EXPERIENCE
THE BEST OF LIFE
CASAGRAND
Esmeralda
SARJAPUR

CASAGRAND
building aspirations

Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last sixteen years, we have developed over 22 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18,250 happy families across 110+ landmark properties stand testimony to our commitment.

In the sixteenth year of our journey, we at Casagrand are all set to progress further, with projects worth over ₹ 8000 crores in the pipeline.

EMBELLISHED BY NATURE

Wake up to enchanting birdsong in tune
with the therapeutic swaying of trees.

PRESENTING

CASAGRAND Esmeralda
SARJAPUR

THE PERFECT PICTURE OF SERENITY
IN THE MIDDLE OF A BUSTLING LIFE.

The promising villa community is set on a sprawling 3.25 acre expanse, situated just 10 minutes from Sarjapur Main Road and is loaded with amenities of the highest calibre. An ideal example of new age architecture, the exclusive 47 villas are adjacent to Azim Premji University (Wipro) and surrounded by international schools, hospitals and companies.

COME HOME TO ESMERALDA. EXPERIENCE THE BEST OF LIFE.

Aerial view

CASAGRAND
Esmeralda
SARJAPUR

Big reasons to buy

- High appreciation location
- Best priced villa project in the city
- Limited edition of 47 skylight villas only

Salient features

- 47 villas on a sprawling 3.25 acres
- 3 & 4 BHK villas with two living rooms
- Big windows for ventilation
- Private garden for each villa
- 1 covered car park
- Surrounded by international schools, hospitals & companies
- Adjacent to Azim Premji University (Wipro)
- Contemporary new age architecture
- Vaastu compliant
- Premium fittings and features
- Amenities like gym, multipurpose hall, kids indoor play area, etc.

Elevation view
TOYOTA
2A

Swimming pool

Amenities:

• Gymnasium • Swimming pool • Toddlers pool • Indoor games room • Hall
• OAT • Library/meeting room • Reception • Outdoor children's play area
• Landscaped court • CCTV • Intercom

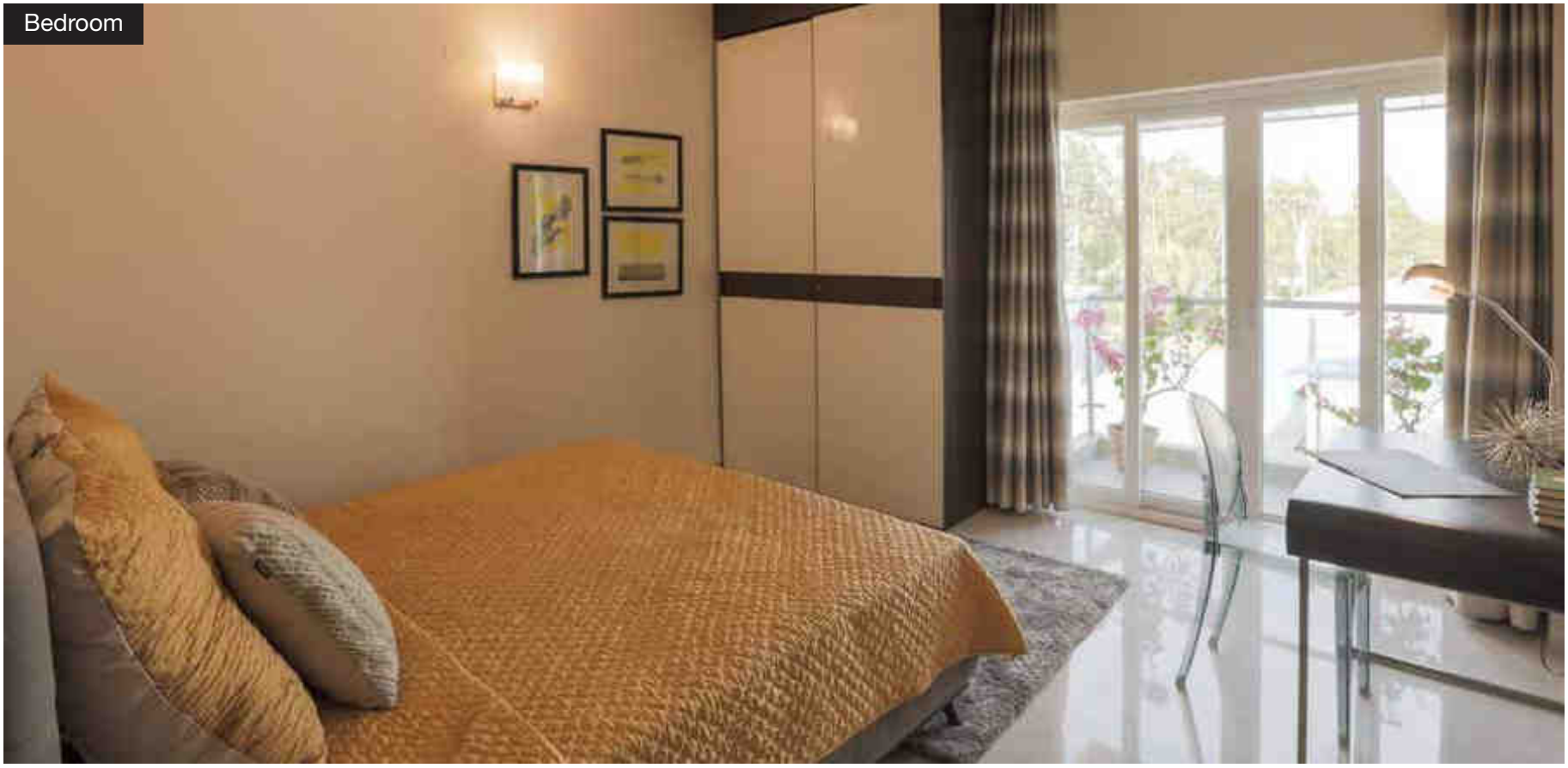
Clubhouse

Basketball court

Skating rink

Living room

Bedroom



PAYMENT SCHEDULE

Stage	%
Advance	10%
Agreement	20%
Foundation	10%
Ground Floor Completion	20%
First Floor Completion	20%
Completion of Brick & Plaster	15%
Handing Over	5%

Site Plan

W
S
N
E
6.15 MT DRIVEWAY
5.15 MT DRIVEWAY
5.15 MT DRIVEWAY
5.15 MT DRIVEWAY
6.15 MT DRIVEWAY
CIVIC AMENITIES
TRANSFORMER YARD
ENTRY
EXIT
TO KOTAGANAHALLI
PROPOSED ROAD WIDTH - 18.0 MT
TO SARJAPURA

3 BHK East Facing Ground Floor

UDS : 2375 - 2427 sft

SBUA : 2227 - 2319 sft

Unit No. : 1 - 5, 12 - 19, 27 - 32

Total Units : 17

3 BHK East Facing First Floor

3 BHK North Facing Ground Floor

UDS : 2375 - 2427 sft

SBUA : 2227 - 2319 sft

Unit No. : 6 - 11, 20 - 25, 33 - 39

Total Units : 17

3 BHK North Facing First Floor

4 BHK North Facing Ground Floor

UDS : 2704 - 4301 sft

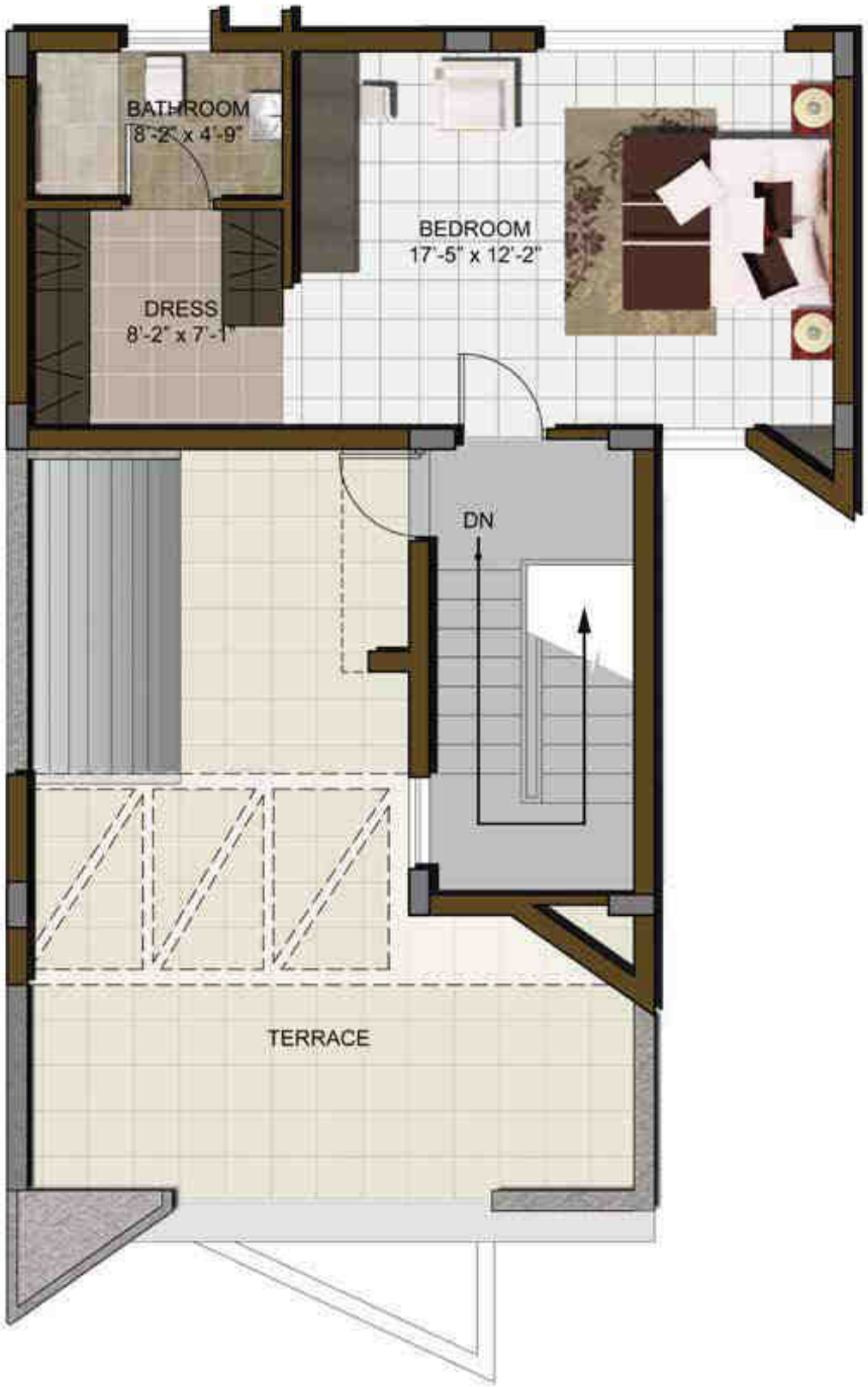
SBUA : 2580 - 2591 sft

Unit No. : 40 - 54

Total Units : 13

4 BHK North Facing First Floor

4 BHK North Facing Second Floor



Location Map

Location advantages

Nearby Landmarks
- Peripheral Ring Road - 2 km
- Elevated Highway from Ejipura to Koramangala
- Infosys IT SEZ - 2 km
- Azim Premji Foundation's World Class University - 600 Meters

Schools
- TISB - 6 km
- Inventure Academy - 6 km
- Orchid International - 6 km
- Indus International - 1 km
- Greenwood - 5 km

Hospitals
- Janani Hospital - 4 km
- Narayana Multispeciality Hospital - 13 km
- Balaji Hospital - 4 km
- Columbia Asia Hospital - 11 km
- Motherhood Hospital - 12 km

IT Companies
- Accenture - 15 km
- Capgemini - 15 km
- Cisco - 15 km
- HP - 15 km
- Wipro - 12 km

Specifications

Structure
- RCC framed structure
- Solid concrete block of 200mm for outer wall and 100mm for internal partition wall
- Ceiling height is maintained at 3m slab to slab

Wall Finishes
- Internal wall in the living, dining, bedrooms, kitchen, bathrooms & lobby will be finished with 1 coat of primer, 2 coats of putty & emulsion
- Ceiling 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
- Utility and bathrooms will be finished with 1 coat of primer and 2 coats of emulsion
- Bathroom walls will be finished with glazed ceramic tiles up to 7 feet height
- Utility wall will be finished with glazed ceramic tiles up to 4 feet height

Flooring
- Living, dining, kitchen and bedrooms will have 600 x 600 mm vitrified tiles
- Bathrooms and utility will have 300 x 300 mm matte finish 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 MS railings
- Terrace will be provided with grano flooring
- Driveway will be interlocking paver blocks

Kitchen
- Open kitchen will be provided and the utility area will be provided with stainless steel sink with single drain board (Nirali or equivalent)
- Provision for chimney and water purifier will be provided
- CP fittings will be Roca / Jaquar or equivalent
- Provisions for gas cylinders in utility area

Bathrooms
- Polished granite slab with below counter top wash basin of Roca / Jaquar or equivalent in master bathroom
- Wall mounted wash basin of Roca / Jaquar or equivalent in all the remaining bathrooms
- Floor mounted WC with cistern and health faucet will be provided
- All CP fittings and sanitary fittings will be Roca / Jaquar or equivalent
- Concealed water mixer Roca / Jaquar or equivalent will be provided
- Provision for exhaust and geyser will be provided in all bathrooms

Entrance Door
- Main door will be flush door of 7 feet height with polish finish along with first quality teak wood frame having Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

Bedroom Doors
- Flush doors of 7 feet height with first quality teak wood frame will have Godrej or equivalent locks, thumb turn with key, door stopper, etc.

Bathroom Doors
- Flush doors with waterproofing on inner side of 7 feet height with first quality teak wood frame will have thumb turn with key

Headroom Doors
- Laminated doors of 7 feet height with key, door stopper, tower bolt, etc.

Windows
- Windows will be UPVC panel with see-through plain glass and MS grills on inner side (wherever applicable) with mosquito mesh
- French door will be provided with UPVC frame and toughened glass without grills
- Ventilators will have UPVC frame with suitable louvered glass panes

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 master bedrooms, living room and provision will be given for other rooms
- 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 lights and fan points
- Master electrical control switch near main entrance to control all major electrical points

Others
- Rainwater harvesting
- Pneumatic water supply system
- STP
- Suitable landscaping on all sides of the project

External Features
- 3-phase power supply will be provided for all villas
- Suitable landscaping will be done at required areas

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