







Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last sixteen years, we have developed over 22 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18,250 happy families across 110+ landmark properties stand testimony to our commitment.

In the sixteenth year of our journey, we at Casagrand are all set to progress further, with projects worth over ₹ 8000 crores in the pipeline.





WELCOME TO CHENNAI'S FIRST SPORTS VILLA COMMUNITY

CASAGRAN ARENA PHASE II, AT ORAGADAM

Casagrand proudly presents Arena, Chennai's first-ever sports villa community in Oragadam. Built for families that love fun, sports and outdoors, this community has been tastefully designed to keep you in great shape and spirits too. Experience over 20 exclusive sports facilities and lifestyle amenities in a calm, pleasant community that has something for every member of your family.

VILLA VIEW



A TASTEFULLY DESIGNED VILLA COMMUNITY FOR HARMONIOUS LIVING

ULTRA-COMPELLING REASONS TO BUY

- 425 villas set on a 30 acre expanse
- Phase I - 244 units (ready to occupy), and Phase II - 181 units
- Only 10 units available in Phase I
- Gated community with excellent lifestyle amenities that include a clubhouse, swimming pool, kids' play area, etc.
- 20+ state-of-the-art sporting facilities that include a football ground, tennis court, squash court, etc.
- 10 mins from Rajiv Gandhi Memorial

MODEL VILLA LIVING ROOM





MODEL VILLA BEDROOM





MODEL VILLA BEDROOM





MODEL VILLA DINING ROOM / KITCHEN







THE JOY OF LIVING IN A SPORTS VILLA COMMUNITY

Now you can live a luxurious lifestyle, yet strike a perfect balance with your sporting instincts. As Chennai's first sports villa community, Casagrand Arena will have over 20 exclusive sports facilities, complete in form and function.

- Swimming Pool
- Squash Court
- Badminton Court
- Snooker Table
- Table Tennis (TT)
- Carrom
- Chess
- Card Games
- Video Games
- Rock Climbing
- Aerobics Floor
- Yoga / Meditation
- Health Club
- Gym
- Football Ground
- Flying Disk
- Cricket Nets
- Golf Putting Green
- Volleyball Court
- Throwball Court
- Basketball Court
- Tennis Court
- Skating Rink
- Jogging Track
- Cycling Track
- Kids' Play Area







A WELL-APPOINTED AND COMFORTABLE LIFESTYLE

Casagrand Arena is designed to have a host of well-planned amenities that will assure a comfortable lifestyle for you and your family. Be it for chores or leisure, you're sure to find everything you need here.

- Clubhouse
- Movie Room / Theatre
- Reading Room
- Day Care Centre
- Guest Bedrooms
- Convenio
- ATM
- Senior Citizens Park
- Open Air Theatre (OAT)
- Greenery with Seating Area
- Meditation Room
- Steam Room
- Library Room
- Visitors' Lounge
- Wi-fi Zone
- Video Game Zone
- Jacuzzi
- CCTV
- Access Control
- Spa Room
- Power Backup for Clubhouse
- Rock Climbing
- Barbeque Counter
- Pick-up & Drop-off Points
- Common Restroom for Staff
- Visitors' Car Park
- STP
- Common Sump
- Earthquake Resistant RCC Structure
- Provision for Solar
- Rainwater Harvesting
- Grand Entrance





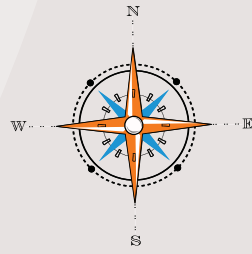


SITE PLAN

- Convenio
- Daycare
- Volleyball Court
- Skating Ring
- Cricket Nets
- Putting Green
- Basketball Court
- Cycling Track
- Football Ground
- Toddlers & Sand Pit Area
- Jogging Track
- Walking Track
- Badminton Court
- Tennis Court



Phase - 1



PAYMENT PATTERN

10 days from booking	- 10%
40 days from 10%	- 40%
Foundation stage	- 10%
First floor slab stage	- 10%
Second floor slab stage	- 10%
Brick work and plastering	- 15%
Handover	- 5%

Phase - 2

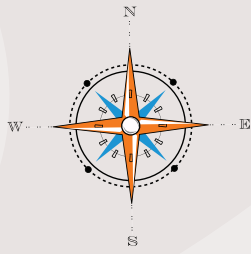
VILLA FLOOR PLAN



Unit Nos.

280-299
324-347
390-406
421-423
443-450

GROUND FLOOR PLAN



EAST FACING VILLAS

TYPE	LAND AREA	BUILT-UP AREA	CARPET AREA
C2	1847-4101 sft	1197 sft	934 sft



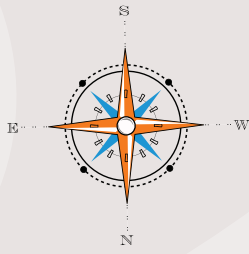
FIRST FLOOR PLAN



GROUND FLOOR PLAN

Unit Nos.

- 302-322
- 349-375
- 407-414
- 425-430
- 451-466



NORTH FACING VILLAS

TYPE	LAND AREA	BUILT-UP AREA	CARPET AREA
C1	1847-4513 sft	1196 sft	924 sft



FIRST FLOOR PLAN

VILLA SPECIFICATIONS

STRUCTURE

- RCC framed structure
 - Designed seismic resistant structure zone III using Fe 500 steel TMT bars
 - 8" solid concrete block for the outer wall and 4" brick for the internal partition wall
 - Slab to slab height will be maintained at 10 feet
-

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen & lobby will be finished with 1 coat of primer, 2 coats of putty & 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)
 - Toilets will be finished with 1 coat of primer & 2 coats of putty
 - Toilets walls will be finished with ceramic tiles upto 7 feet height
-

FLOORING

- Living, dining, kitchen and bedrooms will have 2 feet X 2 feet vitrified tiles
 - Bathrooms and balconies will have 1 feet X 1 feet anti-skid ceramic tiles
 - Car parking will be laid with Kota
 - Staircase will be laid with granite flooring and MS railings
 - Driveway will be tar top roads
-

KITCHEN

- Kitchen will be given with granite slab and 2 feet dado tiles
 - Provision for chimney will be provided
 - SS Sink will be provided with a bowl and drain board
 - CP fittings will be RAK / Metro or equivalent
-

BATHROOMS

- Floor mounted WC with cistern and health faucet will be provided
- Wall mounted wash basin will be provided
- All CP fittings will be RAK / Metro or equivalent
- All sanitary fittings will be RAK / Metro or equivalent
- Provision for exhaust will be provided in all bathrooms

ENTRANCE DOOR

- Flush door of 7' height with polish finish having Godrej locks, door viewer and tower bolt
-

BEDROOM DOORS

- Seasoned good quality wooden frame with a paneled skin door of 7' height with enamel finish
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TOILET DOORS

- Seasoned good quality wooden frame with a paneled skin door of 7' height with enamel finish
-

WINDOWS

- Windows will have powder coated aluminum panel with see-through plain glass and MS grills on inner side
 - Ventilators will have powder coated aluminum frame with suitable louvered glass panes and iron bars will be provided
-

ELECTRICAL FITTINGS

- Finolex or equivalent cables and wiring
 - Switches and sockets will be Anchor Roma or equivalent
 - Telephone and DTH points will be provided in master bedroom and living room
 - Split air conditioner point in master bedroom and provision will be given in all other bedrooms
 - Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
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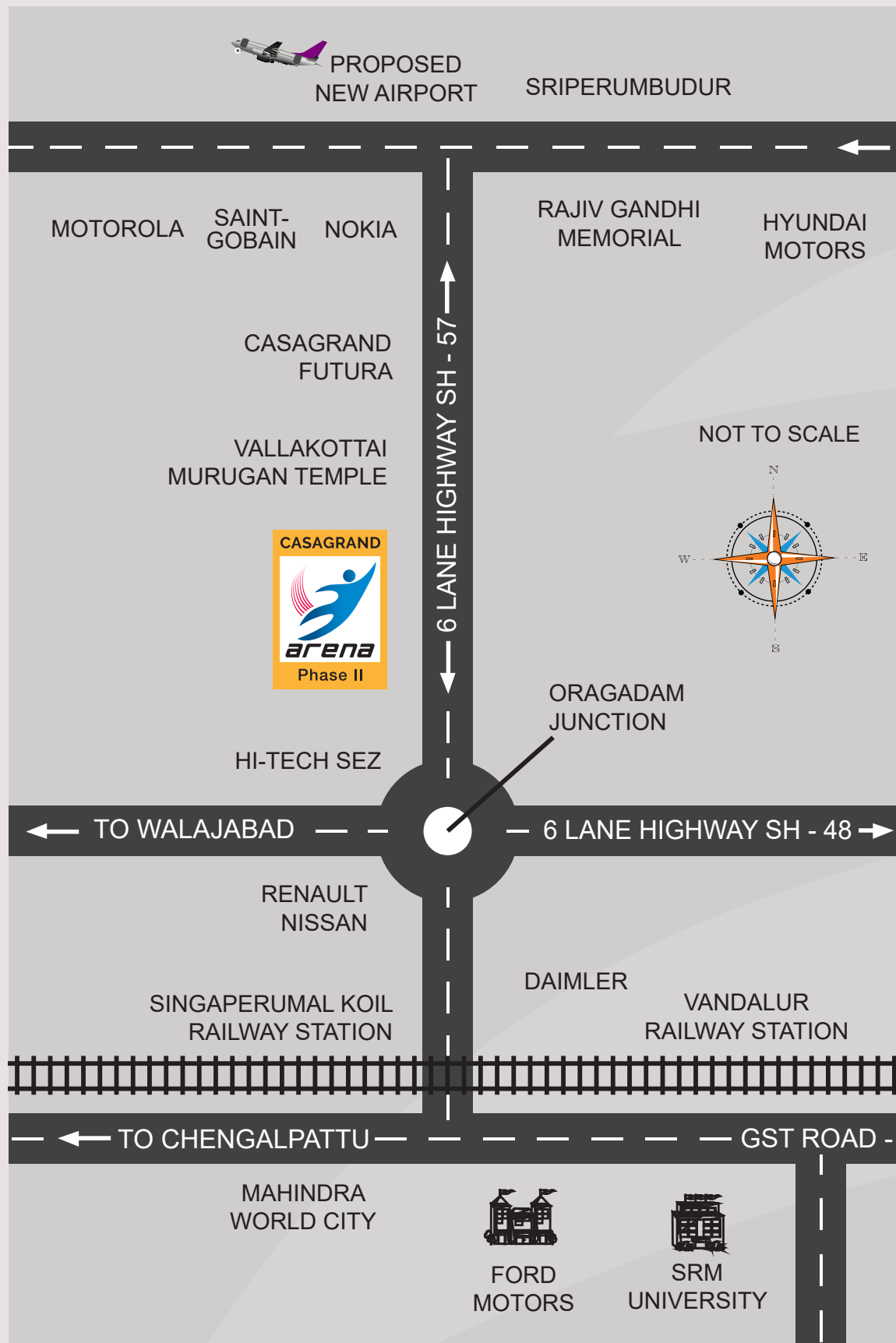
OTHERS

- Rainwater harvesting
 - Pneumatic water supply system
 - STP
 - Suitable landscaping on all sides of the project
 - MS railings in balconies
-

POWER SUPPLY

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

LOCATION MAP



LOCATION	DISTANCE IN KM. FROM ARENA
Sipcot Hitech SEZ	1
Vallakottai Temple	1
Oragadam Junction	2.5
Bangalore Highway (NH4)	9
Rajiv Gandhi Memorial	10
GST Road NH45 (Singaperumal Koil)	15
Tambaram	25
Airport	32.5
Kathipara Junction	38.5
Porur Junction	39

KNOW YOUR NEIGHBOURHOOD

COLLEGES:

- Sri Krishna Engineering College, 8.5 kms
- Sri Venkateswara College of Engineering, 14 kms
- Rajalakshmi Engineering College, 15 mins
- Saveetha Engineering College, 20 mins

THEME PARKS:

- Queens Land
- EVP Theme Park

HOSPITALS:

- Med Corridor Health Group, 4 kms
- Jaya Hospital, 11 kms
- Pandian Hospital, 10 kms
- Sriperumbudur Government Hospital, 9 kms
- Devi Hospital, 10 kms

AWARDS



Developer of the Year
Residential - 2015-16
Realty Fact



Luxury Project of the Year - 2015-16
Casagranda Aldea
Realty Fact



Best Archived Project
Casagranda Aldea
CIDC Vishwakarma
Award 2016



Best Realty Brand - 2015
Economic Times



Most Admired Project
in Southern Region - 2014
Casagranda Arena
Worldwide Achievers



Excellence in
Customer Engagement - 2014
CEF



Real Estate Developer
of the Year - 2013
Brands Academy



Top 50 Brands
in Chennai - 2013
Paul Writer Magazine



Creative Real Estate Company - 2013
Paul Writer Magazine



Marketer of the Year - 2013
Realty Plus Magazine

Buddy Neighbour Scheme

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building aspirations

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