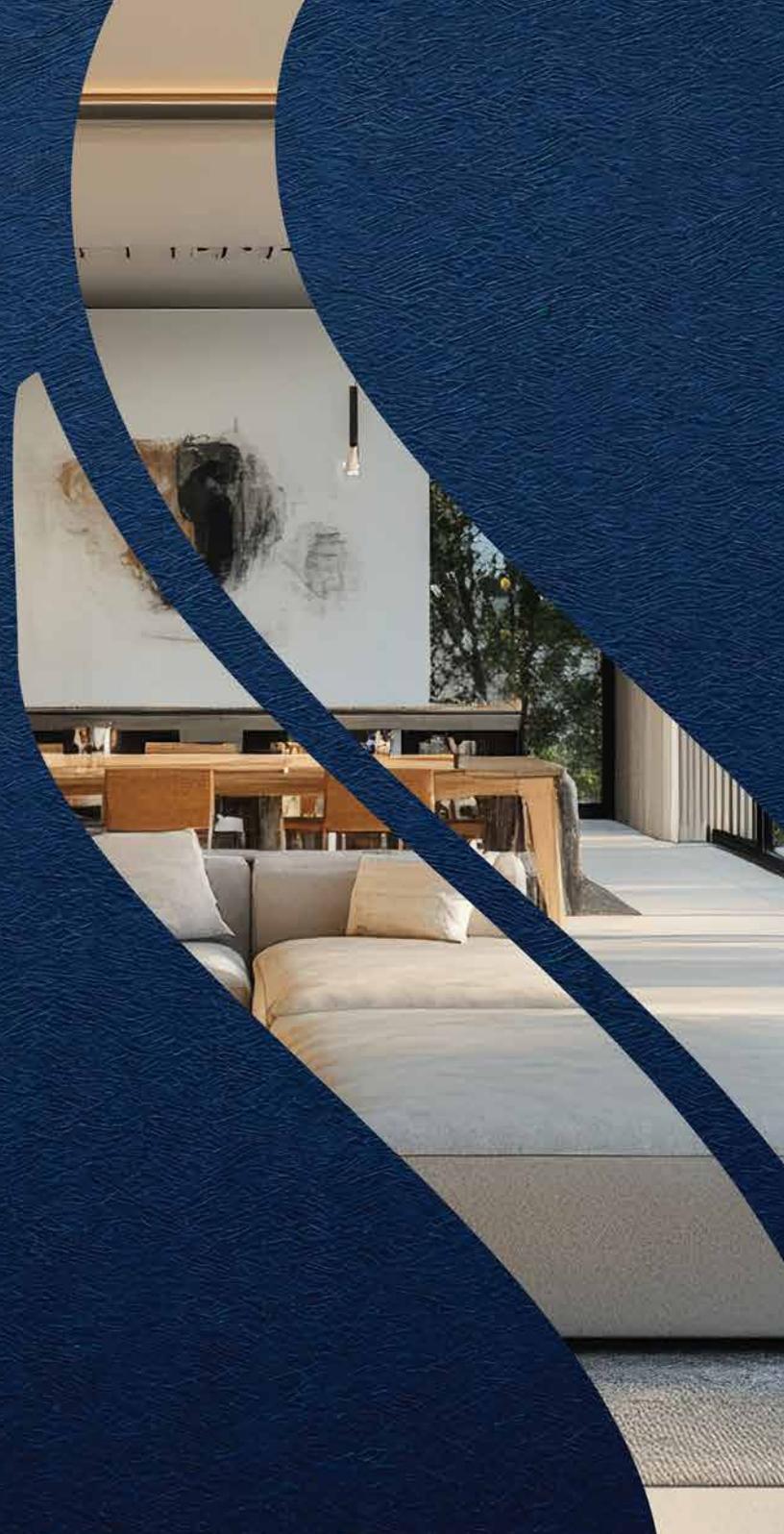


CASAGRAN SPACIO

LIVE LIFE, ENLARGED





CASAGRANDE 
building aspirations

WHY CASAGRAND?

NO.1

Ranked in Chennai
for last 8 years*

2000+

Quality checks

6 MONTHS

Guaranteed resale

TOP 2

Ranked in
South India

2300+

In-house engineers
for construction

6 PRODUCT PILLARS

Quality | Features | Amenities | Specifications
Spatial planning Low maintenance

TOP 7

Ranked in India

7 YEARS

Warranty

ON-TIME

Delivery of projects

22+ YEARS

of Trust & Legacy

10 YEARS

Maintenance by us

VALUE FOR MONEY

Bulk purchase | On-time completion Efficient design
In-house construction | Efficient business process

7000+

Homes sold
(FY'24 - 25)

2 MONTHS

Guaranteed rental

CASAGRAND COMMUNITY LIFESTYLE

Vibrantly engaged community with about 10 curated
events & 25 engagement activities per year



WHERE SPACE IS THE
ULTIMATE INDULGENCE

15



14



CASAGRAN SPACIO

LIVE LIFE, ENLARGED

At Casagrand Spacio, life doesn't just expand, it unfolds in breathtaking proportions.

Sunlight spills through wide windows, laughter travels freely across generous living spaces where every corner feels open, inviting and alive. Here, grandeur is warm, welcoming and deeply personal. In a world that grows more crowded by the day, this is your rare escape into serenity and soulful luxury.

This is life, enlarged in space, in comfort and in every beautiful moment.



Aerial View



Villa View

TIRUPPUR
YOU HAVE NEVER SEEN ANYTHING
LIKE THIS BEFORE!

Introducing the first-ever European-styled villa community in Tiruppur. Set across 2 acres, Casagrand Spacio is an intimate collection of just 20 signature villas thoughtfully crafted for families who desire more space, more comfort and a richer way of living.



Tree Court View





A PRODUCT TAILORED
TO HIGHER STANDARDS







A BOUTIQUE VILLA ENCLAVE

- ❖ SPACIO offers an exceptional lifestyle in the vibrant locale of Tiruppur.
- ❖ 2-acre classic European elevation styled with 20 ultra-spacious 4 BHK bungalows with maid room.
- ❖ A premium community of 20 villas set on 2 acres, featuring a clubhouse and inviting landscaped green spaces.
- ❖ 65% of the area is dedicated to open space and nature.
- ❖ 18 premium indoor and outdoor amenities.
- ❖ A neighborhood reimagining its classical style with premium specification to upgrade your lifestyle.
- ❖ 8,800 sft. frontscapes offering exclusive in community recreational spaces.
- ❖ Master plan and unit plan designs are based on five important pillars in planning: light, ventilation, Vaastu, privacy and aesthetics.
- ❖ Efficiency in space planning.





CRAFTED IN THE SPIRIT OF EUROPEAN GRANDEUR

- ❖ The project is set amidst 2 acres with 20 villas.
- ❖ A classical and artistic entrance arch greets you warmly, accentuated by vibrant lighting and a beautifully landscaped setting.
- ❖ The classic European style facade, enhanced with luxurious lighting, enhances both the building exteriors and the landscape, forming captivating focal points within the community.
- ❖ 30 ft. driveways are planned across the project for comfortable movement facilitated with emergency vehicular access.
- ❖ 1700 sft. of best in class clubhouse is designed within the community providing ample indoor amenities for the residents.
- ❖ Convertible balcony in bedrooms offers 3x more ventilation, ample lighting & views.



Drive View



A NEIGHBOURHOOD ONE WITH NATURE

- ❖ 65% dedicated to open space, an unprecedented feature in the neighborhood, comprising 87,000 sft. of the total land area.
- ❖ Spacious living and dining area in each villa that opens to a private garden which connects the outdoor from indoor adorned with lush landscaping.
- ❖ Every villa is compatible with lift provision for convenient accessibility.
- ❖ Open terraces transform into luxurious sky lounges with a dedicated barbecue counter, enhanced by designer pergolas that blend shade, style, and serenity seamlessly.
- ❖ Luxurious 4 BHK villas feature exclusive backyard landscapes, offering an 800sft. private garden with amidst lush greenery.





CURATED AMENITIES FOR EVERY GENERATION

- ❖ The community welcomes you with an enchanting aqua court featuring with rain curtain arch and herbal grove a serene space for peace and a refreshing drizzle experience.
- ❖ Tot's twist play park and floor play deck come together to create a lively, engaging space for kids to explore and enjoy.
- ❖ An engaging youth zone featuring earth hammocks, barbecue court and a cozy fire pit with seating perfect for recreation and rejuvenation.
- ❖ Senior serenity court, leisure path, wellness reflex path that caters to senior citizens for leisure and relaxation.
- ❖ Stay active and healthy with a fully equipped indoor gym designed for all fitness levels. A dedicated pets' park with play spaces fostering a lively and pet-friendly community.





AMENITIES THAT LET YOU RELAX AND UNWIND

- ❖ Experience serenity at the clubhouse, beautifully designed with a warm and inviting entrance lobby that offers a perfect prelude to relaxation.
- ❖ The gym offers an ideal space to rejuvenate your body and mind, promoting health, vitality, and active living for residents of all ages.
- ❖ Host with ease in a multipurpose hall featuring a stage and convenient pantry area.
- ❖ Immerse yourself in pure luxury with a soothing sunken jacuzzi, thoughtfully designed for ultimate relaxation and rejuvenation.





LUXURY LIES IN THE SPECIFICATIONS

- ❖ Main door designed with wooden paneling and architrave for an appealing entrance with designer door number signage with accent lighting.
- ❖ Enhancing the flooring ambiance with premium 1200x600mm vitrified tiles, delivering a distinctly luxurious finish.
- ❖ Elegant 1200 x 600mm vitrified tiles for bathrooms.
- ❖ Premium 600 x 1200mm vitrified tiles with wooden finish in balcony.
- ❖ Premium range Jaguar or equivalent fittings in all bathrooms.
- ❖ Luxurious master bathroom fitted with overhead shower, hand shower and foldable chair.
- ❖ Granite counter with counter-mount washbasins in dining and bathrooms.
- ❖ 2' long trench and square SS designer pest free gratings are provided in the bathrooms.
- ❖ Foot lamps are provided in all bedrooms for your daily convenience.
- ❖ Waterproof charging points are provided on the balcony for safety and functional convenience.



Balcony View



EVERY SPECIFICATION THOUGHTFULLY CURATED

- ❖ Convenient AC ODU spaces serviceable from the interior.
- ❖ Parking and driveways offer hassle-free pedestrian movement all around the site, abutting the boundary tree planting.
- ❖ Building orientation ensures maximum wind flow and minimum heat gain.
- ❖ Uninterrupted visual connectivity - all bedrooms & balconies will be facing the exterior.
- ❖ All bedrooms, living & kitchens are consciously planned to be well-ventilated from the exterior.
- ❖ Kitchens with Long window for better lighting.
- ❖ Effective set back given in all side of villa.



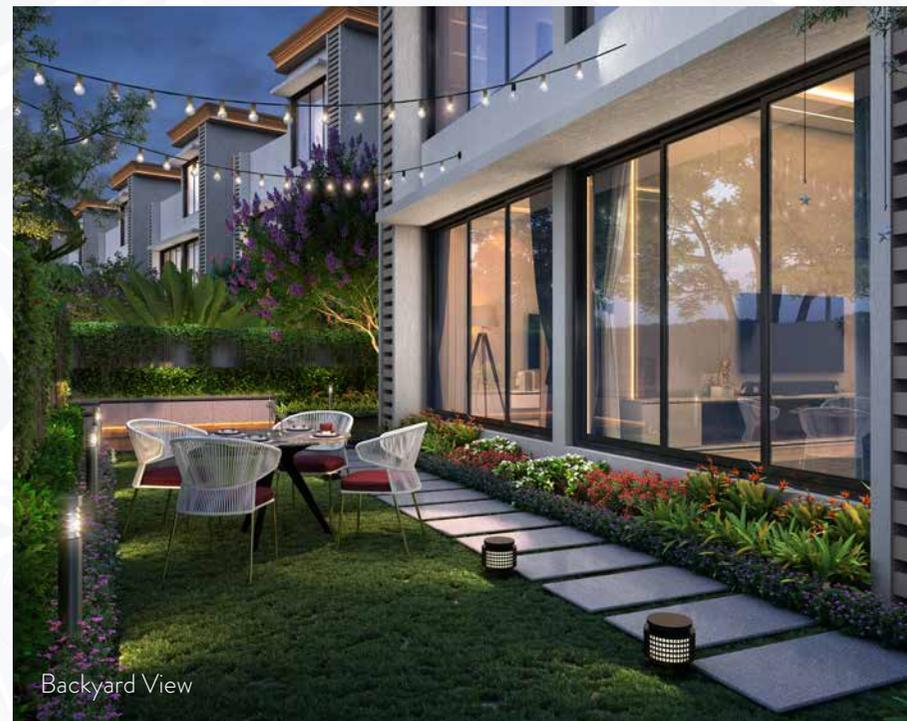
VAASTU STORY

AROUND SPACE & LIGHT

- ❖ Each unit has North facing entry doors.
- ❖ Each unit has a kitchen placed in the Southeast.
- ❖ All unit has bedrooms in the Southwest.
- ❖ No units have toilets in the Northeast and Southwest.
- ❖ No unit has a bed headboard in the North.

YOUR FAMILY'S OWN GREEN RETREAT

(800 sft. Private Garden in Every Villa)





A modern outdoor patio at night. In the background, a wall of vertical slats is illuminated from behind, creating a warm, glowing effect. The wall features a large, abstract, wavy pattern in a golden-brown color. To the left, there are lush green plants and a striped hammock. In the foreground, a curved bar with a dark granite top holds a silver grill, a plate of food, and a rolled-up menu. The ground is covered in green grass.

AMENITIES THAT MAKE
EVERYDAY A GETAWAY



18

**LIFESTYLE
AMENITIES**



CLUBHOUSE AMENITIES

ENTERTAINMENT & CONVENIENCE

1. Multi-purpose hall
2. Gym
3. Jacuzzi lounge
11. Tree court with refreshing rain arch
12. Pet walk
13. Barbecue court
14. Herbal grove



OUTDOOR AMENITIES

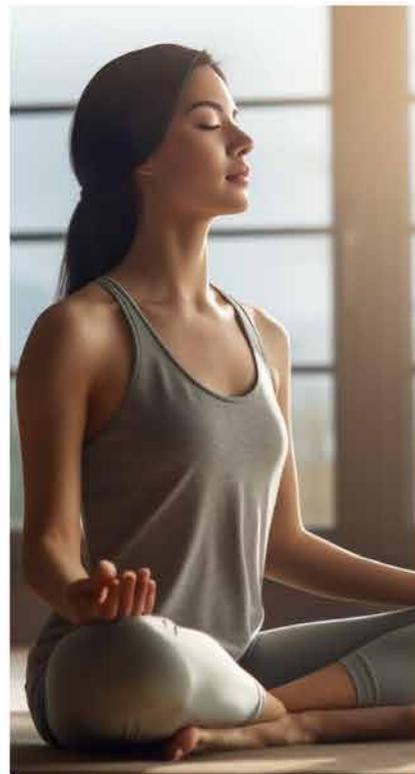
GAMES, FEATURES AND WELL BEING

4. Wellness reflex path
5. Senior serenity court
6. Party lawn with dias
7. Earth hammock
8. Leisure path
9. Multi-purpose court with hoop hub
10. Fragrance lounge with seating
15. Aqua court with rain curtain arch
16. Campfire pit with seating



KIDS PLAY AREA

17. Tot's twist play park
18. Floor play deck



PRECISION IN SPECIFICATIONS
EXCELLENCE IN QUALITY





SPECIFICATIONS



STRUCTURE

Structural System	: RCC framed structure designed for seismic compliant (Zone)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor- Floor height (incl. slab)	: Will be maintained at 3350mm
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 design intent
Bathroom	: Vitrified tiles of size 600x1200mm till 2550mm height & above will be finished with a coat of primer



FLOOR FINISH WITH SKIRTING

Main Flooring	: Vitrified tiles of size 1200x600mm
Bathrooms	: Anti-skid vitrified tiles of size 1200x600mm
Balcony	: Wooden finish tiles of size 600x1200mm
Door threshold	: Granite threshold will be provided for all doors
Terrace /open terrace 2 nd floor	: Pressed tiles finish
Car parking	: Kota flooring



KITCHEN & DINING

Kitchen	: Will be left open for modular kitchen provisions
Dining	: Granite countertop wash basin with 300mm height tile backsplash



BALCONY

Handrail	: MS handrail as per architect's design intent
Cloth drying Hanger	: Sill level finished with granite
BBQ	: Ceiling cloth drying hanger in bedroom balcony
	: Provided granite Countertop for the BBQ area in terrace



STAIRCASE

Flooring	: Granite flooring for staircase
Handrail	: MS handrail as per architect's design



BATHROOMS

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



JOINERY

A. DOORS

Main door	: Full jambs polished frame and architrave with good quality double side veneer finish shutter of size 1200 x 2400mm : Ironmongeries like digital door lock of Yale or equivalent, 18” tower bolts, door viewer, wall mount magnetic door catcher and concealed door closure
Bedroom doors	: Full jamb architrave with double-sided laminated designer shutter of size 1000 x 2400mm : Ironmongeries like Yale or equivalent lock, magnetic door catcher, and 8” tower bolt in bedroom
Bathroom doors	: Granite finish inner jamb with double-sided laminated designer door of size 800 x 2400mm : Ironmongeries like thumb turn lock of Yale/equivalent without key, 6”tower bolt etc.,
Terrace	: Good quality door frame with FRP shutters of size 900x2100mm : Ironmongeries like thumb turn lock of Yale/ equivalent without key, door bush
Maid door & Maid toilet door	: Full jamb architrave with double-sided laminated designer shutter of size 800 x 2100mm : Ironmongeries like Yale or equivalent lock, Magnetic door catcher, 6”tower bolt, 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
Ventilator	: Aluminum framed fixed louvers / openable shutter for ODU access (wherever applicable) : Soffit finished with Granite



ELECTRICAL POINTS

Power Supply	: 3-phase power supply connection
Safety device	: MCB & RCCB (Earth leakage vircuit break)
Switches & sockets	: Schneider or equivalent
Wires	: Fire retardant low smoke (FRLS) copper wire of good quality IS brand
Master control switch	: Point in living / Foyer
Foot lamp	: Point in all bedrooms
TV	: Point in Living, master bedroom & other bedrooms
Data	: Point in Living, & any one bedroom
Tap	: Provided in the outdoor deck, car parking & terrace
Split- air conditioner	: Points in living, dining, lounge & all bedrooms
Exhaust fan	: Point in all bathrooms
Geyser	: Point in all bathrooms
Villa Back-up	: Inverter provision for all room fan and light points
5 Amp weatherproof socket (outdoor)	: Point provided in balcony in recommended location
Fan Point	: Point provided in kitchen
2way fan point	: Point provided in all bedrooms
Kitchen	: For chimney, hob, dishwasher & water purifier
USB	: Point in living and all bedrooms
5Amp socket	: Provided in all bathrooms
Mirror point	: Point in dining wash basin and all bathrooms



OUTDOOR FEATURES

Water storage	: Centralized UG sump with WTP (min. requirement as per water test report)
Rain water harvesting	: Rain water harvesting system as per site requirement
STP	: Centralized Sewage treatment plant
Common Back-up	: 100% Power backup for common amenities such as clubhouse, WTP, STP & selective common area lighting
Safety	: CCTV surveillance cameras will be provided all round the building at pivotal location in ground level
Security	: Security booth will be provided at the project entry/exit facilitated with MY GATE
Compound wall	: Site perimeter fenced by compound wall with entry gates & height of 1800 mm as per design intent and over that 300mm with barbed fence
Landscape	: Suitable landscape at appropriate places in the project as per design intent
Driveway	: Convex mirror for safe turning in 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



MASTER PLAN

MASTER PLAN

AMENITIES

CLUB HOUSE AMENITIES

ENTERTAINMENT & CONVENIENCE

- 1 MULTI PURPOSE HALL
- 2 GYM
- 3 JACUZZI LOUNGE

OUTDOOR AMENITIES

GAMES,FEATURES AND WELL BEING

- 4 WELLNESS REFLEX PATHWAY
- 5 SENIOR SERENITY COURT
- 6 PARTY LAWN WITH DIAS
- 7 EARTH HAMMOCK
- 8 LEISURE PATH
- 9 MULTI PURPOSE COURT WITH HOOP HUB

- 10 FRAGRANCE LOUNGE WITH SEATING
- 11 TREE COURT WITH REFRESHING RAIN ARCH
- 12 PET WALK
- 13 BARBEQUE COURT
- 14 HERBAL GROVE
- 15 AQUA COURT WITH RAIN CURTAIN ARCH
- 16 CAMPFIRE PIT WITH SEATING

KIDS PLAY AREA

- 17 TOT'S TWIST PLAY PARK
- 18 FLOOR PLAY DECK



UNIT PLAN

VILLA - 4BHK - NORTH FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR /
TERRACE FLOOR PLAN

TYPE-B1 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
17A	2620	3388	3573



KEY PLAN

VILLA - 4BHK - NORTH FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR /
TERRACE FLOOR PLAN



KEY PLAN

TYPE-A1 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
14	2674	3440	3732

VILLA - 4BHK - NORTH FACING



GROUND FLOOR PLAN

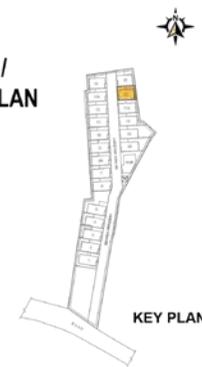


FIRST FLOOR PLAN



SECOND FLOOR /
TERRACE FLOOR PLAN

TYPE-B2 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
16	2708	3488	3617



KEY PLAN

VILLA - 4BHK - NORTH FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**SECOND FLOOR /
TERRACE FLOOR PLAN**

TYPE-A UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
1	2702	3458	4326
2	2702	3458	3852
3	2702	3458	3875
4	2702	3458	3897

TYPE-A UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
5	2702	3458	5304
6	2702	3458	3880
7	2702	3458	3628
8A	2702	3458	3627

TYPE-A UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
9	2702	3458	3629
10	2702	3458	3631
11	2702	3458	3634
12	2702	3458	3636
12A	2702	3458	3617



KEY PLAN

VILLA - 4BHK - NORTH FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**SECOND FLOOR /
TERRACE FLOOR PLAN**

TYPE-B UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
18	2697	3460	3813
19	2697	3460	4820
20	2697	3460	4347



KEY PLAN

VILLA - 4BHK - NORTH FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR /
TERRACE FLOOR PLAN

TYPE-B3 UNIT NO.	CARPET AREA (SQ.FT)	SALE AREA (SQ.FT)	LAND AREA (SQ.FT)
15	2711	3502	3887



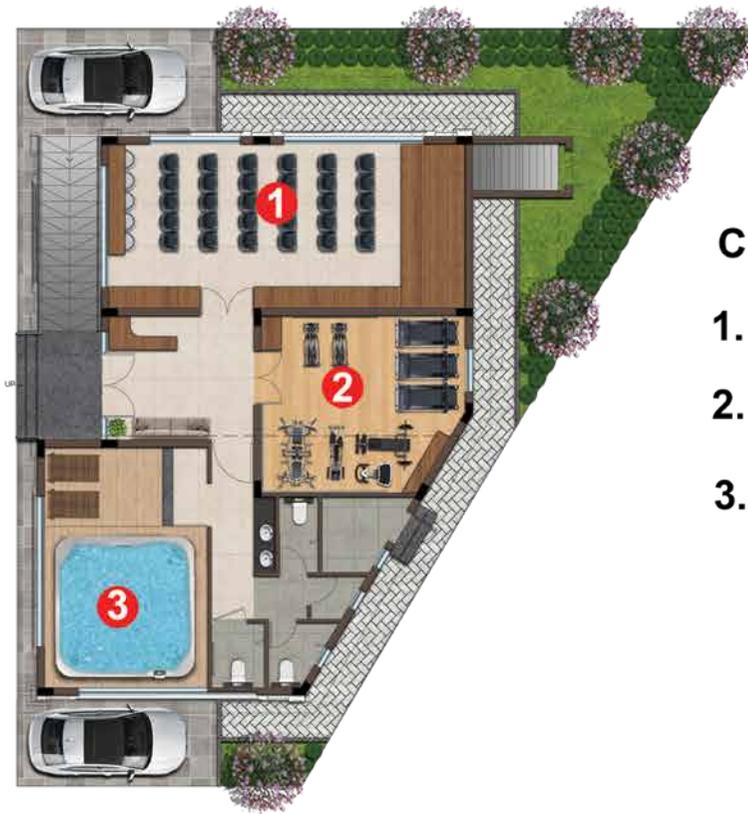
KEY PLAN



Outdoor View

CLUBHOUSE

CLUBHOUSE



CLUBHOUSE AMENITIES

1. MULTIPURPOSE HALL
2. GYM
3. JACUZZI LOUNGE



KEY PLAN



PAYMENT SCHEDULE

Booking Advance (10 days from the date of booking)	10%
Agreement Stage (35 days from the date of booking)	25%
Commencement of Foundation	15%
Commencement of Ground Floor Roof	15%
Commencement of 1st Floor Roof	10%
Commencement of 2nd Floor Roof	10%
Completion of Flooring Respective Unit	10%
Handing Over	5%
TOTAL	100%



LOCATION ADVANTAGE

SCHOOLS

- A.V.P Trust National School 1KM
- AKR Academy 4KM
- Sri Ramakrishna Vidyalaya Matric HSC Sec. School 4KM
- Smart Modern School 5KM
- Quest International School 6KM
- Sri Nachammal Vidyavani CBSE School 7KM
- Spring Mount Montessori School 11KM

HOSPITALS

- CNS Super Speciality Hospital 5KM
- Sri Kumaran Multispeciality Hospital 5KM
- Revathi Multispeciality Hospital 8KM
- City Ortho Hospital 7KM

TRANSPORTATION

- New Bus stand – Perumanallur 4KM

ENTERTAINMENT

- Sri Sakthi Cinemas 8KM

IT PARK

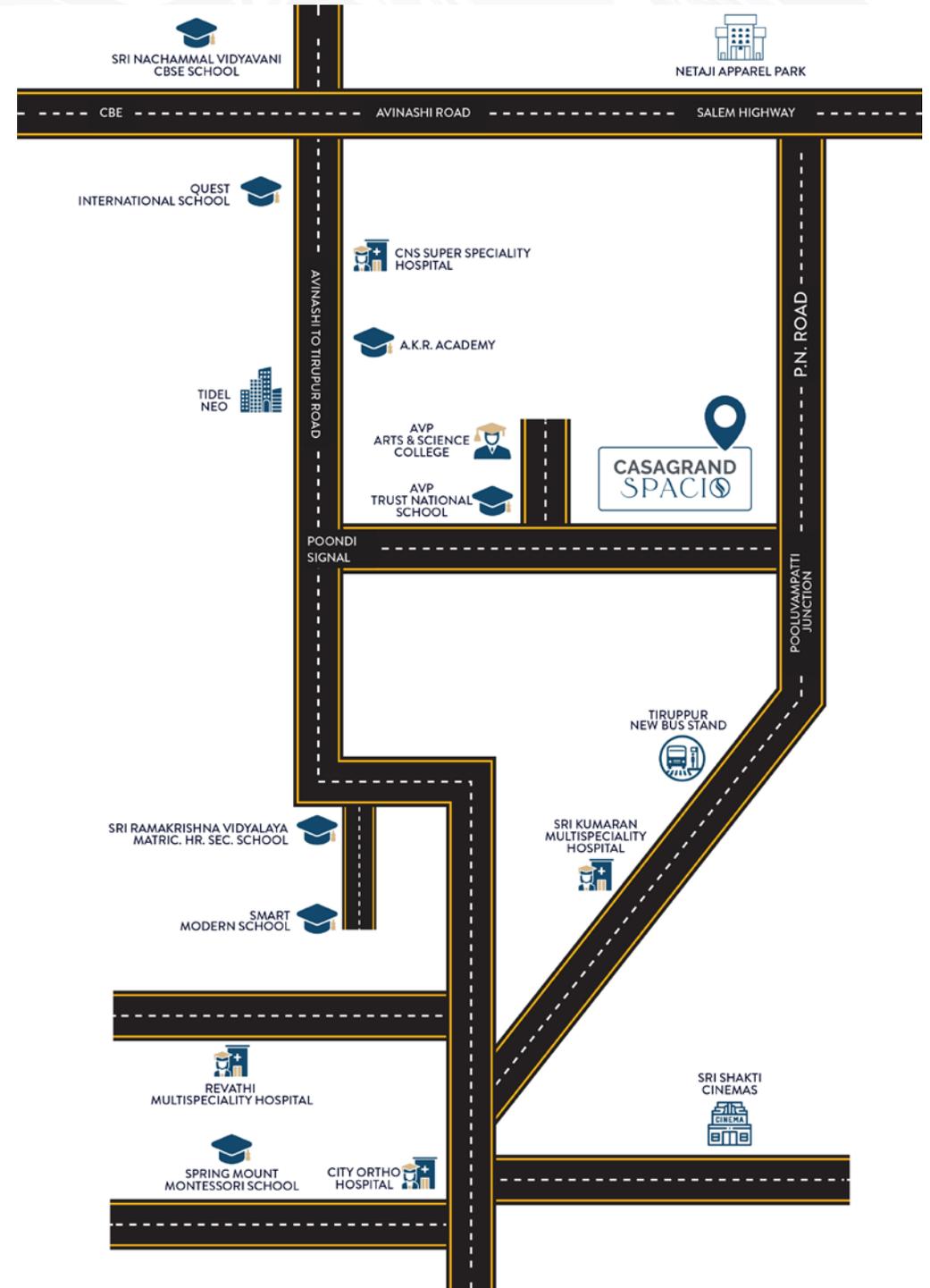
- TIDEL NEO 4KM

APPAREL PARK

- Netaji Apparel Park 12KM

COLLEGE

- AVP Arts & Science College 1KM









Clubhouse View





04

04

TM CE 2440

05

05

FN07 CE.7040

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