



The new colour of luxury.



ISO 9001:2008 certified



Indian Achievers Award for  
Infrastructure Development



Casa Grande Private Limited is a Chennai based real estate enterprise started in 2004 and driven by a strong belief in building aspirations and fulfilling them. This is manifest in the 1.5 million sq. ft. that it has developed and sold till date. Indeed, one thousand fulfilled aspirations across twenty four projects is a paradigm in itself.

Casa Grande defines, designs and develops quality living spaces and operates in niche residential segments like luxury villas in Chennai and Coimbatore and luxury apartments in Chennai and Bengaluru.

The company also sells plotted development spaces. Projects in the pipeline are to the tune of around ₹ 600-700 crores in the luxury apartments and villa category. In the coming years Casa Grande will be targeting to build 1.5 million sq. ft. in various segments.

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

Casa Grande is proud to present its latest and truly exclusive villa project.



Presenting

**CASA GRANDE**



25 signature villas in Perungudi.



MR & MRS FREM SHANKAR

MR & MRS RAJESH

TN-22 A 3588

TN 07 H 8864

Where thoughtful touches  
turn your home  
into an unmistakable  
source of pride for you.

## The pride of Perungudi

Casa Grande Auburn is one of its kind signature villas in Chennai where you will experience the essentials of peace, comfort, opulence, space and style. This unique creation is truly signature in nature. Intelligently planned, crafted with precision Casa Grande Auburn will fulfill your desire of owning a villa in the city. Stylishly designed, Casa Grande Auburn is created especially for those who wish to live a regal life drenched in ecstasies of supreme luxury.

- 25 Signature Villas • 2800 to 3200 sq.ft. of built-up space on a land area of 1800 to 2160 sq.ft.
- 4 BHK, 2 Living spaces, Servant room • Private garden • 2 Car parks





Lush landscapes,  
soothing sounds of nature  
and quiet spaces,  
come home  
to all of this at  
Casa Grande Auburn

2800 to 3200 sq.ft. of sheer luxury

Lush landscapes, soothing sounds of nature and quiet spaces, come home to all of this at Casa Grande Auburn. Once inside, space will seem to stretch endlessly, so smartly is it planned. Large airy bedrooms compete with inviting living rooms, well laid out dining spaces and bright sunny kitchens.

Every square inch inspires you to live life to the fullest.





Relax with your friends  
at the club house.

Life has just begun.

Check out the amenities and you will be happy you waited to buy a home all these years. Banish your worries as you laze in the pool or work out in the gym. Relax with your friends at the club house. Enjoy some indoor games with the kids. Every moment is an enriching experience.



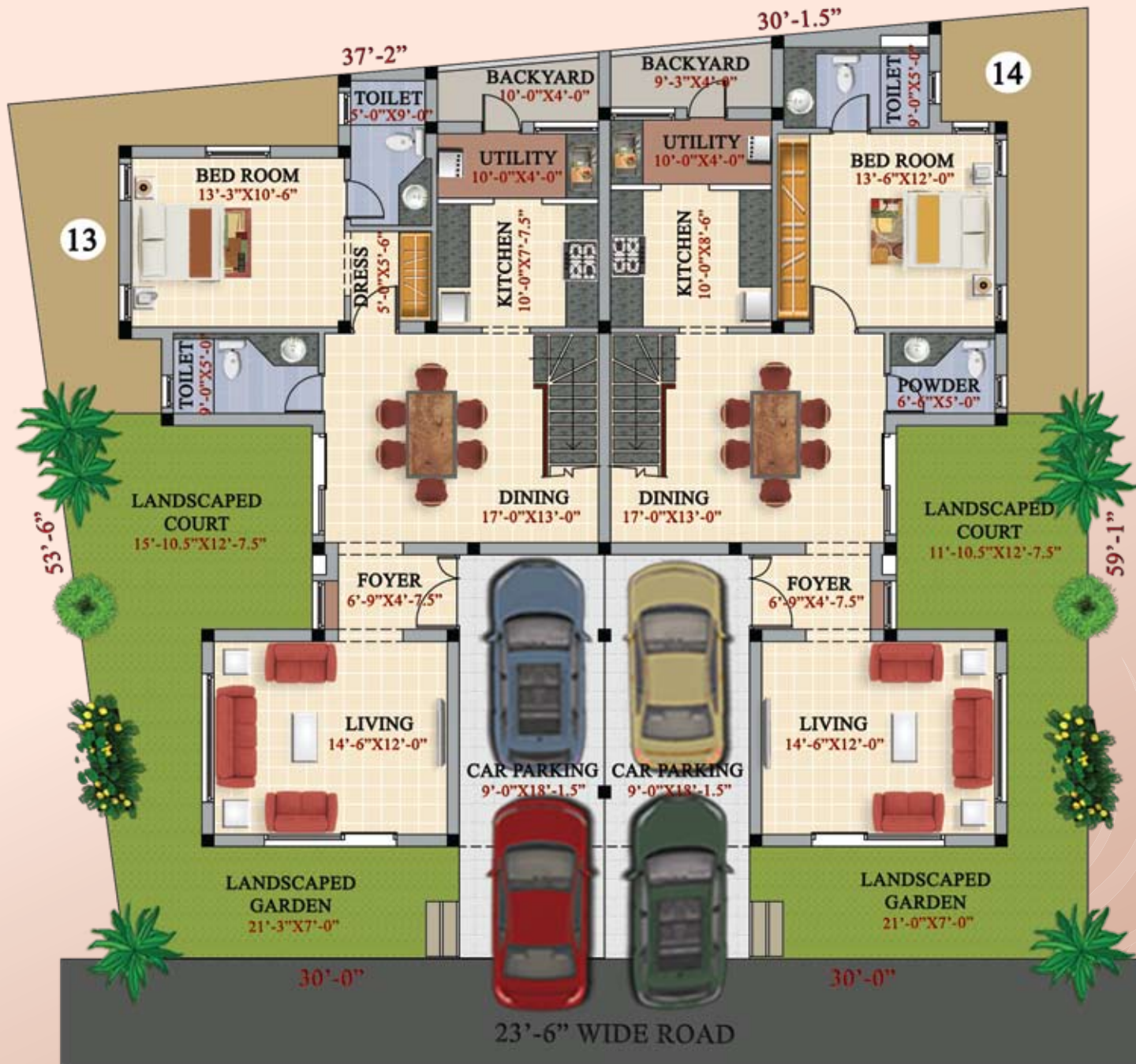
MASTER PLAN





VILLA NO.	LAND EXTENT (Sq.ft.)	BUILT UP AREA (Sq.ft.)
1	2233	3181
2	2151	3167
3	2092	3187
4	2184	3262
5	2105	3152
6	2048	3141
7	1925	2873
8	1812	2830
9	3725	6084
11	1855	2901
13	1906	2814
14	1803	2799
15	1884	2972
16	1980	3103
17	1856	2867
18	1888	2861
19	1768	2730
20	1754	2726
21	1971	3075
22	1963	3063
23	1927	3001
24	1895	2974
25	2100	2907
26	2068	2876

VILLA 13 & 14 Ground Floor



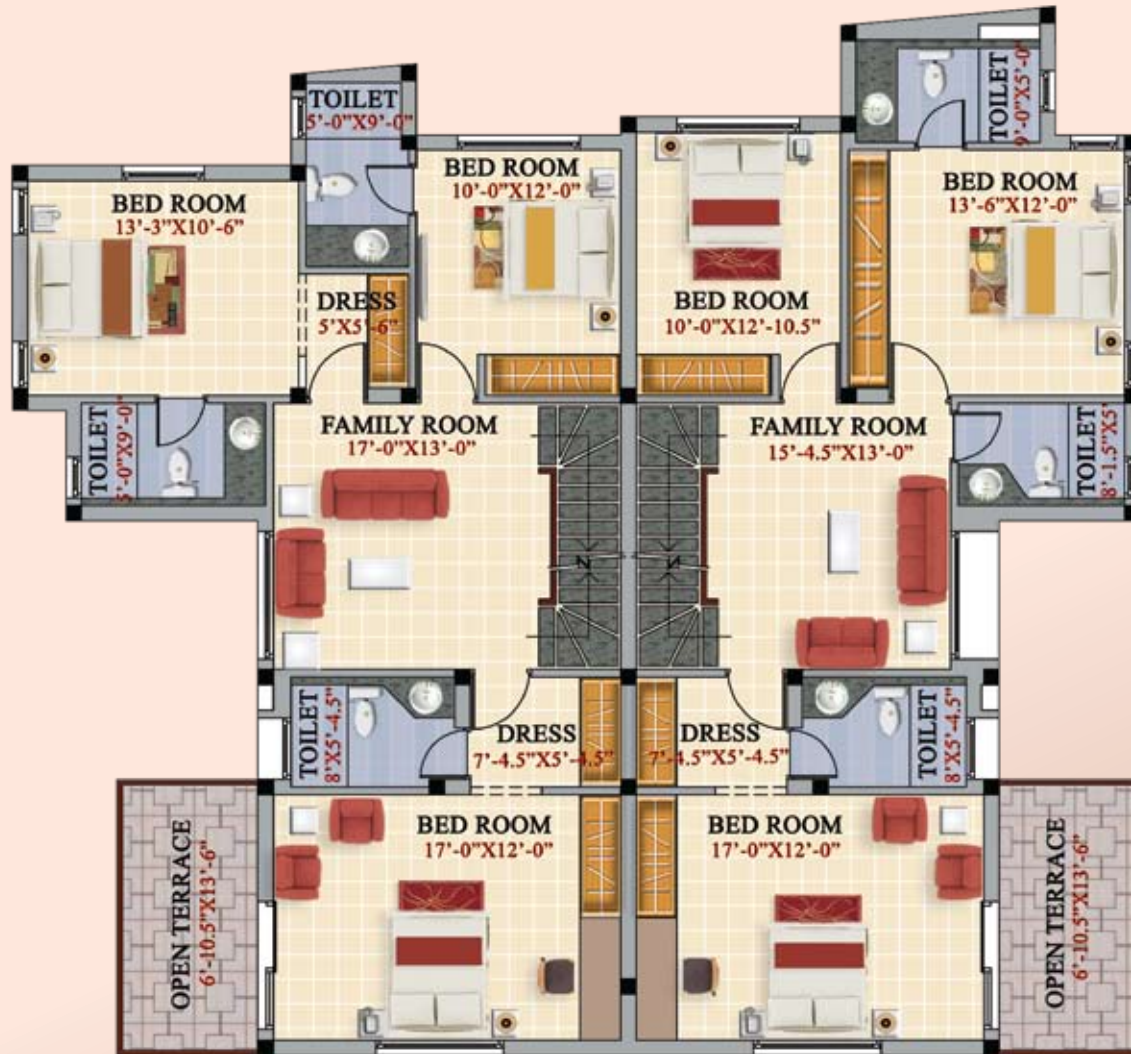
LAND AREA:

VILLA 13 - 1906 Sq.ft.  
VILLA 14 - 1803 Sq.ft.

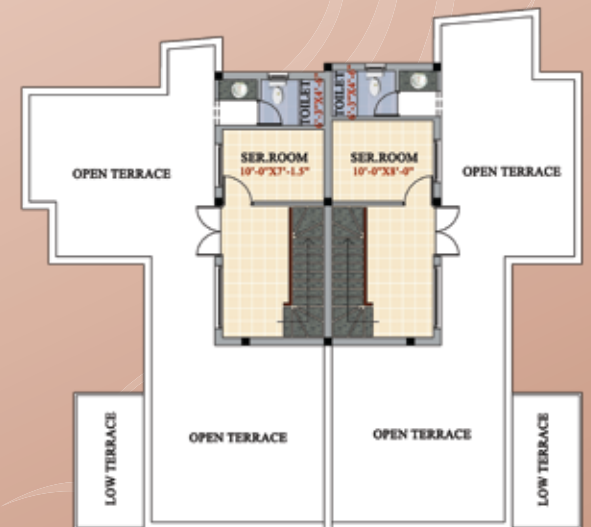
SUPER BUILT UP AREA:

VILLA 13 - 2814 Sq.ft.  
VILLA 14 - 2799 Sq.ft.

VILLA 13 & 14 First & Second Floor



First floor



Second floor

VILLA 17 & 18 Ground Floor



LAND AREA:

VILLA 17 - 1856 Sq.ft.  
VILLA 18 - 1888 Sq.ft.

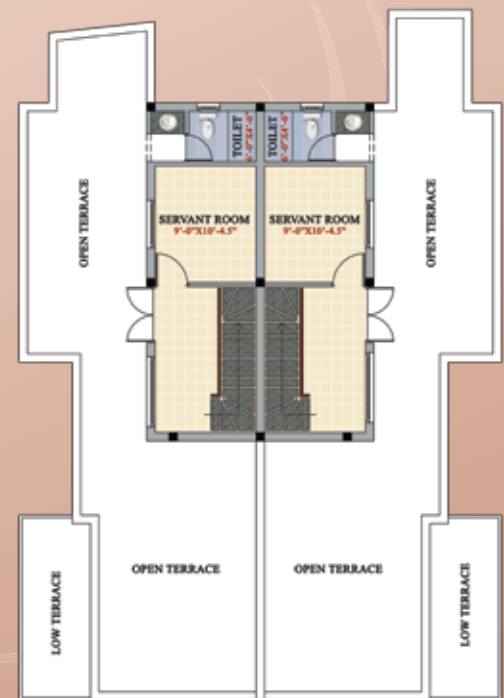
SUPER BUILT UP AREA:

VILLA 17 - 2867 Sq.ft.  
VILLA 18 - 2861 Sq.ft.

VILLA 17 & 18 First & Second Floor

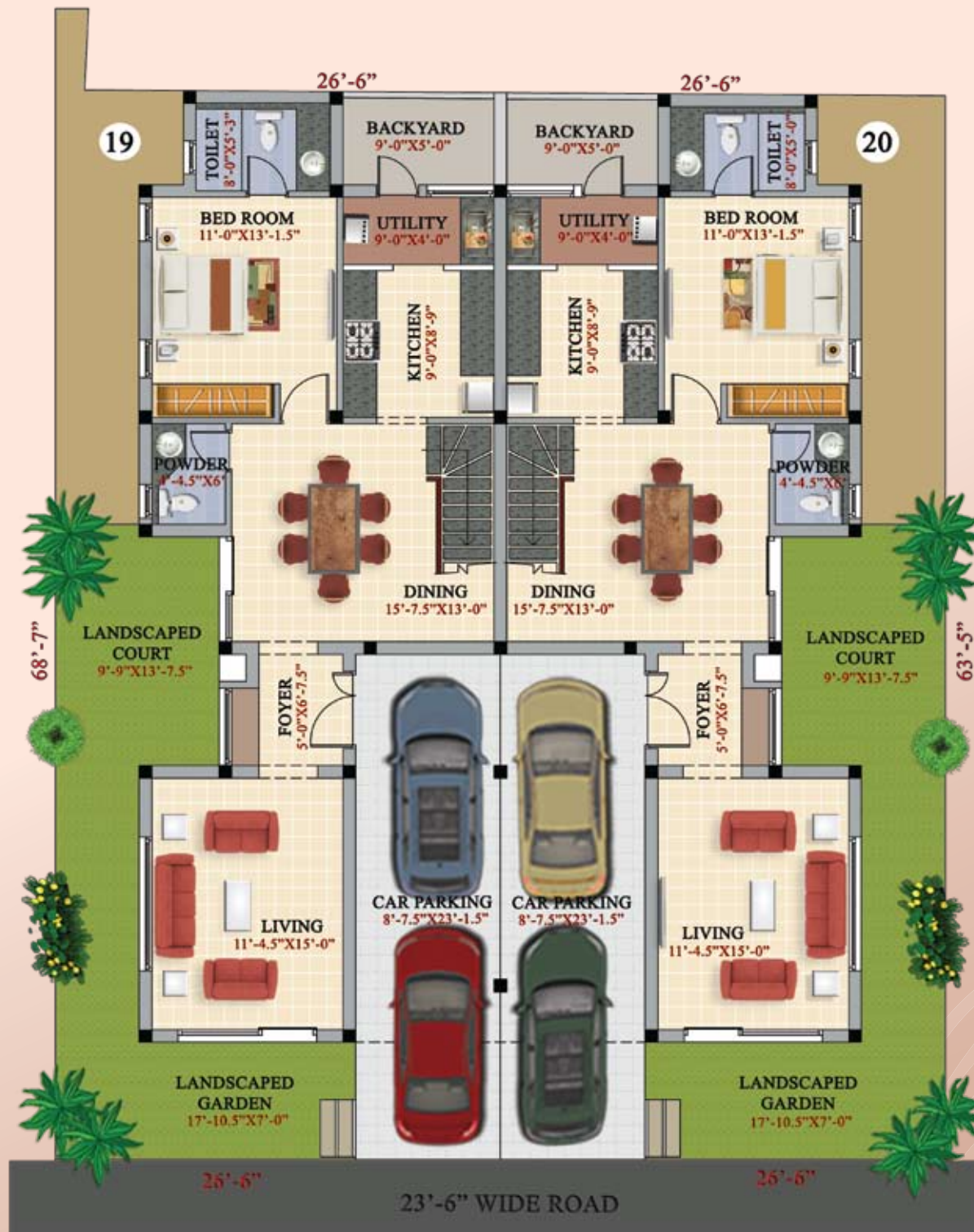


First floor



Second floor

VILLA 19 & 20 Ground Floor



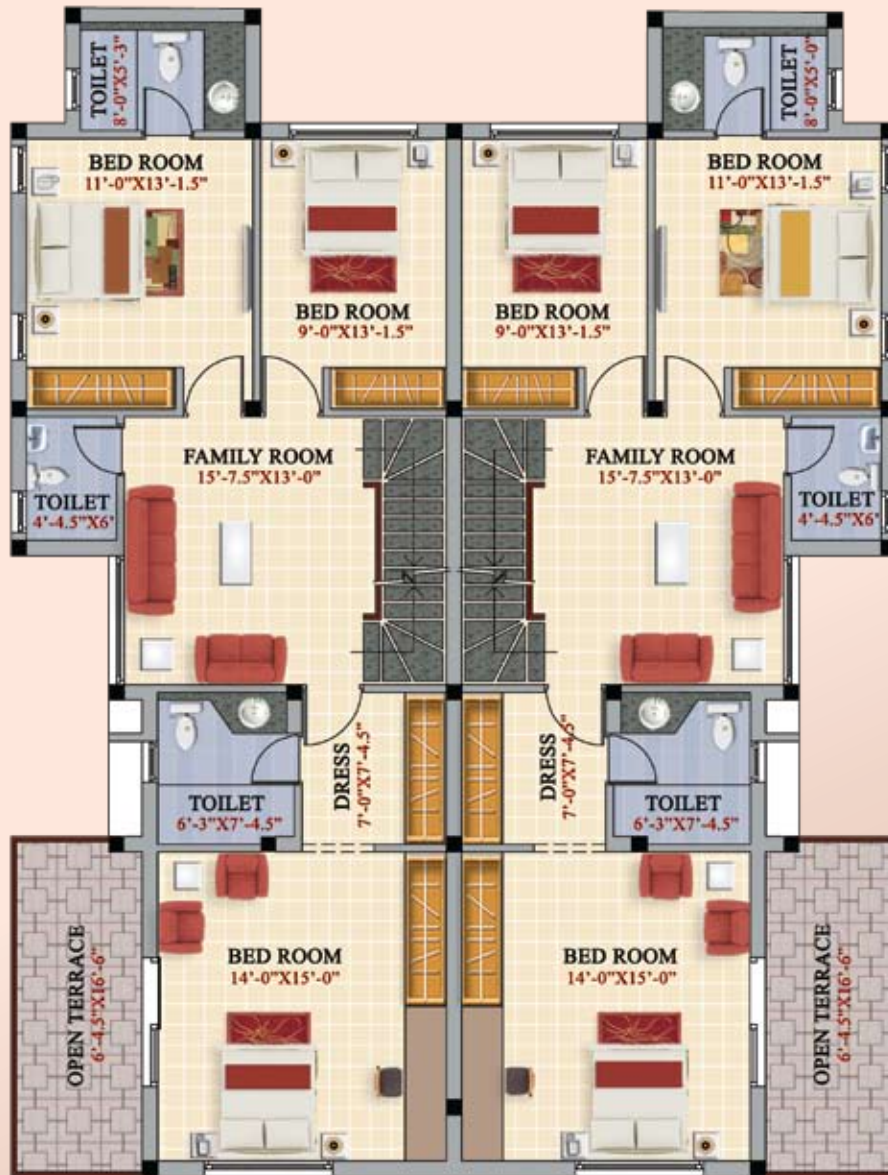
LAND AREA:

VILLA 19 - 1768 Sq.ft.  
VILLA 20 - 1754 Sq.ft.

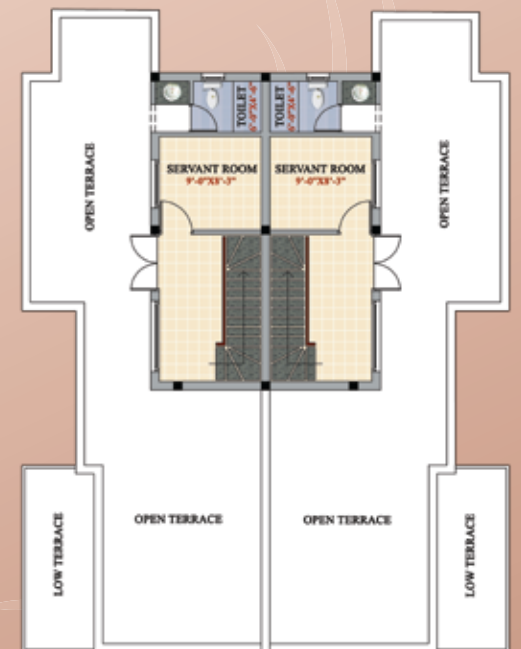
SUPER BUILT UP AREA:

VILLA 19 - 2730 Sq.ft.  
VILLA 20 - 2726 Sq.ft.

VILLA 19 & 20 First & Second Floor



First floor



Second floor

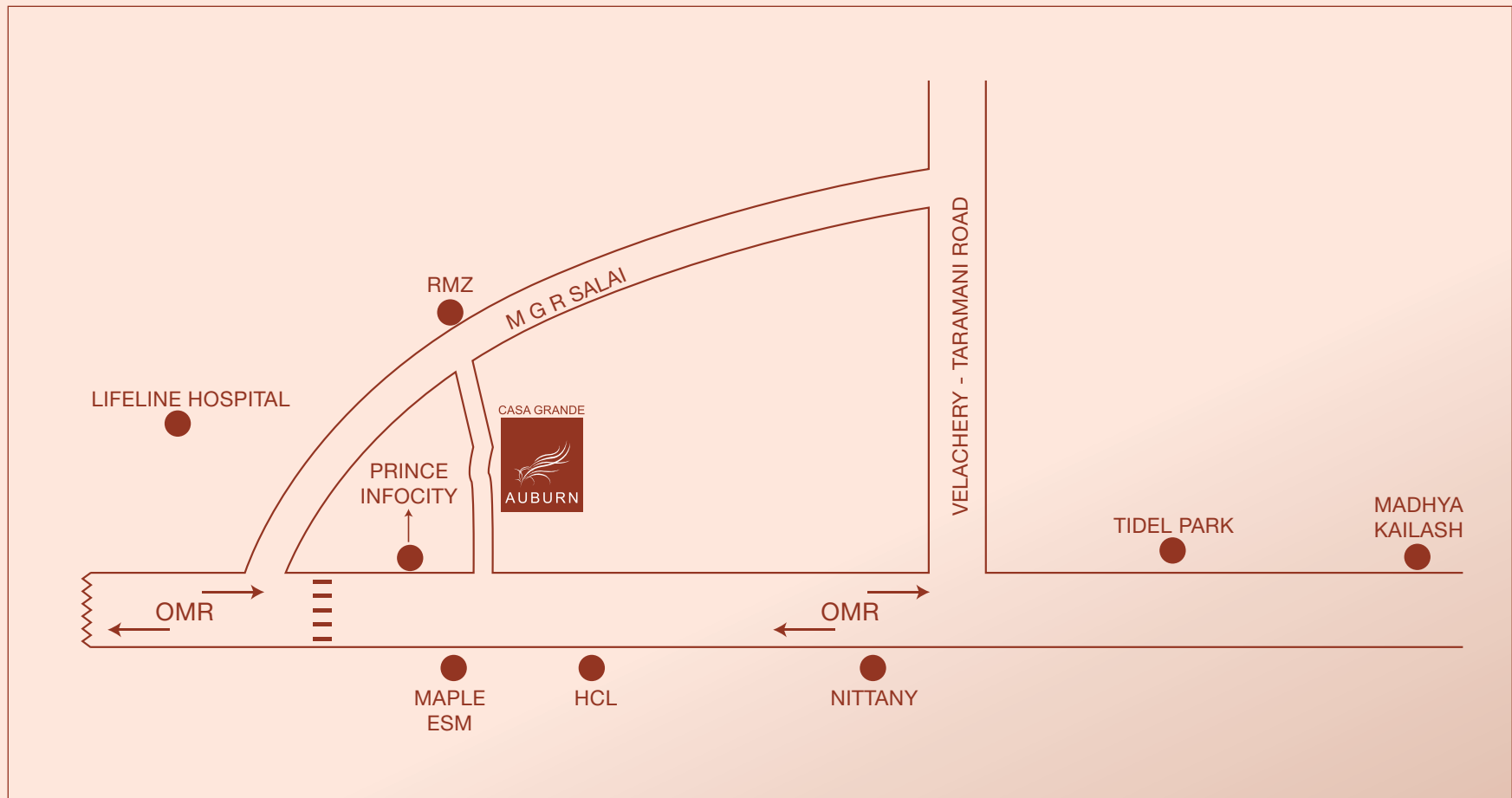


# Specifications

<b>Flooring</b>	
Living, Dining, Kitchen, Bedrooms	Imported vitrified tile [800 X 800] Asiana tiles
Master Bedroom	Wooden flooring [Pergo]
Toilets	Glazed tile up to ceiling height
Private terrace	Pressed tiles [terracotta]
Utility & Car park	Grano flooring
Staircase	Marble / Granite flooring
Counter top (at kitchen & hand wash)	20 mm thick polished black granite slab @32" height from FFL
<b>Wall dado</b>	
Toilets - dado	Glazed tile up to ceiling height
Kitchen - dado 600 mm height from counter	Glazed tile
<b>Wall and Ceiling paint finishes</b>	
Ceiling in all rooms	Emulsion paint
Living, Dining, Bedrooms & Lobby walls	Interior emulsion paint
Walls exterior	External emulsion paint
<b>Doors</b>	
Main door	First quality teak wood frame with moulded skin door shutter with melamine finish
Bathroom & Utility	Wooden frame with PU coated skin doors with enamel finish
<b>Windows</b>	
Windows	UPVC windows
Ventilator	UPVC top hang / Louvers
<b>Plumbing and Sanitary fixtures</b>	
Inner pipe lines	Concealed CPVC pipe lines in bathrooms
	UPVC for other plumbing lines
	Stoneware / UPVC line for underground drainage
Sanitary fittings	Parryware / RAK brand
CP fittings	Kohler / Jaquar or equivalent
Kitchen sink	Stainless steel sink with drain board 36" x 18" (Nirali or equivalent)
<b>Electrical fixtures / Fittings</b>	
Supply	3 Phase power supply will be provided
Cables / Wires	ISI approved brand / Polycab / Kundan
Switches and Sockets	Legrand / Schneider or equivalent
MCB, ELCB and DB	ABB or equivalent
Landscaping	External hard / soft landscaping
<b>Others</b>	Genset back up for each villa & common areas. (Each villa will have power backup of 1000W)
	Integrated septic tank and water treatment plant



## Location Map



## Payment Schedule

Booking	10%
40 Days from receipt of booking amount (land & construction agreement)	40%
Foundation completion	10%
First slab completion	10%
Second slab completion	10%
Brick work and plastering	15%
Handing over	5%

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and the sales gallery showflat (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, photograph and drawings contained in the Materials are artists' impressions only and not representation of fact. 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 Sale 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.

CASA GRANDE



Signature Villas in Perungudi

## Casa Grande Private Limited

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**CASA GRANDE**  
PRIVATE LIMITED

*'Building Aspirations'*