

SEE THE
SEA.
HEAR THE
SEA.
FEEL THE
SEA.







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

In the last thirteen years, we have developed over 9 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore.

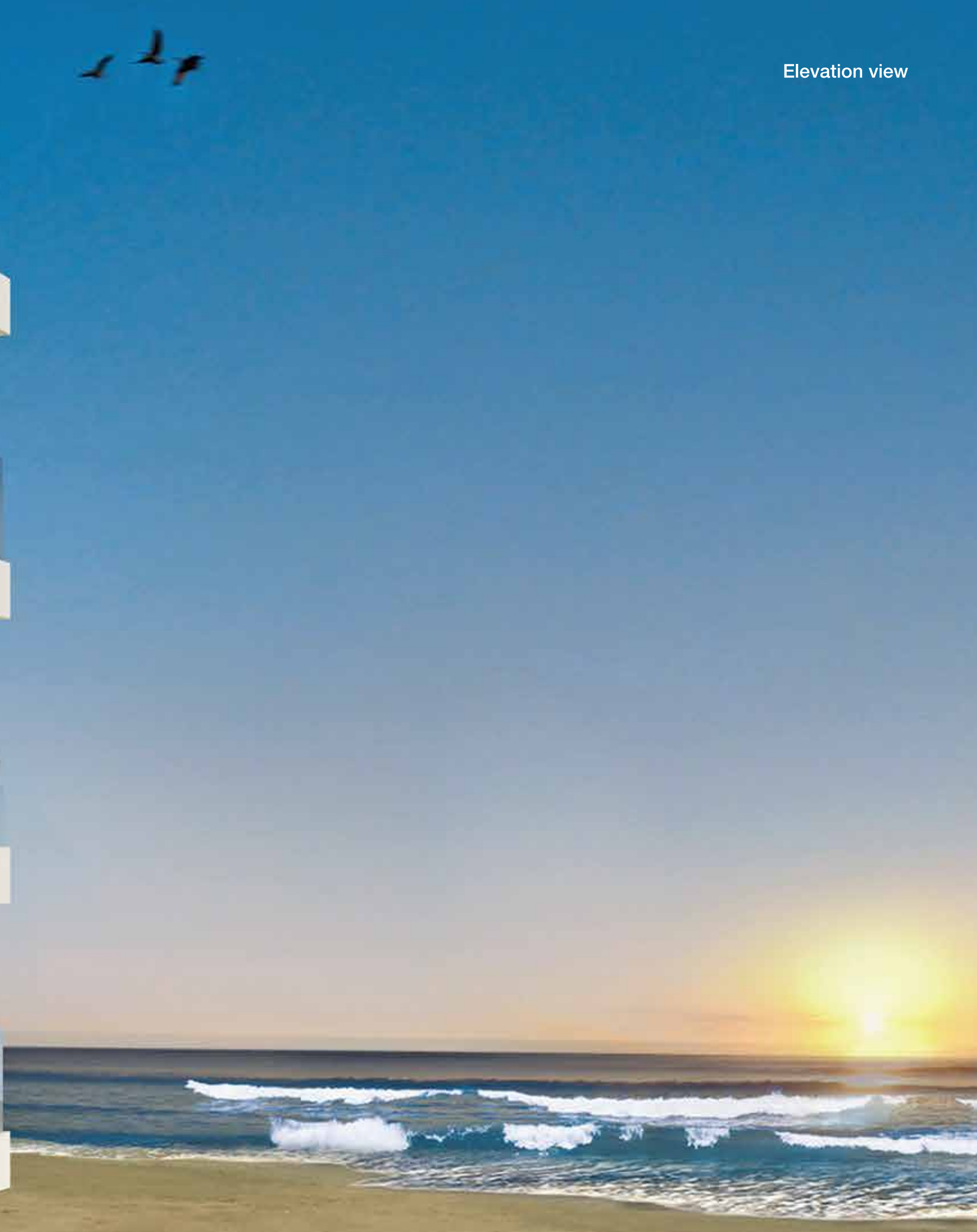
68 landmark properties and over 4000 happy families stand testimony to our commitment.

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.



Elevation view





The sweet symphony of chirping birds serves as alarm... A whiff of freshness fills the air you breathe... A gush of chill breeze whispers Good Morning in your ears... And as you draw the curtains, the majestic Indian Ocean greets you with a stunning view.

Welcome to Casagrand Marina Bay, where you get to live this dream, everyday!

With a unique location facing the sea, Marina Bay offers you a serene panoramic ocean view from your swanky abode. With just 16 exclusive homes across a stilt + 4 structure, Marina Bay is a collector's item worth boasting.



Front elevation view





Salient features

- Stilt + 4 design structure
- 3 BHK - 1781 sft 4 BHK - 2445 sft
- High-end Roca / Kohler fittings
- Spread over 8.5 grounds
- 16 exclusive sea facing apartments
- Contemporary new age architecture
- 24 x 7 power backup
- Spaciously designed living spaces
- Conceived to provide sea views and abundant ventilation

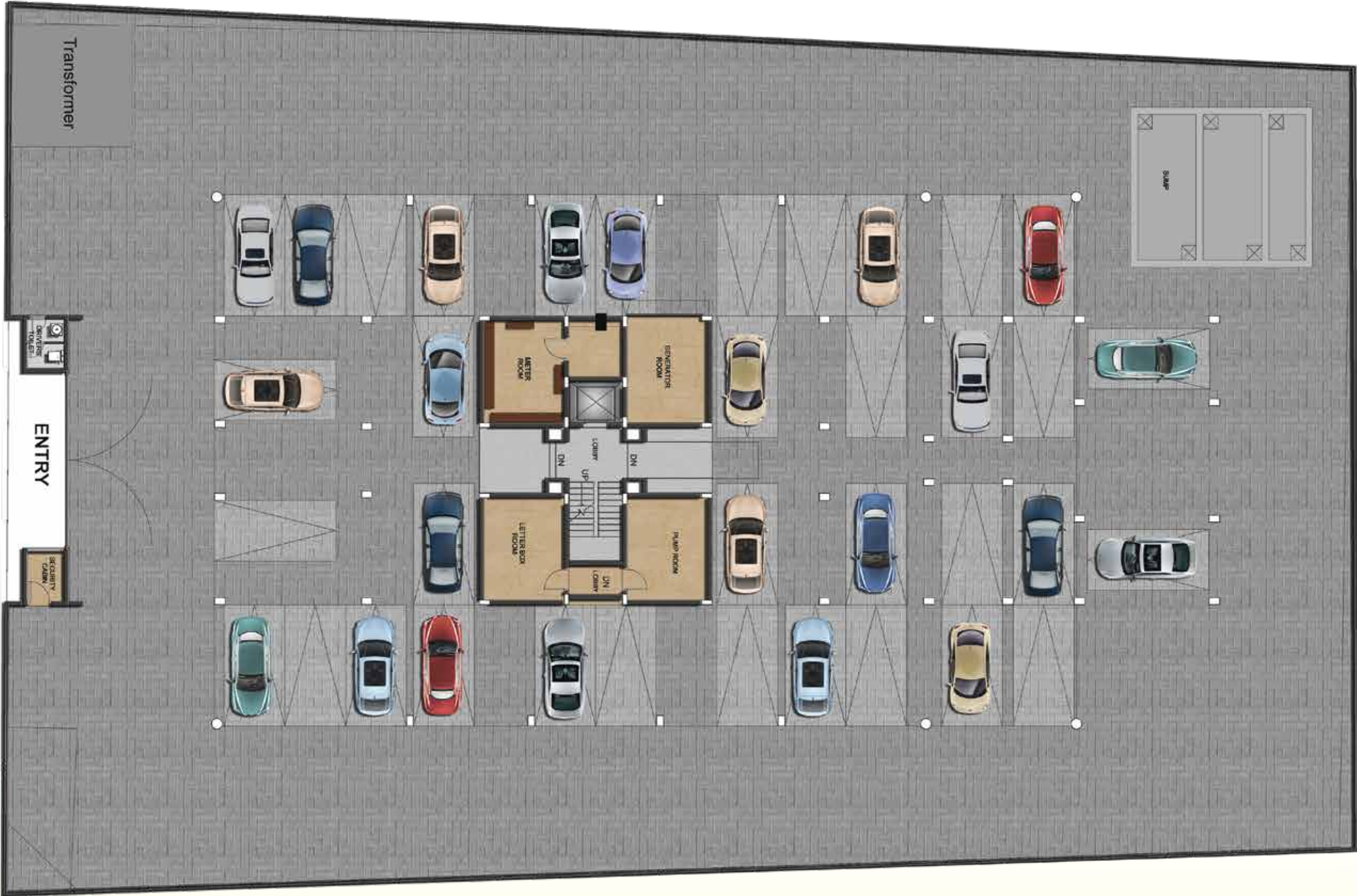
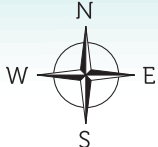


Payment Pattern

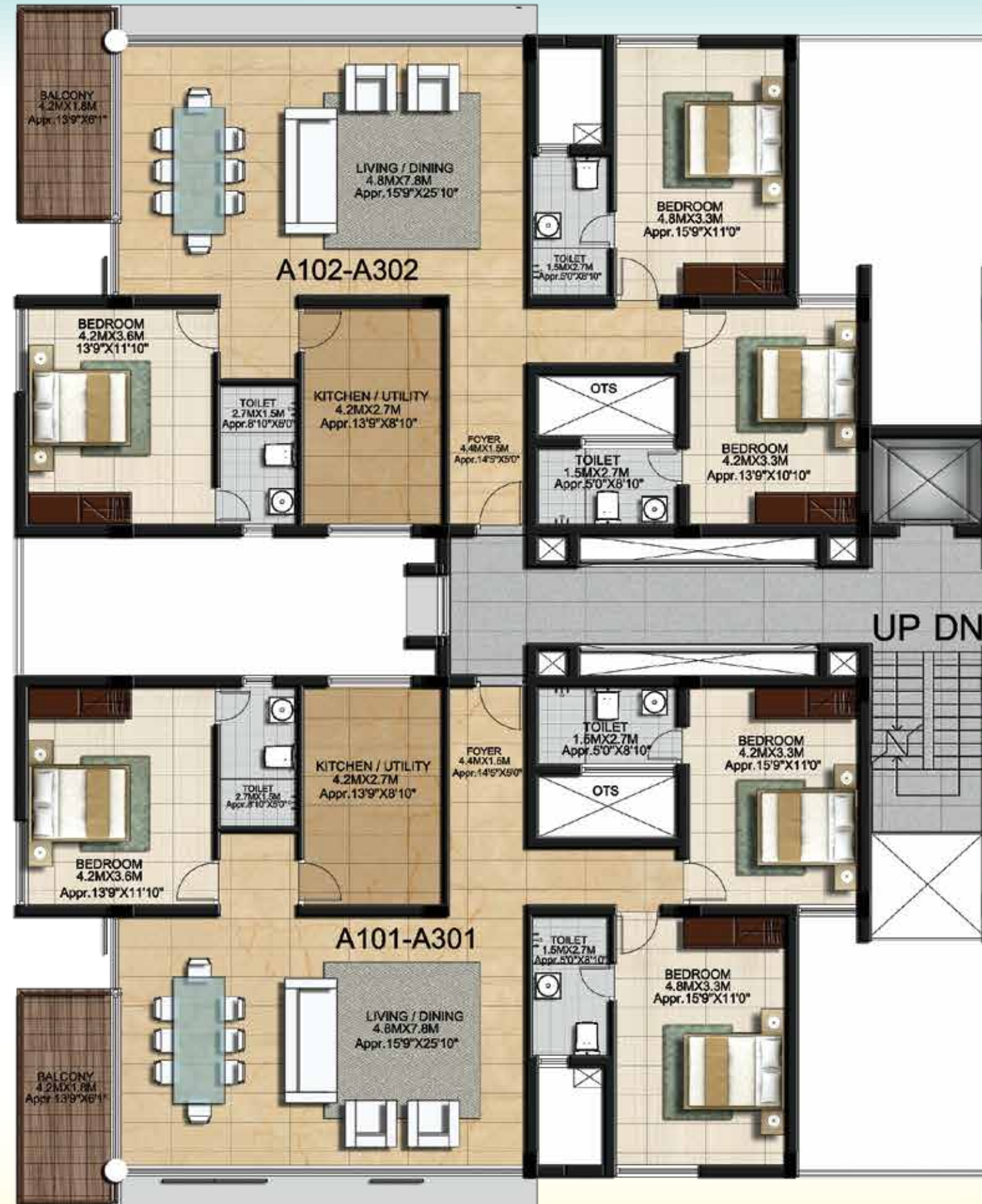
- 10% - 10 days from the booking
- 40% - 40 days from the booking
- 10% - Foundation stage
- 5% - First slab
- 5% - Second slab
- 5% - Third slab
- 5% - Fourth slab
- 15% - Brick work & plastering
- 5% - Handover

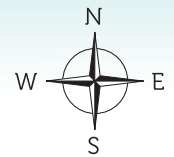


Stilt Plan

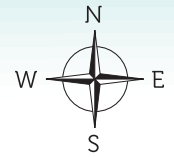


Typical floor plan - 1st & 3rd floors

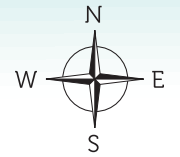




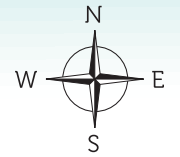
3 BHK - Unit A101 - A301 (1781 sft)



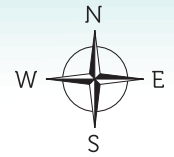
3 BHK - Unit A102 - A302 (1781 sft)



4 BHK - Unit B101 - B301 (2445 sft)

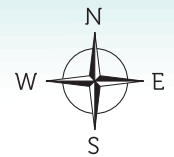


4 BHK - Unit B102 - B302 (2445 sft)

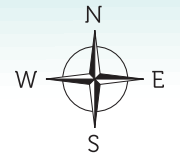




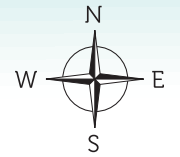
Typical floor plan - 2nd & 4th floors



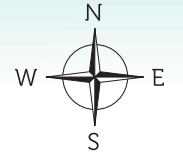
3 BHK - Unit A201 - A401 (1781 sft)



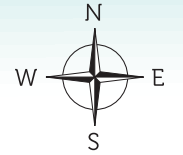
3 BHK - Unit A202 - A402 (1781 sft)



4 BHK - Unit B201 - B401 (2445 sft)



4 BHK - Unit B202 - B402 (2445 sft)



Specifications

STRUCTURE

- RCC framed structure with isolated footing foundations
- Anti-termite treatment will be provided
- Designed seismic resistant structure Zone III using Fe 500 TMT bars
- Concrete Block walls 200 mm / 100 mm
- Floor to floor height will be maintained at 3300 mm

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen, lobby and utility will be finished with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion paint
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and plastic emulsion paint
- Exterior wall of the building will be finished with 1 coat of primer and 2 coats of weather resistant paint
- Toilet walls will be finished with double glazed ceramic tiles up to false ceiling height
- Utility walls will be finished with double glazed ceramic tiles up to 1200 mm height

FLOORING

- Foyer, living / dining and all bedrooms will have 600 mm x 1200 mm glossy porcelain vitrified tiles or 800 mm x 800 mm Digital Duragres Matt finish tiles
- Kitchen will have 600 mm x 600 mm imported vitrified tiles
- Bathroom, balcony and utility will have anti-skid ceramic tiles
- Common areas and staircase will have granite flooring

KITCHEN

- Space will be left for modular kitchen with plumbing and electrical provisions
- Provision for chimney will be provided
- Provision for water purifier will be provided
- CP fittings will have Kohler / Roca or equivalent

BATHROOM

- Counter top wash basin Kohler / Roca or equivalent
- Floor mounted W/C and health faucet of Kohler / Roca or equivalent
- CP fittings will be Kohler / Roca or equivalent
- Provision for geysers will be provided

ENTRANCE DOOR

- First quality African teak wood frame and double side veneer finish skin shutter of 2750 mm height which will have tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock.

BEDROOM DOOR

- First quality solid wood frame and double side laminated finish skin shutter of 2750 mm height will Godrej or equivalent locks, thumb turn with key, door stopper etc.

BATHROOM DOOR

- First quality solid wood frame and one sided laminated finish skin shutter of 2750mm height will have thumb turn with key, tower bolt, etc.

WINDOW

- UPVC French doors and windows with see-through plain glass
- Ventilators will be UPVC with suitable louvered glass panes
- MS grills will be provided for windows wherever required

ELECTRICAL FITTING

- Finolex / Poly cab or equivalent cables and wiring
- Switches and sockets Anchor Roma / Schneider or equivalent
- Split air conditioner points will be provided for all the bedrooms and provision will be given for living room
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone, TV (DTH) and data points will be provided in living / dining and 2 bedrooms

- USB charging port as part of switchboard in living area and master bedroom

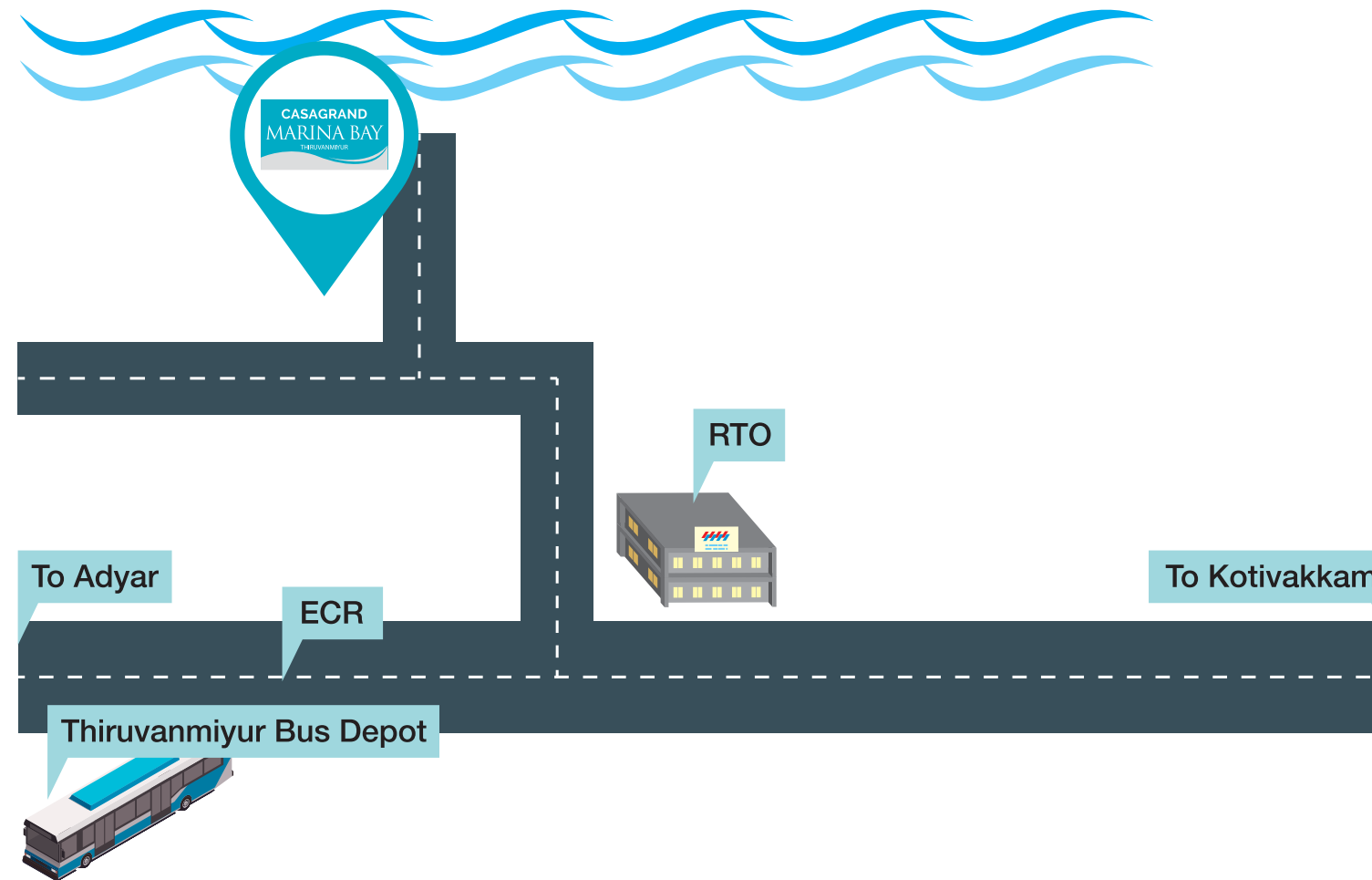
OTHER

- Overhead Tank (OHT) with sump
- 24 X 7 power backup of 1.5 KVA for all apartments
- 24 X 7 power backup for common areas
- CCTV cameras for common areas
- Balcony will have 1200mm height glass railings as per architect's specification
- MS railings for staircase
- Low voltage room provided to single vendor. Plan charges will be applicable

EXTERNAL FEATURE

- Elevator: 6 or 8 passenger automatic lift will be provided
- Power supply: 3-phase power supply will be provided for all apartments
- Suitable landscaping will be done at required areas
- Driveway will be laid with interlocking paver blocks

Location Map



Project Location:

Casagranda Marina Bay

3rd Avenue, Thiruvalluvar Nagar,

Thiruvanmiyur, Chennai, Tamil Nadu 600 041





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



Call
98841 99957
www.cgrentassure.com



CORPORATE OFFICE:

NPL Devi, New No. 111, Old No. 59, LB Road,
Thiruvanmiyur, Chennai - 600 041.
Ph: +91-44 4411 1111
Mob: 98848 30000/2/4 Fax: +91-44 4315 0512

COIMBATORE OFFICE:

Sri Dwaraka, No. 1-A, B.R. Nagar Main Road,
Singanallur Post, Coimbatore - 641 005.
Ph: +91 72993 70001

BENGALURU OFFICE:

Salma Bizhouse, 34/1, 4th Floor,
Meenee Avenue Road, Opp. Lakeside Hospital,
Ulsoor Lake, Bengaluru - 560 042.
Ph: +91-80 4666 8666

DUBAI OFFICE:

4th Floor, Block-B, Business Village, Dubai,
United Arab Emirates, PO Box. 183125.
Ph: +971 565302759

www.casagrand.co.in

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.