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URBAN LIVING. VILLA STYLE.

AN INVITATION TO DISCOVER  
A NEW WORLD OF DELIGHT.



EXPERIENCE VILLA HOMES THAT ARE A TRUE REPRESENTATION  
OF OUTSTANDING QUALITY &  
IMMENSE HAPPINESS.



Casa Grande Private Limited is amongst the finest Chennai based real estate enterprises that was founded in 2004 driven by a strong belief in building aspirations and fulfilling them. This vision is manifested in the 1.5 million sq. ft. that Casa Grande has developed and sold till date. 1500 delighted customers have fulfilled their biggest aspirations across our 31 truly spectacular projects and that is a paradigm in itself.

Casa Grande defines, designs and develops world-class living spaces and operates in niche residential segments like luxury villas and apartments across Chennai, Bangalore & Coimbatore.

Casa Grande also sells plotted development spaces. Our upcoming projects in the pipeline are to the tune of around 750 Crores in the luxury apartments and villas category. In the years ahead, Casa Grande aims to build 1.5 million sq. ft. across various segments of the real estate industry.

Casa Grande, an ISO certified company, is run by a young management team. It is on an aggressive growth path with expansions plans in cities like Bangalore and Coimbatore. Casa Grande is proud to present the second phase of Urbano, its latest and truly exclusive villa project in the metropolis of Chennai.

## INDEPENDENT VILLAS



## EXPERIENCE VILLA LIFESTYLE

Casa Grande Urbano Phase 2 in Ponmar is an elegant villa community created with premium architectural design. Phase 2 of Urbano has been designed with 20 truly magnificent independent villas designed & developed after an in-depth understanding into the myriad nuances of clients and to cater to their specialized needs.

At Casa Grande, Phase 2, we've taken immense care to create a new league of luxury villas that are truly comfortable, and convenient thanks to an array of amenities located right beside your home. This makes them the perfect destination for several leisure activities that include avenues for unlimited entertainment. Simply put, a perfect example of independence, space and world-class luxury that you have always aspired for.

So be it the unbelievable price, the perfect location or the outstanding quality, each aspect is incomparable. We invite you to make the most of these outstanding abodes and discover a lifetime of joy for now and forever.

20 exclusive villas | 3 BHK + study | exclusive car park  
exclusive landscaped garden | land size: 1000 - 1700 sq. ft.  
built-up area: 1500 - 2000 sq. ft. | ground +1

### PRESENTING

#### CASA GRANDE



ACTUAL PHOTOGRAPHS TAKEN AT SITE



### AN ARRAY OF PREMIUM AMENITIES THAT YOU CAN ENJOY TODAY.

club house | convenio store | fully landscaped greenery  
swimming pool | basketball court | volleyball court | tennis court  
cricket nets | park | children's play area | jogging track



CASA GRANDE URBANO PHASE 2  
- AN AERIAL VIEW



SITE 1



SITE 2



SITE 3

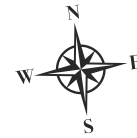


## SITE LAYOUT PLAN

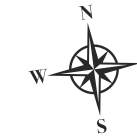
TYPE	LAND AREA	BUILT-UP AREA
A	1216 & 1220	1524
B	1271	1573
C	1263, 1268, 1357	1605
D	1145, 1179, 1188, 1239, 1257, 1302	1486
E	1215, 1377	1486
F	1054	1492
G	1691	1960

## PAYMENT PATTERN

10 days from booking	10%
40 days from 10%	40%
Foundation stage	10%
First slab stage	10%
Second slab stage	10%
Brick work and plastering	15%
Handover	5%



Land Area: 1216, 1220  
 Built-up Area: 1524  
 Villa Numbers: 17, 18, 19



Land Area: 1271  
 Built-up Area: 1573  
 Villa Number 16



GROUND FLOOR PLAN  
 TYPE - A

FIRST FLOOR PLAN  
 TYPE - A

GROUND FLOOR PLAN  
 TYPE - B

FIRST FLOOR PLAN  
 TYPE - B





Land Area: 1263, 1268, 1357  
 Built-up Area: 1605  
 Villa Numbers: 12, 13, 14, 15

GROUND FLOOR PLAN  
 TYPE - C



FIRST FLOOR PLAN  
 TYPE - C



Land Area: 1145, 1179,  
 1188, 1239, 1257, 1302  
 Built-up Area: 1486  
 Villa Numbers: 1, 2, 3, 8, 9, 10, 11

GROUND FLOOR PLAN  
 TYPE - D



FIRST FLOOR PLAN  
 TYPE - D



Land Area: 1215, 1377  
 Built-up Area: 1486  
 Villa Numbers: 5, 6



FIRST FLOOR PLAN  
 TYPE - E



Land Area: 1054  
 Built-up Area: 1492  
 Villa Numbers: 4



FIRST FLOOR PLAN  
 TYPE - F

GROUND FLOOR PLAN  
 TYPE - E

GROUND FLOOR PLAN  
 TYPE - F



Land Area: 1691  
Built-up Area: 1960  
Villa Number: 7

GROUND FLOOR PLAN  
TYPE - G



FIRST FLOOR PLAN  
TYPE - G

## SPECIFICATIONS: CREATED FROM THE FINEST MATERIALS

### STRUCTURE

RCC framed structure  
Block work and plastering.

### PAINTING

CEILING: Emulsion paint  
INTERNAL: Emulsion paint  
EXTERNAL: External emulsion paint  
WOOD WORK: Enamel painting  
GRILLS: Zinc chromite non-corrosive primer with enamel paint

### JOINERIES

MAIN DOOR: Seasoned good quality wooden frame with moulded skin door with melamine finish  
BEDROOM DOORS: Seasoned good quality wooden frame with paneled skin door with enamel finish  
BATHROOM DOORS: Wooden frame with PU coated doors with enamel finish  
WINDOWS: Aluminium powder coated sliding windows  
VENTILATORS: Aluminium powder coated frame with fixed glass  
GRILLS: MS Grills grouted on walls

### INTERNAL FEATURES

#### FLOORING

- A. Living, dining & bedrooms - Vitrified tiles.
- B. Kitchen, bathrooms - Ceramic tiles
- C. Open terrace/Utility/Car Park - Grano flooring
- D. Staircase area - Marble/Granite flooring

DADO - TOILET: Glazed tiles up to 7'.0" height

DADO - KITCHEN: Glazed tiles up to 2'.0" height

COUNTER TOP: 20 mm thick Black Granite counter 32" high from FFL in kitchen with stainless steel with drain board.

### PLUMBING AND SANITARY

Concealed CPVC pipeline in bathrooms  
UPVS for other plumbing lines  
Stone ware/UPVS line for underground drainage  
Jaguar/Parryware/Equivalent CP Fittings  
White Parryware/RAK sanitary fixtures.

### ELECTRICAL

Concealed Wiring  
ISI Approved brand.  
SWITCHES: Modular Switches - Anchor Roma/Schneider/Equivalent make.  
POWER SUPPLY: 3 phase power supply will be provided  
Inverter Provision

### EXTERNAL FEATURES

EXTERNAL: Readymade compound wall in 2 sides of outer periphery

### OTHERS

Overhead tank  
Septic tank  
Bore facility



Bay of Bengal



LOCATED  
CLOSE TO  
THE FINEST  
LUXURIES.

#### LOCATION ADVANTAGES

Developed suburb just 7 kms away from fully developed Medavakkam township.

Is sandwiched by the four most important quadrilaterals, Velachery - Tambaram Road, OMR, GST Road, Vandaloor - Kelambakkam Road

Close proximity to IT corridor - (Close to Siruseri SIPCOT IT Park)

Near by Schools - Vidhya Mandir / PSBB Millennium and colleges Prince Engineering / Srinivasa Engineering / Crescent Engineering

Hospitals at short distance - Global Lifeline and Chettinad Health City

The site is off Medavakkam - Mambakkam Road which is a proposed 100 feet road

#### DISTANCE TABLE

Global Hospital & Health City	5.9 Kms
Chettinad Health City	8.4 Kms
Chennai International Airport	16 Kms
Prince Shri. Venkateshwara Padmavathy Engineering College	700 Meters
Agni College of Technology	2.7 Kms
PSBB Millennium	4.3 Kms
Maharashi Vidhya Mandir	1.6 Kms
Tidel Park	17 Kms
Navallur (Siruseri SIPCOT)	7 Kms
Vijaya Nagar Bus Stop, Velachery	15 Kms
Tambaram	10 Kms
Sholinganallur	10 Kms
Vandaloor	8 Kms
Adyar	20 Kms