

CASAGRAN   
**AQUENE**  
Kengeri

FOR A PEACEFUL

*lifestyle*









### **SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER**

Casagrand Premier Builder Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. In the last twenty years, we have developed over 56 million square feet of prime residential real estate across Chennai, Bengaluru, Coimbatore and Hyderabad. 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 at Casagrand are all set to progress further forward with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.









# CASAGRAND AQUENE

Experience more than just the comforts of an ordinary home in a stunning self-sustainable township, located right in Kengeri. With state of the art amenities, enjoy a peaceful living experience and indulge in these lifestyle features crafted just for you.

So, don't just move into a new home, move into Casagrand Aquene.

## SALIENT FEATURES

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- Thoughtfully crafted 333 apartments spread across 3.77 acres in Kengeri
- Basement + ground floor + 8 floors building design structure
- Meticulously designed 1, 2 & 3 BHK kid's centric apartments
- Secured apartment community with a vehicle free podium
- 60+ amenities & features with 40 exclusively for kids that include kids pool, interactive floor games outdoor hobby zone, rock climbing wall, cricket practise net, multipurpose courts and many more
- Offers a stand alone clubhouse of 12,000 sft
- 75% open space for maximised ventilation & abundant lush greenery
- 100% Vaastu compliant homes designed with zero wastage of space
- Surrounded by prominent landmarks, schools, colleges & hospitals.







# AMENITIES



CHILDREN PLAY AREA



# 60+ LIFESTYLE AMENITIES

## Entertainment



1. Multipurpose party hall
2. 3D home theatre
3. Business centre
4. Kids waiting lounge
5. Terrace party counters
6. Terrace hangout area

## Health & Fitness



7. Gym
8. Functional training

## Game Zone



9. Video games
10. Ball pit
11. Gaming arcade
12. Dart wall
13. Hookey ring toss game
14. Interactive games

## Indoor Games



15. Table tennis
16. Snooker
17. Foosball
18. Board games
19. Magnetic wall games

## Learning Center



20. Arts and craft corner
21. Chalkboard wall

## Swimming Pool Amenities



22. Infinity swimming pool
23. Kids pool
24. Waterfall feature
25. Water play jets
26. Pool deck with movie screen

## Facilities



27. Association room
28. Convenio
29. Ironing shop
30. Driver/ Maid room
31. Toilets for drivers/domestic help

## Kids Outdoor Amenities



32. Multi-sports court
33. Amphitheatre
34. Tree house
35. Pets corner
36. Adventure zone
37. Skating rink
38. Children's play area
39. Kids jungle gym
40. Kids play lawn
41. Rock climbing wall
42. Cricket practice net
43. DIY garden
44. Kids hammock
45. Interactive floor games / Hopscotch
46. Tat lot
47. Outdoor hobby zone
48. Bicycle racks with bicycles
49. Mini golf
50. Basketball hoop for kids
51. Science park

## Outdoor Amenities



52. Entrance waiting point
53. Senior citizen alcove
54. Jogging track
55. Party lawn
56. Outdoor gym
57. Meditation garden
58. Reflexology pathway
59. Barbeque plaza
60. Car wash bay
61. Electric car charge bay





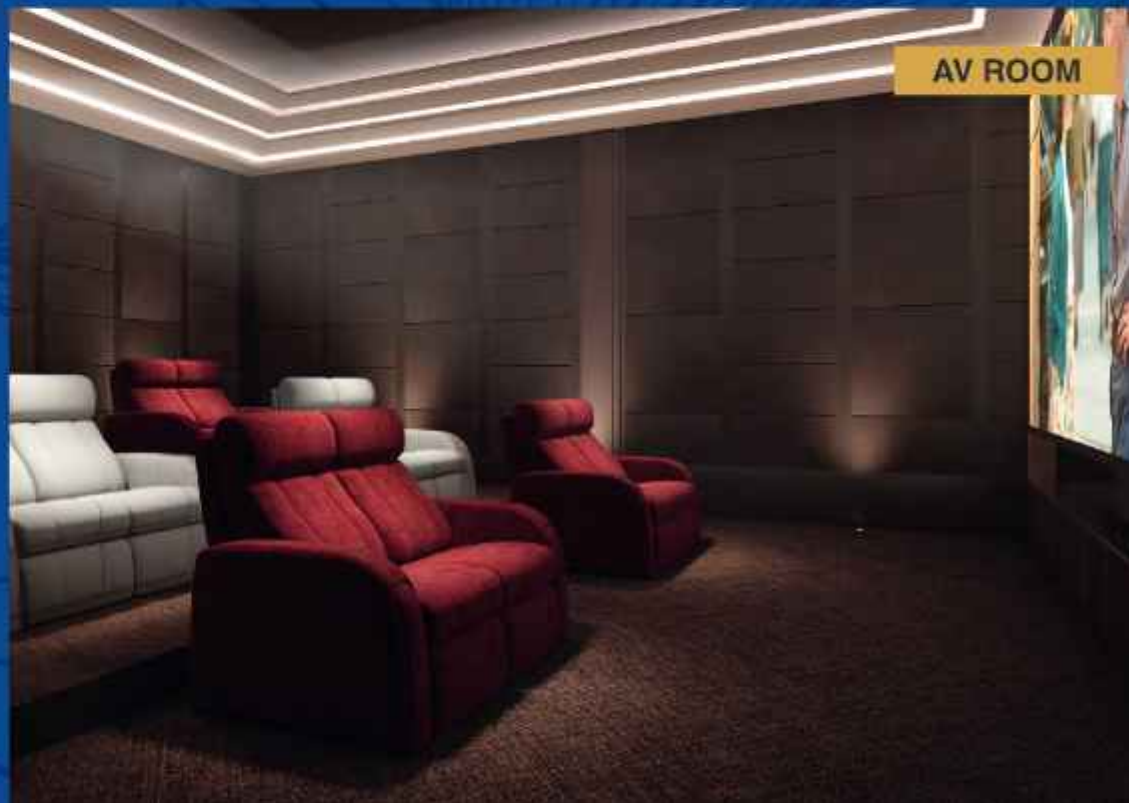
**GYM**



**MULTIPURPOSE ROOM**



**INDOOR GAMES ROOM**



**AV ROOM**



# PRODUCT SUPERIORITY

AMPHITHEATRE





## Premium Community Design for a Superlative Life!



Casagrand Aquene brings you a beautiful confluence of premium living and essential comfort combined with a world-class living experience at Kengeri

- Finely crafted 1, 2 & 3 BHK apartments
- Well-designed 333 homes on a sprawling 3.77 acres
- Easily accessible community with a grand entrance
- 75% open space and 2.5 acre landscaped areas spread for maximum light, ventilation & recreational activities
- 40,000 sft of central podium
- Dedicated club house of 12,000 sft with more than 60+ lifestyle amenities in the community
- Most premium specifications in the units

## Kid's Theme Community at Kengeri



First ever Kids themed community with specially designed amenities to suit the overall development of the children.

- Central podium with ample greenery and lots of amenities
- Exclusive infinity pool with kids features
- Unique amenities for kids of all age groups
- A Community with 40+ amenities dedicated for kids out of 61 amenities
- A vehicle free zone with basement car parking to ensure safety for kids and senior citizens on the podium level

## Only project to offer 60+ lifestyle amenities



Casagrand Aquene brings you the best of lifestyle amenities with more than 70% of the amenities dedicated for kids

- Central podium filled with amenities with easy accessibility
- Amphitheatre and party lawn for social gatherings
- Fun zone with ample of kids activity like gaming arcade, interactive wall games
- Exclusive roof top infinity pool with kids waterfall
- Outdoor movie watching experience by the swimming pool

## Kids Fun & Recreation – Aquene is a 'Haven for Kids'



Casagrand has always been a pioneer in offering the best of amenities for every age group. Youth and kids-centric lifestyle at Casagrand Aquene, makes living here an absolute dream come true

- 3D Home theater
- Interactive kids games
- Outdoor hobby zone
- Treehouse
- Terrace party counter
- Terrace hangout area
- Pet's corner and many more

## Kids Learning & Development are made Fun & Easy here



Casagrand Aquene offers an apt environment for children to explore, learn and discover their true passion. We focus on developing children's aptitude and learning with amenities that are fun and interactive

- Arts and crafts corner
- Chalkboard wall
- Magnetic games wall
- Interactive games apart from video games



## Kid's Safety and Security as Our Top Priority



Our security features ensure the community enjoys a safe and carefree lifestyle that brings utmost joy and contentment at every moment

- Multi-tier security system
- Live video streaming of kids play zones
- Digital door locks
- CCTV surveillance

## Kid's Convenience at its Best



Casagrand Aquene offers conveniences that make life easy and comfy

- Entry waiting point for school going kids
- Kids waiting lounge in the clubhouse
- Convenience store, ironing shop, association room - addressing your daily needs

## Kid's health & fitness – Encouraging kids to partake in extracurricular activities



Casagrand Aquene provides opportunity to indulge actively in the outdoors as there are many avenues to explore kids' sporty side & to meet their fitness goals as well

- Hammock garden
- Kid's jungle gym
- Adventure zone
- Rock climbing wall
- Science park
- Basketball hoop for kids
- Cycling around the community

## Kids-Friendly Features - Not just the Community, but Homes too!



At Aquene, extra efforts are taken to ensure a kids-friendly ambience

- Digital door lock as a child safety feature
- Kid's safe windows and french doors
- VOC less paints for the entire house

## An exclusive Community for Nature Lovers



At Aquene, we bring you closer to nature. Get to enjoy the landscapes with beautifully planned outdoor entertainment

- DIY garden
- Meditation garden
- Reflexology pathway
- Senior citizens alcove

## A Right Community for a Healthy Life



This community reveals the true beauty of sports and helps in developing physical and mental health of a child with a wide range of sports

- Multi sports court
- Table tennis & snooker
- Skating rink
- Outdoor gym
- Functional training
- Jogging track
- Gym
- Cricket practice net
- Bicycle with bicycle racks



## High-End Specifications for a Classy Lifestyle



Mindfully chosen specifications to have an upgraded living experience inside your homes with the latest state-of-art-features

- Digital door lock
- Mobile charging docks
- Cloth drying in balcony
- Every bathroom is upgraded with rain shower, counter-mount washbasin of American standard / equivalent brand
- Pest-free bathroom drains to ensure clean indoors
- Air purifier

## Best Interior Planning



Conscious efforts have been taken during the design phase to achieve the best interior spaces, for lighting, ventilation, and the ambiance

- Every window is designed to offer beautiful views
- No overlooking units ensuring no compromise in privacy
- Huge floor to ceiling height sliding windows offer 3 times greater light, ventilation and beautiful views than other homes
- 100% Vaastu compliant homes with no wastage of spaces
- Planned outdoor unit locations for your air conditioners

## Vaastu Complaint for enhancing a positive living



Aquene's interiors give you a resort-like feel. All common area interiors have been designed flawlessly to give you a living experience that is absolutely par excellence

- North facing headboards are avoided
- No units have NE, SW toilets and kitchen
- North West or South East Kitchen
- No South or West facing 3BHKs
- SW corner bedrooms

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



Aquene's interiors give you a resort-like feel. All common area interiors have been designed flawlessly to give you a living experience that is absolutely par excellence

- Grand entrance arch
- Beautifully designed contemporary elevation with glass facade
- Clubhouse with 5-star interiors
- Double-height entrance lobby to every block

### PRODUCT SUPERIORITY

Superior brands

221 quality checks

More amenities

Better utility of space and ventilation

Kids and senior citizens friendly

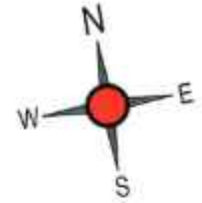




# SITE PLAN



# SITE & GROUND FLOOR PLAN



## LEGENDS:

- |                                       |   |
|---------------------------------------|---|
| 1. MULTI PURPOSE HALL                 | 41. ROCK CLIMBING WALL                  |
| 2. 3D HOME THEATRE                    | 42. CRICKET PRACTICE NET                |
| 3. BUSINESS CENTER                    | 43. DIY GARDEN                          |
| 4. KIDS WAITING LOUNGE                | 44. KIDS HAMMOCK                        |
| 5. TERRACE PARTY COUNTERS             | 45. INTERACTIVE FLOOR GAMES / HOPSCOTCH |
| 6. TERRACE HANGOUT AREA               | 46. TOT LOT                             |
| 7. GYM                                | 47. OUTDOOR HOBBY ZONE                  |
| 8. FUNCTIONAL TRAINING                | 48. BICYCLE RACKS WITH BICYCLES         |
| 9. VIDEO GAMES                        | 49. MINI GOLF                           |
| 10. BALL PIT                          | 50. BASKETBALL HOOP FOR KIDS            |
| 11. GAMING ARCADE                     | 51. SCIENCE PARK                        |
| 12. DART WALL                         | 52. ENTRY WAITING POINT                 |
| 13. HOCKEY RING TOSS GAME             | 53. SENIOR CITIZEN ALCOVE               |
| 14. INTERACTIVE GAMES                 | 54. JOGGING TRACK                       |
| 15. TABLE TENNIS                      | 55. PARTY LAWN                          |
| 16. SNOOKER                           | 56. OUTDOOR GYM                         |
| 17. FOOS BALL                         | 57. MEDITATION GARDEN                   |
| 18. BOARD GAMES                       | 58. REFLEXOLOGY PATHWAY                 |
| 19. MAGNETIC WALL GAMES               | 59. BARBEQUE PLAZA                      |
| 20. KIDS ARTS AND CRAFT               | 60. CARWASH BAY                         |
| 21. CHALKBOARD WALL                   | 61. ELECTRIC CAR CHARGE BAY             |
| 22. INFINITY SWIMMING POOL            |   |
| 23. KIDS POOL AREA                    |   |
| 24. WATERFALL FEATURE                 |   |
| 25. WATER PLAY JETS                   |   |
| 26. POOL DECK WITH MOVIE SCREEN       |   |
| 27. ASSOCIATION ROOM                  |   |
| 28. CONVENIO                          |   |
| 29. IRONING SHOP                      |   |
| 30. DRIVER/MAID ROOM                  |   |
| 31. TOILETS FOR DRIVERS/DOMESTIC HELP |   |
| 32. MULTI SPORTS COURT                |   |
| 33. AMPHITHEATER                      |   |
| 34. TREE HOUSE                        |   |
| 35. PETS CORNER                       |   |
| 36. ADVENTURE ZONE                    |   |
| 37. SKATING RINK                      |   |
| 38. CHILDREN PLAY AREA                |   |
| 39. KIDS JUNGLE GYM                   |   |
| 40. KIDS PLAY LAWN                    |   |

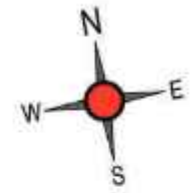




# FLOOR PLANS



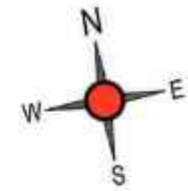
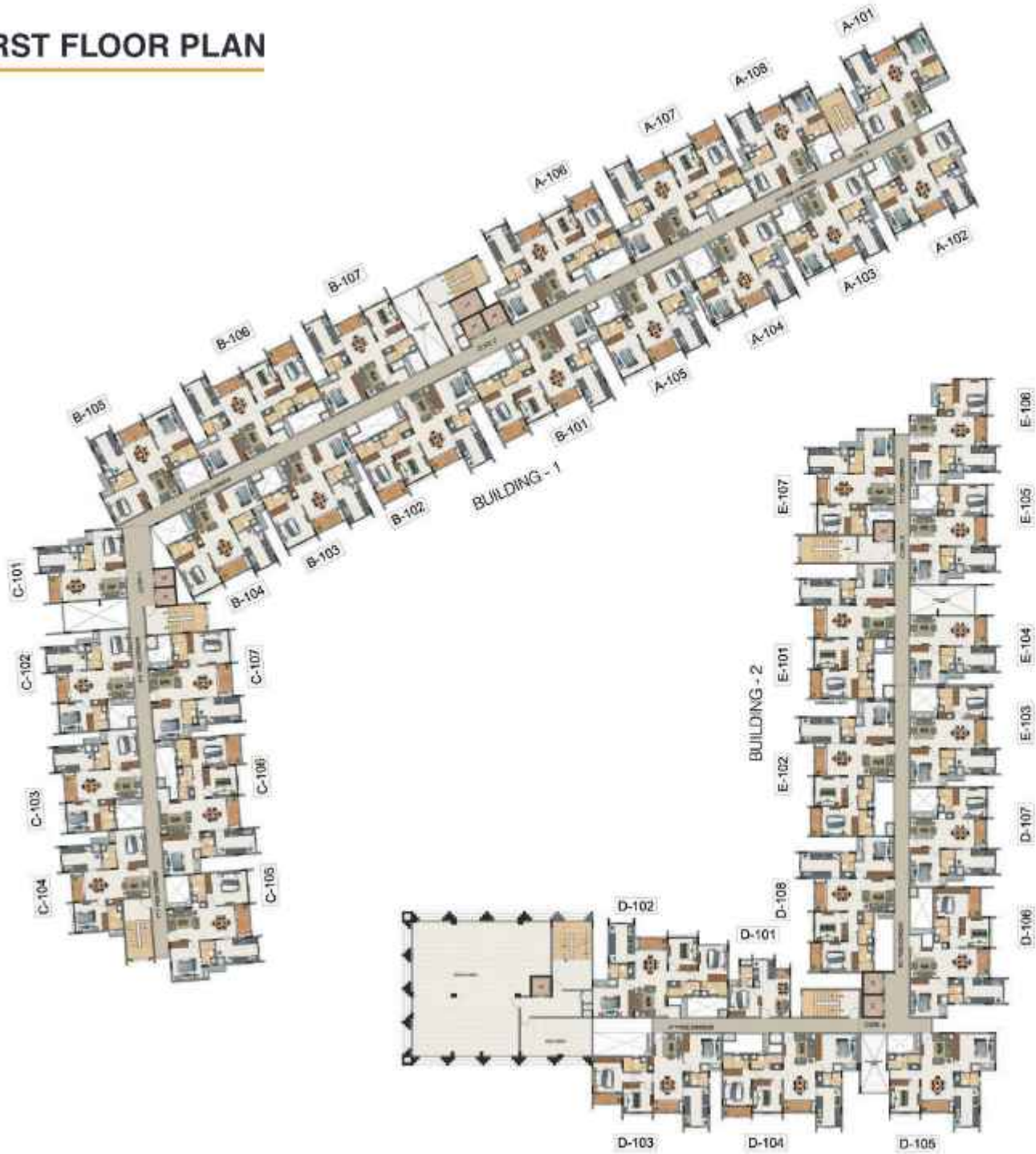
# BASEMENT FLOOR PLAN



KEY PLAN



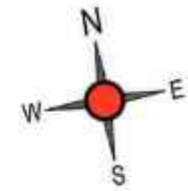
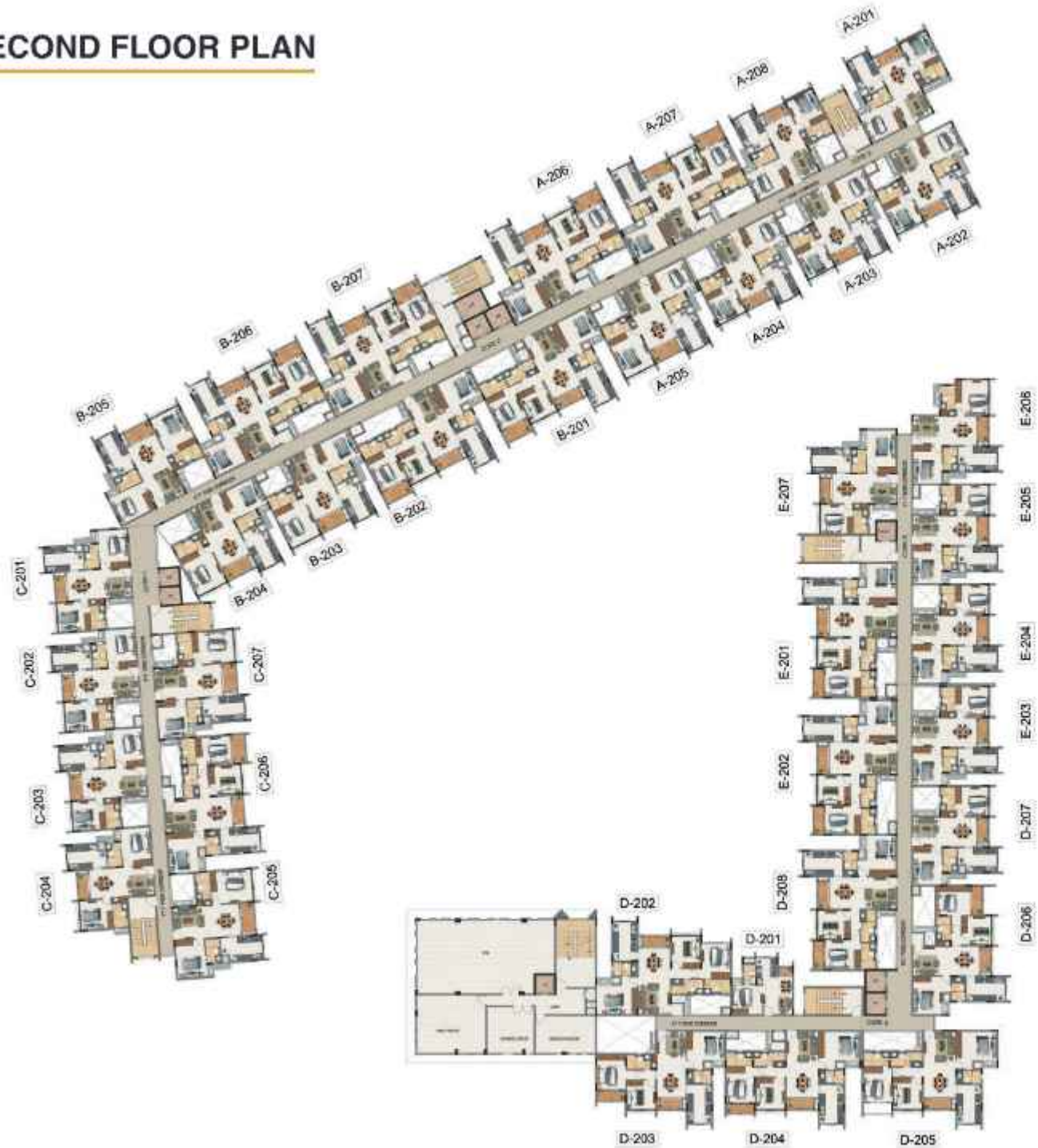
# FIRST FLOOR PLAN



KEY PLAN



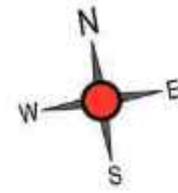
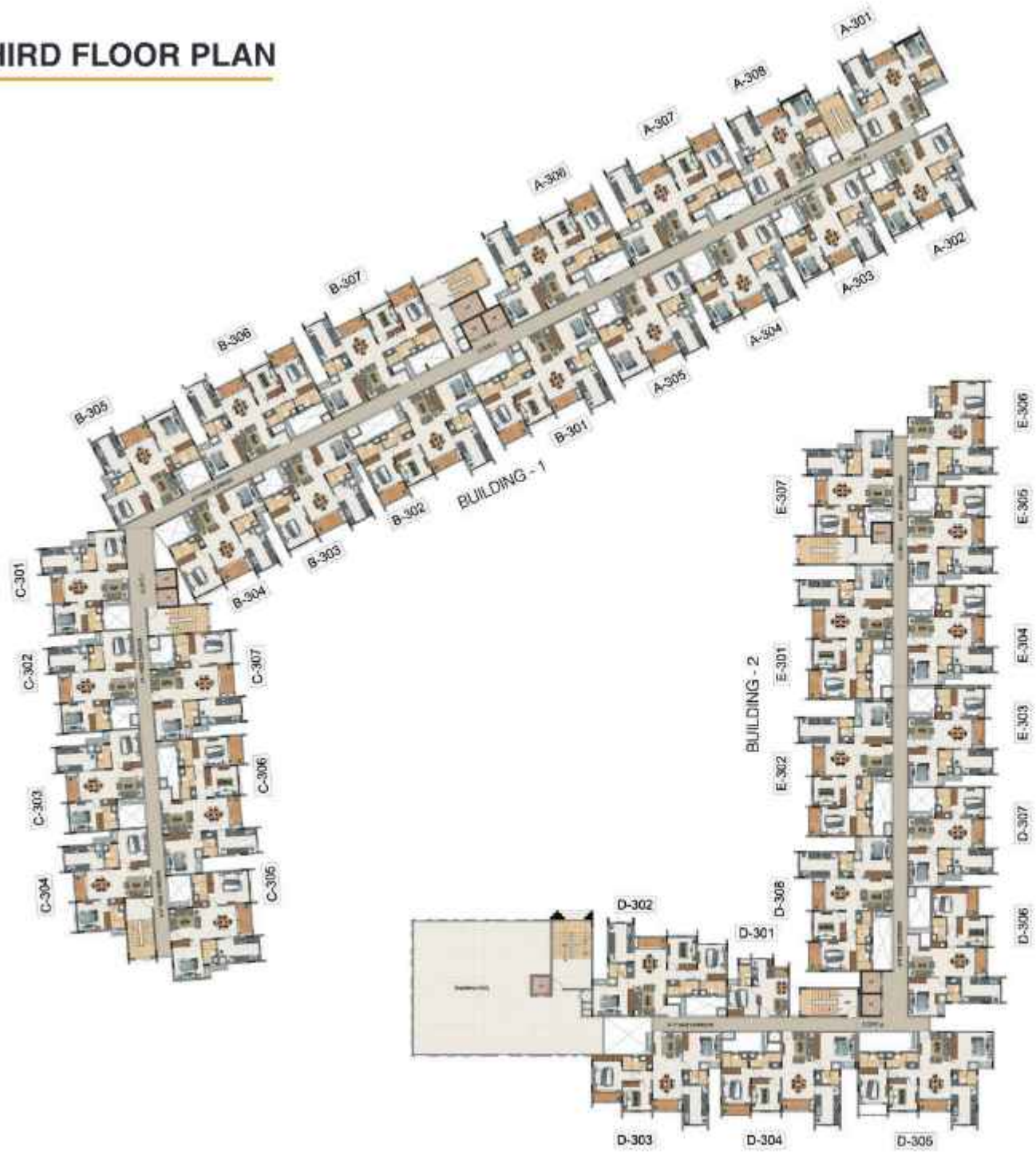
# SECOND FLOOR PLAN



KEY PLAN



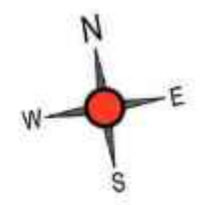
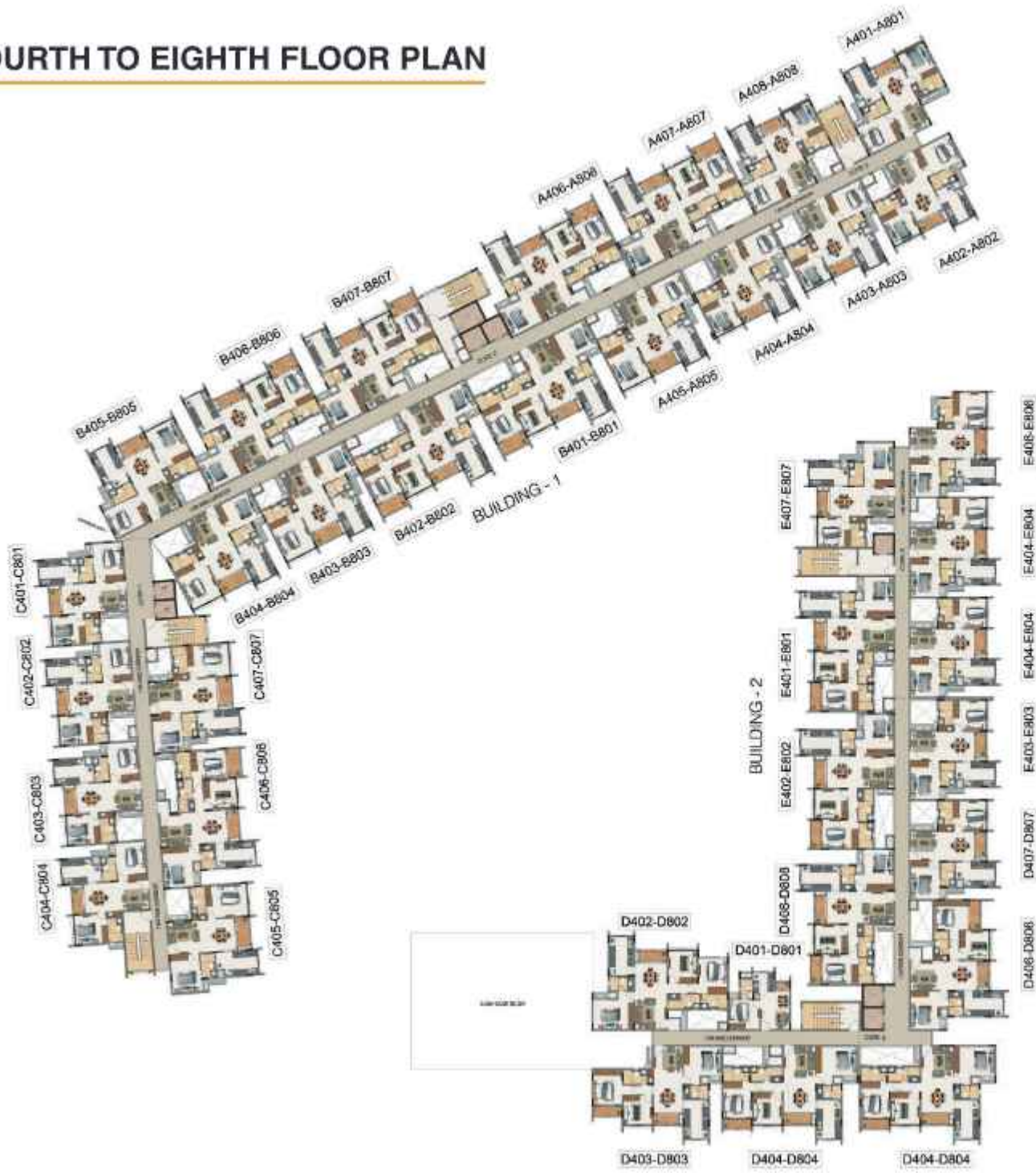
# THIRD FLOOR PLAN



KEY PLAN



# FOURTH TO EIGHTH FLOOR PLAN



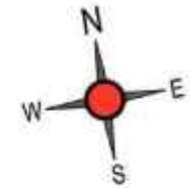
KEY PLAN



# TERRACE FLOOR PLAN

## AMENITIES LIST

- 5. Terrace party counters
- 6. Terrace hangout area



KEY PLAN

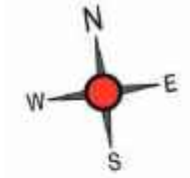




## 1 & 2 BHK UNIT PLANS



# Tower 2: 1 BHK + 1T



UNIT - DG01 GROUND FLOOR



UNIT - D101 - D801 TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG01	1 BHK + 1T	329	16	345	519	25
D101 - D801	1 BHK + 1T	329	16	345	519	-



# Tower 1: 1 BHK + 1T & 2 BHK + 2T



UNIT - AG03 GROUND FLOOR



UNIT - A103 - A803 TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG03	1 BHK + 1T	506	35	541	794	219
A103 - A803	2 BHK + 2T	688	35	723	1055	-



## Tower 2: 1 BHK + 1T & 2 BHK + 2T



UNIT - EG05

GROUND FLOOR



UNIT - E105 - E805

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG05	1 BHK + 1T	502	35	537	794	53
E105 - E805	2 BHK + 2T	688	35	723	1056	-



KEY PLAN

# Tower 1: 1 BHK + 1T & 2 BHK + 2T



UNIT - C101 FIRST FLOOR



UNIT - CG01 GROUND FLOOR



UNIT - C201 - C801 & C103 - C803 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG01	1 BHK + 1T	517	35	552	814	54
C101	1 BHK + 1T	517	35	552	814	-
C201 - C801	2 BHK + 2T	688	35	723	1056	-
C103 - C803	2 BHK + 2T	688	35	723	1055	-



KEY PLAN



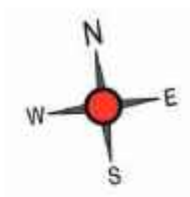
# Tower 1: 1 BHK + 1T & 2 BHK + 2T



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG02	1 BHK + 1T	517	35	552	814	75
C102 - C802	2 BHK + 2T	688	35	723	1056	-



# Tower 2: 1 BHK + 1T



UNIT - EG04

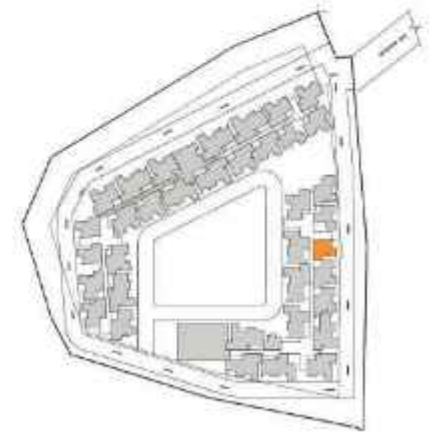
GROUND FLOOR



UNIT - E104

FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG04	1 BHK + 1T	517	35	552	816	90
E104	1 BHK + 1T	517	35	552	816	-



KEY PLAN



# Tower 1: 2 BHK + 2T



UNIT - AG08

GROUND FLOOR



UNIT - A108 - A808

TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG08	2 BHK + 2T	688	35	723	1055	235
A108 - A808	2 BHK + 2T	688	35	723	1055	-

## Tower 2: 2 BHK + 2T



UNIT - DG07

GROUND FLOOR



UNIT - D107 - D807

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG07	2 BHK + 2T	688	35	723	1055	147
D107 - D807	2 BHK + 2T	688	35	723	1055	-



KEY PLAN



# Tower 1: 2 BHK + 2T



UNIT - AG04

GROUND FLOOR



UNIT - A104 - A804

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG04	2 BHK + 2T	688	35	723	1056	104
A104 - A804	2 BHK + 2T	688	35	723	1056	-



KEY PLAN

# Tower 1: 2 BHK + 2T



UNIT - CG03

GROUND FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG03	2 BHK + 2T	688	35	723	1056	126



## Tower 2: 2 BHK + 2T



UNIT - EG03

GROUND FLOOR



UNIT - E103 - E803 & E204 - E804 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG03	2 BHK + 2T	688	35	723	1056	147
E103 - E803	2 BHK + 2T	688	35	723	1056	-
E204 - E804	2 BHK + 2T	688	35	723	1058	-



KEY PLAN

# Tower 1: 2 BHK + 2T



UNIT - AG02

GROUND FLOOR



UNIT - A102 - A802

TYPICAL FLOOR



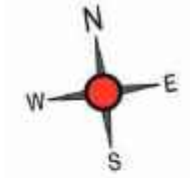
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG02	2 BHK + 2T	688	35	723	1057	195
A102 - A802	2 BHK + 2T	688	35	723	1056	-



KEY PLAN



# Tower 1: 2 BHK + 2T



UNIT - CG04

GROUND FLOOR



UNIT - C104 - C804

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG04	2 BHK + 2T	688	35	723	1069	52
C104 - C804	2 BHK + 2T	688	35	723	1069	-



KEY PLAN

# Tower 1: 2 BHK + 2T



UNIT - AG01

GROUND FLOOR



UNIT - A101 - A801

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG01	2 BHK + 2T	688	35	723	1078	202
A101 - A801	2 BHK + 2T	688	35	723	1078	-



KEY PLAN



## Tower 2: 2 BHK + 2T



UNIT - EG07

GROUND FLOOR



UNIT - E107

FIRST FLOOR



UNIT - E207 - E807

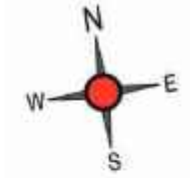
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG07	2 BHK + 2T	708	35	743	1091	230
E107	2 BHK + 2T	708	35	743	1091	170
E207 - E807	2 BHK + 2T	708	35	743	1091	-



KEY PLAN

## Tower 2: 2 BHK + 2T



UNIT - EG06

GROUND FLOOR



UNIT - E106 - E806

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG06	2 BHK + 2T	710	35	745	1109	-
E106 - E806	2 BHK + 2T	710	35	745	1109	-



KEY PLAN



# Tower 1: 2 BHK + 2T



UNIT - BG03

GROUND FLOOR



UNIT - B103 - B803

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG03	2 BHK + 2T	781	48	829	1197	136
B103 - B803	2 BHK + 2T	781	48	829	1197	-



KEY PLAN

# Tower 1: 2 BHK + 2T



UNIT - CG07

GROUND FLOOR



UNIT - C107 - C807

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG07	2 BHK + 2T	781	48	829	1198	112
C107 - C807	2 BHK + 2T	781	48	829	1198	-



KEY PLAN



# Tower 1: 2 BHK + 2T



UNIT - AG05

GROUND FLOOR



UNIT - A105 - A805

TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG05	2 BHK + 2T	781	48	829	1199	140
A105 - A805	2 BHK + 2T	781	48	829	1199	-

# Tower 1: 2 BHK + 2T



UNIT - BG04

GROUND FLOOR



UNIT - B104 - B804

TYPICAL FLOOR

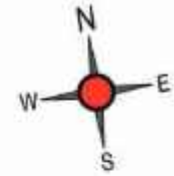


KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG04	2 BHK + 2T	781	48	829	1199	80
B104 - B804	2 BHK + 2T	781	48	829	1199	-



# Tower 1: 2 BHK + 2T

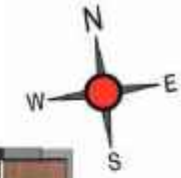


UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG05	2 BHK + 2T	781	48	829	1199	115
B105 - B805	2 BHK + 2T	781	48	829	1199	-



KEY PLAN

# Tower 1: 2 BHK + 2T



UNIT - CG05

GROUND FLOOR



UNIT - C105 - C805

TYPICAL FLOOR

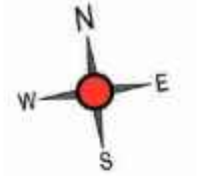
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG05	2 BHK + 2T	781	48	829	1199	91
C105 - C805	2 BHK + 2T	781	48	829	1199	-



KEY PLAN



# Tower 2: 2 BHK + 2T & 3 BHK + 3T

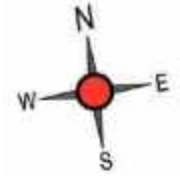


UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG05	2 BHK + 2T	798	39	837	1215	108
D105	2 BHK + 2T	798	39	837	1215	-
D205 - D805	3 BHK + 3T	976	77	1053	1508	-



KEY PLAN

# Tower 1: 2 BHK + 2T & 3 BHK + 3T



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG07	2 BHK + 2T	814	39	853	1242	158
B107	2 BHK + 2T	814	39	853	1242	-
B207 - B807	3 BHK + 3T	992	87	1079	1550	-





## Tower 2: 2 BHK + 2T & 3 BHK + 3T



UNIT - DG04

GROUND FLOOR



UNIT - D104 - D804

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG04	2 BHK + 2T	812	77	889	1268	144
D104 - D804	3 BHK + 3T	976	77	1053	1506	-



KEY PLAN

## Tower 2: 2 BHK + 2T & 3 BHK + 3T



UNIT - DG08

GROUND FLOOR



UNIT - D108 - D808

TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG08	2 BHK + 2T	812	77	889	1270	108
D108 - D808	3 BHK + 3T	976	77	1053	1506	-



## Tower 2: 2 BHK + 2T & 3 BHK + 3T



UNIT - EG01

GROUND FLOOR



UNIT - E101 - E801

TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG01	2 BHK + 2T	827	77	904	1290	144
E101 - E801	3 BHK + 3T	985	77	1062	1508	-

# Tower 1: 2 BHK + 2T & 3 BHK + 3T



UNIT - BG02

GROUND FLOOR



UNIT - B102 - B802

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG02	2 BHK + 2T	827	87	914	1303	166
B102 - B802	3 BHK + 3T	976	87	1063	1519	-



KEY PLAN





## 3 BHK UNIT PLANS

## Tower 2: 3 BHK + 2T



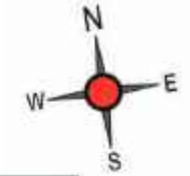
UNIT - DG03

GROUND FLOOR



UNIT - D103 - D803

TYPICAL FLOOR



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG03	3 BHK + 2T	877	73	950	1369	-
D103 - D803	3 BHK + 2T	877	73	950	1369	-



KEY PLAN



## Tower 2: 3 BHK + 2T



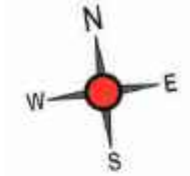
UNIT - DG06

GROUND FLOOR



UNIT - D106 - D806

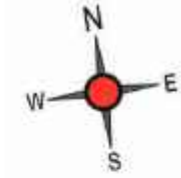
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG06	3 BHK + 2T	893	73	966	1397	184
D106 - D806	3 BHK + 2T	893	73	966	1397	-

# Tower 2: 3 BHK + 3T



UNIT - DG02

GROUND FLOOR



UNIT - D102 - D802

TYPICAL FLOOR

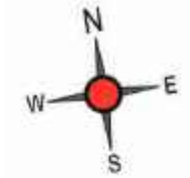
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
DG02	3 BHK + 3T	988	39	1027	1481	212
D102 - D802	3 BHK + 3T	988	39	1027	1481	-



KEY PLAN



## Tower 2: 3 BHK + 3T



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
EG02	3 BHK + 3T	976	77	1053	1508	176
E102 - E802	3 BHK + 3T	976	77	1053	1506	-

# Tower 1: 3 BHK + 3T



UNIT - BG01

GROUND FLOOR



UNIT - B101 - B801

TYPICAL FLOOR

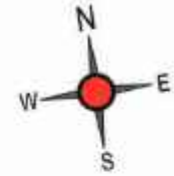
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG01	3 BHK + 3T	976	87	1063	1522	193
B101 - B801	3 BHK + 3T	976	87	1063	1520	-



KEY PLAN



# Tower 1: 3 BHK + 3T



UNIT - BG06

GROUND FLOOR



UNIT - B106 - B806

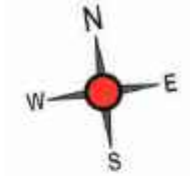
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
BG06	3 BHK + 3T	992	87	1079	1548	193
B106 - B806	3 BHK + 3T	992	87	1079	1548	-



KEY PLAN

# Tower 1: 3 BHK + 3T



UNIT - CG06

GROUND FLOOR



UNIT - C106 - C806

TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
CG06	3 BHK + 3T	992	87	1079	1548	134
C106 - C806	3 BHK + 3T	992	87	1079	1548	-



# Tower 1: 3 BHK + 3T



UNIT - AG07

GROUND FLOOR



UNIT - A107 - A807

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG07	3 BHK + 3T	991	87	1078	1549	198
A107 - A807	3 BHK + 3T	991	87	1078	1549	-



KEY PLAN

# Tower 1: 3 BHK + 3T



UNIT - AG06

GROUND FLOOR



UNIT - A106 - A806

TYPICAL FLOOR



KEY PLAN

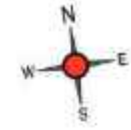
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
AG06	3 BHK + 3T	991	87	1078	1550	230
A106 - A806	3 BHK + 3T	991	87	1078	1550	-





CLUBHOUSE PLANS

# GROUND & FIRST FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

## INDOOR AMENITIES

- 1. Multipurpose party hall
- 20. Kids arts and craft corner
- 21. Chalkboard wall
- 28. Convenio

## INDOOR AMENITIES

- 4. Kids waiting lounge
- 9. Video Games
- 10. Ball pit
- 11. Gaming arcade
- 12. Dart wall
- 13. Hokey ring toss game
- 14. Interactive games
- 15. Table tennis
- 16. Snooker
- 17. Foesball
- 18. Board games
- 19. Magnetic wall games



KEY PLAN



# SECOND & THIRD FLOOR PLAN



SECOND FLOOR

### INDOOR AMENITIES

- 2. 3D home theatre
- 3. Business centre
- 7. Gym
- 8. Functional training
- 27. Association room



THIRD FLOOR

### INDOOR AMENITIES


- 22. Infinity swimming pool
- 23. Kids pool
- 24. Waterfall feature
- 25. Water play jets
- 26. Pool deck with movie screen



KEY PLAN

# SPECIFICATIONS

## STRUCTURE



- Structural System** : RCC framed structure designed for seismic compliant (Zone 2)
- Masonry** : 200mm for external walls & 100 mm for internal walls
- Floor- Floor height (Incl. slab)** : Will be maintained at 3000 mm
- ATT** : Anti-termite treatment will be done

## WALL / CEILING FINISH



- Internal walls** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Ceiling** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Exterior walls** : Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion paint with color as per architect design
- Bathroom** : Ceramic wall tile of size 300x600 mm for a height of up to false ceiling will be finished with a coat of primer
- Kitchen** : Ceramic wall tile of size 600x600 mm for a height of 600 mm above the counter top finished level
- Toilet ceiling** : Grid type false ceiling

## FLOOR FINISH



- Living, Dining, Bedrooms & Kitchen** : Vitrified tiles of size 600x1200 mm
- Bathroom** : Anti-skid ceramic tiles of size 300x300 mm
- Balcony** : Anti-skid ceramic tiles of size 600x600mm
- Private open terrace (if applicable)** : Pressed tiles finish



## KITCHEN & DINING



- Kitchen** : Platform will be finished with granite slab at height of 800 mm from the finished floor level
- Electrical point** : For chimney & water purifier
- CP fitting** : Kohler / American standard / equivalent will be provided
- Sink** : Single bowl SS sink with drain board
- Dining** : Counter top washbasin will be provided wherever applicable

## BALCONY



- Handrail** : MS handrail as per architect's design

## BATHROOMS



- CP & Sanitary fixture** : Kohler / American standard / equivalent will be provided
- All Bathrooms** : Wall mounted WC with cistern, health faucet, single lever diverter, rain shower and counter mount wash basin

## JOINERY



- Main door** : Good quality frame with double side veneer finish door of size 1050 x 2100 mm with decorative panel  
: Ironmongeries like digital door lock, tower bolts, door viewer, safety latch, door stopper, etc.
- Bedroom doors** : Good quality door frame with double side laminate finish door of size 900 x 2100 mm  
: Ironmongeries like Godrej or equivalent lock, door stopper, door bush, tower bolt, etc.

- Bathroom doors** : Good quality door frame with double side laminate finish door of size 750 x 2100 mm with water proofing on inner side  
: Ironmongeries like thumb turn lock of Godrej/ equivalent, door bush, etc.

## WINDOWS



- Main door** : Aluminium windows with sliding shutter see through plain glass
- French doors** : Aluminium frame and doors with toughened glass
- Ventilators** : Aluminium frame of fixed / open-able shutter for ODU access

## ELECTRICAL POINTS



- Power supply** : 3 PHASE power supply connection
- Safety device** : MCB & ELCB (Earth leakage circuit breaker)
- Switches & sockets** : Modular box & modular switches & sockets of good quality IS brand
- Wires** : Fire Retardant Low Smoke (FRLS) copper wire of a good quality IS brand
- Air Purifier** : Air Purifier provided in bed 1
- Mobile charging dock** : Mobile charging dock provided in living & bed 1
- Hob point** : Point provided in the kitchen.
- TV** : Point in living & bed 1 and provision in other bedrooms
- Telephone** : Point in living & bed 1
- Data** : Point in living & bed 1
- Split- air conditioner** : Provision in living / dining and point in all bedrooms
- Exhaust fan** : Point will be given in all bathrooms
- Geyser** : Geyser point will be provided in all bathrooms
- Back-up** : 750W for 3BHK, 600W for 2 BHK & 500W for 1 BHK



## SPECIFICATIONS COMMON TO BUILDING COMPLEX

### COMMON FEATURES

- Lift** : Elevators of 10 passenger lifts will be provided as per requirement
- Back – up** : 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
- Name board** : Apartment owner name will be provided in ground floor
- Lift facia** : Granite / equivalent cladding at all levels
- Lift lobby** : Granite flooring at ground level & tile flooring at other levels
- Corridor** : Tile flooring at all levels
- Staircase floor** : Granite flooring at all levels
- Staircase handrail** : MS handrail with enamel paint finish in all floors
- Terrace floor** : Pressed tile flooring

### OUTDOOR FEATURES

- Water storage** : Centralized UG sump with WTP (min. requirement as per water test report)
- Rain water harvest** : Rain water harvesting site
- STP** : Centralized sewage treatment plant
- Intercom** : Intercom will be provided
- Safety** : CCTV surveillance cameras will be provided all round the building at pivotal locations in ground level
- Well defined walkway** : Walkway spaces well defined as per landscape design intent
- Security** : Security booth will be provided at the entrance / exit

- 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 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 design intent



## PAYMENT SCHEDULE

<b>5%</b>	Booking advance
<b>10%</b>	On agreement of sale
<b>30%</b>	25 days from the date of agreement
<b>10%</b>	Commencement of foundation
<b>7.5%</b>	Commencement of basement roof
<b>7.5%</b>	Commencement of ground Floor
<b>7.5%</b>	Commencement of first floor
<b>7.5%</b>	Commencement of third floor
<b>5%</b>	Commencement of fifth floor
<b>5%</b>	Commencement of seventh floor
<b>2.5%</b>	On completion of flooring respective unit
<b>2.5%</b>	Handing over





## LOCATION MAP & ADVANTAGES

# Location Map





# LOCATION ADVANTAGES

## TRANSPORTATION

Kengeri Bus Terminal	750 M
Kengeri Bus Terminal Metro station	800 M
Kengeri Metro Station	1.6 Km
Kengeri Railway Station	1 Km
Pattandagere Metro Station (RV College)	2.4 Km

## EMPLOYMENT HUBS

Chickpete	12 Km
KR Market	12 Km
Global Village Tech Park (Global City)	2.8 Km
Bidadi Industrial Area	17 Km

## SCHOOLS

RNS International school	3.9 Km
BGS International Residential School	10.5 Km
Swargarani School & PU College	5.9 Km
Global Academy For Learning	3.2 Km
National Hill View Public School - Unit II Banashankari	7 Km
Orchids The International School	2.6 Km

## COLLEGES

JSS Academy Of Technical Education	2.8 Km
Christ University Faculty of Engineering	8.8 Km
Don Bosco Institute of Technology	6.4 Km

Rajarajeshwari College of Engineering	5.5 Km
RV College of Engineering	2.4 Km
RajaRajeswari Medical College and Hospital	3.7 Km
Seshadripura Independent Pre-University College	1.1 Km
Don Bosco Ind PU College	2.7 Km

## HOSPITALS

BGS Global Hospital	2 Km
HK Hospital, Rainbow Bridge	1.4 Km
Rajarajeshwari Hospital	3.7 Km
Kengeri Government Hospital	0.7 Km

## ENTERTAINMENT

Robin Cinemas	1.3 Km
Gopalan Arcade Mall	4.9 Km
The Garden Asia Resort	7.7 Km
Gopalan Mall, Sirsi Circle	9.6 Km
Shakti Hill resorts	5.5 Km

## NEARBY NEIGHBOURHOODS

Kengeri Sattelite Town	1.2 Km
RajaRajeshwari Nagar (RR Nagar)	3.5 Km
Nayandahalli	6 Km
Subramanyapura/Banashankari (5th Stage)	6.5 Km
Deepanjali Nagar	7 Km
Hosakerehalli	6 Km

Banashankari (3rd Stage)	8 Km
Uttarahalli	6 Km
Chandra Layout	7 Km
Nagarbhavi	9 Km
VijayaNagar 2nd Stage	9 Km
KR Market	12 Km
Chickpete	12 Km
Majestic	13.5 Km



## AWARDS

★ **The Economic Times -2021 (Brand)**  
Best Brands Award

★ **13<sup>th</sup> Estate Awards Franchise India  
and REMAX India - 2021**  
Casagrاند Boulevard  
Best Mid-Segment Project of the Year

★ **Realty Conclave Excellence Awards 2021 - South**  
Casagrاند Boulevard  
Most Popular Project of the Year

★ **Realty Conclave Excellence Awards 2021 - South**  
Casagrاند Orlena  
Mid-Segment Project of the Year

★ **Construction Week - 2021**  
Casagrاند Primera  
Runner up at Residential Project of the Year

★ **Times Business Awards 2020  
- The Times of India -2020 (Brand)**  
Best Real Estate Company of Tamil Nadu

★ **11<sup>th</sup> Estate Annual Awards, powered  
by Franchise India - 2019**  
Casagrاند Esmeralda  
Luxury Villa Project of the Year

★ **ET Now - 2019**  
Casagrاند Royale  
Most Admired Upcoming Project of the Year

★ **ET Now - 2019**  
Casagrاند Eternia II  
Best Project in Non-Metro

★ **ET Now - 2019**  
Casagrاند Zenith  
Innovative Project of the Year





**Buddy Neighbour Scheme**

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# CASAGRANT

building aspirations

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