







Casagrand Real Estate Enterprise is committed to building aspirations and delivering value.

In the last thirteen years, we have developed over 9 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. 68 landmark properties and over 4000 happy families 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.

In the fourteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crore in the pipeline.



Life at Casagrand Regalis is the stuff of dreams. This project at Coimbatore is studded with luxurious villas that are regal like, much like its name. Their contemporary design is a treat for the eyes. And when you get to know that Casagrand Regalis has a world of amenities for you, it would be music to your ears. Come, experience life here, like how The Royals do.

Big reasons to buy

- 23 spacious luxury villas in a secure gated community
- Located adjacent to Codissia Trade Fair Complex – 2 minutes from Avinashi Road
- 3 BHK villas with a land extent of 6.5 cents and built-up area of 2856 sft
- 4 BHK villas with a land extent of 7.92 cents to 10.23 cents and built-up area of 3224 sft to 3468 sft
- Premium villas with high end specifications, exclusive land, terrace and garden areas
- Designed for abundant ventilation with zero dead space design
- Lifestyle amenities include clubhouse, gym, party hall, mini theatre and games room
- Vaastu compliant – contemporary new age architecture
- Only 10 minutes drive to leading colleges, schools, hospitals, airport and mall



AMENITIES

- Garden with seating facilities
- Multipurpose hall
- Mini theatre
- Fully equipped gym
- Indoor games room
- Outdoor children's play area
- CCTV at common areas
- DG Power backup for common areas / services
- Treated water for domestic purpose
- Rain water harvesting
- Intercom
- Contemporary new age architecture

Outdoor children's play area



Gym



Mini theatre



Indoor games room





**PRODUCT
SUPERIORITY
ASSURED**



PRODUCT SUPERIORITY



Community with royal privileges and style

- Regalis is an exclusive gated villa community comprising 23 independent 3 & 4 BHK villas, located off Avinashi Road
- The clubhouse has a party hall, gym, indoor games room and mini theatre
- All villas have 2 covered car parks with courtyards and pooja niche
- Select villas with mid-landing family lounge for more privacy to bedrooms
- Separate powder room for guests and toilet for domestic help in all villas
- Master bedrooms with 9x6 feet size toilets



Wide internal driveways

The 7.2m (23 ft) wide driveways in the community provides a comfortable 2-way road for the community



Vaastu compliant

All the units comply with Vaastu like -

- All villas have SW bedrooms
- All villas have kitchen in NW or SE corner
- All villas have kitchen hobs facing the East
- No villas have South / West entrance
- No villas have North facing headboards



Location advantage

- The project lies in close proximity to the two special economic zones in Coimbatore city, viz., Coimbatore Hi-Tech Infrastructure (CHIL) SEZ and the Tidel Park, one of the largest software parks in India
- The international airport lies just 4 km from the project with hassle-free roads
- The ISKCON temple is just a 5 minute walk from the project
- Hospitals like PSG, Sankara Eye hospital, Kovai Medical Center, etc., are situated close by
- More than 10 renowned schools and colleges within a radius of 3 kms
- Located adjacent to Codissia Trade Fair Complex



No crossover in living

All villas have living room which works as private without any crossover



Private open space

Spaces like dining and living room of all villas have been designed with either courtyards attached or big windows



Villas with privacy and security

- Most of the villas have foyer at the entrance to ensure no direct overlooking into the house from the door
- All bedrooms have been designed in such a way that they are private and visitors in living do not directly look into bedrooms while sitting in the living
- Powder room is designed for guests
- Every villa has a separate toilet for servants / domestic help



Efficiently planned villas

- Villas with luxurious mid-landing living space of size 16x11 feet
- Service / utility space for washing clothes and dishes
- Walk in wardrobes for almost all bedrooms



Covered car parks

All villas have fully covered car parks space of 25 sq.m.



Secure community

- Design has been done in such a way that entry to and exit from the community is through a security check point
- CCTV at pivotal points across the community will be installed



No dead space

- Internal spaces have been designed with zero dead space
- External turns and odd plots have been designed efficiently and aesthetically
- Covered and spacious utility space



Interior planning

Our plans include detailed defined spaces smartly planned with ethical, safe and friendly spaces and designated furniture space. Thus we have defined the following to avoid any unused space:

- Defined wardrobe locations for every unit
- TV position for every unit
- Bed location with side tables
- Appropriate location for electrical layout

SITE PLAN



**CODISSIA
TRADE FAIR
COMPLEX**

- Type A - 1 No.
- Type B - 8 Nos.
- Type C - 7 Nos.
- Type D - 1 No.
- Type E - 1 No.
- Type F - 4 Nos.
- Type G - 1 No.



TYPE A & B FLOOR PLANS

TYPE A - NORTH FACING 4 BHK VILLA

No. of Villas : 1

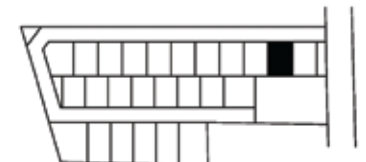
Villa No. : 1



Type	Villa no.	Land area (sft)	Built up area (sft)	Carpet area (sft)
A	1	3450	3224	2290

GROUND FLOOR PLAN

KEY PLAN



TYPE A - NORTH FACING 4 BHK VILLA

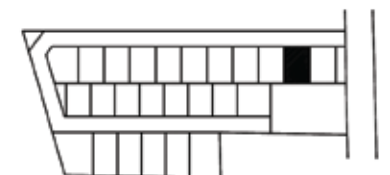


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

KEY PLAN



TYPE B - NORTH FACING 4 BHK VILLA

No. of Villas : 8

Villa No. : 2 - 10



GROUND FLOOR PLAN

KEY PLAN

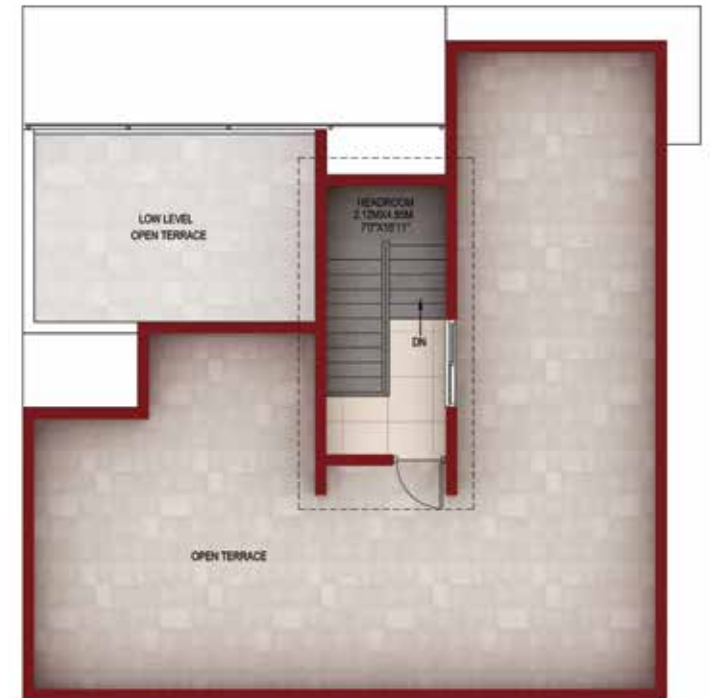


Type	Villa no.	Land area (sft)	Built up area (sft)	Carpet area (sft)
B	2-10	3493-3768	3345	2388

TYPE B - NORTH FACING 4 BHK VILLA



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

KEY PLAN





TYPE C & D FLOOR PLANS

TYPE C - EAST FACING 3 BHK VILLA

No. of Villas : 7

Villa No. : 11 - 19



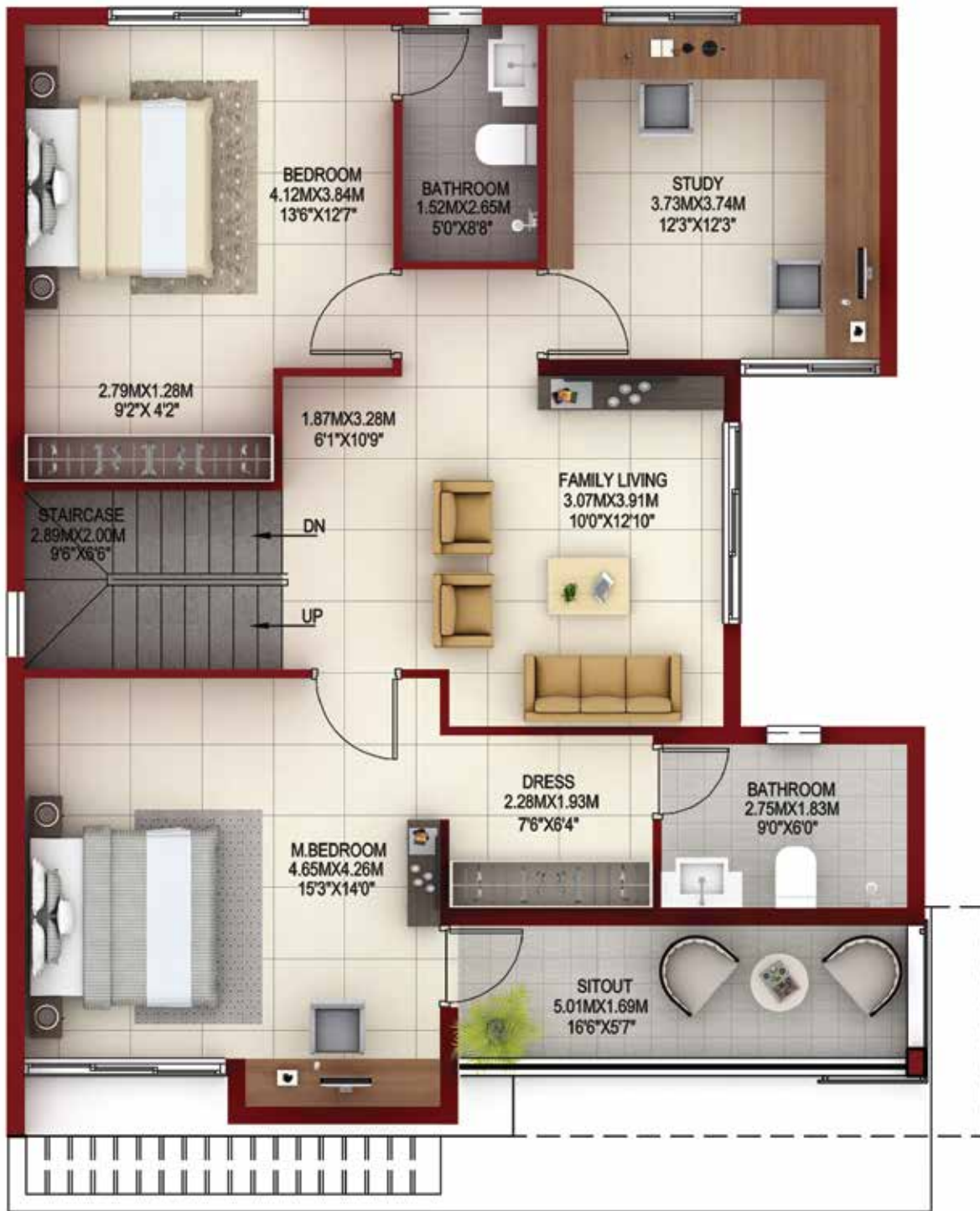
KEY PLAN



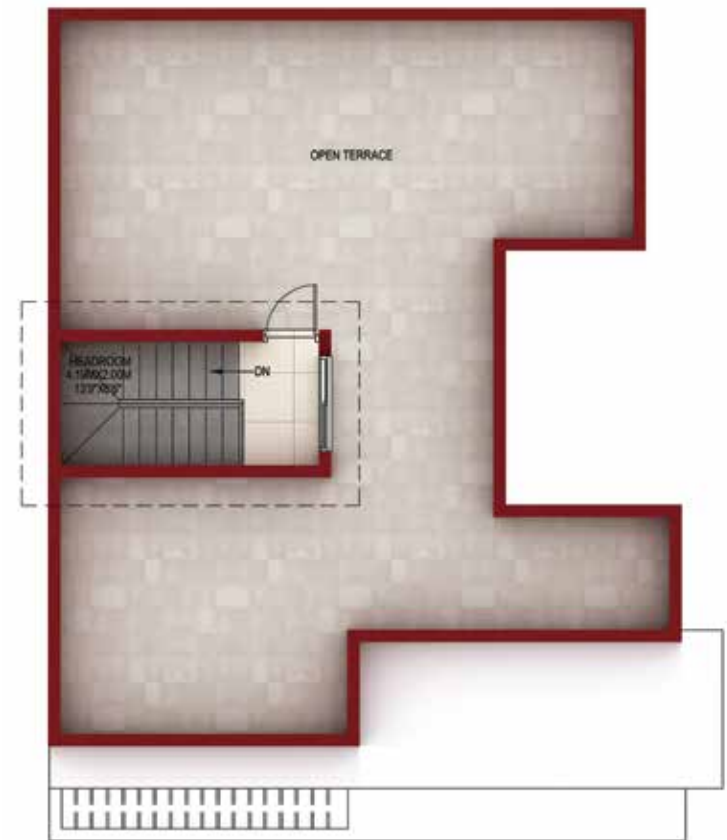
Type	Villa no.	Land area (sft)	Built up area (sft)	Carpet area (sft)
C	11-19	2840	2856	2062

GROUND FLOOR PLAN

TYPE C - EAST FACING 3 BHK VILLA



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

KEY PLAN



TYPE D - EAST FACING 4 BHK VILLA

No. of Villas : 1

Villa No. : 20



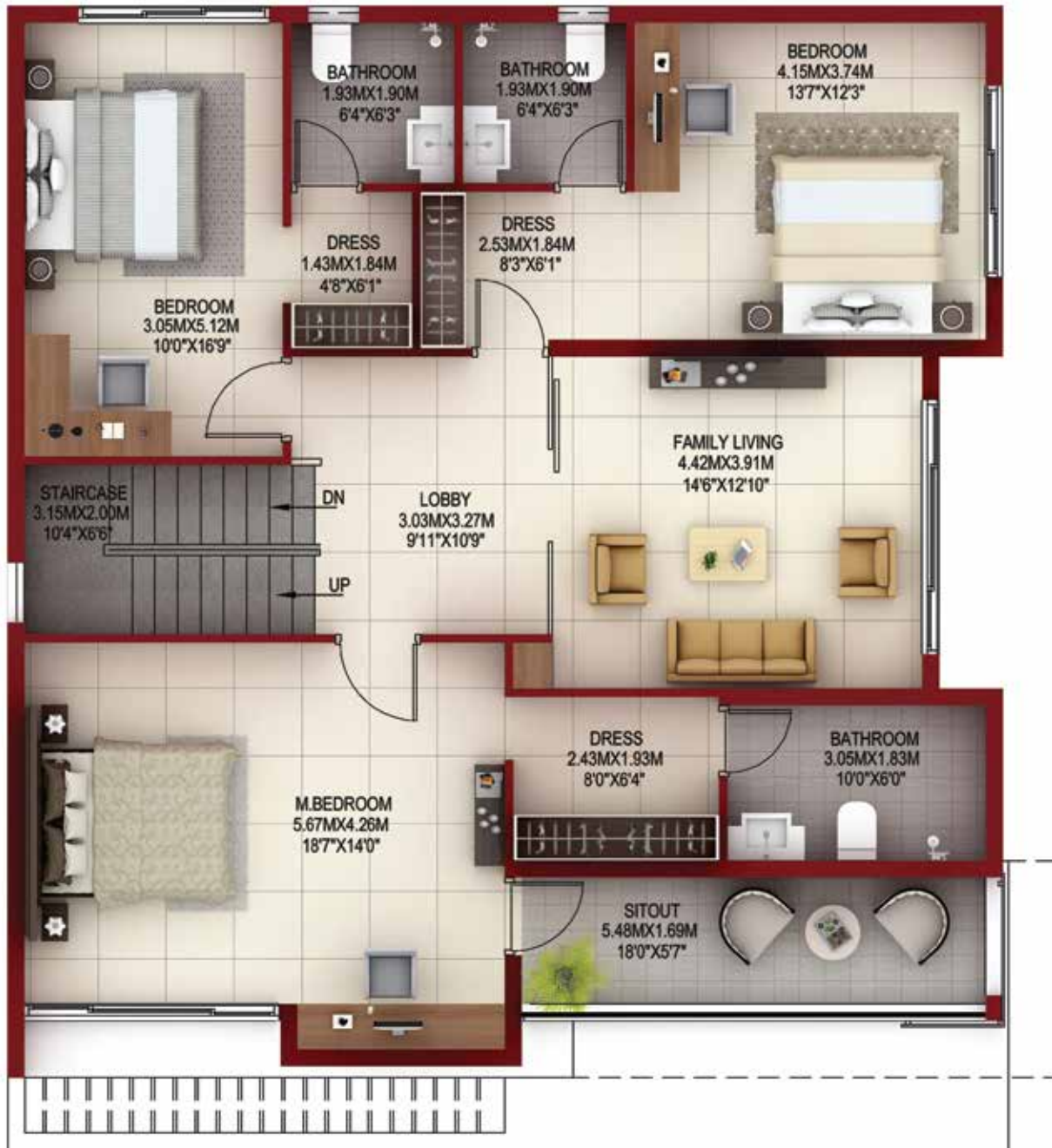
KEY PLAN



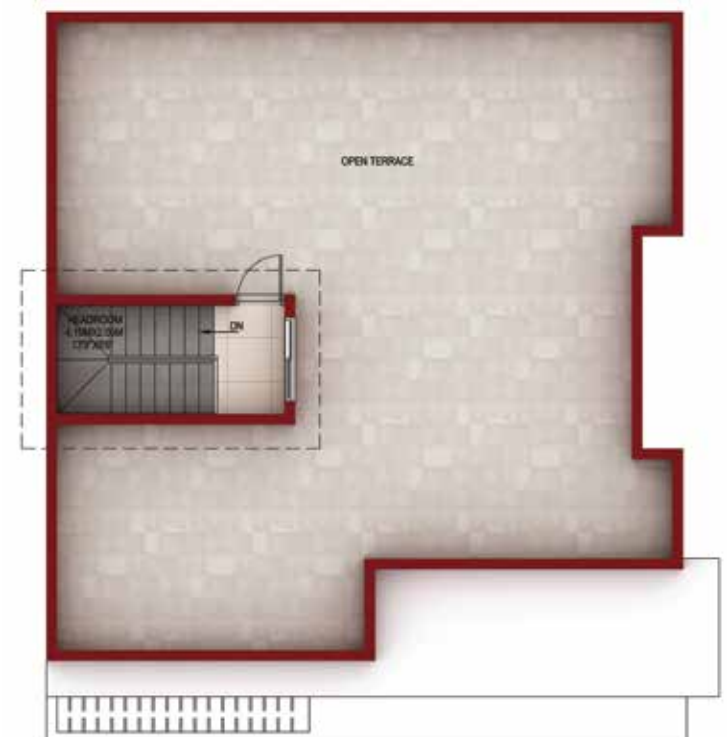
Type	Villa no.	Land area (sft)	Built up area (sft)	Carpet area (sft)
D	20	3702	3418	2490

GROUND FLOOR PLAN

TYPE D - EAST FACING 4 BHK VILLA



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

KEY PLAN





 **TYPE E, F & G FLOOR PLANS**

TYPE E - EAST FACING 4 BHK VILLA

No. of Villas : 1

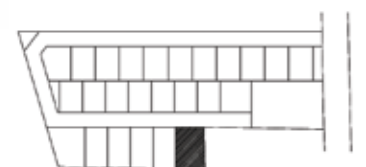
Villa No. : 21



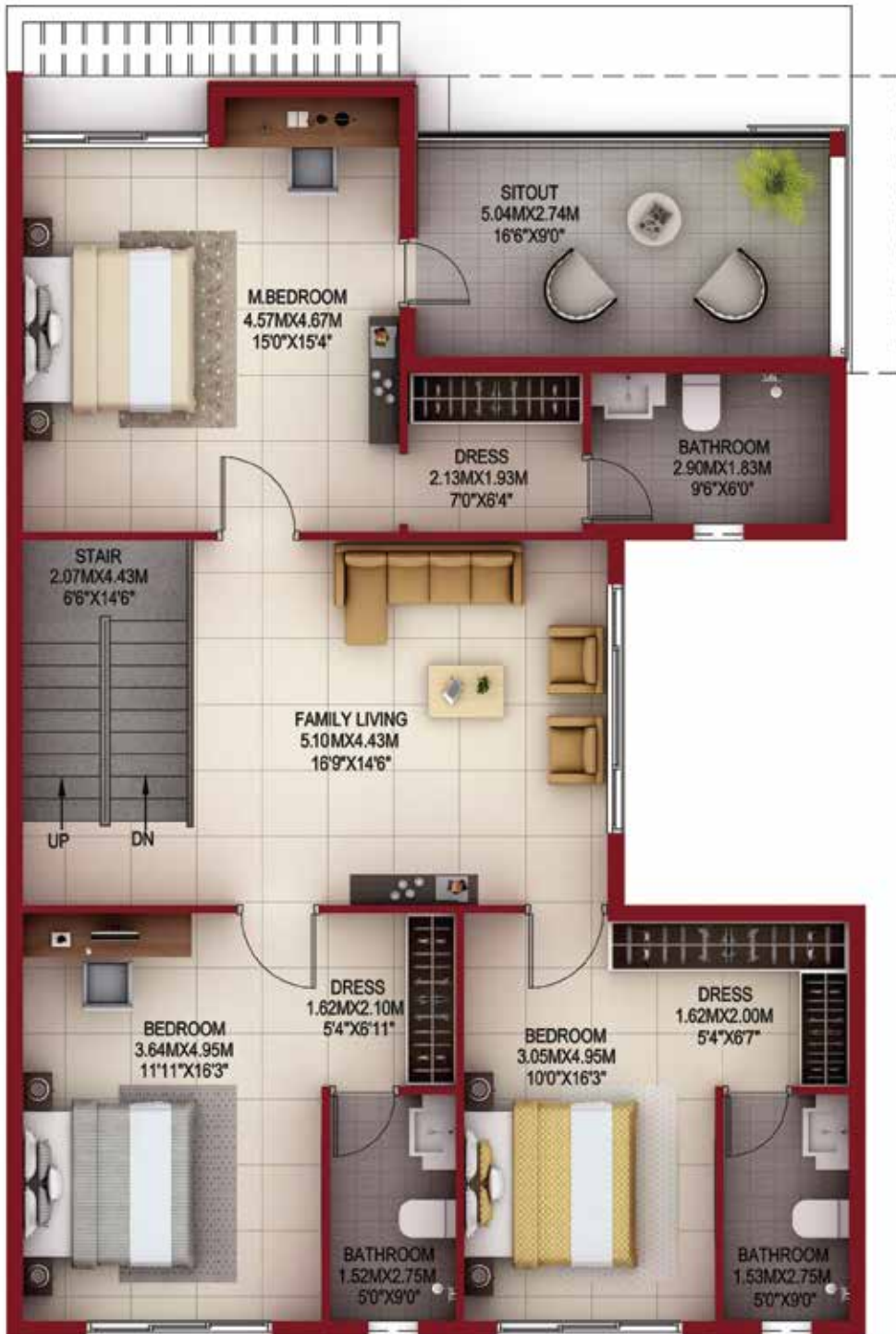
Type	Villa no.	Land area (sft)	Built up area (sft)	Carpet area (sft)
E	21	4358	3440	2468

GROUND FLOOR PLAN

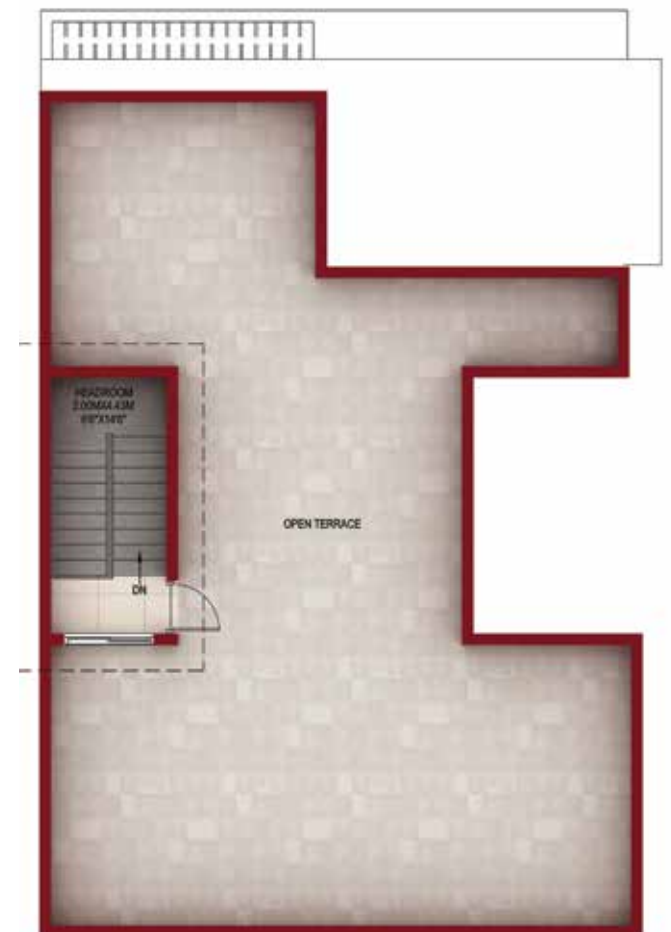
KEY PLAN



TYPE E - EAST FACING 4 BHK VILLA



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

FIRST FLOOR PLAN

KEY PLAN



TYPE F - EAST FACING 4 BHK VILLA

No. of Villas : 4

Villa No. : 22 - 25



GROUND FLOOR PLAN

Type	Villa no.	Land area (sft)	Built up area (sft)	Carpet area (sft)
F	22-25	3527-3632	3363	2404

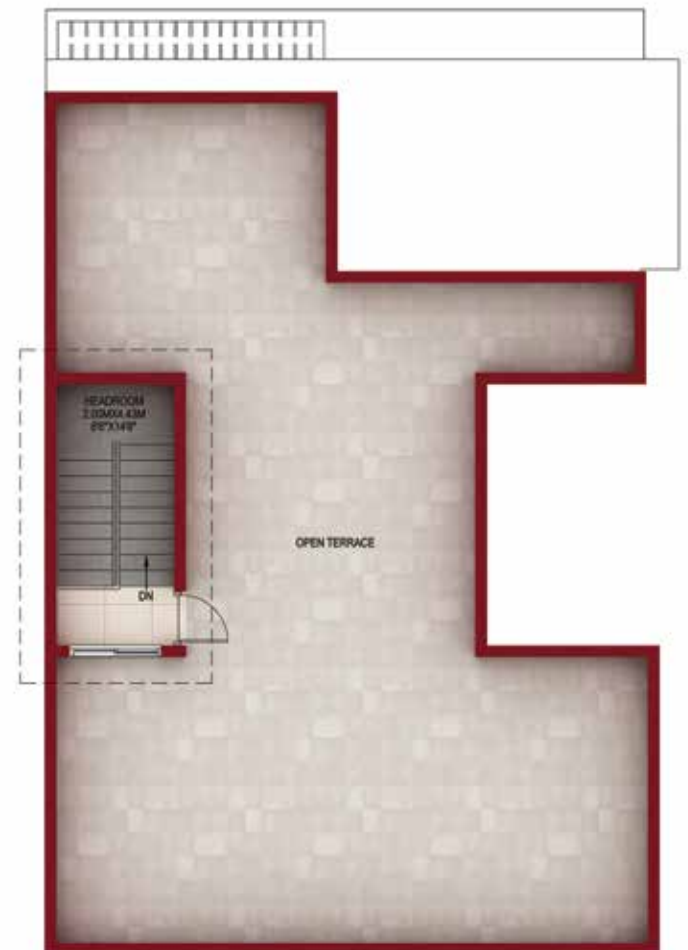
KEY PLAN



TYPE F - EAST FACING 4 BHK VILLA

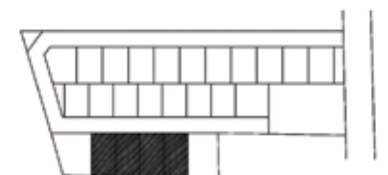


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

KEY PLAN



TYPE G - NORTH FACING 4 BHK VILLA

No. of Villas : 1

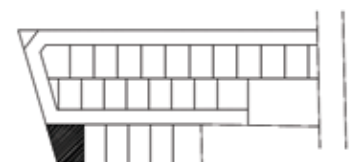
Villa No. : 27



Type	Villa no.	Land area (sft)	Built up area (sft)	Carpet area (sft)
G	27	4456	3468	2356

GROUND FLOOR PLAN

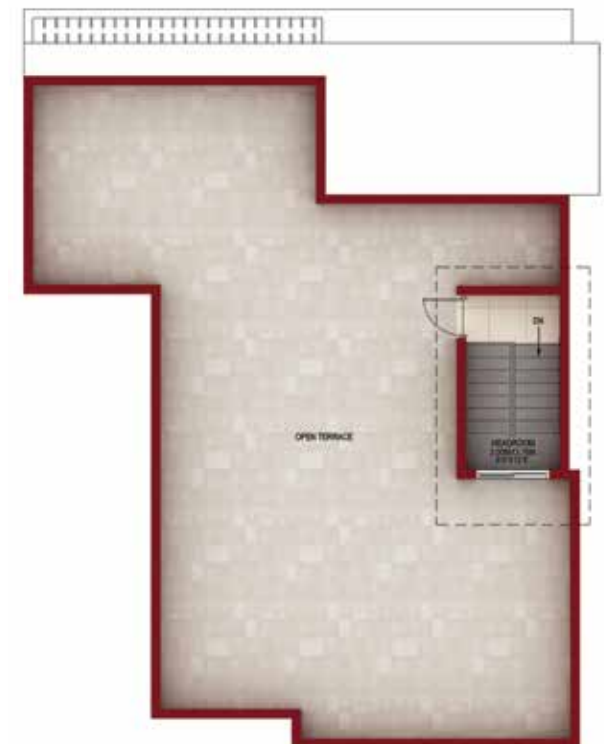
KEY PLAN



TYPE G - NORTH FACING 4 BHK VILLA

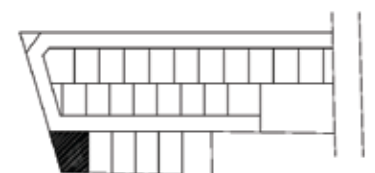


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

KEY PLAN





SPECIFICATIONS

STRUCTURE

- Ground + 1 floor + terrace
- RCC framed structure
- Blocks neatly finished with cement plastering
- Designed as earthquake resistant structure - Seismic Zone III
- Floor to floor height will be maintained at 3m
- Anti-termite treatment will be done

WALL & CEILING FINISH

- Internal wall in the living, dining and bedrooms will be finished with 2 coats of putty, 1 coat of primer and 2 coats of premium emulsion
- Ceiling will be finished with 2 coats of putty, 1 coat of primer and 2 coats of premium emulsion
- Exterior walls of the villa will be finished with 1 coat of primer and 2 coats of weather-proof external emulsion
- Grills / railings will be finished with Zinc Chromite non-corrosive primer with enamel paint

FLOORING

- Living, dining, bedrooms and kitchen will have vitrified tile flooring
- Bathrooms, balcony and open terrace will have anti-skid ceramic tile flooring
- Utility will have anti-skid ceramic / natural stone
- Staircase will have granite flooring with MS hand rails
- Car park will have parking tiles / anti-skid ceramic tile flooring
- Open terrace (2nd floor) will have pressed clay tiles

BATHROOM

- Bathroom walls will have dado tiles up to 7 feet height
- Hot water provision for Shower and bath spout only.
- Concealed CPVC pipelines for hot / cold water
- Other plumbing lines will be UPVC
- PVC pipeline for underground drainage
- Sanitary and CP fittings will be from high quality brands
- Provision for exhaust will be provided in all bathrooms
- Provision for solar water heater on terrace (Plumbing and electrical only)
- No provision for geyser in bathrooms

DOORS

- Main door and bedroom door will be of 7 feet height with seasoned wooden frame and designer moulded shutter, with high quality brand locks, handles, tower bolts and door stopper
- Bathroom door will be of 7 feet height with seasoned wooden frame and moulded door shutter with waterproof enamel finish on the inner side (or) fiberglass reinforced (FRP) door frame and shutters (waterproof)
- Balcony door and utility door will be of 7 feet height with seasoned wooden frame, with moulded door shutter (or) fiberglass reinforced (FRP) door frame and shutters (waterproof)

WINDOWS

- Windows will have UPVC / Aluminium shutter with see-through plain glass & MS safety grill
- French doors / windows will have UPVC / Aluminium shutter with see-through plain glass and MS safety grill (or) toughened glass without grill
- UPVC / Aluminium with suitable louvered glass panels & MS safety grill for ventilators

ELECTRICAL FITTING

- 3-phase power supply will be provided
- Cables and wiring (fire retardant) will be from renowned brands
- Modular sockets and switches from leading brands
- MCB / ELCB (Earth Leakage Circuit Breaker) / DB system

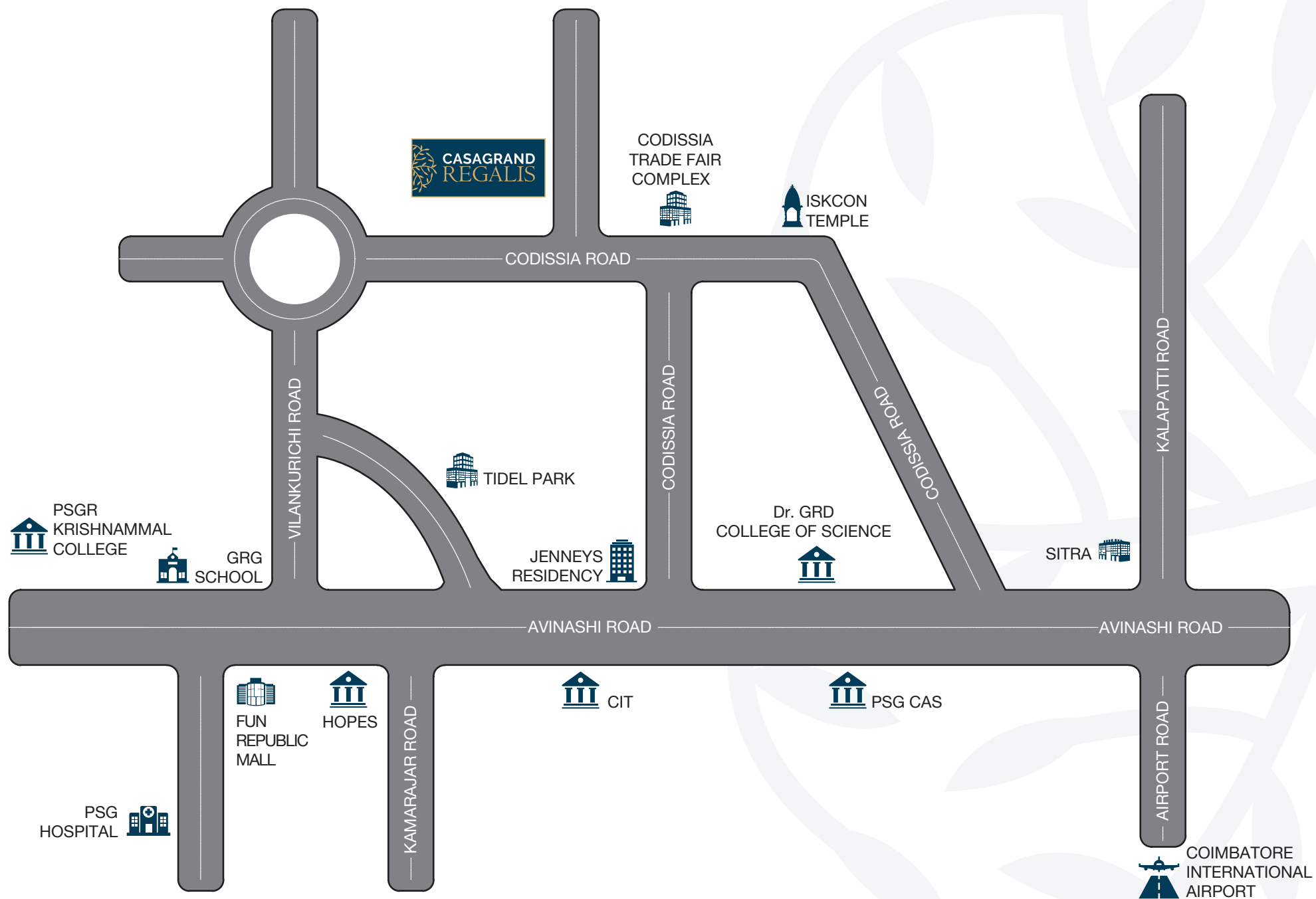
ADDITIONAL FEATURES

- Split air conditioner points will be provided in living, family and all bedrooms (electrical & core cutting provision only) (does not involve any copper / drain piping)
- Provision for electrical / chimney point will be provided in kitchen
- Electrical point and water inlet for water purifier in kitchen
- Power backup: Electrical provision for domestic inverter (provision for wiring and conduit only)
- External gas bunk provision
- Provision for intercom point in living room
- DTH / TV points will be provided in living, family and master bedroom (cable laid from terrace with concealed conduits)
- Suitable external hard / soft landscaping as per architect's plan

PAYMENT PATTERN

Stage	%
Advance (10 days from booking)	10%
Agreement (40 days from booking)	40%
Foundation	10%
Ground floor roof completion	10%
First floor roof completion	10%
Completion of brickwork & plastering	15%
Handing over	5%

LOCATION MAP



AWARDS



Distinguished Design Awards 2017
Casagrاند ECR14



Distinguished Design Awards 2017
Casagrاند Pallagio



Best Archived Project
Casagrاند Aldea
CIDC Vishwakarma
Award 2016



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



Developer of the Year
Residential - 2015-16
Realty Fact



Best Realty Brand - 2015
Economic Times



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



Excellence in
Customer Engagement - 2014
CEF



Top 50 Brands
in Chennai - 2013
Paul Writer Magazine



Real Estate Developer
of the Year - 2013
Brands Academy



Marketer of the Year - 2013
Realty Plus Magazine



Creative Real Estate Company - 2013
Paul Writer Magazine



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