

Planning for a weekend?
Plan for life. 😎

CASA GRANDE
ELAN

Exclusive Villas and Row Houses
at Thalambur, OMR




*Chennai's
Largest
Villa
Developer*




Casa Grande Private Limited (Est.2004) is an ISO certified real estate enterprise committed to build aspirations and delivering value. In the last eleven years we have developed over 3 million sft of prime real estate across Chennai, Bengaluru and Coimbatore. Over 3000 happy families across 64 landmark properties 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. As we set foot into the twelfth year of our journey, Casa Grande is all set to take the leap with projects in the pipeline netting over ₹2500 crores.

Independent Villa, Type B1
Actual model villa at site



Presenting freedom at the price of an apartment.

Exclusive villas at Casa Grande Elan

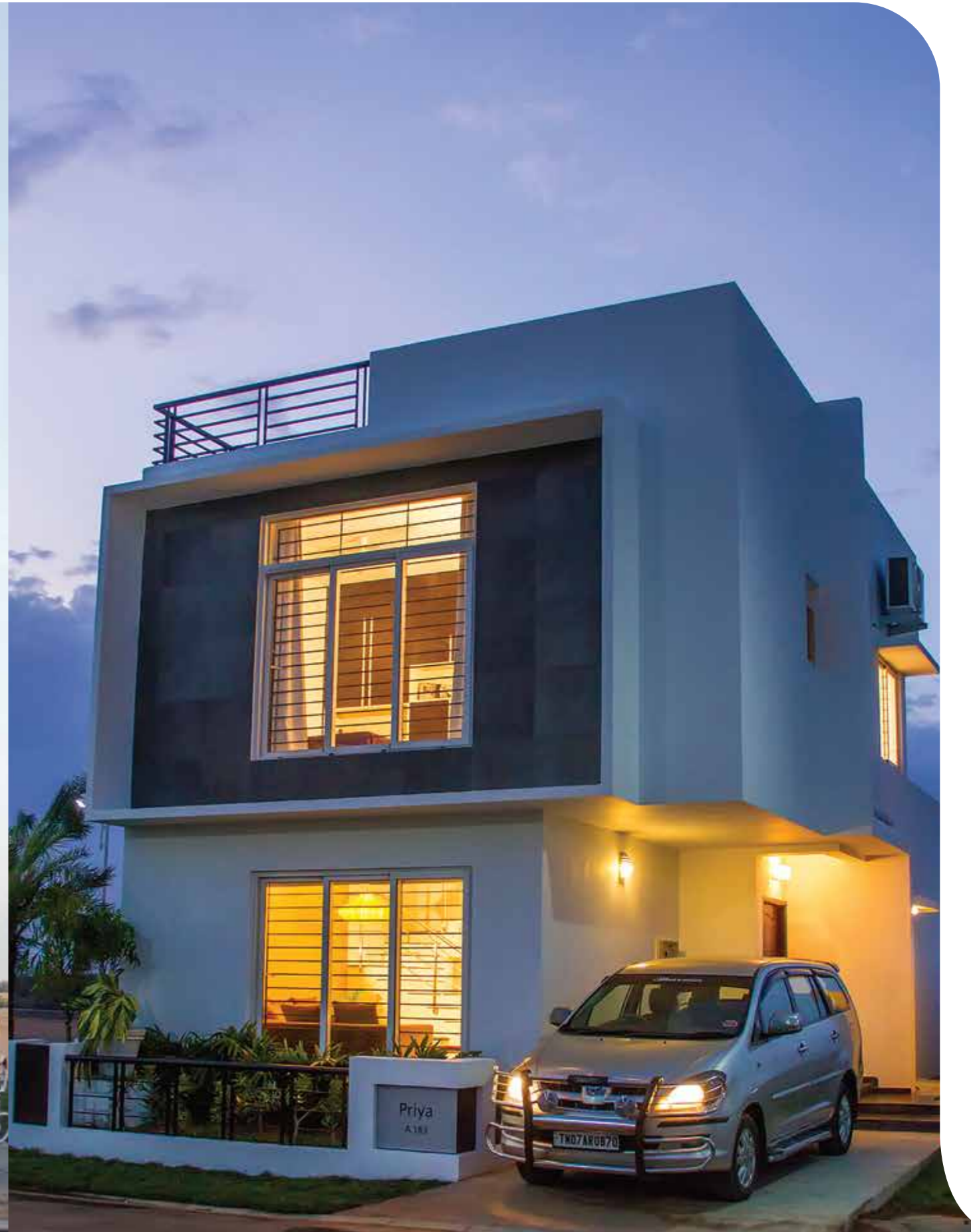


Similar amenities. Same price range. But, no added nuisance of sharing a wall with a neighbour. If given a choice between an apartment and a villa, which one would you choose? A throwback to the times when living was outside the box, villas are the obvious winner.

Move into a space that is truly yours. Elan from Casa Grande is a grandeur, style and privacy located just 10 minutes from Sholinganallur junction.

CASA GRANDE
ELAN

Independent Villa, Type A2
Actual model villa at site





Project Highlights

- 333 exclusive independent villas and row houses tastefully set in a 15-acre expanse
 - 188 villas of 3 BHK configuration, with built-up area of 1640 sft on a land area of 1789 sft
 - 13 villas of 3 BHK configuration with terrace, with built-up area of 1908 sft on land area of 2006 - 2040 sft
 - 72 villas of 3 BHK configuration with terrace, with land area of 2146 - 5012 sft on a built-up of 1992 - 3034 sft
 - 60 row houses of 3 BHK with terrace, with built-up area of 1324 - 1346 on a land area of 966 - 1412 sft
- 10 minutes from Sholinganallur junction at Thalambur; closer to AGS Cinemas
- A serene location that's so much closer to nature
- Amenities include clubhouse, gym, party hall and much more
- Contemporary new age architecture

Row Houses



Row Houses

Crafted to international standards in a vibrant neighbourhood, the Row Houses at Casa Grande Elan present a life of comfort, convenience and style. Experience luxury living along with the joys of living in a like-minded community. Make the most of life.

Club House



ELAN
CLUB HOUSE



Amenities

- Gym
- Steam, sauna and jacuzzi
- Swimming pool with toddler's pool
- Party hall
- Children's indoor play area
- Meditation room / aerobics floor
- Indoor games room (table tennis, snooker, video games zone, virtual golf simulator)
- Lobby area
- Movie room
- Laundromat
- Convenio
- Wi-Fi in clubhouse
- Power backup for clubhouse
- Barbeque facility
- Common restrooms for staff
- Sand pit
- Flower bed
- Walking and jogging track
- Senior citizens' park
- Amphitheatre
- Children's play area
- Multi colour fountain
- Landscaped area with seating
- CCTV
- Intercom
- Visitors car park
- Landscape across the community
- Lily pond

Aerial View





Villa Type A2 - Actual Interiors of Villa





Villa Type B1 - Actual Interiors of Villa



Landscape



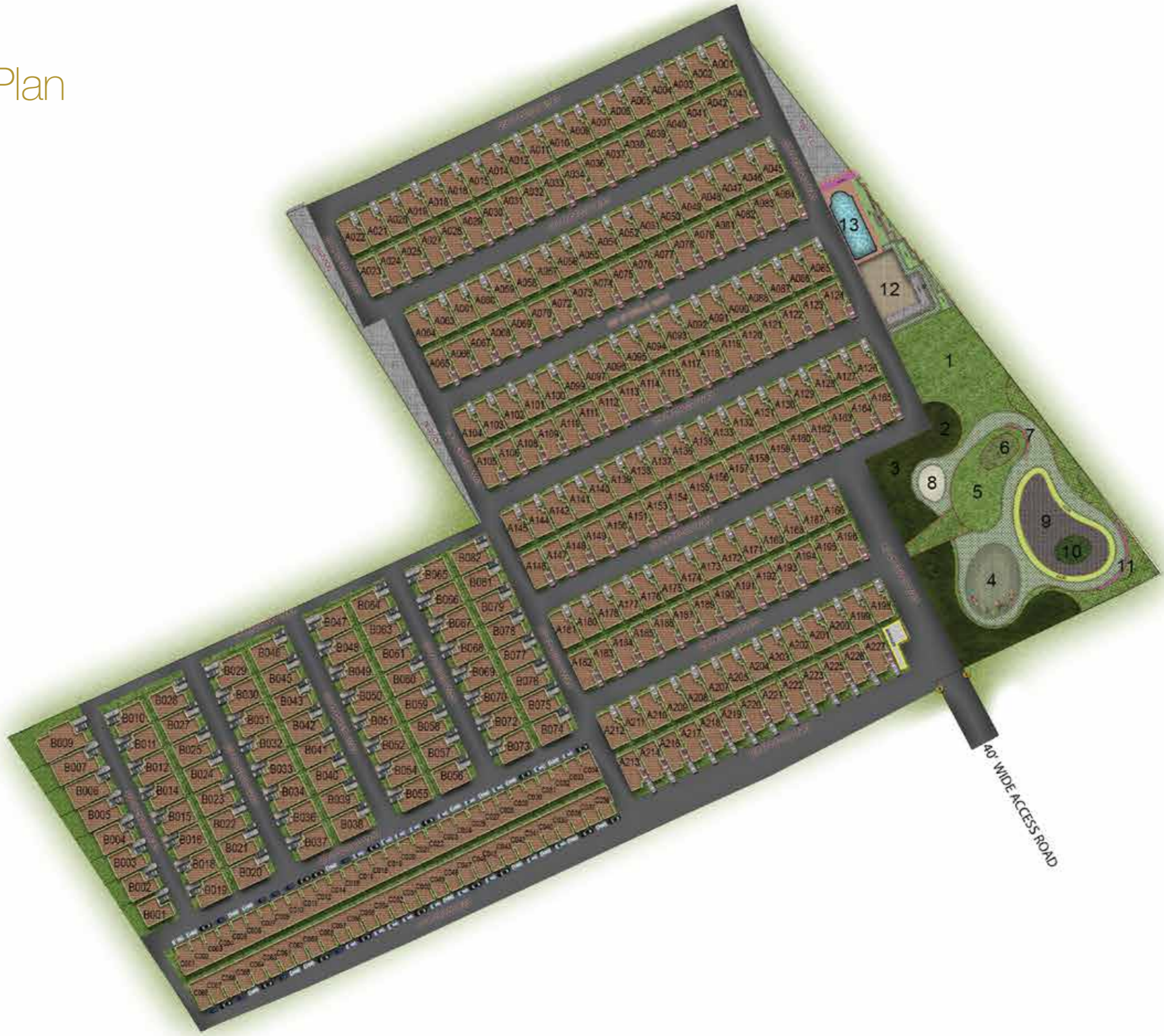
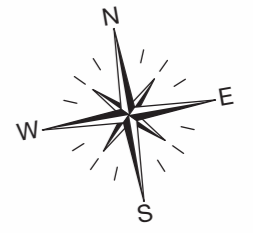




Payment Pattern

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%

Site Plan

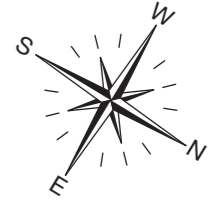


AMENITIES

- 1 & 5 Lawn
- 2. Mound & Berm
- 3. Senior Citizens Zone
- 4. Sand Bed
- 6. Flower Bed
- 7 & 11 Pergola with Seating
- 8. Tot Lot
- 9. Lily Pond
- 10. Island Planting
- 12. Club House
- 13. Swimming Pool

Unit No : B001
Land Extent : 2040 SFT
Built-up Area : 2326 SFT

Independent Villas



Ground Floor Plan

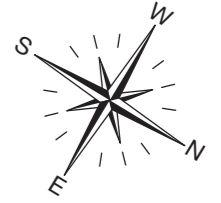


First Floor Plan



Terrace Floor Plan

Unit No : B002
Land Extent : 1721 SFT
Built-up Area : 1992 SFT



Ground Floor Plan

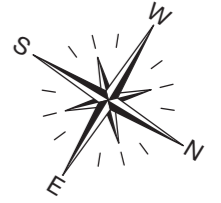


First Floor Plan



Terrace Floor Plan

Unit No : B003
Land Extent : 1854 SFT
Built-up Area : 2159 SFT



Ground Floor Plan

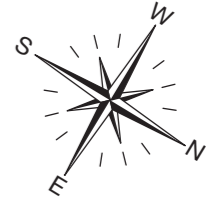


First Floor Plan



Terrace Floor Plan

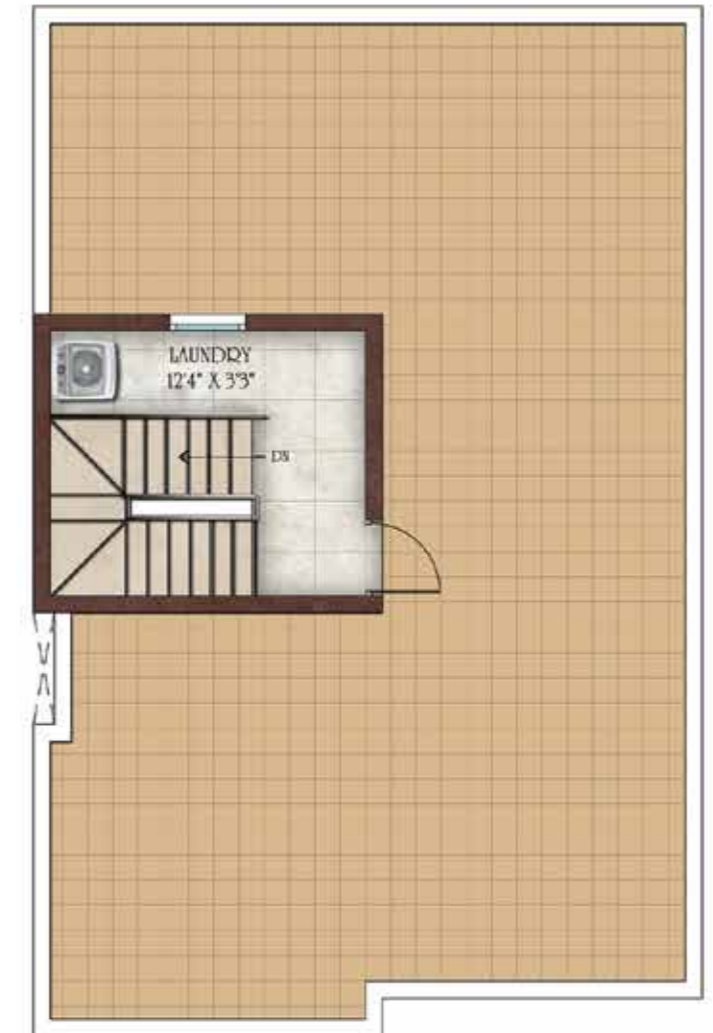
Unit No : B004
Land Extent : 1986 SFT
Built-up Area : 2279 SFT



Ground Floor Plan

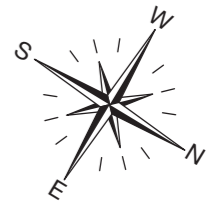


First Floor Plan



Terrace Floor Plan

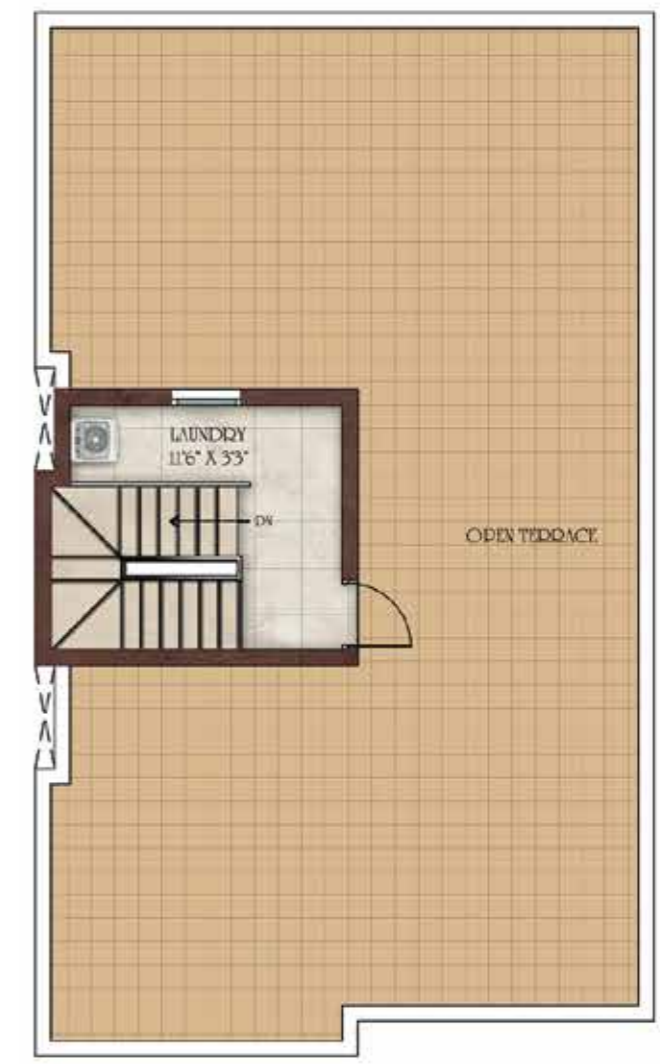
Unit No : B005
Land Extent : 2101 SFT
Built-up Area : 2474 SFT



Ground Floor Plan

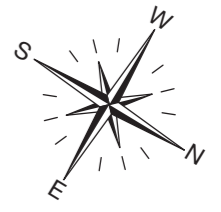


First Floor Plan



Terrace Floor Plan

Unit No : B006
Land Extent : 2212 SFT
Built-up Area : 2644 SFT



Ground Floor Plan

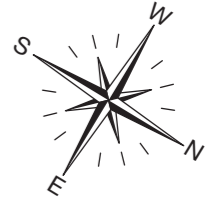


First Floor Plan



Terrace Floor Plan

Unit No : B007
Land Extent : 2330 SFT
Built-up Area : 2816 SFT



Ground Floor Plan

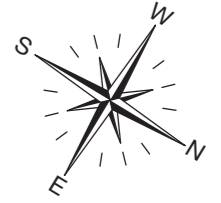


First Floor Plan



Terrace Floor Plan

Unit No : B009
Land Extent : 3504 SFT
Built-up Area : 3034 SFT



Ground Floor Plan



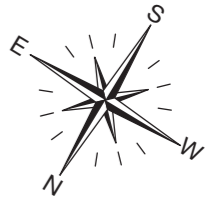
First Floor Plan



Terrace Floor Plan



Type : A1
Land Extent : 1250 SFT
Built-up Area : 1640 SFT



**A1 Type
 Villa Series**
 A001 - A022
 A045 - A064
 A085 - A104
 A126 - A145
 A166 - A181
 A198 - A212

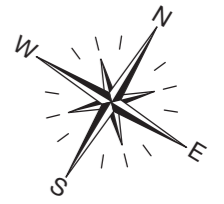


Ground Floor Plan



First Floor Plan

Type : A2
Land Extent : 1250 SFT
Built-up Area : 1640 SFT



**A2 Type
 Villa Series**

- A023 - A043
- A065 - A084
- A105 - A124
- A146 - A165
- A182 - A196

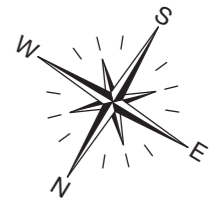


Ground Floor Plan



First Floor Plan

Type : A3
Land Extent : 1402-1426 SFT
Built-up Area : 1908 SFT



A3 Type
Villa Series
 A213 - A227



Ground Floor Plan

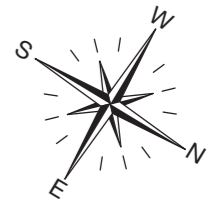


First Floor Plan



Terrace Floor Plan

Type : B1
Land Extent : 1500-1871 SFT
Built-up Area : 2135 SFT



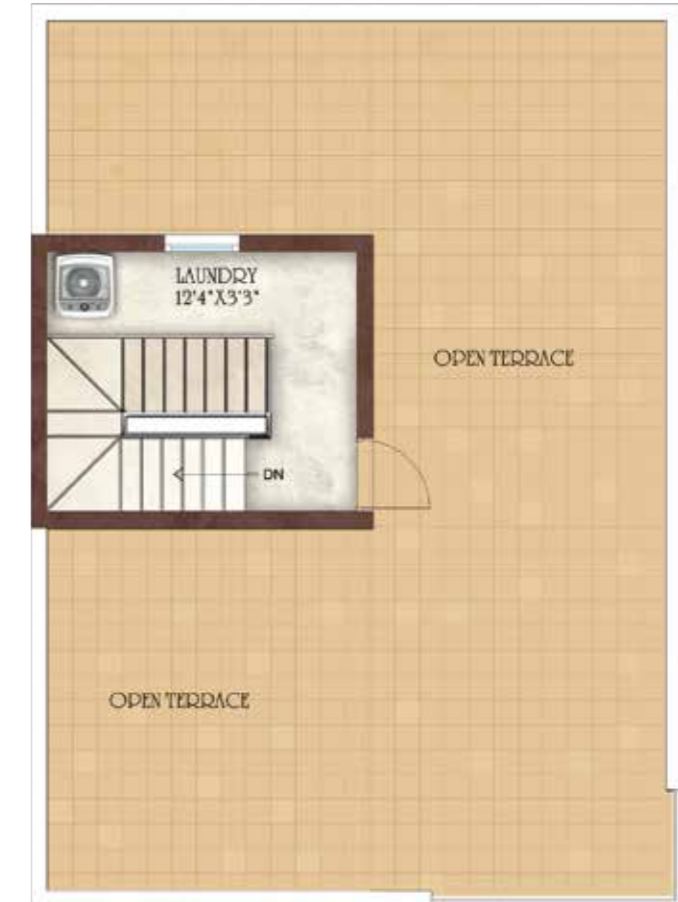
B1 Type
Villa Series
 B020 - B028
 B038 - B046
 B056 - B064
 B074 - B082



Ground Floor Plan

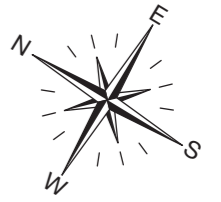


First Floor Plan



Terrace Floor Plan

Type : B2
Land Extent : 1500-1917 SFT
Built-up Area : 2226 SFT



**B2 Type
 Villa Series**
 B010 - B019
 B029 - B037
 B047 - B055
 B065 - B073



Ground Floor Plan



First Floor Plan



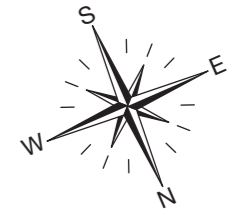
Terrace Floor Plan

Street View



Row House Floor Plans

Type : Row House - North Facing
Land Extent : 675-987 SFT
Built-up Area : 1324-1346 SFT



**Row House
 North Facing
 Series**

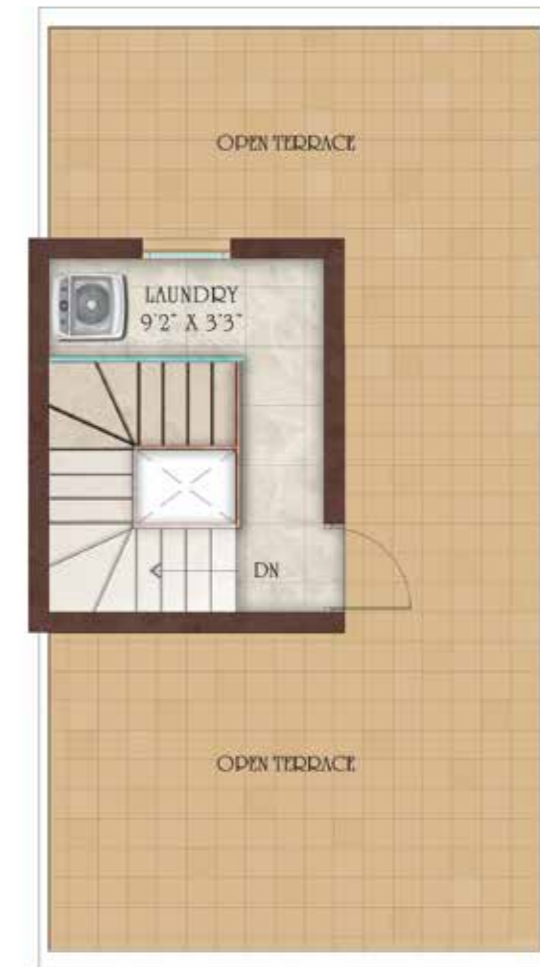
C001 - C034



Ground Floor Plan

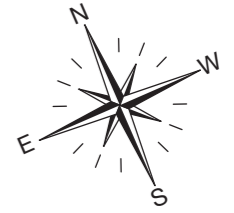


First Floor Plan



Terrace Floor Plan

Type : Row House - South Facing
Land Extent : 675-811 SFT
Built-up Area : 1324-1346 SFT



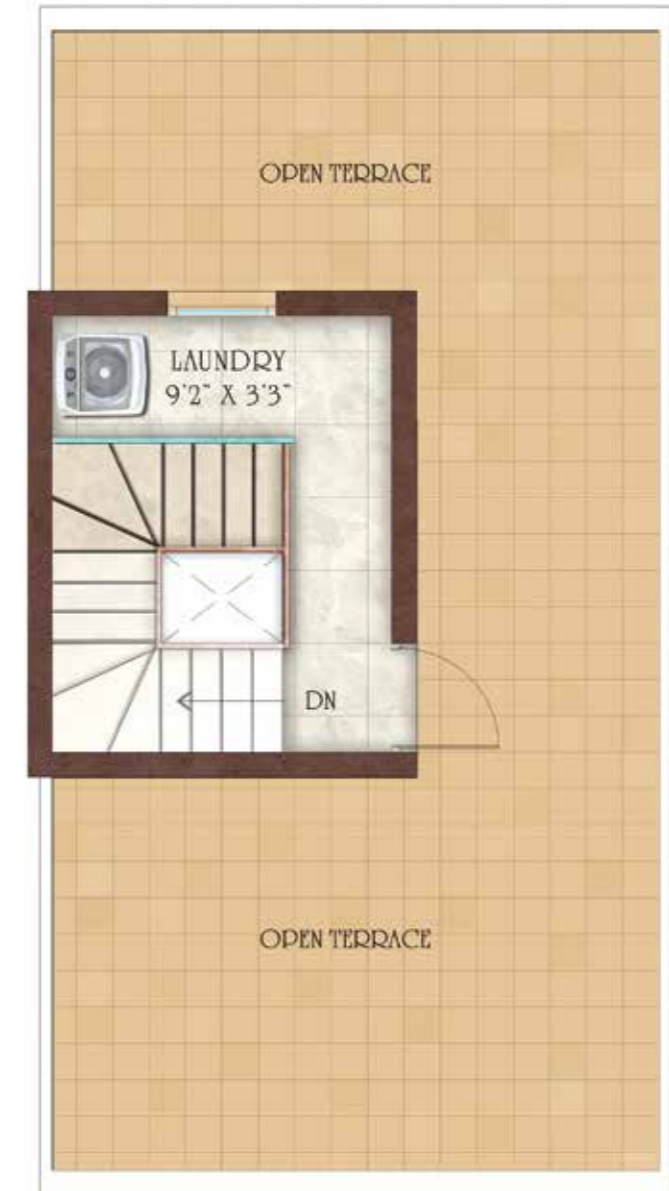
**Row House
 North Facing
 Series**
 C036 - C068



Ground Floor Plan



First Floor Plan



Terrace Floor Plan



Specifications

Structure

- RCC framed structure
- Anti-termite treatment will be provided
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- 8 inch solid concrete block for outer wall and 4 inch for internal partition wall
- Slab to slab height will be maintained at 10 feet

Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen, toilets & lobby will be finished with 1 coat of primer, 2 coats of putty & tractor emulsion
- False ceiling will be given in living and dining on ground floor and ceiling for rest of the villa will be finished with 2 coats of putty and emulsion
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (ace/apex as per architect's specification)
- Toilets walls will be finished with double glazed ceramic tiles up to 7 feet height

Flooring

- Living, dining, kitchen and bedrooms will have 2 X 2 feet double loaded vitrified tiles
- Bathrooms and utility will have 1 feet X1 feet anti-skid ceramic tiles
- Car parking will be laid with Kota / Shahabad / Eurocon tiles
- Verandah will be laid with granite flooring
- Staircase will be laid with granite flooring and SS railings
- Terrace will be laid with weathering proof tiles
- Outside deck will be provided with stepped Shahabad stones
- Covered terrace on first floor will be laid with matt-finish ceramic tiles
- Driveway will be tar top roads

Kitchen

- Kitchen will be given with granite slab and 2 feet dado tiles
- Provision for chimney will be provided
- Provision for water purifier will be given
- SS sink will be provided with a bowl and drain board
- CP fittings will be Parryware/Jaguar or equivalent

Bathrooms

- Floor mounted WC with cistern and health faucet will be provided
- Wall mounted wash basin will be provided
- All CP fittings will be Parryware/Jaguar or equivalent
- All sanitary fittings will be Parryware/Jaguar or equivalent
- Concealed water mixer with shower for hot and cold water
- Provision for exhaust will be provided in all bathrooms
- Provision for geyser will be provided in all bathrooms

Entrance Door

- First quality solid wood frame with skin molded shutter of 7 feet height having Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

Bedroom Doors

- Skin moulded shutter doors of 7 feet height will have Godrej or equivalent locks, thumb turn with key, door stopper etc.

Toilet Doors

- Skin moulded shutter doors of 7 feet height will have thumb turn with key, tower bolt etc.

Headroom Doors

- Flush doors of 7 feet height will have thumb turn with key, door stopper, tower bolt etc.

Windows

- Windows will be powder coated aluminum panel with see-through plain glass and MS grills on inner side
- French door will be provided with powder coated aluminum frame and toughened glass without grills
- Ventilators will have powder coated aluminum frame with suitable louvered glass panes and iron bars will be provided

Electrical Fittings

- Finolex or equivalent cables and wiring
- Switches and sockets will be Anchor Roma or equivalent
- Telephone and DTH points will be provided in master bedroom and living room
- 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
- USB charging port as a part of switchboard in master bedroom and living area
- Inverter provision will be given for all lights and fan points

Others

- Rain water harvesting
- Pneumatic water supply system
- STP
- Suitable landscaping at all sides of the project

Power Supply

- 3-Phase power supply will be provided for all villas



Location Map



Site address :

Casa Grande Elan

Jagannathan Meadows Road, Thalambur, OMR

Location advantages

- 10 Minutes from Sholinganallur junction
- Nearby schools: PSBB Millennium, BVM Global and Hiranandhani school
- Nearby colleges: Sathyabama University, Md. Satak Arts College
- Near Global Hospital and Apollo Hospital
- Nearby corporates: Infosys, Polaris, Accenture, Wipro SEZ and before SIPCOT, Siruseri
- Closer to AGS Multiplex and Junction Mall