

CASAGRAN
PR  **MENADE**

21
YEARS OF EXCELLENCE



SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

We are Casagrand Premier Builder Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 38 million square feet of prime residential real estate across Chennai, Bengaluru, Hyderabad and Coimbatore. Over 40,000 happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 20th year of our journey, we are all set to progress further with projects worth over ₹12,000 crores in the pipeline with lasting value, integrity and quality.

The New Benchmark in Urban *Luxury*

Once a quiet corner on the city's edge, Yelahanka has transformed into a dynamic urban destination.

What was once a modest suburb is now a thriving hub of growth and opportunity - defined by wide roads, upgraded infrastructure, and seamless connectivity.

From tree-lined streets to modern developments, from scenic lakes to fast-growing commercial zones, Yelahanka's evolution reflects the pulse of a city on the rise.

It's no longer just a place to live - it's where aspirations take root, offering the perfect blend of accessibility, infrastructure, and forward-looking living.





An Ode to Unmatched Luxury *Living*

CASAGRAN PROMENADE

Amidst the city's fast pace and evolving skyline, the heart yearns for what truly matters - a place to belong, a home that feels like a warm embrace. A sanctuary where children run free, where neighbours become family, where laughter lingers in the air and where every moment unfolds into a timeless story of love, joy and togetherness.

Casagrand Promenade is more than just a residence - it's a thoughtfully crafted community for those who seek the finer things in life. A place where luxury harmonizes with nature, where each morning awakens with fresh air and boundless possibilities and every evening welcomes you into a sanctuary of comfort and elegance. Here, life isn't just lived; it's experienced, cherished, and truly felt.

Features



223 well-designed homes on a 3.89-acre



Spacious 2, 3 & 4 BHK residences



Homes with dual balconies



3x light & ventilation



Vaastu compliant homes



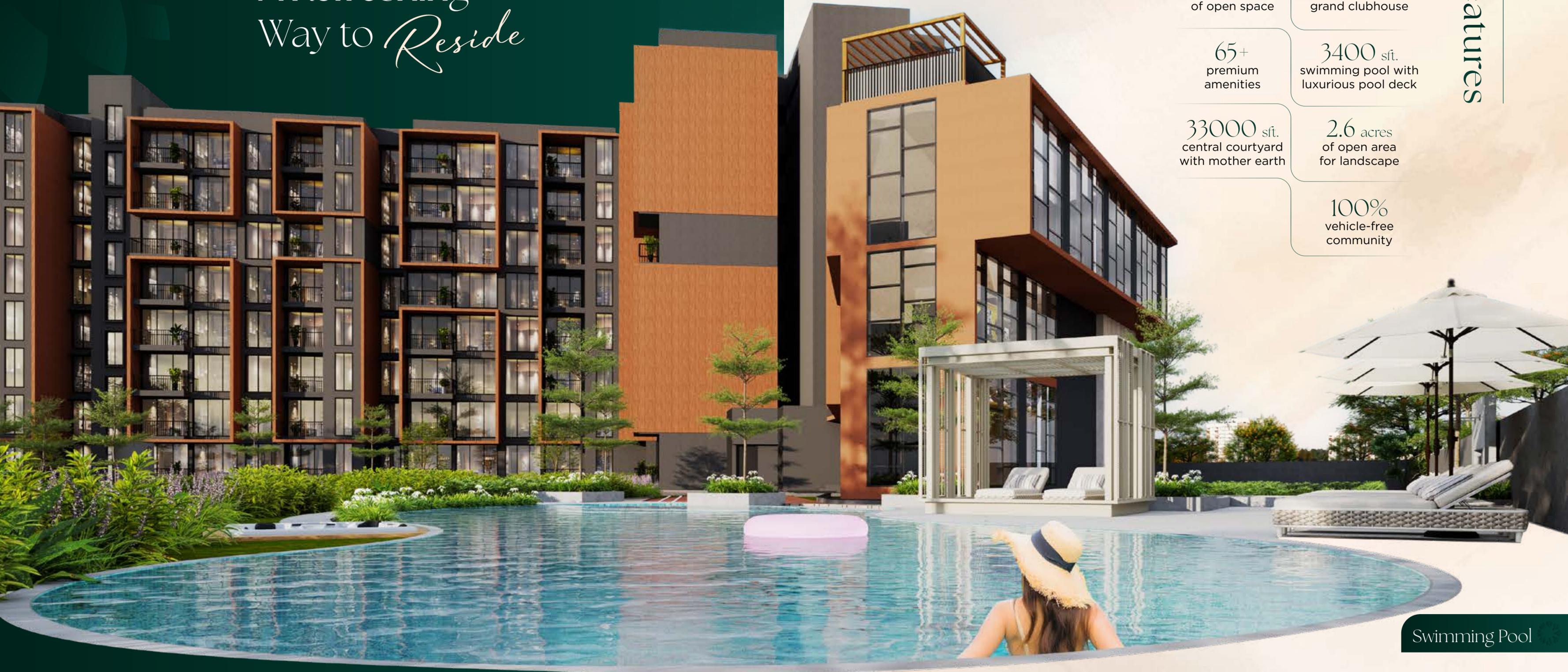
8' height windows and full height French door

Luxury That's
Beyond Compare
- and Beyond
Compromise



Entrance View

A Refreshing Way to *Reside*



66%
of open space

13000 sft.
grand clubhouse

65+
premium
amenities

3400 sft.
swimming pool with
luxurious pool deck

33000 sft.
central courtyard
with mother earth

2.6 acres
of open area
for landscape

100%
vehicle-free
community

Features

Swimming Pool

Experience the joy of *Living*



Clubhouse

AMENITIES

Outdoor Amenities

Features & Entertainment

1. Walking / Jogging track
2. Cycling track
3. Cycle parking zone
4. Pergola seating gallery
5. Date palm court
6. Chit-chat corner
7. Senior citizen plaza
8. Herb and spice garden
9. Zen garden
10. Bird feeder
11. Wall barbeque
12. Pet's park
13. Pet's washing station
14. Hobby court
15. Reflexology walkway
16. Lotus pond
17. Amphitheatre
18. Outdoor party deck
19. Board game plaza
20. Outdoor co-working space
21. Plumeria court

Kids

22. Skating rink
23. Vertical playground
24. Outdoor kid's play area
25. Sand pit
26. Rock climbing wall
27. Adventure play lawn
28. Toddler play lawn

Sports, Fitness & Wellbeing

29. Outdoor playboard wall
30. Outdoor crossfit court
31. Outdoor gym
32. Soccer goal wall
33. Self tennis
34. Yoga deck
35. Meditation pavillion
36. Basketball court
37. Cricket practice net
38. Table tennis

Swimming Pool

39. Adults pool
40. Kid's pool
41. Outdoor jacuzzi
42. Interactive water jets
43. Poolside cabana
44. Hangout plaza

Clubhouse Amenities

Features & Entertainment

45. Pre-function hall
46. Multipurpose hall with pantry
47. Minitheatre

Indoor Games

48. TT & pool room
49. Board games room

Fitness and Wellbeing

50. Gym
51. Interactive workout area

Kids Play Area

52. Indoor kid's play area
53. Arts and crafts room
54. Indoor adventure play area
55. Creche

Gaming

56. Video game room

Co-working Space

57. Indoor co-working space
58. Learning centre

Terrace Amenities

59. Sky cinema
60. Leisure seating
61. Terrace hangout plaza
62. Grilling pavilion
63. Rooftop café
64. Sunset deck

Convenience

65. Dormitory
66. Car charging bay
67. Car washing bay
68. Air filling station



Indoor Games Room



Kids Play Area



WHAT DO WE OFFER?

Carefully chosen high-end specifications with international material quality that best suit your home & meet your needs and are classified into 2 variants - Plush & Luxe.



SCAN FOR BROCHURE

WOODWORKS OF TOP NOTCH QUALITY



Shoe Rack



TV Unit



Dining Crockery



Wardrobes All Bedrooms



Kitchen Cabinets



Vanity



A/C



Cooking Hob



Chimney Kitchen



Fans living & Bedrooms



Fan with Light Dining



Exhaust Fans & Geysers

PREMIUM ELECTRICAL FITTINGS

WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrاند Fitted Homes provides the One-Stop Solution with all the essential fitments a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

HOW CASAGRAND FITTED HOMES MAKE YOUR LIFE CONVENIENT?

- Hassle-free experience to the Homebuyers where you can just move in right away
- You don't have to deal with the stressful interior executions
- Our Contemporary styled finishes & fittings are designed to match any home

HOME ACCESSORIES



Light Fixtures



Mirrors in Dining



False Ceiling



Curtain Channels & Rods



Lights



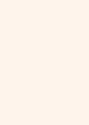
LED Mirror



Mirror Lights



Towel Rack



Corner Shelf



Towel Ring

WASHROOM ACCESSORIES

PAYMENT SCHEDULE

All our superior Fitments are offered at a competitive price. Bought-out EWA (Electrical, Whitegoods & Accessories) items are at par compared to the market players, & the Woodworks are as per the Market standards.

The payment schedule is made convenient.

5%	85%	10%
payment at the time of unit booking	payment during work-in-progress	payment during the unit handover



Elevation View

PRODUCT SUPERIORITY



A Premium community for a supreme life...

- CASAGRAND PROMENADE offers an exceptional lifestyle in the vibrant locale of Yelahanka.
- 223 apartments finely crafted apartment community set amidst 3.89 acres of land adorned with swimming pools, open courtyards and appealing green spaces.
- 65+ premium indoor and outdoor amenities.
- 13000 sft. grand multi-storeyed clubhouse – a never seen before feature in Bangalore.
- Swim, Relax and rejuvenate within the 3400 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.



Presenting you a community with the best of architecture & finesse...

- Casagrand Promenade is a prestigious community that boasts 223 well-designed homes of 2B+G+7 floors on a 3.89-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 13000 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 a vehicle-free zone featuring interconnected pedestrian walkways and a cycling track throughout the community.
- Meticulously planned basement parking to create a 100% vehicle free zone within 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.



A neighborhood one with nature..

- 66% of open space & 2.6 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 plumeria court.



Offering you 65+ premium indoor and outdoor amenities...

- Lavish swimming pool with deck area of 3400 sft. featuring :
 - Interactive water jets
 - Jacuzzi
 - Kids pool
 - Poolside cabana
 - Hangout plaza
- A party deck seamlessly extends to enhance your evening parties.
- Social gathering spaces - such as amphitheatre, wall barbeque, date palm court, outdoor co-working space, hobby court and chit-chat corner encourage social activity in the community.
- Senior citizen friendly - reflexology walkway, senior citizen plaza and pergola seating gallery planned for the elderly people.
- Way to healthy life - outdoor fitness amenities like outdoor gym, outdoor cross fit court, 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, soccer goal wall, self-tennis, board game plaza and hobby court, basketball court, cricket practice net and table tennis 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, vertical playground, adventure play lawn, toddler play lawn and skating rink which instill social interaction among the kids.
- Relaxation at your ease- lotus pond and yoga deck is surrounded by green space gives you the chance to enhance your inner peace.
- Pets park and pet washing station is a dedicated space for your pets giving the community the comfort of being pet friendly.



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

- The clubhouse is equipped with a lavish multi-purpose party hall with pantry and pre function hall to host your guests for parties and gatherings.
- Grand lobbies - the entry is facilitated with double height lobbies welcoming you to a luxurious living environment.
- Exclusive gym - with top notch features like interactive gym, weight lifting and functional training take work out to next level.
- Clubhouse indoor amenities such as learning center, kids play area, creche, arts and crafts for children's entertainment and cognitive development.
- Refreshment and revitalize - table tennis, board games, pool table, foosball, enhances and boost your physical and mental fitness.
- Fun and recreational amenities like video games room, rock climbing and ball pool to keep the child engaged in an array of activities.
- Terrace sky cinema - the proposed sky cinema 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, leisure seating, grilling pavilion, rooftop café and sunset deck encouraging activities in the outdoors.



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.



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 full height french door 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 windows.
- 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.



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 measuring 4'x6', adding a distinctly luxurious touch.
- 2'X2' sized anti-skid tile flooring in bathrooms.
- 2'X4' wooden finish vitrified tile flooring in balconies.
- Premium range of Kohler or equivalent fittings in all the bathrooms.



Grand master bathroom furnished with rain shower with hand shower, foldable shower seater, glass shower cubical, granite flooring in shower area, 2' long trench drain and many more.



Granite counter with counter-mount washbasins in dining and bathrooms.



Pest-free long trench and square SS designer gratings are provided in the bathrooms.



Foot lamps are provided in all bedrooms for your daily convenience.



Waterproof charging points are provided in the balcony for evening parties and functional convenience.



Vaastu compliance for enhancing a positive living



Apartments are north and east facing entry.



Northwest or southeast kitchens are planned in all units.



Bedroom located in south west corner.



No units have NE/ SW toilets and kitchen.



North facing headboards are avoided in every room.



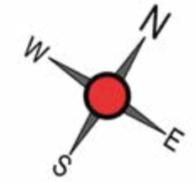
A community that makes you go WOW with the awe-looking design!

Casagrand Promenade offers the epitome of luxury with its contemporary styled facade, 5-star interiors, and countless features and amenities designed flawlessly to give you a living experience that is absolutely par excellence.



Balcony View

MASTER PLAN



OUTDOOR AMENITIES

1. WALKING / JOGGING TRACK
2. CYCLING TRACK
3. CYCLE PARKING ZONE
4. PERGOLA SEATING GALLERY
5. DATE PALM COURT
6. CHIT CHAT CORNER
7. SENIOR CITIZEN PLAZA
8. HERB AND SPICE GARDEN
9. ZEN GARDEN
10. BIRD FEEDER
11. WALL BARBEQUE
12. PET'S PARK
13. PET'S WASHING STATION
14. HOBBY COURT
15. REFLEXOLOGY WALKWAY
16. LOTUS POND
17. AMPHITHEATRE
18. OUTDOOR PARTY DECK
19. BOARD GAME PLAZA
20. OUTDOOR COWORKING SPACE
21. PLUMERIA COURT
22. SKATING RINK
23. VERTICAL PLAYGROUND
24. OUTDOOR KID'S PLAY AREA
25. SAND PIT
26. ROCK CLIMBING WALL
27. ADVENTURE PLAY LAWN
28. TODDLER PLAY LAWN
29. OUTDOOR PLAYBOARD WALL
30. OUTDOOR CROSSFIT COURT
31. OUTDOOR GYM
32. SOCCER GOAL WALL
33. SELF TENNIS
34. YOGA DECK
35. MEDITATION PAVILLION
36. BASKET BALL COURT
37. CRICKET PRACTICE NET
38. TABLE TENNIS

SWIMMING POOL AMENITIES

39. ADULT'S POOL
40. KID'S POOL
41. OUTDOOR JACUZZI
42. INTERACTIVE WATER JETS
43. POOLSIDE CABANA
44. HANGOUT PLAZA

CONVENIENCE

66. CAR CHARGING BAY
67. CAR WASHING BAY
68. AIR FILLING STATION

SITE/GROUND FLOOR PLAN

BASEMENT PLANS



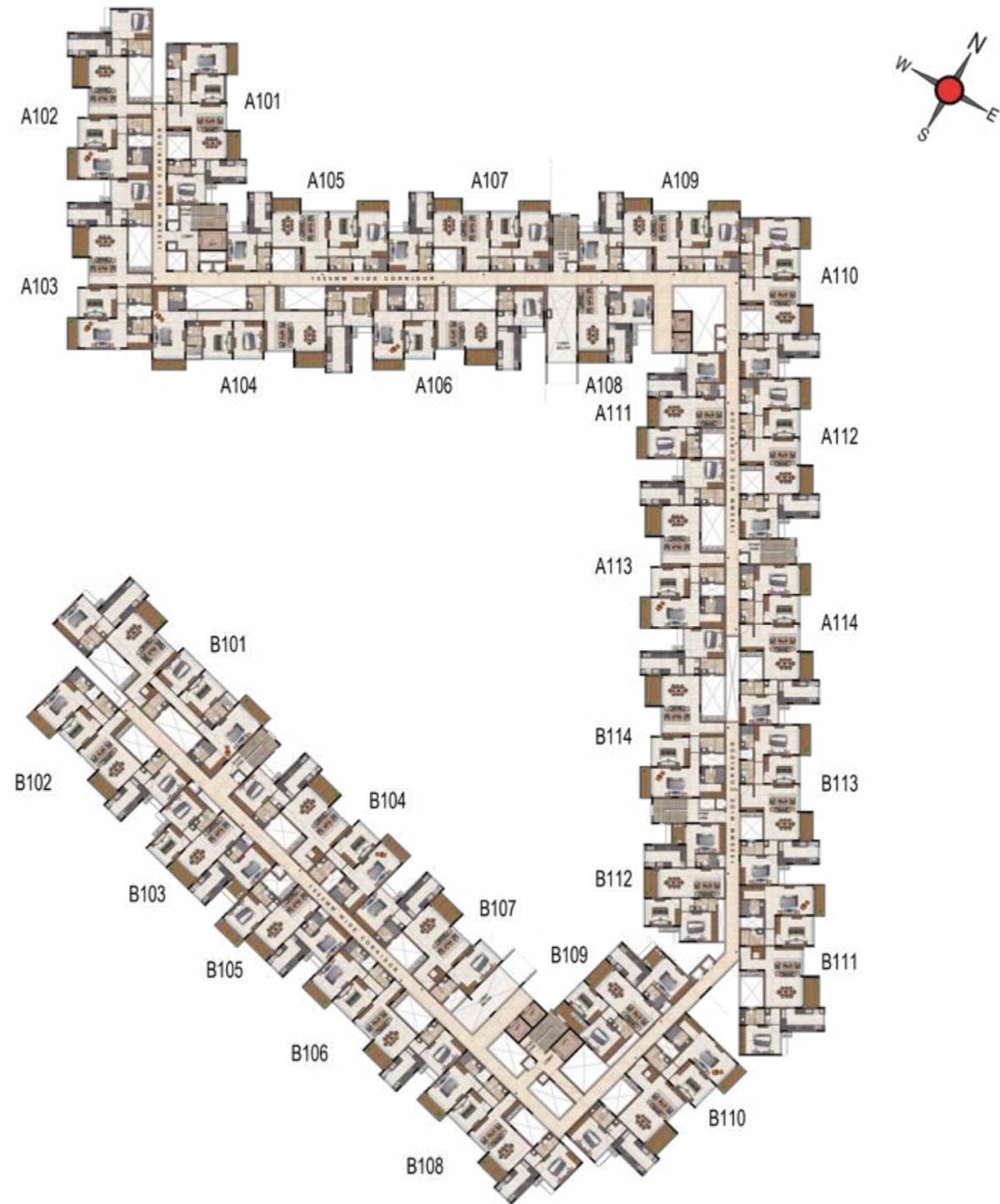
LOWER BASEMENT PLAN



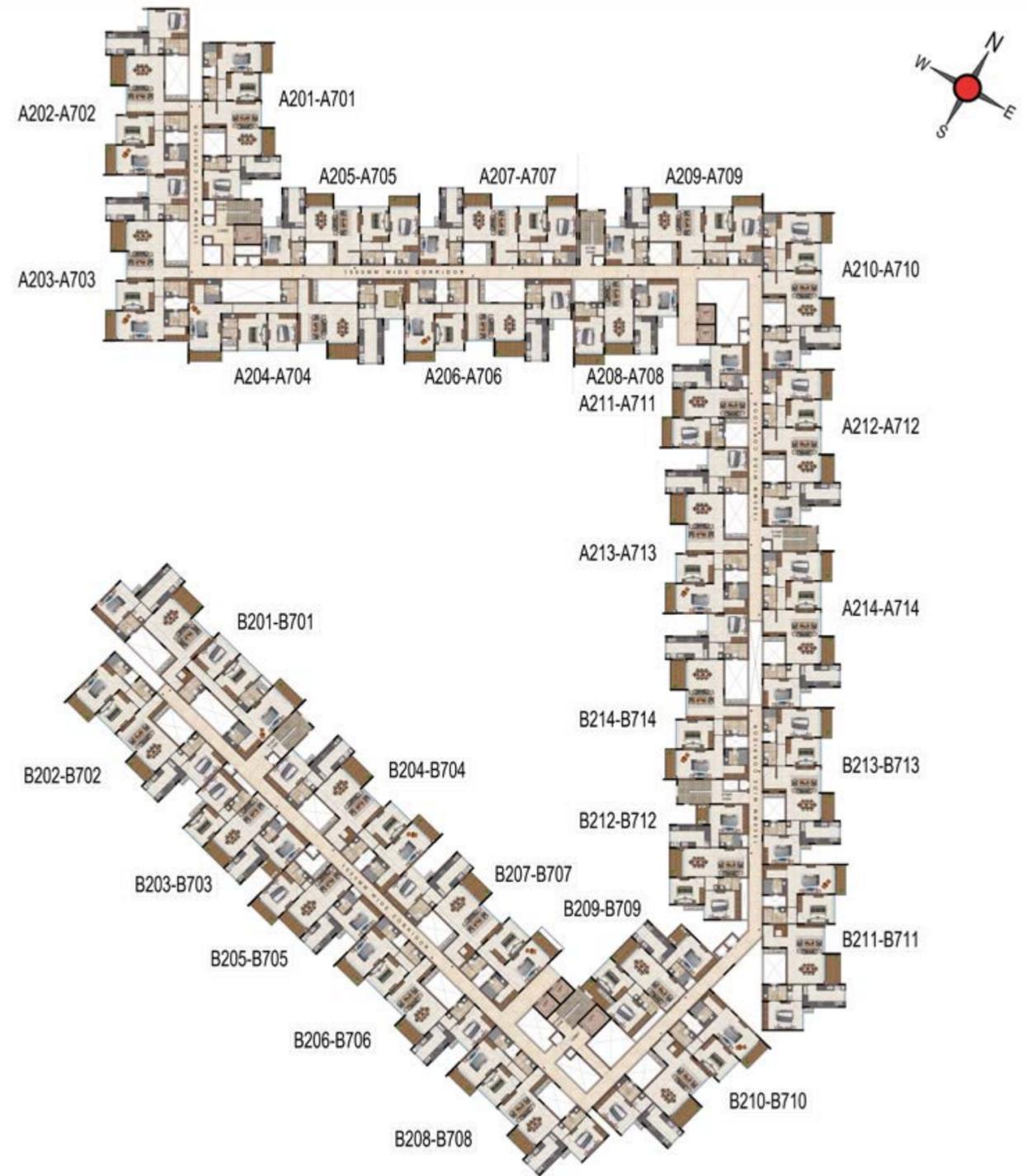
UPPER BASEMENT PLAN

CONVENIENCE
66.DORMITORY

FLOOR PLANS



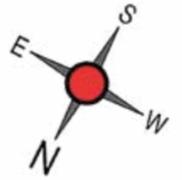
FIRST FLOOR PLAN



SECOND TO SEVENTH FLOOR PLAN

UNIT PLANS

1BHK
A108



UNIT NO A108

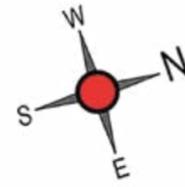
FIRST FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
A108	1BHK	622	50	672	966

1BHK
BG09



UNIT NO BG09 GROUND FLOOR



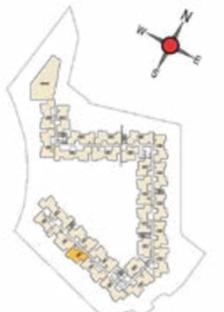
KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG09	1BHK	645	92	737	1032

2BHK
BG05-B705



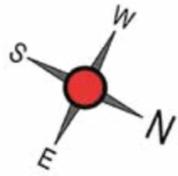
UNIT NO BG05- B705 TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG05-B705	2BHK	850	96	946	1336

2BHK
AG11-A711



UNIT NO AG11- A711

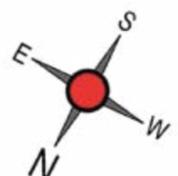
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
AG11-A711	2BHK	850	96	946	1344

2BHK
A208-A708



UNIT NO A208- A708

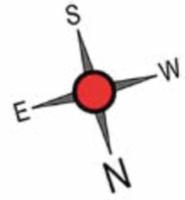
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
A208-A708	2BHK	850	96	946	1347

3BHK
BG03-B703



UNIT NO BG03- B703

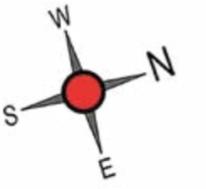
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG03-B703	3BHK	1007	92	1099	1535

3BHK
B109-B709



UNIT NO B109- B709

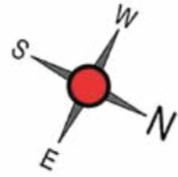
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
B109-B709	3BHK	1007	92	1099	1545

3BHK
BG12-B712



UNIT NO BG12- B712

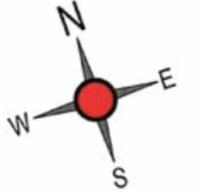
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG12-B712	3BHK	1007	92	1099	1545

2BHK
BG07-B107



UNIT NO BG07-B107

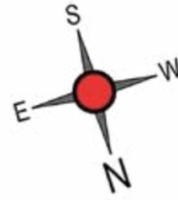
GROUND FLOOR
FIRST FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG07-B107	2BHK	1083	68	1151	1647

3BHK
BG06-B706,BG08-B708



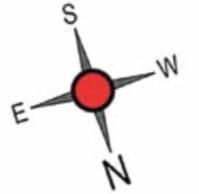
UNIT NO BG06-B706
BG08- B708

TYPICAL FLOOR



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG06-B706	3BHK	1165	98	1263	1790
BG08-B708	3BHK	1165	98	1263	1797

3BHK
BG02-B702



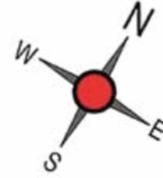
UNIT NO BG02-B702

TYPICAL FLOOR



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG02-B702	3BHK	1165	98	1263	1798

3BHK
AG05-A705, AG07-A707, AG09-A709



UNIT NO AG05-A705
AG07-A707
AG09-A709

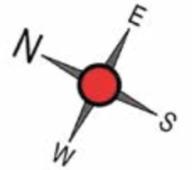
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
AG05-A705	3BHK	1209	98	1307	1852
AG07-A707	3BHK	1209	98	1307	1852
AG09-A709	3BHK	1209	98	1307	1851



KEY PLAN

3BHK
AG01-A701, AG10-A710,
AG12-A712, AG14-A714,
BG13-B713



UNIT NO AG01-A701
AG10-A710
AG12-A712
AG14-A714
BG13-B713

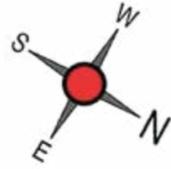
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	(SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
AG01-A701	3BHK	1209	98	1307	1858
AG10-A710	3BHK	1209	98	1307	1845
AG12-A712	3BHK	1209	98	1307	1852
AG14-A714	3BHK	1209	98	1307	1852
BG13-B713	3BHK	1209	98	1307	1846



KEY PLAN

3BHK
AG03-A703



UNIT NO AG03- A703

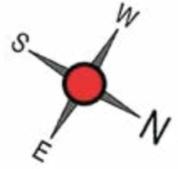
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
AG03-A703	3BHK	1367	115	1482	2089

3BHK
AG02-A702, AG13-A713, BG14-B714



UNIT NO AG02- A702
AG13- A713
BG14- B714

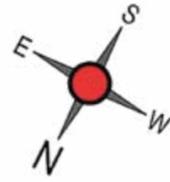
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
AG02-A702	3BHK	1367	115	1482	2098
AG13-A713	3BHK	1367	115	1482	2095
BG14-B714	3BHK	1367	115	1482	2098

3BHK
AG06-A706



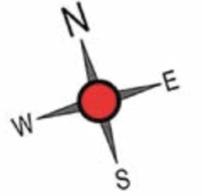
UNIT NO AG06- A706

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
AG06-A706	3BHK	1367	115	1482	2098



3BHK
BG04-B704, B207-B707



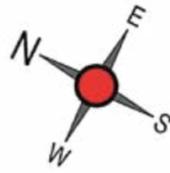
UNIT NO BG04- B704
B207- B707

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG04-B704	3BHK	1404	115	1519	2145
B207-B707	3BHK	1404	115	1519	2145



3BHK
BG11-B711



UNIT NO BG11- B711

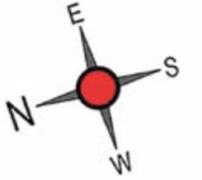
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG11-B711	3BHK	1404	115	1519	2146

3BHK
BG10-B710



UNIT NO BG10- B710

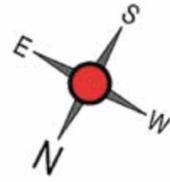
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG10-B710	3BHK	1404	115	1519	2152

4BHK
AG04-A704



UNIT NO AG04-A704

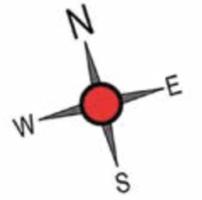
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
AG04-A704	4BHK	1726	119	1845	2609

4BHK
BG01-B701



UNIT NO BG01-B701

TYPICAL FLOOR

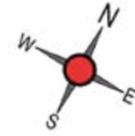


KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
BG01-B701	4BHK	1763	119	1882	2670

CLUBHOUSE PLANS





FITNESS AND WELLBEING

- 50.GYM
- 51.INTERACTIVE WORKOUT AREA

KIDS PLAY AREA

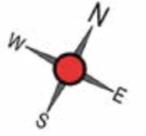
- 52.INDOOR KID'S PLAY AREA
- 53.ARTS AND CRAFT ROOM
- 54.INDOOR ADVENTURE PLAY AREA
- 55.CRECHE

GAMING

- 56.VIDEO GAME ROOM



SECOND FLOOR PLAN



TERRACE AMENITIES

- 59.SKY CINEMA
- 60.LEISURE SEATING
- 61.TERRACE HANGOUT PLAZA
- 62.GRILLING PAVILION
- 63.ROOFTOP CAFE
- 64.SUNSET DECK



TERRACE FLOOR PLAN



PRODUCT SPECIFICATIONS

01. 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 3300mm
ATT	: Anti-terminate treatment will be done

02. 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	: Ceramic tile of size 600x1200mm till false ceiling height & above will be finished with a coat of primer
Kitchen	: Will be left open for modular kitchen
Bathroom ceiling	: Grid type false ceiling

03. Floor finish with skirting

Main flooring	: Vitrified tiles of size 1200x1800mm
One of the bathrooms	: Anti-skid ceramic tiles of size 600x600mm with granite in shower area
Other bathrooms	: Anti-skid ceramic tiles of size 600x600mm
Balcony	: Wooden finish tiles of size 600x1200mm
Private open terrace (if applicable)	: Wooden finish tile of size 600x1200mm
Door threshold	: Granite threshold will be provided for all doors.

04. Kitchen & 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 200mm height Granite back splash

05. Balcony

Handrail	: MS handrail as per architect's design
Sill coping	: Granite coping
Light fitting	: Balcony light fitting will be provided
Cloth drying hanger	: Ceiling cloth drying hanger in living balcony

06. Bathrooms

CP fittings & sanitary fixtures	: Kohler or equivalent
One of the bathrooms	: Wall mounted WC with cistern, health faucet, single lever diverter, rain shower, hand shower, foldable seater, spout, glass shower cubicle, 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, glass shower partition, granite counter top wash basin and square designer drain

07. Joinery

A. Doors

Main door	: Full jambs door and architrave with good quality double side veneer finish door of size 1200 x 2400mm : Ironmongeries like Digital door lock of Yale or equivalent, 18" tower bolts, door viewer, floor mount magnetic catcher of Dorset or equivalent and automatic door closure
Bedroom doors	: Laminate finish full jamb architrave with double-sided laminated designer door of size 1000 x 2100mm and designer door handle : Ironmongeries like Dorset 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 2100mm and designer door handle : Ironmongeries like Dorset or equivalent without key, door bush etc.,
Kitchen Opening	: Laminate finish full jamb architrave of size 900 x 2100mm
Balcony Shaft	: Aluminum louvered door for service access (wherever applicable)

B. Windows

Windows	: Aluminum framed sliding shutter with see through plain glass & MS railing on the inner side (wherever applicable) with mosquito mesh : Sill coping with granite
French doors	: Aluminum framed sliding shutters with toughened glass & mosquito mesh
Ventilators	: Aluminum framed fixed louvers / openable shutter for ODU access (wherever applicable) : Sill coping with granite

08. 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
Foot lamp	: Point in all bedrooms
USB socket	: Point in living and one of the bedrooms
TV	: Point in living & one of the bedrooms Provision in other bedrooms
Data	: Point in living & one of the bedrooms
Split- air conditioner	: Point in living/dining & all bedrooms
Exhaust system	: Ceiling mount exhaust system in all bathrooms
Geyser	: Point in all bathrooms
Back-up	: 350W for 1BHK, 400W for 2BHK, 500W for 3BHK, 650W for 4BHK

Specifications common To building complex

Common features:

1. Lift : Elevators of 10 passengers automatic lift will be provided
2. Back - up : 100% power backup for common amenities such as clubhouse, lifts, STP, WTP & common area lighting
3. Owner's directory : Apartment owner's name directory will be placed in ground floor
4. Lift fascia : Designer vitrified tile finish of size 800x2600mm
5. Lift lobby : Designer vitrified tile finish with pattern
6. Corridor : Vitrified tile finish of size 800x1600mm
7. Staircase floor : Granite flooring at first 4 levels & tile flooring at other levels
8. Staircase handrail : MS handrail with enamel paint finish
9. Terrace floor : Pressed tile flooring
10. Terrace doors : Good quality FRP door of size 900x2100mm with paint finish
: Ironmongeries like thumb turn lock of Dorset or equivalent, door bush, automatic door closer etc.,

Outdoor features:

1. Water storage : Centralized UG sump with WTP (Min. requirement as per water test report)
2. Rain water harvest : Rain water harvesting system as per site requirement
3. STP : Centralized sewage treatment plant
4. Safety : CCTV surveillance cameras will be provided all-round the building at pivotal locations at ground floor
5. Walkway : Walkway spaces well defined as per landscape's design intent
6. Security : Security booth will be provided at the project entry/exit facilitated with MyGate app
7. Compound wall : Site perimeter fenced by compound wall with entry gates for a height of 1800mm and feature compound wall (wherever applicable)
8. Landscape : Suitable landscape at appropriate places as per landscape's design intent
9. Driveway : Convex mirror for safe turning at driveway in / out
10. 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



LOCATION MAP



LOCATION ADVANTAGES

Healthcare

1. M.S.Ramaiah Medical College Hospital 14 mins
2. Omega Multispecialty Hospital 06 mins
3. Raja Lakshmi Hospital & Research Centre 07 mins
4. Aster CMI Hospital 13 mins
5. Manipal 11 mins
6. Carewell Hospital 04 mins
7. Kanva Sri Sai Hospital 18 mins

IT Hubs

8. Manyata Tech Park Road 20 mins
9. Kirloskar Business Park 14 mins
10. Brigade Magnum 14 mins
11. RMZ Latitude 10 mins
12. Peenya Industrial Area 17 mins
13. Air Force Station Jalahalli 05 mins
14. BEL 08 mins
15. HMT 19 mins

Lifestyle

16. Phoenix Mall Of Asia 10 mins
17. The Galleria Mall 08 mins
18. Esteem Mall 14 mins
19. Bhartiya Mall Of Bengaluru 20 mins
20. Garuda Mall 06 mins

Education

21. Sri Chaitanya Techno School 20 mins
22. Sambhram Academy of Management 05 mins
23. Royale Concorde International School 05 mins
24. National Public School 06 mins
25. Orchids International School 09 mins

Others

26. International Airport Bangalore 25 mins
27. Yelahanka Railway Station 10 mins
28. Peenya Metro Station 14 mins
29. Yelahanka Bus Station 08 mins



PAYMENT SCHEDULE

Booking Advance	5%
10 Days from date of Booking	5%
35 Days from date of Booking	30%
Commencement of Foundation	7.5%
Commencement of Basement	7.5%
Commencement of Ground Floor	7.5%
Commencement of 1st Floor Floor	7.5%
Commencement of 3rd Floor Floor	7.5%
Commencement of 5th Floor Floor	7.5%
Commencement of 7th Floor Floor	7.5%
Completion of Flooring Respective Unit	5.0%
Handing Over	2.5%
Total	100 %

AWARDS



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