Amphitheatre with stage
- 22 Balinese garden
- 23 Tropical Asian gazebo with seating
- 24 Pergola walkway
- 25 Hammock garden
- 26 Leisure pavillion
- 27 Outdoor barbecue corner
- 28 Party lawn
- 29 Outdoor screening wall
- 30 Mini putt-putt

INDOOR AMENITIES

CLUBHOUSE

- 31 Banquet hall
- 32 Reception
- 33 Indoor games room
- 34 Gym
- 35 Indoor kids activity centre
- 36 Kids ball pool
- 37 Spinning wheel of hope

TERRACE AMENITIES

SWIMMING POOL

- 38 Rooftop swimming pool with infinity edge
- 39 Poolside refreshment counter
- 40 Kids pool
- 41 Interactive water jets
- 42 Gazebo
- 43 Jacuzzi pool

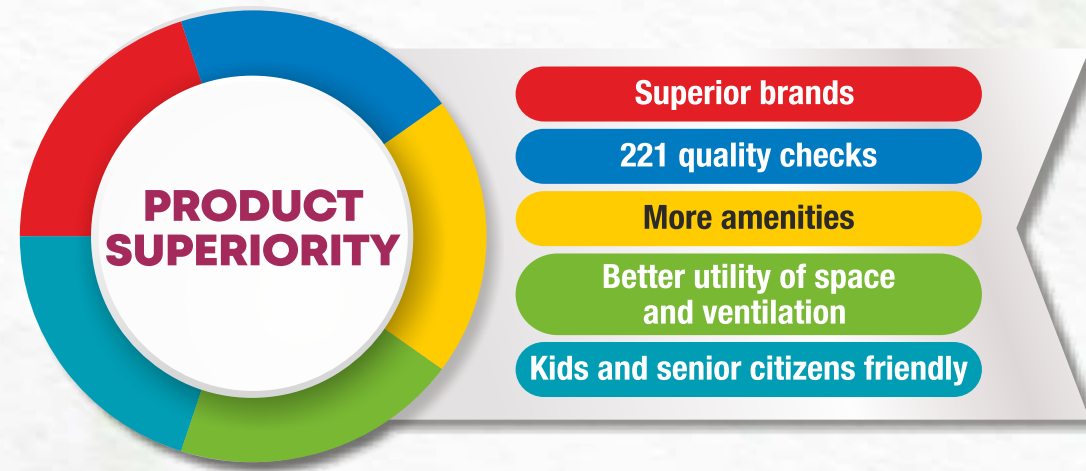






THE BEST IN

Product Superiority



- Exclusive Bali-themed villas with a stunning design outlook
- A community with the best of architecture & finesse
- Every individual villa with exclusive 5' wide landscape space
- Smart villas to upgrade your lifestyle
- 40+ amenities & features
- A safe & secure community with a multi-tier security system
- 100 % Vaastu complaint homes
- Superior specifications
- Efficiency in space planning



Smart villas to upgrade your lifestyle

1. Every Villa is Google Home / Alexa enabled. Control your spaces just by saying "OK Google/Hey Alexa!"
2. Monitor your visitors by a video door phone through 7 inch LED screen from your villa
3. Digital door lock system with five independent unlocking features such as Fingerprint, PIN Code, RF Card, Mechanical Key & Bluetooth, Remote Control (optional) and it comes with strong security features
4. App controlled smart fan & light switches in Living, Dining, Family and all bedrooms
5. App controlled AC switches (ON/OFF) in Living & master bedroom
6. Occupancy sensors in all toilets that sense your presence and switches ON/OFF
7. Secured visitor access control, association management through My Gate app

Efficiency in master plan and housing the best product features

8. The community boasts of an efficient building footprint where 65% of land area is open space
9. Offers the best master plan and is designed prioritising light, ventilation, privacy and Vaastu
10. 2800 sq.ft best-in-class clubhouse designed within the community providing ample indoor amenities for the residents
11. Orientation of the villas ensures maximum wind-flow and minimum heat-gain
12. 4.5m (14 feet 9 inches) wide grand driveway is planned across the site for comfortable vehicular movement with grand entry and exit arch

Offering you 40+ amenities & features - the best in the market

13. Indulge in fitness within the community :
 - i. Indoor gym in the clubhouse,
 - ii. Outdoor gym & yoga amidst the landscaped outdoor spaces
 - iii. Jogging/Walking track for everyday fitness
14. Host your guests in our grand clubhouse with facilities like multipurpose party hall, indoor games room & kids play zone
15. The clubhouse terrace is filled with amenities like rooftop swimming pool with infinity edge, Jacuzzi pool, kids pool and gazebo with lounge seater, poolside refreshment counter and interactive water jets
16. The project also features an amphitheatre, Balinese garden, outdoor movie screening corner with seater for the residents to enjoy their evening with communal activities
17. Outdoor amenities like children's play area, trampoline, rock climbing wall, kids science park, etc. provides an active environment
18. Outdoor party lawn and barbecue corner for community gatherings, hammocks, Reflexology pathway and leisure pavilion are planned for relaxing your senses
19. Efficient rainwater harvesting system for the entire project

Know why our villas are superior

20. Wide main door is designed with a dedicated paneling - a space to personalise your entrance
21. Designer villa number signage with milk box & newspaper holder

22. Wireless mobile charging station provided in Living & Master Bedroom
23. Bluetooth speakers in the Kitchen & Master Bedroom
24. Pullout drying string for hassle-free drying in the kitchen
25. Exclusive hammock and seating provision in the backyard for all the villas
26. Dedicated space for kitchen garden is provided in every villa
27. Terrace garden provision with pergola seating and barbecue counter for all villas
28. 5 amp charging point in both balcony and outdoor landscape deck
29. 600x1200 mm vitrified superior flooring tiles in Foyer, Living, Dining, Kitchen, Bedrooms and Family Room
30. Villas with luxurious master bathroom with shower column, glass shower partition, and granite counter with counter-top washbasin
31. Premium range American Standard/Kohler/equivalent fittings and waterproof doors in all bathrooms
32. SS designer gratings are provided in the master toilet and other toilets and kitchen

Efficiency in space planning

33. Dedicated car parking with landscape is designed for all villas
34. All villas are planned with spacious Living and Dining
35. Exclusively planned family living in the first floor which can be customised as per individual's comfort
36. 10'x10' open terrace from the bedroom as an extended private space for all villas
37. Spacious bedrooms with dedicated wardrobe spaces

38. Separate utility space provided for all villas
39. Villas planned with 40% of extended landscape deck and hardscape features which open out from the living or bedroom area connecting with nature
40. Well-concealed and camouflaged electrical, plumbing and centralised Sewage Treatment Plant in site

Considering Vaastu? We got that sorted too.

41. All villas have East and North facing main entrance door
42. All villas have SW master bedroom
43. All villas have the kitchen in SE or NW corner
44. All villas have East/North facing kitchen hobs
45. No bedrooms have headboard in the North
46. No SW entrance
47. No NE & SW cuts
48. No NE or SW corner toilets

CLUBHOUSE GROUND FLOOR



INDOOR AMENITIES

- 30. Banquet Hall
- 31. Reception
- 32. Indoor games room
- 33. Gym
- 34. Indoor kids activity centre
- 35. Kids ball pool
- 36. Spinning wheel of hope



KEY PLAN

CLUBHOUSE FIRST FLOOR



INDOOR AMENITIES

- 30. Banquet Hall
- 31. Reception
- 32. Indoor games room
- 33. Gym
- 34. Indoor kids activity centre
- 35. Kids ball pool
- 36. Spinning wheel of hope



KEY PLAN

CLUBHOUSE TERRACE



TERRACE AMENITIES

- 37. Rooftop swimming pool with infinity edge
- 38. Poolside refreshment counter
- 39. Kids pool
- 40. Interactive water jets
- 41. Gazebo
- 42. Jacuzzi pool



KEY PLAN



SITE PLAN

OUTDOOR AMENITIES

- 1. Adventure rock climbing wall
- 2. Kids/Tot Lot play area
- 3. Kids trampoline
- 4. Play lawn
- 5. Kids cognitive play
- 6. Chalkboard wall
- 7. Rotating disc for toddlers
- 8. Kids jungle gym
- 9. Kids science park
- 10. Interactive hopscotch
- 11. Walking/Logging track with 100mts relay marking
- 12. Bicycle racks with bicycles
- 13. Basketball hoop
- 14. Outdoor yoga lawn
- 15. Entry plaza with Balinese water feature
- 16. Kids drop off/ pick up zone
- 17. Senior citizens seating zone
- 18. Reflexology pathway
- 19. Aroma garden
- 20. Amphitheatre with stage
- 21. Balinese garden
- 22. Tropical Asian gazebo with seating

INDOOR AMENITIES

- 23. Pergola walkway
- 24. Hammock garden
- 25. Leisure pavilion
- 26. Outdoor barbecue corner
- 27. Party lawn
- 28. Outdoor screening wall
- 29. Mini putt-putt
- 30. Banquet hall
- 31. Reception
- 32. Indoor games room
- 33. Gym
- 34. Indoor kids activity centre
- 35. Kids ball pool
- 36. Spinning wheel of hope

TERRACE AMENITIES

- 37. Rooftop swimming pool with infinity edge
- 38. Poolside refreshment counter
- 39. Kids pool
- 40. Interactive water jets
- 41. Gazebo
- 42. Jacuzzi pool

Unit Type	Colour	Saleable Area Range	No. of Villas per Range	No. of Villas per Type
3BHK+3T	Orange	1628	2	31
	Blue	1652-1653	19	
	Yellow	1677	8	
4BHK+4T	Green	1689 - 1714	2	5
	Purple	1888	1	
	Pink	1975	4	
TOTAL NO. OF UNITS				36

TYPE 3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
1	1149	1628	2096



KEY PLAN



TYPE 3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
22	1149	1628	1735



KEY PLAN



TYPE 3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
21	1149	1652	1742



KEY PLAN

TYPE 3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
2	1151	1653	1925
3	1151	1653	1925
4	1151	1653	1925
5	1151	1653	1925
6	1151	1653	1925
7	1151	1653	1925
TA	1151	1653	1925
8	1151	1653	1925
10	1151	1653	1929
11	1151	1653	1929



KEY PLAN

TYPE 38HK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



TYPE 38HK-3T- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
23	1151	1653	1603
24	1151	1653	1603
25	1151	1653	1603
26A	1151	1653	1603
27	1151	1653	1603
28	1151	1653	1603
29	1151	1653	1603
30	1151	1653	1603



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
12A	1151	1677	1609
14	1151	1677	1609
15	1151	1677	1609
16	1151	1677	1609
16A	1151	1677	1609
18	1151	1677	1609
19	1151	1677	1609
20	1151	1677	1609



KEY PLAN

TYPE 3BHK-3T- NORTH FACING VILLA



TYPE 3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
81	1153	1588	1822



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
82	1153	1714	1829



KEY PLAN

TYPE 4BHK-4T- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
46	1323	1888	1986



KEY PLAN

TYPE 4BHK-4T- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
42	1397	1975	2287



KEY PLAN

TYPE 4BHK-4T- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
33	1397	1975	2099
34	1397	1975	2069
34A	1397	1975	2040



KEY PLAN





Specifications

1. STRUCTURE

Structural System : RCC framed structure designed for seismic compliant (Zone 2)

Masonry : 200mm for external walls & 100mm for internal walls

Floor-floor height (incl. slab): Will be maintained from 3350mm to 2950mm as per design intent

ATT : Anti-termite treatment will be done

2. WALL FINISH

Internal walls : All internal walls will be finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Exterior walls : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with colour as per architect's design

Bathroom : Glazed ceramic tile up to 2700mm height of size 300x600mm

Kitchen : Ceramic wall tile of size 300x600mm for a height of 600mm above the counter top finished level.

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Bedrooms & Kitchen : Vitrified tiles of size 600x1200mm

Bathroom : Anti-skid vitrified tiles of size 600x600mm

Open utility/Open deck/Private open terrace : Anti-skid vitrified tiles of size 600x600mm

Terrace : Pressed tiles finish/ equivalent

Car parking : Kota / Pavers / Outdoor tiles finish

4. KITCHEN & DINING

Kitchen : Platform will be finished with granite/equivalent of 600mm wide at height of 800mm from the finished floor level

Electrical point : For chimney & water purifier

CP fitting : American Standard/Kohler/equivalent

Sink : Stainless steel sink with drain board

Dining : Granite counter-top washbasin

5. BALCONY/PRIVATE OPEN TERRACE

Handrail : MS handrail as per architect's design

6. STAIRCASE

Flooring : Granite flooring for staircase as per architect's design

Handrail : MS handrail as per architect's design

7. BATHROOMS

Sanitary fixture : American Standard/Kohler/equivalent

CP fittings : American Standard/Kohler/equivalent

Master bathrooms : Wall mounted WC with cistern, health faucet, and shower column with glass partition & counter-top washbasin with granite platform

Other bathrooms : Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower & counter-mount washbasin

8. JOINERY

a. DOORS

Main door :

- ◆ Wide & fancy door of size 1050x2400mm of engineered door frame & shutters of veneer finish with architrave and panel on one side
- ◆ Ironmongeries like digital door lock of Dorma/equivalent, tower bolts, door viewer, safety latch, door stopper and door closure

Bedroom doors :

- ◆ Good quality door frame with double side laminated shutter of size 900x2400mm
- ◆ Ironmongeries like door lock of Godrej /equivalent, door stopper, door bush, tower bolt

Bathroom doors :

- ◆ Good quality door frame with double side laminated shutter of size 800X2400mm with waterproofing on inner side
- ◆ Ironmongeries like thumb turn lock of Godrej/equivalent

Utility doors :

- ◆ Good quality door frame with FRP shutters of size 750X2400mm with waterproofing on outer side
- ◆ Ironmongeries like thumb turn lock of Godrej/equivalent, door bush

Terrace doors :

- ◆ Good quality door frame with FRP shutters of size 900X2100mm with waterproofing on outer side
- ◆ Ironmongeries like thumb turn lock of Godrej/equivalent, door bush

b. WINDOWS

Windows : uPVC/Aluminum windows with sliding shutter with see-through plain glass and MS grill on inner side wherever applicable

French doors : uPVC/Aluminum frame sliding doors with toughened glass wherever applicable as per design intent

Ventilators : uPVC/Aluminum frame of fixed/adjustable louvered

9. ELECTRICAL POINTS

Power supply : 3 Phase power supply connection

Safety device : MCB & ELCB (Earth Leakage Circuit Breaker)

Switches & sockets : Modular box & modular switches & sockets of Schneider/equivalent

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a good quality IS brand

TV : Point in Living & Bed-1 and provision in other bedroom & Lounge

Telephone : Point in Living & Bed -1

Mobile charging dock : Provided in Living & Bed - 1

Bluetooth speaker : Speaker with Bluetooth facility for Kitchen & master bedroom

Hob point : Point provided in the Kitchen

Video doorbell : Provided in the entrance main door

Foot lamp: Foot lamp in all bedrooms

Data : Point in Living and provision in first floor Lounge

Split-air conditioner : Point will be provided in Living/Dining & all bedrooms

Exhaust fan : Point will be given in all bathrooms

Geysers : Provided in all toilets

Backup : Inverter provision for all room fans and light points

10. OUTDOOR FEATURES

1. **Water storage :** Centralised UG sump with WTP (Min. requirement as per water test report)
2. **Rainwater harvesting :** Rainwater harvesting at site
3. **STP :** Centralised Sewage Treatment plant
4. **Intercom :** Intercom will be provided
5. **Common backup :** 100% Power backup for common amenities such as clubhouse, WTP, STP & selective common area lighting
6. **Safety :** CCTV surveillance cameras will be provided all around the building at pivotal locations in ground
7. **Security :** Security booth will be provided at the entrance
8. **Compound wall :** Site perimeter fenced by compound wall with entry gates for a height of 1800mm / as per landscape design intent
9. **Landscape :** Suitable landscape at appropriate places in the project
10. **Internal roads :** Pavers/ Bitumen finish roads
11. **Driveway :** Convex mirror for safe turning in driveway in / out
12. **Plot boundary :** Well defined demarcation of the plot boundary

NOTE : master bedroom refers to Bedroom – 1.

HOME AUTOMATION SPECIFICATIONS

SPECIFICATION	MAKE	REMARKS/ LOCATION
ENTRANCE MANAGEMENT		
Door bell push - VDP	Panasonic/Godrej/ Legrand/equivalent	Main entrance door
Digital door lock	Yale/Dorma/Hafele/ equivalent lock	
Occupancy sensor	Home automation - Zigbee technology	Living foyer
Alexa	Alexa controlled home	Living
LIFESTYLE		
Light control	Home automation – Zigbee technology – Feather touch smart switch. App enabled light control- ON/OFF	Living, Family Room, Dining and Bedrooms
Fan control	Home automation – Zigbee technology – Feather touch smart switch. App enabled fan control- ON/OFF with dimming	
Occupancy sensors-for toilets	Home automation – Zigbee technology	All toilets
Smart socket/ plug	Home automation – Zigbee technology	Living and Bedroom -1 - AC

Location Map

