



CASAGRAN
Monte Carlo



Mount Road





Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last thirteen years, we have developed over 12 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 6000+ happy families across 68 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.

In the fourteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crores in the pipeline.







CASAGRAND
Monte Carlo



Like the spine so vital to the movement of the human body, Mount Road has been one this marvellous city moves around. Millions have passed through these roads on a daily basis. And, now a discerning few will get to call it their home.

Casagrاند Monte Carlo, placed ideally along the Mount Road belt, is the perfect haven for those that find peace in the heart of this happening city.

Salient Features

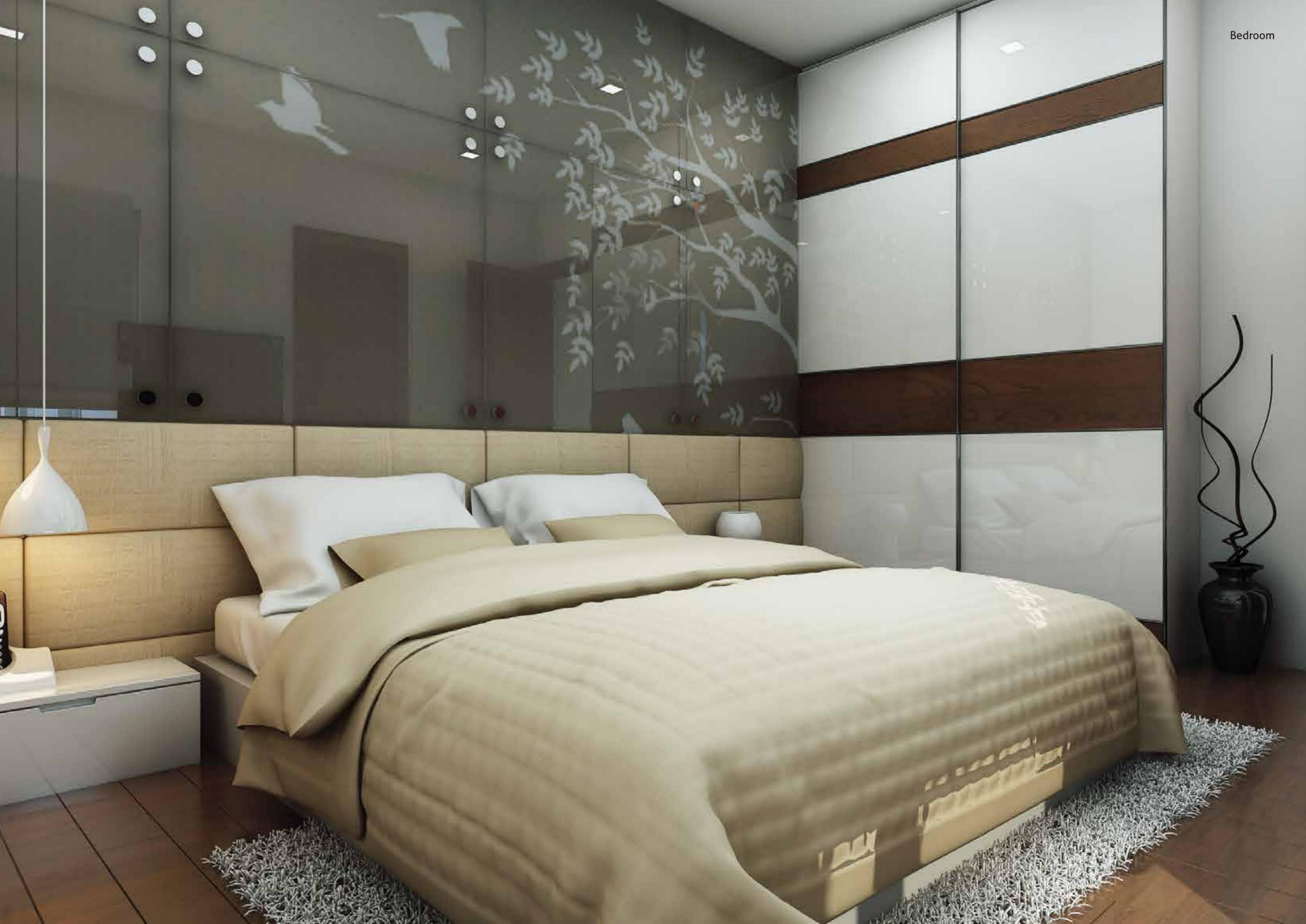
- 100 apartments on a sprawling 1.43 acre expanse
- Luxury high rise apartment with G + 13 design structure and a breath-taking view of the canal on Mount Road
- Signature 2, 3 & 4 BHK apartments with spacious living room, dining room and bedrooms
- Located bang on the main road but secured for a peaceful living
- Designed for abundant ventilation and views
- Zero dead space design
- Double foyer for privacy into the house
- High-end fittings and fixtures like Kohler & Bravat, with wooden flooring for master bedroom
- Exclusive lifestyle amenities and features
- Just 200 mtr from metro station and surrounded by reputed colleges and schools









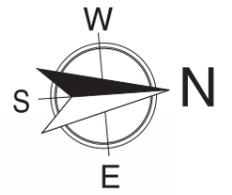




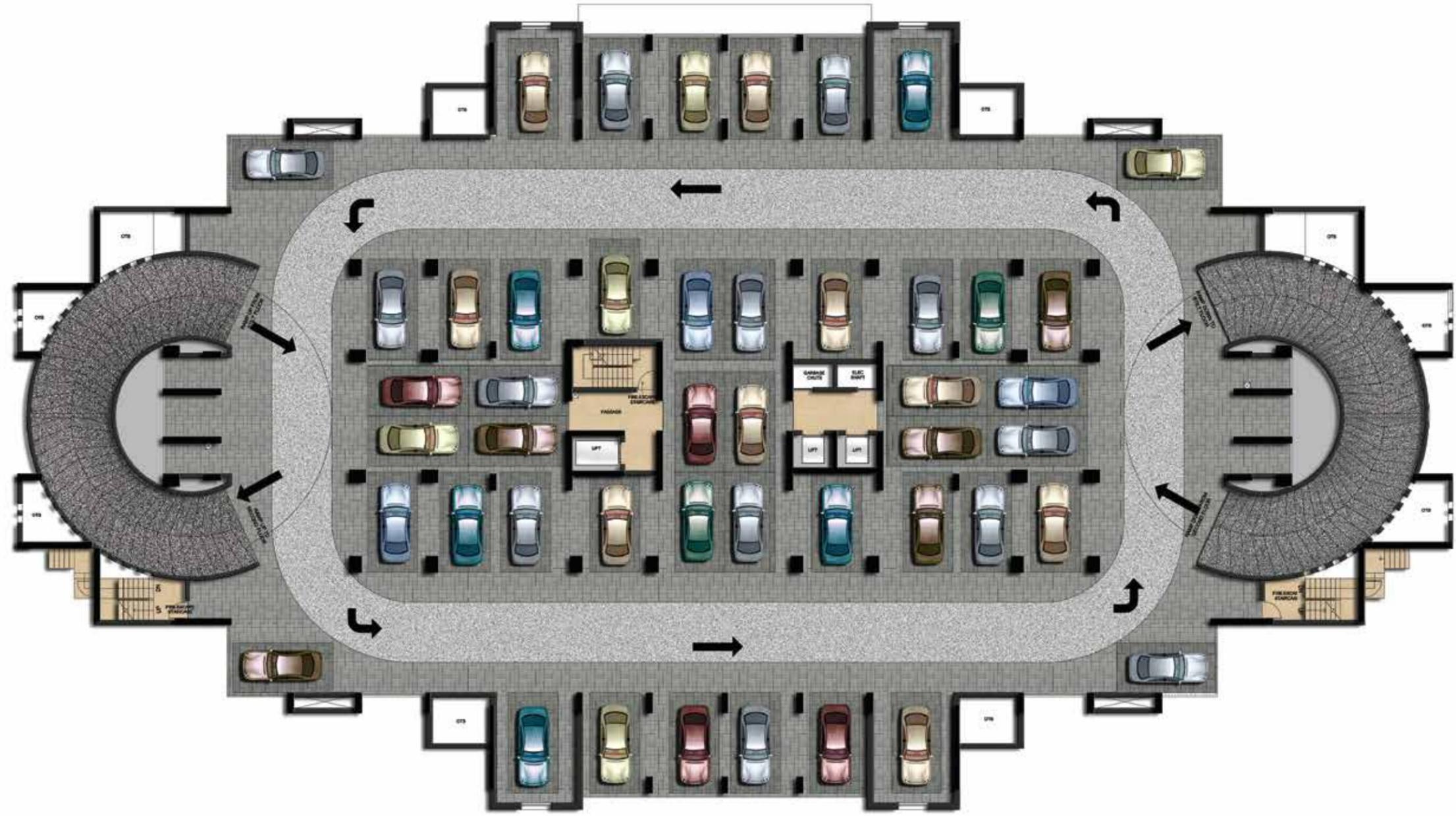
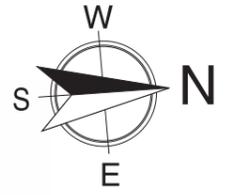
Site Plan & Floor Plan



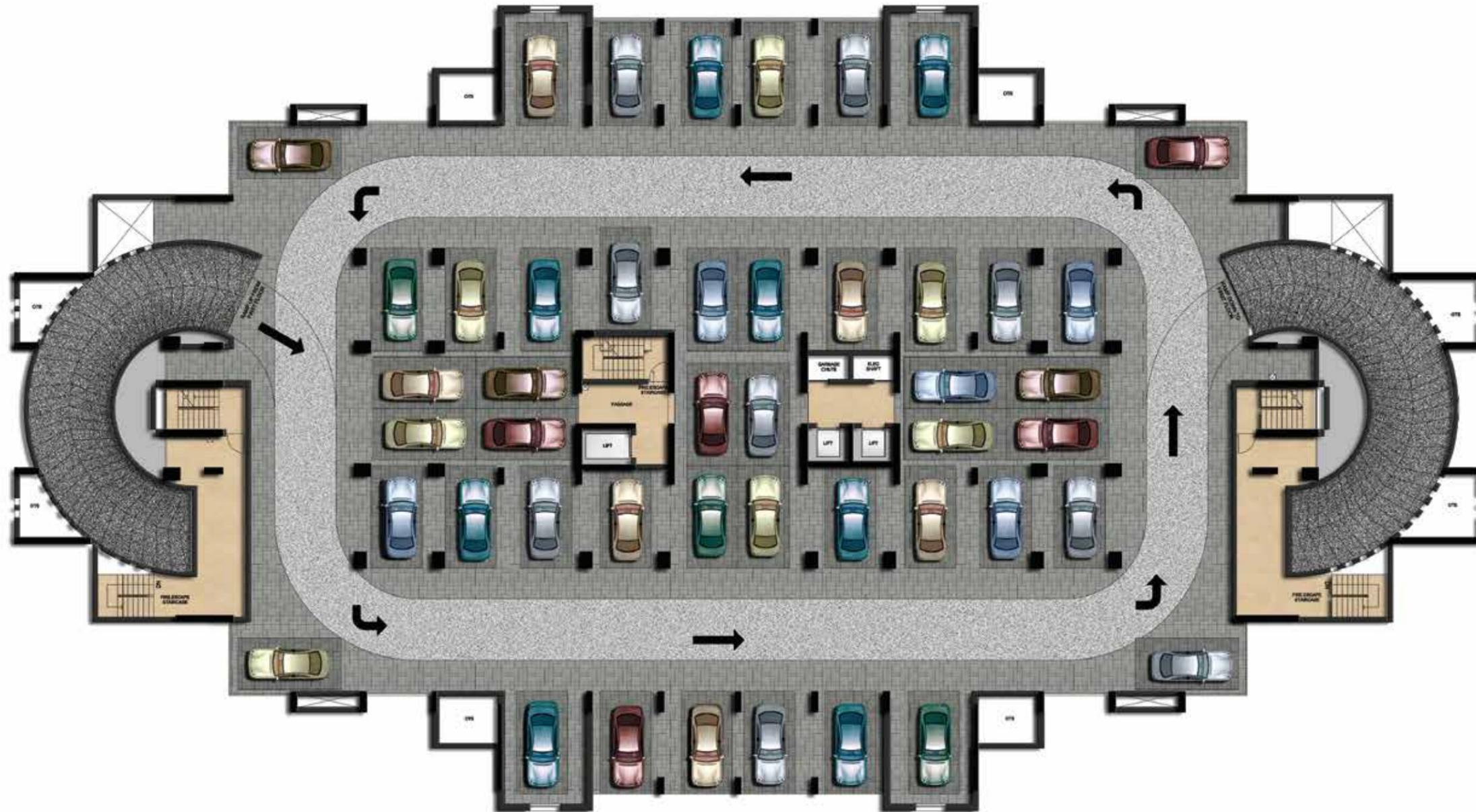
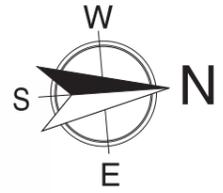
Site Plan

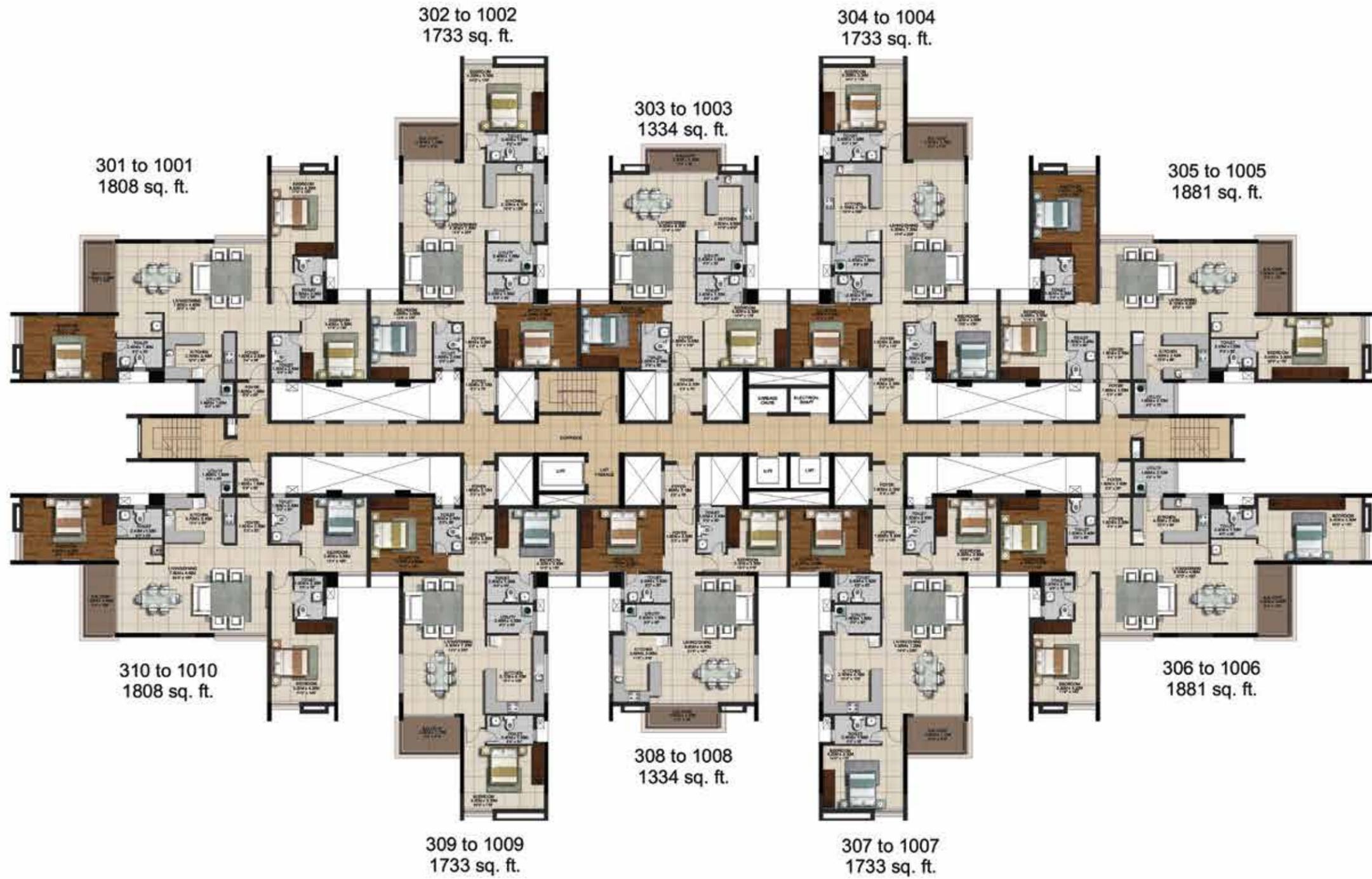
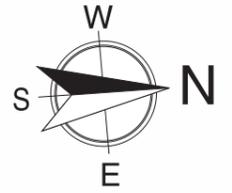


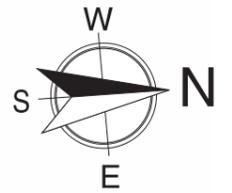
First Floor Level

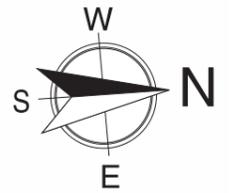


Second Floor Level

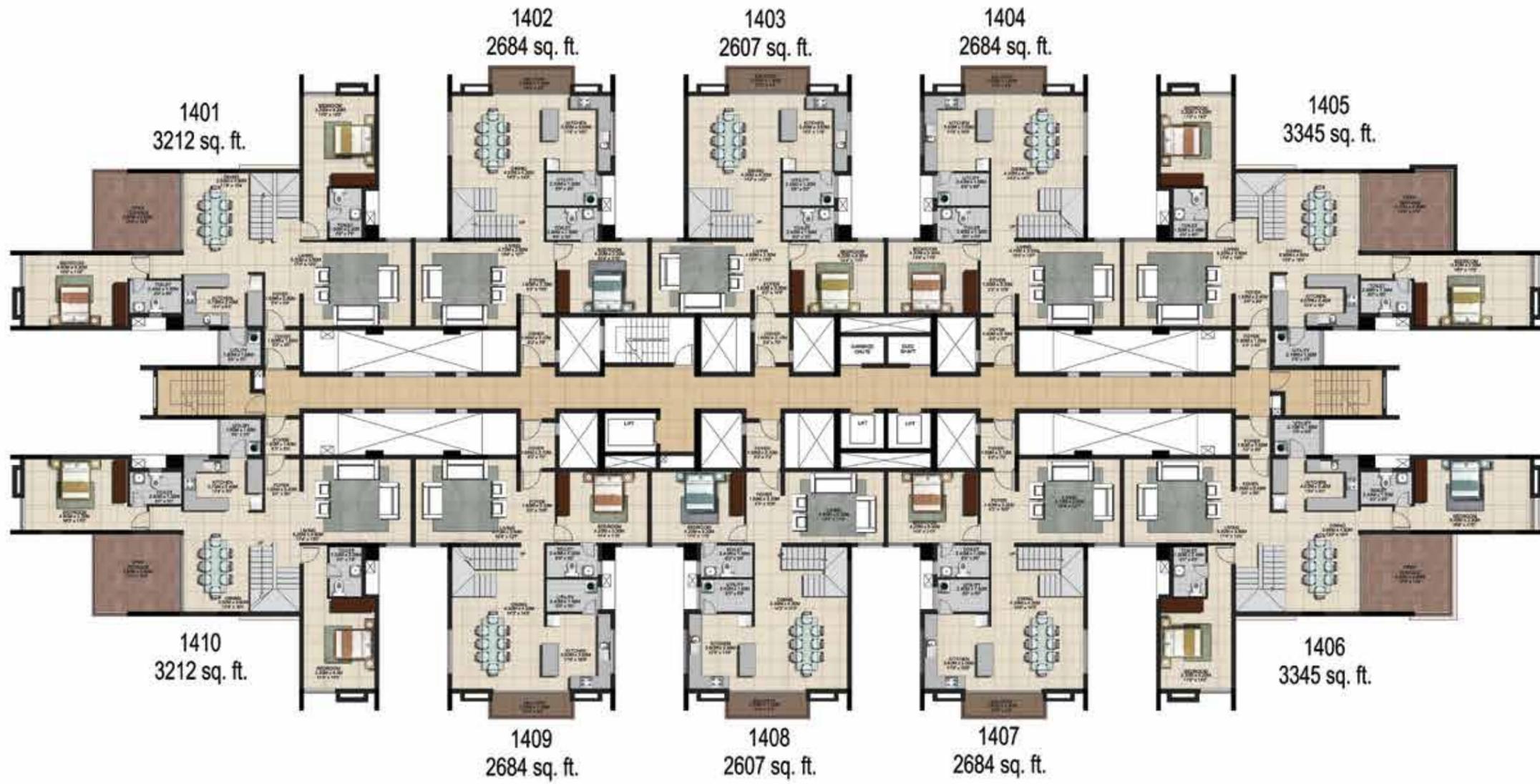
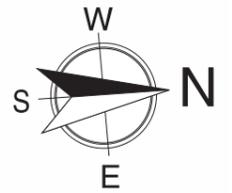




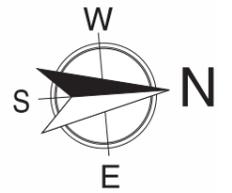




Level 12 (Duplex Level 1)



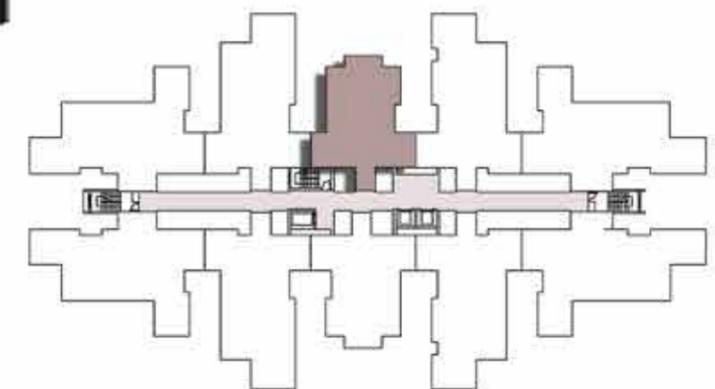
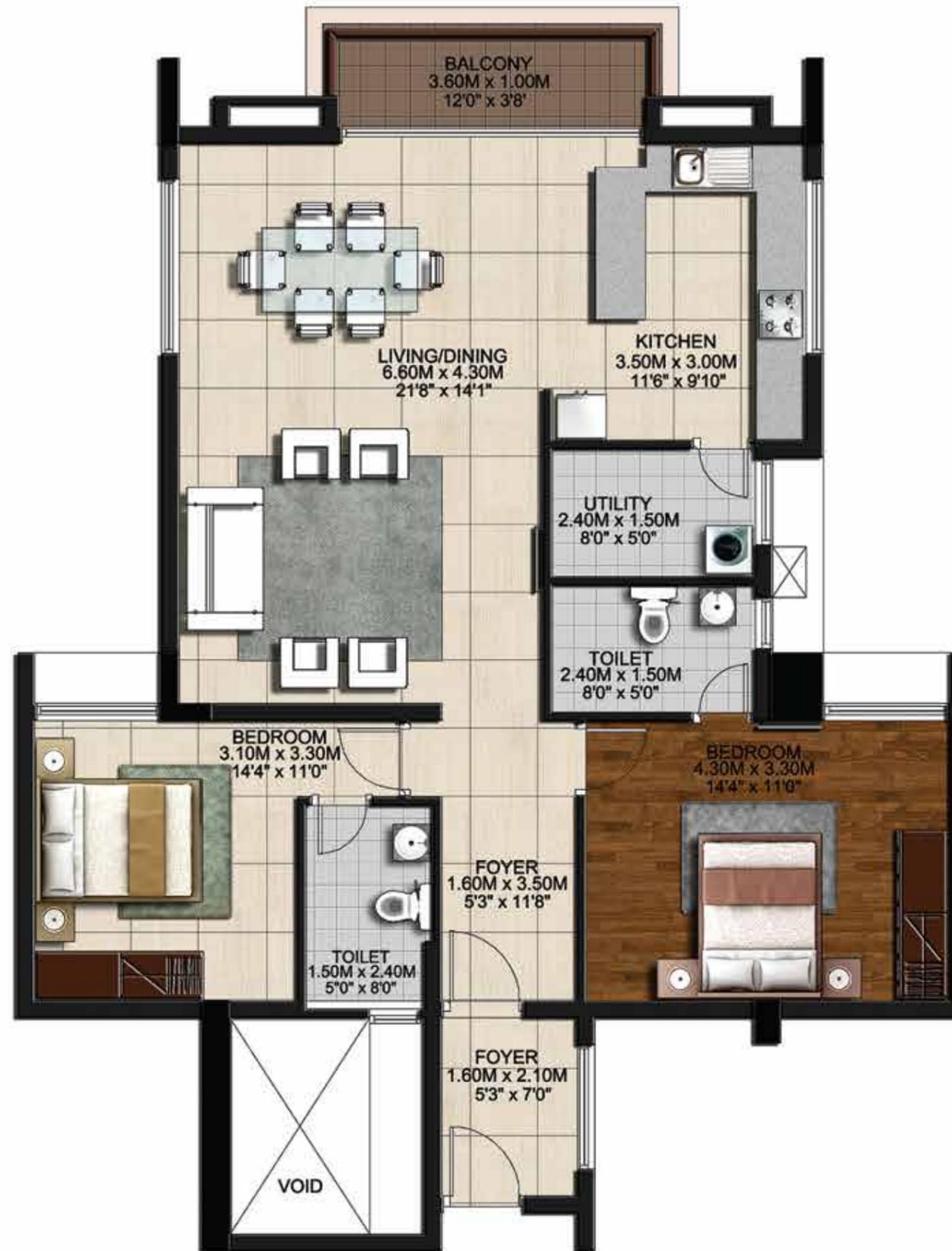
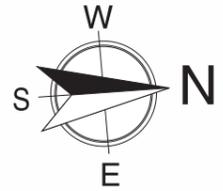
Level 13 (Duplex Level 2)



Unit No. : 303-1203

Type : 2 BHK

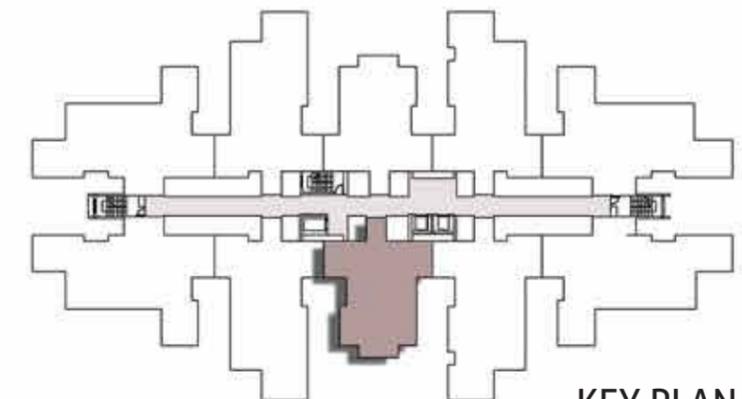
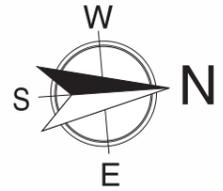
Size : 1334 sft



Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

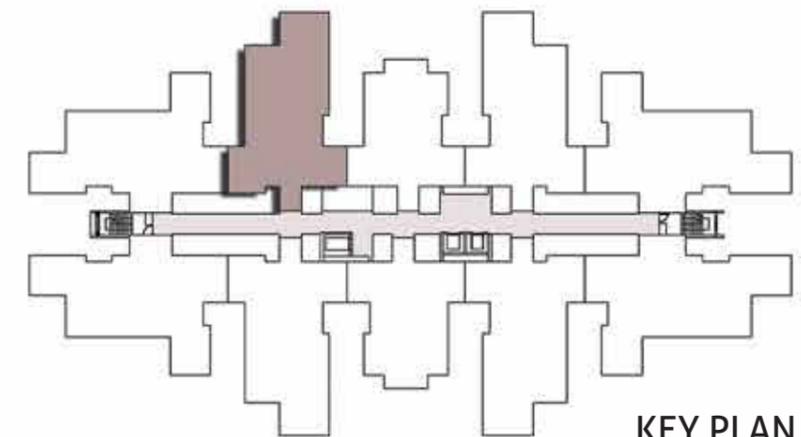
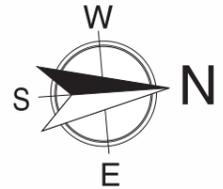
Unit No. : 308-1208
Type : 2 BHK
Size : 1334 sft



KEY PLAN

Note: All measurements in FEET & Inches are rounded off to the nearest decimal

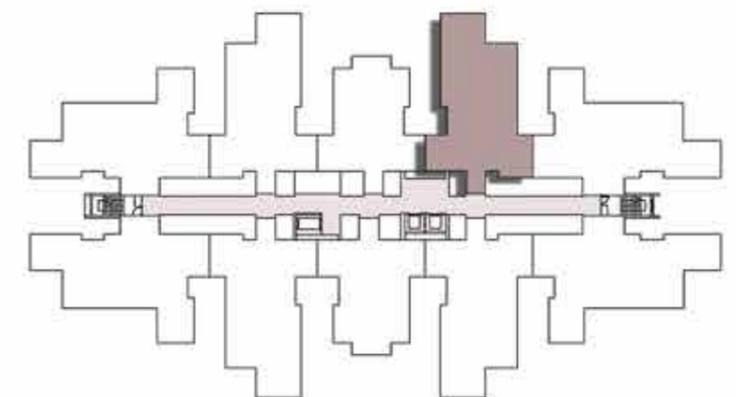
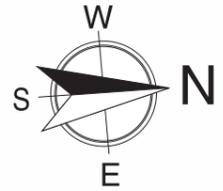
Unit No. : 1102
Type : 2 BHK
Size : 1299 sft + 365 sft private terrace



KEY PLAN

Note: All measurements in FEET & Inches are rounded off to the nearest decimal

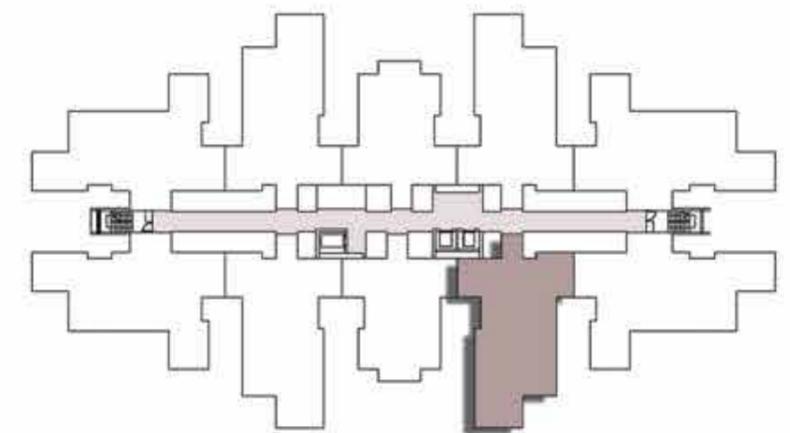
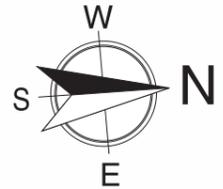
Unit No. : 1104
Type : 2 BHK
Size : 1299 sft + 365 sft private terrace



KEY PLAN

Note: All measurements in FEET & Inches are rounded off to the nearest decimal

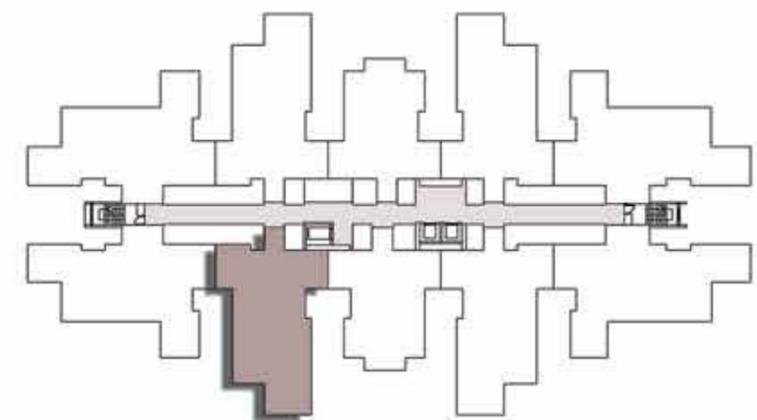
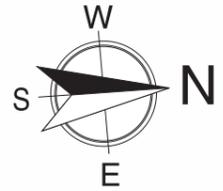
Unit No. : 1107
Type : 2 BHK
Size : 1299 sft + 365 sft private terrace



Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

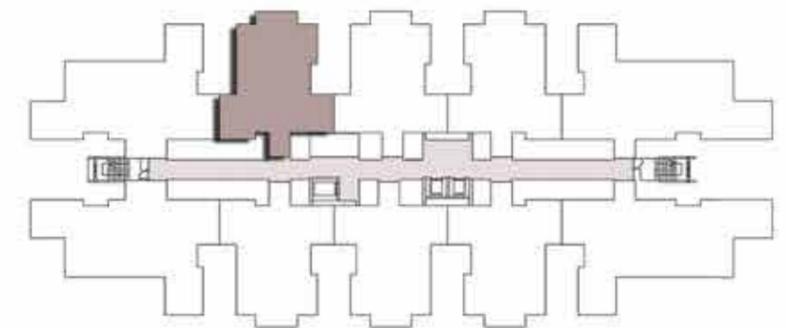
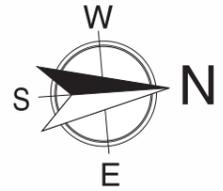
Unit No. : 1109
Type : 2 BHK
Size : 1299 sft + 365 sft private terrace



Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

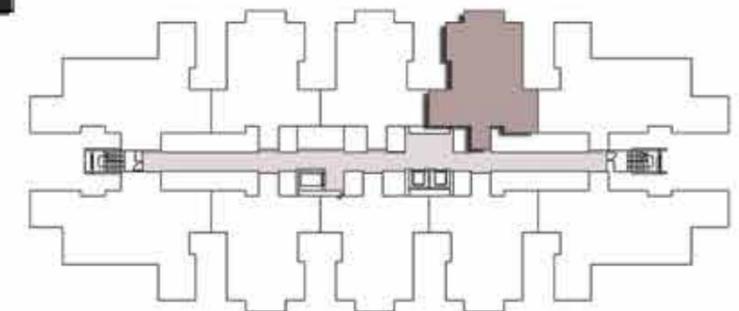
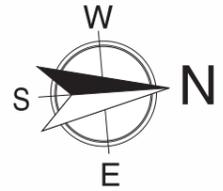
Unit No. : 1202
Type : 2 BHK
Size : 1361 sft



Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

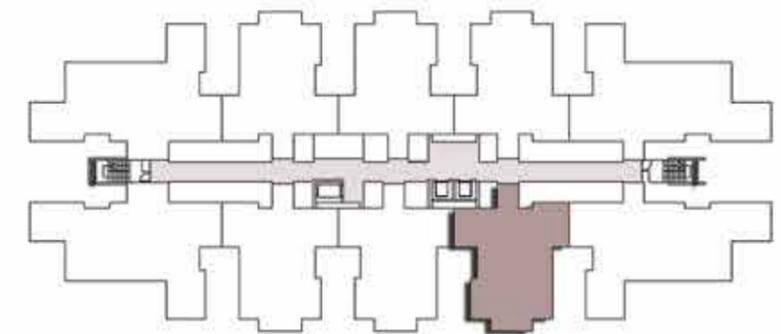
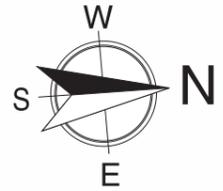
Unit No. : 1204
Type : 2 BHK
Size : 1361 sft



Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

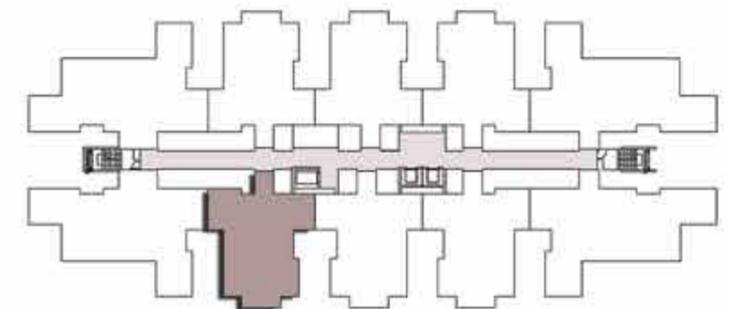
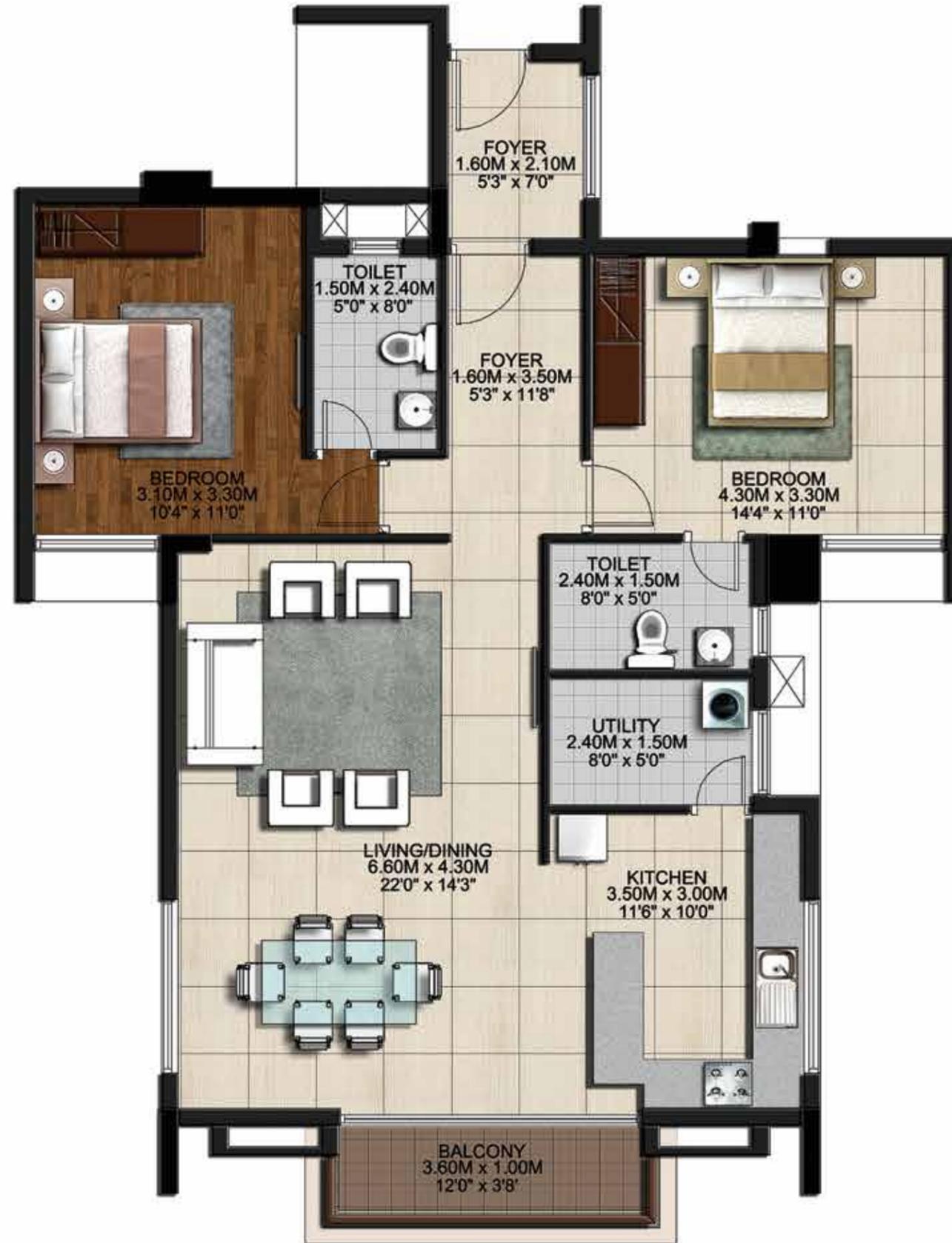
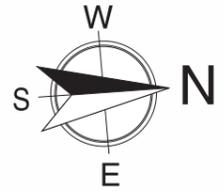
Unit No. : 1207
Type : 2 BHK
Size : 1361 sft



Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1209
Type : 2 BHK
Size : 1361 sft



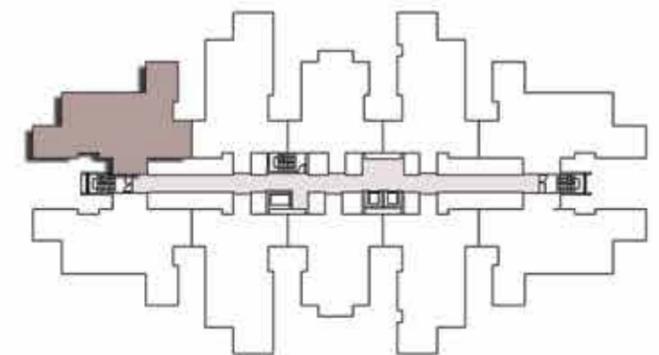
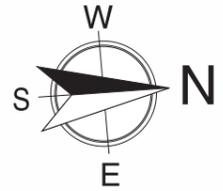
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 301 - 1201

Type : 3 BHK

Size : 1808 sft



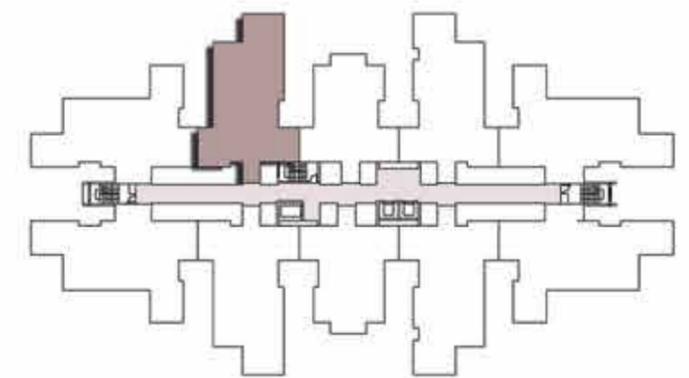
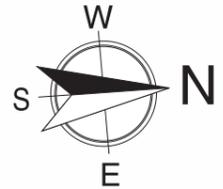
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 302 - 1002

Type : 3 BHK

Size : 1733 sft



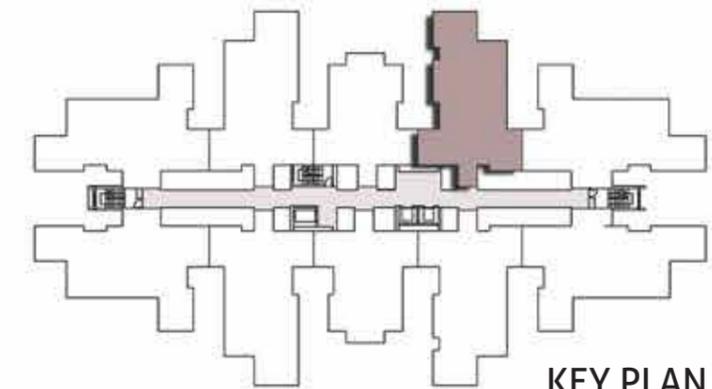
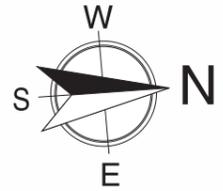
KEY PLAN

Note: All measurements in FEET & Inches are rounded off to the nearest decimal

Unit No. : 304 - 1004

Type : 3 BHK

Size : 1733 sft



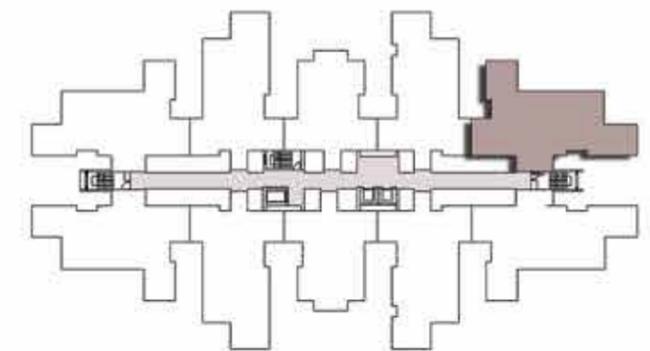
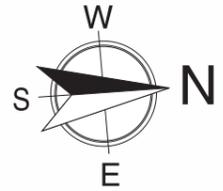
KEY PLAN

Note: All measurements in FEET & Inches are rounded off to the nearest decimal

Unit No. : 305 - 1205

Type : 3 BHK

Size : 1881 sft



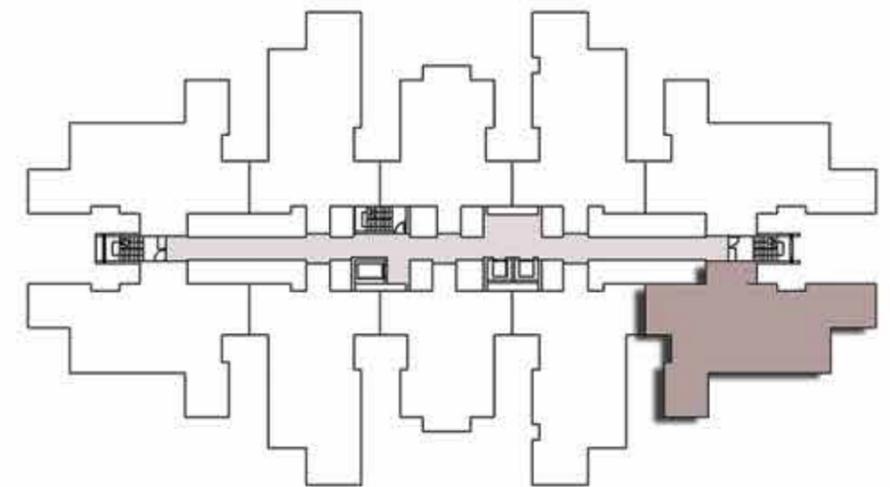
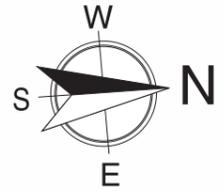
KEY PLAN

Note: All measurements in FEET & Inches are rounded off to the nearest decimal

Unit No. : 306 - 1206

Type : 3 BHK

Size : 1881 sft



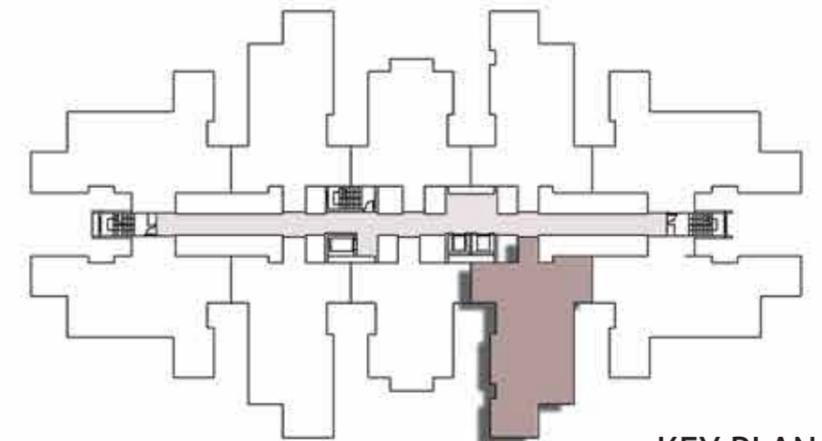
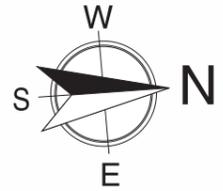
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 307 - 1007

Type : 3 BHK

Size : 1733 sft



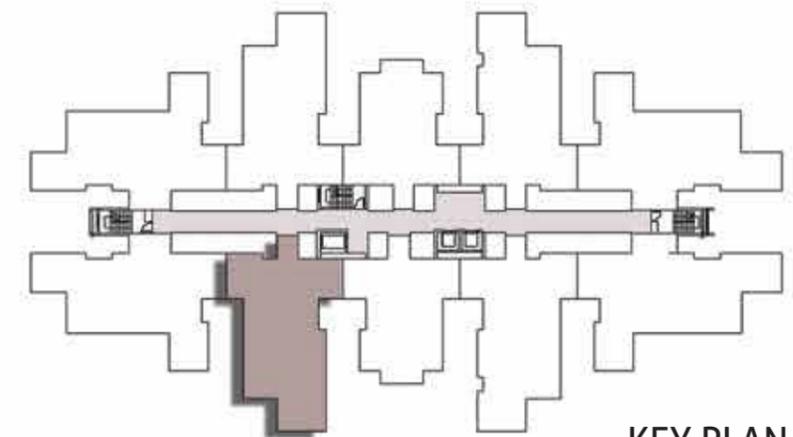
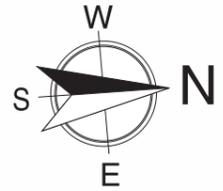
KEY PLAN

Note: All measurements in FEET & Inches are rounded off to the nearest decimal

Unit No. : 309 - 1009

Type : 3 BHK

Size : 1733 sft



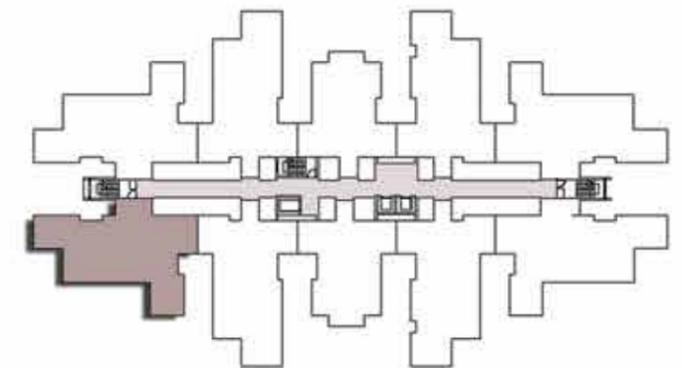
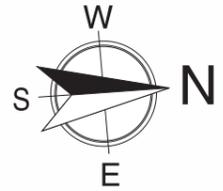
KEY PLAN

Note: All measurements in FEET & Inches are rounded off to the nearest decimal

Unit No. : 310 - 1210

Type : 3 BHK

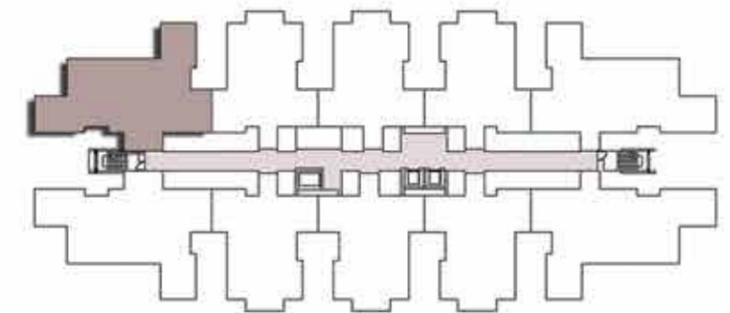
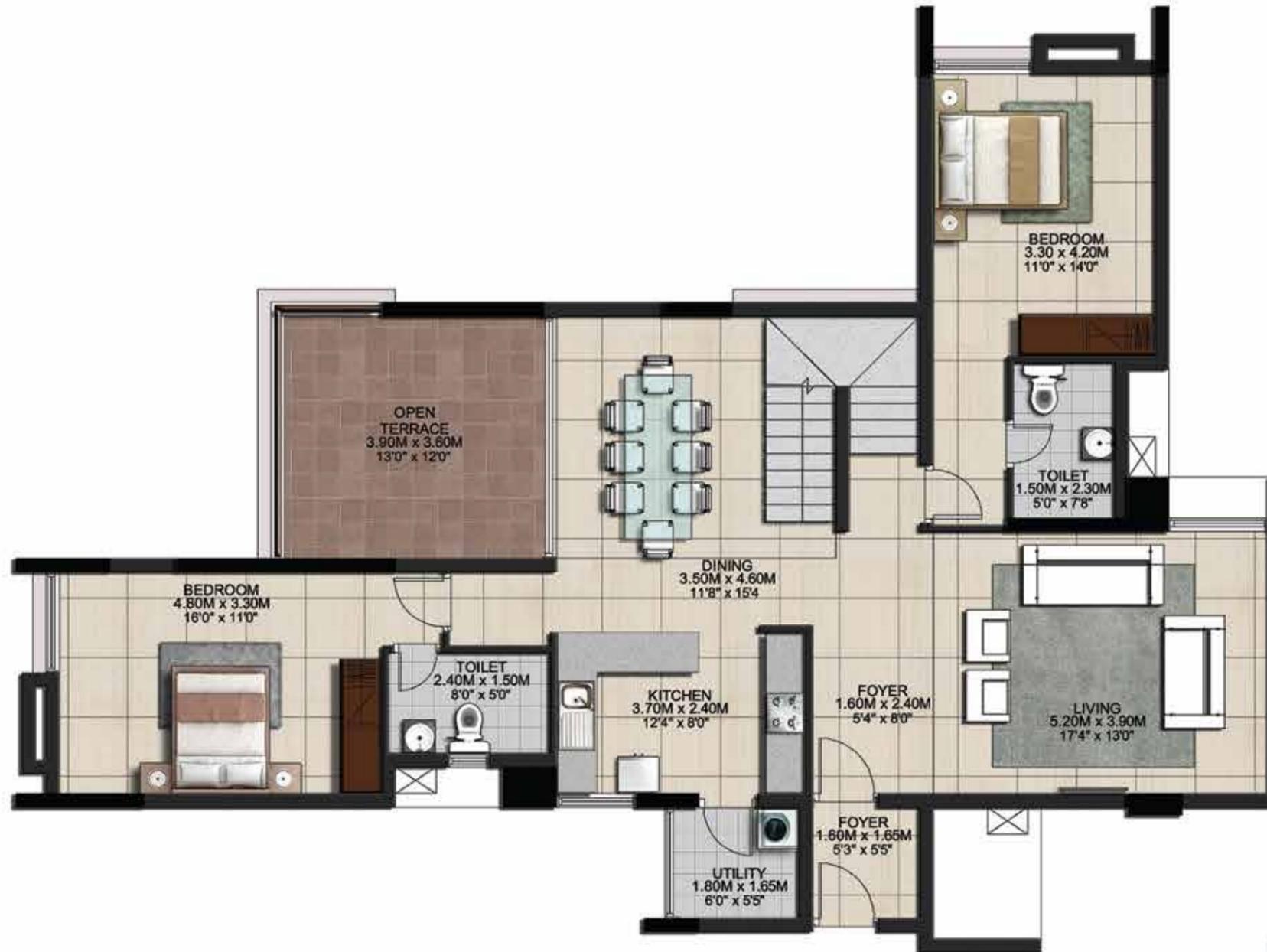
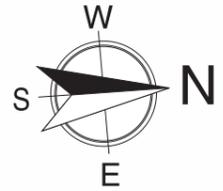
Size : 1808 sft



Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1401
Type : 4 BHK (Level 1)
Size : 3212 sft + 166 sft private terrace

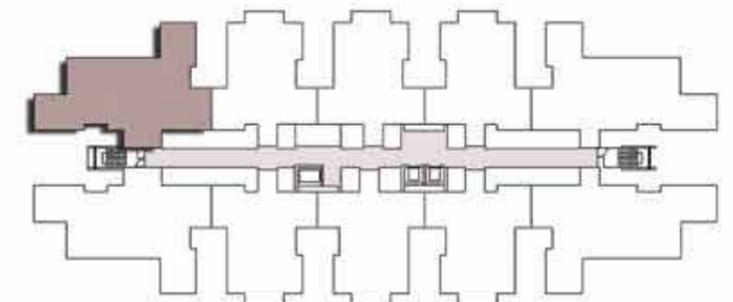
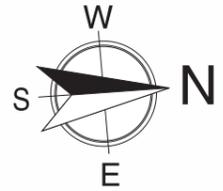


Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1401

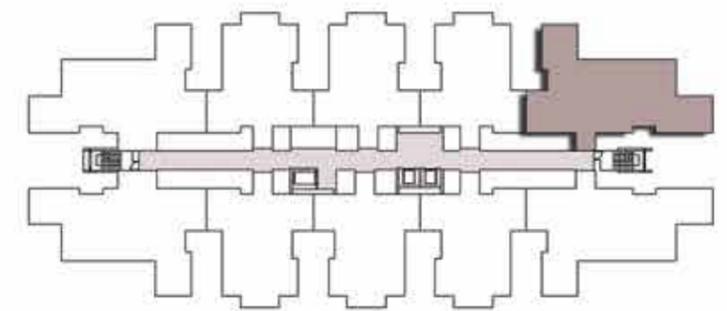
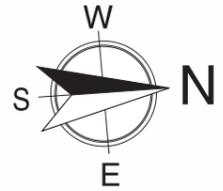
Type : 4 BHK (Level 2)



Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1405
Type : 4 BHK (Level 1)
Size : 3345 sft + 172 sft private terrace

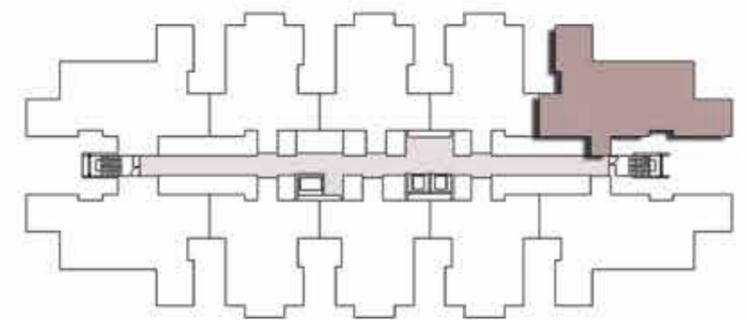
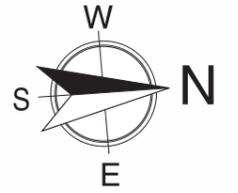


Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1405

Type : 4 BHK (Level 2)



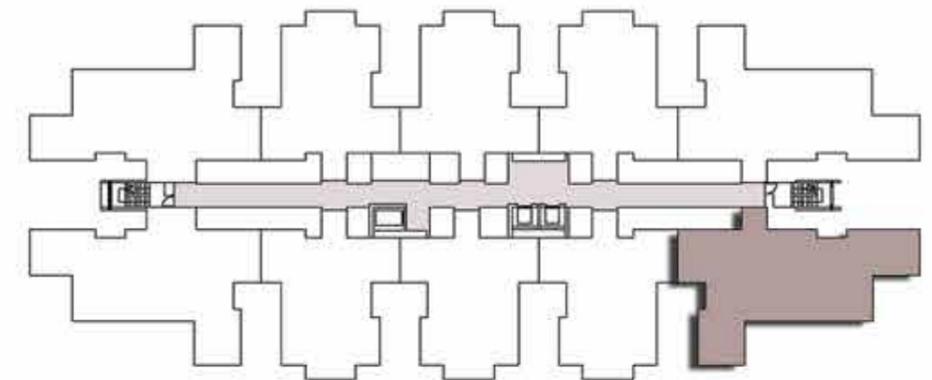
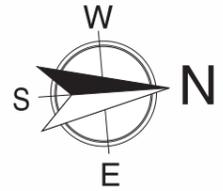
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1406

Type : 4 BHK (Level 1)

Size : 3345 sft + 172 sft private terrace

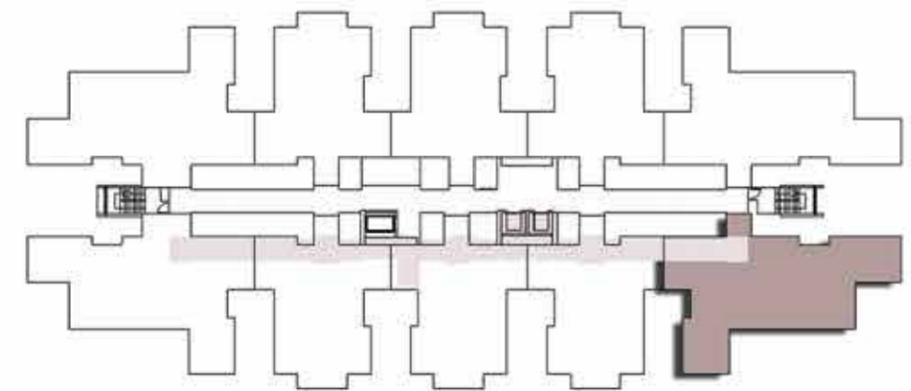
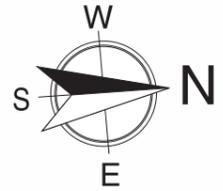


Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1406

Type : 4 BHK (Level 2)



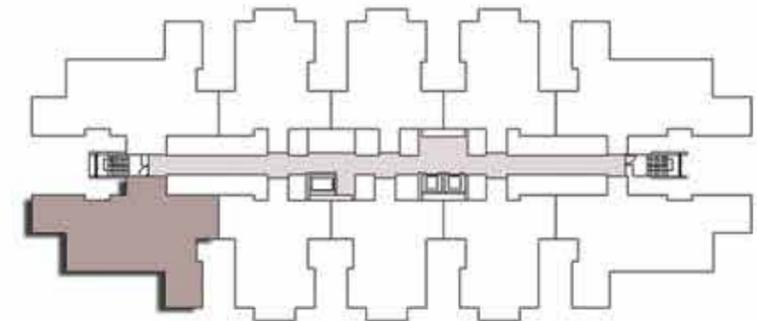
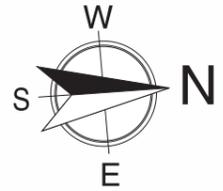
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1410

Type : 4 BHK (Level 1)

Size : 3212 sft + 166 sft private terrace

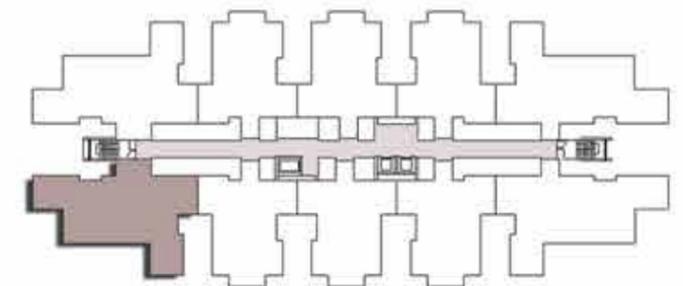
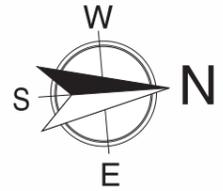


Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1410

Type : 4 BHK (Level 2)



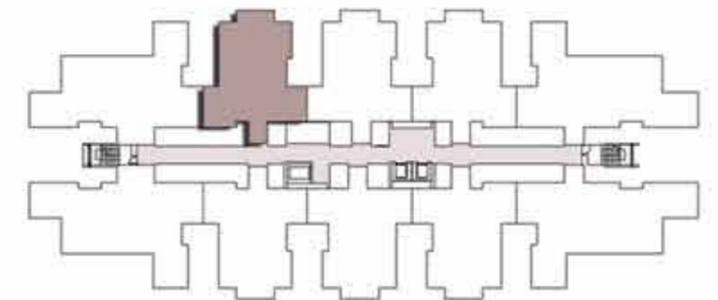
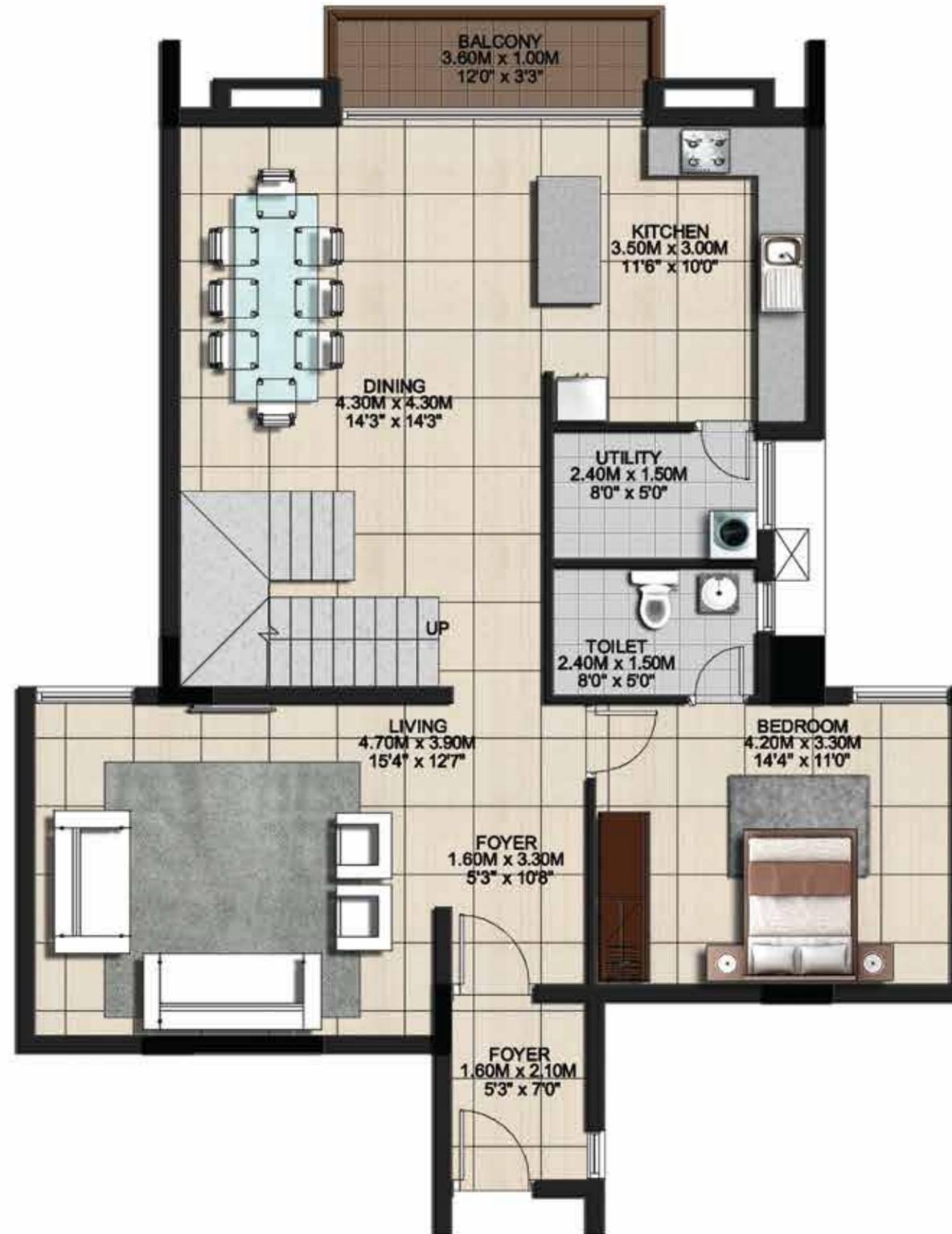
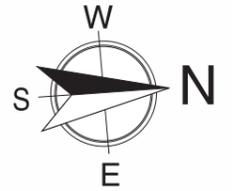
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1402 (Level 1)

Type : 4 BHK

Size : 2684 sft

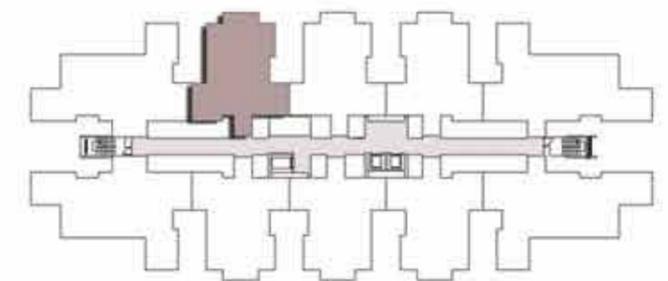
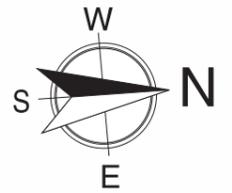


Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1402 (Level 2)

Type : 4 BHK



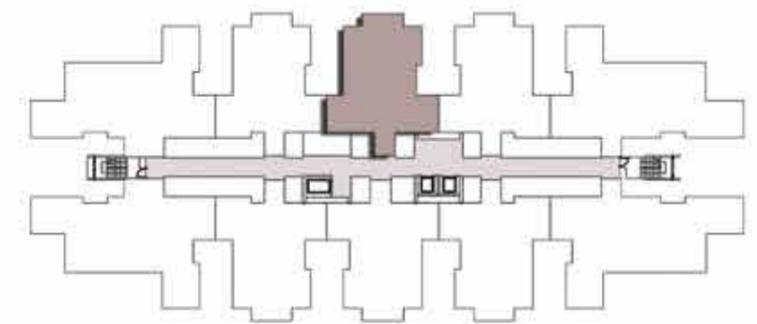
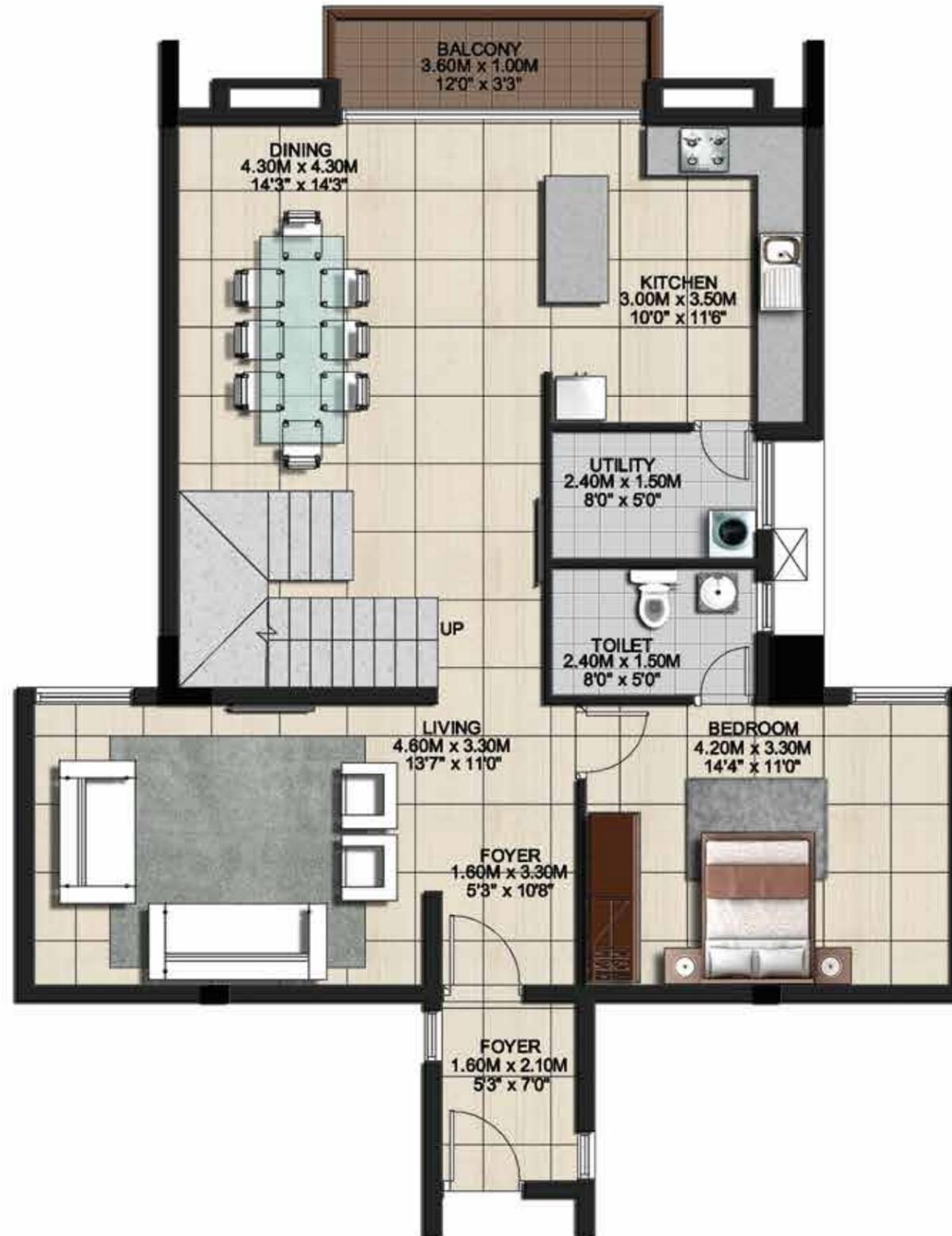
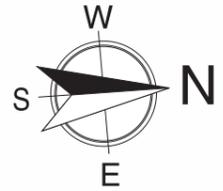
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1403 (Level 1)

Type : 4 BHK

Size : 2607 sft

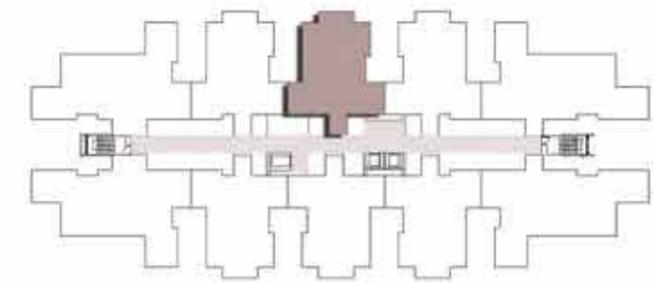
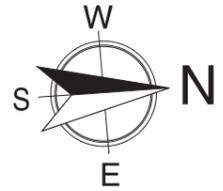


Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1403 (Level 2)

Type : 4 BHK



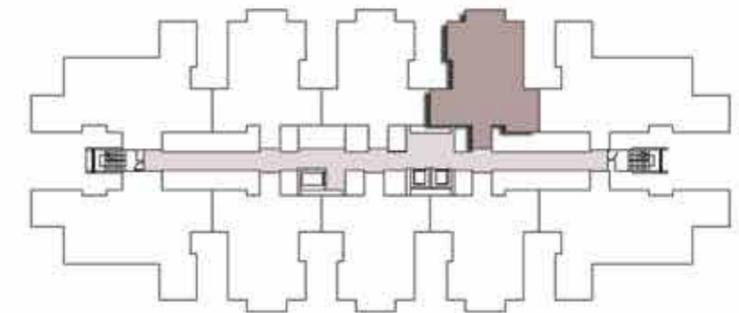
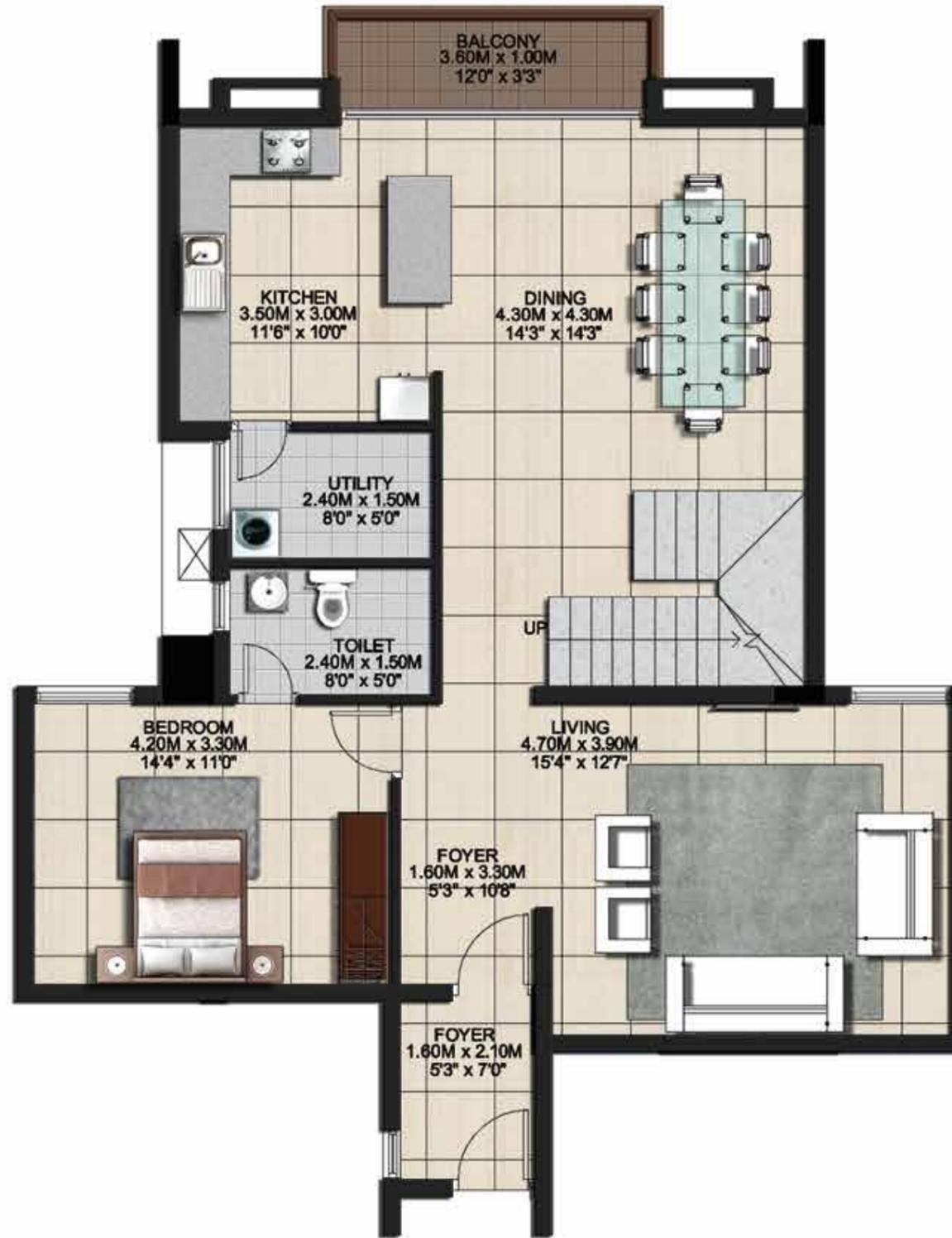
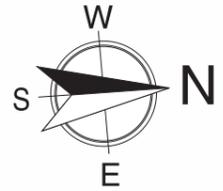
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1404 (Level 1)

Type : 4 BHK

Size : 2684 sft

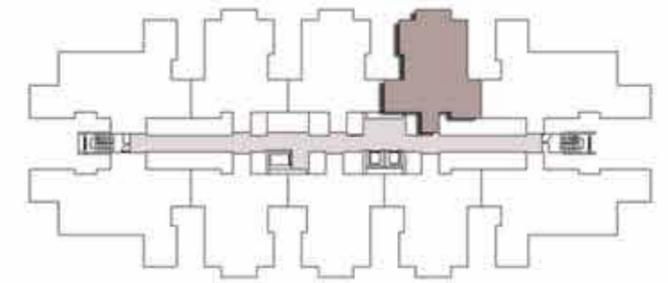
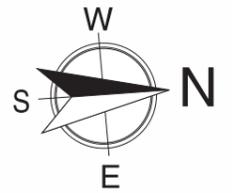


Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1404 (Level 2)

Type : 4 BHK



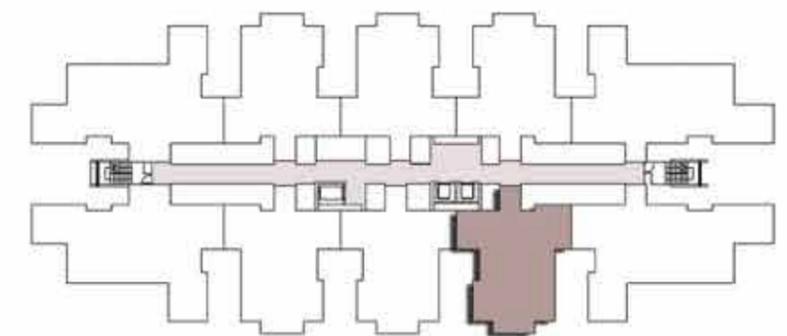
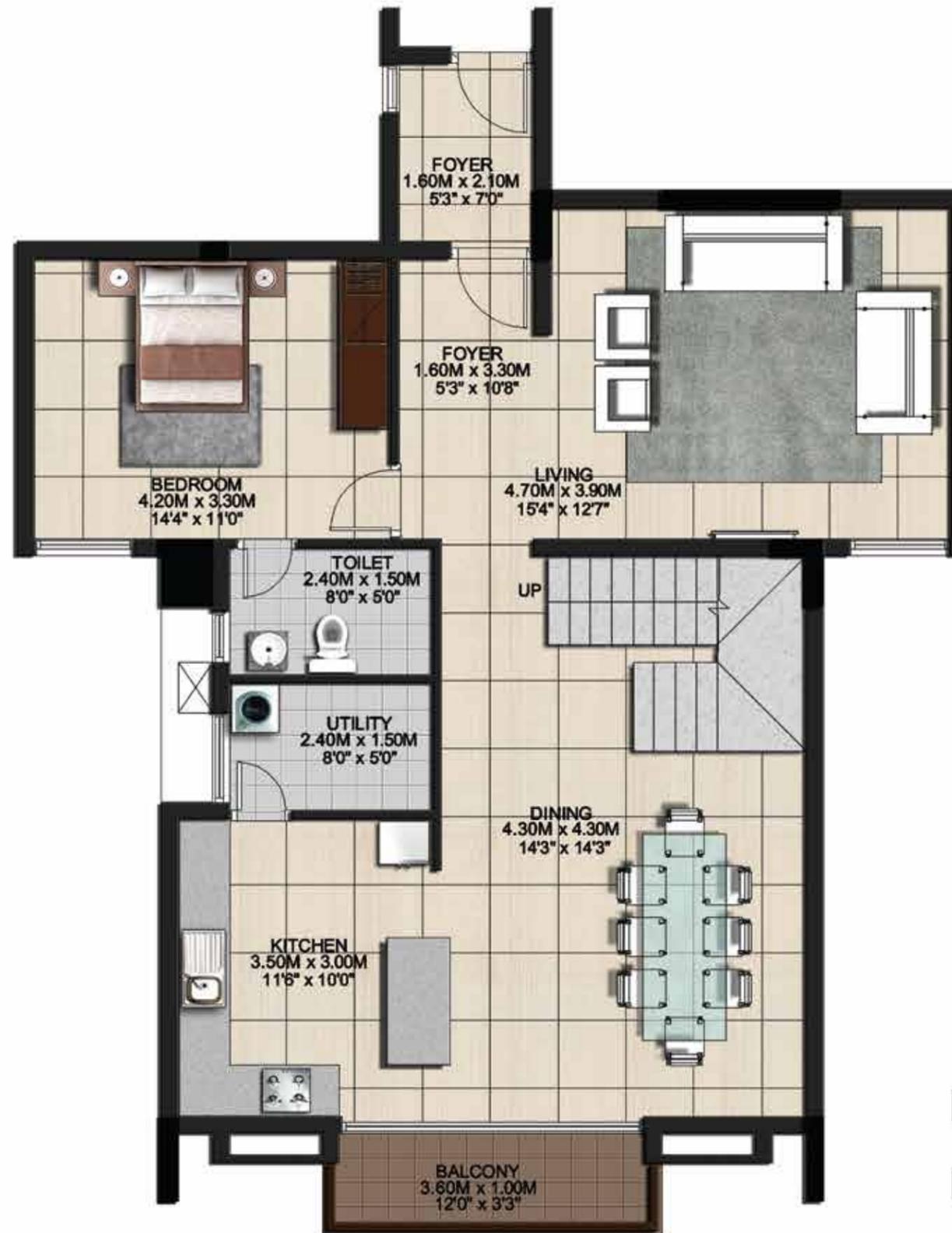
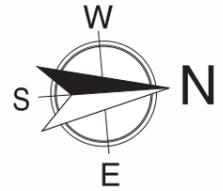
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1407 (Level 1)

Type : 4 BHK

Size : 2684 sft

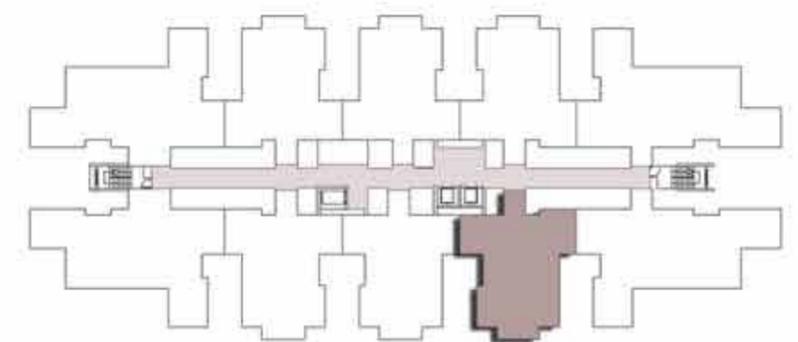
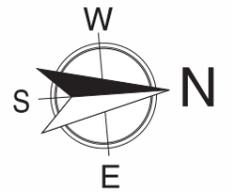


Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1407 (Level 2)

Type : 4 BHK



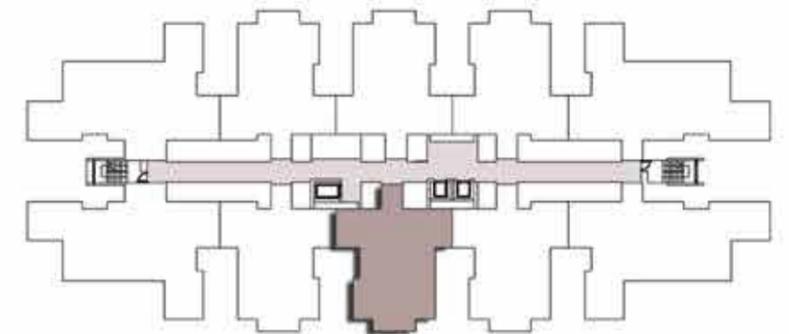
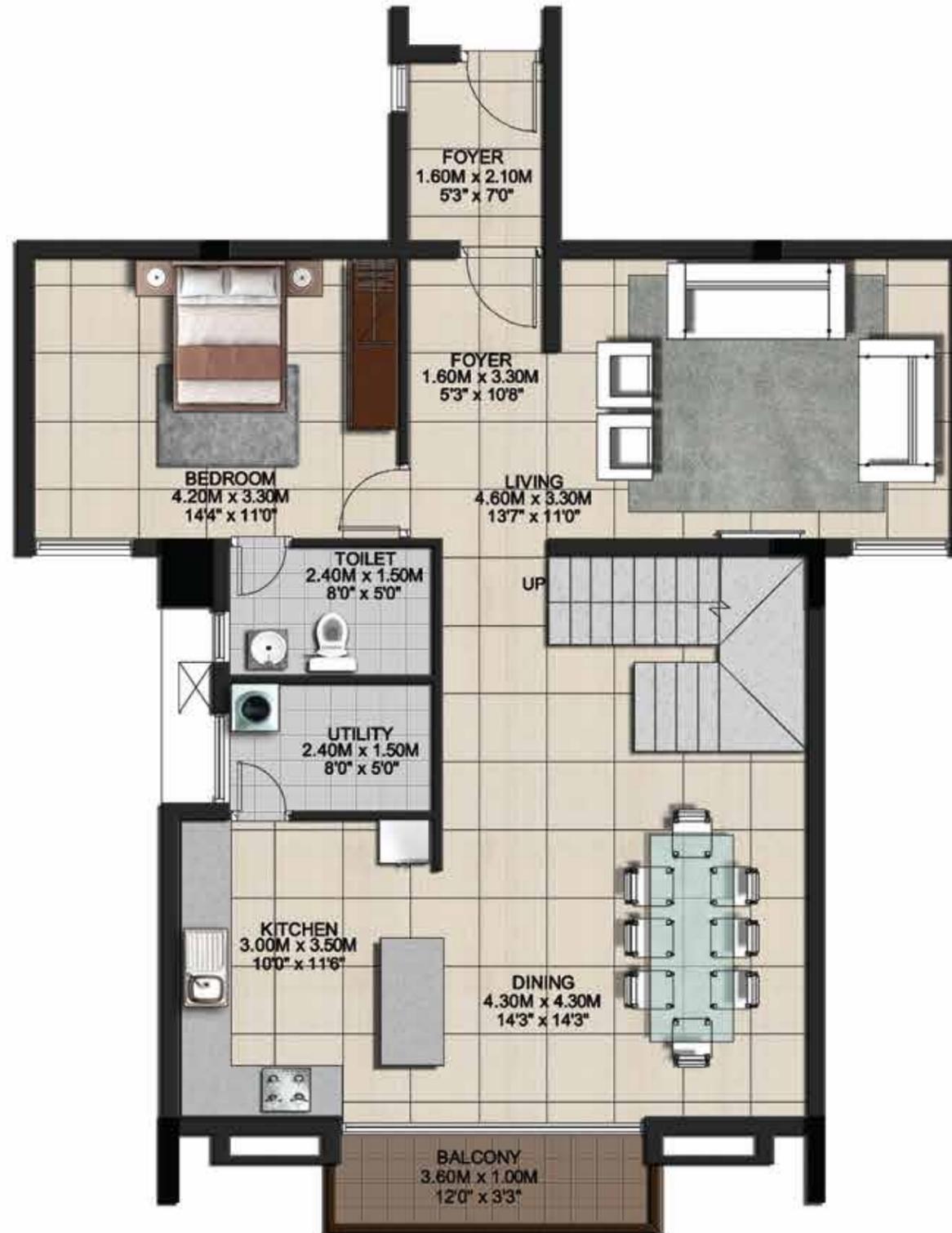
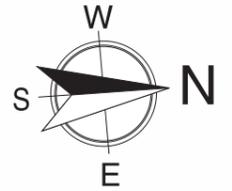
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1408 (Level 1)

Type : 4 BHK

Size : 2607 sft

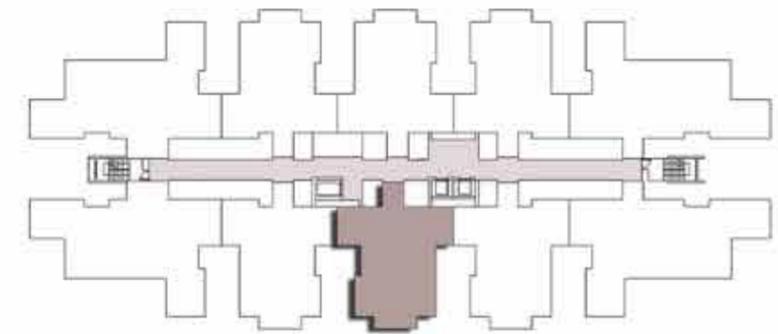
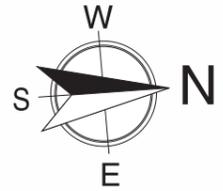


Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1408 (Level 2)

Type : 4 BHK



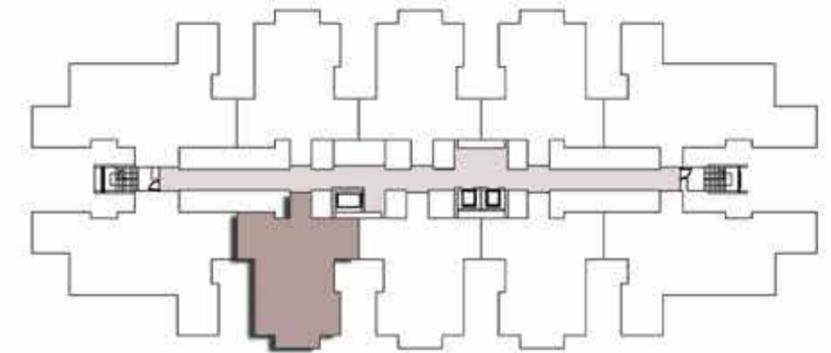
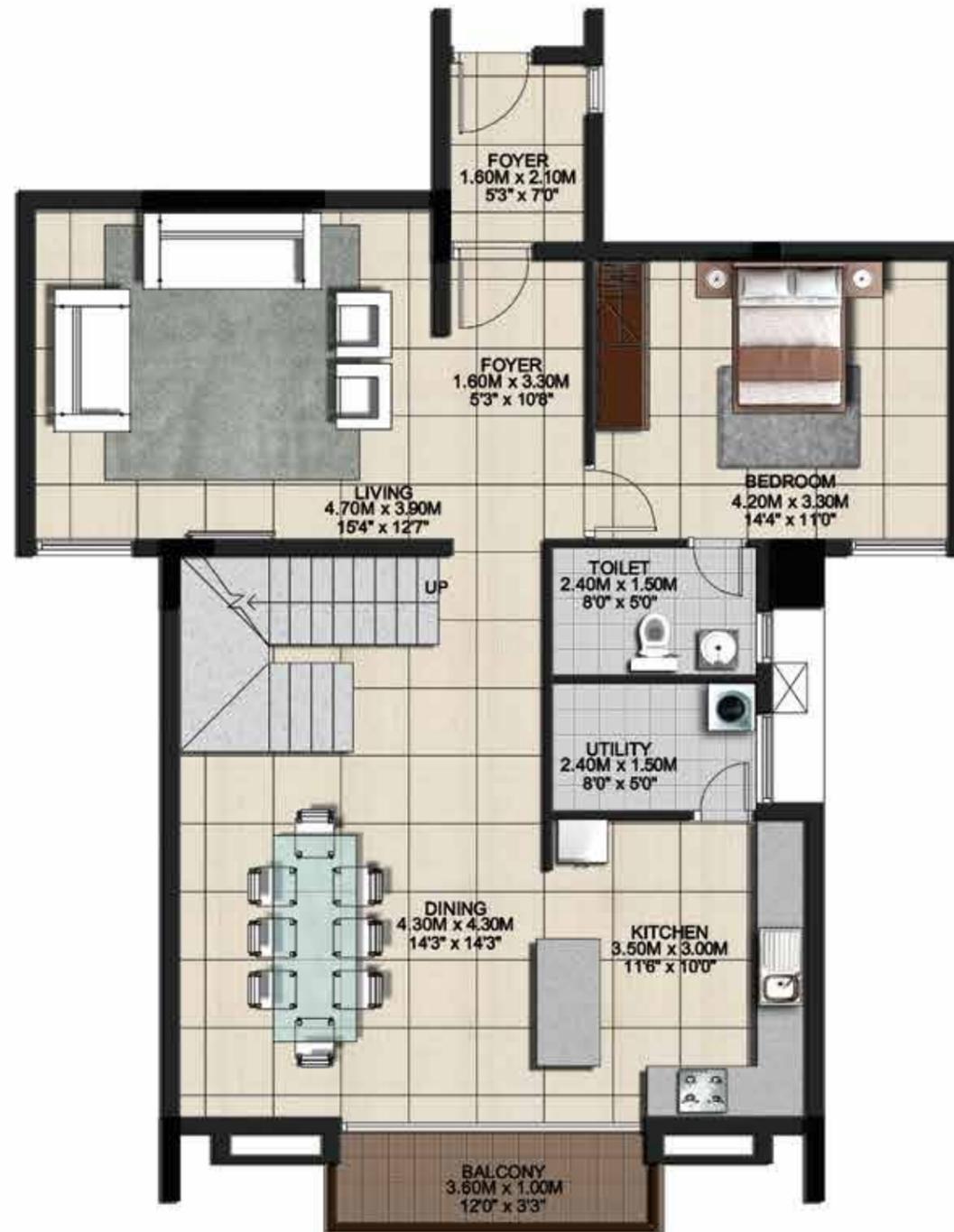
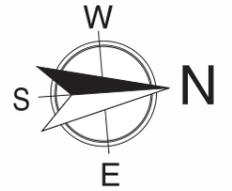
Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1409 (Level 1)

Type : 4 BHK

Size : 2684 sft

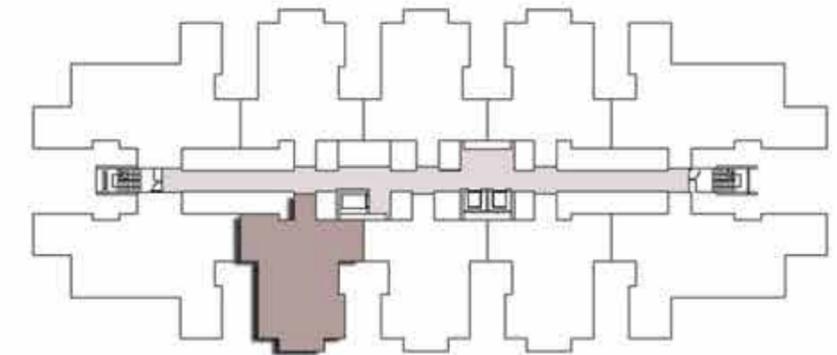
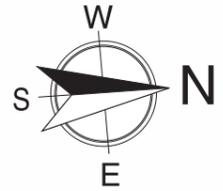


Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN

Unit No. : 1409 (Level 2)

Type : 4 BHK



Note: All measurements in FEET & Inches are rounded off to the nearest decimal

KEY PLAN



CASA GRANDE
PRIVATE LIMITED

CASA GRANDE
PRIVATE LIMITED

CASA GRANDE
Monte Carlo
MOUNT ROAD

Specifications & Amenities

STRUCTURE

- RCC framed structure with Raft foundation
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Anti-termite treatment
- Concrete Block walls 200mm / 100mm
- Floor to Floor height will be maintained at 3000mm

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen, toilets, lobby and utility will be finished with 1 coat of primer, 2 coats of putty & plastic emulsion paint
- Ceiling will be finished with 1 coat of primer, 2 coats of putty & plastic emulsion paint
- Exterior faces of the building will be finished with 1 coat of texture paint and 2 coats of weather resistant paint
- Toilet & Utility walls will be finished with double glazed ceramic tiles up to false ceiling height

FLOORING

- Living, dining, kitchen and bedrooms will have vitrified tile flooring of 800mm x 800mm
- Master bedroom will have laminated wooden flooring
- Bathroom and utility will have rustic finish ceramic tile
- Balcony/ Private terrace will be finished with anti- skid ceramic tiles
- Terrace floor will have clay tiles
- Common areas and staircase will have granite flooring

KITCHEN

- Space will be left for modular kitchen with plumbing and electrical provisions
- Provision for chimney and water purifier will be provided
- CP fittings will be Bravat / Kohler or equivalent

BATHROOM

- Polished granite slab with counter top wash basin in master bathroom
- Wall mounted wash basin in all remaining toilets
- Floor mounted WC and health faucet in all bathrooms

- All CP and sanitary fittings will be Bravat / Kohler or equivalent
- Concealed water mixer with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms
- False ceiling in all the bathrooms

ENTRANCE DOOR

- First quality African Teak wood frame and double side veneer finish skin shutter of 2350mm height which will have tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock

BEDROOM DOOR

- First quality solid wood frame and double side veneer finish skin shutter of 2350mm will have Godrej or equivalent locks, thumb turn with key, door stopper etc.

BATHROOM DOOR

- First quality solid wood frame and single side veneer panel door shutter of 2350mm will have thumb turn with key.

WINDOW

- Windows will be UPVC with see-through plain glass and MS grills on inner side
- French door will be UPVC with toughened glass and without grills
- Ventilators will be UPVC with suitable louvered glass panels

ELECTRICAL FITTING

- Finolex / Poly cab or equivalent cables and wiring
- Switches and sockets will be Anchor Roma / Schneider or equivalent
- Split air conditioner points will be provided for all the bedrooms and living room
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone points will be provided in master bedroom and living room, TV (DTH) will be provided in all bedrooms and living room & data points will be provided in living room.

- USB charging port as a part of switchboard in master bedroom and living area
- Master electrical control switch near to main entrance to control all major electrical points

OTHER

- Overhead Tank (OHT) with Sump
- 24 X 7 Generator backup for lifts and common area
- 24 X 7 Generator backup for all apartments up to 1000 watts for 2BHK and 1500 watts for 3BHK & duplex
- CCTV cameras for all pivotal locations
- LV room provided to Single vendor. Plan charges will be applicable

EXTERNAL FEATURE

- Elevator: 8 - Passenger automatic lift will be provided
- Power Supply: 3 Phase power supply will be provided for all apartments
- Suitable Landscaping will be done at required areas
- Driveway will be Interlocking paver blocks

Special Add On Option @ RS.350 per sq. ft.

1. Living, dining will have Italian Marble flooring
2. Master bedroom will have Parque Wooden flooring
3. Shower partition in all the bathrooms
4. Polished granite slab with counter top wash basins in all the bathrooms

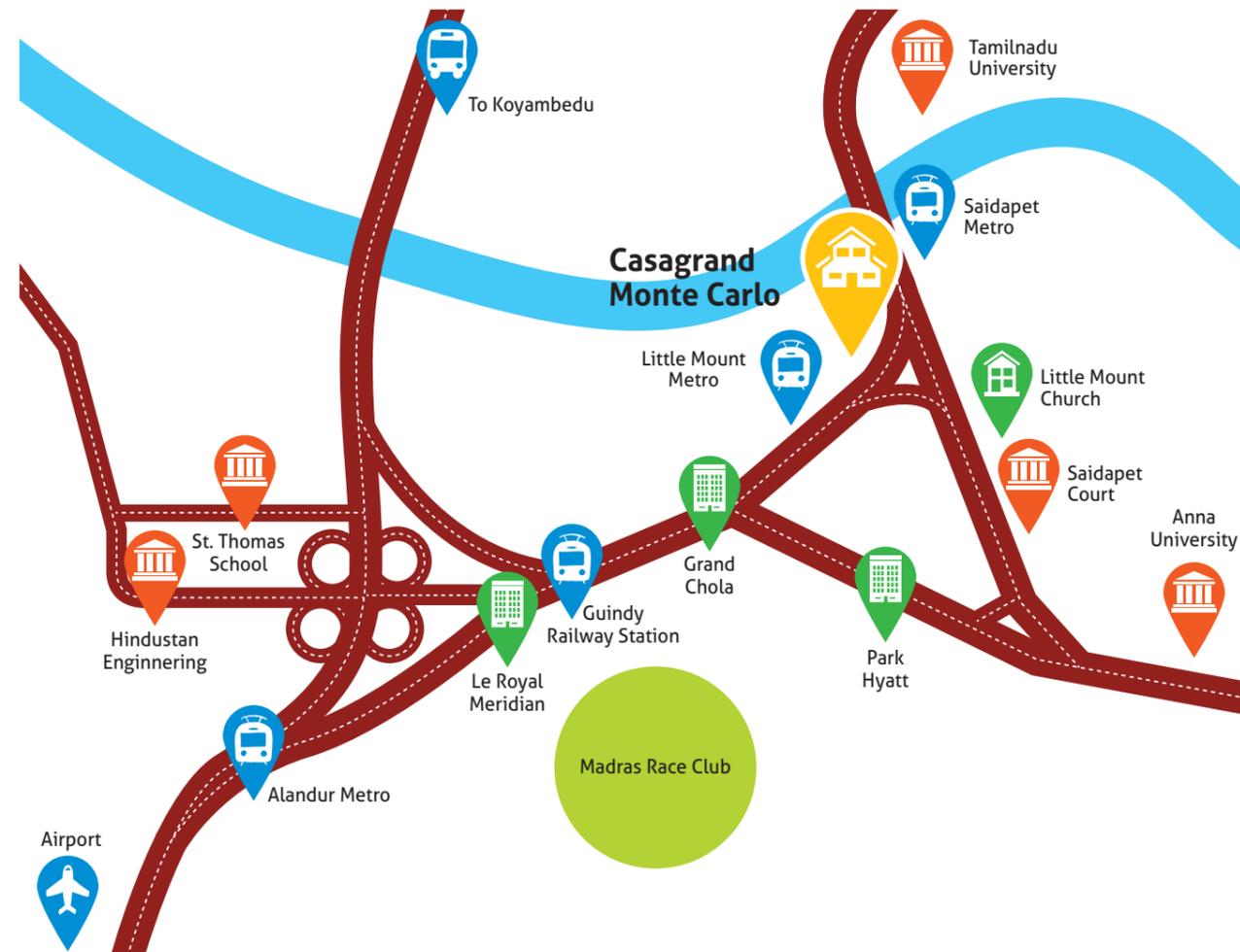
AMENITIES

1. Swimming pool
2. Gymnasium

Road Map and Landmarks

Location Advantages:

- Chennai International Airport – 10 Km
- Little Mount Metro station – 140 Mtr
- Fathima High School, Saidapet – 3.5 Km
- The Indian Public School, Saidapet – 4.5 Km
- Chellammal Women's College, Guindy – 1.4 Km
- Anna University, Guindy – 2.1 Km
- Alagappa College of Engineering, AC Tech campus – 2.9 Km



Awards



'Marketer of the Year',
2013 Realty Plus Magazine



'Top 50 Brands in Chennai',
2013 Paul Writer Magazine



'Excellence in Customer Engagement',
2013, CEF



'Real Estate Developer of the Year',
2013 Brand Academy



'Creative Real Estate Company',
2013 Paul Writer Magazine



Casa Grande Arena,
Most Admired Project
in Southern Region
2014 by Worldwide Achievers



Best Realty Brand
2015, Economic Times

Payment Schedule

Booking Advance : 10%	Eighth floor Roof : 7.5%
Agreement Stage : 30%	Tenth floor Roof : 7.5%
Foundation : 10%	Twelfth floor Roof : 7.5%
Second floor Roof : 5%	Brick & Plastering : 5%
Fourth floor Roof : 5%	Handing Over : 5%
Sixth floor Roof : 7.5%	



This project has been funded by
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