



CASAGRAN
ESTANCIA

Why

CASAGRAND?



20+ YEARS
of real estate
excellence



87%
on-time
delivery



8 YEARS
warranty & 10 years
of community
maintenance



160+
landmark
projects



7 CITIES
Chennai, Bengaluru,
Hyderabad, Coimbatore,
Pune, Delhi & Dubai



75%
open area for 2x more
light & ventilation



55,000+
happy families



2 MONTHS
of rental support
to find tenants



0%
space wastage
planning for carpet
area efficiency



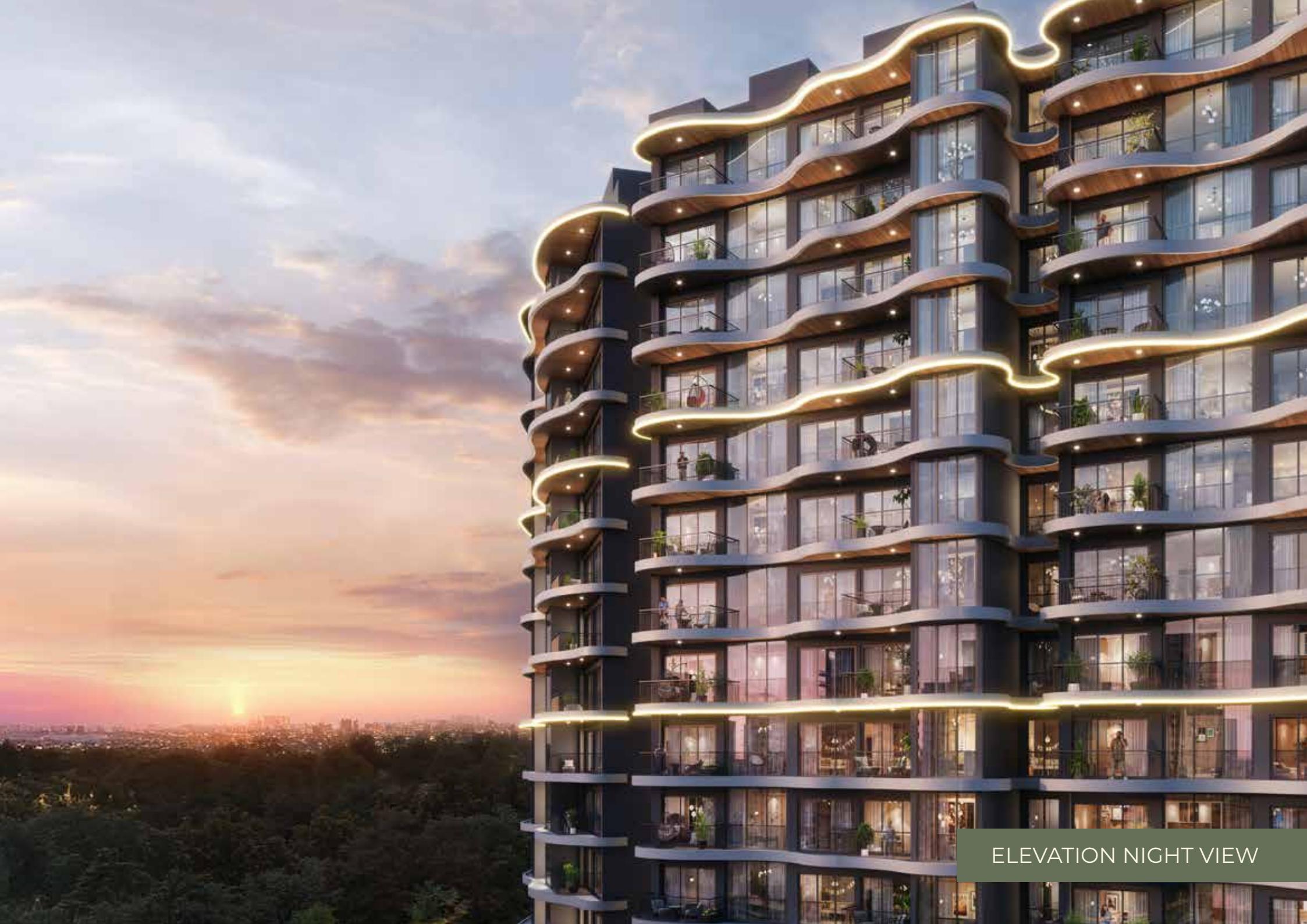
2023
rigorous quality
checks



6 MONTHS
of resale
support



23
global brands used in
fittings and finishing
materials



ELEVATION NIGHT VIEW

Dear Bengaluru,

In a city where space is rare and homes shrink every year,
we did the unthinkable, we gave sooo much.

Soo much air. Soo much green. Soo much life. Soo much freedom.

So if you're looking for small, stuffy apartments?
Sorry, this isn't it!

Love

Team Casagrand





There is *soo much* inside!

It began with **7.32 acres** then we thought, why not **429** finely crafted apartments on B+G+13 floors? then came **73** amenities, a **22,500 sft.** grand clubhouse that demanded its own spotlight, and a **11,500 sft.** pool big enough to outshine resorts.

we have dedicated **5.5 acres** of open space, so your mornings begin with greenery and your evenings end with calm and then, we raised the skyline with a majestic **Dubai-styled elevation**, bringing International grandeur to Kogilu

Somewhere along the way, we realized - we weren't just building homes we were rewriting what it means to live large in Kogilu if that sounds like too much... we can't help it because when it comes to creating your dream home, too much is never enough

Casagrand Estancia

Where living big isn't a choice - it's a standard





ELEVATION DAY VIEW





PODIUM VIEW

A photograph of a man floating on a pink inner tube in a swimming pool. He is shirtless and wearing blue swim trunks. The water is clear and blue. The background is the surface of the water with ripples.

73 World-class Amenities

Outdoor Amenities



Features & Entertainment

1. Walking & Jogging Track,
2. Senior Citizen Area,
3. Reflexology Pathway,
4. Floral Garden,
5. Pets Park with Wash Area,
6. Zen Garden,
7. Elevated Walkway,
8. Star Gazing,
9. Herbs & Spice Garden,
10. Hammock Garden,
11. Outdoor Co-working Space,
12. Medicinal Garden,
13. Campfire Zone,
14. Musical Garden,
15. Amphitheatre,
16. Wall Barbecue.



Sports, Fitness & Well-being

1. Multipurpose Court,
2. Pickle Ball Court,
3. Outdoor Playboard Wall,
4. Golf Putting,
5. Outdoor Gym,
6. Self Tennis,
7. Meditation Deck,
8. Cross Net Volleyball,
9. Multi Circular Alcove,
10. Multi-Hoop Basketball Court,
11. Cricket Practice Net,
12. Granite Table Tennis.



Kids

1. Informal Skating,
2. Hanging Swing,
3. Mound Slide,
4. Kid's Play Area,
5. Sand Pit,
6. Outdoor Rock Climbing Wall,
7. Interactive Floor Games,
8. Tot lot,
9. Giant Abacus,
10. Trampoline.



Clubhouse Amenities

Features & Entertainment

1. Multipurpose Hall with Pantry,
2. Mini Theatre.



Terrace Amenities

1. Sky Cinema & Dance Floor,
2. Terrace Hangout Plaza,
3. Rooftop Café,
4. Rooftop Yoga Lawn.



Indoor Games

1. Table Tennis – 2,
2. Billiards Table,
3. VR Games,
4. Badminton Court.



Kids Play Area

1. Indoor Kid's Play Area,
2. Ball Pool with Slide,
3. Interactive & Sensory Wall,
4. Rock Climbing Wall,
5. Creche.



Fitness & Well-being

1. Gym,
2. Salon & Spa,
3. Yoga / Aerobics.



1. Car Charging Bay
2. Car Washing Bay
3. Air Filling Station
4. Maid/Driver's Dormitories
5. Laundry
6. Convenio Store
7. Association Room.



Co-working Space

1. Meeting Room,
2. Business Centre,
3. Learning Centre.

Convenience





SWIMMING POOL VIEW

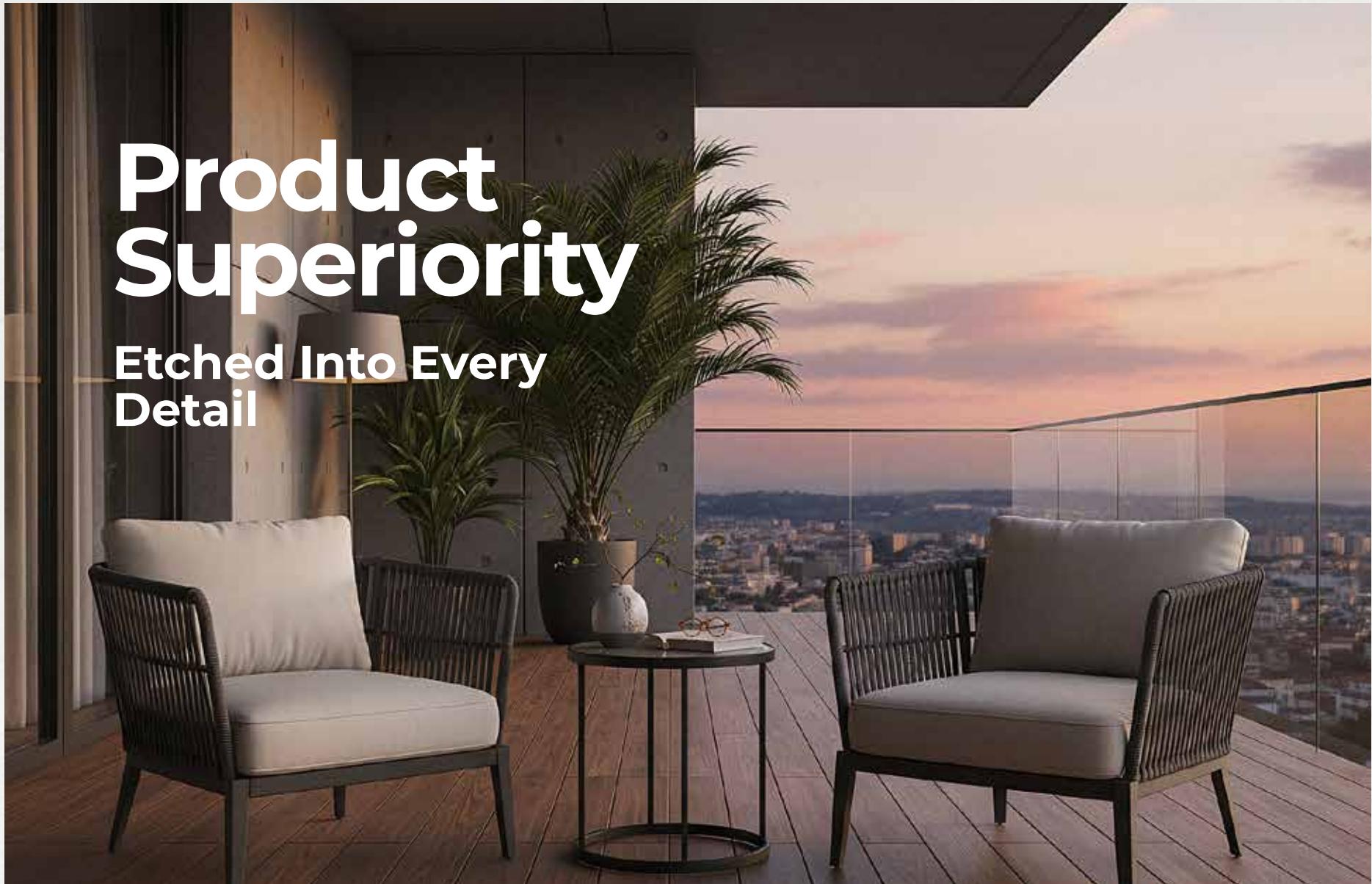




GYM

Product Superiority

**Etched Into Every
Detail**





ELEVATION VIEW

A premium community for a supreme Life

- ◆ CASAGRAND ESTANCIA offers an exceptional lifestyle in the vibrant locale of Kogilu
- ◆ 429 apartments finely crafted apartment community set amidst 7.32 acres of land adorned with swimming pools, open courtyards and appealing green spaces
- ◆ 73 premium indoor and outdoor amenities
- ◆ 22,500 Sft. grand multi storeyed clubhouse – a never seen before feature in Bengaluru
- ◆ Swim, relax and rejuvenate within the 11,500 Sft. of exclusive swimming pool and its amenities
- ◆ Master plan and unit plan designs are based on five important pillars in planning: light, ventilation, Vaastu, privacy and aesthetics

Step in to a
**Luxury Living
Experience**

with homes that elevate
your way of life



Presenting you a community with the best of Architecture & Finesse

- ◆ **CASAGRAND ESTANCIA** is a **prestigious community** that boasts **429 well-designed homes** of B+G+13 floors **on a 7.32-acres property with spacious units**
- ◆ **Grand entrance arch** welcomes one into the community with its grandness enhanced with lighting and landscape areas
- ◆ The entire community is an engineering marvel **with contemporary elevation**, uplifted with façade lighting and beautifully crafted landscape
- ◆ A luxurious **clubhouse of 22,500 Sft.** furnished with indoor and terrace amenities overlooking the grand swimming pool and central podium
- ◆ **Wide driveway** is planned across the project for comfortable movement facilitated with an **emergency vehicular access**.
- ◆ The project is planned as a **vehicular movement zone** with integrated **pedestrian walkways** and a **cycling track** throughout the community
- ◆ Designer floor identification signage at every floor level
- ◆ Well-planned and decorated corridors with wall-lit artifacts leading to your doorsteps
- ◆ **24x7 security** – the community offers controlled entry and exit in the project facilitated with CCTV surveillance at pivotal points ensures 24x7 security
- ◆ **Kids and senior citizen friendly community** - Meticulous planning has been done to ensure the community is a Kids and senior friendly community



Where grand

Design Meets Fine Detailing

creating a community
like no other



A neighborhood one with nature

- ◆ **5.5 acres of open area solely dedicated for landscape** sprawled along with the lush green belt and amenities of multiple entertainments for residents of all age groups
- ◆ A community designed to **enrich the city lifestyle** thus fulfilling the contemporary residential needs by providing a **sustainable sanctuary within**
- ◆ A place to relax within the built structure is provided by **Meditation Pavilion, Zen garden and Floral Garden**



Sorry,
Bengaluru!
we went

**Back to
Nature**

Offering you 73 premium indoor and outdoor amenities

- ◆ Lavish swimming pool with deck area of 11,500 sft. Featuring:
 - Interactive water jets
 - Jacuzzi
 - Kids pool
 - Aqua gym
 - Rain dance
 - Poolside party lawn
- ◆ A party deck seamlessly extends to enhance your evening parties
- ◆ Social gathering spaces - such as amphitheatre, wall barbecue and outdoor co-working space encourage social activity in the community
- ◆ Senior citizen friendly - reflexology walkway, senior citizen plaza and pergola seating for the elderly people
- ◆ Way to healthy life - outdoor fitness amenities like outdoor gym, walking / jogging track and cycling track encourages residents of all age groups to spend their time for healthy life
- ◆ Fun and recreational amenities - such as outdoor playboard wall, cross net volleyball, pickle ball court, self-tennis, granite table tennis and, multi-hoop basket ball court, multipurpose court cricket practice net and etc. Intended to enhance the sportsmanship of the community
- ◆ Kids' friendly amenities - apart from general amenities like kids play area the community has unique kids' friendly amenities like rock climbing wall, sandpit, swing park, giant abacus, hanging swing, totlot, trampoline and skating rink which instill social interaction among the kids
- ◆ Relaxation at your ease - musical garden and meditation deck is surrounded by green space gives you the chance to enhance your inner peace
- ◆ Pets park with wash area is a dedicated space for your pets giving the community the comfort of being pet friendly

A vibrant photograph of two women in a swimming pool. The woman on the left, with long dark hair, wears a bright green, one-piece swimsuit and large, dark sunglasses. She is smiling and holding a tall glass of orange juice with a straw. The woman on the right, with blonde hair, wears a black, one-piece swimsuit and dark sunglasses. She is also smiling and holding a similar orange juice cocktail with a straw and a lime wedge. They are sitting in shallow water, with splashes around their feet. The background is a lush, tropical setting with palm trees and foliage.

A lifestyle powered by

73
Exclusive
Amenities

bringing together leisure,
fitness, fun and relaxation
for all

Boasting of all top-notch amenities, Casagrand Estancia has a fully equipped clubhouse with luxurious interiors

- ◆ The clubhouse is equipped with a lavish multi-purpose hall with pantry to host your guests for parties and gatherings
- ◆ Grand lobby - the entry is facilitated with double height lobbies welcoming you to a luxurious living environment
- ◆ Exclusive gym - with top notch features like interactive gym, yoga & aerobics take work out to next level
- ◆ Clubhouse indoor amenities such as learning center, kids play area, creche, and interactive & sensory wall for children's entertainment and cognitive development.
- ◆ Refreshment and revitalize - table tennis, board games, billiards table, foosball, enhances and boost your physical and mental fitness
- ◆ Fun and recreational amenities like VR games, rock climbing and ball pool to keep the child engaged in an array of activities
- ◆ Terrace sky cinema - the proposed sky cinema & dance floor with projector screen facility on the terrace is planned so that residents can spend time outdoors watching matches and movies
- ◆ Rooftop amenities - the club house terrace has extended features like terrace hangout plaza, rooftop café and rooftop yoga lawn encouraging activities in the outdoors

A person wearing a VR headset and a hoodie, standing with arms raised in a futuristic setting with glowing neon lights.

Not just a

Clubhouse

But a Lifestyle Destination

crafted to inspire gatherings,
wellness and celebration

Modern conveniences close to home

- ◆ Electric car charging bay provided for the comfort of charging your e-vehicles
- ◆ Car wash bay and air filling station - give the comfort of servicing your vehicle inside the community
- ◆ Maid/driver's dormitories are located at the basement for maids and drivers who reside in the community
- ◆ There is also a carefully laid out CCTV network that covers every inch of the grounds ensuring that all common areas are under scrutiny for unusual activity

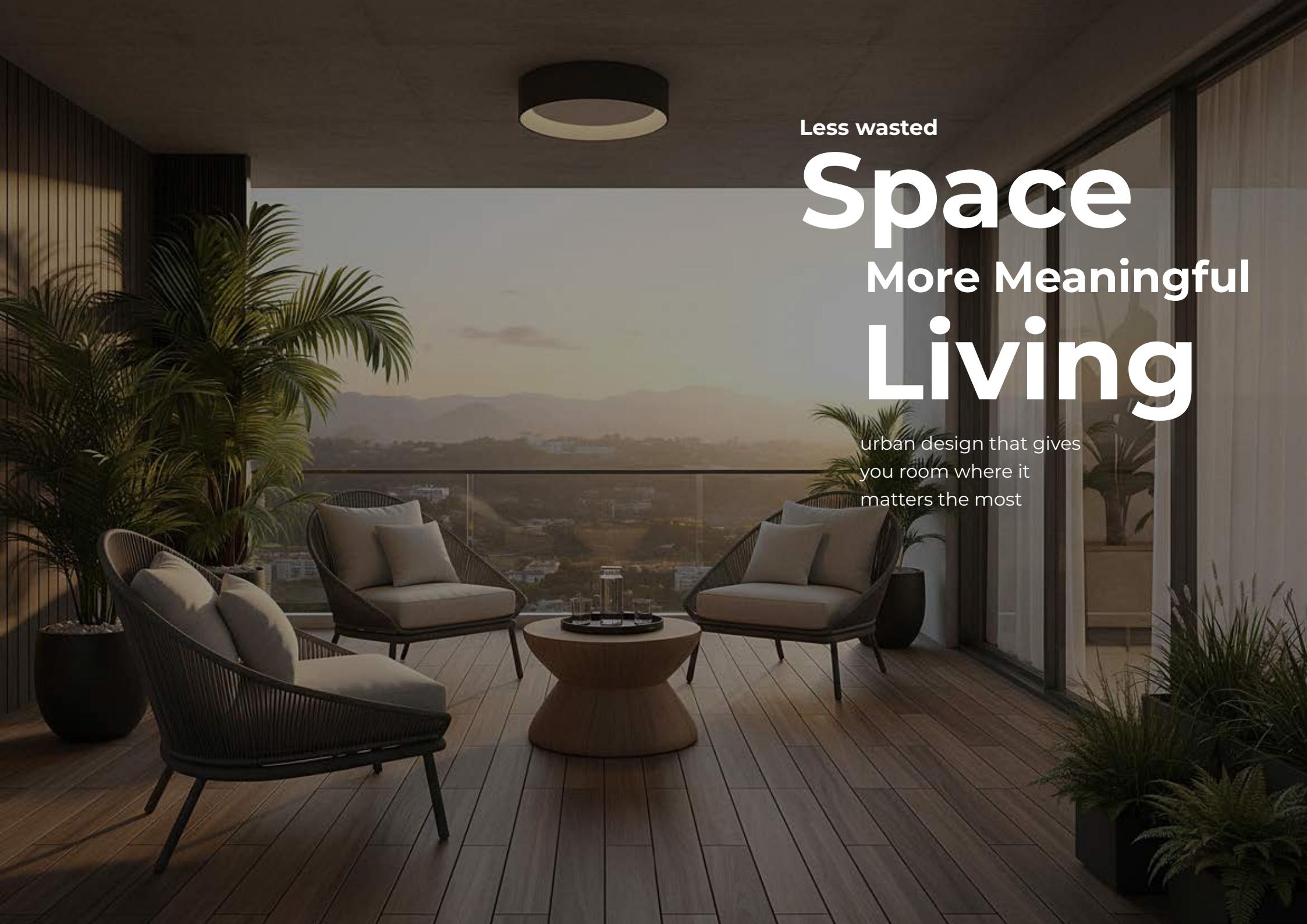
Smart Features That Simplify Life

all built right within your
community



Efficiency in space planning

- ◆ Ensuring beautiful views - all bedroom windows and balconies are planned in a manner to ensure you the podium or outside view with no overlooking into another apartment
- ◆ 8' Height windows and french doors designed to offer 3 times greater light, ventilation and beautiful views than other homes.
- ◆ Planned ODU locations - designed to avoid any overlooking or hindrances to other apartments and well concealed to ensure no AC's are visible on the building façade
- ◆ Well-planned flow of circulation for basement level parking and driveways offers hassle-free pedestrian movement all around the site, abutting the boundary tree planting
- ◆ Spacious planning of homes with bigger sized bedrooms, toilets of minimum size 8ftx5ft
- ◆ Foyer – most of the units have dedicated foyer at the entrance.
- ◆ Dedicated utility space in the kitchen with full height window
- ◆ Dedicated handwash area with designer bowl washbasin provided in all the units
- ◆ Zero dead space - internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment
- ◆ No units facing each other - to ensure more privacy and security, units have been designed in such a way that the entrance doors do not face each other
- ◆ Lighting and ventilation - all windows, OTS, cutouts, shafts ensure ventilation not only within your apartment but also in the corridors



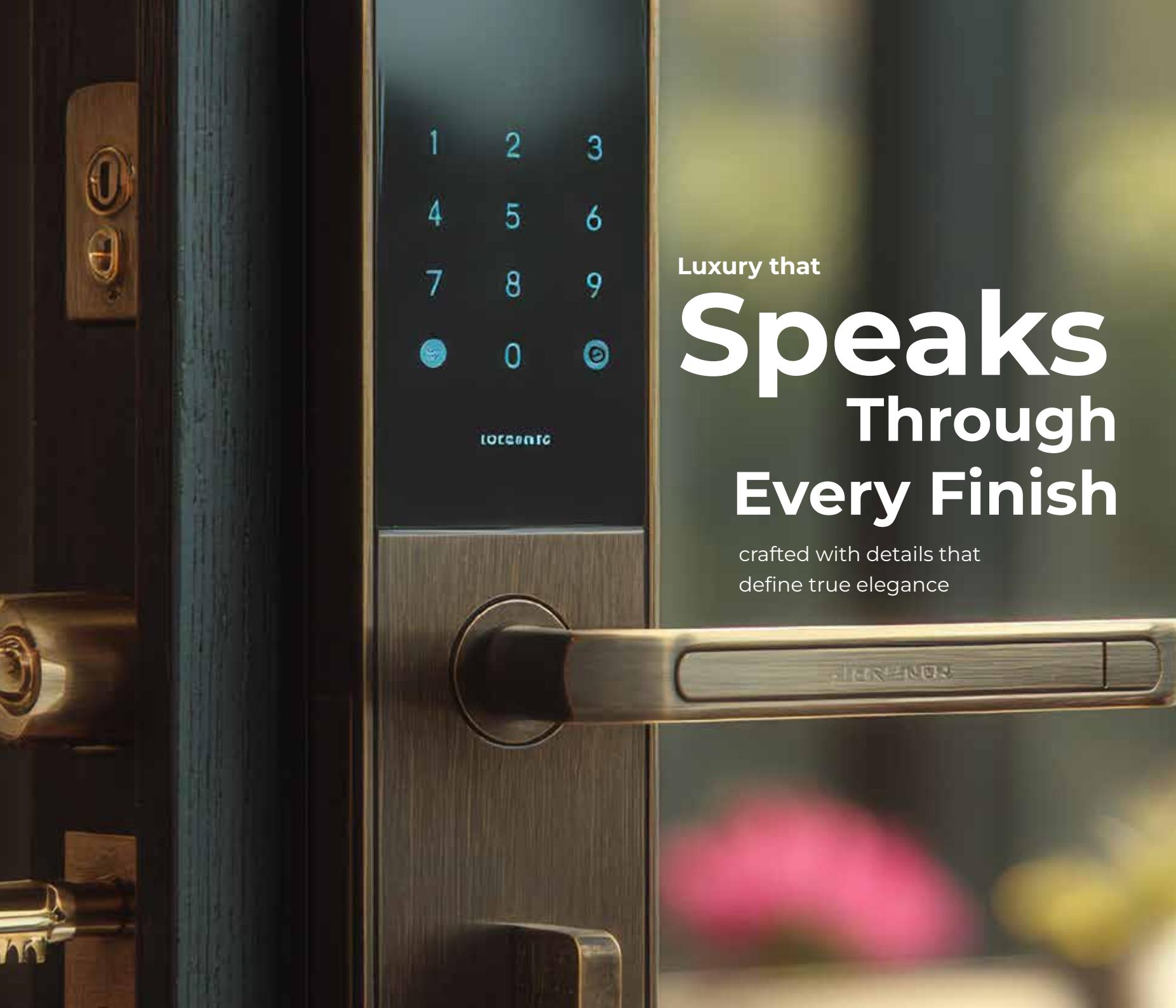
Less wasted

Space More Meaningful Living

urban design that gives
you room where it
matters the most

Premium specifications

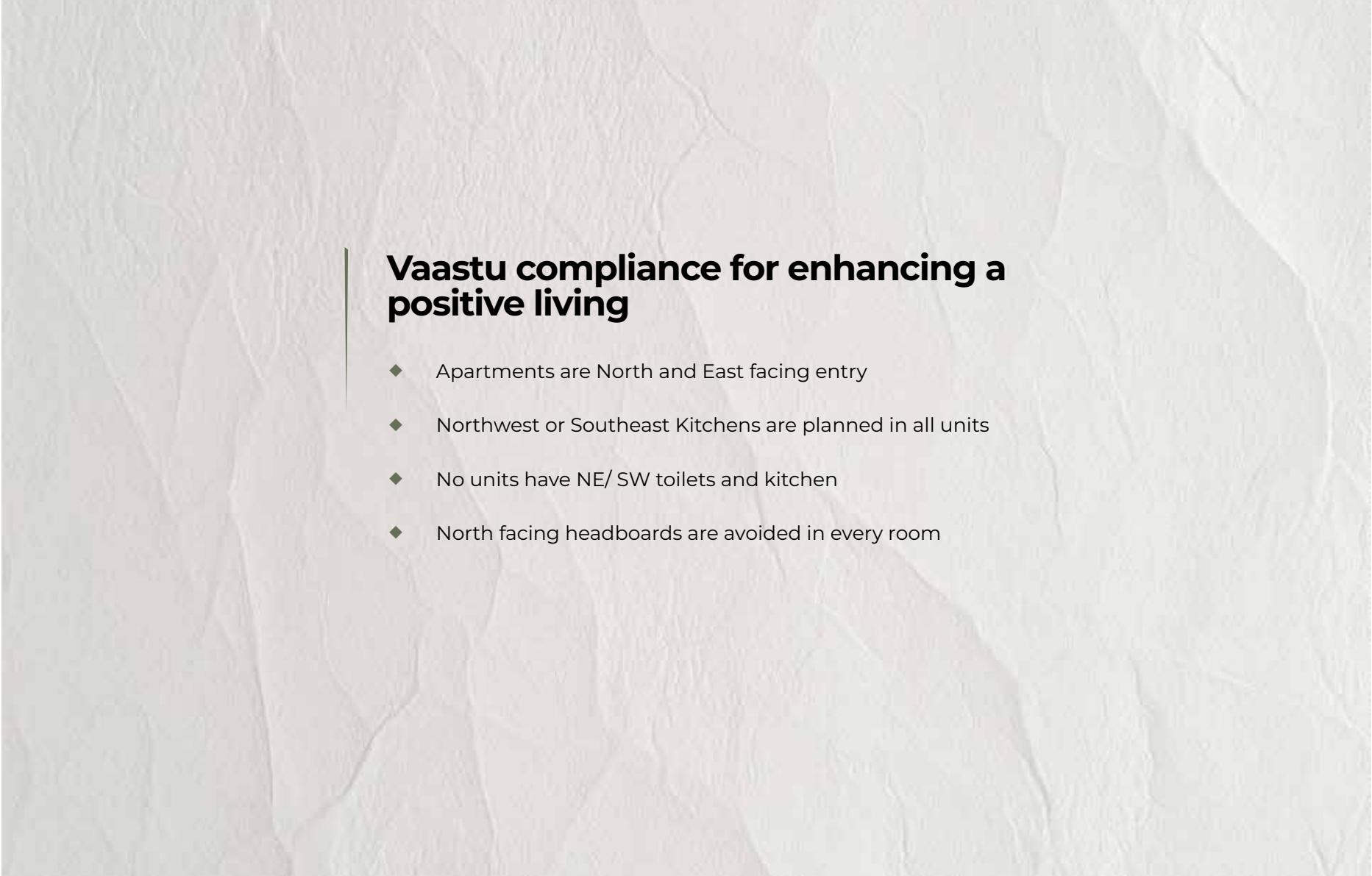
- ◆ Grand main door that is wide and fancy finished with veneer finish creating a welcoming effect to your home
- ◆ Digital lock for main door - new generation digital lock system with which you can unlock your door with a simple touch and can share the digital key to any visitors
- ◆ Elevating the ambiance of the foyer, living room, kitchen, dining area, bedrooms and internal corridors with premium vitrified flooring tiles, adding a distinctly luxurious touch
- ◆ Anti-skid tile flooring in bathrooms
- ◆ Wooden finish vitrified tile flooring in balconies
- ◆ Premium range of Jaquar or Equivalent fittings in all the bathrooms
- ◆ Grand master bathroom furnished with granite counter with counter top wash basin and 2' long trench drain and many more
- ◆ Granite counter with counter-mount washbasins in dining
- ◆ Pest-free long trench and square SS designer gratings are provided in the bathrooms



Luxury that

Speaks Through Every Finish

crafted with details that
define true elegance



Vaastu compliance for enhancing a positive living

- ◆ Apartments are North and East facing entry
- ◆ Northwest or Southeast Kitchens are planned in all units
- ◆ No units have NE/ SW toilets and kitchen
- ◆ North facing headboards are avoided in every room

A woman with short dark hair is sitting cross-legged on a dark grey sofa, meditating with her eyes closed and hands in a mudra. A small, orange and white Corgi dog sits on a light-colored rug on the floor in front of her, looking up. A large potted plant is in the background. The overall atmosphere is peaceful and harmonious.

Homes aligned with the **Principles of Vaastu**

bringing harmony, positivity
and prosperity within

CASAGRAN
ESTANCIA



CASAGRANDE



ENTRANCE VIEW

TN 41 BC 0100

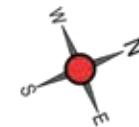


SITE PLAN





FLOOR PLANS

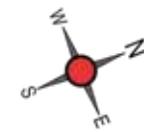


TOWER - 1 & 2 GROUND FLOOR PLAN



TOWER - 1 & 2 FIRST FLOOR PLAN

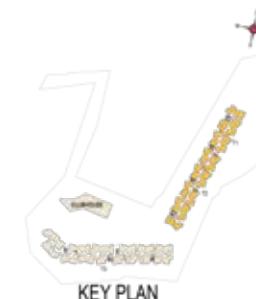


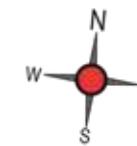


TOWER - 1 & 2 SECOND TO TWELFTH FLOOR PLAN



TOWER - 1 & 2 THIRTEENTH FLOOR PLAN



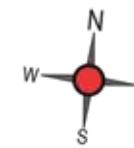


TOWER - 3 GROUND FLOOR PLAN



TOWER - 3 FIRST FLOOR PLAN





TOWER - 3 SECOND TO TWELFTH FLOOR PLAN

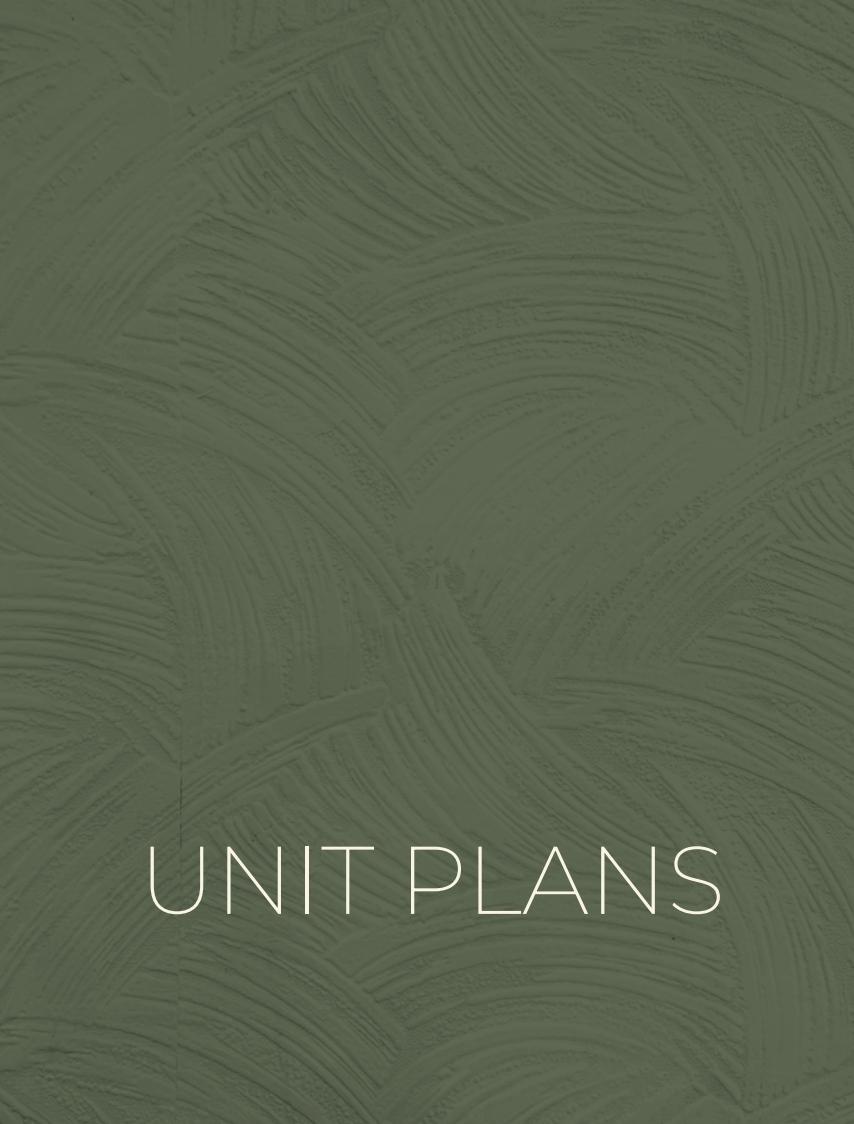


TOWER - 3 THIRTEENTH FLOOR PLAN





BADMINTON COURT



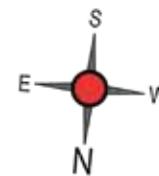
UNIT PLANS

1BHK
C114



UNIT NO. C114

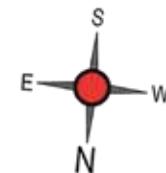
FIRST FLOOR



T3-KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
C114	1BHK	622	50	672	950

1BHK+STUDIO
CG12-C1212,CG12A-C1212A
CG13-C1213, CG13A-C1213A



UNIT NO. CG12 - C1212 , CG12A - C1212A
CG13 - C1213 , CG13A - C1213A

TYPICAL FLOOR
1BHK + STUDIO UNIT



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
CG12-C1212	1BHK	647	93	740	993
CG12A - C1212A	STUDIO	373	-	373	553
CG13-C1213	1BHK	647	93	740	997
CG13A - C1213A	STUDIO	373	-	373	553



T3-KEY PLAN

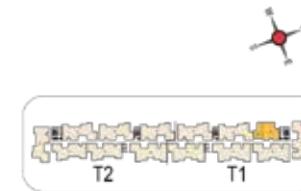
1BHK+STUDIO
AG07-A1207,AG07A-A1207A



UNIT NO. AG07 - A1207 , AG07A - A1207A

TYPICAL FLOOR
1BHK + STUDIO UNIT

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
AG07-A1207	1BHK	647	93	740	997
AG07A-A1207A	STUDIO	373	-	373	546



KEY PLAN

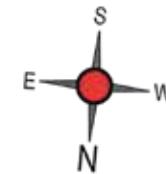
2BHK
CG01-C1301
C214-C1314



ENTRY

UNIT NO. CG01 - C1301
C214 - C1314

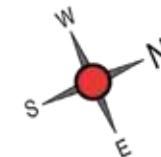
TYPICAL FLOOR



T3-KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
CG01-C1301	2BHK	851	96	947	1323
C214-C1314	2BHK	851	96	947	1323

2BHK
A105



UNIT NO. A105

ENTRY

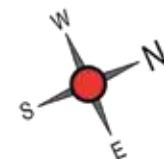
FIRST FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
A105	2BHK	919	55	974	1382

3BHK
A1307



W
N
S
E



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
A1307	3BHK	1014	93	1107	1525

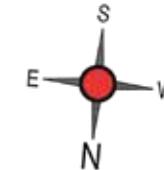
3BHK
C1312
C1313



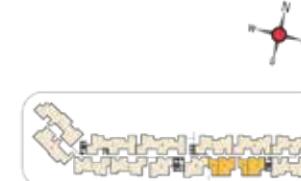
UNIT NO. C1312 , C1313

ENTRY

THIRTEENTH FLOOR



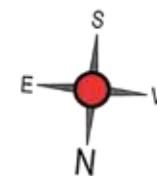
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
C1312	3BHK	1014	93	1107	1530
C1313	3BHK	1014	93	1107	1530



T3-KEY PLAN



3BHK
CG02-C1302
CG03-C1303



UNIT NO. CG02 - C1302

CG03 - C1303

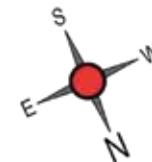
TYPICAL FLOOR



T3-KEY PLAN

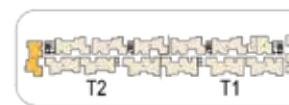
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
CG02-C1302	3BHK	1165	102	1267	1763
CG03-C1303	3BHK	1165	102	1267	1761

3BHK
BG07-B1307



ENTRY

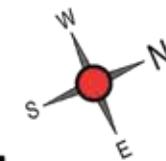
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG07-B1307	3BHK	1164	102	1266	1769

3BHK
BG01-B1301
BG02-B1302
BG03-BG1303
A205-A1305
AG06-A1306



UNIT NO. BG01 - B1301

ENTRY

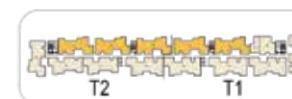
TYPICAL FLOOR

BG02 - B1302

BG03 - B1303

A205 - A1305

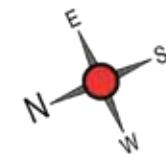
AG06 - A1306



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG01-B1301	3BHK	1165	102	1267	1770
BG02-B1302	3BHK	1165	102	1267	1770
BG03-BG1303	3BHK	1165	102	1267	1770
A205-A1305	3BHK	1165	102	1267	1770
AG06-A1306	3BHK	1165	102	1267	1761

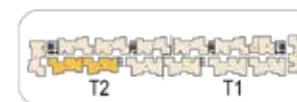
3BHK
BG05-B1305
BG06-B1306



UNIT NO. BG05 - B1305

BG06 - B1306

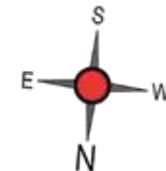
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG05-B1305	3BHK	1208	102	1310	1815
BG06-B1306	3BHK	1208	102	1310	1817

3BHK
CG11-C1311



UNIT NO. CG11 - C1311

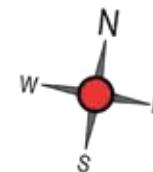
TYPICAL FLOOR



T3-KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
CG11-C1311	3BHK	1365	119	1484	2064

3BHK
CG08-C1308
CG09-C1309
CG10-C1310



UNIT NO. CG08 - C1308

CG09 - C1309

CG10 - C1310

TYPICAL FLOOR

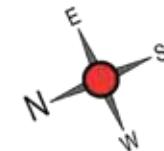


UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
CG08-C1308	3BHK	1403	119	1522	2104
CG09-C1309	3BHK	1403	119	1522	2096
CG10-C1310	3BHK	1403	119	1522	2102



T3-KEY PLAN

3BHK
AG02-A1302
AG03-A1303
AG04-A1304
BG04-B1304



UNIT NO. AG02 - A1302

AG03 - A1303

AG04 - A1304

BG04 - B1304

TYPICAL FLOOR

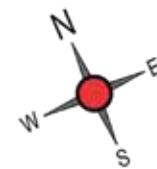


UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
AG02-A1302	3BHK	1403	119	1522	2109
AG03-A1303	3BHK	1403	119	1522	2109
AG04-A1304	3BHK	1403	119	1522	2111
BG04-B1304	3BHK	1403	119	1522	2111



KEY PLAN

3BHK
AG01-A1301



UNIT NO. AG01 - A1301

ENTRY

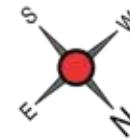
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
AG01-A1301	3BHK	1403	119	1522	2111

3BHK
CG04-C1304



UNIT NO. CG04 - C1304

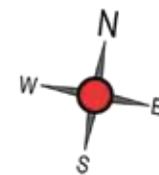
TYPICAL FLOOR



T3-KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
CG04-C1304	3BHK	1430	129	1559	2157

4BHK
CG06-C1306
CG07-C1307



UNIT NO. CG06 - C1306
CG07 - C1307

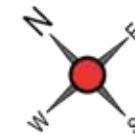
TYPICAL FLOOR



T3-KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
CG06-C1306	4BHK	1781	122	1903	2655
CG07-C1307	4BHK	1781	122	1903	2655

4BHK
CG05-C1305



T3-KEY PLAN

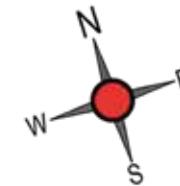
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
CG05-C1305	4BHK	1880	126	2006	2773



ELEVATION VIEW



CLUBHOUSE PLANS



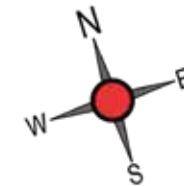
INDOOR AMENITIES

- 46. MULTIPURPOSE HALL WITH PANTRY
- 48. TABLE TENNIS
- 49. BILLIARDS TABLE
- 50. VR GAMES
- 55. INDOOR KID'S PLAY AREA
- 56. BALL POOL WITH SLIDE
- 57. INTERACTIVE & SENSORY WALL
- 58. ROCK CLIMBING WALL
- 59. CRECHE
- 72. CONVENIO STORE
- 73. ASSOCIATION ROOM

GROUND FLOOR PLAN



KEY PLAN



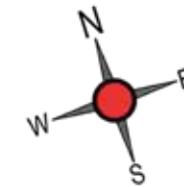
INDOOR AMENITIES

- 47. MINITHEATRE
- 51. BADMINTON COURT
- 52. GYM
- 53. SALOON & SPA
- 54. YOGA / AEROBICS
- 60. MEETING ROOM
- 61. BUSINESS CENTRE
- 62. LEARNING CENTRE

FIRST FLOOR PLAN



KEY PLAN



INDOOR AMENITIES

- 63. SKY CINEMA & DANCE FLOOR
- 64. TERRACE HANGOUT PLAZA
- 65. ROOFTOP CAFE
- 66. ROOFTOP YOGA LAWN

TERRACE FLOOR PLAN







CLUBHOUSE VIEW

SPECIFICATIONS



1. STRUCTURE

Structural System	: RCC framed structure designed for seismic compliant (Zone 2)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor- Floor height (incl. slab)	: Will be maintained at 3200mm
ATT	: Anti-terminite treatment will be done



2. WALL/CEILING FINISH

Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
Exterior walls	: Finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design
Bathroom	: Vitrified tiles of size 600x1200mm till 2500mm height & above will be finished with a coat of primer
Kitchen	: Will be left open for modular kitchen
Bathroom ceiling	: Panel & Grid type false ceiling



3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining & Passage	: Vitrified tiles of size 1200x600mm
Bedroom, Kitchen & Mudroom	: Vitrified tiles of size 600x600mm
Bathrooms	: Anti-skid ceramic tiles of size 600x600mm
Balcony	: Wooden finish tiles of size 600x1200mm
Door threshold	: Granite threshold will be provided for all doors



4. KITCHEN, UTILITY & DINING

Kitchen	: Will be left open for modular kitchen
Electrical point	: For chimney, Hob & water purifier
	Dish washer point will be provided wherever applicable
Dining	: Granite countertop wash basin with 300mm height Granite back splash



5. BALCONY

Handrail	: MS handrail as per architect's design
	: Sill level finished with Granite
Cloth drying Hanger	: Ceiling cloth drying hanger in living balcony



6. BATHROOMS

CP fittings & Sanitary fixtures	: Jaquar or equivalent
One of the Bathrooms	: Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower, hand shower, foldable seater, spout, granite counter top wash basin and 2' long trench drain
Other Bathrooms	: Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower, spout, granite counter top wash basin and 2' long trench drain



7. JOINERY

A. DOORS

Main door

: Full jambs polished frame and architrave with good quality double side veneer finish shutter of size 1200 x 2400mm

: Ironmongerries like Digital door lock of Yale or equivalent, 18" tower bolts, door viewer, magnetic door catcher and concealed automatic door closure

Bedroom doors

: Full jamb architrave with double-sided laminated designer

Shutter of size 1000 x 2400mm

: Ironmongerries like Godrej or equivalent lock, magnetic door catcher, tower bolt, etc.,

Bathroom doors

: Granite finish full jamb architrave with double-sided laminated designer door of size 800 x 2400mm

: Ironmongerries like thumb turn lock of Godrej/equivalent without key, door bush etc.,



B. WINDOWS

Windows

: Aluminum windows with sliding shutter with see through Tinted glass & MS railing on the inner side (wherever applicable)

: Sill level finished with Granite

French doors

: Aluminum sliding shutters with tinted glass

Ventilators

: Aluminum framed fixed louvers / openable shutter for ODU access (wherever applicable)

: Soffit finished with Granite



9. ELECTRICAL POINTS

Power supply	: Single phase for 1 BHK Three phase for 2, 3 & 4 BHK
Safety device	: MCB (Miniature Circuit Breaker) & RCCB (Residual Current Circuit Breaker)
Switches & sockets	: Modular box, modular switches & sockets of good quality IS brand
Wires	: FRLS (Flame Retardant Low Smoke) copper wire of a good quality IS brand
Master control switch	: Point in living / Foyer
Foot lamp	: Point in all bedrooms
TV	: Point in Living & all bedrooms
Data	: Point in Living & one of the bedrooms
Split- air conditioner	: Point in Living/Dining & all bedrooms
Geyser	: Point in all bathrooms
Back-up	: 350W for 1BHK , 400W for 2BHK, 500W for 3BHK, 650W for 4BHK



10. SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

Lift	: Elevators of 10 passengers automatic lift will be provided
Back – up	: 100% Power backup for common amenities such as clubhouse, lifts, STP, WTP & common area lighting
Owner's directory	: Apartment owner's name directory will be placed in ground floor
Lift fascia	: Designer Vitrified tile finish with granite jambs

Lift lobby	: Designer Vitrified tile finish with pattern
Corridor	: Vitrified tile finish of size 600x600mm
Staircase floor	: Granite flooring at first 4 levels & tile flooring at other levels
Staircase handrail	: MS handrail with enamel paint finish
Terrace floor	: Pressed tile flooring
Terrace doors	: Good quality FRP door of size 900x2100mm with paint finish : Ironmongerries like thumb turn lock of Godrej or equivalent, door bush, door closer etc.,



OUTDOOR FEATURES

Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	: Rain water harvesting system as per site requirement
STP	: Centralized Sewage Treatment plant
Safety	: CCTV surveillance cameras will be provided all-round the building at pivotal locations at ground floor
Walkway	: Walkway spaces well defined as per landscape's design intent
Security	: Security booth will be provided at the project entry/exit facilitated with My Gate app
Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800mm (as per design intent)
Landscape	: Suitable landscape at appropriate places as per landscape's design intent
Driveway	: Convex mirror for safe turning at driveway in / out
External Driveway	: Interlocking paver block/equivalent flooring with demarcated driveway as per landscape's design intent. Granite / Cobble stone flooring in entrance driveway and block lobby entrances

Homes

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**We'd like to
apologise in
advance.**

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live at Kogilu**

The airport is just 20 minutes away. The upcoming **Kogilu Metro Station** is around the corner, IT Hubs like **Manyata Tech Park & Bhartiya City Park** are a short drive away. Schools, colleges, hospitals, malls all within **15 minutes**

**Sorry, you'll
actually
have time
left over.**



01 CONNECTIVITY

1. Airport (KIAB) 20 Kms
2. Yelahanka Railway Station 3.5 Kms
3. Upcoming Kogilu Metro 2.8 Kms



02 SCHOOLS

1. Ekalavya Early School 650 Mts
2. EuroSchool North Campus 1.7 Kms
3. Presidency PU College, Yelahanka 1.9 Kms
4. Millennium World School 1.5 Kms
5. National Public School, Kogilu 1.5 Kms
6. Reva University 3.2 Kms
7. Nitte Meenakshi Inst. of Technology 7.5 Kms



03 HOSPITALS

1. SPARSH Hospital, Yelahanka 4.7 Kms
2. Manipal hospital 9.0 Kms
3. Aster CMI Hospital 9.7 Kms
4. Motherhood Hospital 8.6 Kms
5. HCG - North Bangalore 7.1 Kms



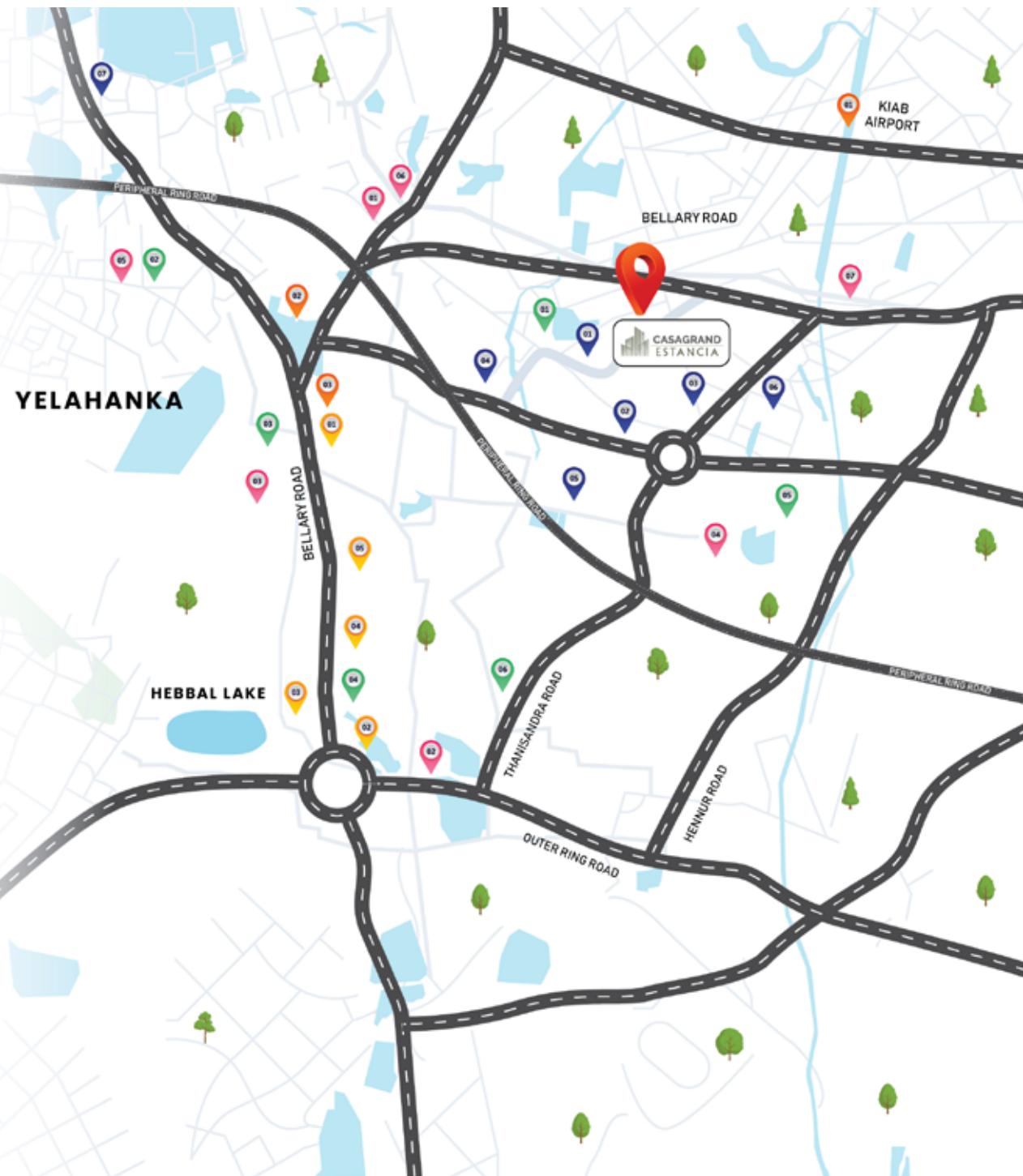
04 IT PARK

1. Embassy Business Park 10.2 Kms
2. Manyata Tech Park 3 kms
3. Kirloskar Business Park 9.6 Kms
4. Bhartiya City IT Park 6.4 Kms
5. RMZ Infinity 25 kms
6. Philips Innovation Center 5.2 Kms
7. KIADB IT Park - Aero Space 17 Kms



05 MALLS & ENTERTAINMENT

1. Kogilu Lake 650 Mts
2. Rmz Galleria Mall 5.7 Kms
3. Phoneix Mall Of Asia 9.1 Kms
4. Esteem Mall 10.7 Kms
5. Bharatiya Mall Of Bengaluru 6.3 Kms
6. Elements Mall 6.3 Kms



Sorry
we got a little
Carried
away with the
price



PAYMENT SCHEDULE

Booking Advance	5%
10 Days from Date of Booking	5%
35 Days from Date of Booking	30%
On commencement of Foundation	7.5%
On commencement of Basement Roof	7.5%
On commencement of Ground Floor Roof	5%
On commencement of 1st Floor Roof	5%
On commencement of 3rd Floor Roof	5%
On commencement of 5th Floor Roof	5%
On commencement of 7th Floor Roof	5%
On commencement of 9th Floor Roof	5%
On commencement of 11th Floor Roof	5%
On commencement of 13th Floor Roof	5%
Completion of Flooring Respective Unit	2.5%
Handing Over	2.5%
TOTAL	100%



Awards



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The Economic Times
Best Brands 2021



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