



# UPARTMENT

The ultimate lifestyle upgrade

CASAGRAN  
MANDARIN



Chennai, Bengaluru, Coimbatore, Hyderabad, Pune and Dubai.

## TOP 7

*ranked developer in India*

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## 7 YEARS

*warranty*

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## TOP 2

*ranked developer in South India*

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## 2 MONTHS

*guaranteed rental*

---

## NO. 1

*ranked developer in Chennai for  
the last 8 years*

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## 10 YEARS

*maintenance by us*

---

## 2000+

*quality checks per project*

---

## 6 MONTHS

*guaranteed resale*

---

Over 7,000+ homes were sold in FY-25, reflecting customer confidence that grows with every milestone. Backed by 2,300+ in-house engineers, every home stands as a symbol of precision, reliability and enduring value.

# THE CASAGRAND STANDARD

At Casagrand, we obsess over the smallest of details, because we know it's the little things that make life easier.

From comforts you expect, to thoughtful touches you never imagined, we have perfected 231 uncompromising standards.

Because a Casagrand home doesn't just meet expectations. It's built to exceed them. That's The Casagrand Standard.



Scan to Explore  
Our 231 Standards



PERFECTING  
231 DETAILS  
YOU MIGHT NOT  
NOTICE, BUT FEEL.





Embark to an Odyssey at **Casagrand Mandarin**





## A BLOOM SET UPART.

Escape the ordinary. In the accelerating pulse of Hyderabad, a deeper longing emerges, a yearning for more space to breathe, more time to belong, and a legacy that grows with you. Inspired by the Mandarin flower - a rare bloom of prosperity, longevity, and radiant energy.

We bring you a sanctuary designed to flourish. Like the blossom that stands alone in its brilliance, your life is about to be set apart.

# THE PROLOGUE | THE CALL TO EVOLUTION



Casagrand answers the call with a 8 acre odyssey where ancient Asian wisdom meets modern finesse. This is the dawn of the UPARTMENT.

Why settle for a floor when you can own the sky? We have engineered a life that rises above the standard apartment era - an evolution where luxury is the baseline and 'extraordinary' is the everyday. It is an ascension of stature of soul, and of substance. A commitment to provide more than just a home to provide a life that stays UP.

Prepare to transcend the mundane, the journey to the Ultimate Upgrade unfolds now







# CHAPTER 1 | THE GRAND SCALE

## Up on Community

### THE 8 ACRE MAJESTY.

The odyssey begins with a rare generosity of land. Spanning 8 acres of meticulously planned grandeur, Mandarin offers a stature few can claim. While the city feels crowded, your world remains expansive and elite.

A curated community of 334 Apartments, ensuring a life of privacy and prestige. Here, we offer more land per family and fewer homes per acre.

A skyline defined not just by height, but by the vastness of the ground you own.

This is the first step of your **UP-SIZED** life.



## CHAPTER 2 | THE AWAKENING

### Up on Greenery

#### THE 5.3 ACRE BREATHING FOREST.

Space unfolds and time softens within our 5.3 acre central podium. Dawn breaks across the Breathing Forest, where Zen gardens and Feng Shui parks offer a sanctuary for the spirit. Lush tropical landscapes act as the city's green lungs, inviting you to reconnect with the earth. Wander through bird-attracting groves and find serenity in the shade of ancient-inspired greenery.

With 71%, 5.7 acres of the project dedicated to open spaces, nature isn't a view - it's your neighbour.

Experience the literal **UP-LIFT** of living in a forest within the city.







# CHAPTER 3 | RESTORATION

## Up on Wellness

### THE REJUVENATING RHYTHM.

Wellness is not an addition, it is the very soul of the Upartment.

Step into a car-free podium where the silence is as golden as the morning sun.

Koi ponds ripple with tranquility while reflexology paths restore your vitality with every step. Safety and serenity rise hand-in-hand in an environment designed for all generations. Breathe deep in oxygen-rich zones that cleanse the city's chaos from your system.

This is an **UP-GRADE** for your health, your peace, and your family's future.



# CHAPTER 4 | THE THRESHOLD

## Up on Architecture

WHERE ARRIVAL BECOMES ART.

Grand drop-off plazas lead into double-height glass-brick lobbies washed in natural light. Our architecture is a marriage of Asian finesse and modern glass-clad elegance. Private terraces and shaded tree plazas extend your living realm far beyond four walls. Wide setbacks and thoughtful orientations allow every home to be flooded with wind and light. No-overlooking units ensure that your private life remains truly private.

It is an **UP-SCALE** from narrow balconies to expansive, emerald horizons.





# CHAPTER 6 | THE SANCTUARY

## Up on Space

### THE INFINITE INTERIOR.

Enter a home curated like a piece of art, where space is the ultimate luxury. Villa-scale floor plans reveal a vast living-dining spine that stuns the senses. High ceiling heights combined with abundance of natural light and ventilation offer a sense of grandeur that make you admire your home, a little more every day. 18ft. master bedrooms provide a sanctuary that is as wide as your dreams. Zero dead space layouts ensure every square foot serves your lifestyle.

This is **UP-SIZED** living, tailored for the connoisseur of scale.







## CHAPTER 5 | THE SOCIAL HEART

### Up on Amenities

THE 41,000 SQ. FT. CLUBHOUSE,  
WITH A SPLASH OF CHLORINE FREE POOL ON TOP

Energy flows through Mandarin's vibrant districts and orchestrated zones of joy. A majestic 41,000 sq. ft. Clubhouse stands as the heartbeat of your social life.

From infinity pools that kiss the horizon to squash courts and Cross Fit arenas that challenge the body. 70+ world-class amenities are spread seamlessly, ensuring time finds its way back to celebration. Whether it's a quiet afternoon in the library or a grand evening in the banquet, every day is an event.

A life that stays **UP-BEAT**, vibrant, and always young.







# CHAPTER 8 | THE FOUNDATION

## Up on Engineering

THE UNSEEN MASTERY.

The Ultimate Upgrade is built on a foundation of absolute trust and precision. Utilizing Mivan Technology to create a monolithic, leak-proof, and earthquake-resistant legacy. 2,000+ rigorous quality checks are performed to ensure your sanctuary is a verified masterpiece. Advanced construction provides superior thermal insulation and acoustic comfort for a quiet life. This isn't just building; it is the engineering of longevity and peace of mind.

A structure that stands **UP-RIGHT** and proud for generations to come.





## CHAPTER 7 | THE MASTER CANVAS

### Up on Craft

METICULOUS BY DESIGN.

The Upartment is curated for those who appreciate the finer details of life. Statement arrivals through detailed architraves and digital locks set the tone. Vast vitrified expanses meet granite counters and Kohler or similar fitted sanctuaries. Every finish is a testament to high-end craft and modern finesse. Designer false ceilings in lobbies and anti-skid flooring in wet areas elevate every moment.

A home where luxury is felt in every touch, **UP-LEVELING** the everyday.







# CHAPTER 9 | EFFORTLESS FLOW

## Up on Convenience

DAILY LIFE, DE-CLUTTERED.

A life set apart is defined by the ease of its routines.

From on-site conveniences like ATM's to smart essential conveniences, everything is within reach. Thoughtful utility hybrids and discreet AC servicing ledges hide the services of the home to keep the view pristine. Basement level efficiencies and copious carparks ensure your arrival is always stress-free. Daily life moves without friction, ensuring your home

works **UP-FRONT** for your needs. Experience the luxury of a life where every errand is a breeze.



# CHAPTER 10 | THE FUTURE

## Up on Sustainability

THE ECO RESPONSIVE SOUL.

Prosperity is only true when it protects the tomorrow.

Casagrand Mandarin is an **UP-LEVEL** ecosystem with rainwater harvesting, solar-powered common areas and more. Medicinal gardens and organic waste converters ensure your lifestyle nurtures the earth. Water-efficient plumbing and energy-conscious systems protect both the planet and your pocket. Nurturing a self-sustaining environment that preserves value and wellness for the generations that follow. Your legacy is built on a foundation that is as green as it is grand.







# CHAPTER 11 | THE INTELLIGENCE

## Up On Security

PEACE OF MIND, SECURED.

True luxury is the freedom to live without worry. Multi-tier digital security and app-controlled visitor management guard your sanctuary 24/7. 100% power backup ensures your world never stops turning, from the lifts to your living room. Fire safety systems and 24 hour surveillance provide a shield of absolute reliability. Your home is your fortress, allowing you to focus on the moments that matter. An **UP-SCALE** in safety for your family's ultimate peace.



# CHAPTER 12 | THE STRATEGIC HEART

## Up on Time

MINUTES TO EVERYWHERE.

Time thrives when you are at the center of the city's accelerating rhythm. Casagrand Mandarin's connectivity is its hidden superpower, nestled just 15 minutes from the Metro and ORR. Reclaim the hours once lost to the commute and spend them in your own 5.3 acre forest. World-class schools, hospitals, and retail districts are all within a short, effortless reach.

Work, play, and errands happen in minutes, not hours. The city is yours to command, but the peace is all **Casagrand Mandarin**.







COME HOMeward,  
LIVE A CLASS UPART.

# EPILOGUE | LEGACY CLAIMED



At the Horizon Deck, prosperity peaks and serenity blends with celebration. This odyssey at Casagrand Mandarin upscales existence with more space, more time, and more wellness. The Apartment Era has evolved into something far more supreme. Claim your chapter of peace, prosperity, and enduring harmony.

**Welcome aboard Casagrand Mandarin.**



# 70+ LIFESTYLE AMENITIES FOR AN UPGRADED LIFE

## Outdoor Amenities

FEATURES & ENTERTAINMENT	KIDS	TERRACE SWIMMING POOL
1 Party lawn with dais	22 Playland park	39 Adults pool
2 Amphitheatre	23 Skating rink	40 Kids pool with interactive jets
3 Picnic lawn with tents	24 In-garden trampoline	41 Splash pad
4 Lotus pavilion	25 Tree house	42 Sunken pool loungers
5 Pet park	26 Multi play alcove	43 Aqua curtain
6 Bamboo groove	27 Kids basketball court	44 Pool side cabana
7 Grilling pavilion	28 Kids climbing wall	
8 Senior citizen plaza	29 Rubber mound garden	
9 Outdoor board games	30 Interactive floor games	
10 Nature walkway with bird feeder		
11 Bollards with piped music system		
12 Mosquito magnet		
13 Reflexology pathway		
GARDENS		<b>SPORTS, FITNESS AND WELLBEING</b>
14 Koi pond		31 Crossfit and hurdle arena
15 Zen garden		32 Walking / Jogging track
16 Hammock garden		33 Cycling track
17 Qi garden - Herb and spice garden		34 Multipurpose sports court with seating gallery
18 Medicinal garden		35 Tennis practice wall
19 Garden of focus		36 Outdoor table tennis
20 Musical garden		37 Basketball court
21 Feng Shui parks		38 Serenity plaza

# Clubhouse Amenities & Facilities

## ENTERTAINMENT AND FEATURES

- 45 Multipurpose hall with dining
- 46 Mini theatre
- 47 Coworking space
- 48 Learning centre
- 49 Spa & Saloon
- 50 Hamman corner

## KIDS PLAY AREA

- 51 Ball pool and slide
- 52 Rock climbing wall
- 53 Activity corner
- 54 Creche
- 55 Race track
- 56 Reading nook

## VIDEO GAMES ROOM

- 57 Video games room
- 58 Gaming cubicle
- 59 VR Gaming

## 60 INDOOR BOARD GAMES

- Table tennis
- Indoor board games (Carrom, Chess & Checkers)
- Table tennis
- Indoor board games (Carrom, Chess & Checkers)
- Air hockey
- Snooker table
- Dart board

## SPORTS, FITNESS AND WELLBEING

- 61 Horizon deck
- 62 Yoga and aerial yoga
- 63 Gym
- 64 Calisthenics
- 65 Squash court
- 66 Badminton court

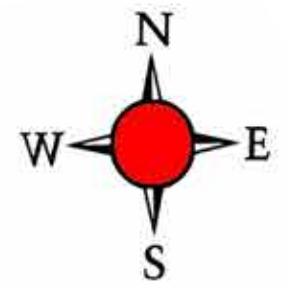
## CONVENIENCE

- 67 Convenio store
- 68 Café
- 69 ATM
- 70 FMS / Association room
- 71 Car charge bay
- 72 Car wash bay



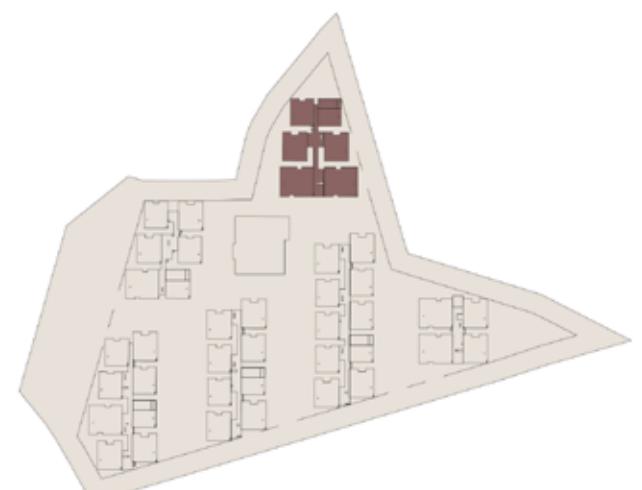
MASTER PLAN

# MASTER PLAN



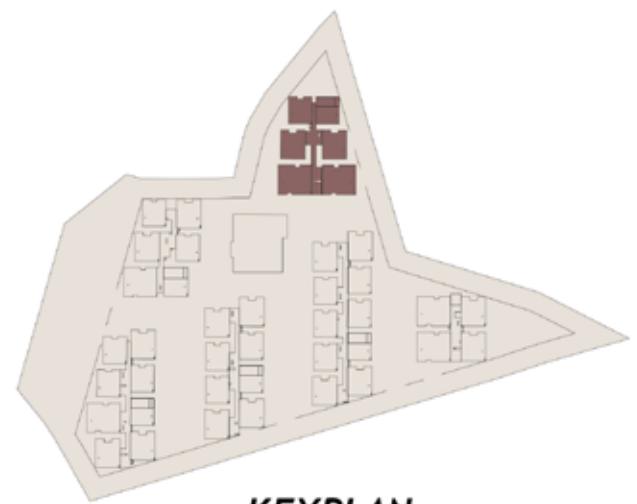
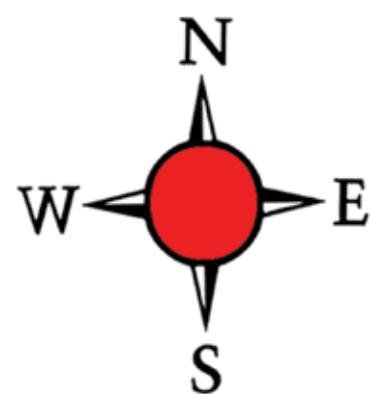
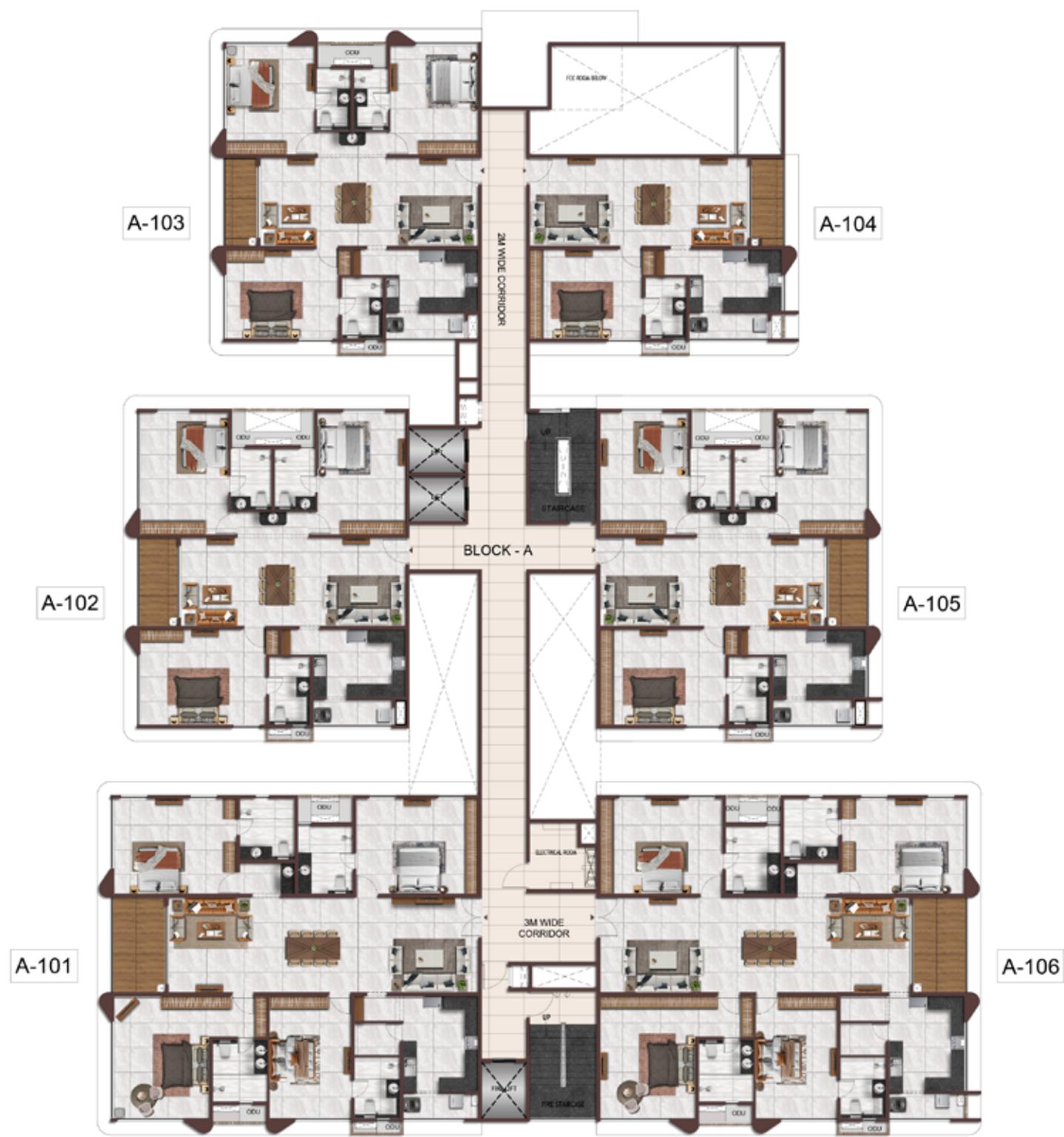
## FLOOR PLANS

# BLOCK A | TYPICAL FLOOR PLAN



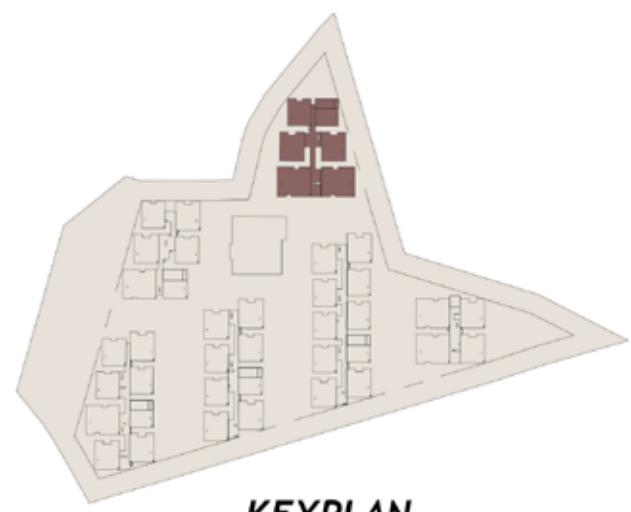
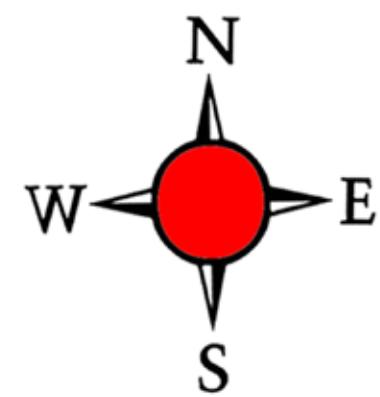
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# BLOCK A | FIRST FLOOR PLAN



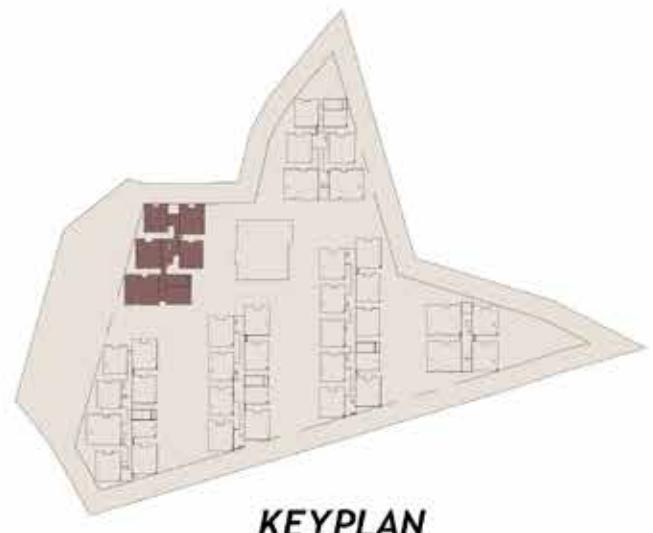
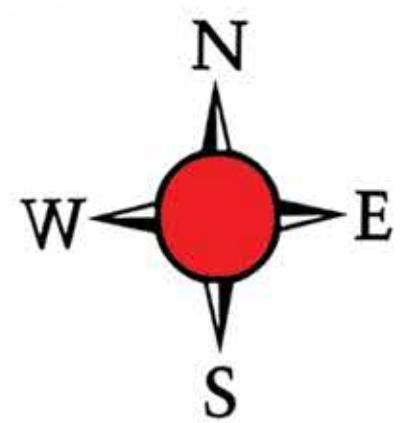
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# BLOCK A | GROUND FLOOR PLAN



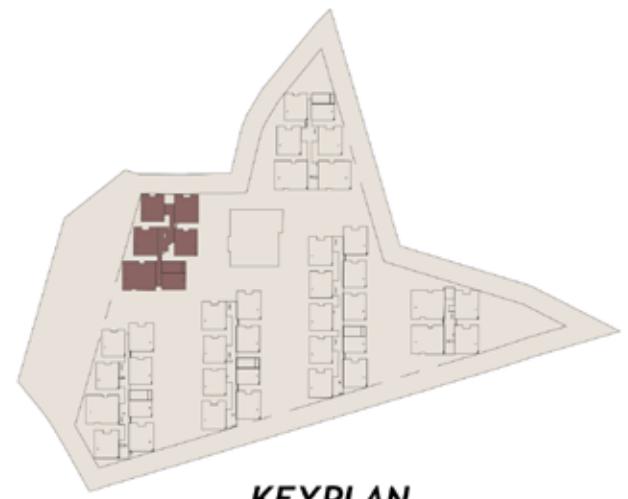
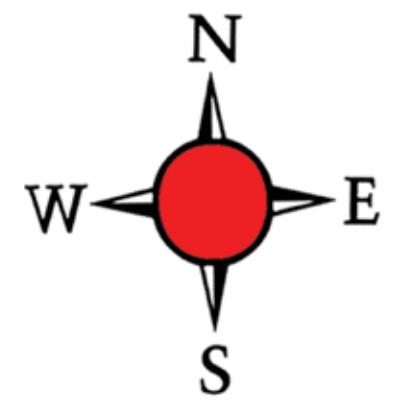
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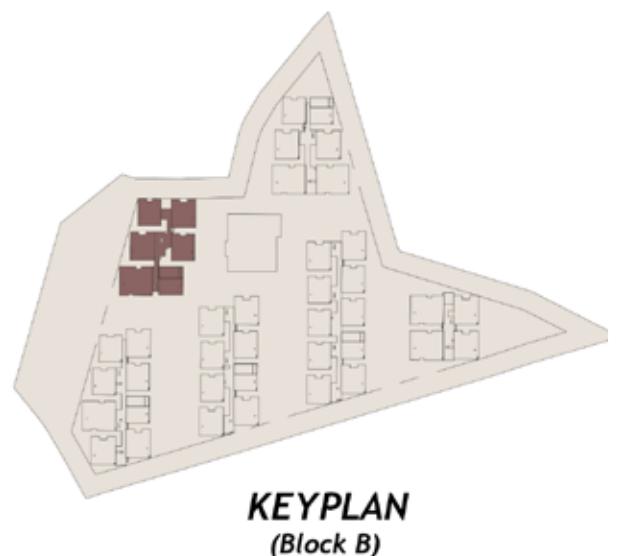
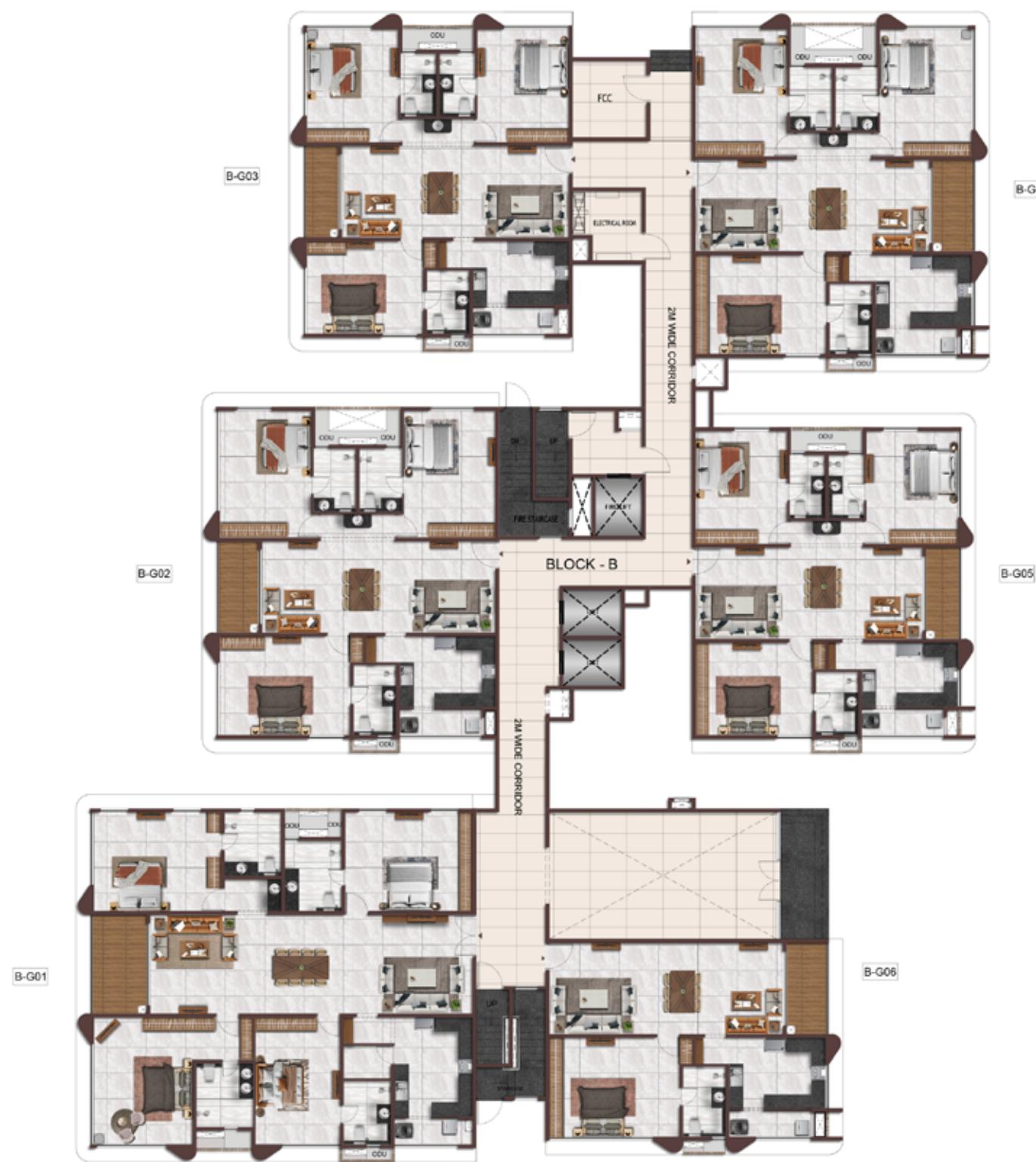
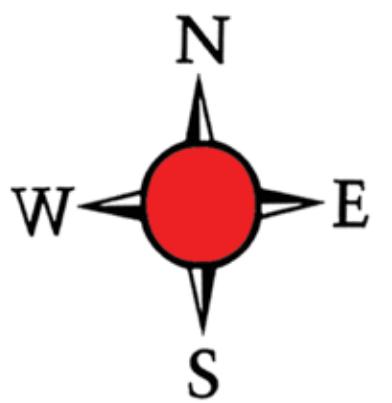
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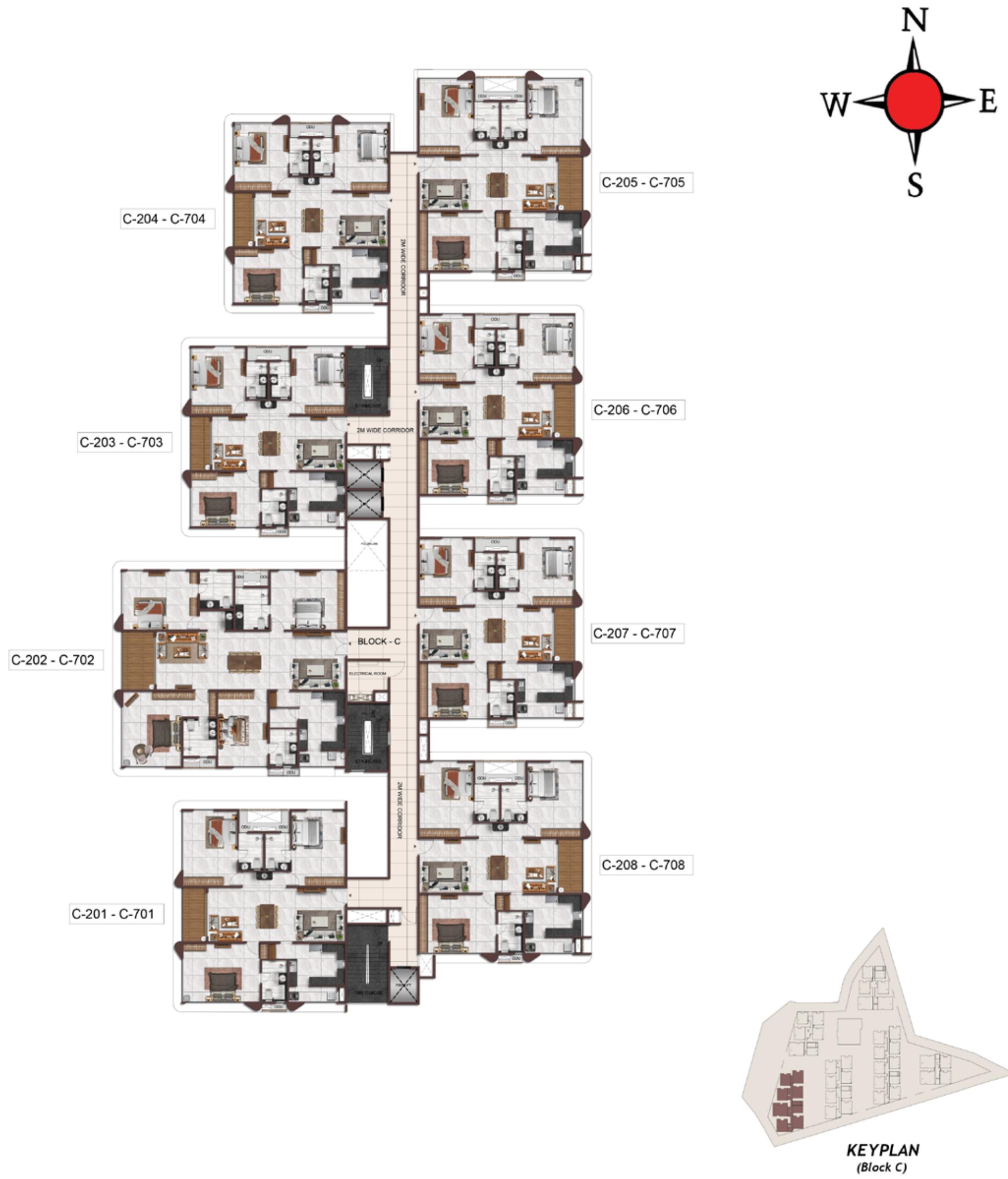
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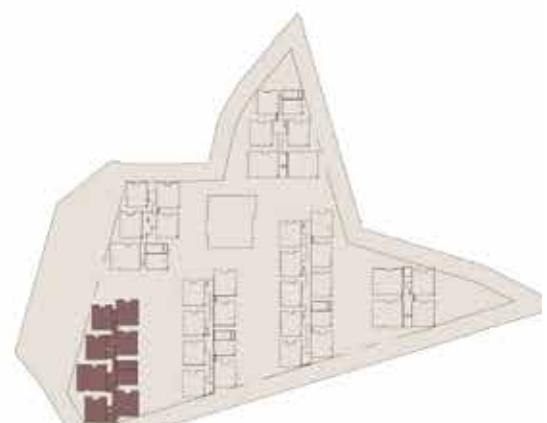
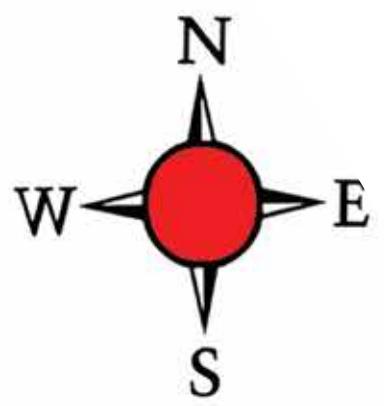


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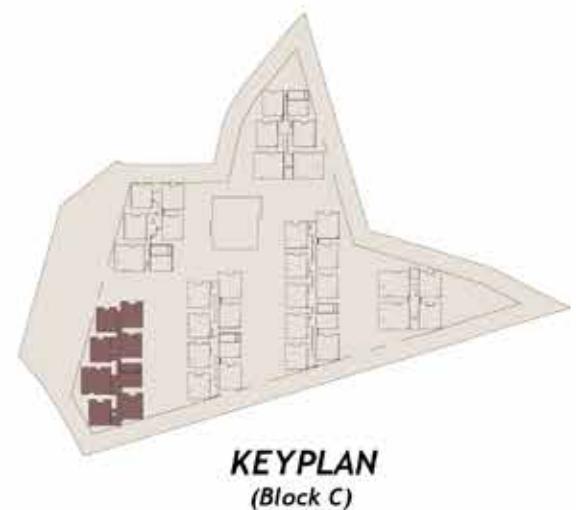
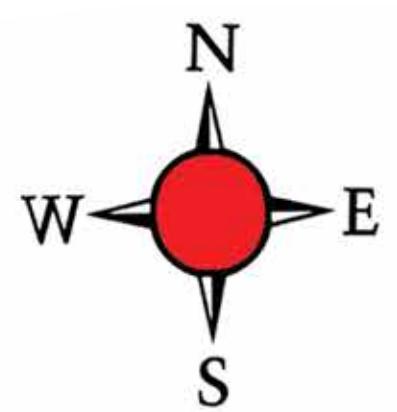


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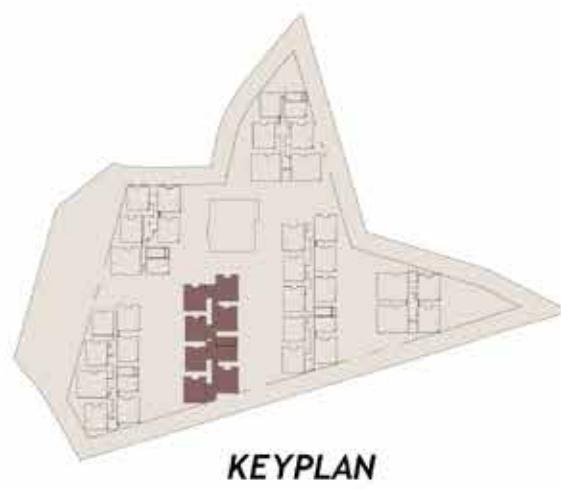
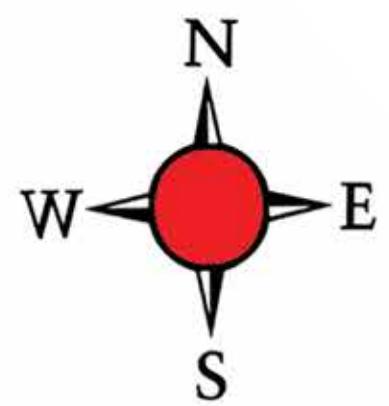
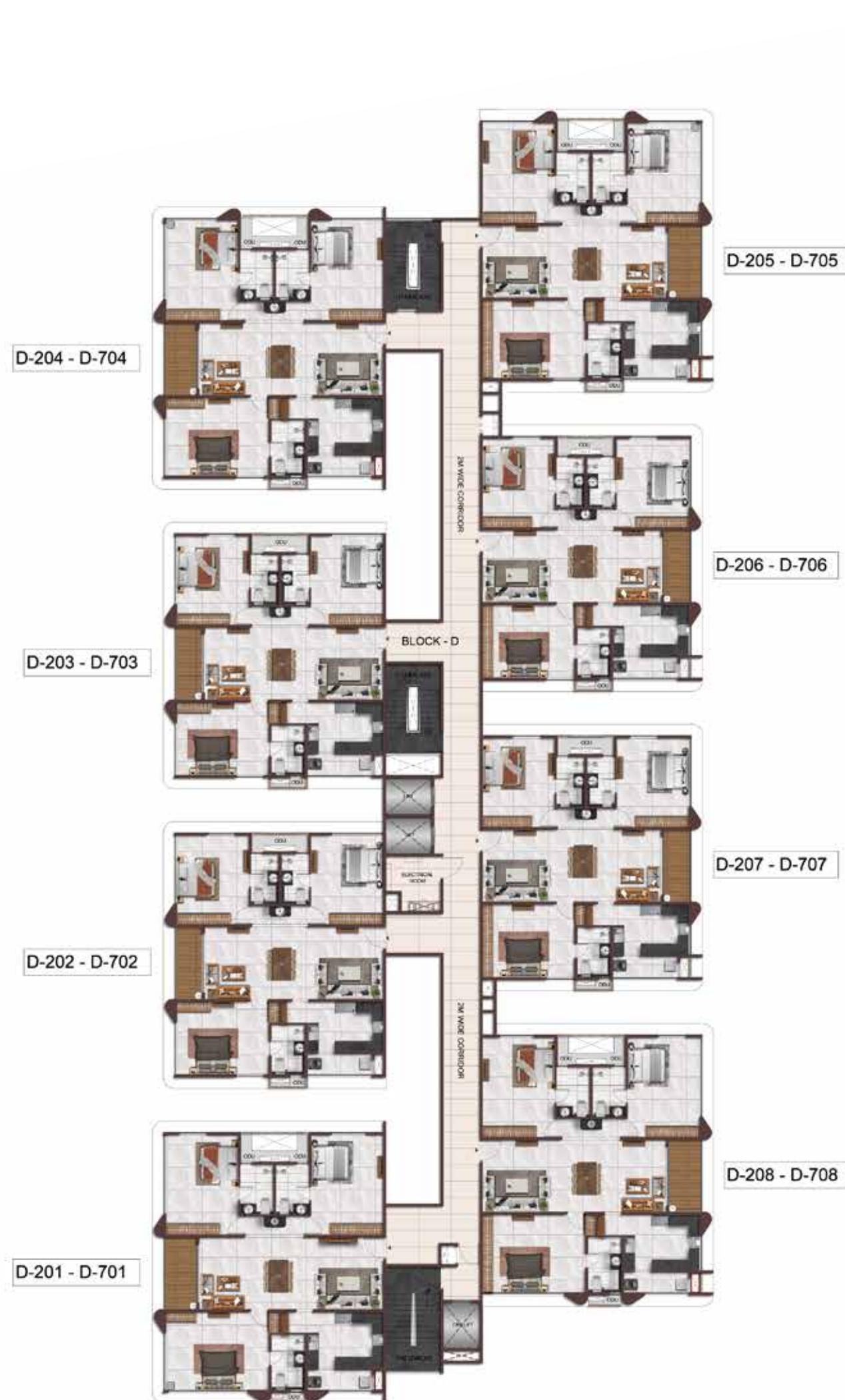


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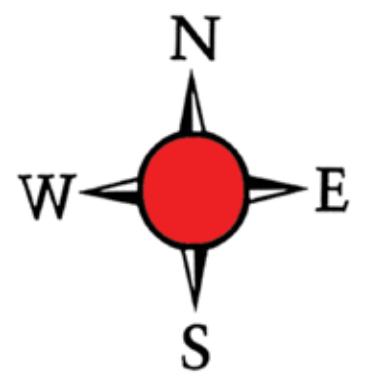
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# BLOCK D | TYPICAL FLOOR PLAN

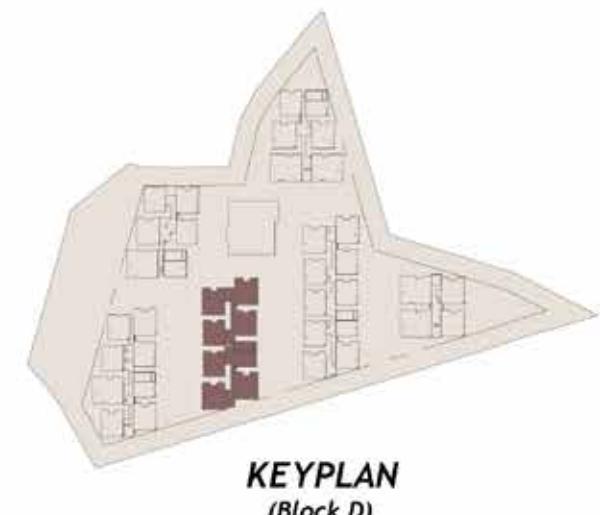
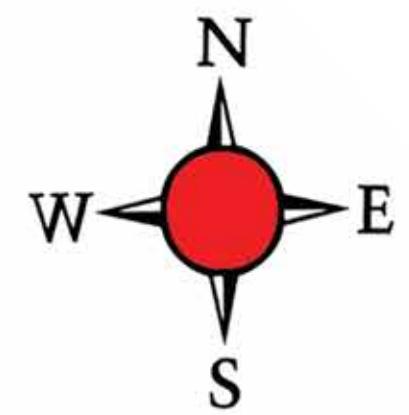


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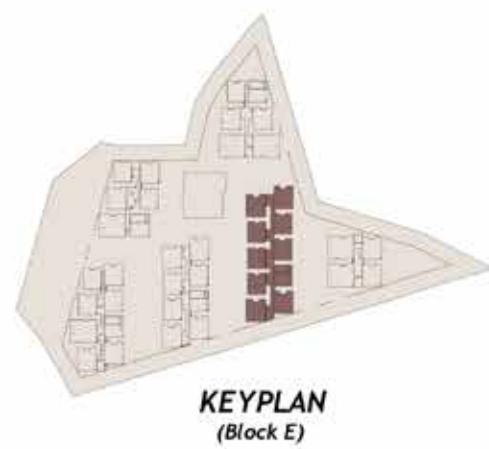
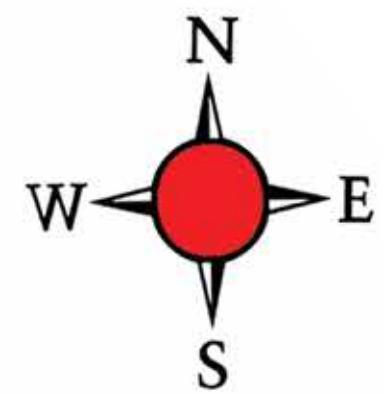
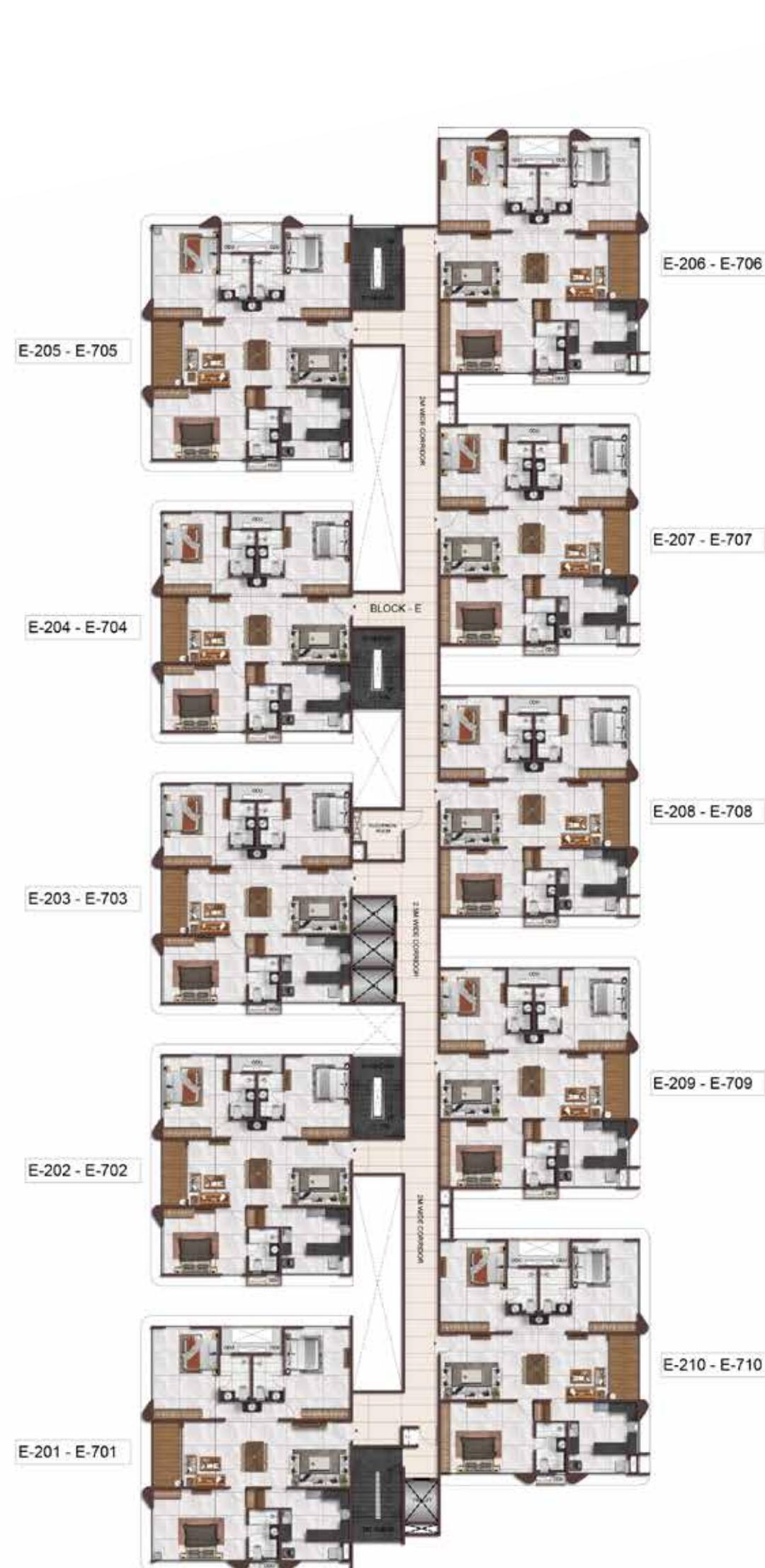


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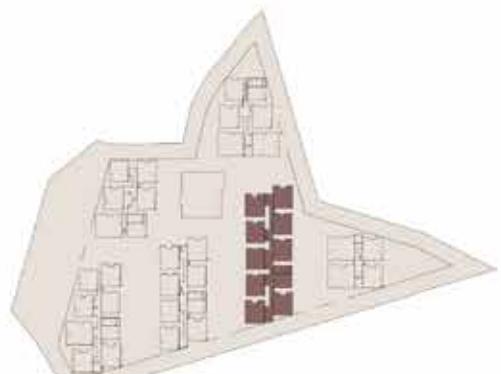
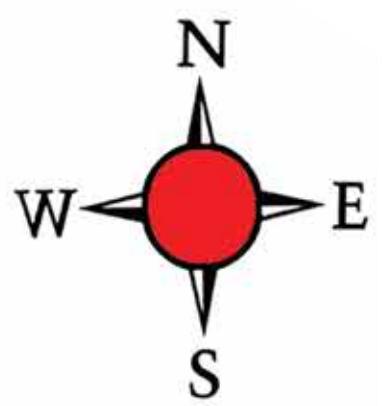
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# BLOCK E | TYPICAL FLOOR PLAN

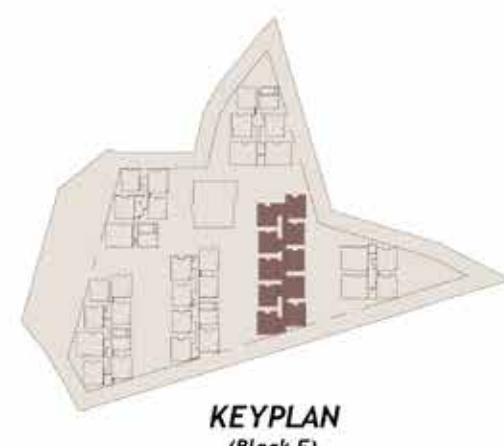
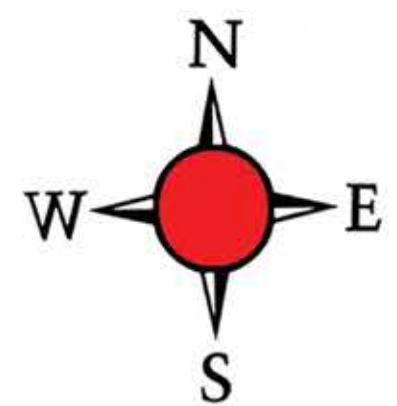


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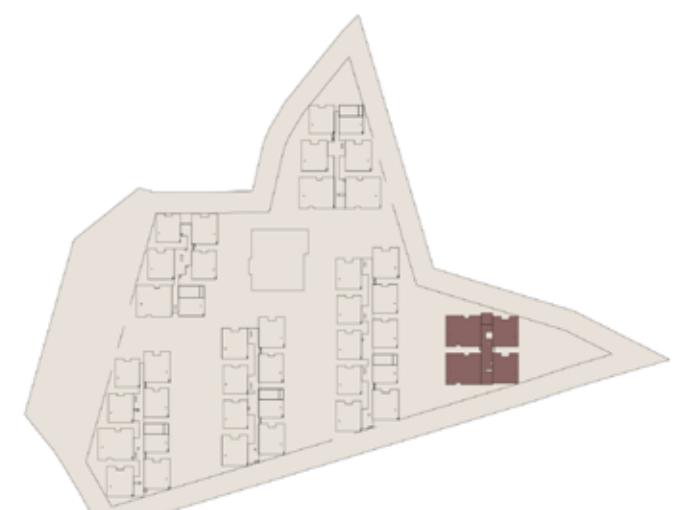
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# BLOCK E | GROUND FLOOR PLAN



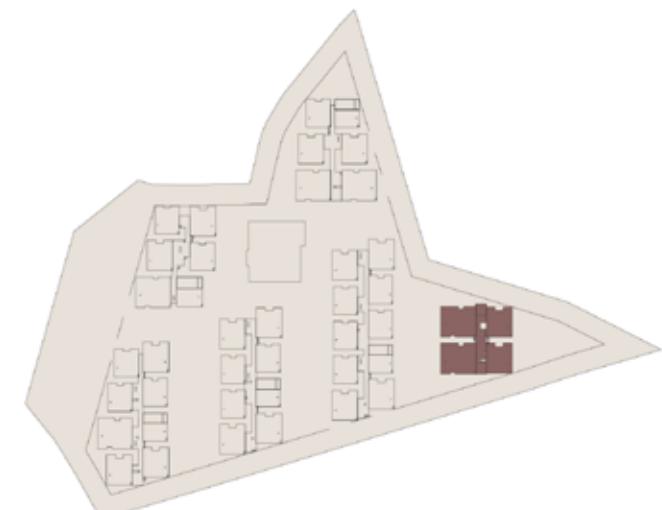
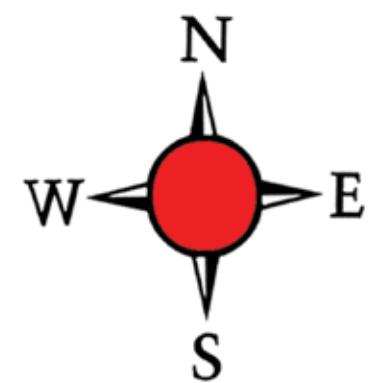
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# BLOCK F | TYPICAL FLOOR PLAN



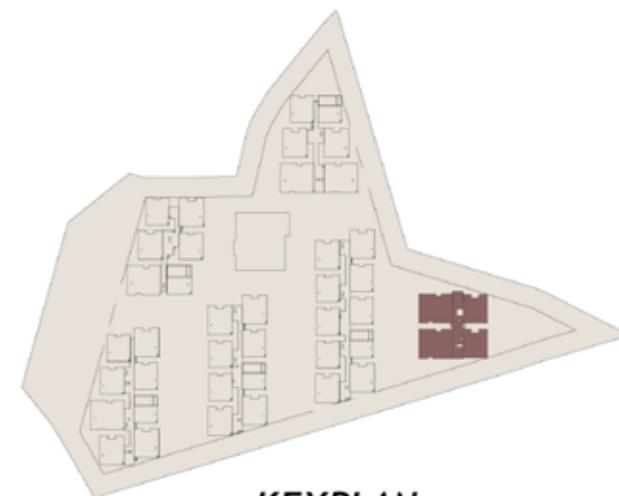
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# BLOCK F | FIRST FLOOR PLAN



**KEYPLAN**  
(Block F)

# BLOCK F | GROUND FLOOR PLAN



**KEYPLAN**  
(Block F)



# UNIT PLANS

EAST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



EAST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



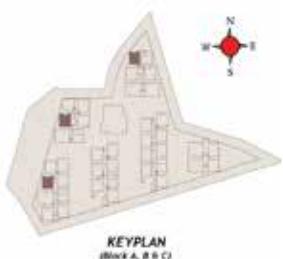
EAST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



EAST - 3 BHK - 3T(M) | FIRST FLOOR PLAN

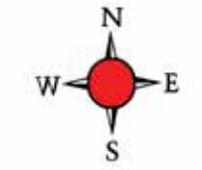


**EAST - 3 BHK - 3T(M) | GROUND FLOOR PLAN**

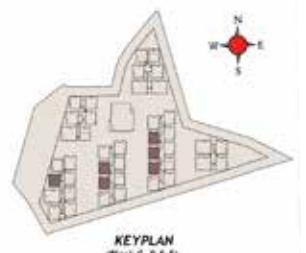


BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK A	A-G03	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK B	B-G03	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK C	C-G04	3BHK - 3T(M)	1449	59	45	1553	2016

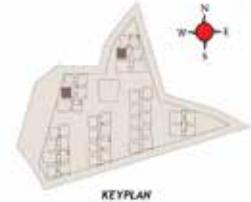
**EAST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN**



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK C	C-G03	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK D	D-G01	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK D	D-G02	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK E	E-G01	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK E	E-G02	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK E	E-G03	3BHK - 3T(M)	1449	59	45	1553	2016

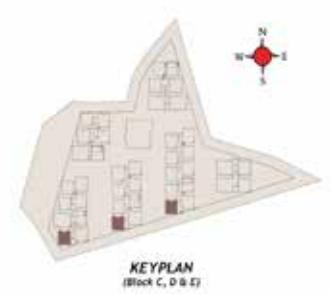


**EAST - 3 BHK - 3T(L) | TYPICAL FLOOR PLAN**



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK A	A-202 - A-702	3BHK - 3T(L)	1602	72	45	1719	2227
BLOCK B	B-202 - B-702	3BHK - 3T(L)	1602	72	45	1719	2227

**EAST - 3 BHK - 3T(L) | TYPICAL FLOOR PLAN**



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK C	C-201 - C-701	3BHK - 3T(L)	1602	72	45	1719	2227
BLOCK D	D-201 - D-701	3BHK - 3T(L)	1602	72	45	1719	2227
BLOCK E	E-201 - E-701	3BHK - 3T(L)	1602	72	45	1719	2227

**EAST - 3 BHK - 3T(L) | TYPICAL FLOOR PLAN**



**EAST - 3 BHK - 3T(L) | FIRST FLOOR PLAN**



**EAST - 3 BHK - 3T(L) | FIRST FLOOR PLAN**



**EAST - 3 BHK - 3T(L) | FIRST FLOOR PLAN**



## EAST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



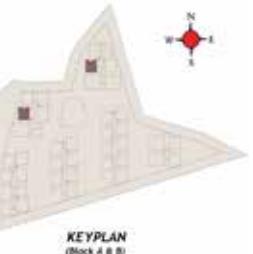
BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK C	C-G01	3BHK - 3T(L)	1602	72	45	1719	2227



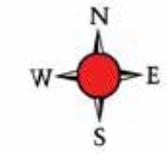
## EAST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK A	A-G02	3BHK - 3T(L)	1602	72	45	1719	2227
BLOCK B	B-G02	3BHK - 3T(L)	1602	72	45	1719	2227



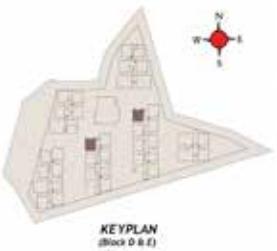
KEYPLAN  
(Block A & B)



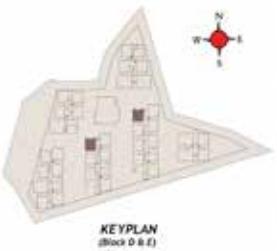
## EAST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK D	D-G03	3BHK - 3T(L)	1602	72	45	1719	2227
BLOCK E	E-G04	3BHK - 3T(L)	1602	72	45	1719	2227



KEYPLAN  
(Block D & E)



## EAST - 4 BHK - 4T | TYPICAL FLOOR PLAN



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK A	A-201 - A-701	4BHK - 4T	2318	106	39	2463	3159
BLOCK B	B-201 - B-701	4BHK - 4T	2318	106	39	2463	3159
BLOCK F	F-201 - F-701	4BHK - 4T	2318	106	39	2463	3159



KEYPLAN  
(Blocks A, B & F)



## **EAST - 4 BHK - 4T | TYPICAL FLOOR PLAN**



## **EAST - 4 BHK - 4T | TYPICAL FLOOR PLAN**



## **EAST - 4 BHK - 4T | FIRST FLOOR PLAN**



## **EAST - 4 BHK - 4T | FIRST FLOOR PLAN**



**EAST - 4 BHK - 4T | FIRST FLOOR PLAN**



**EAST - 4 BHK - 4T | GROUND FLOOR PLAN**



**EAST - 4 BHK - 4T | GROUND FLOOR PLAN**

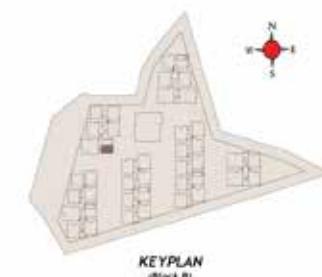


**EAST - 4 BHK - 4T | GROUND FLOOR PLAN**



## WEST - 1 BHK - 1T | FIRST FLOOR PLAN

## WEST - 1 BHK - 1T | FIRST FLOOR PLAN

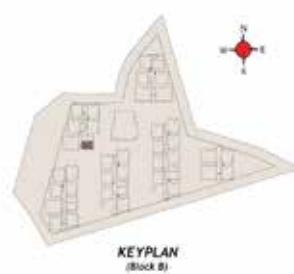


BLOCK	UNIT NO.	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK B	B-106	1BHK - 1T	950	72	45	1067	1397



## WEST - 1 BHK - 1T | GROUND FLOOR PLAN

## WEST - 1 BHK - 1T | GROUND FLOOR PLAN



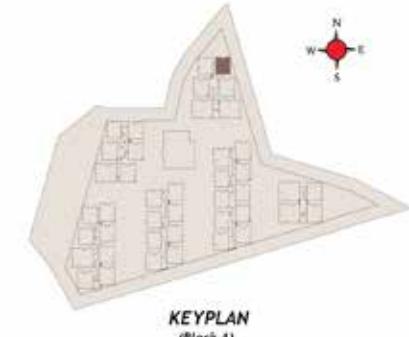
BLOCK	UNIT NO.	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK B	B-G06	1BHK - 1T	950	72	45	1067	1397
BLOCK C	C-G07	1BHK - 1T	950	72	45	1067	1397
BLOCK D	D-G08	1BHK - 1T	950	72	45	1067	1397
BLOCK E	E-G08	1BHK - 1T	950	72	45	1067	1397



## WEST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK A	A-204 - A-704	3BHK - 3T(M)	1449	59	45	1553	2016



## WEST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



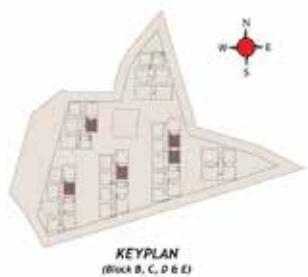
BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK B	B-205 - B-705	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK C	C-206 - C-706	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK C	C-207 - C-707	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK D	D-208 - C-708	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK D	D-207 - C-707	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK E	E-207 - E-707	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK E	E-208 - E-708	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK E	E-209 - E-709	3BHK - 3T(M)	1449	59	45	1553	2016



## WEST - 3 BHK - 3T(M) | FIRST FLOOR PLAN



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK B	B-105	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK C	C-106	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK D	D-106	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK E	E-107	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK E	E-108	3BHK - 3T(M)	1449	59	45	1553	2016



## WEST - 3 BHK - 3T(M) | GROUND FLOOR PLAN



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK B	B-005	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK C	C-006	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK D	D-005	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK E	E-005	3BHK - 3T(M)	1449	59	45	1553	2016
BLOCK E	E-007	3BHK - 3T(M)	1449	59	45	1553	2016



## WEST - 3 BHK - 3T(L) | TYPICAL FLOOR PLAN



## WEST - 3 BHK - 3T(L) | TYPICAL FLOOR PLAN



## WEST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



## WEST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



## WEST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



## WEST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



## WEST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



## WEST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



## WEST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



## WEST - 4 BHK - 4T | TYPICAL FLOOR PLAN



## WEST - 4 BHK - 4T | FIRST FLOOR PLAN



## WEST - 4 BHK - 4T | GROUND FLOOR PLAN



# CLUBHOUSE PLANS

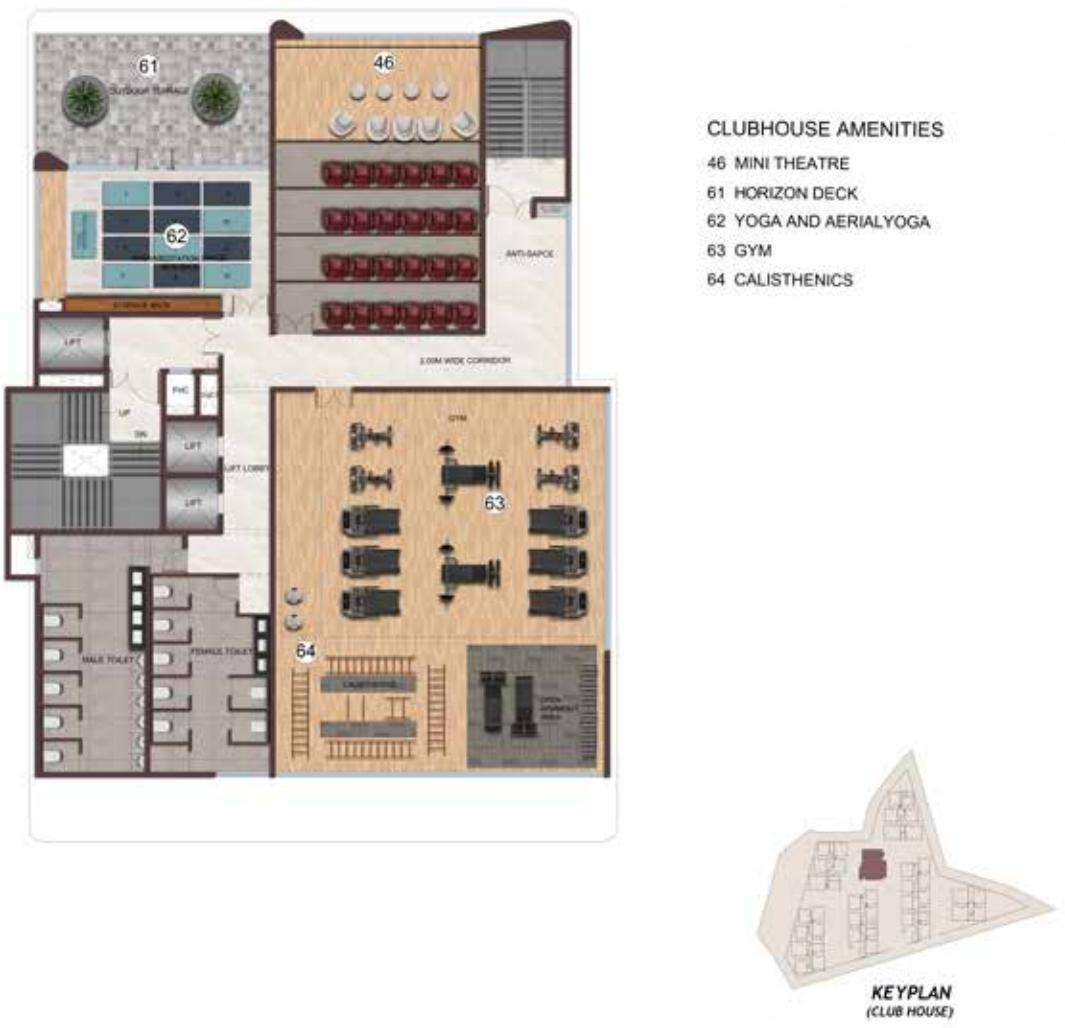
## CLUBHOUSE | GROUND FLOOR PLAN



## CLUBHOUSE | FIRST FLOOR PLAN



## CLUBHOUSE | SECOND FLOOR PLAN



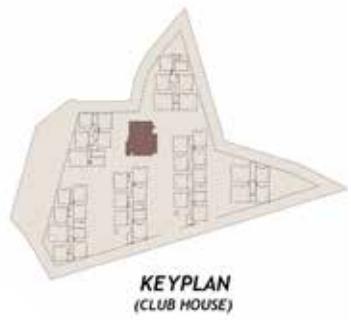
## CLUBHOUSE | THIRD FLOOR PLAN



## CLUBHOUSE | FOURTH FLOOR PLAN



CLUBHOUSE AMENITIES  
47 LEARNING CENTER  
48 COWORKING SPACE  
65 SQUASH COURT

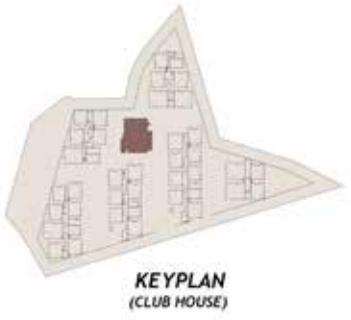


KEYPLAN  
(CLUB HOUSE)

## CLUBHOUSE | FIFTH FLOOR PLAN

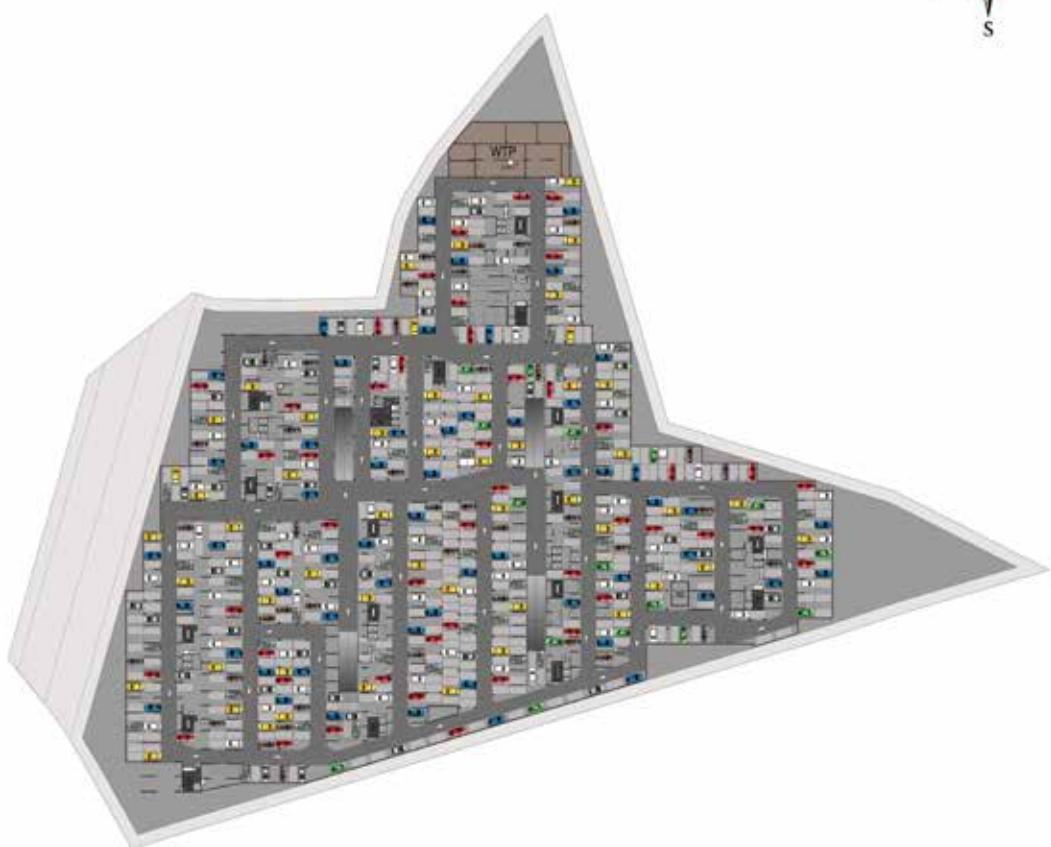


CLUBHOUSE AMENITIES  
39 ADULTS POOL  
40 KIDS POOL WITH INTERACTIVE JETS  
41 SPLASH PAD  
42 SUNKEN POOL LOUNGRERS  
43 AQUA CURTAIN  
44 POOL SIDE CABANA

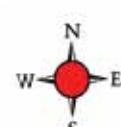
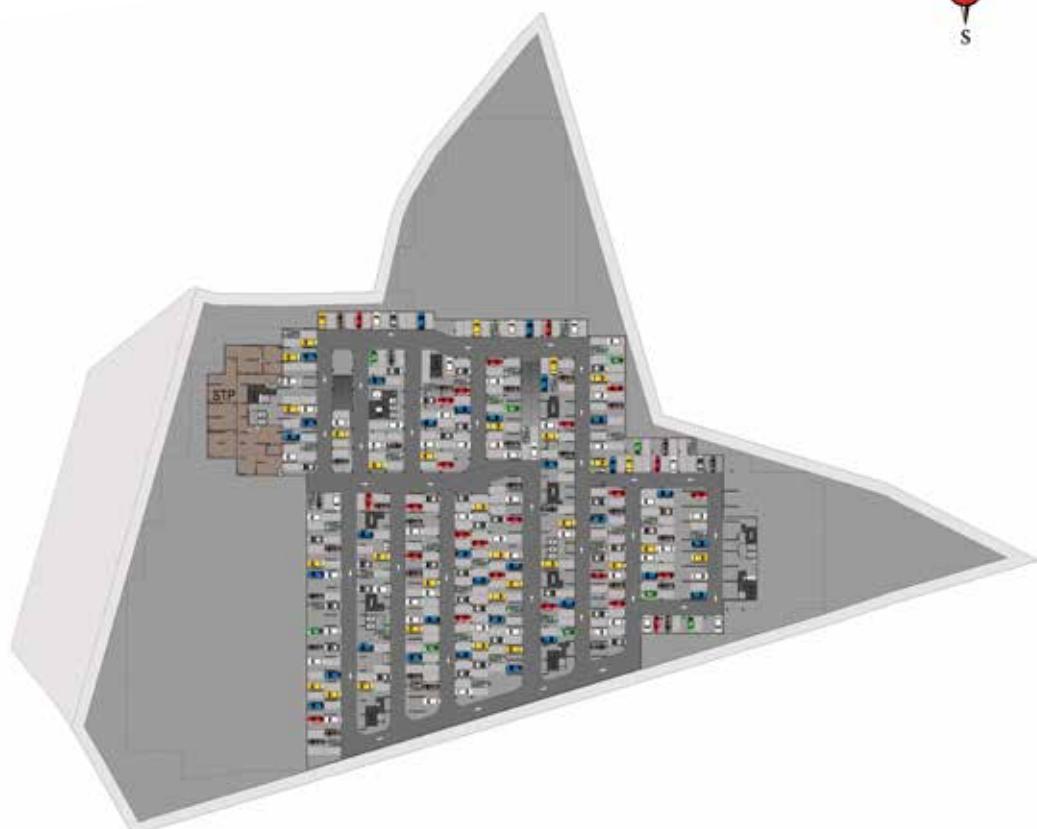


KEYPLAN  
(CLUB HOUSE)

## BASEMENT PLAN 1



## BASEMENT PLAN 2





# SPECIFICATIONS

---

## 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 2930mm
- **ATT:** Anti-termite treatment will be done

## WALL 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 2450mm height & above will be finished with a coat of primer
- **Kitchen:** Designer tile of size 600x600mm for a height of 600mm above the counter top finished level

## FLOOR FINISH WITH SKIRTING

- **Main flooring (Living, Dining, Bedroom, Utility & Kitchen):** Vitrified tiles of size 1200x1800mm
- **Bathrooms:** Anti-skid ceramic tiles of size 800x1600mm
- **Balcony:** Wooden finish tiles of size 600x1200mm
- **Door threshold:** Granite threshold will be provided for all doors

## KITCHEN & DINING

- **Kitchen:** Platform will be finished with granite at the height of 850mm from the finished floor level.
- **Dining:** Granite counter top wash basin with 300mm height Granite back splash

## BALCONY

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

## BATHROOMS

- **CP & sanitary fixture:** Kohler / equivalent will be provided
- **Master Bathroom:** Wall mounted WC with cistern, health faucet, single lever diverter, overhead rain 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.
- **False ceiling:** Gypsum false ceiling with cove light in all bathrooms

## JOINERY

### A. DOORS

- **Main door:** Full jambs polished frame and architrave with good quality double side veneer finish shutter of size 1200 x 2300mm : Ironmongerries like Digital door lock of Dorset 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 2300mm : Ironmongerries like Dorset or equivalent lock, designer door handle, magnetic door catcher, tower bolt, etc.,
- **Bathroom doors:** Granite finish full jamb architrave with double-sided laminated designer door of size 800 x 2300mm : Ironmongerries like thumb turn lock of Dorset or equivalent designer door handle 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 toughened glass
- **Ventilators:** Aluminum framed fixed louvers / openable shutter for ODU access (wherever applicable): Soffit finished with Granite

# SPECIFICATIONS

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## ELECTRICAL POINT

- **Power Supply:** Three phase for 1, 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
- **Kitchen electrical point:** For chimney, Hob & water purifier
- **Dishwasher Point:** Dish washer point will be provided wherever applicable
- **Master control switch:** Point in living / Foyer
- **5 Amp socket (outdoor):** Point provided in the balcony in the recommended location.
- **Foot lamp:** Point in all bedrooms
- **USB socket:** Provided in Living and all bedrooms
- **Fan point:** Point provided in kitchen
- **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

## 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



# LOCATION ADVANTAGES



## EDUCATIONAL INSTITUTIONS

### Universities & Colleges

VNR VJET	-	6.8 km
DRK College of Engineering	-	4.9 km
Malla Reddy Engineering College	-	8.5 km
Gokaraju Rangaraju Engg. College	-	9.1 km
Narayana Jr. College, Miyapur	-	5.4 km

### Schools

Silver Oaks International School	-	4.2 km
Delhi Public School, Miyapur	-	6.5 km
Oakridge International, Bachupally	-	7.8 km
Sentia The Global School	-	3.6 km
Creek Planet School	-	5.2 km



## BUSINESS PARK

Tech Mahindra IT Park, Bahadurpally

- 9.8 km

Mindspace IT Park, Hitec City

- 14.5 km

Cyber Towers, Hitec City

- 15.3 km

IDA Bollaram

- 7.5 km

Aurobindo Pharma, Miyapur

- 5.1 km



## CONNECTIVITY

Miyapur Metro Station

- 6.2 km

BHEL Railway Station

- 9.5 km

Outer Ring Road (Mallampet Exit)

- 6 km

Miyapur Bus Depot

- 6 km

Hitech City via Hafeezpet

- 14.8 km



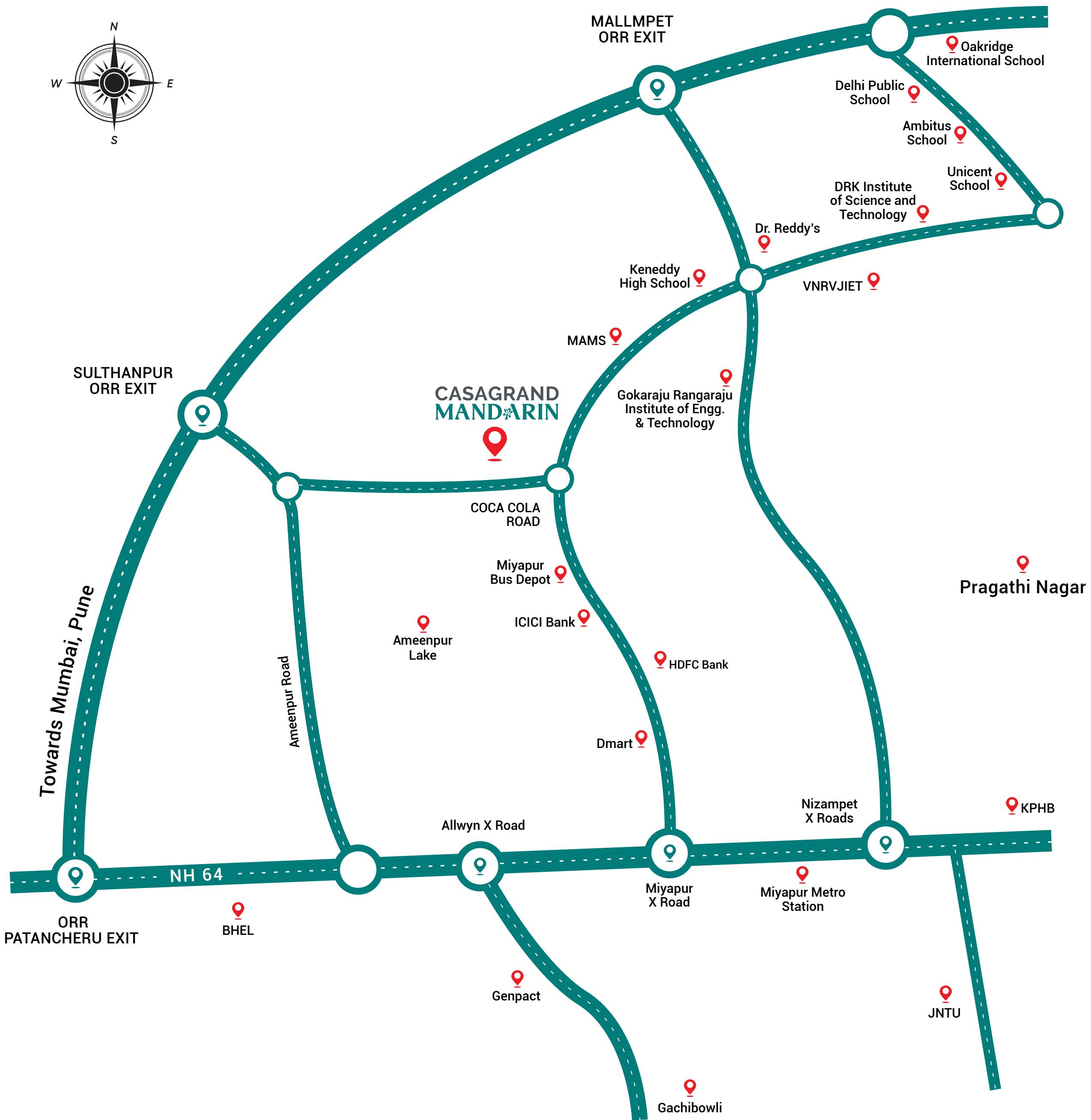
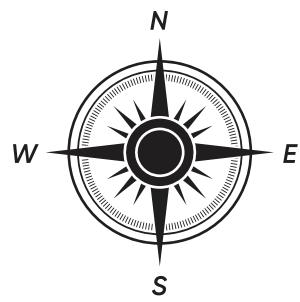
## ENTERTAINMENT ZONE

Asian GPR Multiplex	-	3.8 km
Forum Sujana Mall	-	9.2 km
Asian Cine Square, Kukatpally	-	10.5 km
GSM MALL	-	9 km
INOX Vinay Metro Mall	-	6.5 km



## HOSPITALS

MAMS (Mamata Academy of Medical Sciences)	-	2 km
SLG Hospital (Bachupally)	-	3 km
Max Super Speciality Hospital	-	5 km
Archana Hospitals (Madinaguda)	-	6 km
Suraksha Hospital (Chandanagar/Miyapur)	-	9 km
Ankura Hospitals (KPHB)	-	8 km
PRK Hospital (Chandanagar)	-	10 km
PACE Hospitals (Madinaguda)	-	7 km



## PAYMENT SCHEDULE

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<b>Stage</b>	<b>Payment Structure</b>	<b>Stage (%)</b>
Stage 1	Booking Advance	10%
Stage 2	Agreement Signing	15%
Stage 3	Completion of Foundation	10%
Stage 4	Completion of Basement Roof	10%
Stage 5	Completion of Second Basement Roof	10%
Stage 6	Completion of 1 <sup>st</sup> Floor Roof	10%
Stage 7	Completion of 3 <sup>rd</sup> Floor Roof	10%
Stage 8	Completion of 5 <sup>th</sup> Floor roof	10%
Stage 9	Completion of 7 <sup>th</sup> Floor Roof	5%
Stage 10	Completion on Flooring Respective Unit	5%
Stage 11	Handing Over	5%

# AWARDS



# CASAGRAND



## FittedHomes

Just move in...



### WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes offers 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

# WHAT DO WE OFFER?

Carefully chosen high-end specifications with international material quality that best suit your home and meet your needs. The specifications consist of two varieties: Plush and Luxe.



SCAN FOR BROCHURE

## WOODWORKS OF TOP NOTCH QUALITY



Shoe  
Rack



TV Unit



Dining  
Crockery



Wardrobes  
All  
Bedrooms



Kitchen  
Cabinets



Vanity

## HOME ACCESSORIES



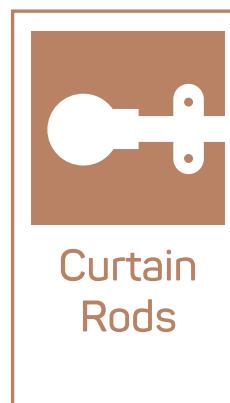
Light  
Fixtures



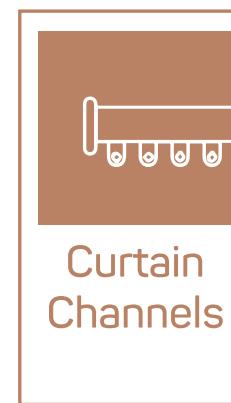
Mirrors in  
Dining



False  
Ceiling



Curtain  
Rods

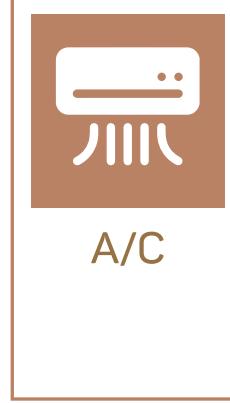


Curtain  
Channels



Mirror  
Lights

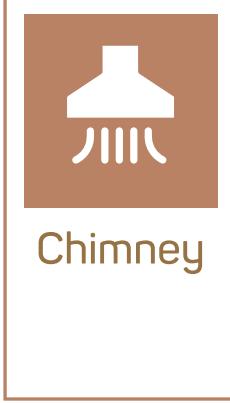
## PREMIUM ELECTRICAL FITTINGS



A/C



Cooking  
Hob



Chimney



Fans  
living &  
Bedrooms

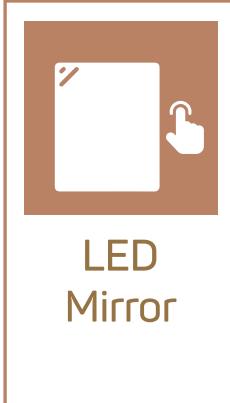


Fan with  
Light  
Dining

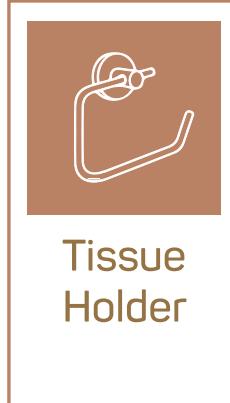


Exhaust  
Fans  
& Geysers

## WASHROOM ACCESSORIES



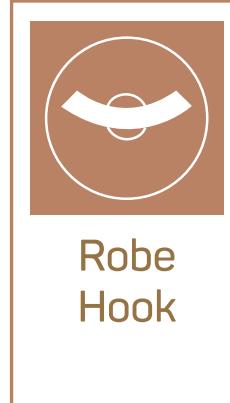
LED  
Mirror



Tissue  
Holder



Towel  
Rack



Robe  
Hook



Corner  
Shelf



Towel  
Ring

## 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.

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payment at the  
time of unit  
booking

85%

payment during  
work-in-progress

10%

payment  
during the unit  
handover

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**HOME ACCESSORIES**

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