



CASAGRAN
Amberley

A life of luxury





We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 30 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 22,000 happy families across 125+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 17th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.



CASAGRAND Amberley

Casagrand Amberley is a luxurious villa project set in Chennai's rapidly growing suburb. They are designed with the intention to bring together comfort, luxury and privacy. These villas are contemporary with ample space and world class amenities that uplift lifestyles.

Salient Features

- Aesthetically crafted 45 luxurious villas spread across 2.68 acres at Navalur.
- Contemporary styled villas with G+1 & G+2 structure with private garden space
- Elegantly designed 3 & 4 BHK villa community
- Offers 30+ lifestyle amenities & features like jacuzzi pool, rooftop yoga deck, kids play area, aroma garden, indoor game area & many more
- 65% open space with greenery for abundant light and ventilation
- 4,800 sft classy clubhouse hosting plenty indoor amenities
- The community offers CCTV surveillance and 24x7 security
- Mindfully chosen high-end specifications for a luxurious lifestyle
- 100% Vaastu compliant homes with zero dead space design
- Surrounded by IT & ITES, educational institutes, hospitals & other entertainment zones





Elevation
View





Aerial
View





Amenities



Clubhouse



Gym



Indoor Games Room



Yoga Deck



Multipurpose Hall

Clubhouse Amenities

- | | | | |
|----------------------|--------------------------|----------------------------------|------------------------|
| 1. Multipurpose hall | 4. Gym | 7. Roof top yoga deck | 10. Sand pit |
| 2. Indoor game area | 5. Indoor kids play area | 8. Roof top party corner / patio | 11. Rock climbing wall |
| 3. AV room | 6. Jacuzzi pool | 9. Outdoor barbeque corner | |

Outdoor Amenities

- | | | |
|-----------------------------|-------------------------------|-----------------------------|
| 12. Entry drop off plaza | 19. Kids jungle gym | 26. Senior citizen alcove |
| 13. Amphitheatre with stage | 20. Kids play area | 27. Jogging / walking track |
| 14. Party lawn | 21. Tot lot | 28. Skating rink |
| 15. Sculpture plaza | 22. Multipurpose sports court | 29. Chalkboard wall |
| 16. Community garden | 23. Reflexology pathway | 30. Hopscotch |
| 17. Outdoor gym | 24. Meditation lawn | 31. Cycle track |
| 18. Seating alcove | 25. Aroma garden | 32. Badminton court |



Outdoor Amenities

Senior Citizen Alcove

A luxurious life awaits you!

Casagrاند Amberley! The architectural magnificence that spells excellence, comes to Chennai

- Contemporary styled villas
- 30+ amenities
- Serene environment, abundant open spaces and seamless connectivity
- Superior specifications
- Vaastu compliant homes

Efficiency in master plan and housing the best product features

- 45 villas set amidst 2,68 acres of land, Casagrاند Amberley boasts of an efficient building footprint where 65% of the land area is open space.
- 6m wide driveways are planned across the site for comfortable vehicular movement
- 4800 sft of best in class clubhouse designed within the community providing ample indoor amenities for the residents
- 1 acre of greenscape sprawled with leisure amenities for all age groups

30+ lifestyle amenities

Casagrاند Amberley brings you 30+ different amenities that are thoughtfully included to ensure a well engaged healthy lifestyle like

- Party hall, gym, indoor games room, AV room, jacuzzi pool and rooftop yoga deck adds to many interesting features inside the club house
- Multipurpose sports court for games like volleyball, basketball, badminton, etc.
- Kid jungle gym, tot lot and children play area with rock climbing wall in the park for the kids
- Party lawn and amphitheatre facilities for social gathering
- Meditation lawn and senior citizen alcove for elders

The safest & most convenient homes

With our state-of-the-art security systems in place, you can live carefree and enjoy every moment to the fullest because we've made sure your safety is assured

- Digital door lock for added safety and security in every villa
- App-based service and maintenance
- CCTV surveillance



Unmatched interior planning

Conscious efforts have been taken to design the best of living spaces for the comfort of residents. Carefully planned to ensure ample light and ventilation, every home is a delight

- Dedicated foyer at the entrance
- Living room opens up to a backyard
- First floor has a dedicated family living area
- Dedicated washing machine provision given in the terrace floor
- The front side of the villa is beautifully landscaped with green

High-end specifications for a superior lifestyle

Carefully chosen specifications provide an upgraded living experience inside your homes

- Wide and fancy main door with digital door lock,
- Sensor light at foyer area
- Sliding door in living area that allows the space to completely open up to the exterior deck
- Wireless mobile charging station is provided in the living and master bedroom
- Premium range of bathroom fittings of Kohler / American standard
- Luxurious master bathroom with counter washbasin, rain shower
- Bathrooms and the kitchen are thoughtfully fitted with pest-free drains



Considering Vaastu? We got that sorted too

- All the villas have East or North facing main entrance door
- No units have SW entrance
- All the villas have SW bedroom
- All villas have either SE or NW kitchen
- No villas have bed headboard in north
- All units have East facing hobs
- No NE & SW cuts is ensured in the villa planning



Site Plan

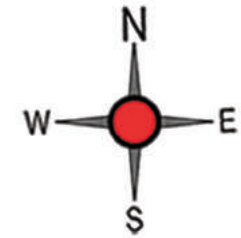







Clubhouse Amenities

- | | |
|--------------------------|----------------------------------|
| 1. Multipurpose hall | 7. Roof top yoga deck |
| 2. Indoor game area | 8. Roof top party corner / patio |
| 3. AV room | 9. Outdoor barbeque corner |
| 4. Gym | 10. Sand pit |
| 5. Indoor kids play area | 11. Rock climbing wall |
| 6. Jacuzzi pool | |

Outdoor Amenities

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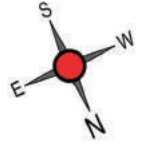


Unit Type	Colour	Saleable Area Range (sft)	No. of Villas per Range	No. of Villas per Type
3 BHK G+1 Type 1 (A)		1818 - 1842	18	37
3 BHK G+1 Type 2 (B)		1859 - 1922	19	
4 BHK G+2 Type 1 (C)		2100 - 2115	4	8
4 BHK G+2 Type 2 (D)		2108	1	
4 BHK G+1 (E)		2347 - 2352	3	
Total no. of Units			45	



Unit Plans
& Clubhouse Plans

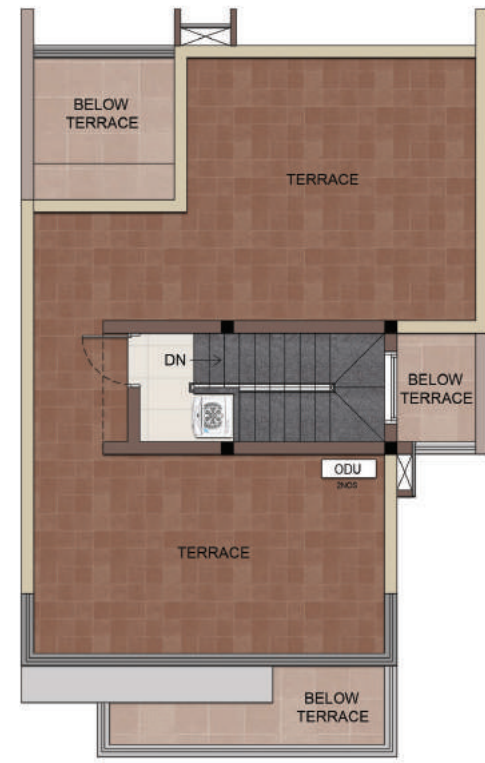
Type-A 3 BHK-3T-North Facing Villa



GROUND FLOOR PLAN

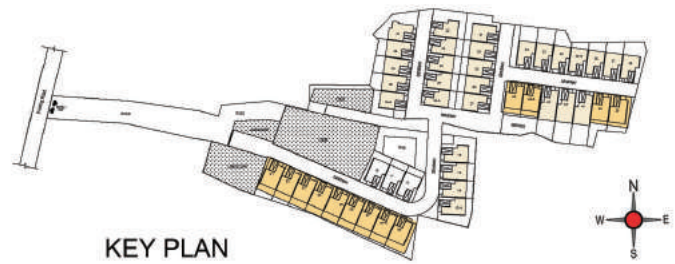


FIRST FLOOR PLAN



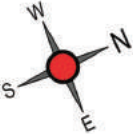
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
01	1331	1828	2113	07-A	1331	1818	1943
02	1331	1818	1986	09	1331	1842	2633
03	1331	1818	1930	39	1331	1842	2245
04	1331	1818	1884	40	1331	1830	2227
05	1331	1818	1894	43-A	1331	1824	1868
06	1331	1818	1911	45	1331	1828	1886
07	1331	1818	1929				



KEY PLAN

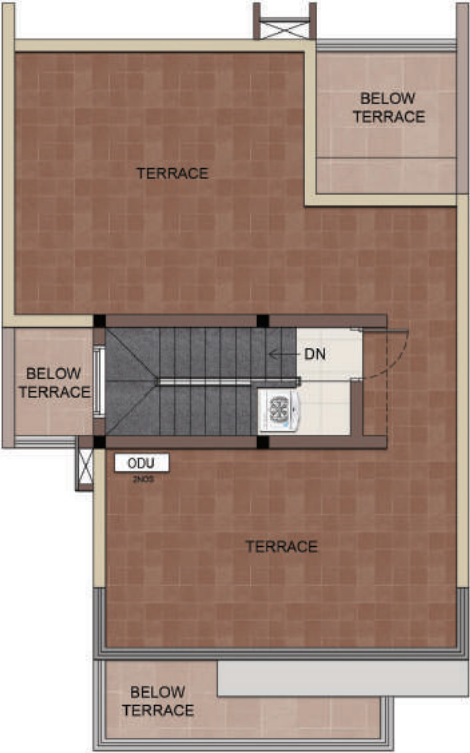
Type-A 3 BHK-3T-East Facing Villa



GROUND FLOOR PLAN

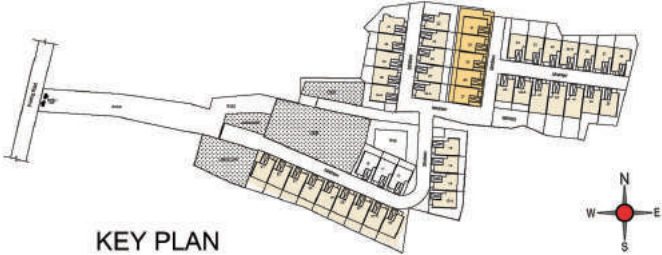


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
27	1331	1828	1886
28	1331	1818	1866
29	1331	1818	1866
30	1331	1818	1866
31	1331	1842	2434



KEY PLAN

Type-B 3 BHK-3T-North Facing Villa



GROUND FLOOR PLAN

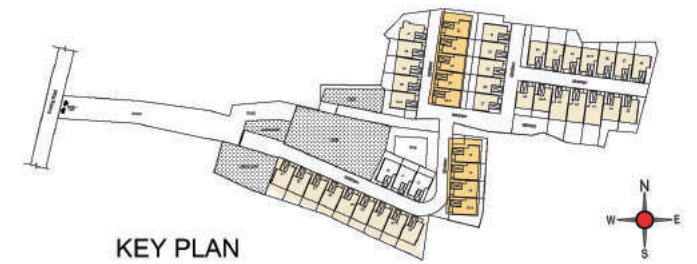


FIRST FLOOR PLAN



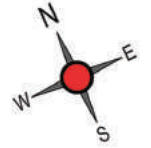
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
12-A	1347	1888	2472	23	1347	1860	1882
14	1347	1860	1879	24	1347	1860	1882
15	1347	1860	1880	25	1347	1860	1882
16	1347	1859	2287	25-A	1347	1888	1908
22	1347	1859	2516				



KEY PLAN

Type-B 3 BHK-3T-East Facing Villa



GROUND FLOOR PLAN

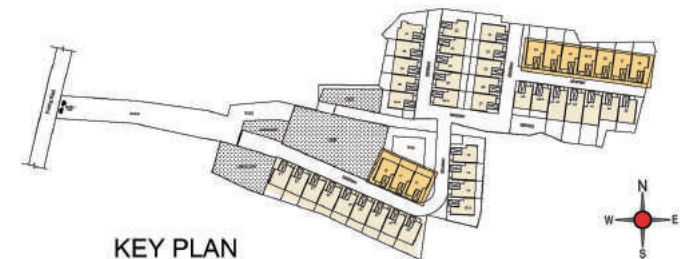


FIRST FLOOR PLAN



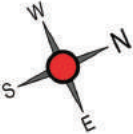
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
10	1347	1922	2573	34	1347	1860	2088
11	1347	1860	1882	34-A	1347	1860	1847
12	1347	1859	2003	36	1347	1860	1933
32	1347	1922	2384	37	1347	1860	2021
33	1347	1860	2174	38	1347	1859	2443

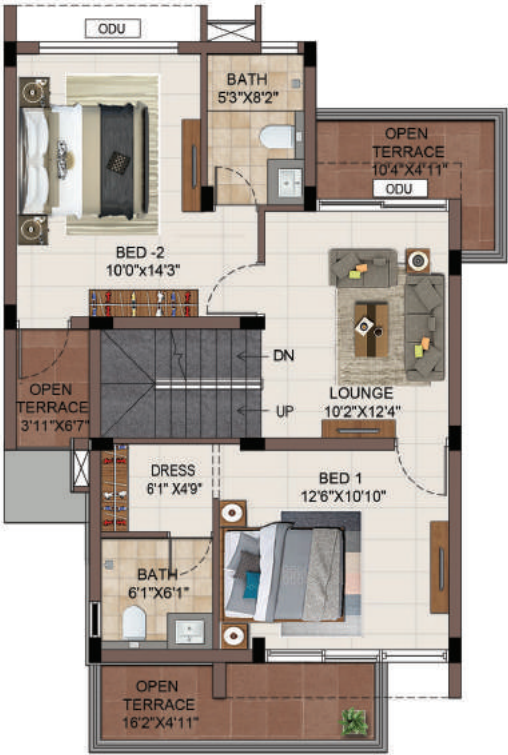


KEY PLAN

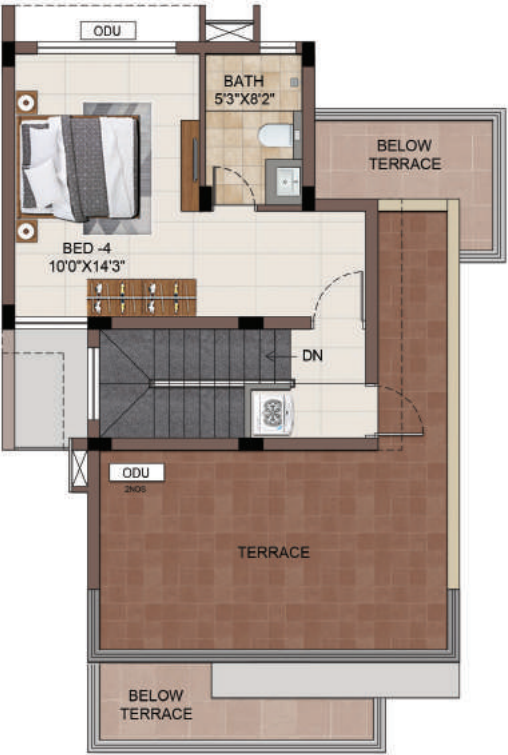
Type-D 4 BHK-4T-East Facing Villa



GROUND FLOOR PLAN

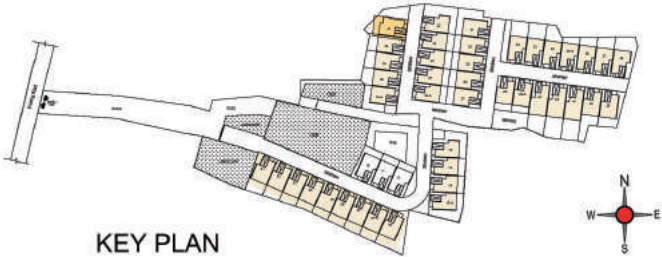


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

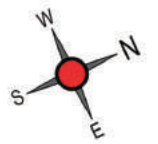
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
21	1559	2108	2749



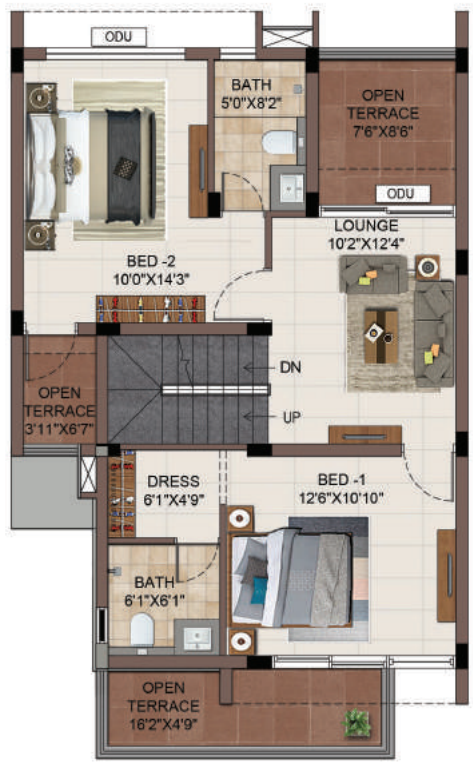
KEY PLAN



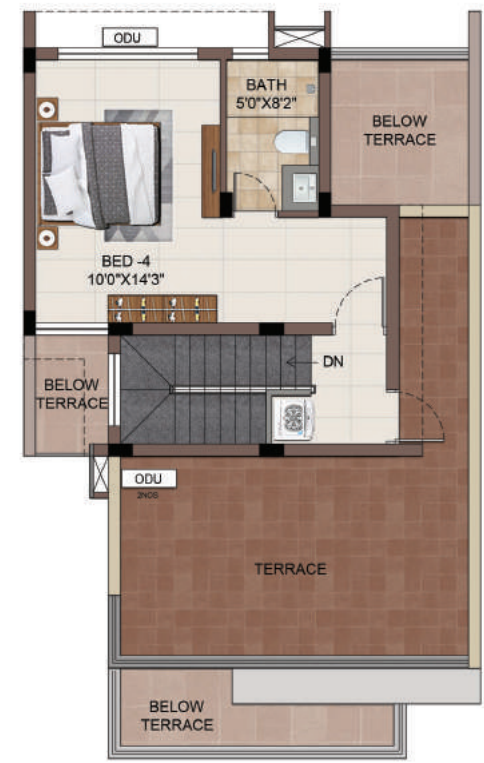
Type-C 4 BHK-4T-East Facing Villa



GROUND FLOOR PLAN

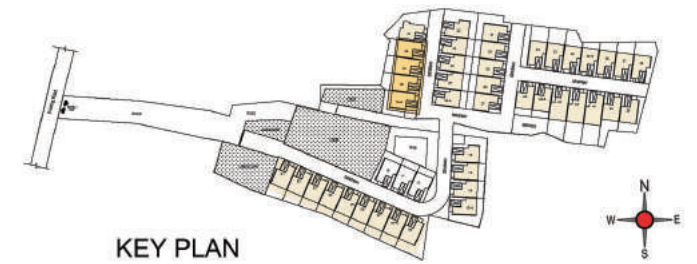


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

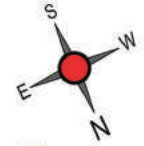
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
16-A	1566	2115	2274
18	1566	2100	2099
19	1566	2100	2053
20	1566	2100	2017



KEY PLAN



Type-E 4 BHK-4T-North Facing Villa

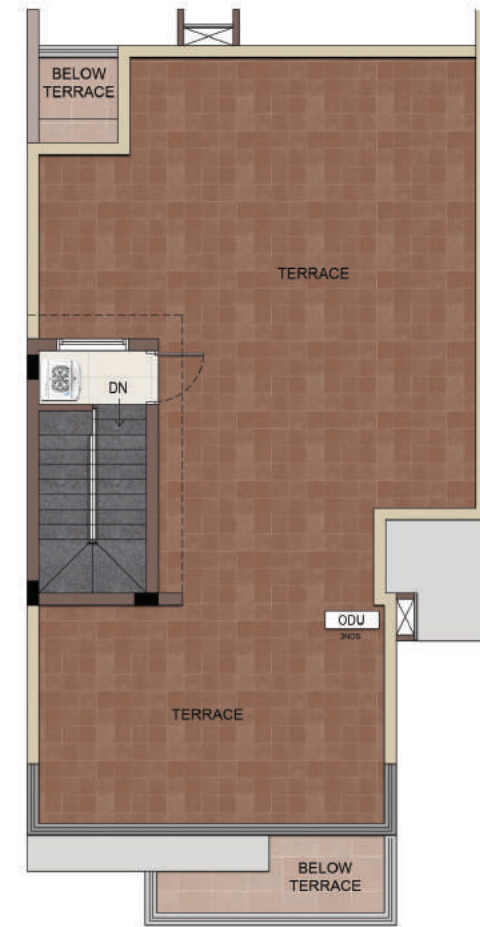


24'-7"
GROUND FLOOR PLAN

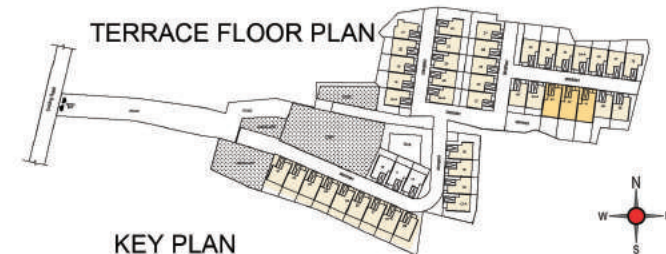
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
41	1746	2352	2757
42	1746	2352	2773
43	1746	2347	2666



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



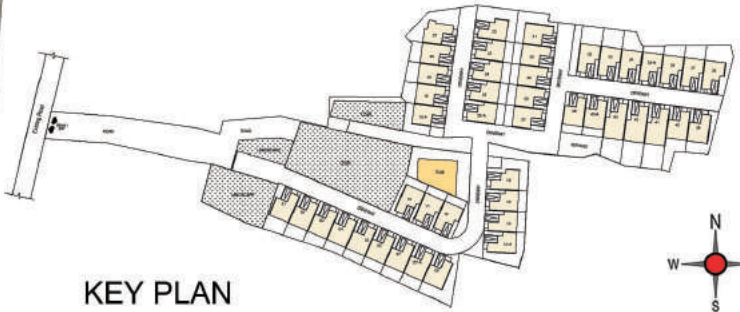
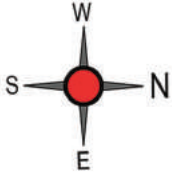
KEY PLAN



Clubhouse - Ground Floor Plan

Clubhouse Amenities

- 1. Multipurpose hall
- 5. Indoor kid's play area
- 9. Outdoor barbeque corner
- 10. Sand pit
- 11. Rock climbing wall

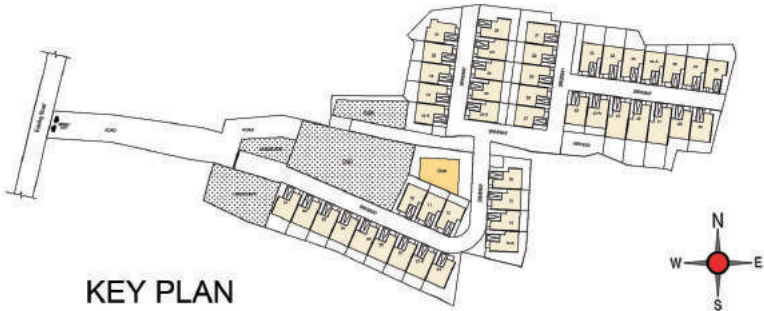
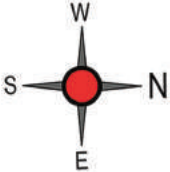


KEY PLAN

Clubhouse - First Floor Plan

Clubhouse Amenities

4. Gym

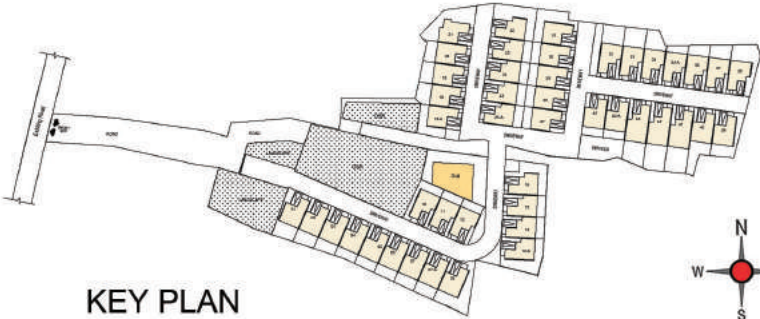
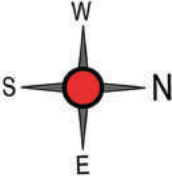


KEY PLAN

Clubhouse - Second Floor Plan

Clubhouse Amenities

- 2. Indoor game area
- 3. AV room
- 6. Jacuzzi pool

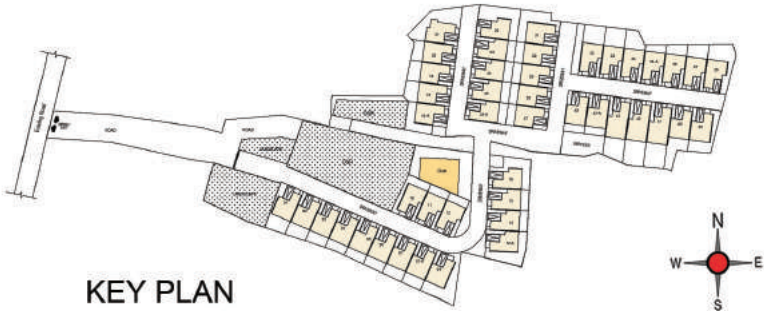
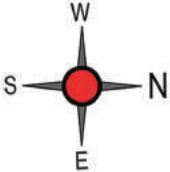


KEY PLAN

Clubhouse - Terrace Floor Plan

Clubhouse Amenities

- 7. Roof top yoga deck
- 8. Roof top party corner / patio



KEY PLAN

Living





Kitchen





Bedroom 1



Bedroom 2

Villa Specifications

Structure

- Structural system** : RCC framed structure designed for seismic compliant (Zone 3)
- Masonry** : 200 mm for external walls & 100 mm for internal walls
- Floor- floor height (incl. slab)** : Will be maintained at 3050 mm
- ATT** : Anti-termite treatment will be done

Wall Finish

- Internal walls** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
- Ceiling** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
- Exterior walls** : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect design
- Bathroom** : Glazed / Matt ceramic tile up to 2250 mm height of size 300x600 mm
- Kitchen** : Ceramic wall tile of size 300x600 mm for a height of 600 mm above the counter top finished level

Floor Finish with Skirting

- Foyer, living, dining, bedrooms & kitchen:** Vitrified tiles of size 600x1200 mm
- Bathroom** : Anti-skid ceramic tiles of size 300x300 mm
- Open deck** : Vitrified tiles of size 600x600 mm
- Terrace** : Pressed tiles finish
- First floor terrace** : Vitrified tiles (matt) of size 600x600 mm
- Car parking** : Kota / Shahabad / Eurocon tiles finish

Kitchen & Dining

- Kitchen** : Platform will be finished with granite slab of 600 mm wide at height of 800 mm from the finished floor level
- Electrical point** : For chimney & water purifier
- CP fitting** : Kohler / American standard / Equivalent
- Sink** : Stainless steel sink with drain board
- Dining** : Counter washbasin wherever applicable
- Utility** : Tap provided

Balcony / Private Open Terrace

- Handrail** : MS handrail as per architect's design

Staircase

- Flooring** : Granite flooring for staircase
- Handrail** : MS handrail as per architect's design

Bathrooms

- Sanitary fixture** : Kohler / American standard / Equivalent
- CP fittings** : Kohler / American standard / Equivalent
- Master bathrooms** : Wall mounted WC with cistern, health faucet, single lever diverter with rainshower & counter wash basin with polished granite top
- Other bathrooms** : Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower & counter wash basin with polished granite top

Joinery

DOORS

Main door	: African teak wood frame with double side veneer finish door of size 1050 x 2100 mm with architrave
	: Ironmongeries like digital door lock of Dorma / equivalent, tower bolts, door viewer, safety latch, door stopper
Bedroom doors	: Good quality door frame with double side laminate finish door of size 900 x 2100 mm
	: Ironmongeries like door lock of Godrej / equivalent, door stopper, door bush, tower bolt
Bathroom doors	: Good quality door frame with double side laminate finish door of size 750 x 2100mm with water proofing on inner side.
	: Ironmongeries like thumb turn lock of Godrej / equivalent, door bush
Terrace doors	: Good quality door frame with FRP shutters of size (900 X 2100 mm)
	: Ironmongeries like thumb turn lock of Godrej / equivalent, door bush
Utility doors	: Good quality door frame with FRP shutter of size 750 x 2100 mm
	: Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush
WINDOWS	
Windows	: Aluminium windows with sliding shutter with see through plain glass, MS grill or MS railing based on architect's design intent wherever applicable
French doors	: Aluminium sliding doors with toughened glass without grills
Ventilators	: Aluminium frame of fixed / adjustable louvered

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 good quality IS brand

TV	: Point in living & bed 1 and provision in other bedroom
Telephone	: Point in living & bed 1
Sensor light	: Motion sensor light at entrance foyer
Mobile charging dock	: Mobile charging dock provided in living & bed 1
Hob point	: Point provided in the kitchen
Data	: Point in living and provision in first floor lounge
Split- air conditioner	: Point will be provided in living / dining, lounge & all bedrooms
Exhaust fan	: Point will be given in all bathrooms
Geyser	: Geyser point will be provided in all toilets
Villa Back-up	: Inverter provision for all room fan & light points

Outdoor Features

Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvesting	: Rain water harvesting pit
STP	: Centralized sewage treatment plant
Intercom	: Intercom point will be provided
Common back-up	: 100% power backup for common amenities such as clubhouse, WTP, STP & selective common area lighting
Safety	: CCTV surveillance cameras will be provided all round the building at pivotal locations in ground
Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800 mm / as per landscape design
Landscape	: Suitable landscape at appropriate places in the project
Internal Roads	: Paver block finish roads
Driveway	: Convex mirror for safe turning in driveway in / out



Location Map



Location Advantages

- 1.5 km off OMR (Behind AGS Cinemas)
- 3.5 km from SIPCOT IT Park, Siruseri
- 8.6 km from Sholinganallur Junction, OMR
- Surrounded by IT Companies

Hospital

- 8.3 km from Chettinad Health City
- 9.2 km from Swaram Hospital & Specialty Clinic, Sholinganallur
- 10.1 km from Global Hospital, ECR Link Road
- 10.2 km from Arun Hospital
- 10.9 km from Gleneagles Global Health City
- 14.8 km from Dr. Kamakshi Memorial Hospitals

Schools

- 700 m from Precious Nursery and Primary School
- 1.8 km from The School – KFI, Thazhambur
- 2 km from HLC International School, Karanai
- 4.0 km from Bala Vidya Mandir School
- 3.3 km from Hiranandani School, Siruseri
- 3.6 km from PSBB Millennium, OMR

Colleges & Universities

- 2.1 km from T S Narayanaswami College of Arts and Science
- 2.5 km from Agni College of Technology
- 5.6 km from Sathyabama University
- 5.9 km from Jeppiaar Engineering College
- 6.4 km from SRR Engineering College
- 7.2 km from St. Joseph's Institute of Technology

Shopping & Entertainment

- 1.5 km from AGS Cinemas
- 1.5 km from Vivira Mall
- 4.2 km from The Marina Mall
- 4.2 km from PVR Theatre

Other Landmarks

- 1.8 km from Thalambur Bus Stop
- 3.2 km from TCS
- 8.3 km from Infosys
- 12.1 km from Elcot SEZ
- 20 Km from Tambaram Railway Station
- 25 Km from Chennai International Airport



Location
Advantages

Payment Schedule

G+1 - Structure

10% Booking advance

40% Agreement stage

15% Commencement of foundation

12.5% Commencement of ground floor roof

12.5% Commencement of first floor roof

5% On completion of flooring respective unit

5% Handing over

G+2 - Structure

10% Booking advance

40% Agreement stage

15% Commencement of foundation

10% Commencement of ground floor roof

10% Commencement of first floor roof

10% Commencement of second floor roof

2.5% On completion of flooring respective unit

2.5% Handing over



Awards

★ **The Economic Times -2021 (Brand)**
Best Brands Award

★ **13th Estate Awards Franchise India
and REMAX India - 2021**
Casagrاند Boulevard
Best Mid-Segment Project of the Year

★ **Realty Conclave Excellence Awards 2021 - South**
Casagrاند Boulevard
Most Popular Project of the Year

★ **Realty Conclave Excellence Awards 2021 - South**
Casagrاند Orlena
Mid-Segment Project of the Year

★ **Construction Week - 2021**
Casagrاند Primera
Runner up at Residential Project of the Year

★ **Times Business Awards 2020
- The Times of India -2020 (Brand)**
Best Real Estate Company of Tamil Nadu

★ **11th Estate Annual Awards, powered
by Franchise India - 2019**
Casagrاند Esmeralda
Luxury Villa Project of the Year

★ **ET Now - 2019**
Casagrاند Royale
Most Admired Upcoming Project of the Year

★ **ET Now - 2019**
Casagrاند Eternia II
Best Project in Non-Metro

★ **ET Now - 2019**
Casagrاند Zenith
Innovative Project of the Year



Buddy Neighbour Scheme

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