

**WE ARE MAKING
YOU AN OFFER
YOU CAN'T REFUSE.**

PRESENTING





CASA GRANDE PALLAGIO - VILLA

CASA GRANDE



LUXURIOUS MEDITERRANEAN VILLAS IN THE CITY

Imagine your very own piece of paradise, a plac home in Thoraipakkam, right in the heart of the city.

Casa Grande Pallagio is your home in Shangri-La. 89 exquisite semi-independent villas that exude luxury, have been carved out to not only provide you the space, but also capture the natural auras that surround it.

Each villa is a testimony to an architectural marvel and epitomises Casa Grande's core philosophy of trust, value and quality. The interior design spells class and leaves you spellbound. We have left no stone unturned to go that extra mile to bring you the benefits you deserve. Every inch of Casa Grande Pallagio has the stamp of superior quality added with all the amenities you can ask for.

Salient features: (89 villas in 6 acres expanse | G+2 design structure | Villas available from 2,700 sq. ft.) onwards (built-up area) on a land area of 2,100 sq. ft. onwards | 4 BHK + 2 living rooms | Thematic mediterranean Luxury Villas | Private Garden Space | 2 Covered car parks | Large open terrace that doubles up as party area | Imported vitrified tiles, Kohler/Jaquar fittings and exclusive landscaping | Luxurious and spacious rooms



CASA GRANDE PALLAGIO - APARTMENT

A PERFECT APARTMENT IN THE PERFECT COMMUNITY

With essential comforts in a compact package of 1 BHK homes in a villa community, Casa Grande Pallagio is packed with world-class amenities and other essentials for a modern and convenient lifestyle. These homes are a perfect blend of affordability, functionality and aesthetics.

Salient features:

Stilt +2 design structure | 34 apartments | 1BHK (659 sq. ft. - 856 sq. ft.)



AMENITIES

STATE-OF-THE-ART SECURITY FEATURES

CCTV | Video Door Phone | Intercom | Boom Barriers

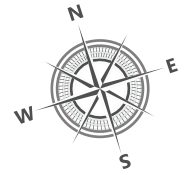
AMENITIES

Party Hall | Gym | Indoor Play Area | Swimming Pool



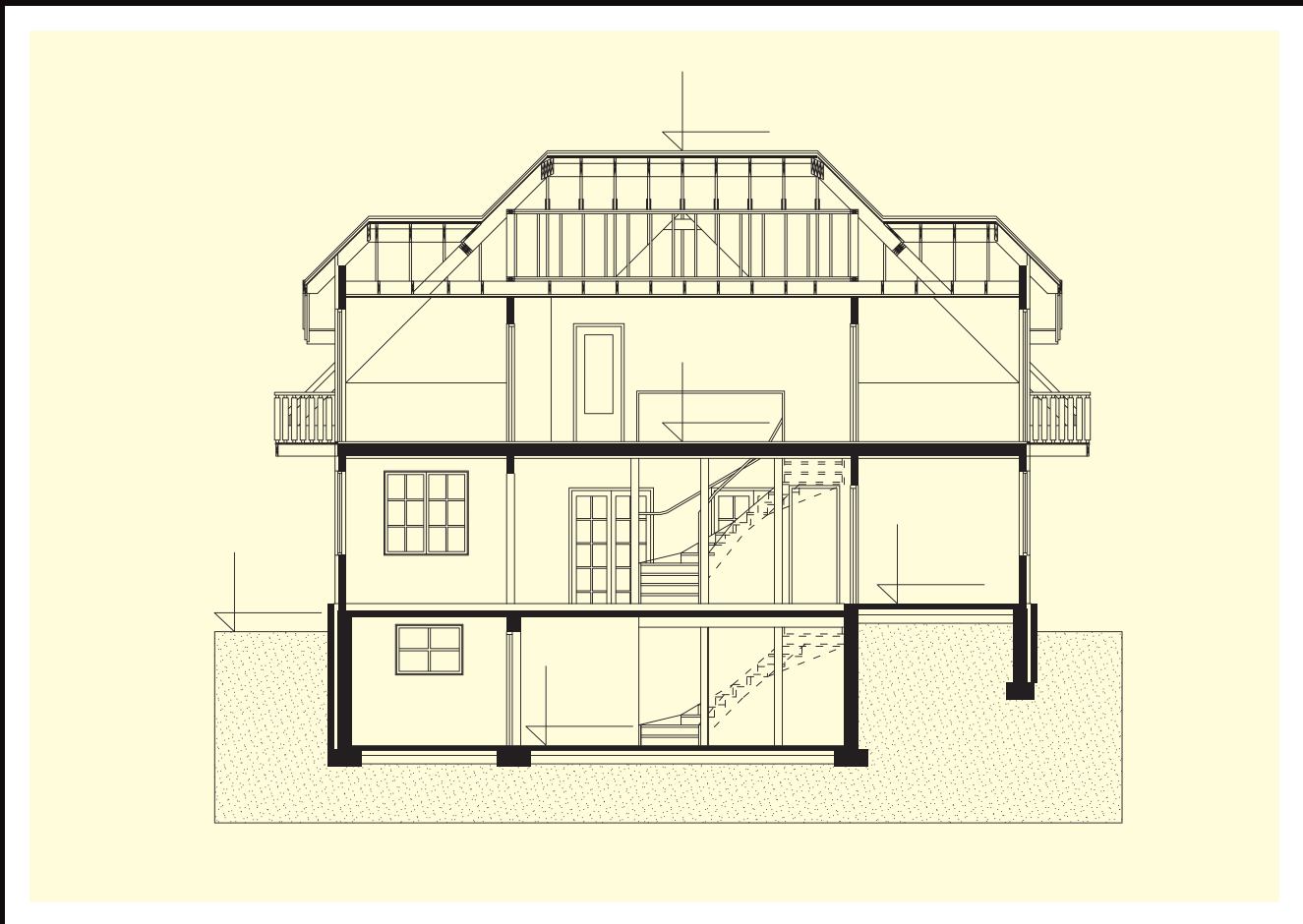
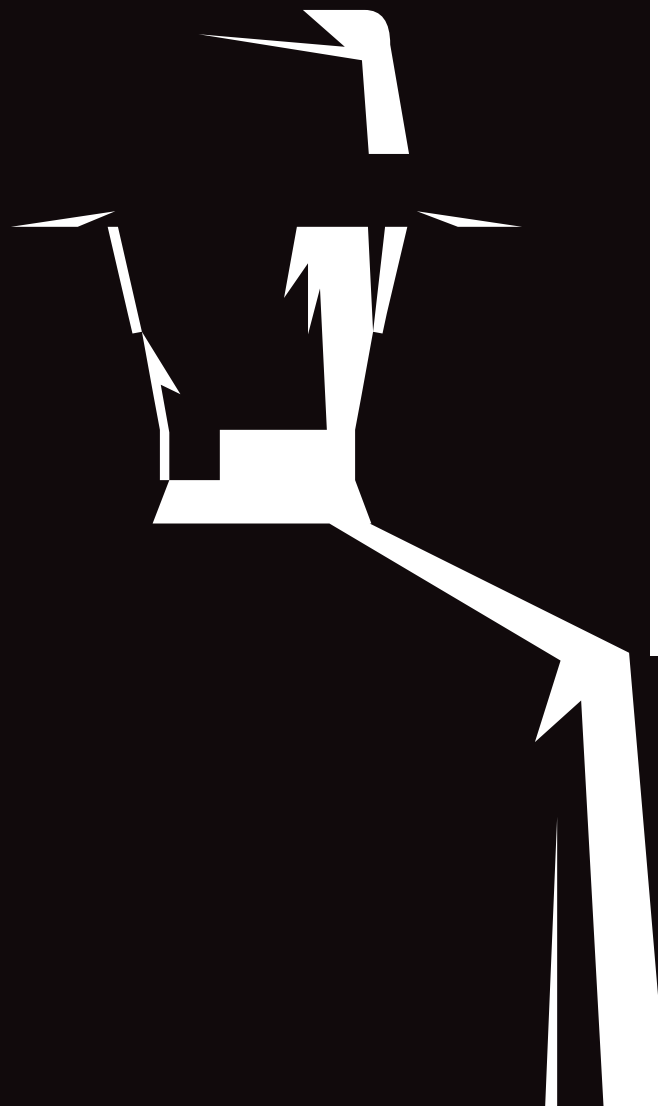


SITE PLAN



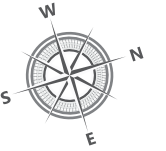
PAYMENT PATTERN

| | |
|---------------------------|-------|
| 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% |



FLOOR PLAN

VILLA FLOOR PLANS



GROUND FLOOR PLAN
VILLA NO. - 2,4,11,14

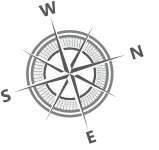


FIRST FLOOR PLAN
VILLA NO. - 2,4,11,14



LAND AREA
 2,145 - 2,161 SQ. FT.
BUILT-UP AREA
 2,672 - 2,712 SQ. FT.

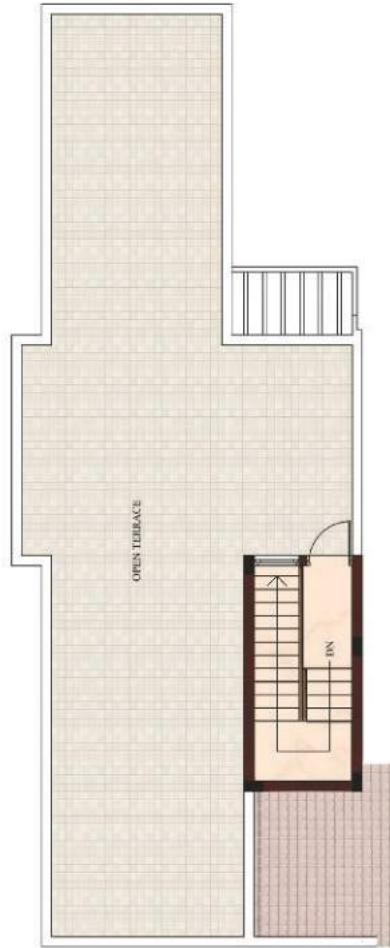
SECOND FLOOR PLAN
 VILLA NO. - 2,4,11,14



GROUND FLOOR PLAN
VILLA NO. - 9



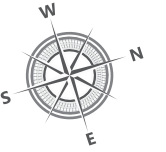
FIRST FLOOR PLAN
VILLA NO. - 9



LAND AREA
2387 SQ.FT.

BUILT-UP AREA
2634 SQ.FT.

SECOND FLOOR PLAN
VILLA NO. - 9



GROUND FLOOR PLAN
VILLA NO. - 29



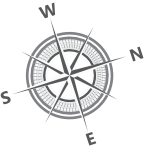
FIRST FLOOR PLAN
VILLA NO. - 29



LAND AREA
2383 SQ. FT.

BUILT-UP AREA
2729 SQ. FT.

SECOND FLOOR PLAN
VILLA NO. - 29



GROUND FLOOR PLAN
VILLA NO. - 43,61,77,93



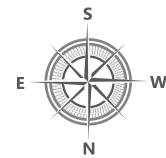
FIRST FLOOR PLAN
VILLA NO. - 43,61,77,93



LAND AREA
2,304 - 2,886 SQ. FT.

BUILT-UP AREA
2,630 - 2,643 SQ. FT.

SECOND FLOOR PLAN
VILLA NO. - 43,61,77,93



GROUND FLOOR PLAN
VILLA NO. - 45, 63, 78



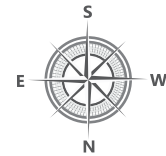
FIRST FLOOR PLAN
VILLA NO. - 45, 63, 78



LAND AREA
2,400 - 2,833 SQ. FT.

BUILT-UP AREA
2,634 - 2,649 SQ. FT.

SECOND FLOOR PLAN
VILLA NO. - 45,63,78



GROUND FLOOR PLAN

VILLA NO. - 46,48,50,52,64,66,68,79,82,84



FIRST FLOOR PLAN

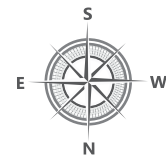
VILLA NO. - 46,48,50,52,64,66,68,79,82,84



LAND AREA
2,178 - 2,195 SQ. FT.

BUILT-UP AREA
2,747 - 2,787 SQ. FT.

SECOND FLOOR PLAN
VILLA NO. - 46,48,50,52,64,66,68,79,82,84



GROUND FLOOR PLAN
VILLA NO. - 47,49,51,65,67,69,81,83,85



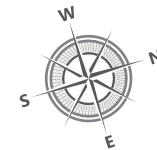
FIRST FLOOR PLAN
VILLA NO. - 47,49,51,65,67,69,81,83,85



LAND AREA
2,178 - 2,195 SQ. FT.

BUILT-UP AREA
2,749 - 2,764 SQ. FT.

SECOND FLOOR PLAN
VILLA NO. - 47,49,51,65,67,69,81,83,85



GROUND FLOOR PLAN
VILLA NO. - 54,56,58,60,72,74,76,87,90,92



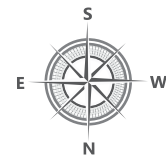
FIRST FLOOR PLAN
VILLA NO. - 54,56,58,60,72,74,76,87,90,92



LAND AREA
2,178 - 2,195 SQ. FT.

BUILT-UP AREA
2,747 - 2,787 SQ. FT.

SECOND FLOOR PLAN
VILLA NO. - 54,56,58,60,72,74,76,87,90,92



GROUND FLOOR PLAN

VILLA NO. - 55,57,59,70,73,75,86,88,91



FIRST FLOOR PLAN

VILLA NO. - 55,57,59,70,73,75,86,88,91



LAND AREA
2,178 - 2,195 SQ. FT.

BUILT-UP AREA
2,749 - 2,764 SQ. FT.

SECOND FLOOR PLAN
VILLA NO. - 55,57,59,70,73,75,86,88,91

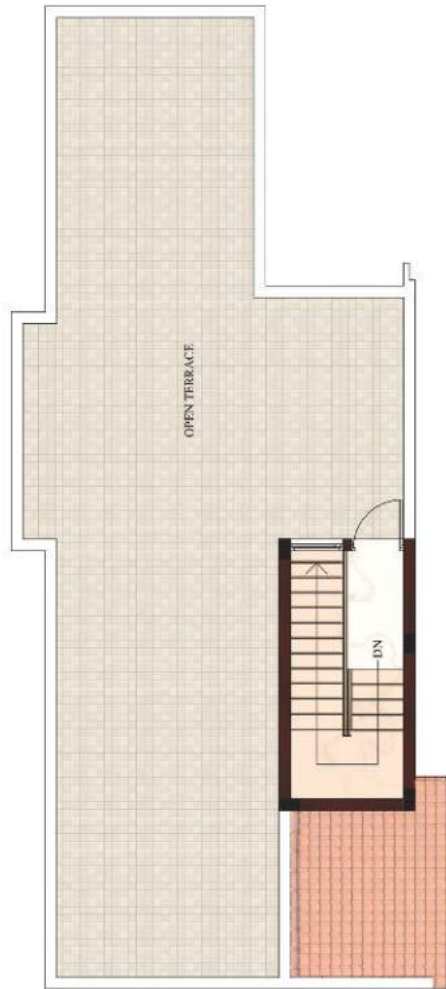


GROUND FLOOR PLAN
VILLA NO. - 94



FIRST FLOOR PLAN
VILLA NO. - 94





LAND AREA
2486 SQ.FT.

BUILT-UP AREA
2467 SQ.FT.

SECOND FLOOR PLAN
VILLA NO. - 94

VILLA SPECIFICATIONS

STRUCTURE

| | |
|-----------|--|
| Floors | Ground +2 floors |
| Structure | RCC framed structure, block work neatly finished with cement |

FLOORING

| | |
|--------------------------------------|--|
| Living & Bedrooms/Kitchen | 800 x 800 mm imported vitrified tile with skirting |
| Toilets | Ceramic tile (anti-skid tile) |
| Open terrace | Weather proof clay tile |
| Utility & Car park | Natural stone/Grano/Paver block flooring |
| Balcony | Rustic ceramic tile (anti-skid tile) |
| Staircase | Granite flooring |
| Counter top (at kitchen & hand wash) | Polished black granite slab @ 32" height from FFL |

WALL DADO

| | |
|----------------|--|
| Toilets - Dado | Glazed tile with themes up to 8 ft. height |
| Kitchen - Dado | Glazed tile up to 600 mm |

WALL & CEILING PAINT FINISHES

| | |
|---------------------------|--|
| Ceiling in all rooms | 2 coats of putty + 1 coat of interior primer & 2 coats of premium emulsion paint |
| Living, Dining & Bedrooms | 2 coats of putty + 1 coat of interior primer & 2 coats of premium emulsion paint |
| Wall exterior | External emulsion |
| Grill/railing | Zinc chromite non-corrosive primer with enamel paint |

DOORS

| | |
|-----------|---|
| Main door | First-quality solid wood frame and solid wood shutters with melamine finish with Godrej or equivalent cylindrical locks |
|-----------|---|

DOORS

| | |
|--------------------|--|
| Other doors | Solid wood frame with moulded skin door shutter with melamine or enamel paint finish |
| Bathroom & utility | Wooden frame with PU-coated flush doors with enamel finish |

WINDOWS

| | |
|---------|---|
| Windows | Teakwood windows |
| | French windows-cum-doors – first-quality solid wood frame |

PLUMBING & SANITARY FIXTURES

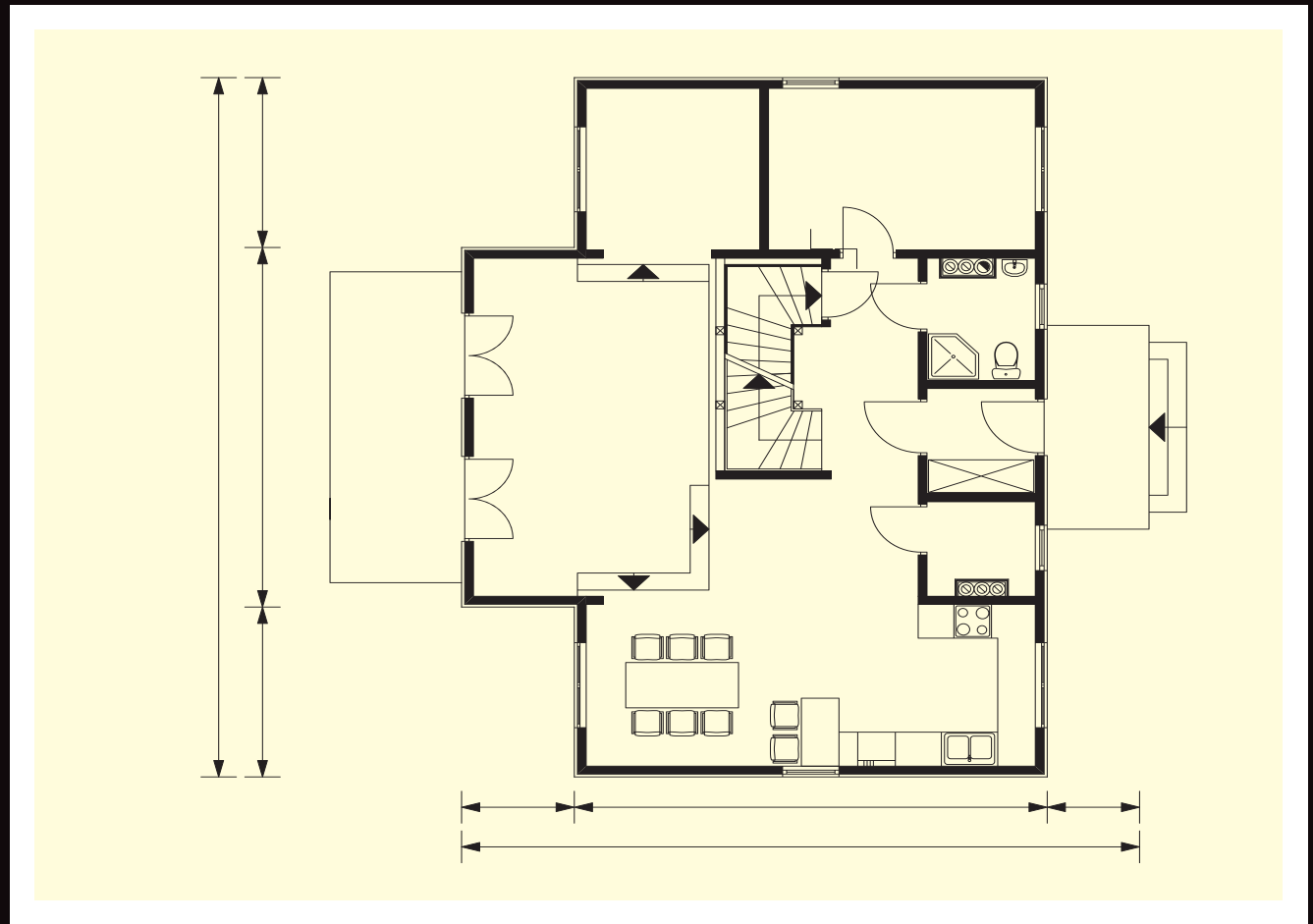
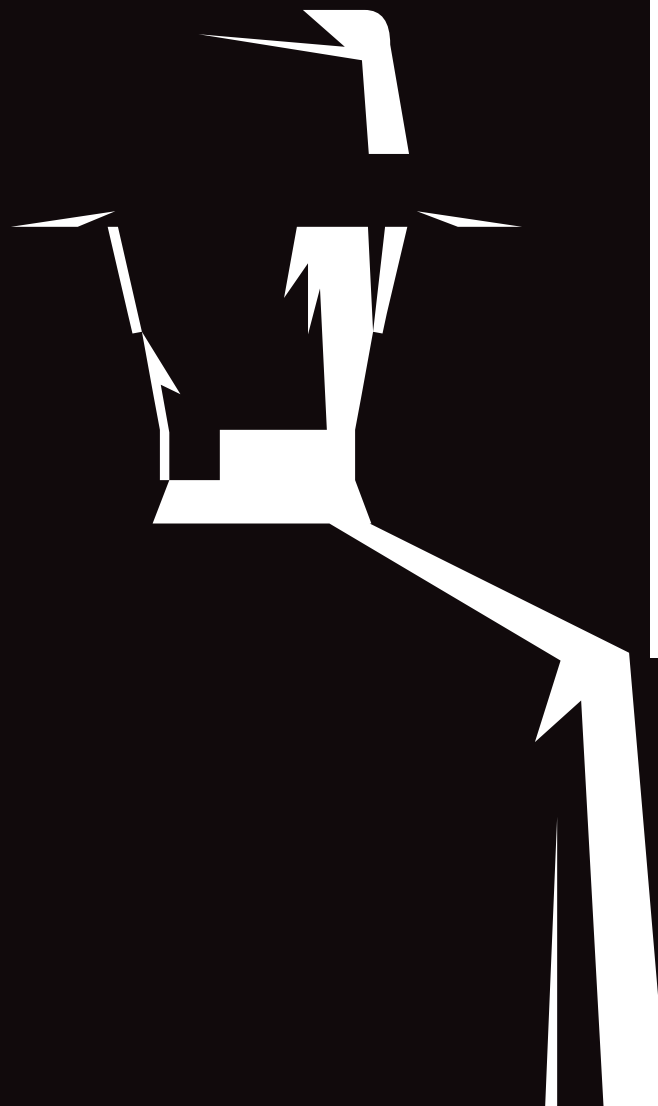
| | |
|-------------------|---|
| Inner pipe lines | Concealed CPVC pipe lines in all bathrooms |
| | UPVC for other plumbing lines |
| | PVC line for underground drainage |
| Sanitary fittings | ROCA/Kohler or equivalent – wallmount |
| CP fittings | ROCA/Kohler or equivalent – wallmount |
| Kitchen sink | Stainless steel single bowl – single drain stainless steel sink (Frankee or equivalent) |

ELECTRICAL FIXTURES & FITTINGS

| | |
|----------------------------|--|
| Power supply | 3-phase power supply will be provided, 24x7 Power back-up |
| Cables/wires | Finolex/Havells or equivalent ISI approved brand fire retardant cables |
| Modular switches & sockets | Legrand/Schneider/Anchor Roma or equivalent |
| MCB, ELCD & DB | Legrand/ABB or equivalent |

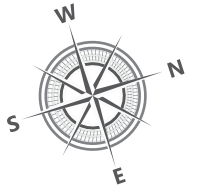
LANDSCAPING

External hard/soft landscaping

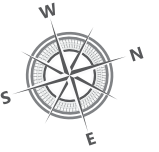


FLOOR PLAN

APARTMENT FLOOR PLANS



TYPICAL PLAN



**BUILT-UP AREA
659 - 856 SQ. FT.**

APARTMENT FLOOR PLAN

APARTMENT SPECIFICATIONS

STRUCTURE

| | |
|-----------|--|
| Floors | Stilt + 2 floors |
| Structure | RCC framed structure, block work neatly finished with cement |

FLOORING

| | |
|--------------------------------------|---|
| Living & Bedrooms/Kitchen | 600 X 600 mm vitrified tile with skirting |
| Toilets | Ceramic tile (anti-skid tile) |
| Open terrace | Weather proof clay tile |
| Utility & Car park | Paver block flooring |
| Balcony | Rustic ceramic tile (anti-skid tile) |
| Staircase | Marble/granite flooring |
| Counter top (At kitchen & hand wash) | Polished black granite slab @ 32" height from FFL |

WALL DADO

| | |
|----------------|--|
| Toilets - Dado | Glazed tile with themes up to 2,100 mm |
| Kitchen - Dado | Glazed tile up to 600 mm |

WALL & CEILING PAINT FINISHES

| | |
|--------------------------|--|
| Ceiling in all rooms | 2 coats of putty + 2 coats of premium emulsion paint |
| Living, Dining, Bedrooms | 2 coats of putty + 2 coats of premium emulsion paint |
| Wall exterior | External emulsion paint with weather coating |
| Grill/railing | Zinc chromite non-corrosive primer with enamel paint |

DOORS

| | |
|-----------|---|
| Main door | First-quality solid wood frame and solid wood shutters with melamine finish with Godrej (or) equivalent cylindrical locks |
|-----------|---|

DOORS

| | |
|--------------------|--|
| Other doors | Solid wood frame with moulded skin door shutter with melamine or enamel paint finish |
| Bathroom & utility | Wooden frame with PU-coated flush doors with enamel finish |

WINDOWS

| | |
|---------|-------------------------|
| Windows | Powder-coated aluminium |
|---------|-------------------------|

PLUMBING & SANITARY FIXTURES

| | |
|-------------------|--|
| Inner pipe lines | Concealed CPVC pipe lines in all bathrooms UPVC for other plumbing lines PVC line for underground drainage |
| Sanitary fittings | Parryware/RAK/Hindware brand or equivalent – wallmount |
| CP fittings | Parryware/RAK/Hindware brand or equivalent |
| Kitchen sink | Stainless steel single bowl – single drain stainless steel sink (Nirali or equivalent) |

ELECTRICAL FIXTURES & FITTINGS

| | |
|----------------------------|---|
| Power supply | 3-phase power supply will be provided, 24x7 Power back-up |
| Cables/wires | Finolex/Havells or equivalent ISI approved brand |
| Modular switches & sockets | Anchor Roma or equivalent |
| MCB, ELCD & DB | Legrand/Havells or equivalent |

LANDSCAPING

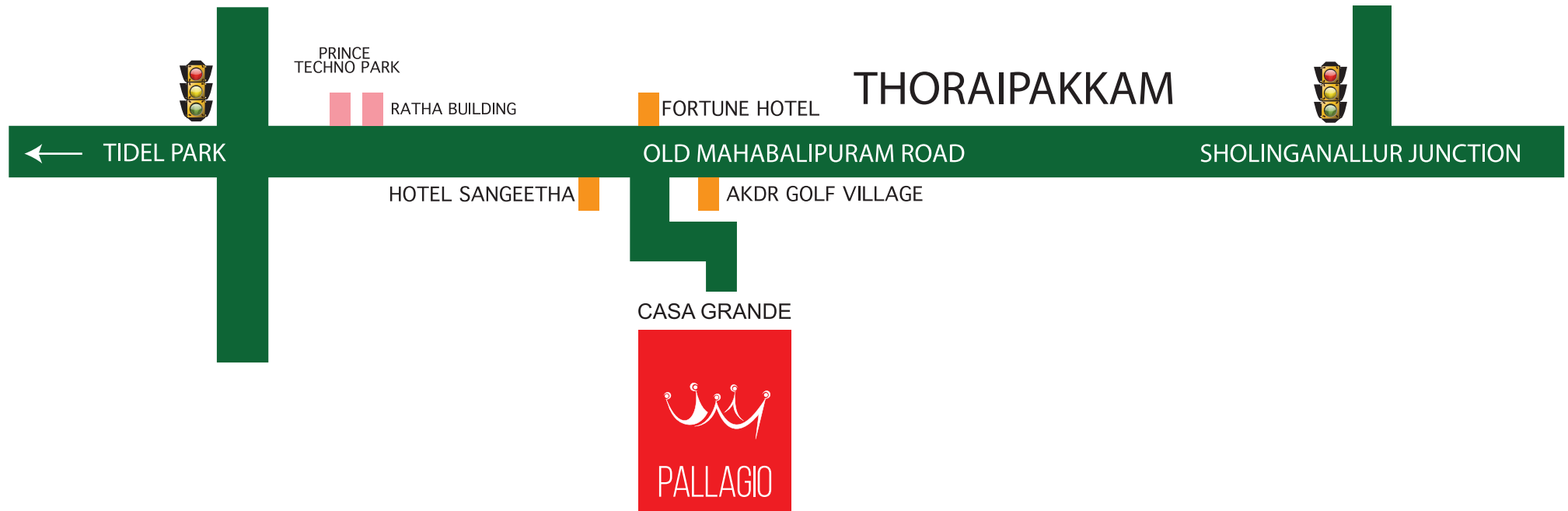
External hard/soft landscaping

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**A SLICE OF
ITALY
RIGHT IN THE
CITY**

LOCATION MAP



KNOW YOUR NEIGHBOURHOOD

HOSPITALS

Apollo Hospital (Perungudi)
Global Hospital (Perumbakkam)
Dr. Kamakshi Memorial Hospital (Pallikaranai)

SCHOOLS

Sishya School (Thoraipakkam)
BVM Global (Perungudi)
PSBB Millennium (DLF, Thalambur)
National Public School (Perumbakkam)

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

CASA GRANDE



Mediterranean Villas
in Thoraipakkam, OMR.

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