

You Dreamt it. Now Live it.

Overflowing Greenery, Never Seen Before.



Landsaped apartments first of its kind in Chennai, at Thoraiakkam





Experience the luxury of a tropical landscaped home.

Green, green and more green. Everywhere you look, Casa Grande Aldea is surrounded by god's gift to man. The first of its kind in Chennai, this fabulous project brings modern amenities into the lap of nature.

So let your children play in a safe and healthy environment, breathe in the pristine air as you take a long walk or simply laze around in our beautiful terrace garden.



Introducing
CASA GRANDE



When you step inside Casa Grande Aldea, you will see green at every turn. With extra-large windows that open out to breathtaking views, this is the home you always dreamed of giving your family. Loaded with a host of luxury amenities, this natural paradise is not just a change in address, it will change your way of life altogether.

Features: 184 apartments | Stilt +4 floor structure | 4 BHK (1919 - 1986 sqft) | 3 BHK (1423 - 1695 sqft) | Studio - 1 BHK (576 - 591 sqft) | Large windows over looking the landscapes | Grand courtyard in the center with swimming pool | Podium level landscape with children's play area | Terrace garden



Aerial View



Terrace Garden View

TERRACE GARDEN

Throw a barbeque party, catch up on gossip with the ladies or simply have an afternoon siesta at the terrace garden.

- Rock Garden
- Gazebo
- Amphitheatre
- Hardscape with Trees



Swimming Pool

STILT LEVEL LANDSCAPE

Dive straight into this oasis-like paradise situated in the centre of a grand courtyard.

- ✔ Club House
- ✔ Gym
- ✔ Indoor Games Room
- ✔ Aerobics Floor
- ✔ Steam Room
- ✔ Party Hall
- ✔ Swimming Pool
- ✔ Toddler's Pool
- ✔ Association Room
- ✔ AV / Movie Room
- ✔ Post Box Room
- ✔ Drivers' & Servants' Wash Room



Stilt Level View



Landscape Garden



Podium Aerial View

PODIUM LEVEL

Let the young ones play carefree in this landscaped wonderland.

- Children's play area
- Sand Pit
- Landscape Garden
- Seating area
- Walkers' way



Living Room



Bed Room



Bed Room



Kitchen



Actual Model Landscape

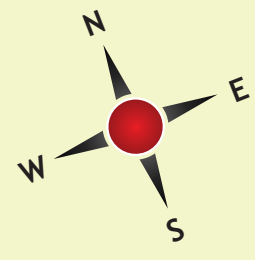
Actual Model Flat



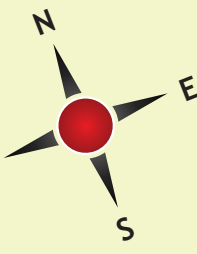
AMENITIES

- ✔ Rock Garden ✔ Gazebo ✔ Amphitheatre ✔ Hardscape with Trees ✔ Club House ✔ Gym ✔ Indoor Games Room ✔ Aerobics Floor ✔ Steam Room ✔ Party Hall ✔ Swimming Pool
- ✔ Toddler's Pool ✔ Association Room ✔ AV / Movie Room ✔ Post Box Room ✔ Drivers' & Servants' Wash Room ✔ Children's Play Area ✔ Sand Pit ✔ Landscape Garden ✔ Seating Area
- ✔ Walkers Way ✔ Intercom ✔ CCTV (Entry) ✔ Rain Water Harvesting ✔ 24 x 7 Power Back up ✔ Earthquake Resistant Structure ✔ 8 Passenger Lift Fully Automatic ✔ Wi-Fi ✔ STP

STILT PLAN



SITE PLAN

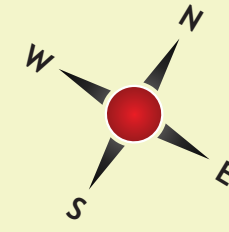


Apartment Type and Size

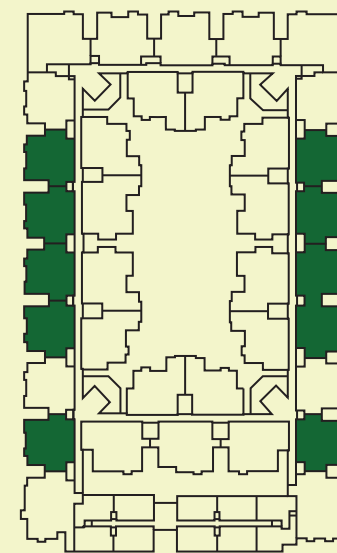
Type	Area (Sq.ft)
4BHK+3T	1919 to 1986
3BHK+3T	1565 to 1695
3BHK+2T	1423 to 1530
1BHK	577 to 591

Payment Pattern
10% - 10 days from the booking
40% - 40 days from the booking
10% - Foundation stage
5% - First slab
5% - Second slab
5% - Third slab
5% - Fourth slab
15% - Brick work & Plastering
5% - Hand-over

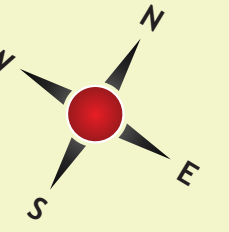
3BHK + 2T • 1423 & 1425 sqft.



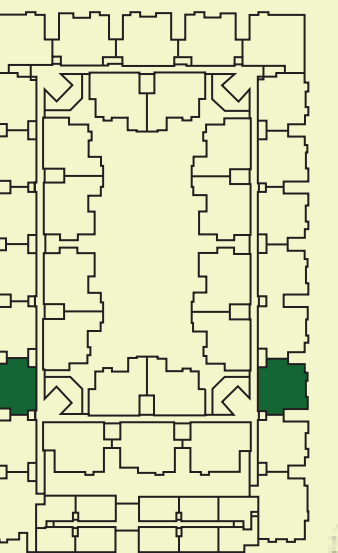
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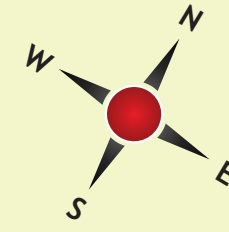
3BHK + 2T • 1431 sqft.



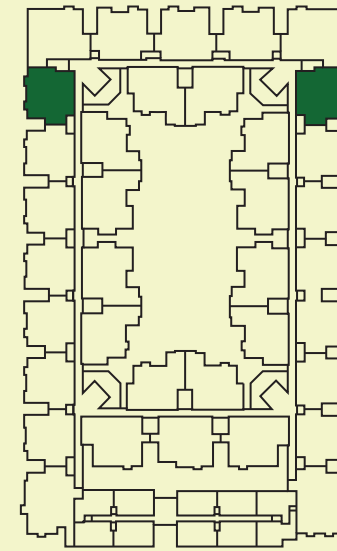
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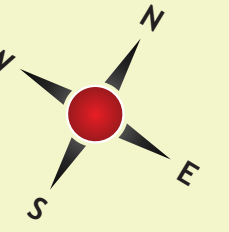
3BHK + 2T • 1494 sqft.



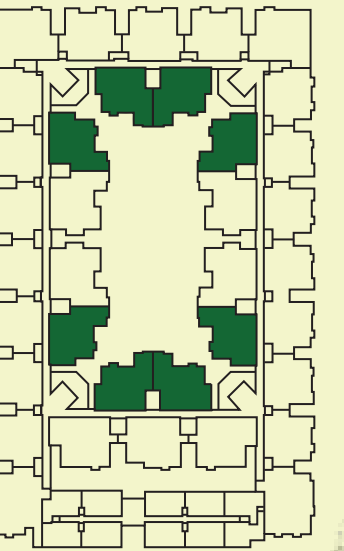
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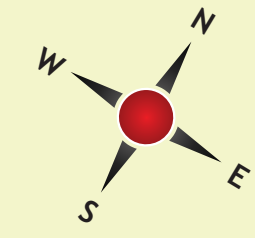
3BHK + 2T • 1530 sqft.



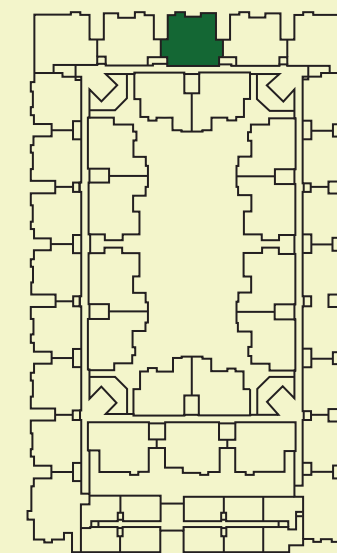
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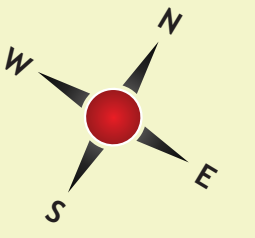
3BHK + 3T • 1565 sqft.



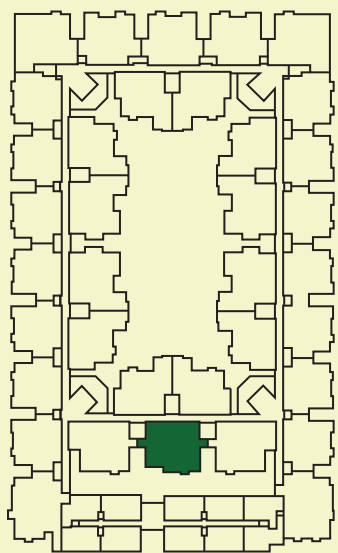
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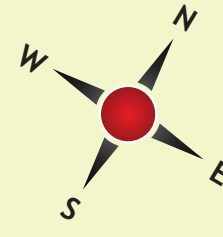
3BHK + 3T • 1584 sqft.



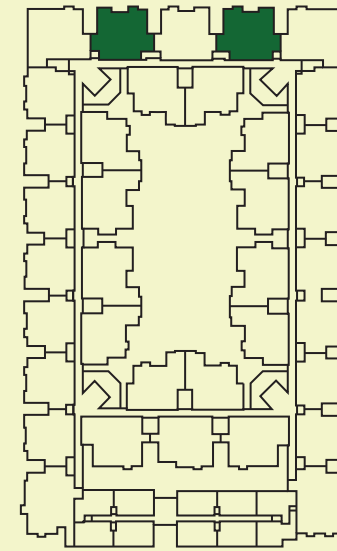
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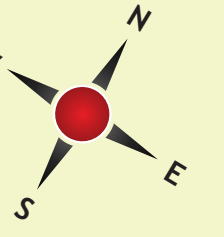
3BHK + 3T • 1610 sqft.



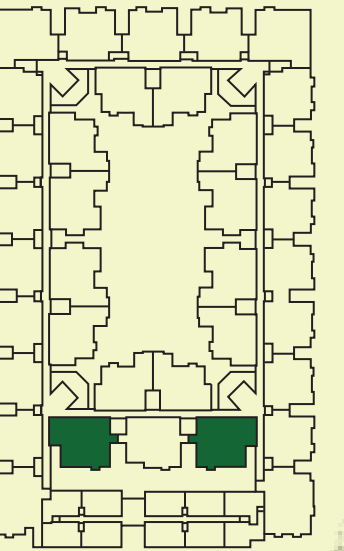
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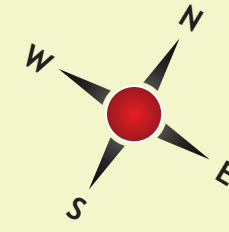
3BHK + 3T • 1622 sqft.



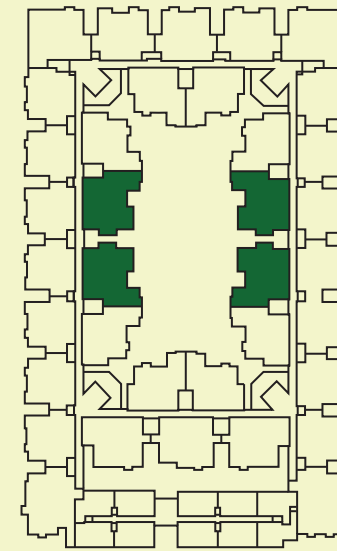
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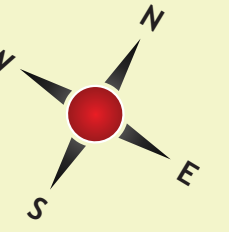
3BHK + 3T • 1695 sqft.



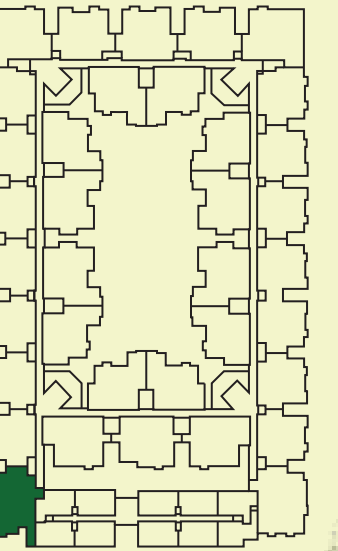
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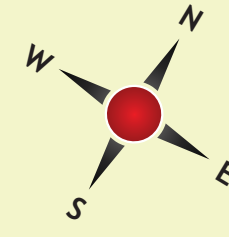
4BHK + 3T • 1919 sqft.



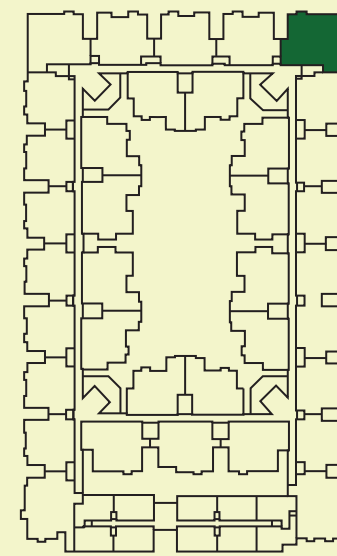
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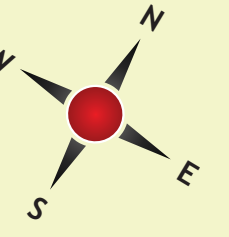
4BHK + 3T • 1952 sqft.



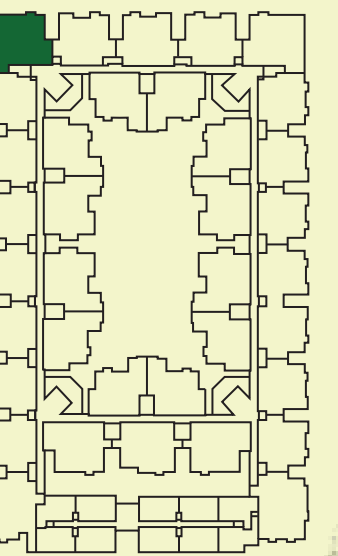
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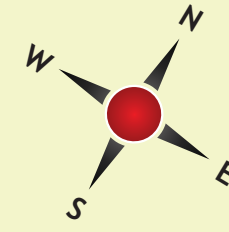
4BHK + 3T • 1965 sqft.



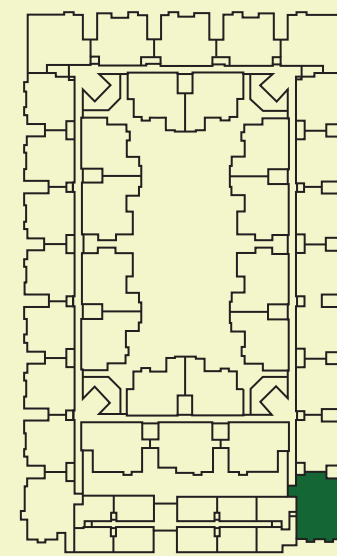
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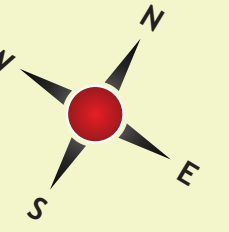
4BHK + 3T • 1986 sqft.



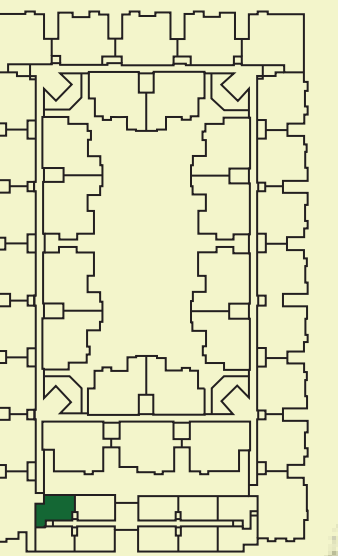
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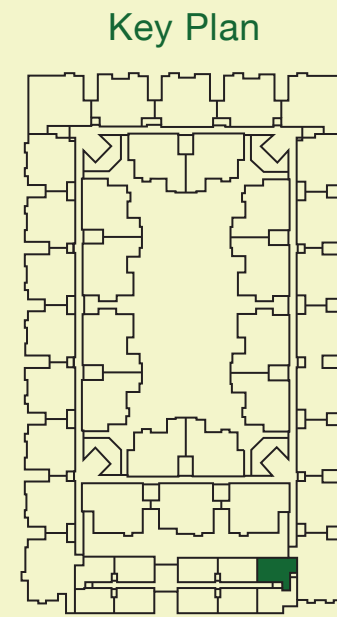
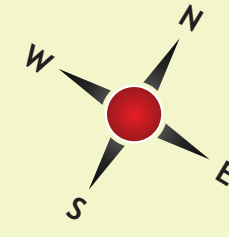
1BHK + 1T • 576 sqft.



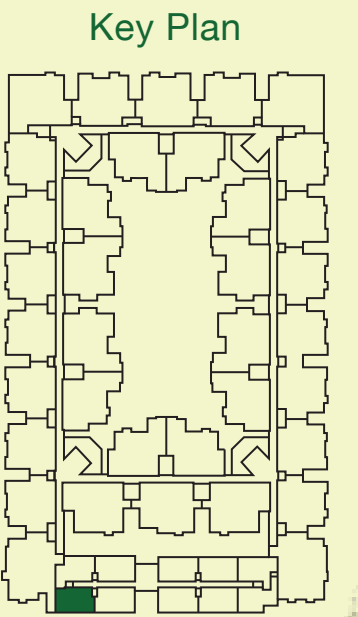
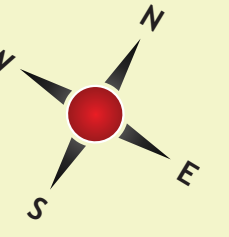
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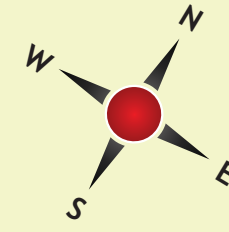
1BHK + 1T • 581 sqft.



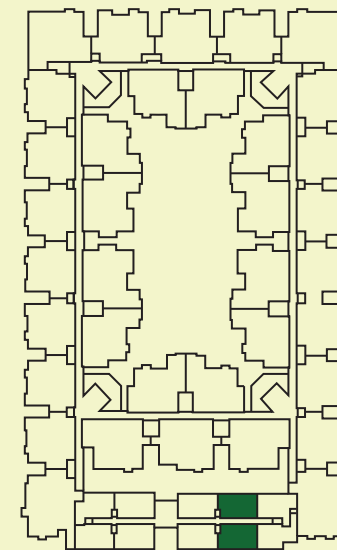
1BHK + 1T • 583 sqft.



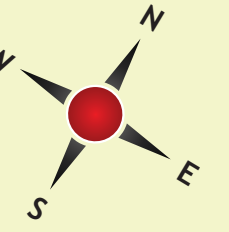
1BHK + 1T • 584 sqft.



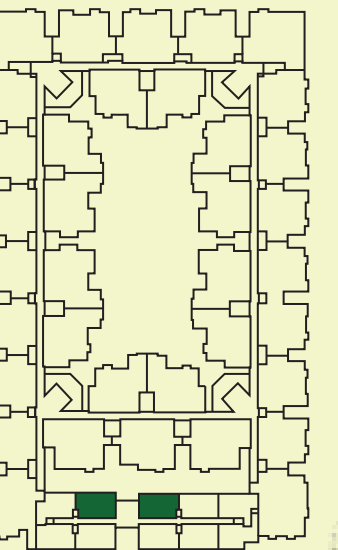
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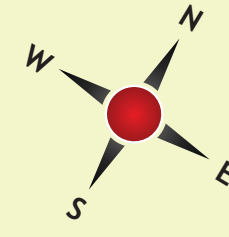
1BHK + 1T • 586 sqft.



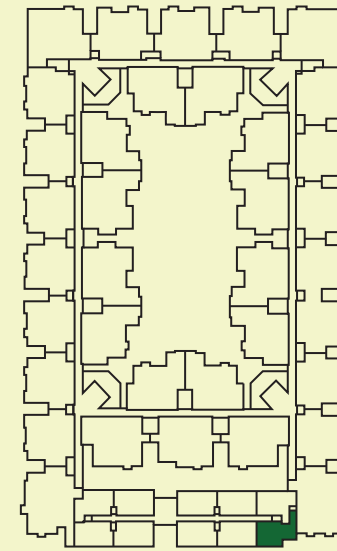
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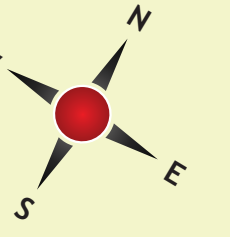
1BHK + 1T • 587 sqft.



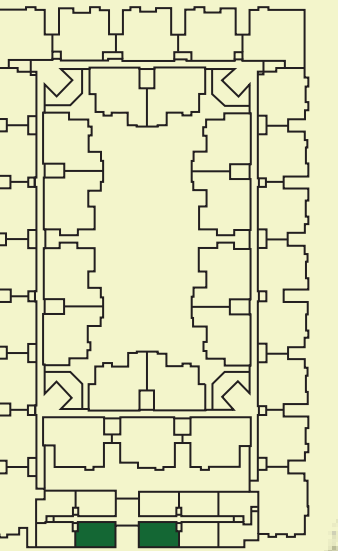
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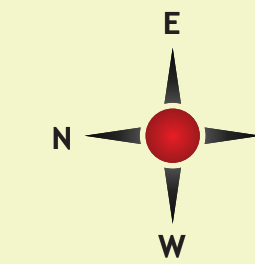
1BHK + 1T • 591 sqft.



Key Plan



Project Specifications



- Structure**
- RCC framed structure with RCC foundations
 - Anti-termite treatment will be provided
 - 8” Solid block for the outer wall and 4” solid block for the internal partition wall
- Wall Finishes**
- Internal wall in the living, dining, bedrooms & lobby will be finished with 2 coats of putty, 1 coat of primer, & 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 up to 7’ height will be glazed ceramic tiles
 - Flooring: Antiskid ceramic tiles

Internal Features

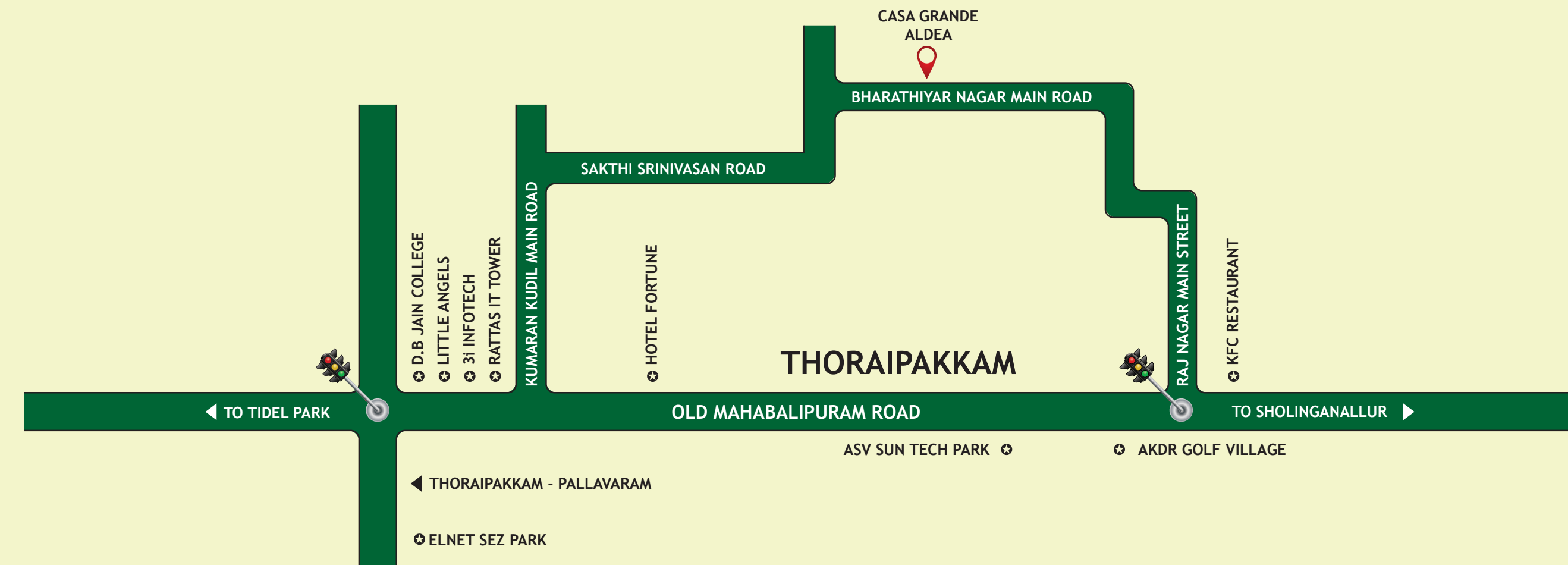
- Bedroom Doors**
- Designer molded skin doors with Godrej or equivalent locks, tower bolts, door stopper, etc.
- Bathroom Doors**
- Chemically treated door with enamel paints
- Balcony**
- French door – UPVC / sliding toughened glass door without grill
 - Window – sliding with grill
- Windows**
- UPVC / 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 in living & master bedroom
 - Split air conditioner points will be provided for all bedrooms and living rooms

External Features

- 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 500W for each flat), lift and the common area
- Water**
- OHT + bore well + sump will be provided

Internal Features

- Flooring**
- Living, dining, kitchen, bedrooms and balcony will have vitrified tile 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 2’ wide at a height of 32’’ 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 (Rocca) in the master toilets
 - Wall mounted basin (Rocca) will feature in the remaining toilets
 - The CP and sanitary fitting will be Rocca
 - Provision for geyser will be provided in all toilets
- 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.



Know your neighbourhood

Landmarks

- Sholinganallur Junction - 5.5 kms
- Tidel Park - 7.1 kms
- Madhya Kailash Temple - 10.2 kms

Hospitals

- Lifeline Hospital - 3.8 kms (Perungudi)
- Global Hospital - 7.3 kms (Perumbakkam)
- Dr. Kamakshi Memorial Hospital - 7.3 kms (Pallikaranai)

Colleges

- Dhanraj Baid Jain College
- Misrimal Navajee Munoth Jain Engg. College
- C L Baid Metha College of Pharmacy
- Jeppiaar College of Engineering
- KCG College of Technology
- Thangavelu College of Engineering

Schools

- Sishya School - 2.8 kms (Thoraipakkam)
- BVM Global - 3.7 kms (Perungudi)
- PSBB Millennium - 10 kms (DLF, Thalambur)
- National Public School - 15.9 kms (Perumbakkam)

AWARDS



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by Realty Plus Magazine



Awarded-Indian Achievers
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