



THE UBER

LIFESTYLE

IN A SKY-VILLA

IN THE VERY

HEART

OF THE CITY



Casagrand Real Estate Enterprise is committed to building aspirations and delivering value.

In the last thirteen years, we have developed over 12 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. 68 landmark properties and over 6000 happy families 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 crore in the pipeline.



CASAGRAN *Amarante*

— Race Course —



Located in one of Coimbatore's luxurious residential spaces, these ultra-premium homes spell luxury and opulence. Beautifully ensconced in the green environs of the famous Race Course Road, Casagrand Amarante is all about the great life.

With just one home in each floor, these elegant residences are as private as it can get. Upscale, aristocratic and truly extravagant, these homes are designed for the globe-trotting, dynamic go-getter like you.





State of the art FEATURES



- Stilt + 4 Design structure with 1 Apartment in each floor
- Exclusive 4 BHK Apartments in 3446 - 3489 sft.
- Contemporary New Age Architecture
- Flooring will be Italian Marble for foyer, living, dining & family and wooden flooring for master bedroom
- Highest Land UDS per unit at Race Course Rd
- 3 Exclusive Car parks for each Apartment
- 100% Power backup for all Lights, Geysers, Power Points, A/c Points & Common Areas
- State-of-the-Art Specifications & Premium Finishes
- Located on GD Road-Heart of Race Course



Product Superiority

Large Homes

- ▶ These are exclusive, one apartment per floor 4 BHK homes at the most sought - after address in Coimbatore

Small Community

- ▶ Only 4 exclusive apartments

Premium apartment design

- ▶ It has been designed to house premium apartments with 2 living rooms, luxurious fittings and elevation
- ▶ A grand living dining of 16 x 27 feet with attached balcony
- ▶ Double height balcony with the living/ dining for all apartments
- ▶ Powder room for guests
- ▶ Walk-in wardrobe in master bedroom with double vanity washbasins
- ▶ Separate servant toilets have been designed for the domestic help and drivers at the stilt level
- ▶ The apartments are open to sky on all 4 sides with attached balconies for all bedrooms, living, dining & family room

Premium apartment finishes

- ▶ Common areas like foyer, family, living and dining will have Italian marble flooring
- ▶ Master bedroom with wooden flooring and travertine tiles in master bathroom

Premium fittings

- ▶ Premium CP & sanitary fittings and door with architrave

Grand lobby

- ▶ The stilt entrance lobby will be furnished with Italian marble and elegant lights

Vaastu compliant

- ▶ Conscious efforts have been taken at the design stage to ensure that all units are as per Vaastu and we have achieved the following
 - All apartments have SW master bedrooms
 - All Apartments have North facing entrance
 - No beds having north facing headboard

Ventilation & Lighting

- ▶ There are large windows and attached balconies for all bedrooms, living, dining & family room providing maximum cross ventilation and natural lighting

Secured Community

- ▶ Digital lock with video door phone for all apartments
- ▶ Controlled entry and exit to project with a security cabin at the entrance

No dead space

- ▶ Internal spaces have been designed with zero dead space and minimum common space

Efficiency of plans

- ▶ Efficiency of plans has been given main importance during design phase and we have managed to keep common areas to only 16% from saleable area to plinth

Interior planning

- ▶ Interior detailing was done for each apartment to achieve following details
 - Defined wardrobe locations for every unit
 - TV position for every unit
 - Bed location with side tables
 - Apt Electrical layout

No cross over in living

- ▶ We have a separate private living room without any cross over

Privacy to bedrooms

- ▶ All the units have bedrooms designed in such a way that they are private and visitors in the living do not directly look into bedrooms

Planning for ODU locations

- ▶ All apartments have been planned with defined spaces for placing ODU of AC's. This area is designed to be accessible for service but remain hidden so that no AC's are seen on the building façade

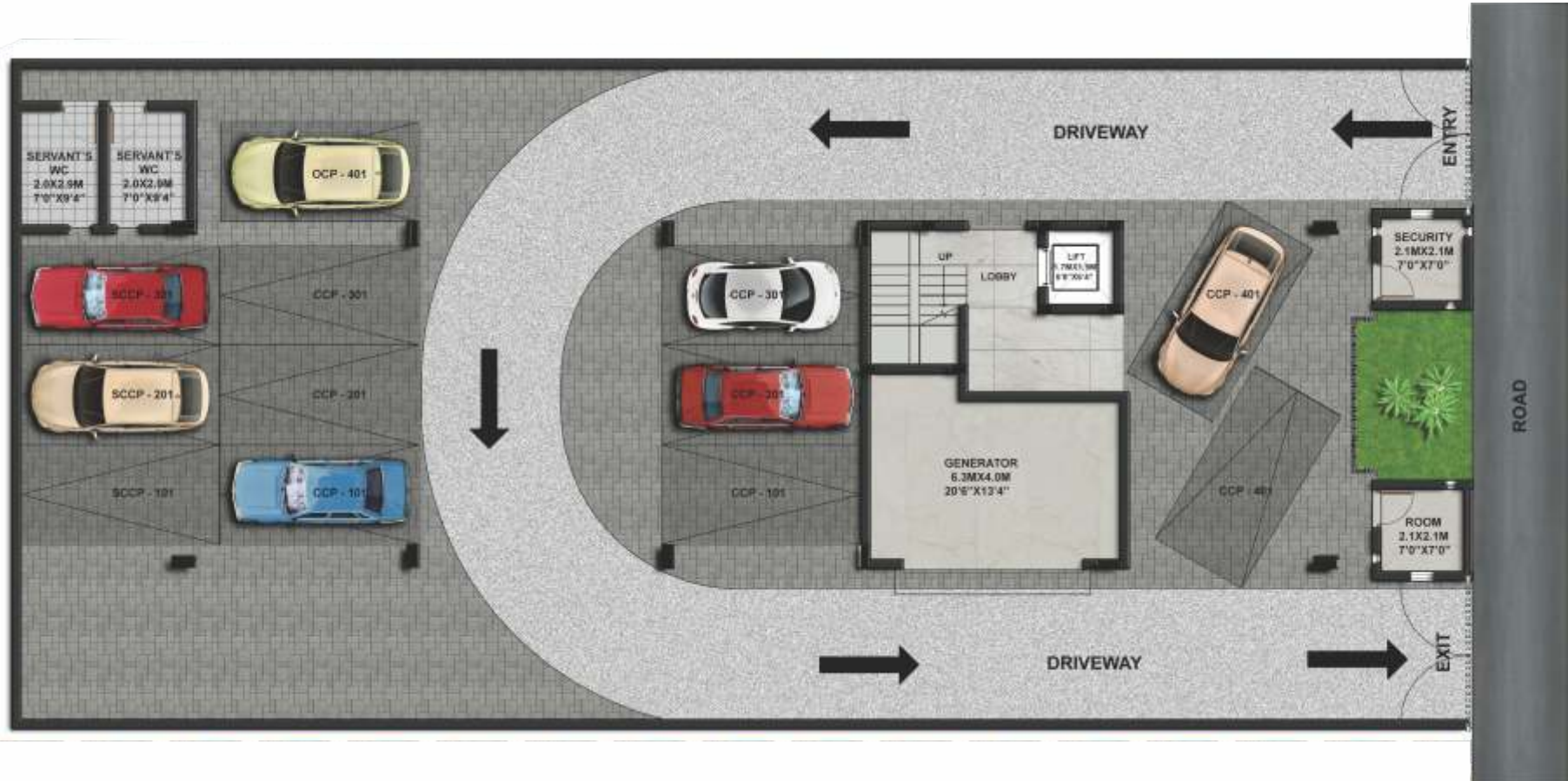
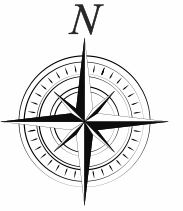
Payment Schedule

Booking Advance	-	10%
Agreement Stage	-	40%
Foundation Stage	-	10%
1st Floor Roof	-	5%
2nd Floor Roof	-	5%
3rd Floor Roof	-	5%
4th Floor Roof	-	5%
Brick work & Plastering	-	15%
Handing over	-	5%



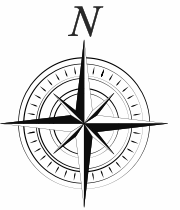
Stilt

Floor Plan



First & Third Floor Plan

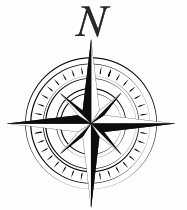
- Unit :101, 301
- Built up Area: 3446 Sft
- Carpet Area: 2386 Sft



Second & Fourth Floor Plan

- Unit: 201
- Built up Area: 3446 Sft
- Carpet Area: 2386 Sft

- Unit: 401
- Built up Area: 3489 Sft
- Carpet Area: 2386 Sft



Specifications



STRUCTURE

- RCC Framed Structure with isolated footing foundation
- Blocks with Cement Plastering
- Anti-termite treatment will be provided
- Designed as Earthquake resistant structure - Seismic Zone III
- Floor to Floor height will be maintained at 3.15 Meters



WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of premium emulsion
- Ceiling will be finished with 2 coats of putty and premium emulsion
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of premium emulsion
- Utility will be finished with 1 coat of primer and 2 coats of premium emulsion
- Master bathroom walls will have travertine tile
- Other bathroom walls will be finished with glazed ceramic tiles upto false ceiling height
- Utility walls will be finished with glazed ceramic tiles upto 4 feet height



FLOORING

- Foyer, living, dining & family will have Italian marble
- Master bedroom will have wooden flooring
- Kitchen, other bedrooms, pooja niche, dressing will have 1200x600 mm imported vitrified tile
- Master bathroom and other bathrooms will have 300x600 mm travertine tile

- Utility and servant toilet will have 300x300 mm matte finish ceramic tiles
- Master bedroom & living / dining balcony will have deck flooring & other balconies will have matte finish vitrified tiles
- Terrace floor will have pressed tile flooring
- Driveways will have Paver blocks
- Common areas and staircase will have granite flooring with MS railing with a wooden top member, ground floor lobby will have Italian marble



KITCHEN

- Provision for chimney and water purifier
- Premium brand CP fittings
- Kitchen will be left open for modular kitchen with electrical and plumbing lines



BATHROOM

- Polished granite slab with premium brand double vanity Counter top wash basin in master bathroom
- Premium brand CP and sanitary fittings
- Provision for Geysers will be provided in all bathrooms



ENTRANCE DOOR

- Main door will be teak wood door frame and double side veneer finish flush doors of 8 feet height with tower bolt, door viewer, safety latch, door stopper with premium brands



Specifications



BEDROOM DOOR

- Solid wood door frame with double side veneer finish shutter doors of 8 feet height with premium brand locks, thumb turn with key, door stopper etc.



BATHROOM DOOR

- Designer moulded skin doors of 8 feet height with water proofing on internal side



WINDOW

- Windows will be Aluminium Panel with see - through glass and MS grills wherever applicable
- Balconies with Aluminium french doors and toughened glass will be provided without grills
- For ventilators Aluminium frame with suitable louvered glass panes



ELECTRICAL FITTING

- Cables and wiring of premium brand
- Switches and sockets of premium brand
- Split air-conditioner points will be provided in all bedrooms, living, dining and family
- Modular plate switches, MCB and ELCB (earth leakage circuit breaker) system
- Telephone and TV (DTH) points will be provided in living, all bedrooms and family

- USB charging port in living/dining and master bedroom
- Master electrical control switch near to main entrance to control all major electrical points



OTHERS

- Rain water harvesting
- 24 X 7 Generator backup for all apartments (100% power backup), lifts and common area
- Dual meter for main and DG power
- Digital lock with video door phone will be provided in all apartments



EXTERNAL FEATURES

- Elevator: 8 - Passenger automatic lift will be provided with marble granite cladding (Wheel chair friendly)
- Power Supply: 3-Phase power supply will be provided for all apartments
- Suitable Landscaping will be done at required areas
- Elegant lighting in common lobby



Awards



CSR Initiative of the Year - 2018
ET Now



Excellence in Delivery - 2018
ET Now



Distinguished Design Awards 2017
Casagrand ECR14



Distinguished Design Awards 2017
Casagrand Pallagio



Best Archived Project
Casagrand Aldea
CIDC Vishwakarma
Award 2016



Luxury Project of the Year - 2015-16
Casagrand Aldea
Realty Fact



Developer of the Year
Residential - 2015-16
Realty Fact




Best Realty Brand - 2015
Economic Times



Buddy Neighbour Scheme **Refer & Earn**

Dear Customer,
An exciting partnership is awaiting you and we would like you to be a part of it. Refer your friend, colleague or family to a Casagrand home and stand to earn financial rewards for your efforts. After all, who knows our homes better than you, partner?

To refer, call
73051 00900
referral@casagrand.co.in
www.cgreferral.com



GET ASSURED RENT ON YOUR CASAGRAN PROPERTY.

Call
98841 99957
www.cgrentassure.com

CASAGRAN RENT ASSURE

CASAGRAN

building aspirations

Chennai | Coimbatore | Bengaluru | Cochin | Dubai



Site Address :

Casagrand Amarante, GD Road, Race Course, Coimbatore - 641018

Corporate Office:

NPL Devi, New No: 111, Old No. 59, LB Road, Thiruvannamiyur, Chennai - 600041
Tamilnadu, India. Ph: 044 4411 1111.

Regional Office:

'SRI DWARAKA', 2nd Floor, No.1-A, B.R. Nagar Main Road, Opp. Coimbatore Stock Exchange,
Singanallur Post, Coimbatore - 641 005. Ph: 0422 44 11 111

www.casagrand.co.in

RERA NO: TN/11/BUILDING/0226/2017

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), 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, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for kitchen includes utility area also. All measurements for all rooms are in feet, inches and meters.

