

CASA GRANDE  
**Cedars**

2, 3, 4 BHK Apartments in Ayanambakkam







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, 2500 customers fulfilled aspirations across 64 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 2500 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 across South India.







# CASA GRANDE Cedars

Presenting Casa Grande Cedars: Set in a sprawling expanse of over 15 grounds, Casa Grande Cedars will be home to just 48 families like yours. At Casa Grande Cedars, you'll naturally enjoy more space and greater privacy. Above all, your family's happiness will be far more in close-knit community where your neighbours will bond like friends.

## Salient Features

- Located 10 minutes from Anna Nagar, at Ayanambakkam
- Close knit community of 48 apartments only
- 2 BHK - 1145 sq. ft; 3 BHK - 1464 - 1498 sq. ft; 4 BHK - 2055 - 2089 sq. ft.
- Amenities include Children's play area, Gym, Association room / Indoor games room and more...
- 24x7 Power backup
- Vitrified tiles
- Jaguar/Roca fittings
- Surrounded by prominent Schools, Colleges and Hospitals
- Ready for occupation in 15 months

## Payment Schedule

- |                         |     |
|-------------------------|-----|
| • Booking Advance       | 10% |
| • Transfer of Documents | 40% |
| • Foundation            | 10% |
| • 1 <sup>st</sup> Floor | 5%  |
| • 2 <sup>nd</sup> Floor | 5%  |
| • 3 <sup>rd</sup> Floor | 5%  |
| • 4 <sup>th</sup> Floor | 5%  |
| • Brick & Plastring     | 15% |
| • Handing Over          | 5%  |





B 101  
1498 sq. ft.

B 102  
2055 sq. ft.

C 101  
2089 sq. ft.

C 102  
1464 sq. ft.



## First Floor Plan



# Floor plans



**2 BHK - 1145 SQ. FT.**

Unit nos.

A 103, B 103, C 103, D 103  
A 203, B 203, C 203, D 203  
A 303, B 303, C 303, D 303  
A 403, B 403, C 403, D 403





# Floor plans



**3 BHK - 1464 - 1498 SQ. FT.**

Unit nos.

A 102, C 102, D 102  
A 202, C 202, D 202  
A 302, C 302, D 302  
A 402, C 402, D 402





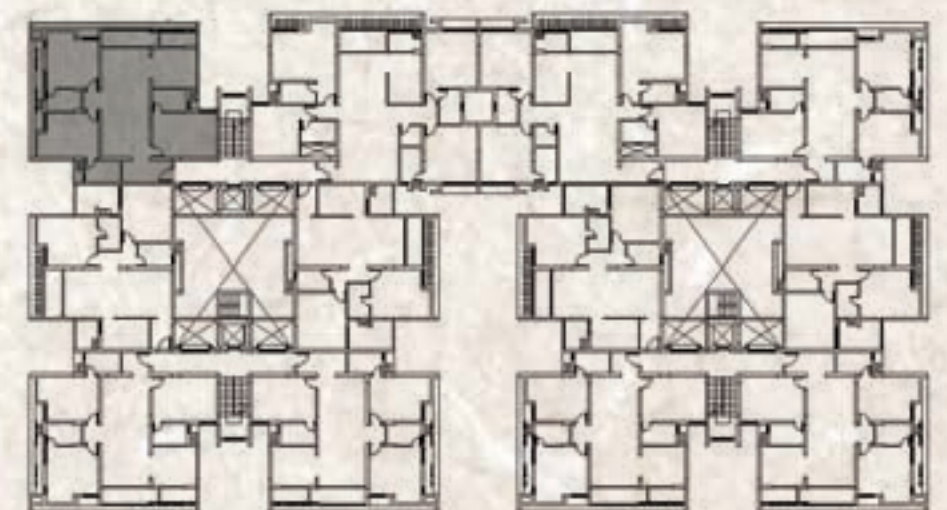
# Floor plans



**3 BHK - 1498 SQ. FT.**

Unit nos.

B 101  
B 201  
B 301  
D 301





# Floor plans



**3 BHK - 1464 SQ. FT.**

Unit nos.

C 102  
C 202  
C 302  
C 402





# Floor plans



**4 BHK - 2055 - 2089 SQ. FT.**

Unit nos.

- C 101
- C 201
- C 301
- C 401





# Floor plans



**4 BHK - 2055 SQ. FT.**

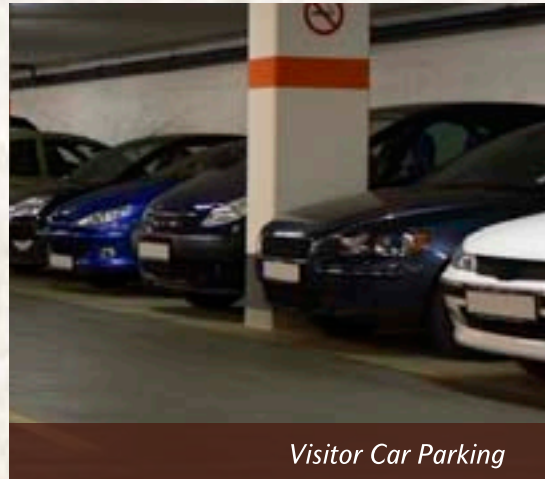
Unit nos.

B 102  
B 202  
B 302  
B 402





# Amenities



Visitor Car Parking



Domestic RO in kitchen



Children Play Area



Gym



Rain Water Harvesting



Indoor Games / Association Room



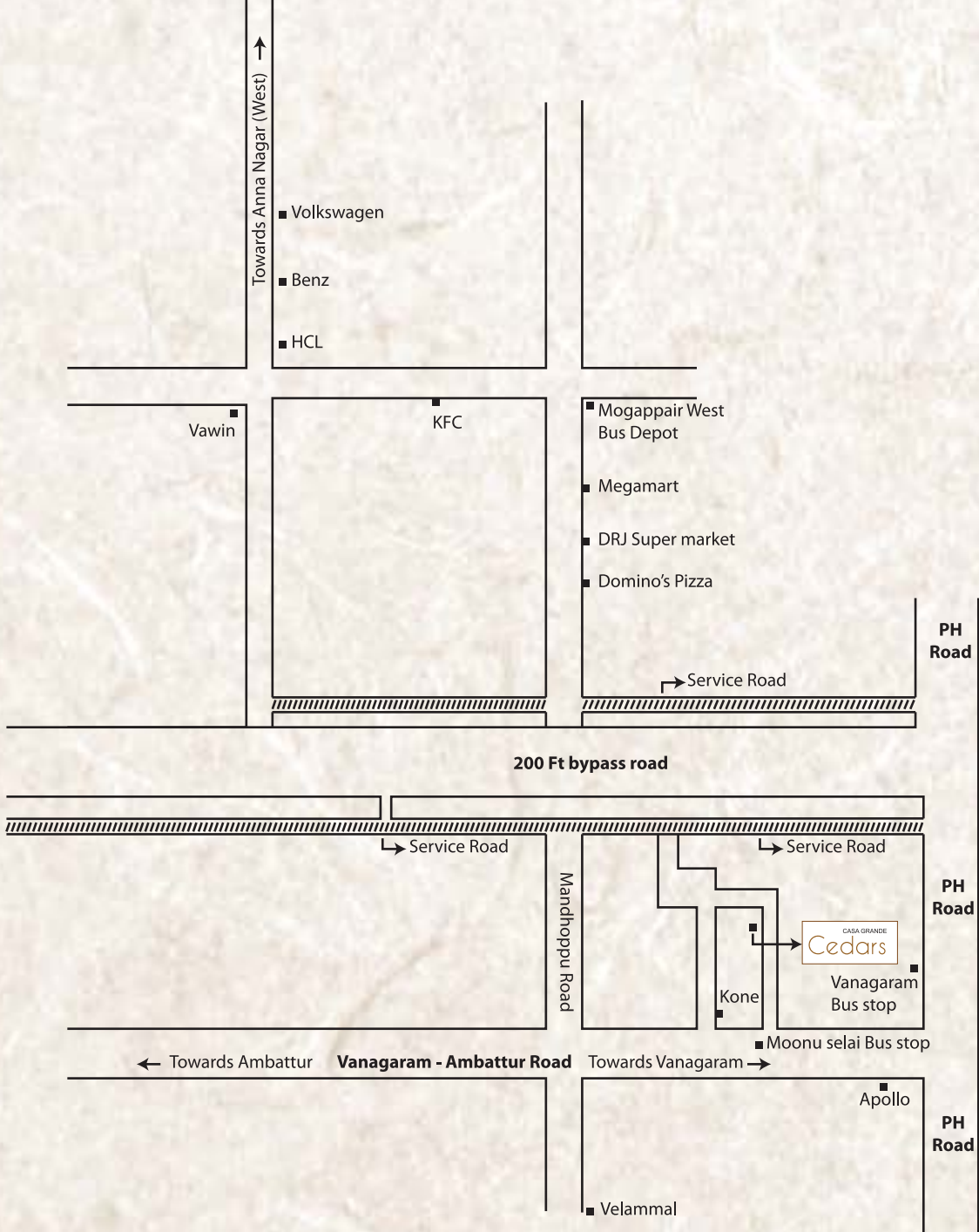
Intercomm



Water Treatment plant



# Location Map



Map not to scale

## Know Your Neighbourhood

### Entertainment & Shopping

- Maduravoyal Market
- Rohini Theatre Complex, Koyambedu
- Days Inn Shan Hotel, Koyambedu
- Ambica Empire Hotel / Radha Park Inn Hotel, Vadapalani
- Ampa Mall, Nelson Manickam Road

### Businesses

- India Land IT Park
- HCL IT Parks / TCS IT Park / ICICI Bank

### Schools & Colleges

- Dr. MGR Engineering University & Medical College, Maduravoyal
- DAV School (CBSE), Mogappair
- Sri Ramachandra Medical College, Porur
- SBOA School (CBSE), Anna Nagar (West)
- Saveetha Dental Deemed University (near Vanagaram)

### Hospitals

- Madras Medical Mission Hospital (MMM), Mogappair
- Vee Care Multispeciality Hospital, Thirumangalam
- Sundaram Medical Foundation (SMF), Anna Nagar



# Specifications

## Structure

- RCC framed structure with pile foundation
- Anti - termite treatment will be provided
- 8" solid concrete block for the outer wall and 4" block for the internal partition wall
- Ceiling height will be maintained at 9 feet 6 inches

## Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen & lobby will be finished with 1 coat of primer, 2 coats of putty & 2 coats of plastic emulsion
- Ceiling will be finished with cement paint
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (Ace/Apex as per Architect's specification)
- Utility & toilets will be finished with 1 coat of primer & 2 coats of cement paint
- Toilets and utility walls will be finished with glazed ceramic tiles for aesthetics up to 7 feet from finished floor level
- Kitchen platform will be finished with glazed ceramic tiles of 2 feet.

## Flooring

- Living, dining, family living, kitchen and bedrooms will have vitrified tile flooring
- Bathroom, balcony & utility will have ceramic tile-anti skid finish
- Driveway and other areas will be laid with concrete interlocking blocks
- Common areas, staircase will have granite or equivalent material
- Car parking will be finished with Grano flooring

## Kitchen

- Platform will be provided with granite slab 2 feet wide at a height of 32 inches from the floor level
- Stainless steel sink with single drain board
- 2 feet Dado tiles above granite counter
- Sanitary fittings will be Jaguar/Roca or equivalent
- Provision for chimney will be provided

## Bathrooms

- Wall mounted basin Jaguar/Roca or equivalent will be given in all bathrooms
- Sanitary & CP fittings will be Jaguar/Roca or equivalent
- Provision for geyser in all toilets

## Entrance Door

- Main door will be teak wood frame with double side veneer finish with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

## Bedroom Doors

- Seasoned good quality wooden frame paneled skin doors with enamel finish having thumb turn with key, door stopper etc.

## Bathroom doors

- Wooden frame with paneled skin doors with enamel finish having thumb turn with key, door stopper etc.

## Balcony

- French door – UPVC / sliding toughened glass door without grill
- Windows – sliding with grill
- Glass railings in balconies

## Windows

- UPVC window with see-through plain glass
- For ventilators aluminum frame with suitable louvered glass panes and iron bars
- Painted MS grills will be provided wherever required

## Electrical Fittings

- Finolex or equivalent cables and wiring
- Switches and sockets will be Anchor Roma or equivalent
- Television and telephone points will be provided in living and master bedroom
- Split air conditioner points will be provided in master bedroom and provision in other bedrooms
- Modular plate switches, MCB and ELCB(Earth leakage circuit breaker) system
- USB charging ports will be provided in living and master bedroom

## Others

- Common wash basin will be provided in living/dining balcony

## EXTERNAL FEATURES

### Elevator

- 6 - Passenger automatic lift will be provided. Kone / Mashiba

### Power Supply

- 3 - Phase power supply will be provided for all apartments
- 24x7 power backup of 750 W per apartment; Power backup in common areas



# Awards



















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