

AN ETERNAL MASTERPIECE YOU CAN CALL YOUR OWN AT COIMBATORE

PRESENTING
CASA GRANDE



WELCOME TO YOUR HOME



chennai's

largest

**villa
developer**



Casa Grande Private Limited is a Chennai based real estate enterprise started in 2004, driven by a strong belief in building aspirations and fulfilling them. The 2.5 million sqft that it has developed and sold till date is testament of this. Indeed, one thousand five hundred fulfilled aspirations across 32 projects is a paradigm in itself.

Casa Grande defines, designs and develops quality living spaces and operates in niche residential segments like luxury villas and apartments in Chennai, Bangalore and Coimbatore. The company also sells plotted development spaces. 1000 crores worth of projects are in the pipeline across the luxury apartments and villas categories in these 3 cities.

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



actual villa



PRESENTING
CASA GRANDE



WELCOME TO YOUR HOME

embrace luxury as you live the villa life

The moment you enter this haven in the heart of Coimbatore, you will know that you've arrived in paradise. With 79 villas and apartments spread across a vast and picturesque expanse, Eternia pampers you with a host of amenities. So bask in luxury at Eternia, brought to you by the villa experts, Casa Grande.

Salient Features: Ground + 1 designed structure | 1500-2400 sqft land area, 1650-2700 sqft built area | 79 Villas | 5.32 acre expanse | 3&4 bedrooms with 1&2 living rooms options | 2 exclusive car parks | Exclusive garden area | Open terrace space | Contemporary new age architecture



apartments



enjoy comfort and convenience at our fabulous **apartments**

Experience the perfect combination of comfort, convenience and luxury at our apartments. Any one of these 32 exquisite residences could be yours and the wonderful lifestyle that accompanies it as well.

Salient Features: Stilt+4 Design Structure |
674-683 sqft | 1 BHK | 24 x 7 Power backup



club house



more than **36 reasons** to choose the Eternia lifestyle

Clubhouse, Swimming Pool, Roof top party area, Gym, Convenio, Badminton court, Basketball rink, Sand pit, Play area, Green area with seating facilities, Children's play area, Library, Table tennis, Wifi Zone, Intercom, CCTV, Power backup for clubhouse, Barbeque Counter, Pickup and Drop off points, Common restrooms for staff, Visitors car park, Landscape with every villa, External provision for gas cylinder, STP, Hydro pneumatic water supply, Imported vitrified tiles, Earthquake resistant RCC Structure, Provision for solar, Rain water harvesting, Grand Entrance, Senior Citizens park, Walking Trail, Expandable options, Secured community, Vasthu compliant, Contemporary new age architecture.



exquisite villas

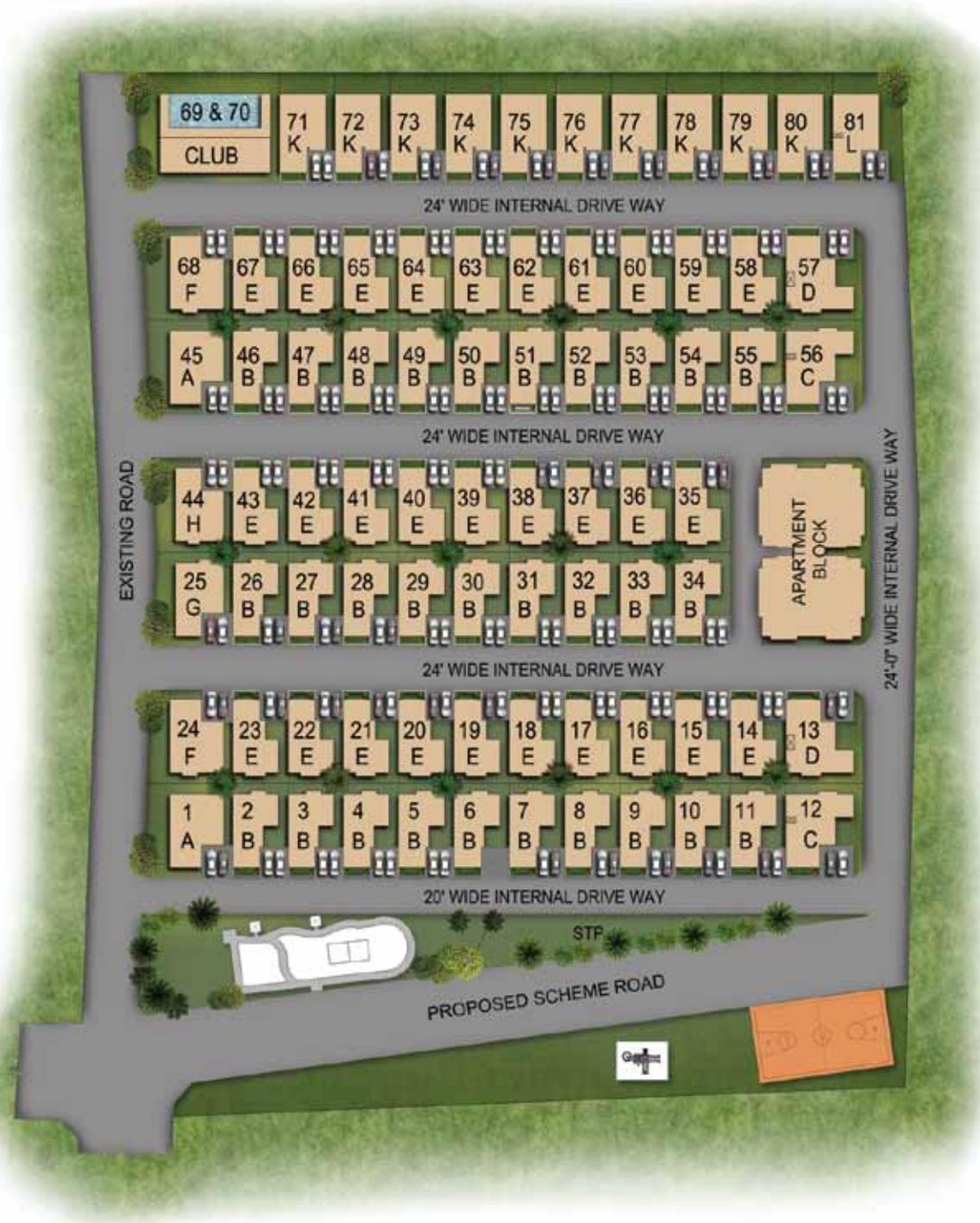


actual villa interiors





site plan



villa floor plan



South Facing Type - A
Ground Floor



South Facing Type - A
First Floor

Land Area: 2888 sqft • Ground Floor: 1174 sqft • First Floor: 1174 sqft • Total Built Up Area: 2348 sqft



villa floor plan



South Facing Type - B
Ground Floor



South Facing Type - B
First Floor



Main Option - Land Area: 2073 sqft • Ground Floor: 928 sqft • First Floor: 971 sqft • Total Built Up Area: 1899 sqft
 First Floor Option - Land Area: 2073 sqft • Ground Floor: 928 sqft • First Floor: 679 sqft • Total Built Up Area: 1607 sqft



South Facing Type - C
Ground Floor



South Facing Type - C
First Floor

Land Area: 2682 sqft • Ground Floor: 1339 sqft • First Floor: 1339 sqft • Total Built Up Area: 2678 sqft



villa floor plan



North Facing Type - D
Ground Floor



North Facing Type - D
First Floor

Land Area: 2682 sqft • Ground Floor: 1334 sqft • First Floor: 1334 sqft • Total Built Up Area: 2668 sqft



North Facing Type - E
Ground Floor



North Facing Type - E
First Floor

Land Area: 2073 sqft • Ground Floor: 949 sqft • First Floor: 989 sqft • Total Built Up Area: 1938 sqft



villa floor plan



North Facing Type - F
Ground Floor



North Facing Type - F
First Floor

Land Area: 3007 sqft • Ground Floor: 1175 sqft • First Floor: 1175 sqft • Total Built Up Area: 2350 sqft



South Facing Type - K
Ground Floor



South Facing Type - K
First Floor

Land Area: 2335 sqft • Ground Floor: 1075 sqft • First Floor: 1075 sqft • Total Built Up Area: 2150 sqft



specifications - villa

STRUCTURE

Floors	Ground + 1 Floor
Structure	RCC Framed Structure, Blocks neatly finished with cement plastering

FLOORING

Living & Bedrooms / Kitchen	800 X 800mm Imported Vitrified Tile with skirting
Toilets	Ceramic Tile (Anti-skid tile)
Open Terrace	Weather proof clay tile
Utility & Car park	Natural Stone / Grano / Paver Block Flooring
Balcony	Rustic Ceramic Tile (Anti-skid tile)
Staircase	Granite Flooring
Counter Top (At Kitchen & Hand-Wash)	20 mm thick Polished black Granite slab @ 32" height from FFL

WALL DADO

Toilets-Dado	Glazed Tile with themes upto Ceiling Height
Kitchen-Dado	Glazed Tile upto 600 mm

WALL & CEILING PAINT FINISHES

Ceiling in all rooms	2 Coats of Putty + 1 Coat of Interior Primer & 2 Coats of Premium Emulsion Paint
Living, Dining, Bedrooms	2 Coats of Putty + 1 Coat of Interior Primer & 2 Coats of Premium Emulsion Paint
Walls Exterior	External Emulsion Paint with Weather Coating
Grills / Railings	Zinc chromite non corrosive primer with enamel paint

DOORS

Main door	First quality solid wood frame and solid wood shutters with melamine finish with Godrej (or) equivalent cylindrical locks
Other doors	Solid wood frame with moulded skin door shutter with melamine or enamel paint finish
Bathroom & Utility	Wooden Frame with PU coated flush doors with enamel finish

WINDOWS

Windows	UPVC Windows with MS safety grill French Windows & Doors - First quality Solid wood frame with MS Safety grills
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PLUMBING & SANITARY FIXTURES

Inner Pipe Lines	Concealed CPVC pipe lines in all bathrooms UPVC for other plumbing lines PVC line for underground drainage
Sanitary Fittings	Roca / Kohler / Equivalent – wall mount
CP Fittings	Roca / Kohler / Equivalent – wall mount
Kitchen sink	Stainless Steel Single bowl – single drain SS sink (Frankee or equivalent)

ELECTRICAL FIXTURES & FITTINGS

Power Supply	3 Phase Power supply will be provided
Cables / Wires	Finolex / Havells / Equivalent ISI Approved brand Fire Retardant Cables
Modular Switches & Sockets	Legrand / Schneider or equivalent
MCB, ELCB & DB	Legrand / ABB or equivalent
Power Backup	1000 W Power Backup with Wiring Provision provided for Domestic UPS

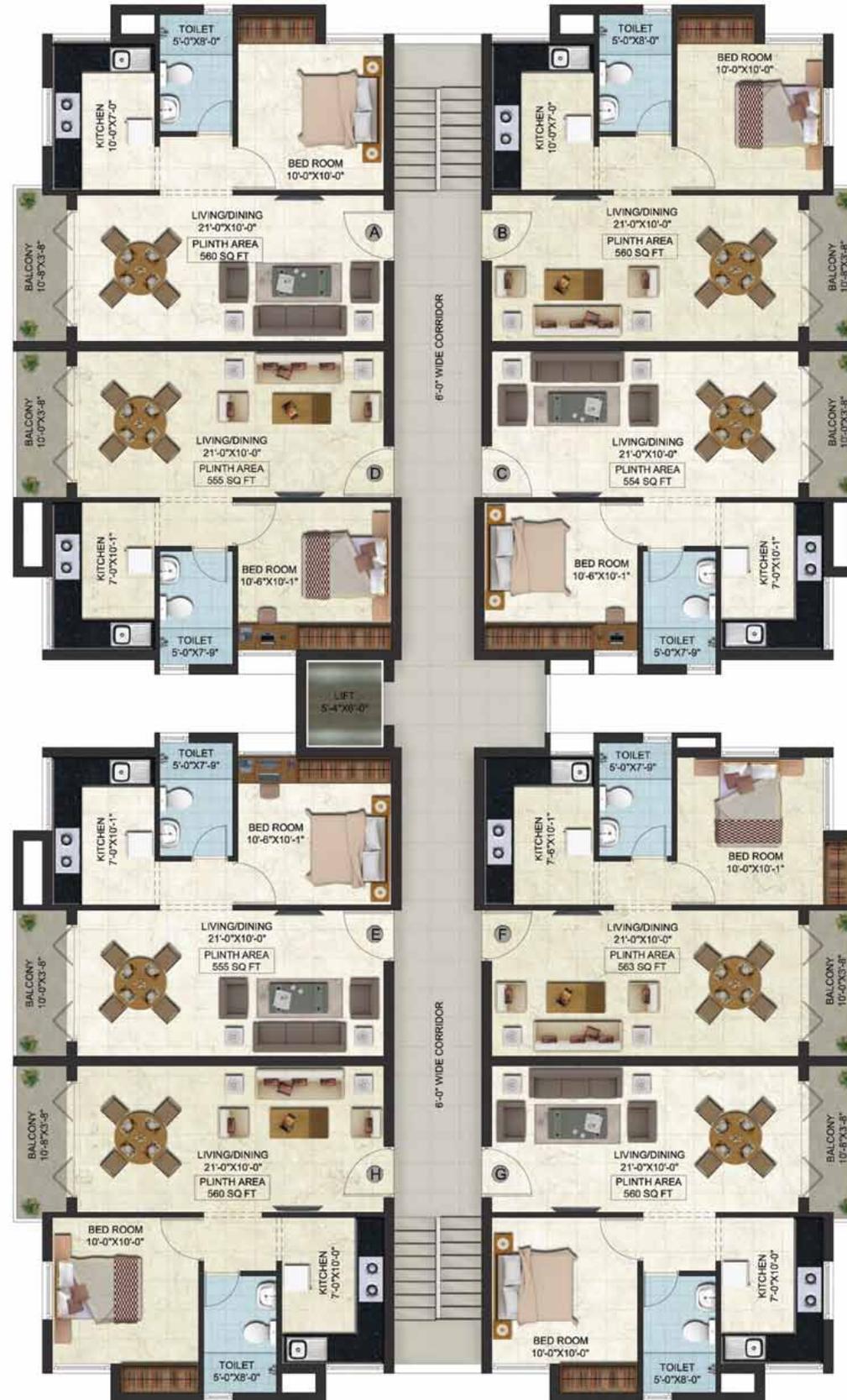
LANDSCAPING

External hard / soft Landscaping





apartment floor plan



- Type A, B, G, H - 680 sqft
- Type C - 674 sqft
- Type D, E - 675 sqft
- Type F - 683 sqft
- Apartment Block: 1st, 2nd, 3rd & 4th Floor



specifications - apartments

STRUCTURE

Floors	Stilt + 4 Floors
Structure	RCC Framed Structure, Blocks neatly finished with cement plastering

FLOORING

Living & Bedrooms / Kitchen	600 x 600mm Vitrified Tile with Skirting
Toilets	Ceramic Tile (Anti-skid tile)
Open Terrace	Weather proof clay tile
Utility & Car park	Paver Block Flooring
Balcony	Rustic Ceramic Tile (Anti-skid tile)
Staircase	Marble / Granite Flooring
Counter Top (At Kitchen & Hand-Wash)	20 mm thick Polished black Granite slab @ 32" height from FFL

WALL DADO

Toilets-Dado	Glazed Tile with themes upto 2100mm
Kitchen-Dado	Glazed Tile upto 600mm

WALL & CEILING PAINT FINISHES

Ceiling in all rooms	2 Coats of Putty & 2 Coats of Interior Emulsion Paint
Living, Dining, Bedrooms	2 Coats of Putty & 2 Coats of Interior Emulsion Paint
Walls Exterior	External Emulsion Paint with Weather Coating
Grills / Railings	Zinc chromite non corrosive primer with enamel paint

DOORS

Main door	First quality solid wood frame with moulded skin door shutter with melamine finish with Godrej (or) equivalent cylindrical locks
Other doors	Solid wood frame with moulded skin door shutter with melamine or enamel paint finish
Bathroom & Utility	Wooden Frame with PU coated flush doors with enamel finish

WINDOWS

Windows	UPVC (or) Powder Coated Aluminium Windows with MS Safety grill
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PLUMBING & SANITARY FIXTURES

Inner Pipe Lines	Concealed CPVC pipe lines in all bathrooms UPVC for other plumbing lines PVC line for underground drainage
Sanitary Fittings	Parryware / RAK / Hindware brand Equivalent – wall mount
CP Fittings	Parryware / RAK / Hindware brand Equivalent
Kitchen sink	Stainless Steel Single bowl – single drain SS sink (Nirali or equivalent)

ELECTRICAL FIXTURES & FITTINGS

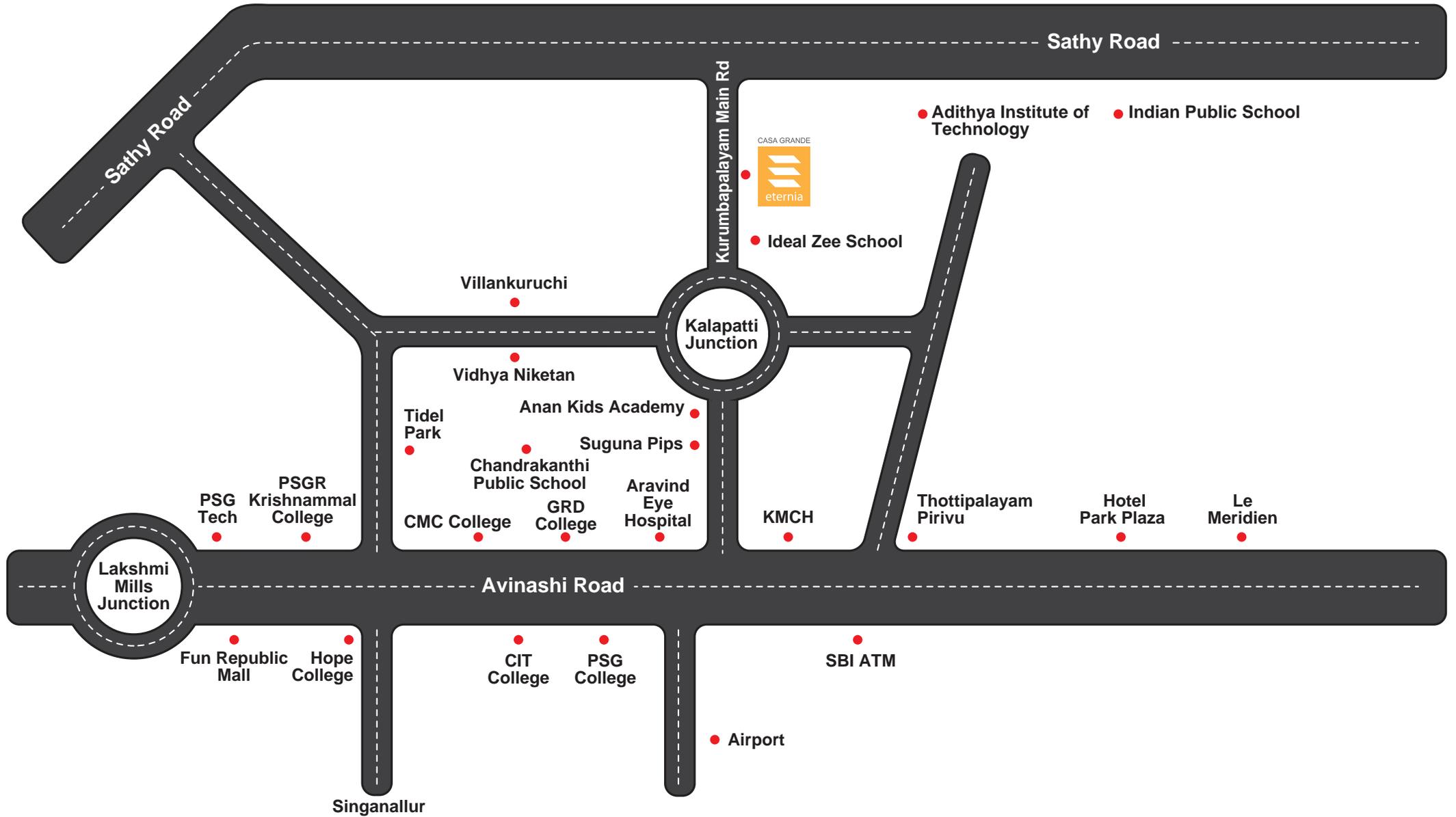
Power Supply	3 Phase Power supply will be provided
Cables / Wires	Finolex / Havells / Equivalent ISI approved brand
Modular Switches & Sockets	Anchor Roma or equivalent
MCB, ELCB & DB	Legrand / Havells or equivalent
Power Backup	Common backup - 500W for each flat, power backup for the community

LANDSCAPING

External hard / soft Landscaping	
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location map



Lakshmi Mills Junction

PSG Tech

PSGR Krishnammal College

Fun Republic Mall

Hope College

Villankuruchi

Vidhya Niketan

Anan Kids Academy

Tidel Park

Suguna Pips

Chandrankanthi Public School

Aravind Eye Hospital

CMC College

GRD College

Kalapatti Junction

Kurumbapalayam Main Rd

CASA GRANDE eternia

Ideal Zee School

KMCH

Sathy Road

Adithya Institute of Technology

Indian Public School

Thottipalayam Pirivu

Hotel Park Plaza

Le Meridien

Avinashi Road

SINGANALLUR

CIT College

PSG College

SBI ATM

Airport

location advantages

The project is strategically located on the Kalapatti – Kurumbapalayam main road which connects the two important roads in Coimbatore – Avinashi road & Sathy Road. Located about 6.5 Kms off Avinashi road from Airport Junction & 2 Kms off Sathy Road from Kurumbapalayam Junction.

- Less than 10 Minutes drive from Avinashi Road & Airport
- Less than 5 Minutes drive from Sathy Road
- 25 Minutes to Railway Station & 30 Minutes drive to Gandhipuram
- 10 Minutes to KGISL IT Park, Cognizant, Bosch, Dell & Ford
- 15 Minutes drive to ELCOT TIDEL Park housing upcoming facilities of WIPRO, HCL & TCS
- 20 Minutes drive to Fun Republic Mall / 30 Minutes to Brookefields
- 75 Minutes drive Kothagiri & Coonoor
- 90 Minutes drive to Ooty
- 7.5 kms from airport
- Schools Nearby: Indian Public School, Suguna PIPS, Ideal Zee School, Vidhya Niketan, Chandrakanthi Public School, Lisieux CMI Public School, Anan Kids Academy, Vivekam International Public School, Alchemy Public School, Park Global School, Dr.NGP CBSE School & SSVM REEDS World School and many more
- Colleges nearby: SNS College of Technology, Kumaraguru College of Technology, SNS College of Arts & Science, PSG Arts & Science College, GRD College of Science, Coimbatore Institute of Technology (CIT), Government Polytechnic, PPG Institute of Technology, Adithya Institute of Technology, Info Institute of Engineering, Suguna College of Engineering, Suguna Polytechnic College, Suguna Spark Business School, KGISL Institute of Technology, Dr.NGP College of Engineering, Dr.NGP Arts & Science College, Coimbatore Medical College, PSGR Krishnammal College for Women and many more
- Hospitals: KMCH, PSG IMSR, KG Eye Hospital, Sankara Eye Hospital, Aravind Eye Hospital and many more
- Nearest Mall: Fun republic mall, Alliance mall (upcoming mall in Sathy Road)



awards



Awarded Marketer of the year - 2012-13 Realtyplus Magazine



Awarded Indian Achievers for Infra Development by IEDRA



Awarded Creative Real Estate Company 2012-13 Paul Writer Magazine



Awarded Real Estate Developer of the Year 2012-13 Brand Academy



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