



CASA GRANDE
PRIVATE LIMITED

'Building Aspirations'

Experience Luxurious

Independent Villa Lifestyle

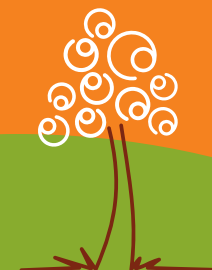
Presenting

CASA GRANDE



Avalon

Perumbakkam





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. This is manifest in the 2.5 million sq.ft that it has developed and sold till date. Indeed, one thousand five hundred customers fulfilled aspirations across thirty one 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. Projects in the pipeline are to the tune of around ₹1200 crores in the luxury apartments and villas category across these 3 geographies.

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.



Presenting

CASA GRANDE



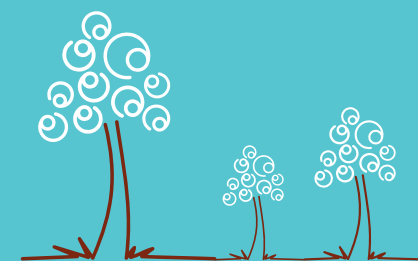
Casa Grande Avalon - more than just a villa.

Casa Grande Avalon isn't just another home or another villa. It takes exclusivity to a new level with Limited Edition Villas.

What sets Casa Grande Avalon a world apart is that at Avalon you don't just own an exclusive Villa. You own the land that it stands on as well. So you are not just a proud home-owner you are a privileged land owner too. At the same time. And with just 66 Villas on offer, it isn't surprising that we call it Limited Edition Villas.

Uniqueness of Casa Grande Avalon

- Luxurious 4BHK duplex independent Villas on 1945 sft to 3080 sft of built - up space on a land area of 1247 sft to 2303 sft
- Independent expandable villas with exclusive land, terrace and garden
- Exclusive 66 Villas in 4 acre expanse
- Secured community with lifestyle amenities like Clubhouse, Swimming pool, Gym, Indoor games room and Multi-purpose hall
- Located 10 minutes from Sholinganalur Junction, in Perumbakkam
- Contemporary new age architecture
- Imported vitrified tiles, Kohler fittings and premium specifications
- Ready to occupy in 18 months





Amenities for a luxurious lifestyle

Casa Grande Avalon is all about exclusivity amidst luxury. You don't share a wall with a prying neighbor so you enjoy total privacy and complete freedom. A host of world-class facilities step up your lifestyle and enhance your comfort. Come and discover how beautiful life can get at Casa Grande Avalon.





Step into luxury

The plush Clubhouse invites you to enjoy a host of amenities that make life what it is - luxurious. The king-sized swimming pool lures you to dive in and explore its cool and clean waters. What better way to wind up a long day at work than to enjoy a swim that makes you forget your stress and worries.

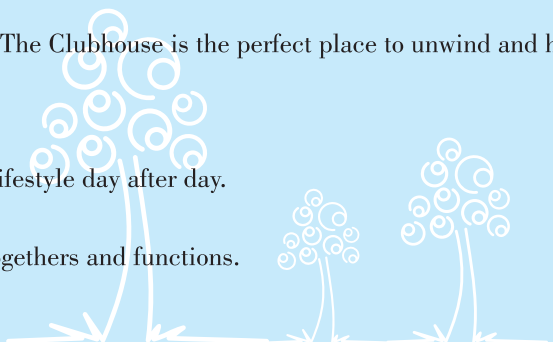




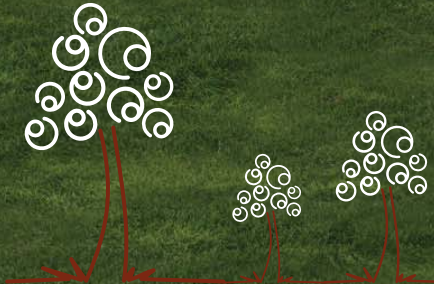
The perfect venue Casa Grande Avalon makes life a celebration with a swank Clubhouse that offers great amenities. The Clubhouse is the perfect place to unwind and have a good time with your family. Or catch up with friends over a coffee and sparkling conversation.

Get fitter by the day A well-equipped gym fitted with the most advanced equipment allows you to enjoy a healthy lifestyle day after day.

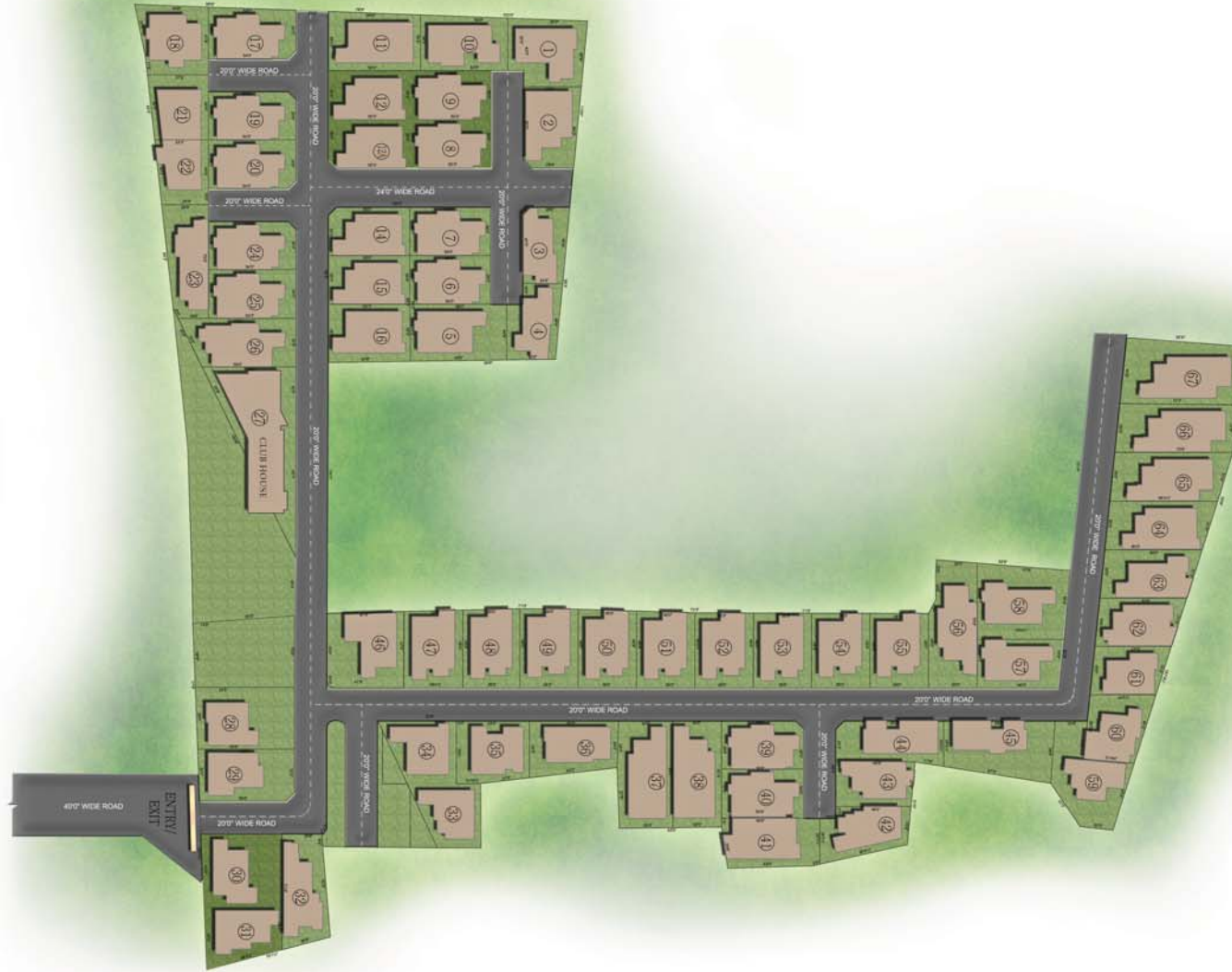
Make every day a party A spacious Party Hall helps you get closer to your family and friends as you enjoy get-togethers and functions.



Community view

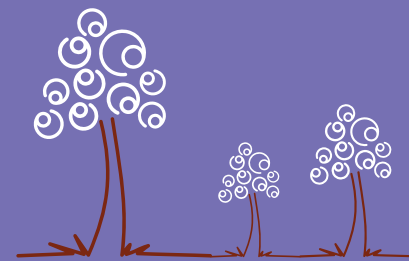


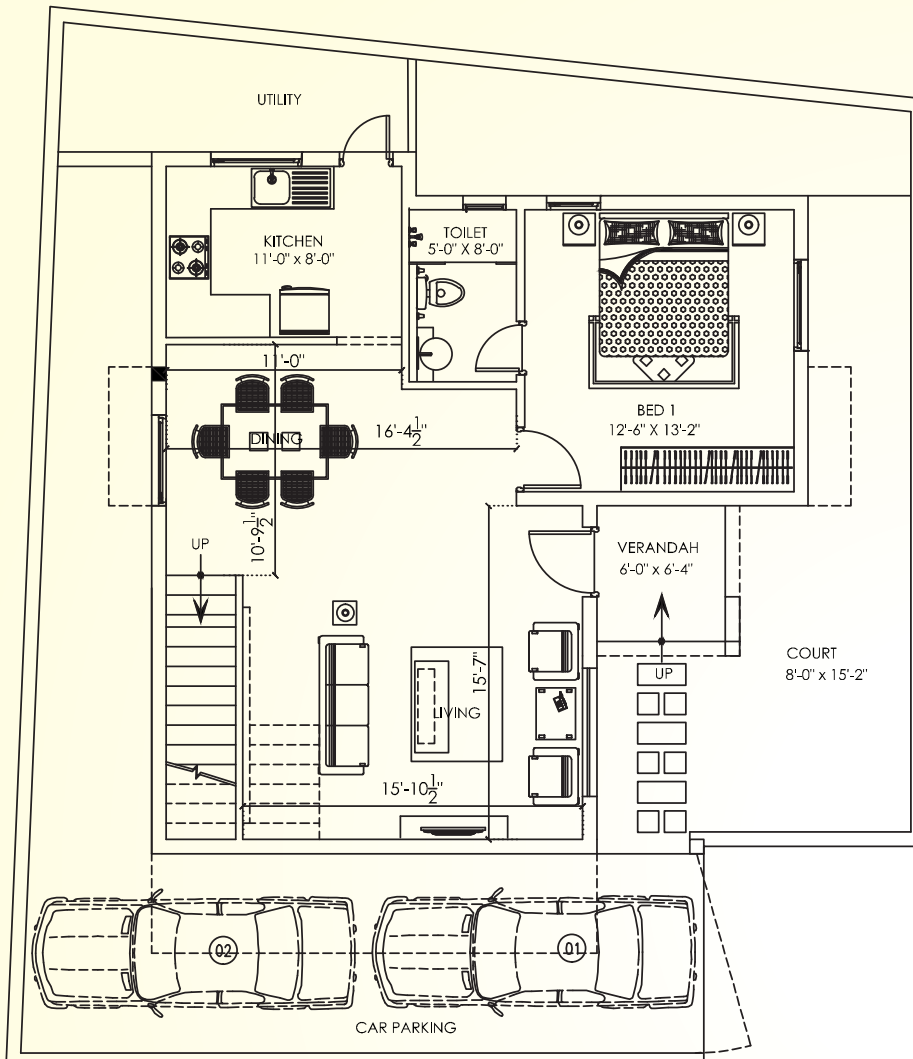
Site plan



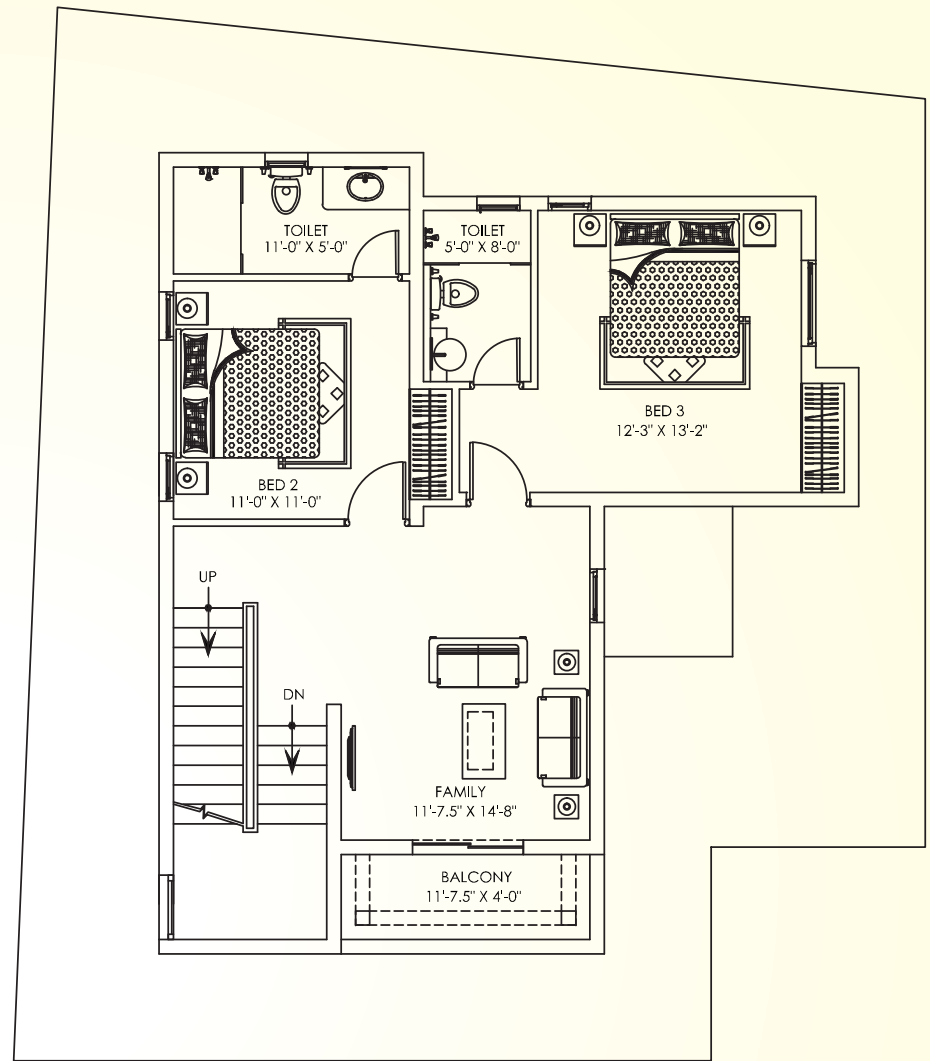
Payment pattern

- 10 days from booking -10%
- 40 days from 10% - 40%
- Foundation stage - 10%
- First slab stage - 10%
- Second slab stage - 10%
- Brick work and plastering - 15%
- Handover - 5%

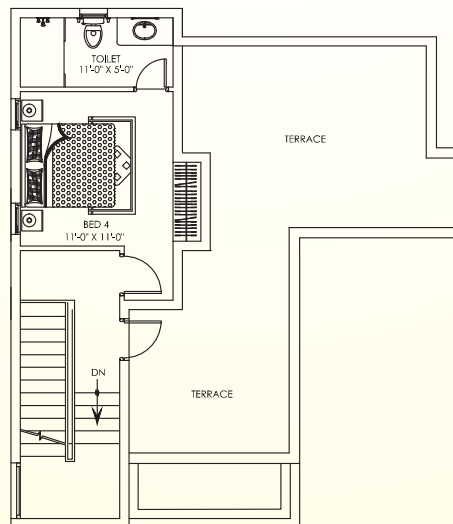




Ground Floor Plan



First Floor Plan

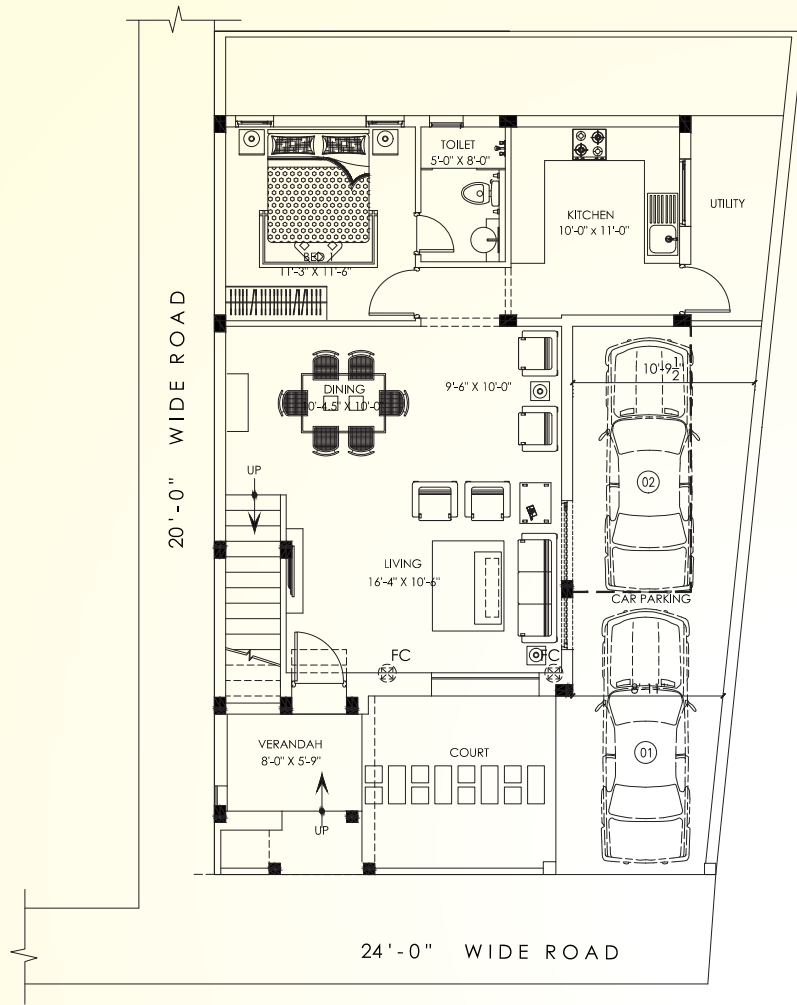


Second Floor Plan

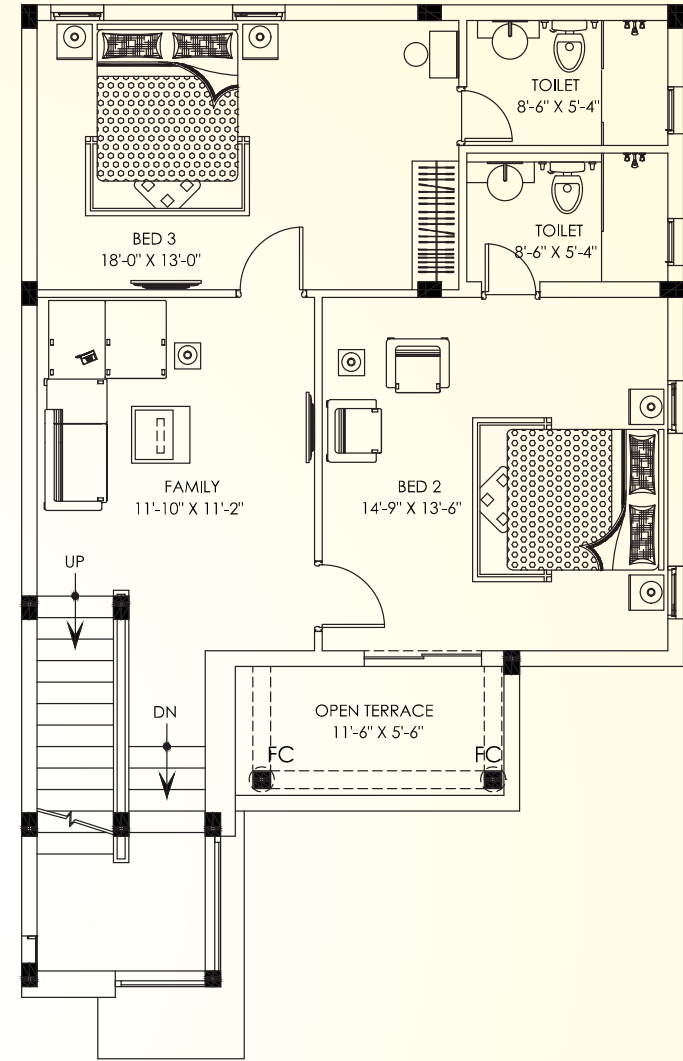
Villa - 1

Land area: 1922 sft
 Builtup Area: 2364 sft

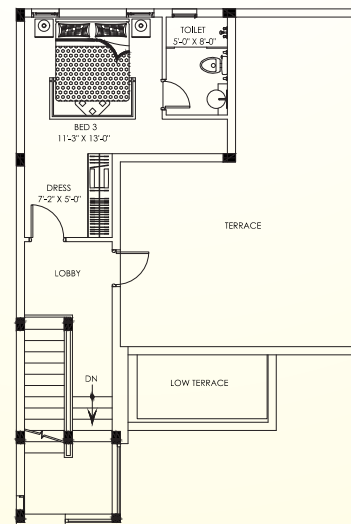




Ground Floor Plan



First Floor Plan

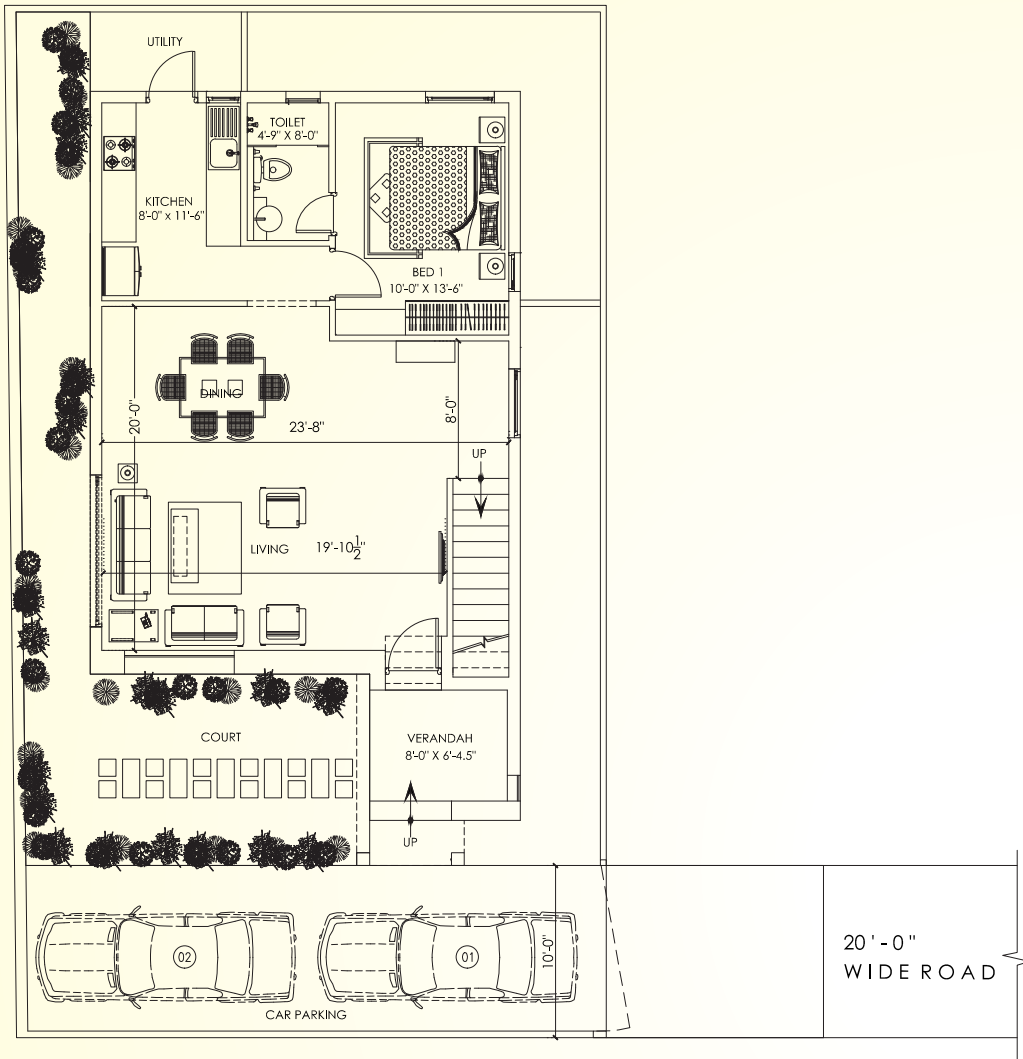


Second Floor Plan

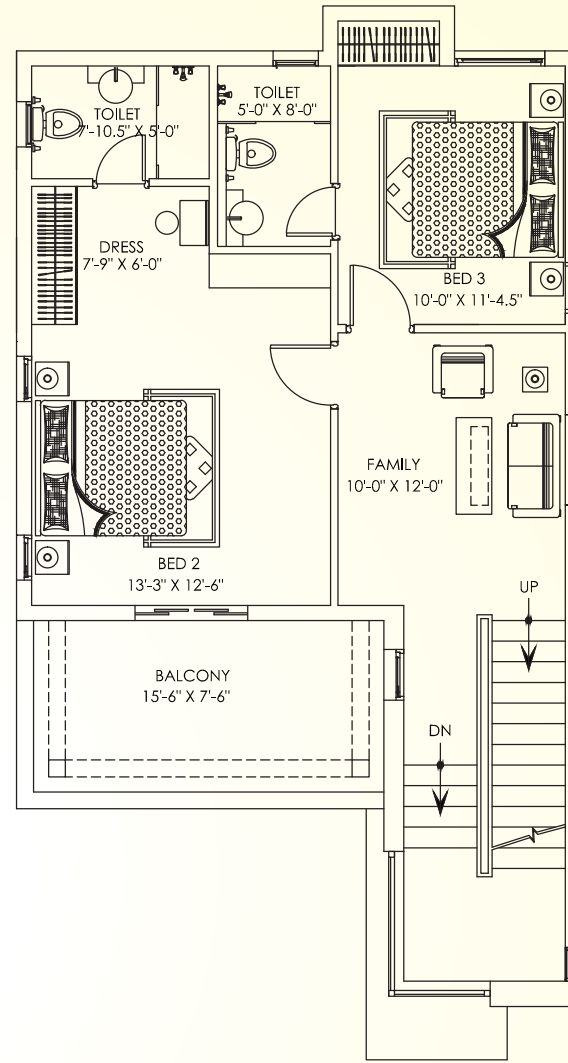
Villa - 2

Land area: 1665 sft
Builtup Area: 2543 sft

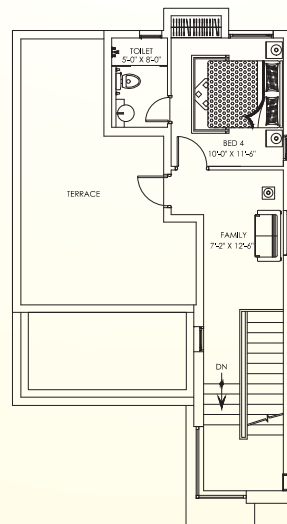




Ground Floor Plan



First Floor Plan

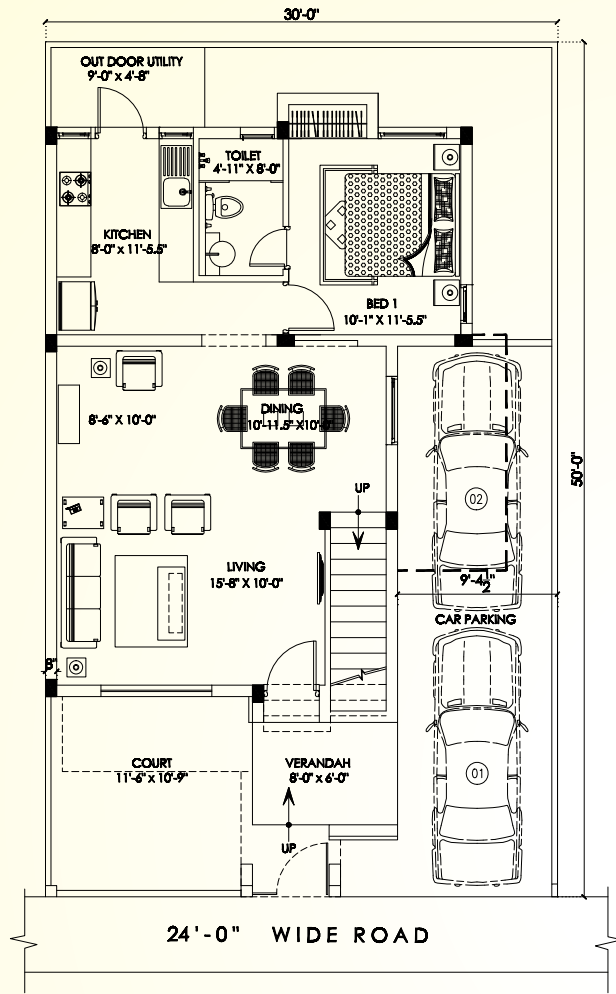


Second Floor Plan

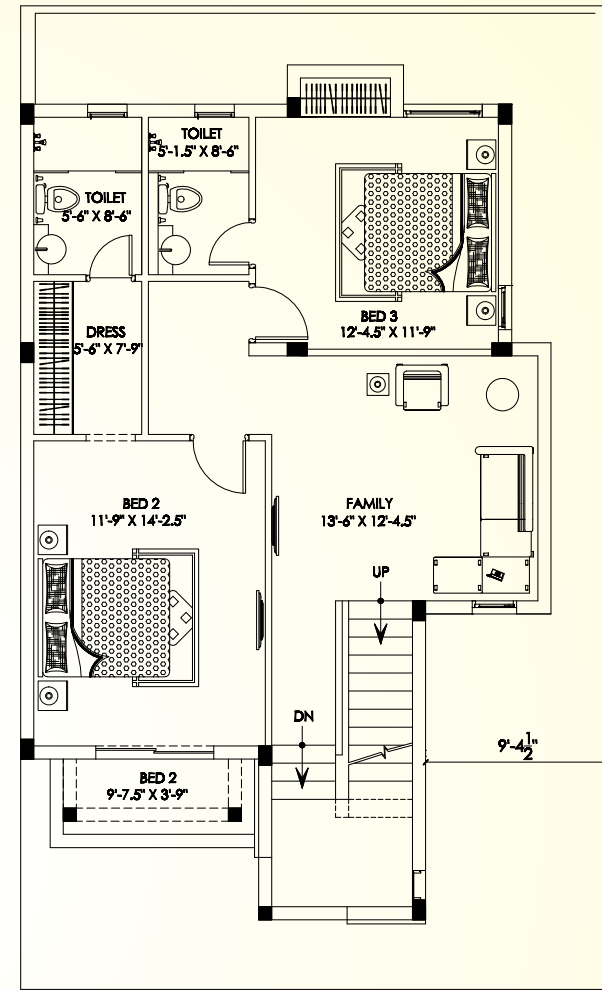
Villa - 5

Land area: 2129 sft
Builtup Area: 2396 sft

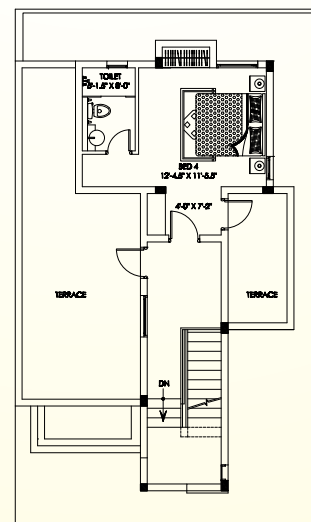




Ground Floor Plan



First Floor Plan

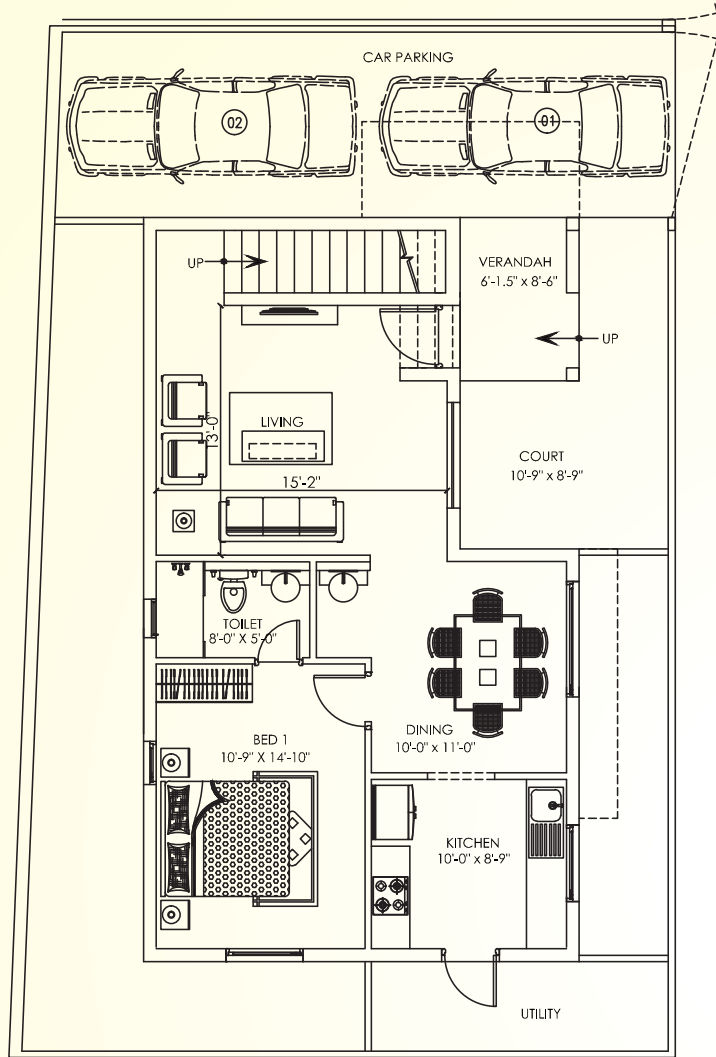


Second Floor Plan

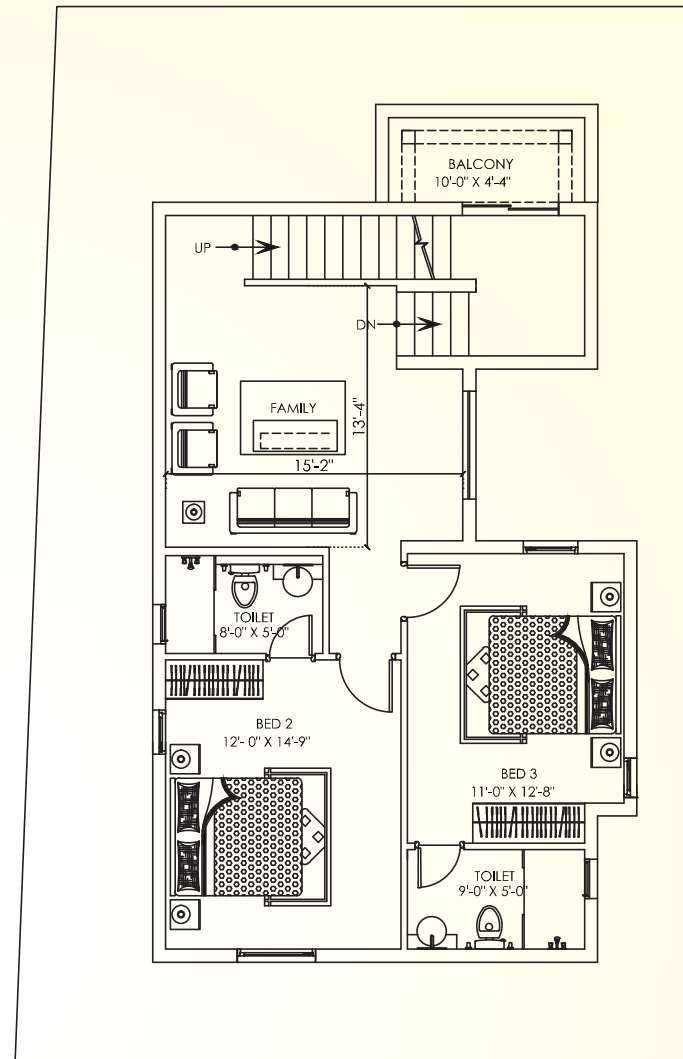
Villa - 6, 7, 8, 9, 17, 19, 20, 24, 25, 39, 40

Land area: 1560 sft
 Builtup Area: 2510 sft

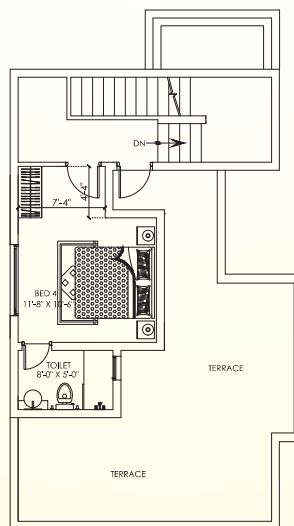




Ground Floor Plan



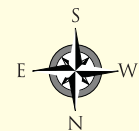
First Floor Plan

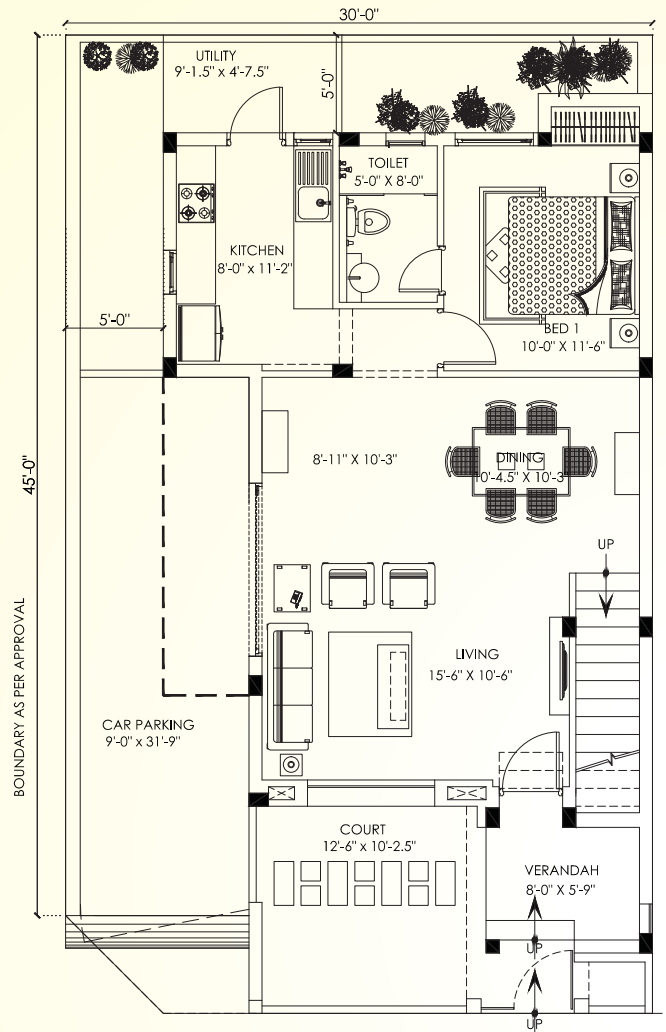


Second Floor Plan

Villa - 10

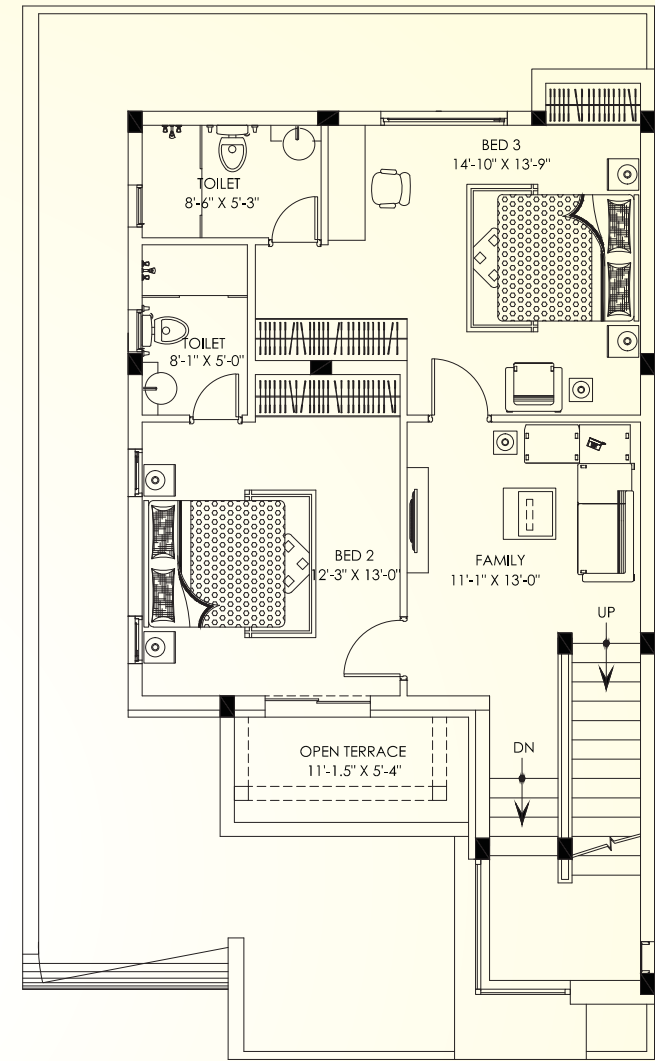
Land area: 1871.04 sft
Builtup Area: 2314 sft



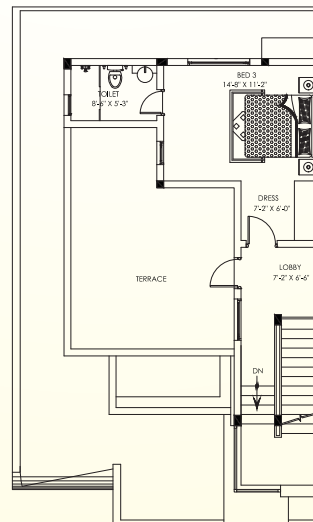


24'-0" WIDE ROAD

Ground Floor Plan



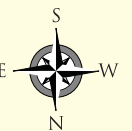
First Floor Plan

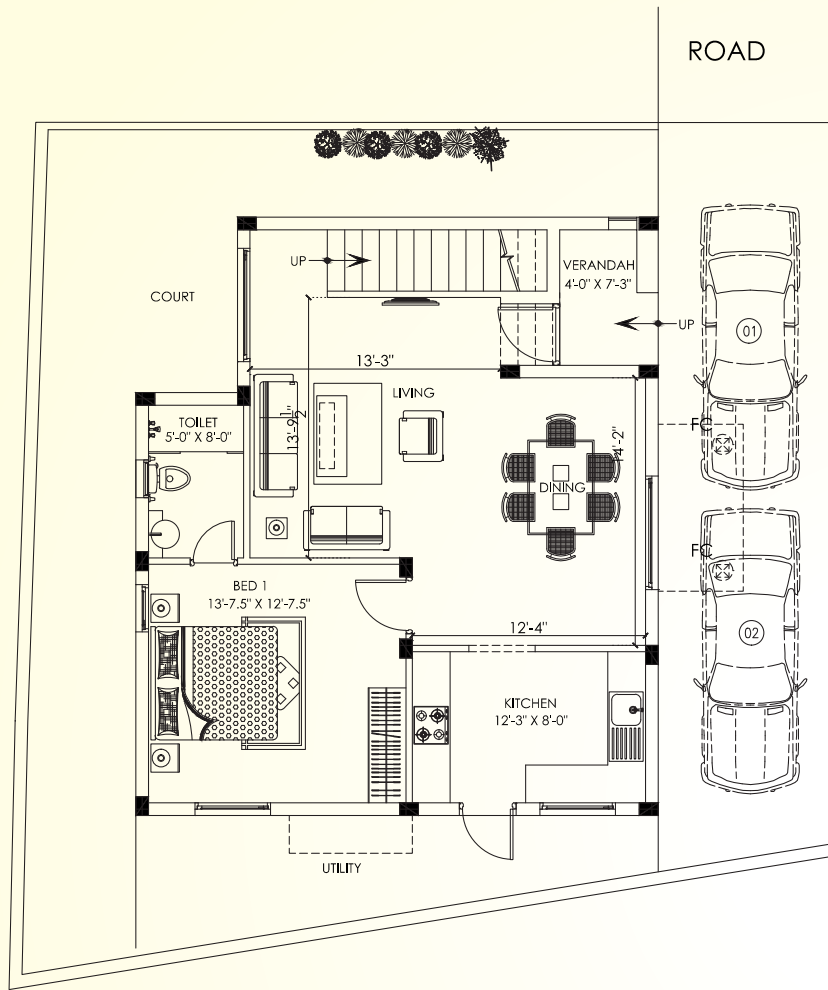


Second Floor Plan

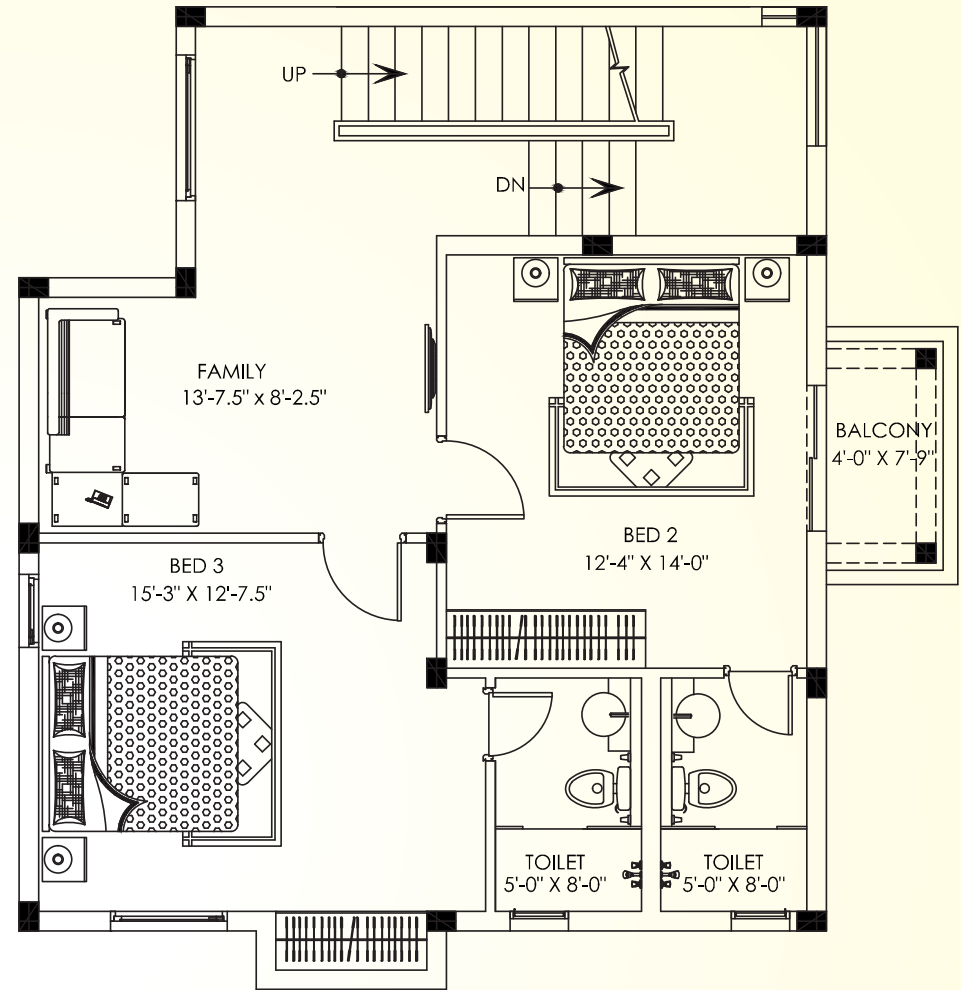
Villa - 14

Land area: 1549 sft
Builtup Area: 2420 sft

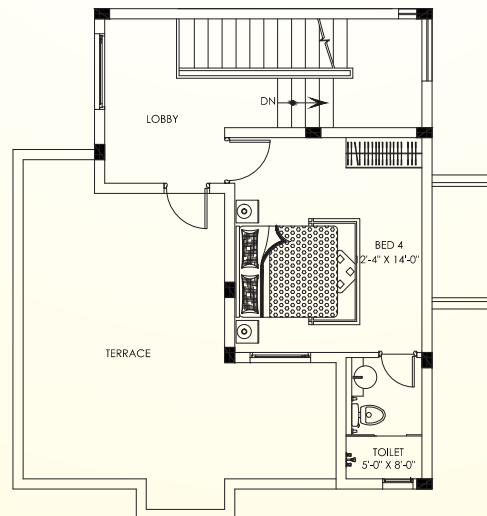




Ground Floor Plan



First Floor Plan

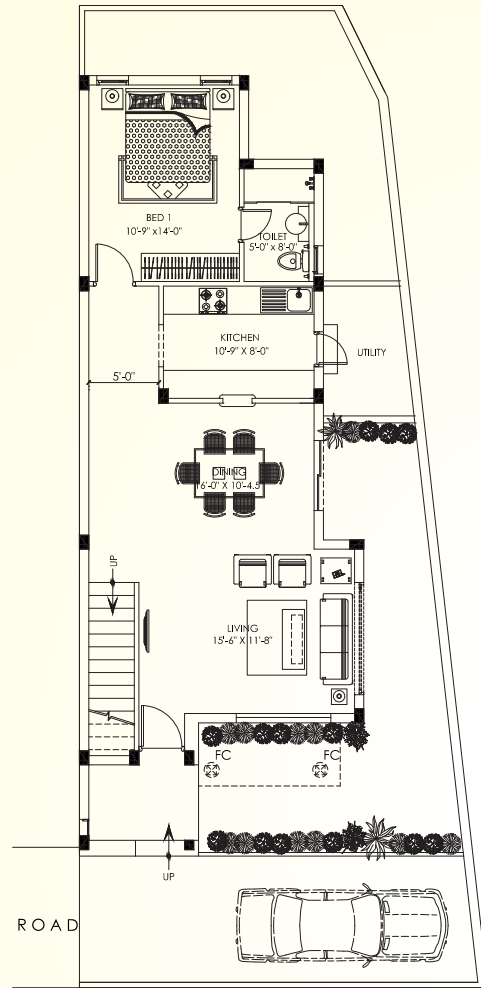


Second Floor Plan

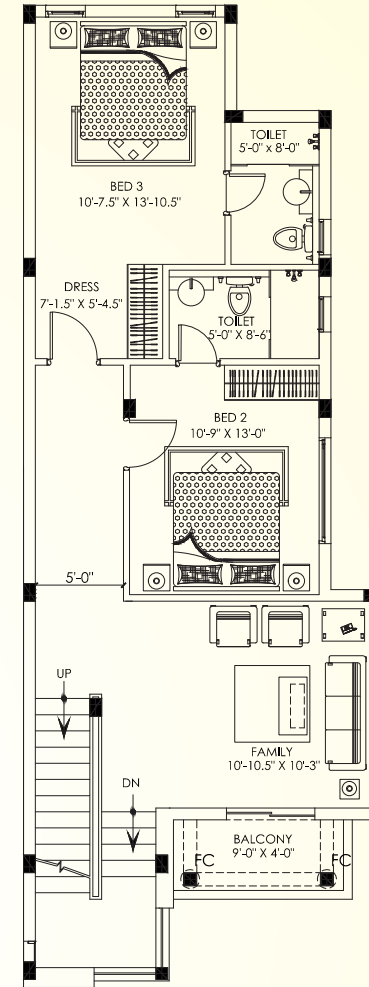
Villa - 18

Land area: 1883 sft
Builtup Area: 2310 sft

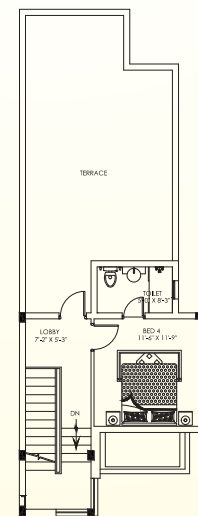




Ground Floor Plan



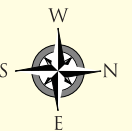
First Floor Plan

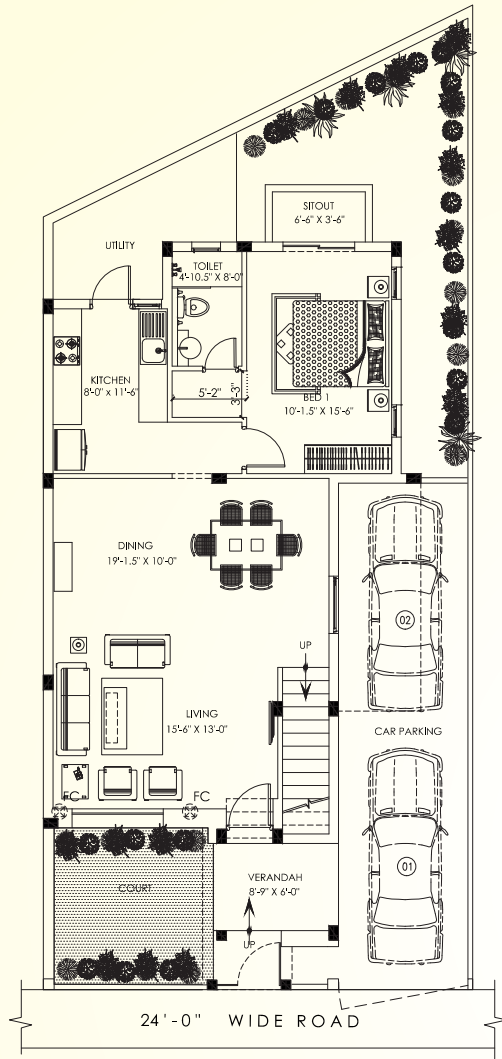


Second Floor Plan

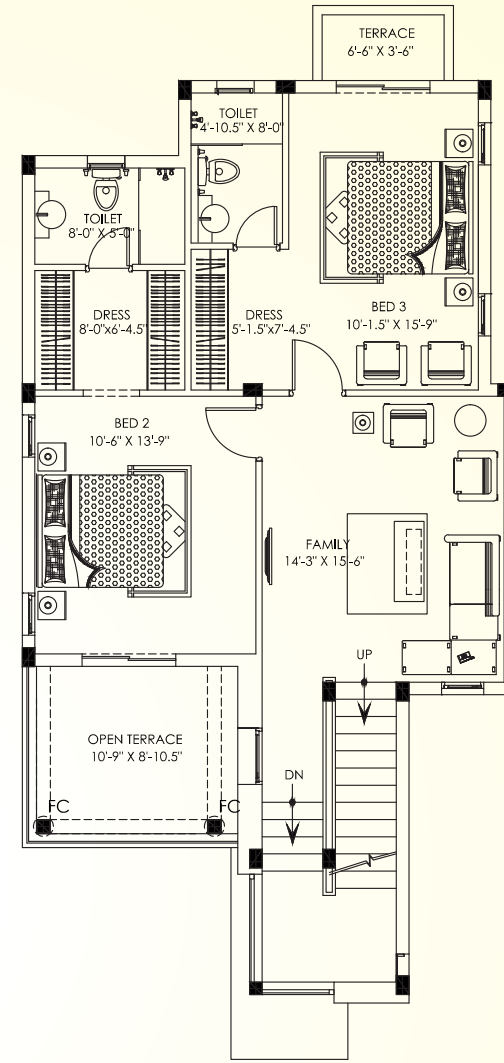
Villa - 23

Land area: 1821 sft
Builtup Area: 2336 sft

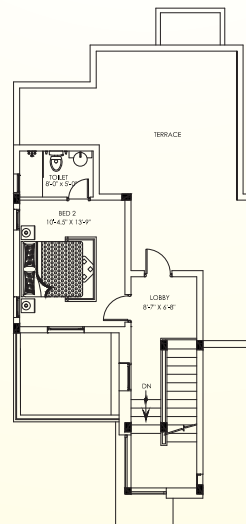




Ground Floor Plan



First Floor Plan

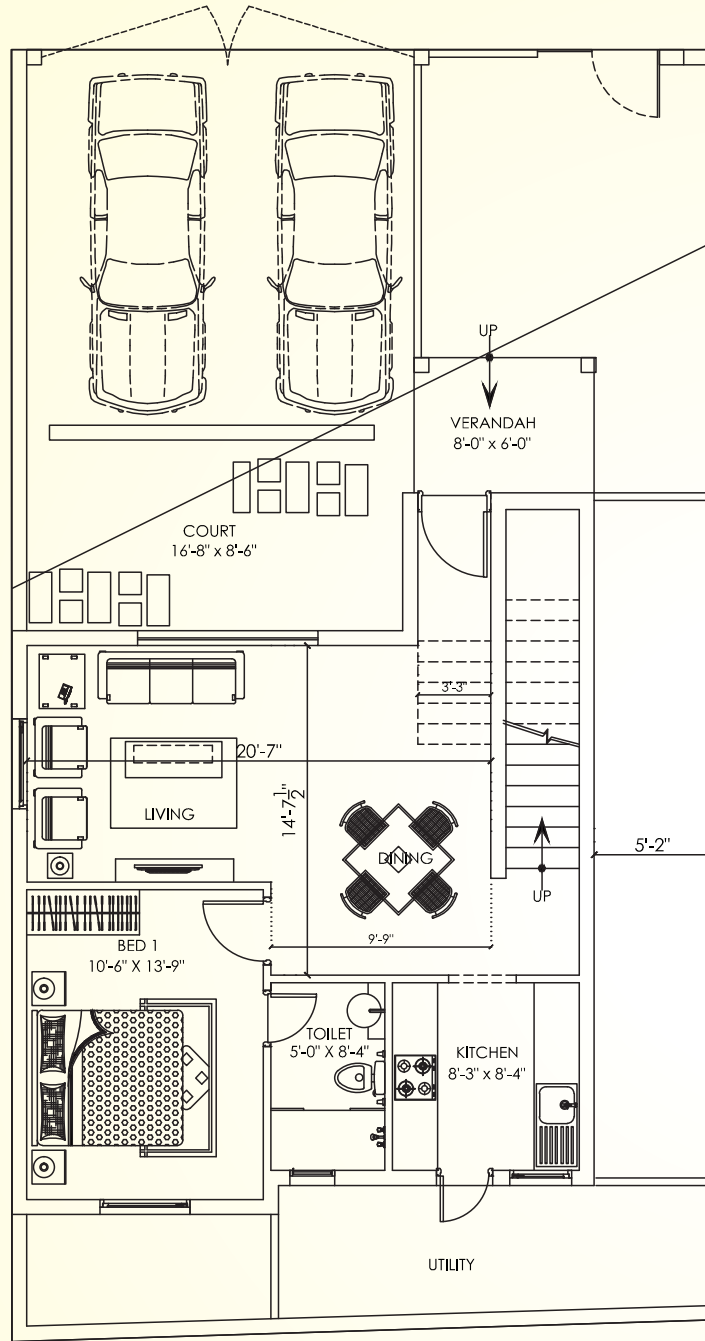


Second Floor Plan

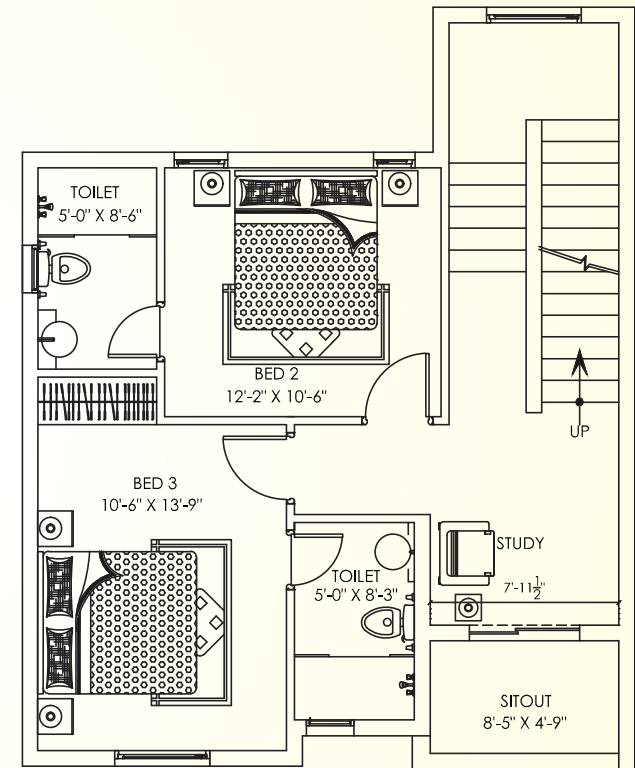
Villa - 26

Land area: 1903.65 sft
Builtup Area: 2662 sft





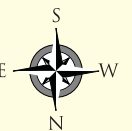
Ground Floor Plan

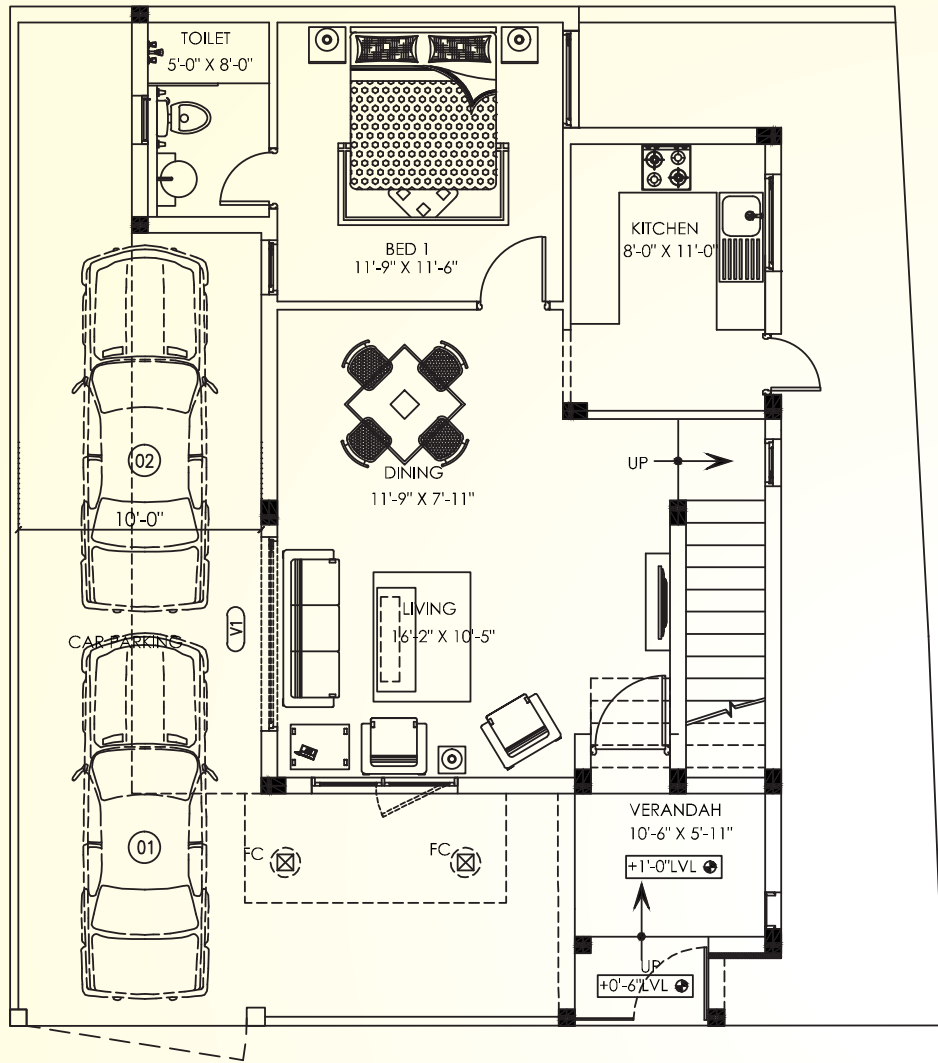


First Floor Plan

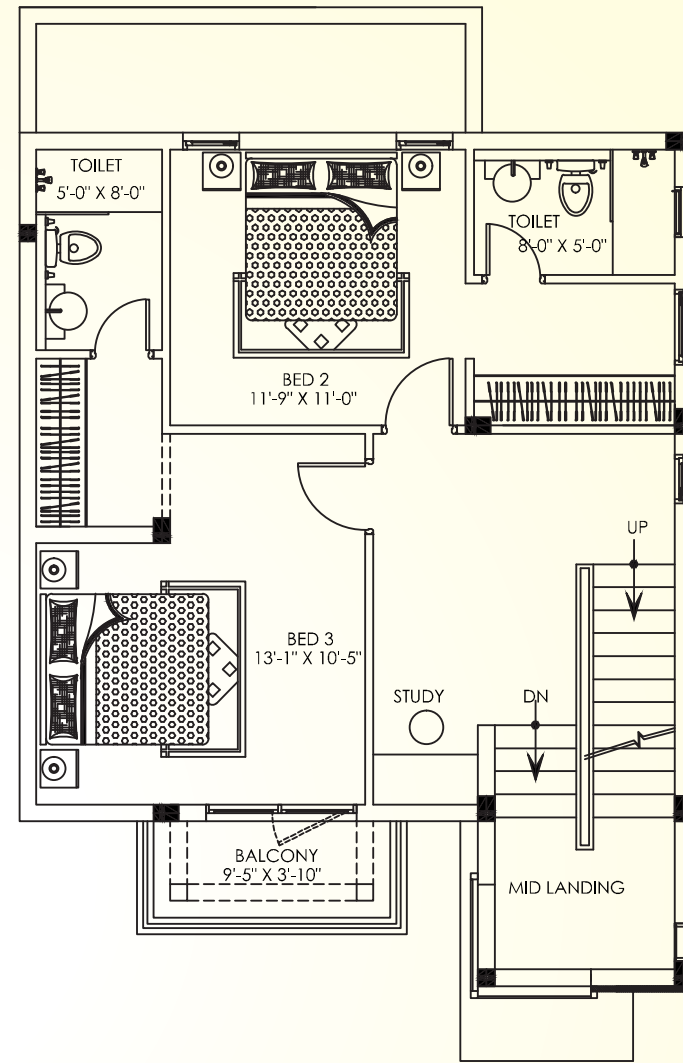
Villa - 28

Land area: 1826 sft
Builtup Area: 1961 sft

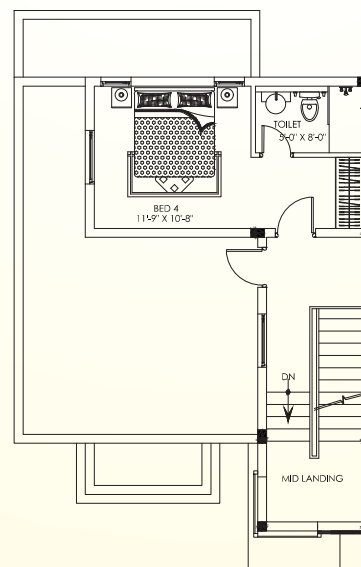




Ground Floor Plan



First Floor Plan

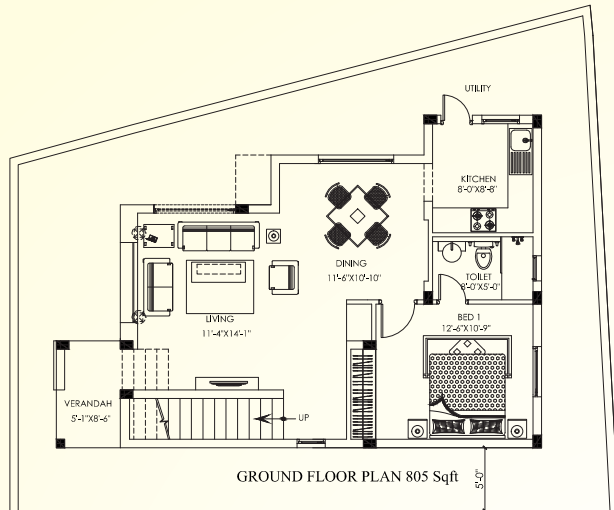


Second Floor Plan

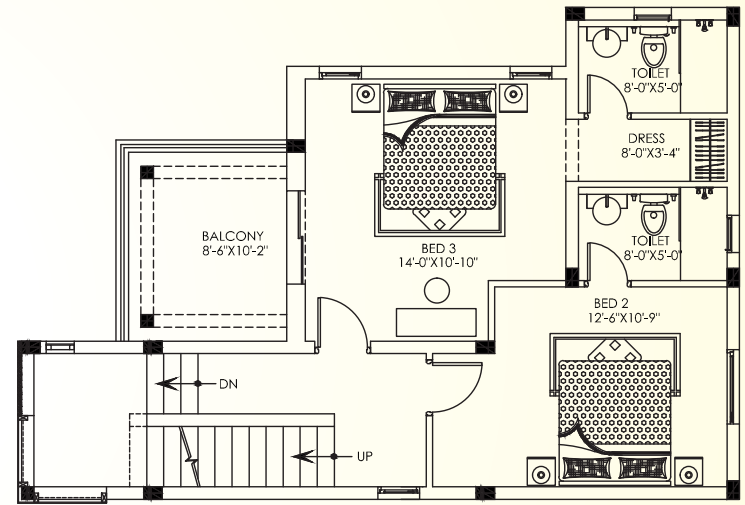
Villa - 30

Land area: 1638 sft
Builtup Area: 2306 sft

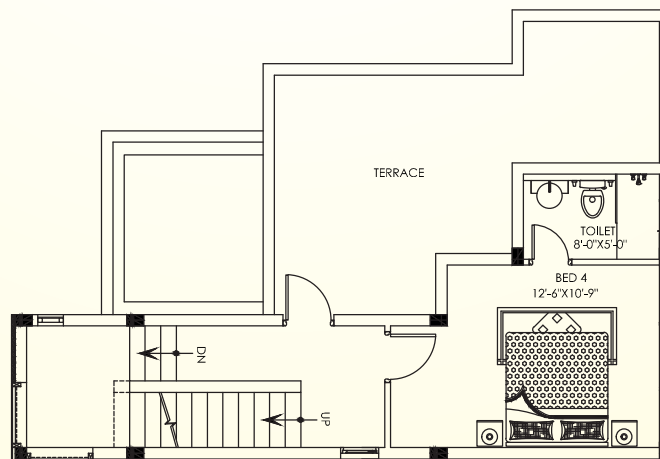




Ground Floor Plan



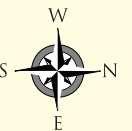
First Floor Plan

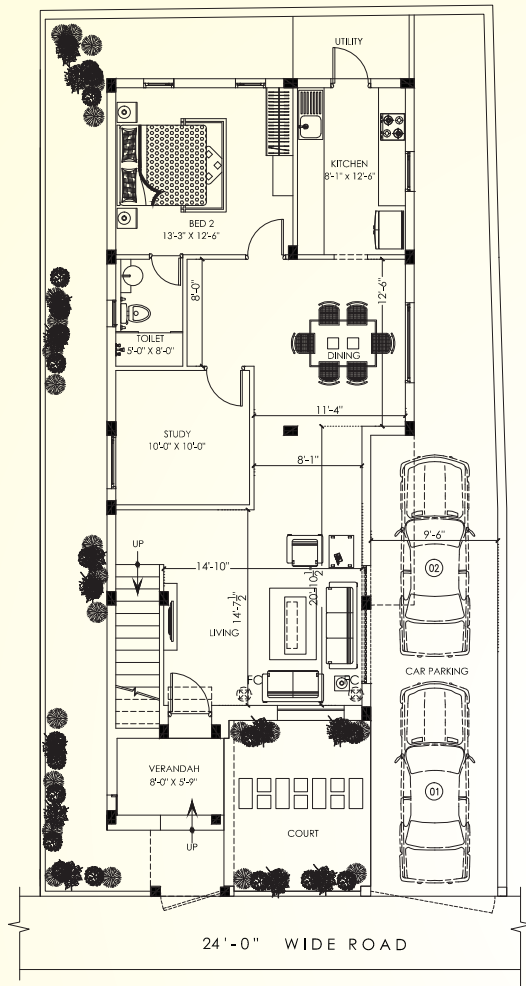


Second Floor Plan

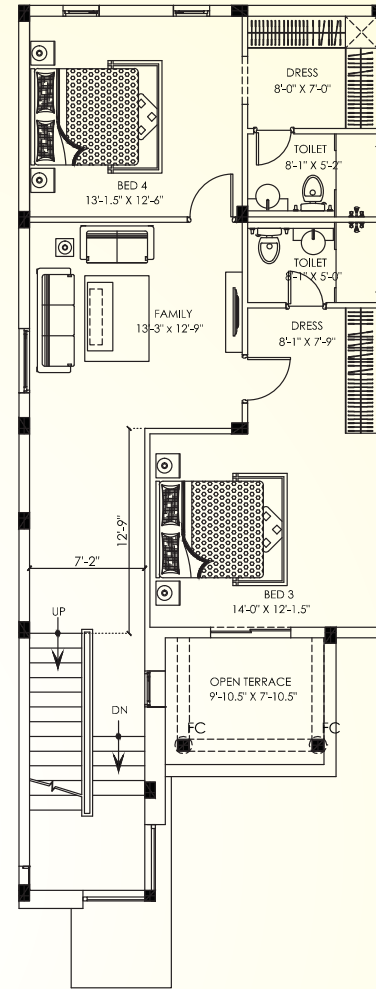
Villa - 31

Land area: 2190 sft
 Builtup Area: 2118 sft

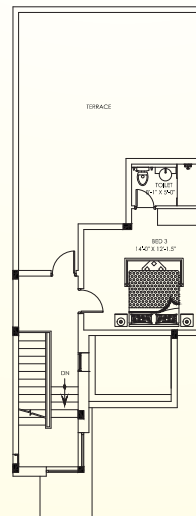




Ground Floor Plan



First Floor Plan

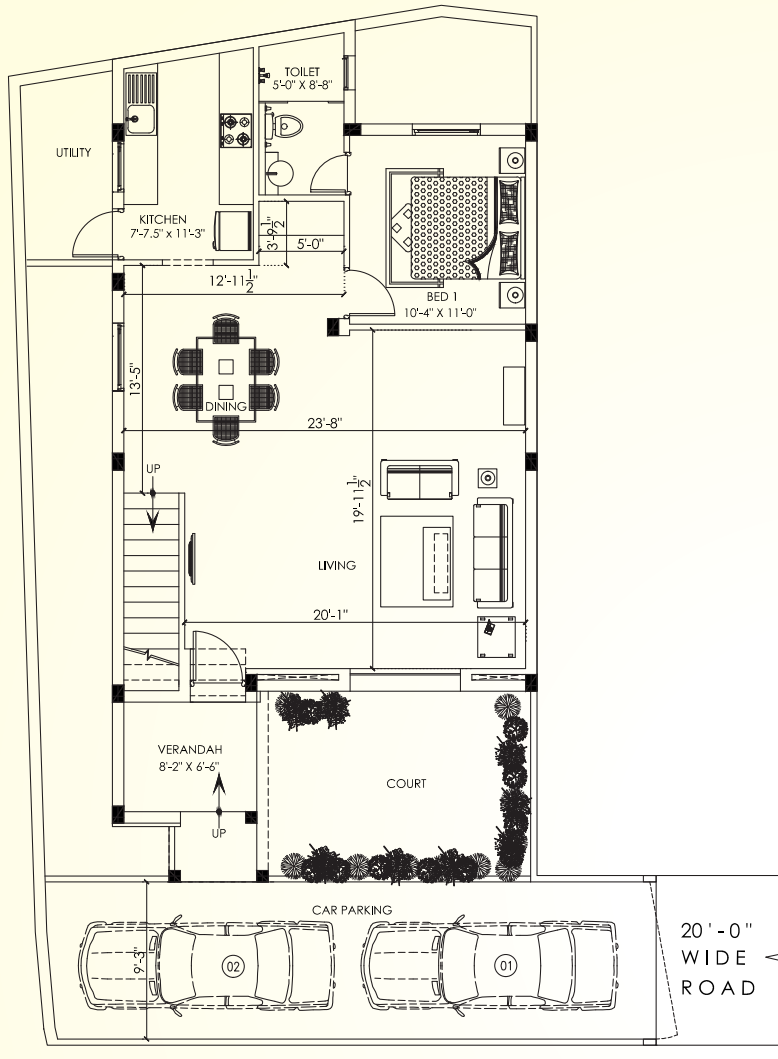


Second Floor Plan

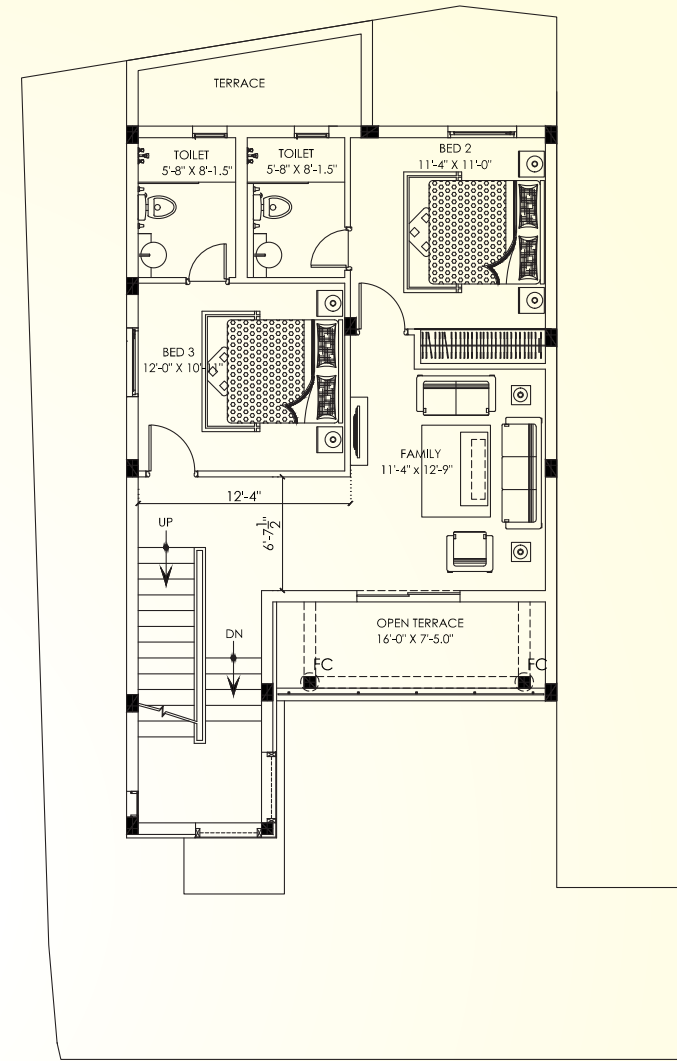
Villa - 37

Land area: 2303 sft
 Builtup Area: 2862 sft

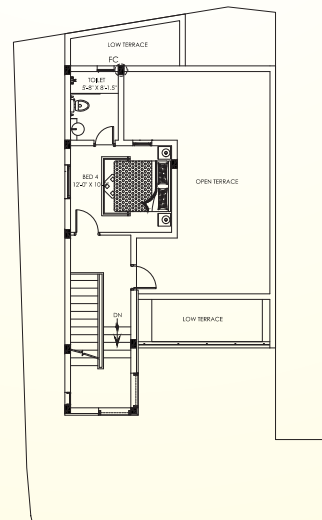




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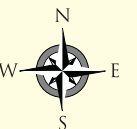
First Floor Plan

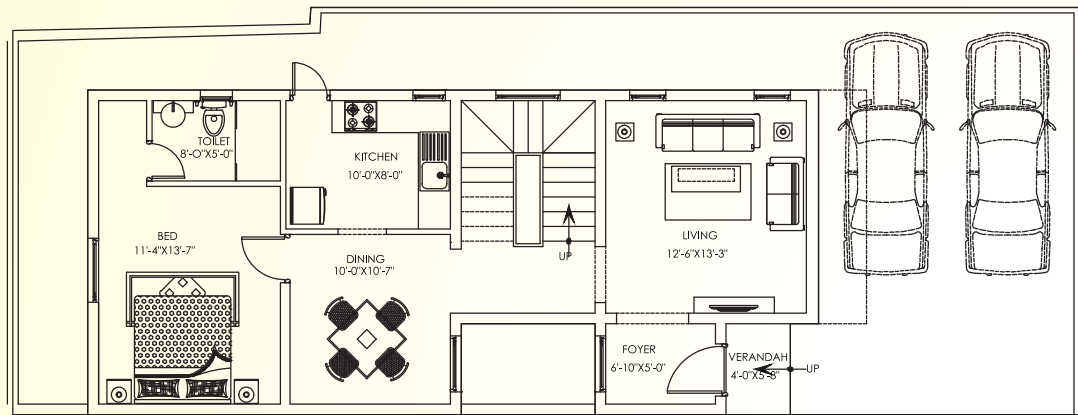


Second Floor Plan

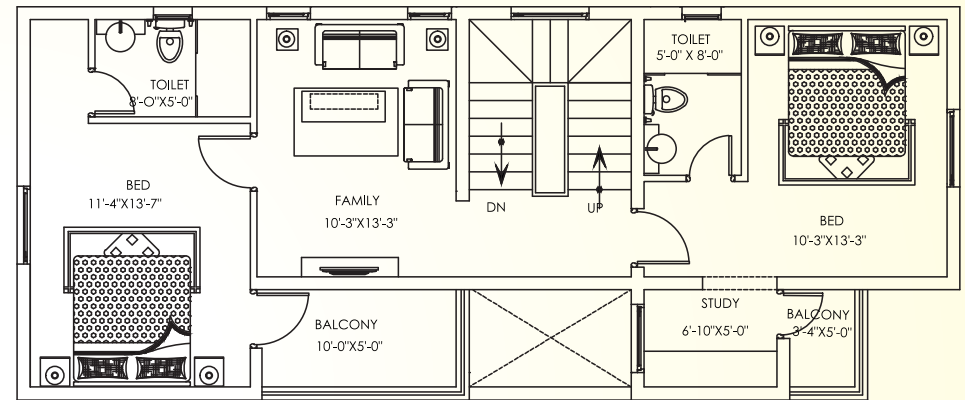
Villa - 41

Land area: 1824.62 sft
Builtup Area: 2357 sft

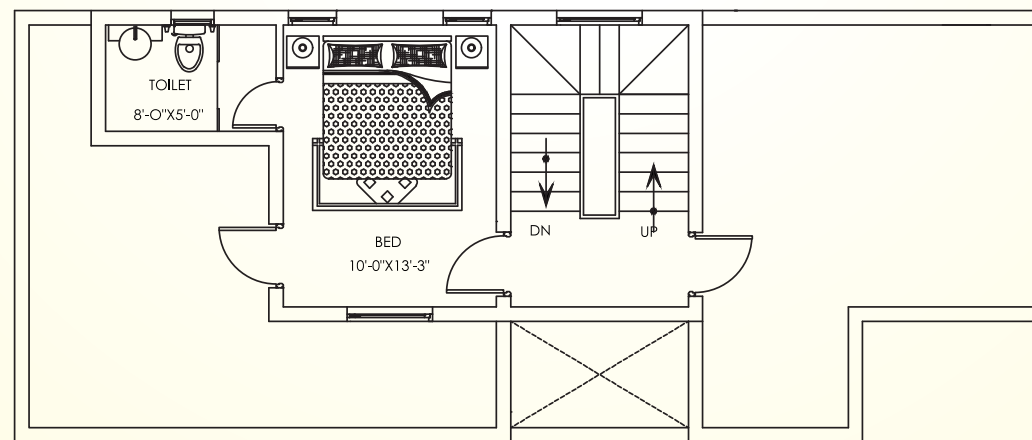




Ground Floor Plan



First Floor Plan

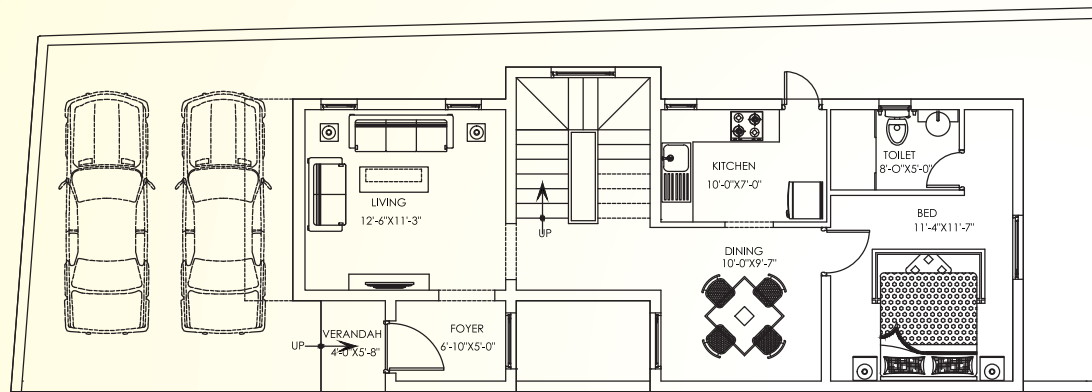


Second Floor Plan

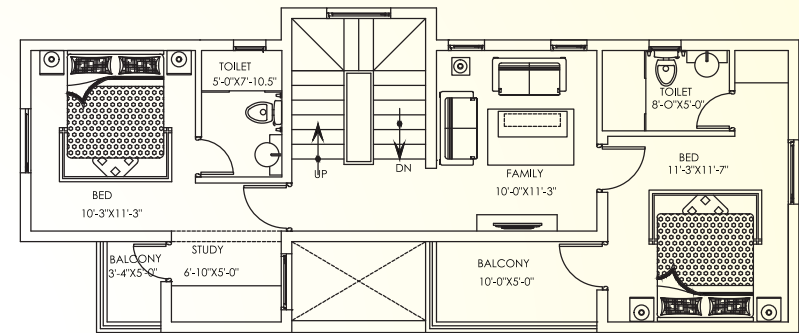
Villa - 44

Land area: 1734 sft
Builtup Area: 2253 sft

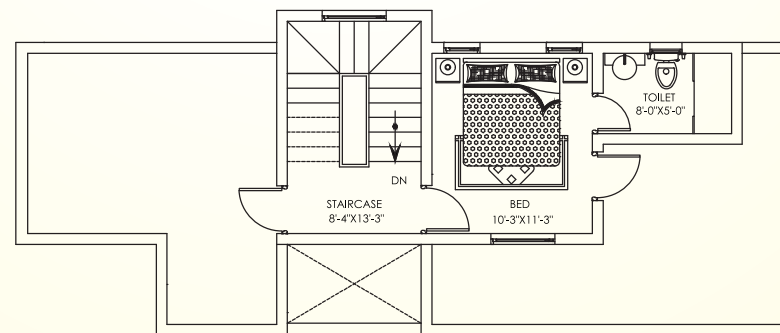




Ground Floor Plan



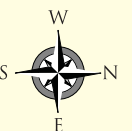
First Floor Plan

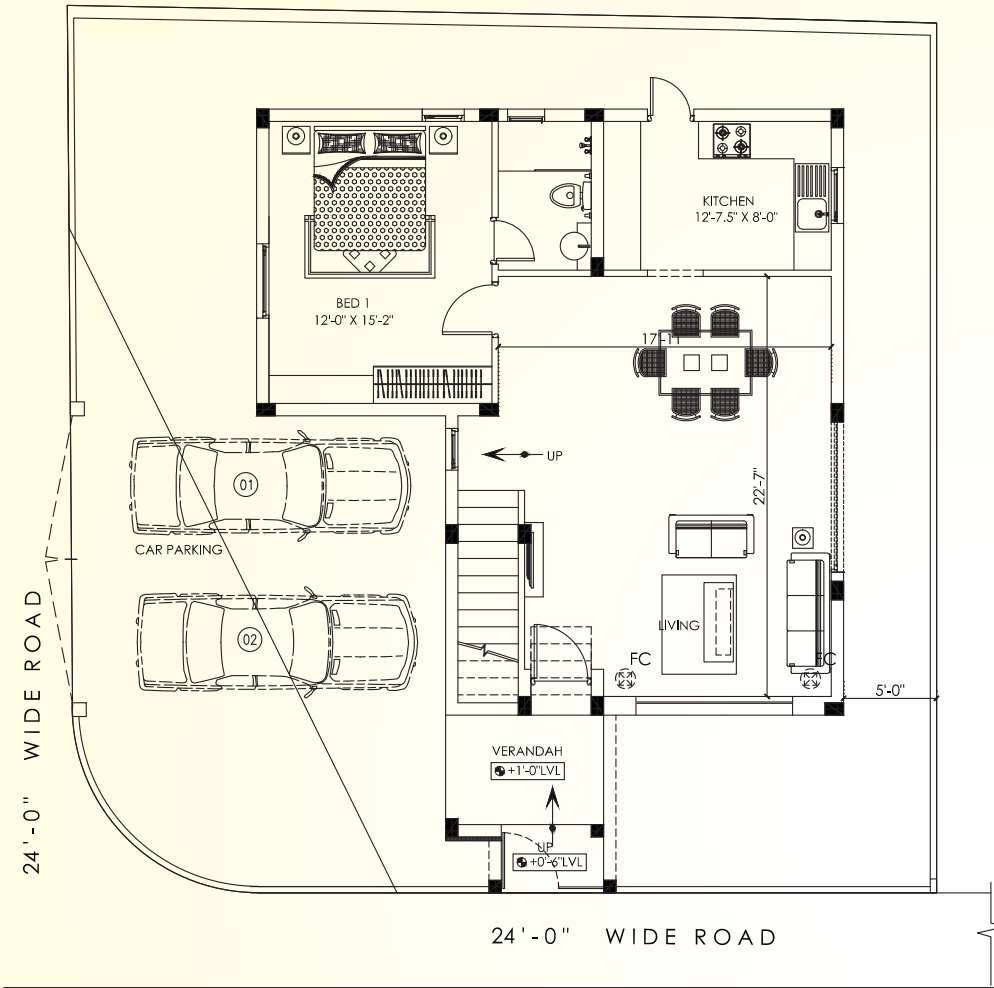


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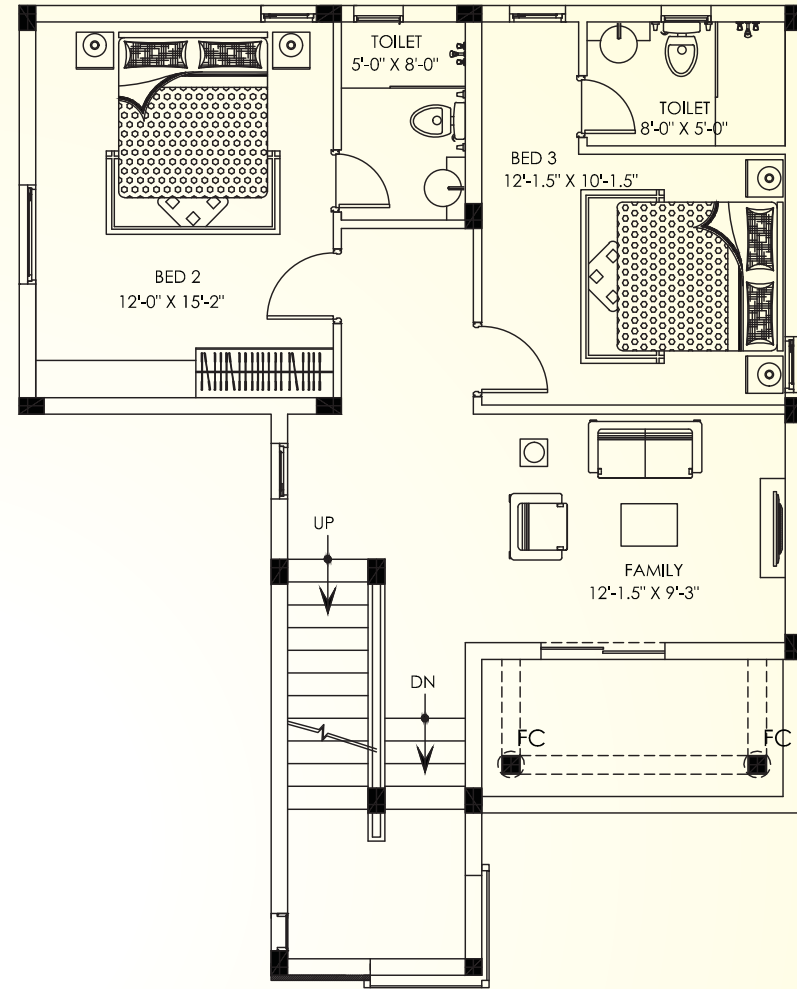
Villa - 45

Land area: 1613 sft
Builtup Area: 2078 sft

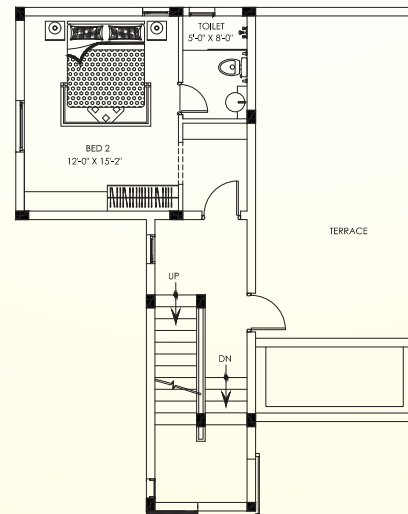




Ground Floor Plan



First Floor Plan

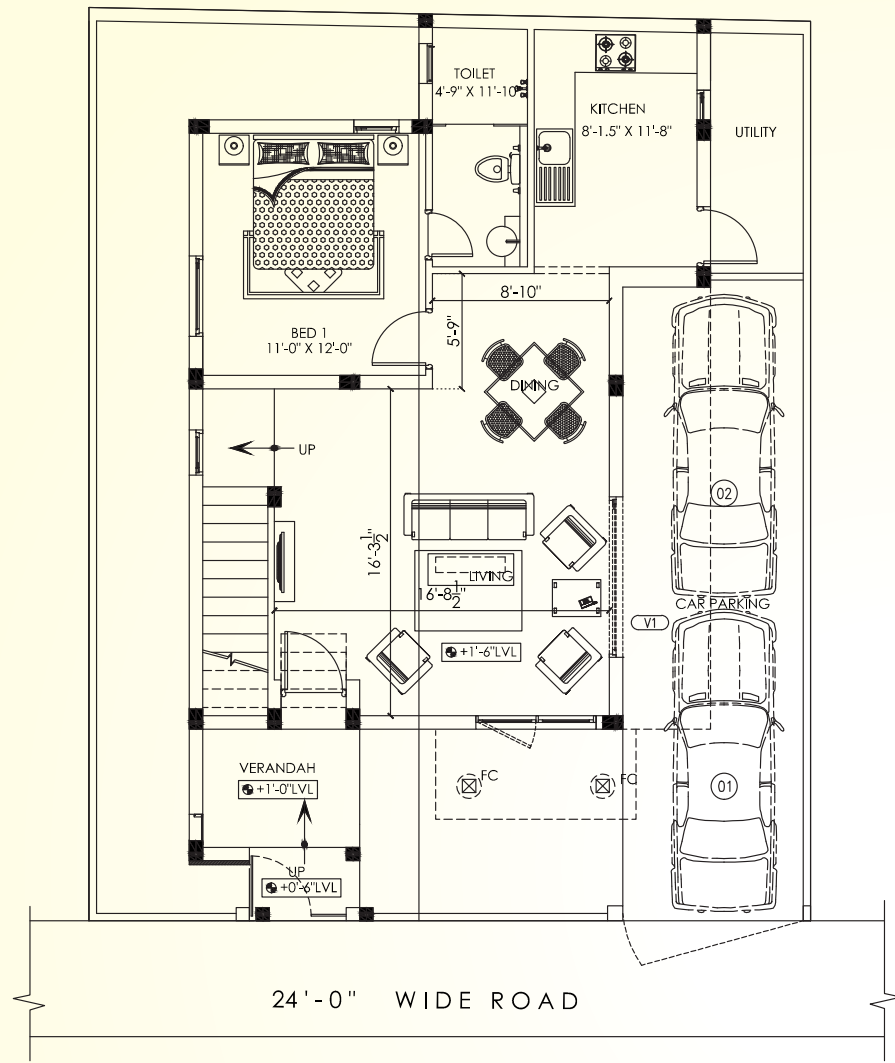


Second Floor Plan

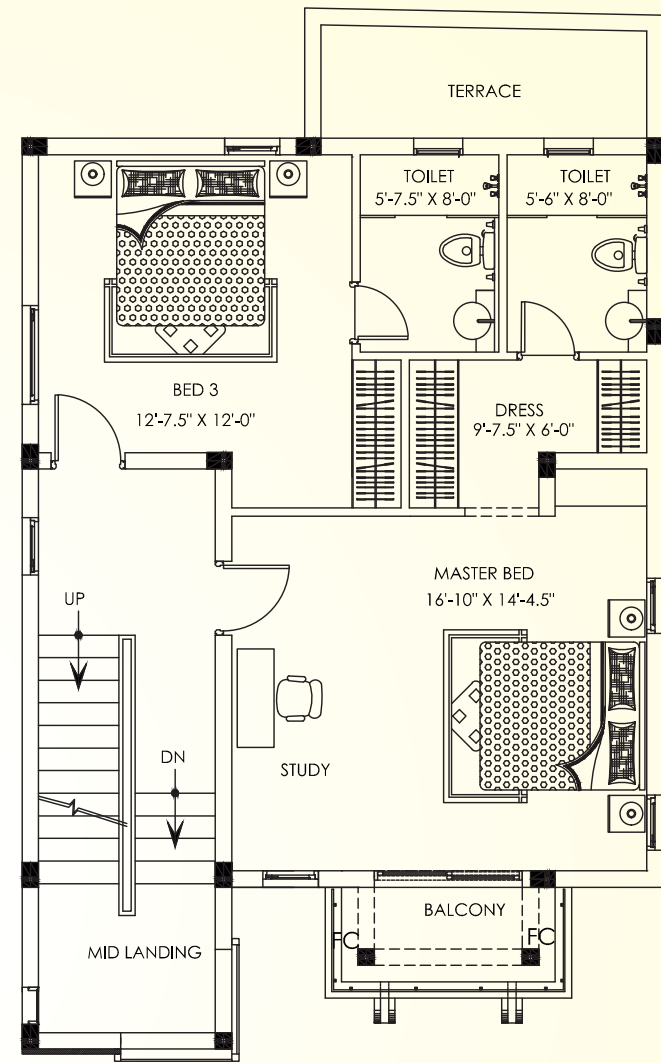
Villa - 46

Land area: 2244 sft
 Builtup Area: 2429 sft

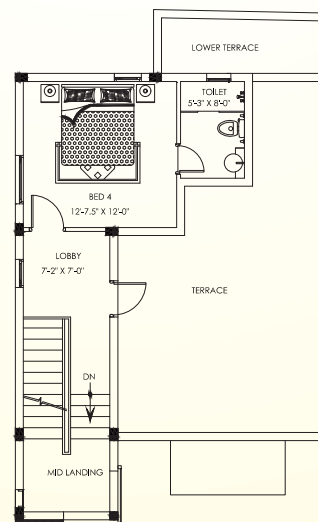




Ground Floor Plan



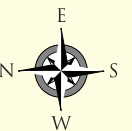
First Floor Plan

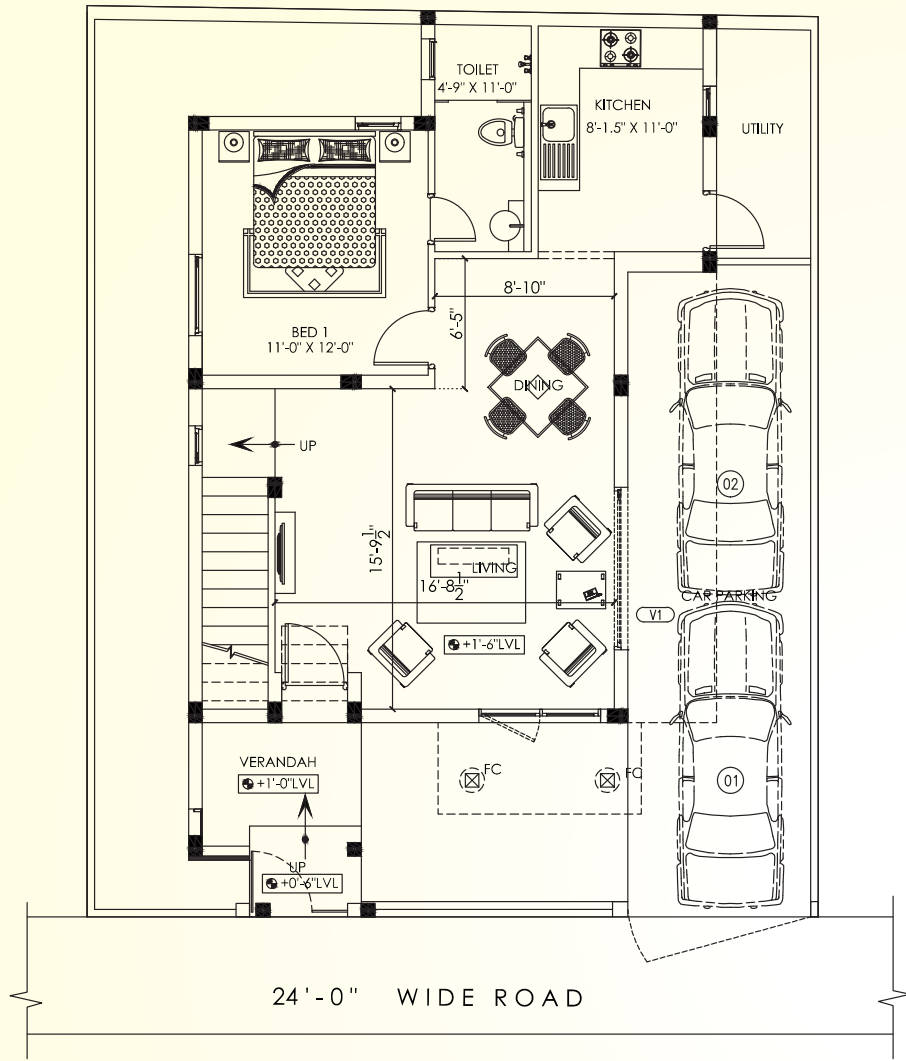


Second Floor Plan

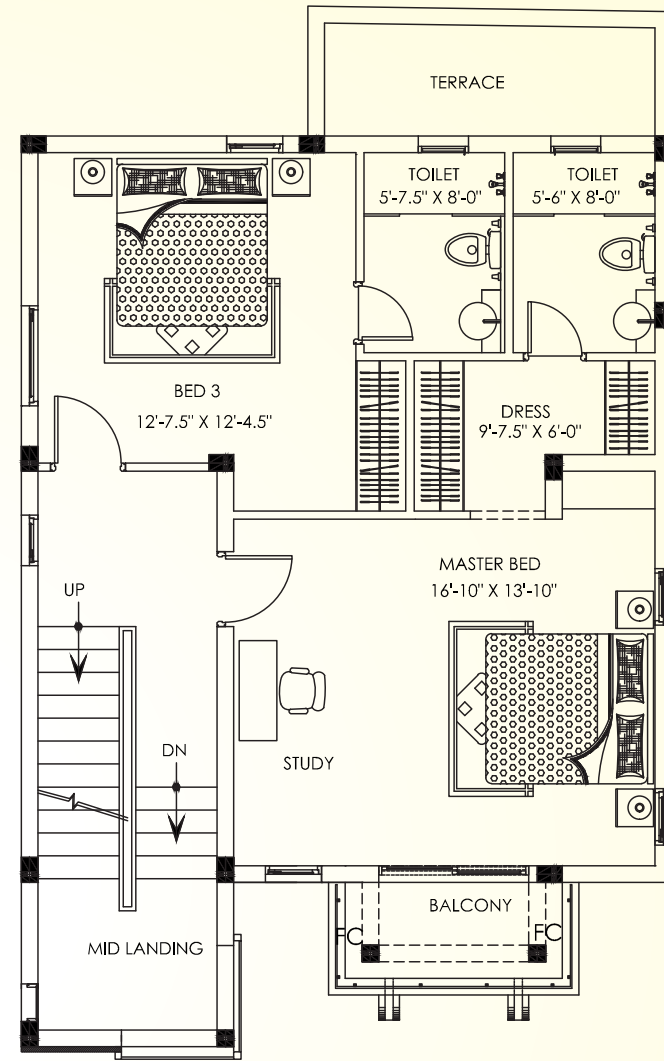
Villa - 49

Land area: 1691 sft
Builtup Area: 2421 sft

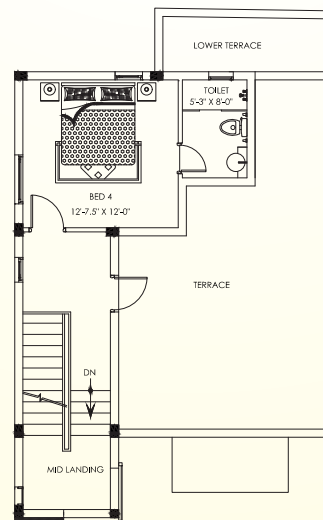




Ground Floor Plan



First Floor Plan

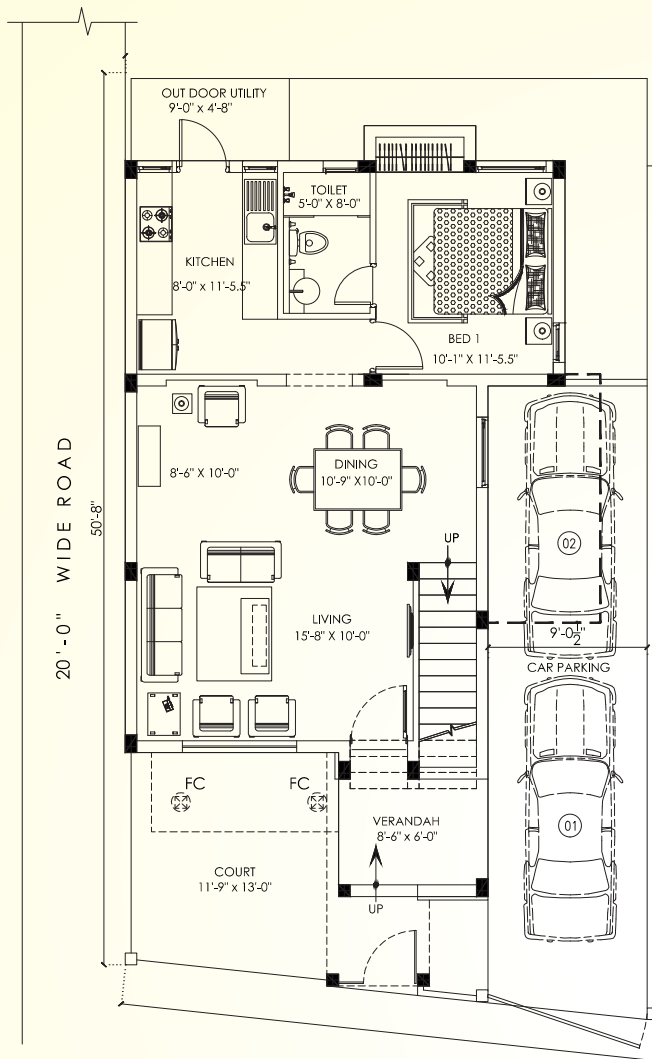


Second Floor Plan

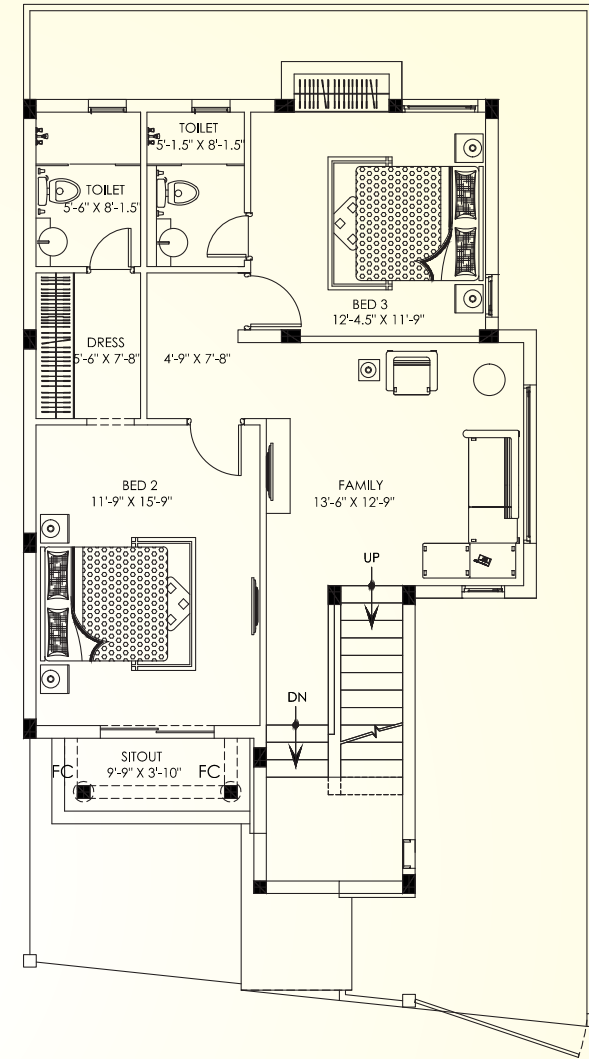
Villa - 50

Land area: 1669 sft
Builtup Area: 2388 sft

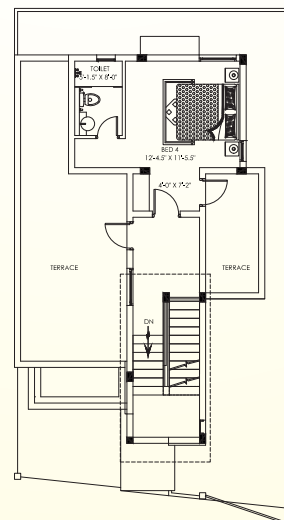




Ground Floor Plan



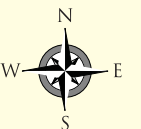
First Floor Plan

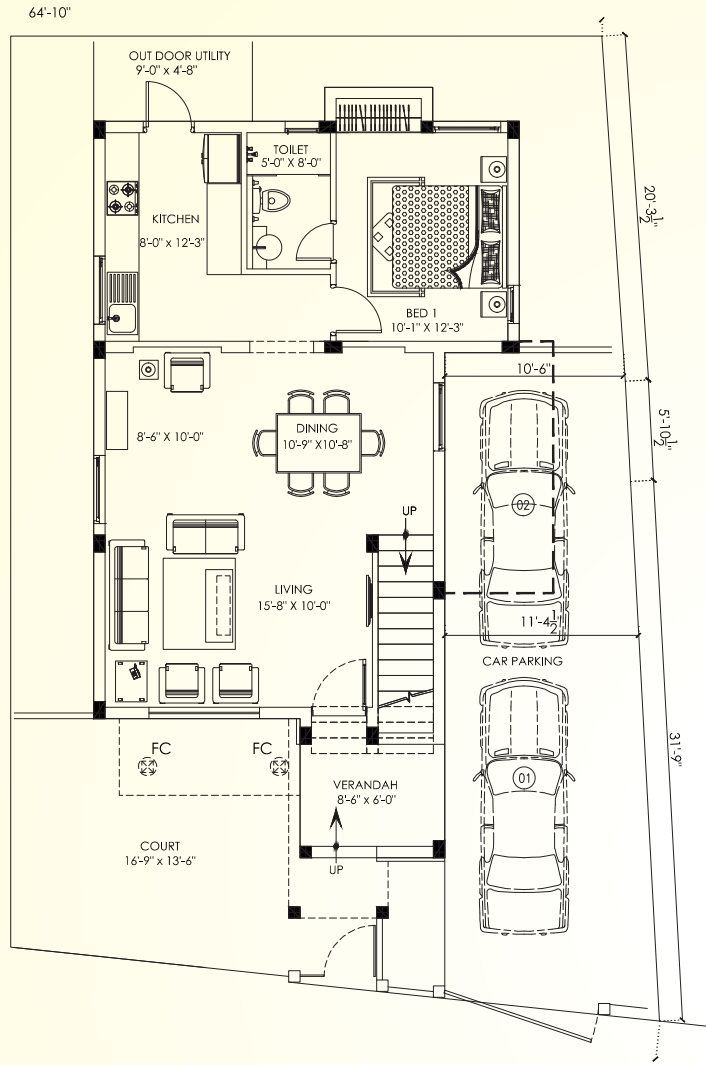


Second Floor Plan

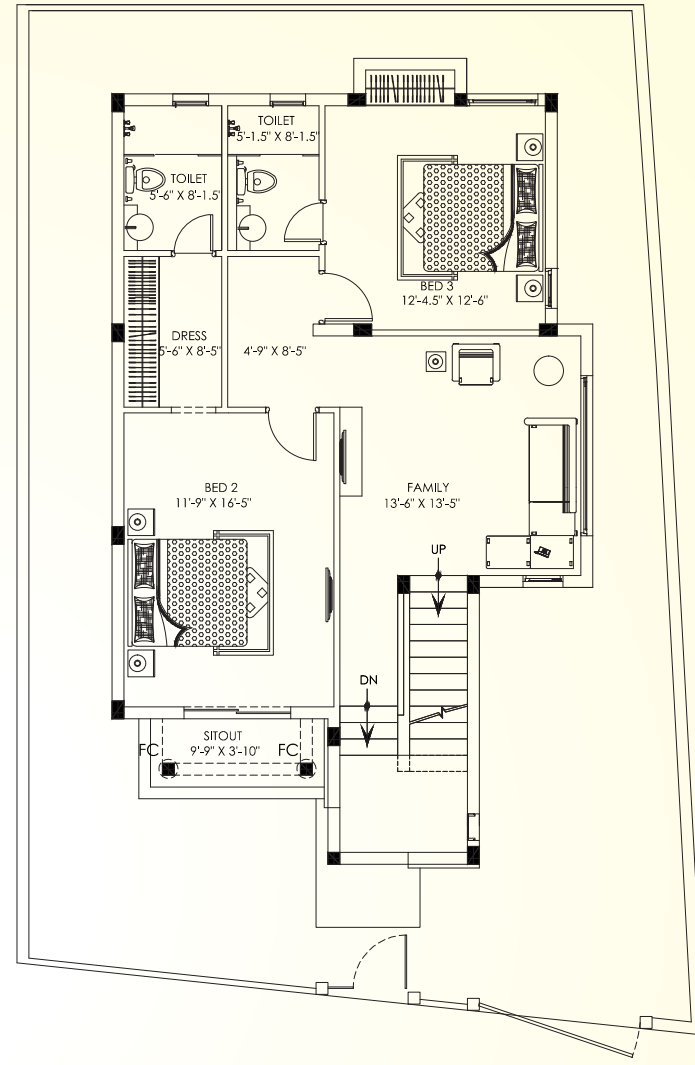
Villa - 57

Land area: 1638 sft
Builtup Area: 2525 sft

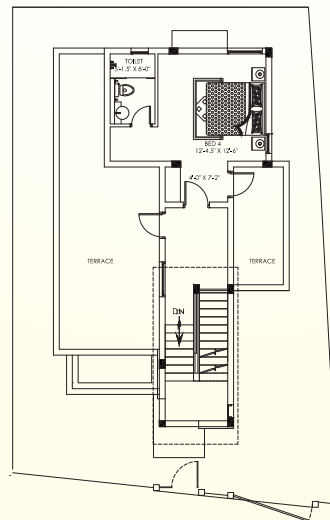




Ground Floor Plan



First Floor Plan



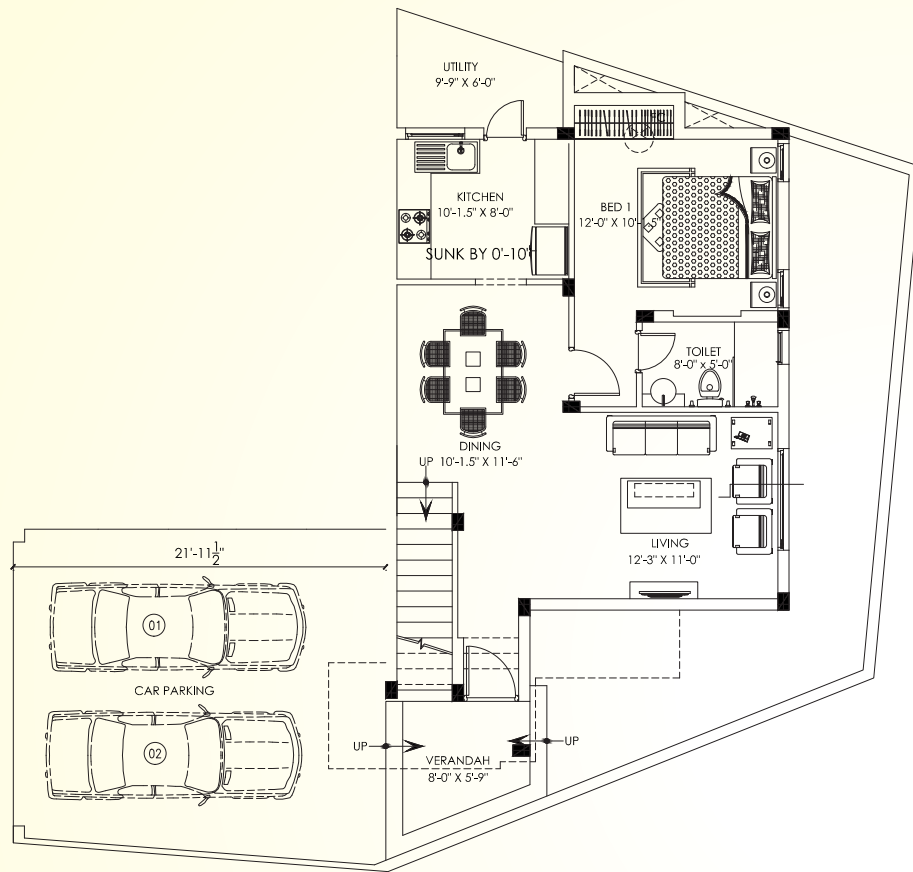
Second Floor Plan

Villa - 58

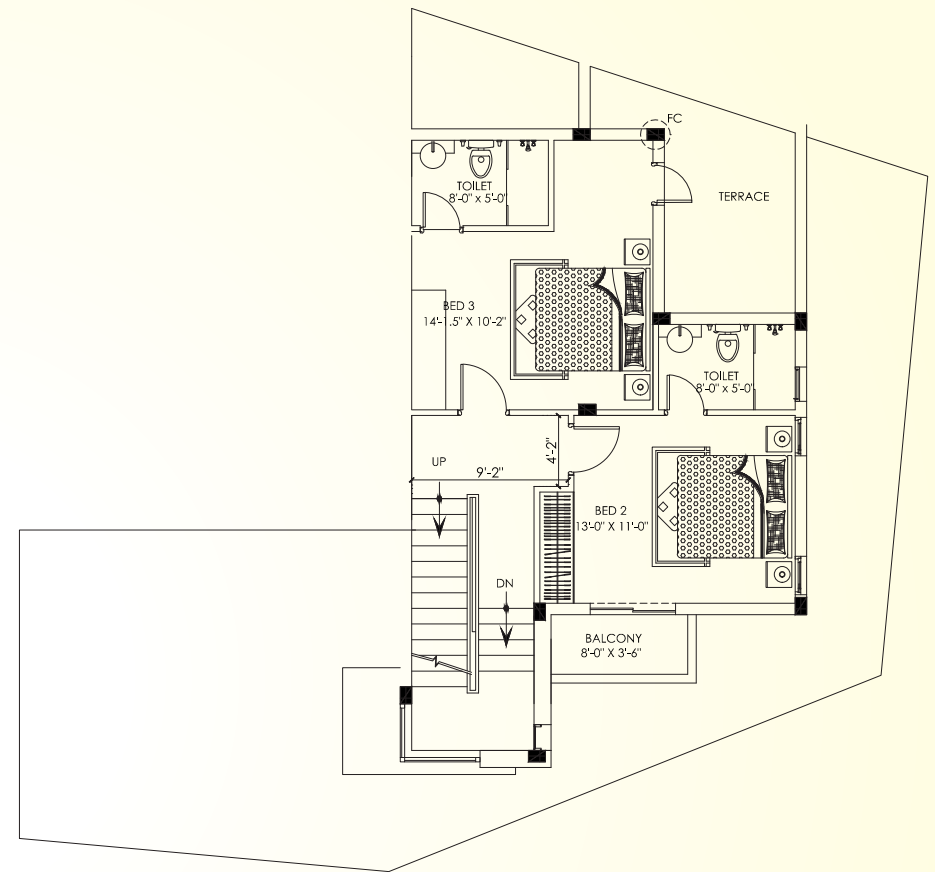
Land area: 2136 sft
Builtup Area: 2613 sft



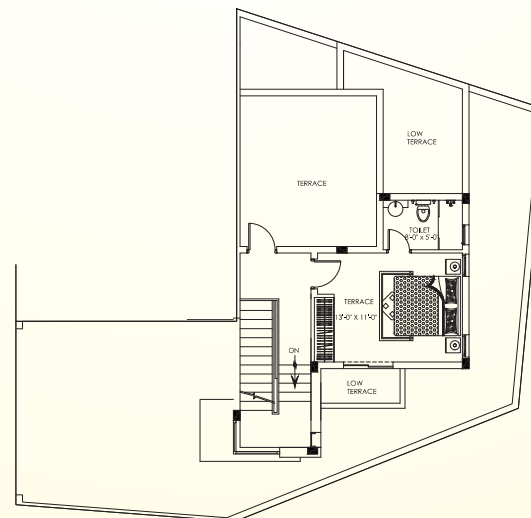
20' - 0"
WIDE
ROAD



Ground Floor Plan



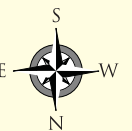
First Floor Plan

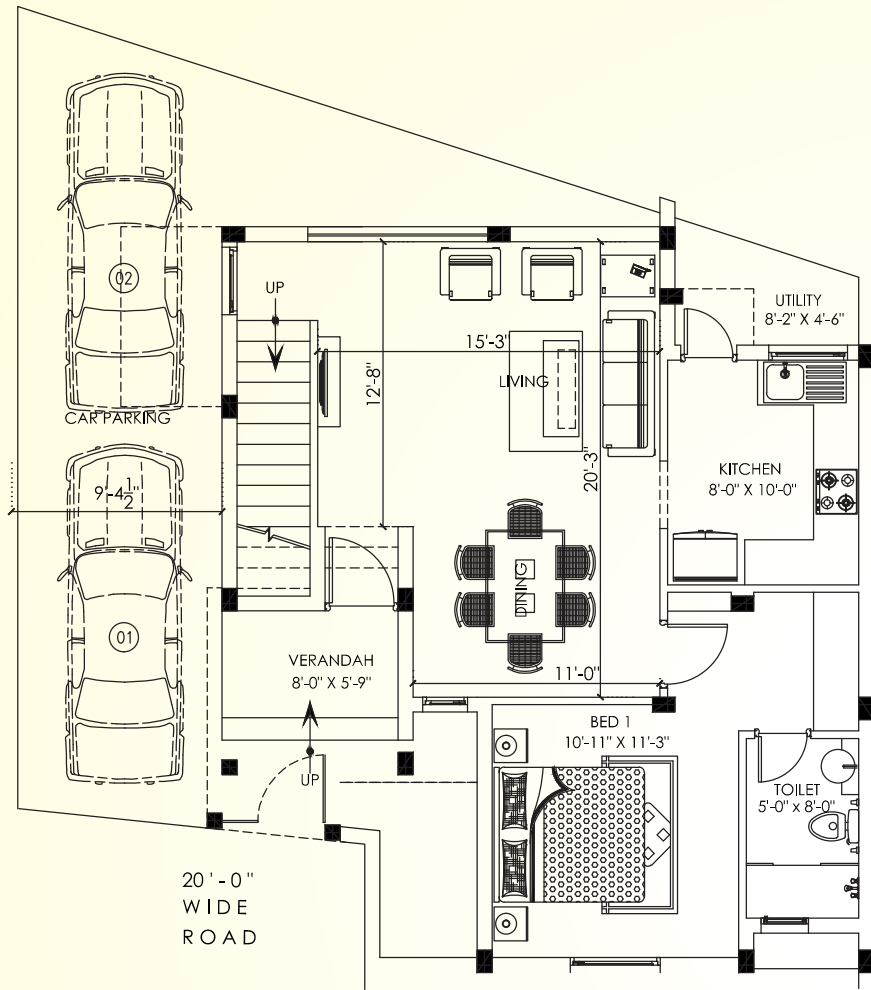


Second Floor Plan

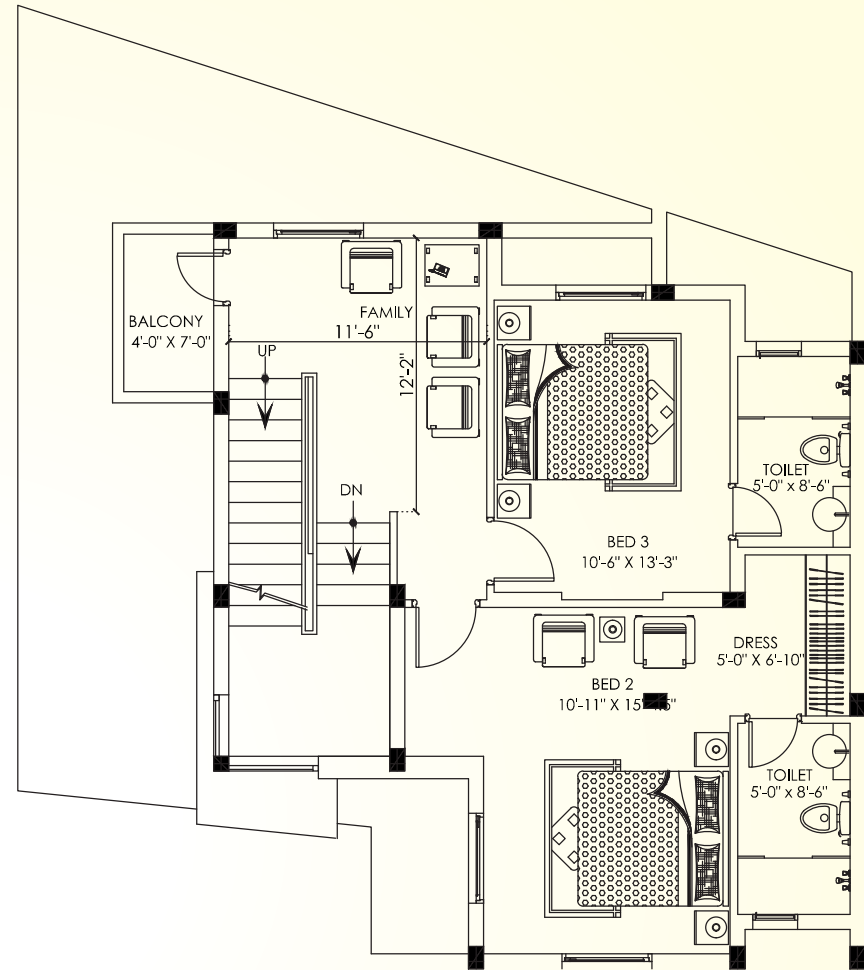
Villa - 59

Land area: 1715 sft
Builtup Area: 2036 sft

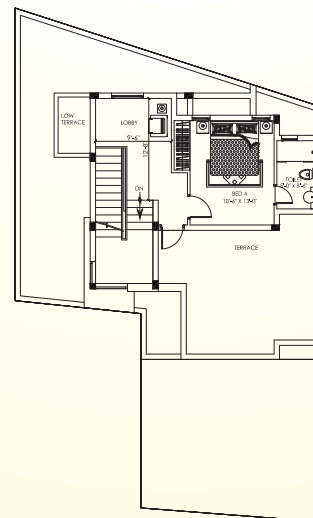




Ground Floor Plan



First Floor Plan

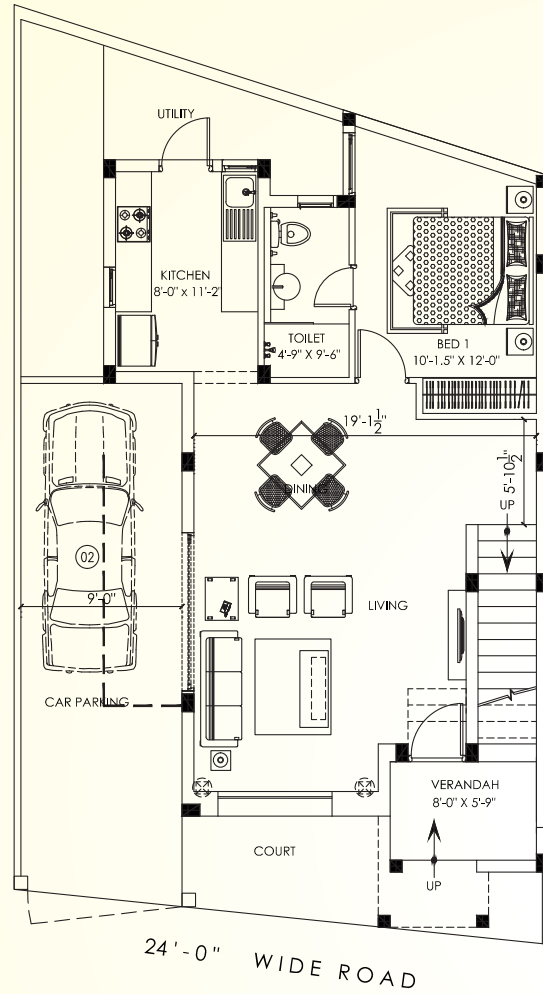


Second Floor Plan

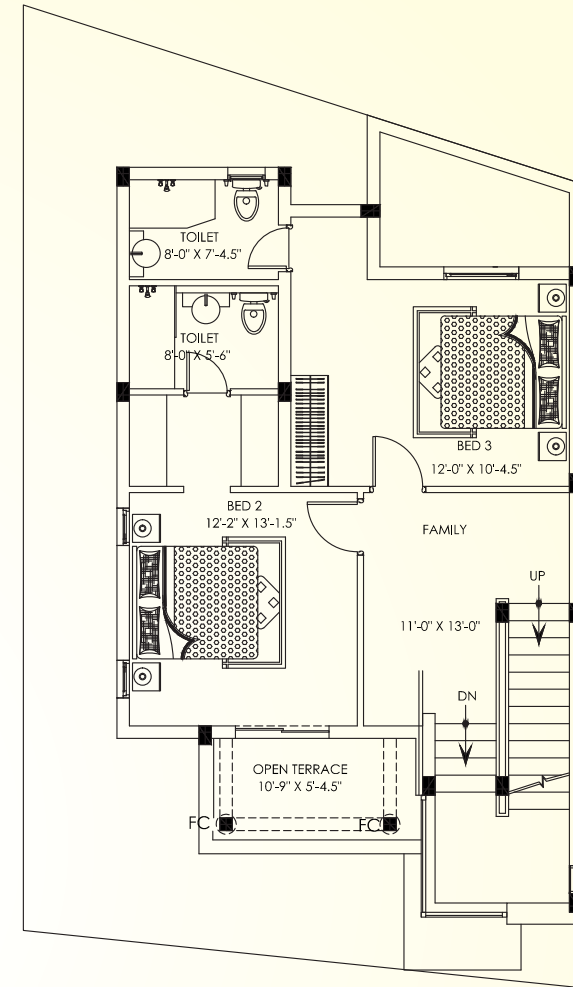
Villa - 60

Land area: 1392 sft
Builtup Area: 2267 sft

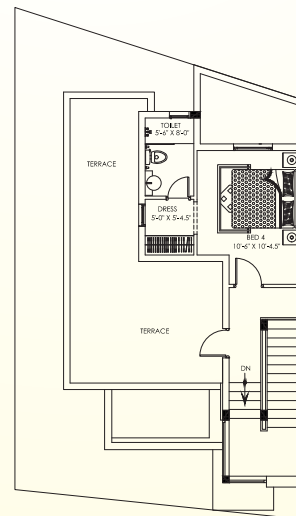




Ground Floor Plan



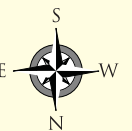
First Floor Plan

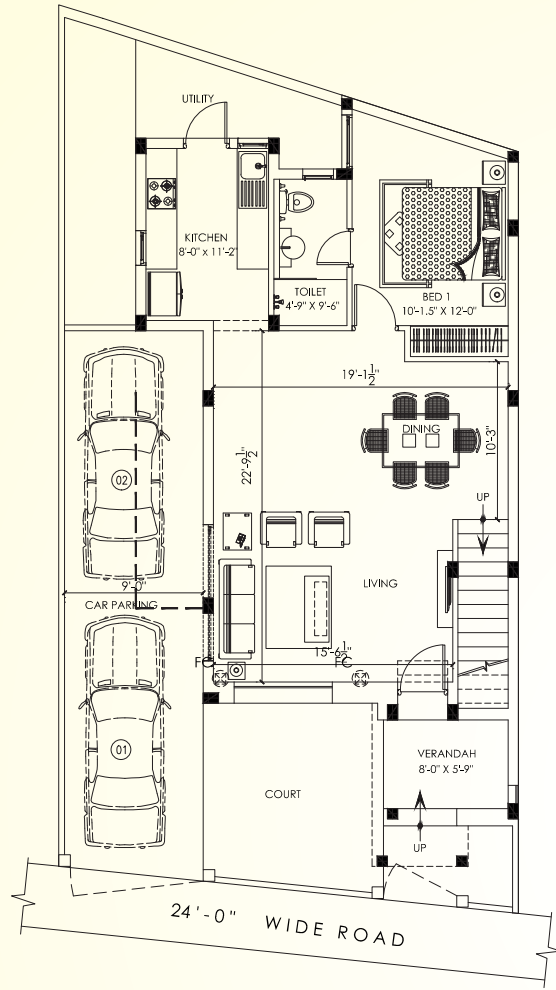


Second Floor Plan

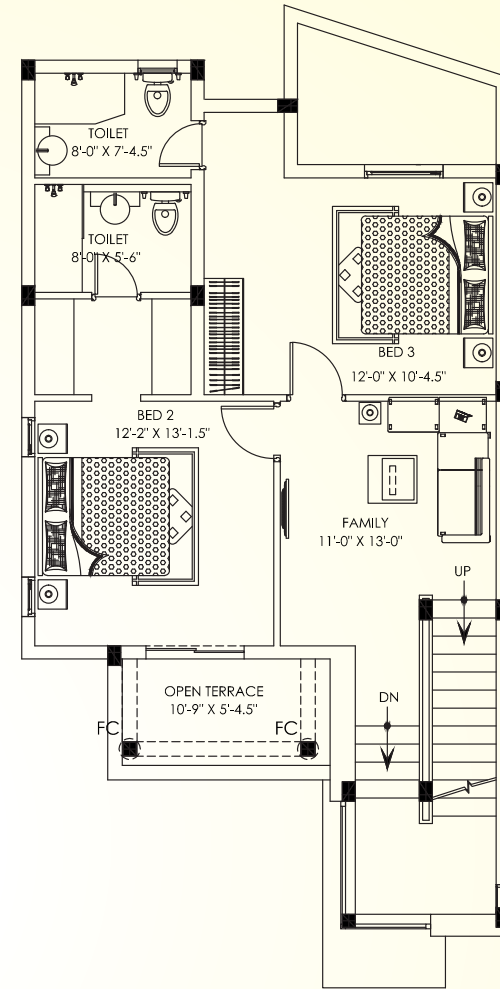
Villa - 62

Land area: 1440 sft
Builtup Area: 2262 sft

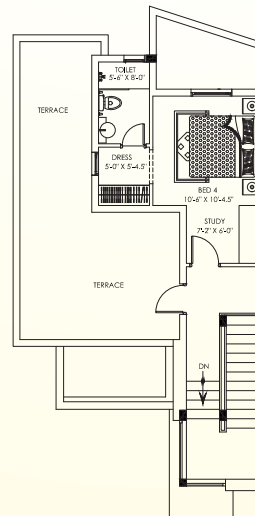




Ground Floor Plan



First Floor Plan



Second Floor Plan

Villa - 63

Land area: 1634 sft
Builtup Area: 2377 sft



Thoughtful touches make Avalon special

At Avalon, every aspect of your home is thoughtfully built to offer the best.
A look at the specifications and world-class fixtures and you will agree.





Specifications

Structure:

RCC framed structure with isolated foundation

Block work and Plastering.

Flooring

Living, Dining, Kitchen, Bedrooms
Staircase
Toilets
Balcony
Utility & Car park

Imported Vitrified Tile [800 X 800] tiles
Marble/ Kota Flooring
Glazed Tile up to ceiling height
Rustic ceramic tile
Grano / Paver Flooring

Wall & ceiling paint finishes

Ceiling in all rooms
Living, Dining, Bedrooms & Lobby walls
Walls Exterior

2 coats of Putty with one coat of primer and 2 coats of Interior Emulsion Paint
2 coats of Putty with one coat of primer and 2 coats of Interior Emulsion Paint
2 coats of Putty with one coat of primer and 2 coats of External Emulsion Paint

Doors

Main door
Shutter
Bathroom & Utility

First Quality Teak Wood Frame with moulded skin door
With melamine finish
Wooden frame with PU coated skin doors with enamel finish

Kitchen

Counter Top (at kitchen & hand wash)

20 mm thick Polished black granite slab Kitchen
Dado 600 mm height from counter - Glazed Tile
Dado 600 mm height from counter - Glazed Tile

Kitchen sink

Stainless steel sink with drain board 36" x 18"
(Nirali or equivalent)

Toilets

Toilets
Sanitary Fittings

Dado - Glazed Tile up to Ceiling Height
Kohler / Jaquar brand

Windows

Windows
Ventilator

UPVC windows
UPVC Top Hang/ Louvers

Plumbing and fixtures

Inner Pipe lines

Concealed CPVC pipe lines in bathrooms
UPVC for other plumbing lines
Stoneware / UPVC line for underground drainage
Kohler / Jaquar or equivalent.

CP Fittings

Electrical fixtures / fittings

Supply
Cables / Wires
Switches and Sockets
MCB, ELCB and DB

3 Phase power supply will be provided
ISI approved brand / Polycab / Kundan
Legrand/ Schneider or equivalent
ABB or equivalent

Landscaping

Landscaping

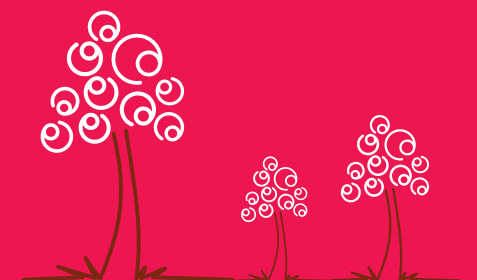
External hard / Soft landscaping

Others

External Features

Readymade Compound Wall in three sides of outer periphery
Integrated Underground sump with Hydro pneumatic pumping system.
Generator for Common Services like Clubhouse, Motors, STP etc.,

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and the sales gallery show flat (the "material"), 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 representations of fact. Such materials are for general guide ness only and should not be relied upon as accurately describing any specific matter. All information, specifications, visual representations contain in the materials are subject to change from time to time by the developer and/ or the component authorities and shall not form part of the offer are the contract. The sale and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way to modified by any statement, representations or promises (whether or not contained in the materials or/ made by the developer or the agent) made. No part of the material shall constitute a representation or warranty. The floor plans are approximate measurement and subject to final survey.





← To Tambaram

Medavakkam Main Road

Velachery Main Road

Medavakkam

Asan Memorial College Of Arts & Science

Thangavelu Engg. College

KCG College of Technology

Sathyam Computers

Medavakkam Primary health Centre

Christ Matriculation School

Elcot Sez

Tecci Park

Perumbakkam

Wipro
Accenture

Sholinganallur Junction

CASA GRANDE
Avalon

TNEB

HCL

ECR Link Road

Medavakkam Mambakkam Road

Sithallappakkam Lake

Global Hospital

Mohamed Sathak College of Arts & Science

ECR Link Road

BVM Global

Infosys

ECR

Polaris

Toll Booth

Sipcot

ECR

OMR

OMR

ECR

Know your neighborhood

Unique location advantage

- It is just ten minutes away from Sholinganallur Junction in Perumbakkam and is behind Global Hospitals
- It is in proximity to HCL and WIPRO SEZ and corporate offices on OMR
- Reputed schools, colleges, hospitals and entertainment zones are in the vicinity
- It is the only villa project in the area amidst several apartment projects

Location Advantage

4.8 kms to Sholinganallur

2.9 kms to Medavakkam

12 kms to Tambaram

16.1 kms to Airport

9.8 kms to Velacherry

4.2 kms to ECR Link Road Toll Gate

Schools

Bharathi Vidyalaya Higher Sec School, Perumbakkam, at 2.2 kms

PSBB Millennium, OMR, at 10 kms

Christ Matriculation School, Medavakkam, at 2.7 kms

Colleges

Mohamed Sathak College of Arts & Science, Sholinganallur, at 4.3 kms

Asan Memorial College of Arts & Science, Pallikarnai, at 4.3 kms

Hospitals

Global Hospital, ECR Link Road, at 3.4 kms

Annai Theresa Hospital, Medavakkam, at 2.8 kms

Life Line Hospital, Kandanchavadi, at 12.2 kms

IT Companies

ELCOT SEZ, Sholinganallur, at 4.2 kms

WIPRO Technologies, Sholinganallur, at 4.8 kms

HCL Technologies Limited, Sholinganallur, at 4 kms

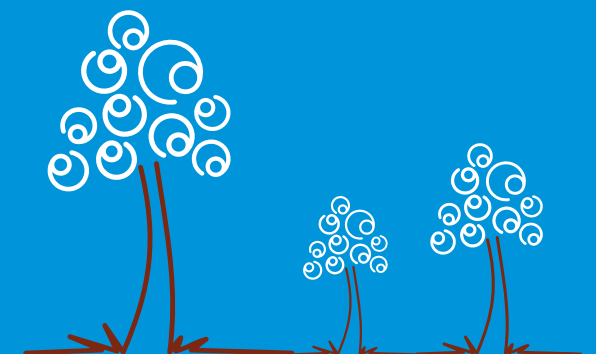
Infosys Technologies Limited, Sholinganallur, at 6.8 kms

Siruseri SIPCOT, Siruseri, at 14.5 kms

Leisure & Entertainment

AGS Cinema, Navallur, at 10.4 kms

Hotels & Restaurants within 5 km radius



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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