

Windows

UPVC / Aluminum window with see-through plain glass. Painted MS grills will be fixed on the inner side.

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

Elevator

6-Passenger automatic lift (Johnson or equivalent) 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.



ABOUT CASA GRANDE

Casa Grande Private limited is a Chennai based real estate enterprise started in 2004. The company believes in building aspirations and fulfilling them which is manifest in 1.2 million sq.ft that is developed and sold about till date. The company operates in niche residential segments like – Luxury villas in Chennai and Luxury apartments in Chennai and Bangalore. The company also sells plotted development spaces.

Casa Grande defines, designs and develops quality living spaces for your aspirations and desires. One thousand fulfilled aspirations across twenty two projects is a paradigm by itself. The projects in the pipeline are for around 400-500 crores in the luxury apartments and Villas category. In the coming financial 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 young management in an aggressive growth path with expansions in cities like Bangalore and Coimbatore.

Ongoing projects

Casa Grande Versailles



Exclusive Presidential Villas at ECR (Uthandi)



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Own a Luxury apartment in the heart of the city

CASA GRANDE



ABOUT CASA GRANDE EPICA

Casa Grande is proud to launch its luxury residential apartment project – Casa Grande Epica, located in the heart of the city - **Mahalingapuram Main Road, Nungambakkam**. Casa Grande Epica will feature twelve exclusive two, three, four bedroom luxury homes with all premium fittings and specifications. Book your dream home in the city today!



TYPICAL FLOOR PLAN (1, 2, 3 & 4)

- | Stilt + 4 design structure |
- | 12 Exclusive apartments |
- | 2 Bedroom, 952 sq. ft. 3 Bedroom , 1377 sq. ft. & 4 Bedroom, 1815 sq. ft. |
- | 24x7 power backup |

SPECIFICATIONS

STRUCTURE

RCC framed structure with RC foundations. Anti termite treatment will be provided. 9" thick brick / fly ash wall for the outer wall and 4½" thick brick / fly ash wall 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 1 coat of primer, 2 coats of putty & 2 coats of plastic emulsion. Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (Ace/Apeas per architect's specification).

Kitchen, utility & toilets will be finish 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 7 feet and wall dado of 2 feet above the kitchen platform will be finished 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 2ft 9 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. Provision for geyser will be provided in all toilets. The CP and sanitary fitting will be Kohler or equivalent.

Bedrooms

Will have space for wardrobes wherever structurally possible.

Entrance doors

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.