



SITE ADDRESS: T.C.Palya Hallehalli Village Bidrahalli- 2, K.R.Puram, Bengaluru East- 560049

CORPORATE OFFICE: NPL Devi, New No. 111, Old No.59, LB Road, Thiruvanniyur, Chennai- 600 041.
Ph: +91-44 3201 2721/22 Mob: 98848 30000/02/04
Fax: +91-44 4215 0920.

COIMBATORE REGIONAL OFFICE: Sri Dwaraka, No. 1- A, B.R. Nagar Main Road, Singanallur Post, Coimbatore- 641 005. Ph: +91-422 4411 111.

BENGALURU OFFICE: "Salma Bizhouse", 3rd Floor, 34/1, Meane Avenue Road, Opp. Lakeside Hospital, Ulsoor Lake, Bengaluru- 560 042. Ph: +91-80 4666 8666.

CASA GRANDE
LUXUS

Chennai's
Largest
Villa
Developer
★ ★ ★



Casa Grande Private Limited (est. 2004), is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last 11 years we have developed over 3 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 3000 happy families across 64 landmark properties 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. As we set foot into the 12th year of our journey, Casa Grande is all set to take the leap with projects in pipeline netting over ₹2500 Crores.

CASA GRANDE LUXUS

There's no greater luxury than feeling at home...

Presenting Casa Grande Luxus: A gated villa community lavishly spread over a 9-acre expanse that simply spells out luxury at its enviable best!

Experience a state of great comfort and bliss in an independent universe that's just made for you and your family. Here's the grand lifestyle you've always wanted!

Enjoy the finest features, most thoughtfully laid out to immaculate specifications!

Project Salient Features:

- 113 Villas + 12 Apartments set in a 9-acre expanse
- 2 Acres of recreational greens
- 3 BHK– 73 Units, Land Area– 1500 sft
Builtup Area– 2142 – 2277 sft
- 4 BHK– 40 Units, Land Area– 1800 sft
Builtup Area– 2708 – 2820 sft
- Only 25% of ground coverage
- Private garden space for every villa
- 5 Mins from K.R. Puram Lake
- New-age contemporary architecture
- High-end Kohler fittings
- Amenities include Swimming Pool, Gazebo,
Children's play area, Health Centre and more...



Aerial View



Site Plan: Casa Grande Luxus- K.R. Puram



Floor Plans

Site Plan: Casa Grande Luxus- K.R. Puram



East Facing Villa 4 BHK Floor Plan
Land Area 1800 sft | Built-up area 2708 sft



Ground Floor



Unit No.
Type A27 - A31



First Floor Plan



Terrace Floor Plan



West Facing Villa 4 BHK Floor Plan
Land area 1800 sft | Built-up area 2717 sft



Ground Floor



Unit No.
Type A1 - A16



First Floor Plan



Terrace Floor Plan

East Facing Villa 4 BHK Floor Plans
Land Area 1800 sft | Builtup Area 2723 sft



Unit No.
Type A20 - A25
Type A33 - A45

Ground Floor



First Floor



Terrace Floor

North Facing Villa 3 BHK Floor Plans
Land area 1500 sft | Builtup area 2277 sft



Unit No.
Type B1 - B12
Type B30 - B45
Type B61 - B83

Ground Floor



First Floor



Terrace Floor



East Facing Villa 3 BHK Floor Plans
Land area 1500 sft | Builtup area 2142 sft



Ground Floor

Unit No.
Type B14 - B29
Type B46 - B60



First Floor



Terrace Floor



Clubhouse - View towards park



- Gym
- Swimming pool
- Toddlers pool
- Multi-purpose party hall
- Cards and carom room
- AV room
- Indoor games room
- Terrace lounge
- Spa lobby with massage
- Health Centre with steam
- Landscaped sitting
- Gazebo
- Children's play area
- Wi-Fi in clubhouse
- Power backup in clubhouse
- Barbeque facility
- Common restroom for staff
- Visitor's Car Parking
- Water body in clubhouse

Clubhouse - Entrance View



Clubhouse - Entrance View





Specifications

Structure

- RCC framed structure
- Anti-termite treatment will be provided
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 8 inches solid concrete block for outer wall and 4 inches for internal partition wall
- Slab height maintained at 10 feet 6 inches

Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen & lobby with 1 coat of primer, 2 coats of putty & emulsion
- Ceiling finished with 2 coats of putty and emulsion
- Exterior faces of the building with 1 coat of primer & 2 coats of emulsion (Ace / Apex as per Architect's specification)
- Utility & toilets with 1 coat of primer & 2 coats of cement paint
- Toilets walls with double glazed ceramic tiles up to ceiling height

Flooring

- Foyer, Living, Dining & Kitchen with 2 X 2 feet vitrified tile flooring
- Master bedroom flooring with vitrified tiles
- Other bedrooms and family will have 2x2 feet vitrified title flooring
- Bathrooms and utility with 1 X1 feet anti-skid ceramic tiles
- Court in living as per Architect's specification
- Car park & Verandah laid with Flamed Granite Flooring
- Terrace laid with clay tiles
- Outside deck laid with WPC
- Driveway laid with concrete interlocking paver blocks

Kitchen

- Kitchen with electrical and plumbing points
- Provision for chimney
- Provision for RO
- CP fittings of Jaquar / Kohler or equivalent

Bathrooms

- Bathrooms with wall mounted WC with wall concealed cistern and health faucet
- Bathrooms with shower partition of 8mm toughened glass
- Bathrooms with counter top wash basin
- All CP fittings of Jaquar /Kohler or equivalent
- All sanitary fittings of Jaquar /Kohler or equivalent
- Concealed water mixer with shower for hot and cold water
- Provision for exhaust in all bathrooms
- Solar water heater will be provided
- Plumbing lines with CPVC pipes for all bathrooms and PVC for underground drainage

Deck / Sit outs / Balcony

- Plain tempered glass with SS railing

Entrance Doors

- Teak wood frame and flush door with teak paneling having Godrej Locks or equivalent brand, tower bolts, safety latch, door stopper etc.

Bedroom Doors

- Flush with designer veneer panel with Godrej or equivalent locks, thumb turn with key, door stopper etc.

Toilet doors

- Flush doors with designer veneer outside and laminate inside having thumb-turn with key, door stopper etc.

Windows

- Windows with UPVC panel having see-through plain glass and grills on inner side
- French door with UPVC with toughened glass without grill
- For ventilators UPVC frame with suitable louvered glass panels and iron bars
- Mosquito mesh in all windows

Electrical Fittings

- Finolux or equivalent cables and wiring
- Switches and sockets of Legrand / Anchor-Roma or equivalent
- Telephone and DTH points in Master bedroom, Living and Family rooms
- Split air conditioner points in Master bedroom and provision in others
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- USB charging port as a part of switchboard in 2 bedrooms and living area

Others

- Rain water harvesting
- Pneumatic water supply system
- STP
- Suitable landscaping at all sides of the project- Hard/Soft
- Intercom
- CCTV at entry/exit and other internal locations
- Gas leak detector
- Garbage converter

Power Supply

- 3- Phase power supply for all villas
- 100% power back for common areas
- Power back up to 1KW for each villa

Location Map



Schools:

- VIBGYOR – 5 Kms
- Sri Chaitnya Techno School – 4 Kms
- Vidya Niketan – 9 Kms
- Brigade School – 9 Kms

IT/Business Parks

- Bagmane Tech Park – 9 Kms
- Prestige Shantiniketan – 9 Kms
- RMZ Infinity – 8 Kms
- ITPL – 9 Kms

Hospitals

- Koshys Hospital – 2 Kms
- People Hospital – 1.8 Kms
- K.R. Puram Super Specialty Hospital – 3.5 Kms
- Vinayaka Clinic Child Specialist – 3 Kms

Airport/Railway/Bus Station

- K.R. Puram Railway Station – 5 Kms
- K.R. Puram Bus Stand – 3 Kms
- Bypanahalli Metro Station – 8 Kms
- Bangalore International Airport – 30 Kms

Super Market/Mall

- Reliance Fresh – 1 Km
- More Market – 1.3 Kms
- Safal Market – 5 Kms
- Easy Day Super Market – 5 Kms

Nearby Colonies

- Ram Murthy Nagar – 3.5 Kms
- Horamavu – 5 Kms
- HRBR Layout – 7 Kms
- Whitefield – 9 Kms

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artist impressions only and not representation of facts. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey.