



HEAD NORTH  
FOR TREASURE!

**CASA GRANDE**  
*masseys*

Luxury Condominium at Royapuram





Casa Grande Private Limited (est. 2004) is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last eleven years we have developed over 3 million sft of prime real estate across Chennai, Bangalore and Coimbatore. Over 3000 happy families across 64 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. As we set foot into the twelfth year of our journey, Casa Grande is all set to take the leap with projects in the pipeline netting over ₹2500 Crores.



Presenting  
**CASA GRANDE**  
**masseys**

The first ever luxury multi-storied condominium in North Chennai takes shape at Masseys. 91 Exclusive luxury apartments, the only high rise of 14 floors at a prime location and with a magnificent sea view. Choose a peaceful and joyous lifestyle for your family in a secure, gated community in the heart of the city at Royapuram.



## Project Highlights

- Multi-storied lifestyle condominium with a magnificent sea view
- 91 Exclusive luxury apartments spread over 14 floors
- 2BHK of 1152 - 1165 sft, 3BHK of 1429 - 1589 sft
- Close to reputed schools and colleges
- In Royapuram, the business hub of Chennai
- Rich in features with a bouquet of amenities
- Located on the main road





## Amenities & Features

- Gymnasium
- Grand lobby with fountain
- Reception and seating area for visitors in lobby
- Association convention hall
- Gazebo at terrace with pleasing landscaping
- Security features like Intercom and CCTV
- Common washrooms
- Rain Water Harvesting



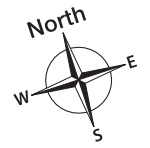
Living Room



Bedroom



Kitchen

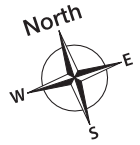


Stilt Plan



## Payment Pattern

10%	-	Booking Advance
40%	-	Transfer of Documents
10%	-	Foundation
5%	-	3rd Floor Roof
5%	-	6th Floor Roof
5%	-	9th Floor Roof
5%	-	12th Floor Roof
5%	-	14th Floor Roof
10%	-	Brick & Plastering
5%	-	Handing Over

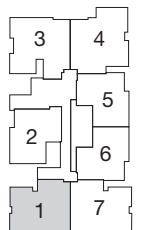


Typical Floor Plan  
2nd - 14th Floors

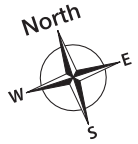




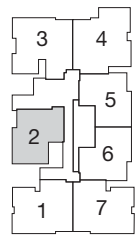
Unit No.  
A1 to M1 Unit  
Size: 1436 sft

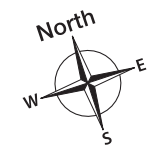




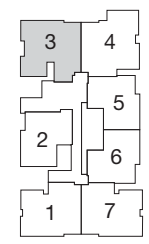


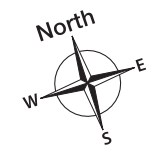
Unit No.  
A2 to M2 Unit  
Size: 1165 sft



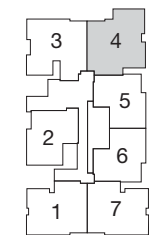


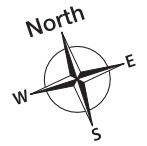
Unit No.  
A3 to M3 Unit  
Size: 1580 sft



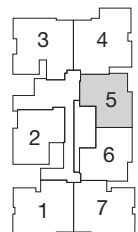


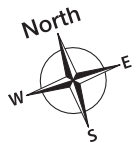
Unit No.  
A4 to M4 Unit  
Size: 1589 sft



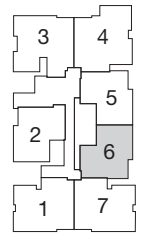


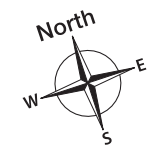
Unit No.  
A5 to M5 Unit  
Size: 1152 sft



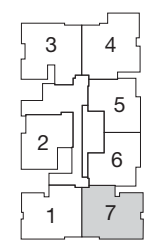
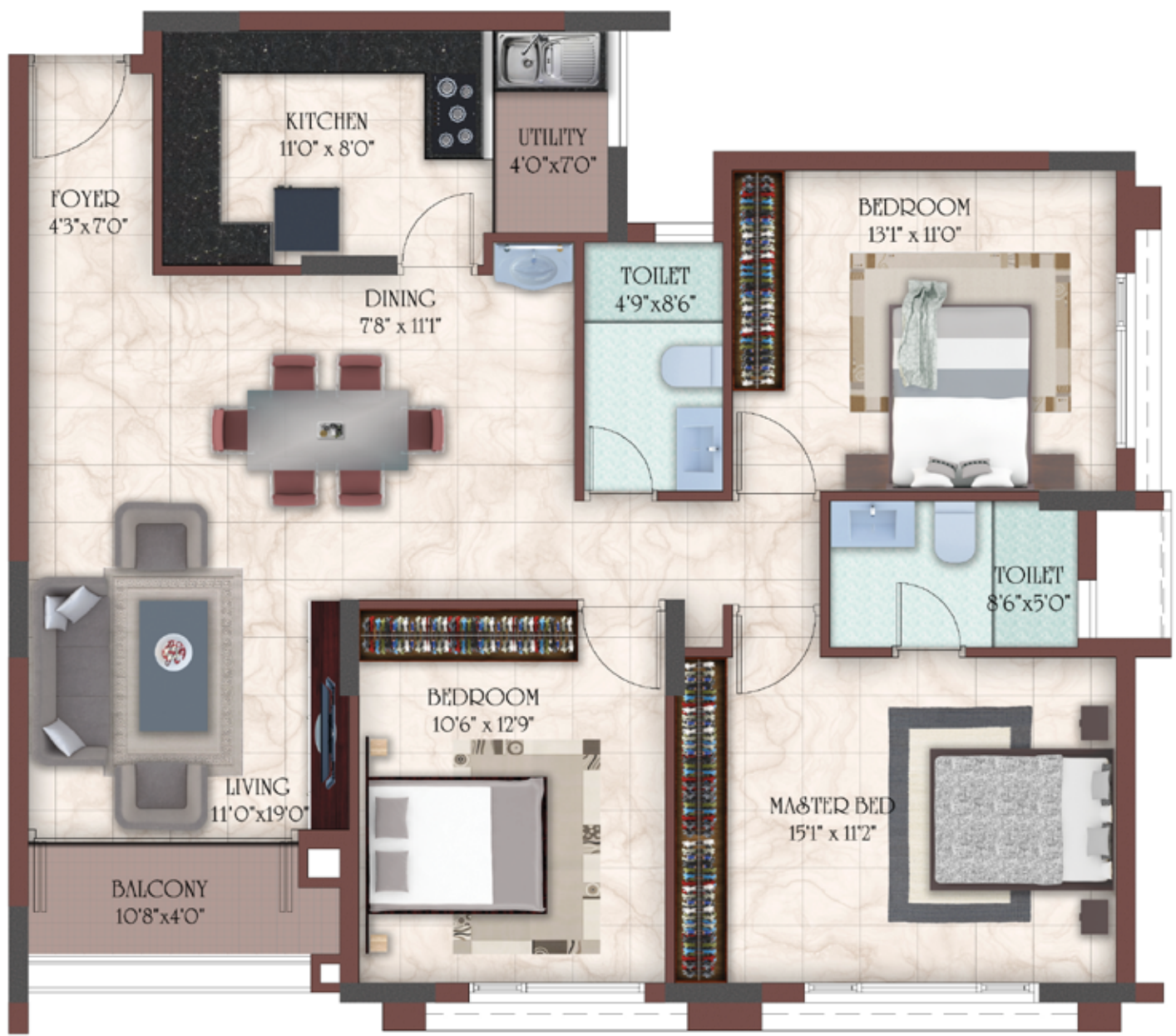


Unit No.  
A6 to M6 Unit  
Size: 1152 sft





Unit No.  
A7 to M7 Unit  
Size: 1429sf



# Specifications

## STRUCTURE

- RCC-framed structure with Pile foundation
- Anti-termite treatment
- 8-Inches solid Aerocon block for the outer wall and 4-inches solid Aerocon block for the internal partition wall
- Roof height maintained at 10 feet from slab to slab

## WALL FINISHES

- Internal wall in the living, dining, bedrooms, kitchen and lobby with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion
- Ceiling with cement paint
- Exterior faces of the building with 1 coat of primer and 2 coats of emulsion (Ace/Apex as per Architect's specification)
- Utility and Toilets with 1 coat of primer and 2 coats of cement paint
- Toilet walls with glazed ceramic tiles up to 7 feet height for aesthetic finish
- Utility walls with glazed ceramic tiles for aesthetics up to 4 feet height

## FLOORING

- 2x2 Feet imported double loaded vitrified tiles in living, dining, kitchen
- Anti-skid ceramic tiles in bathrooms, balconies and utility
- Interlocking paver blocks in the driveway
- Grano tiles in car parking
- Tile / granite / marble in common areas and staircase

## KITCHEN

- Plumbing and electrical provisions for modular kitchen
- Provision for chimney
- Provision for water purifier
- Provision for LPG cylinder in utility

## BATHROOMS

- Wall mounted basin Kohler / Roca or equivalent in all bathrooms
- Wall mounted W/C with concealed cistern and health faucet in all toilets
- Concealed diverter in all bathrooms
- Sanitary fitting will be Kohler / Roca or equivalent brand
- CP fittings will be Kohler / Roca or equivalent brand
- Provision for Geyser will be provided in all the bathrooms

## ENTRANCE DOORS

- Main door of 7 feet height with teak wood frame and double side veneer finish skein; with Godrej or equivalent lock, tower bolts, door viewer, safety latch and door stopper

## BEDROOM DOORS

- Seasoned good quality wooden frame paneled skein doors with enamel finish of 7 feet height; with Godrej or equivalent locks, thumb turn with key, door stopper etc.

## BATHROOM DOORS

- Chemically treated door of 7 feet height with enamel paint and internal side waterproofed

## WINDOWS

- High-end aluminum window with see-through plain glass
- French doors to access balcony, with high-end aluminum frame and toughened glass
- Ventilators of aluminum frame with suitable louvered glass panes and iron bars
- MS-grills for windows wherever required

## ELECTRICAL FITTINGS

- Finolex, KEI, Seikom or equivalent cables and wiring
- MK or equivalent switches and sockets
- Telephone and DTH points in living room and master bedroom
- Split air-conditioner points in all bedrooms and living room
- USB Charging ports in living room and master bedroom
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) systems

## FIRE SAFETY NORMS

- Wet riser / sprinkler system will be provided for the entire building

## OTHERS

- Overhead tank for water supply
- Common washbasin in living/dining rooms

## EXTERNAL FEATURES

### ELEVATOR

- Mashiba or equivalent 15 Passenger automatic lift
- Mashiba or equivalent 10 Passenger automatic lift

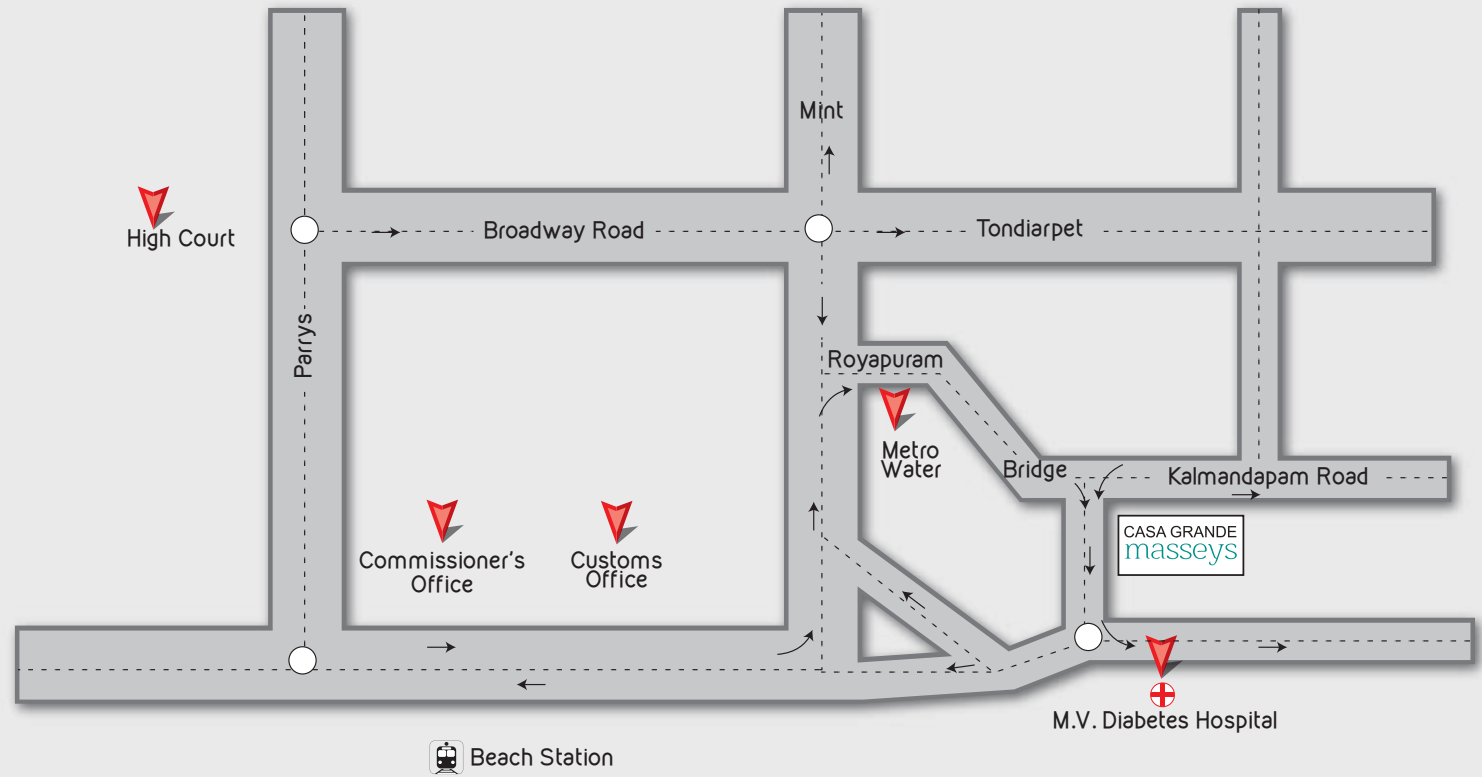
### POWER SUPPLY

- 3 - Phase power supply for all apartments

### GENERATOR BACKUP

- 750 Watts of 24x7 power back-up to all apartments
- 100% 24x7 power backup for all common areas

## Location Map & Key Landmarks





# Awards & Recognition



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



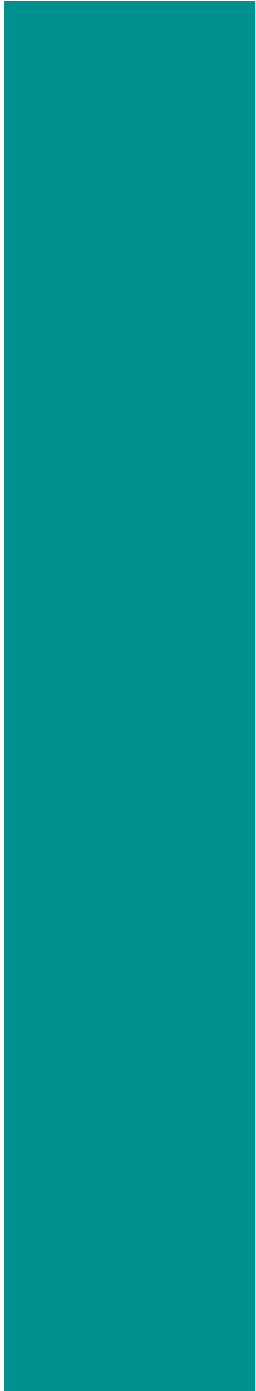
Creative Real Estate Company, 2013  
Paul Writer Magazine

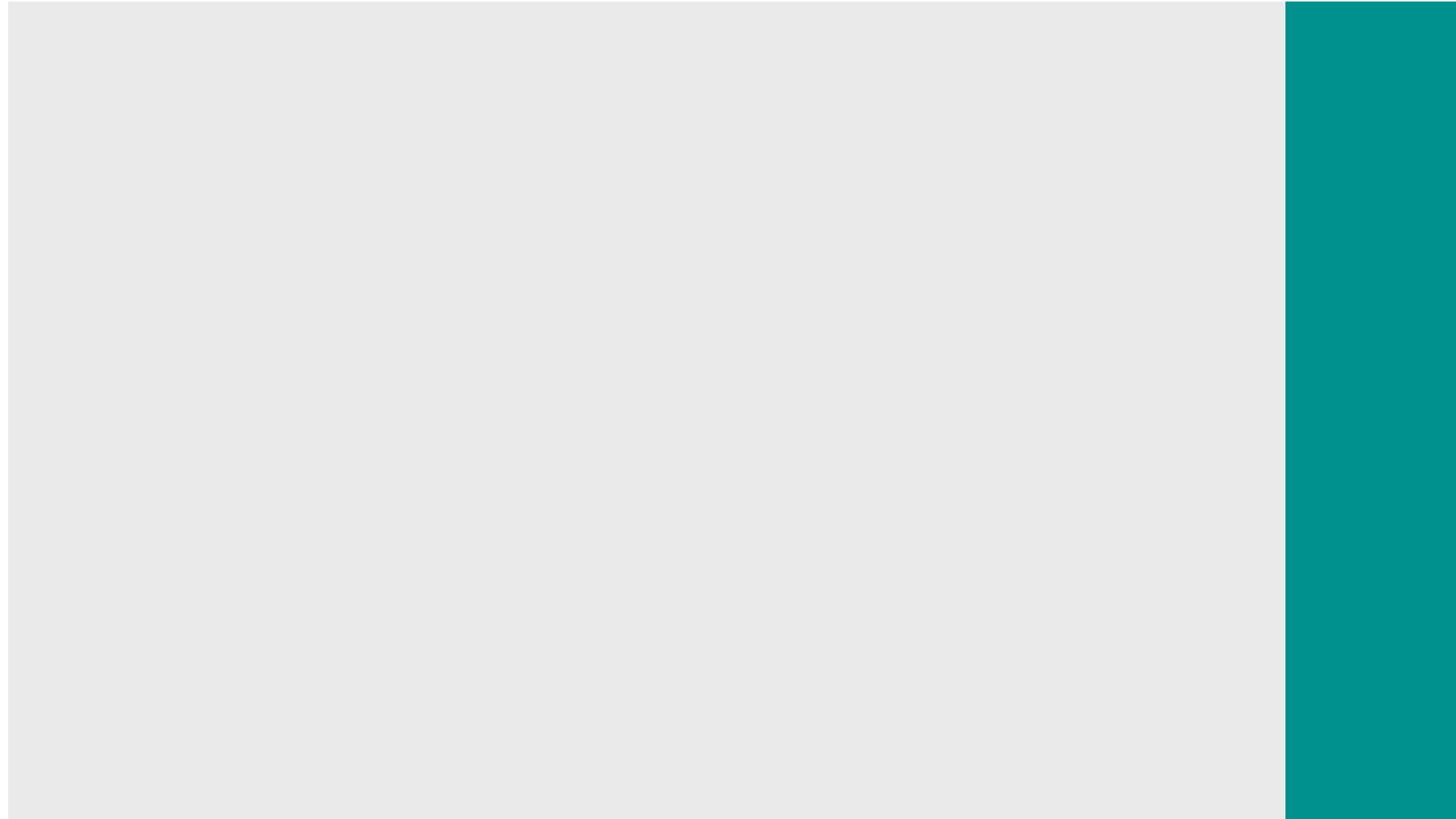


Real Estate Awards, 2014  
Worldwide Achievers



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





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Chennai's  
**Largest**  
Villa  
Developer  
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