



**CASA GRANDE**  
PRIVATE LIMITED

*'Building Aspirations'*

**CASA GRANDE**



**SOLITAIRE**

UBER LUXURY APARTMENTS AT WEST MAMBALAM

**BLEND LUXURY**  
**WITH TRADITION**

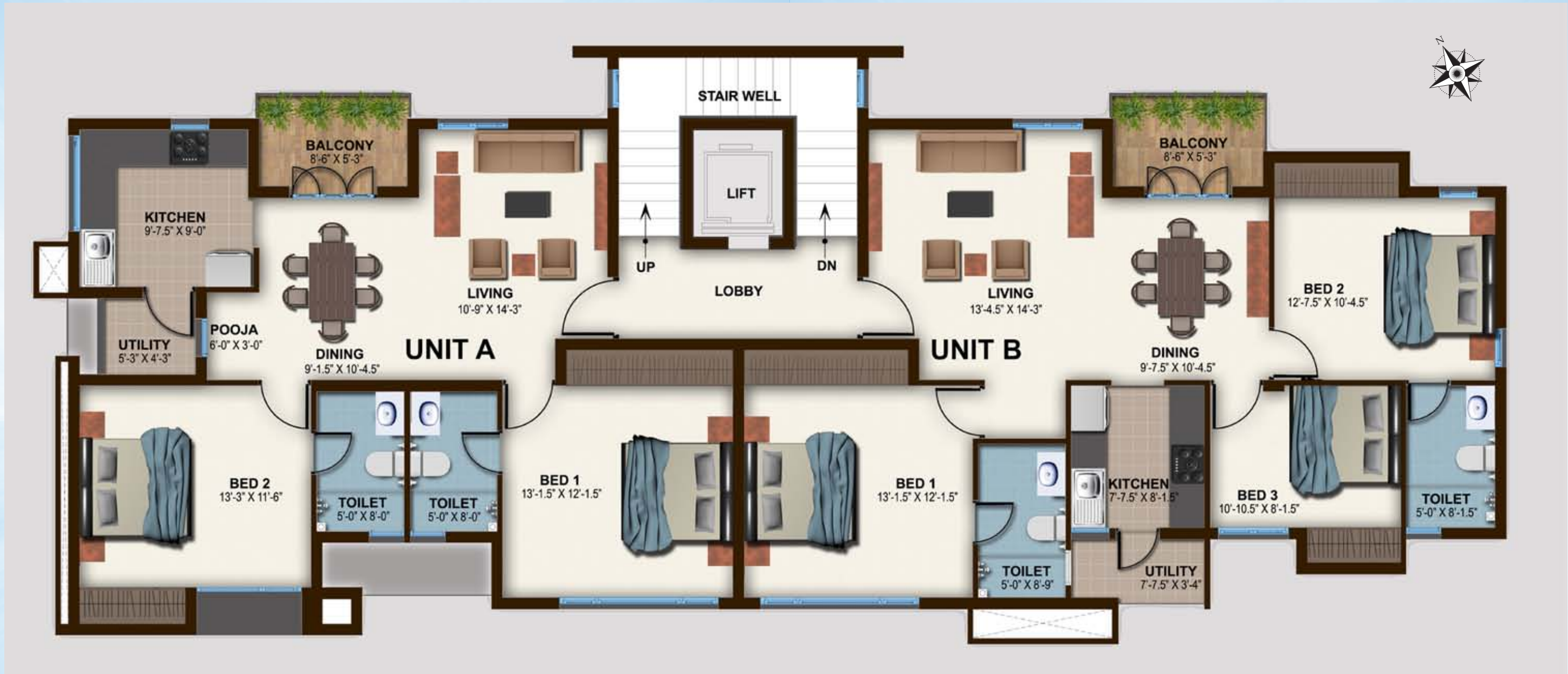
Welcome to **Casa Grande Solitaire** - A secure, spacious and luxury apartment community that lives up to its reputation for comfort, elegance and is in the heart of Chennai - Thambiah Road, West Mambalam.

Put up in quiet and intimate neighbourhood, the ambience provides the most sought after setting for Solitaire's distinctive 3 Bedroom Apartment Homes. Casa Grande Solitaire is designed with all the luxuries and conveniences in mind for your plush and comfortable living and will be cherished as a treasured possession.





## Typical floor plan



### Salient features

- 6 luxury apartments
- Stilt+3 design structure
- Unit A: 2 BHK - 1327 sq. ft.  
Unit B: 3 BHK - 1405 sq. ft.
- Contemporary elevation
- Video Door phone
- Power backup
- Covered car park

### Location advantages

- 1 km from Mambalam railway station
- 1 km from SRM hospitals and SRM school
- 0.5 km from Ayodhya mandapam

### Payment pattern

Stages	Payment (%)
Booking	10
Transfer of Agreement	40
Foundation	10
1st floor Slab	7.5
2nd floor Slab	7.5
3rd floor Slab	7.5
Brick and Plastering	12.5
Handing Over	5
	<b>100</b>

# SPECIFICATIONS

## Structure

RCC framed structure with RCC foundations. Anti - termite treatment will be provided. 9" / 8" thick brick / fly ash block for the outer wall and 4 " / 4½" thick brick / fly ash block for the internal partition wall. Ceiling height will be maintained at 9 feet 6 inches clear after flooring and plastering.

## Wall Finishes

Internal wall in the living, dining, bedrooms & 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).

Kitchen, utility & toilets will be finished with 1 coat of primer & 2 coats of cement paint. Toilets and utility walls will be finished with double glazed ceramic tiles for aesthetics up to ceiling height and kitchen platform will be finished with wall dado of 2 feet with double glazed ceramic tiles.

## INTERNAL FEATURES

### Flooring

Living, dining, family living and bedrooms will sport imported vitrified tile flooring. Kitchen will sport vitrified flooring. Bathroom & utility will have ceramic tile-anti skid finish. Balcony will be finished with vitrified tile.

### Kitchen

Platform will be done with granite slab 2ft wide at a height of 2 ft 7 inch from the floor level and will be provided with stainless steel bowl with single drain board (Nirali or equivalent).

### Bathrooms

20 mm thick polished granite slab with counter top basin (Kohler / high end Jaguar) in the master toilets. Wall mounted basin (Kohler or equivalent) will feature in the remaining toilets. The CP and sanitary fitting will be Kohler or equivalent. Provision for geyser will be provided in all toilets.

### Doors & Windows

Entrance door	Main door is of teak wood frame with double side veneer finish skin. Shutter with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.
Bedroom doors	Designer molded skin doors with Godrej or equivalent locks, tower bolts, door stopper etc.
Toilet doors	Chemically treated door with enamel paints.
Windows	UPVC / Aluminum window with see-through plain glass. Painted MS grills will be fixed inside.

### Electrical Fittings

Finolex or equivalent cables and wiring. Switches and sockets will be Anchor, Roma or equivalent. Television and telephone points will be provided. Split air conditioner points will be provided for all bedrooms and living rooms.

## EXTERNAL FEATURES

Video door phone	Video door phone will be provided
Elevator	6 - Passenger automatic lift will be provided.
Power supply	3 - Phase power supply will be provided for all apartments.
Generator backup	Generator backup for all flats (up to 750W for each flat), lift and the common area.



# BUILDING ASPIRATIONS

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

This is manifest in the 1.5 million sq.ft that it has developed and sold till date. Indeed, One thousand five hundred fulfilled aspirations across 32 projects is a paradigm in itself.



**Casa Grande Private Limited,**

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