

Casa Grande
Amber

THE AMBER LIFESTYLE.

LUXURY MEETS SPACE





LUXURY MEETS EXPRESSION



Casa Grande Private Limited (est. 2004) is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last ten years we have developed over 2.5 million sqft of prime real estate across Chennai, Bangalore and Coimbatore. Over 2500 happy families across 63 landmark properties stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations. As we set foot into the eleventh year of our journey, Casa Grande is all set to take the leap with projects in the pipeline netting over ₹2500 Crores.



LUXURY MEETS FREEDOM

Casa Grande Amber

Welcome to a luxurious lifestyle.

Presenting Casa Grande Amber. Choose from over 13 exclusive villas and 32 luxury apartments, built to impeccable specifications: World-class design, high-quality materials and inputs, top notch fittings & accessories. Above all, enjoy the unmatched luxury of a spaciouly designed home.

Casa Grande Amber comes with an exceptional locational advantage. Located just 600 meters off Trichy Road, Casa Grande Amber is one of the very few properties in Coimbatore city limits. The project is set in a tranquil location, free from noise and clutter to give you the perfect ambience that complements luxurious lifestyle.



SALIENT FEATURES

- Grand entrance
- Multi-purpose hall (Yoga, Meditation, AV Room)
- Video doorphone- for villas
- Gym
- Rooftop party area
- Gazebo
- Barbeque counters
- Children's outdoor play area
- Indoor games
- Walking / Jogging track
- Landscaped garden at the entrance
- Zen/Roof garden
- Visitors car park
- Vaasthu compliant architecture
- Restrooms for drivers & servants
- Earthquake resistant structure
- Contemporary new-age architecture
- Sewage treatment plant
- Hydro-pneumatic water pumping systems
- CCTV
- 100% Power backup for all common areas
- Intercom
- Designer landscape with every villa
- Rainwater harvesting
- Secure gated community





LUXURIOUS VILLAS

While spacious living is a luxury by itself; a spacious villa tastefully designed in a well-appointed tranquil community is something you'll appreciate even better. Reserved exclusively for just 13 discerning families at Casa Grande Amber.

- 13 spacious life style villas
- 4 Bedroom Villas with 2 Living Rooms
- Exclusive land area
- Imported Marble Flooring (Living / Dining) & Wooden Flooring for Master Bedroom
- Private terrace and landscaped garden for every villa
- 11.5 ft ceiling with taller and wider doors

LIVING ROOM (RENDERED VIEW)



DINING ROOM (RENDERED VIEW)

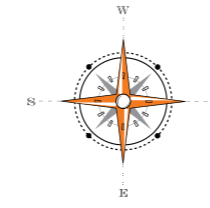


VILLA TYPE B



VILLA TYPE D, E & F

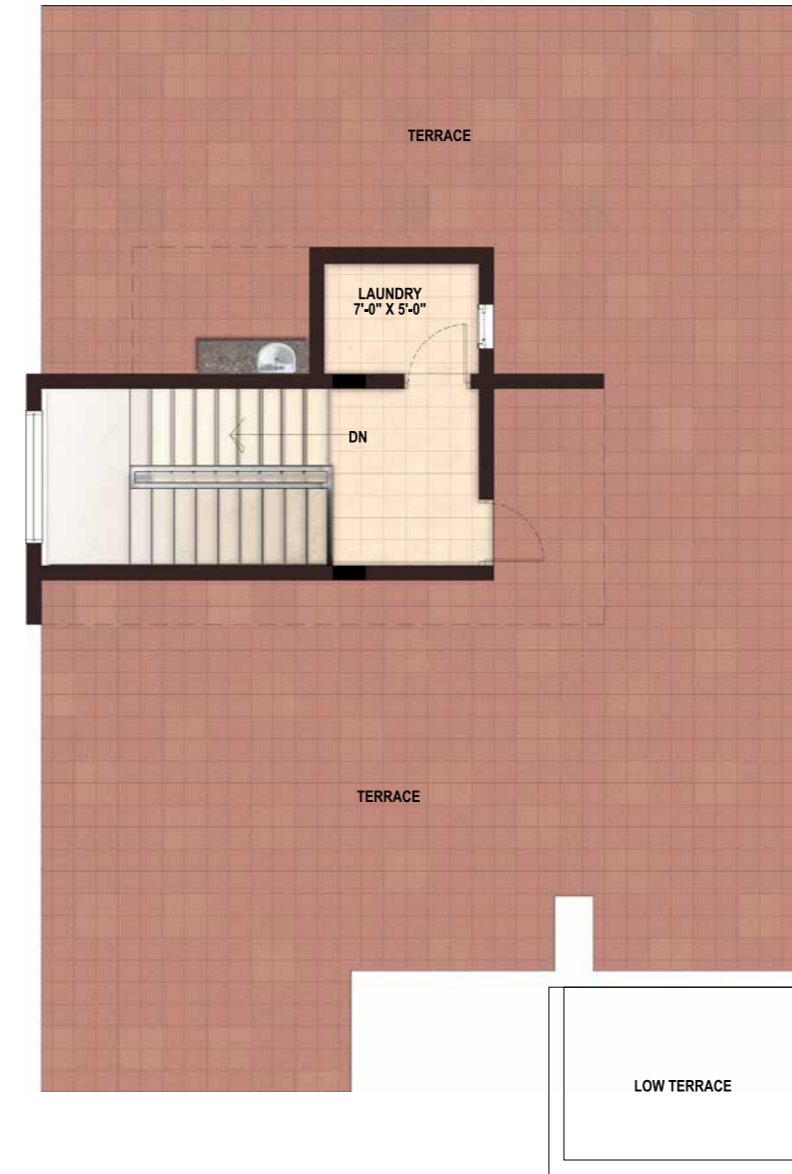




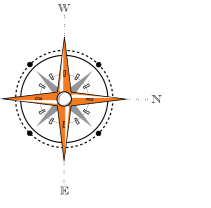
GROUND FLOOR



FIRST FLOOR



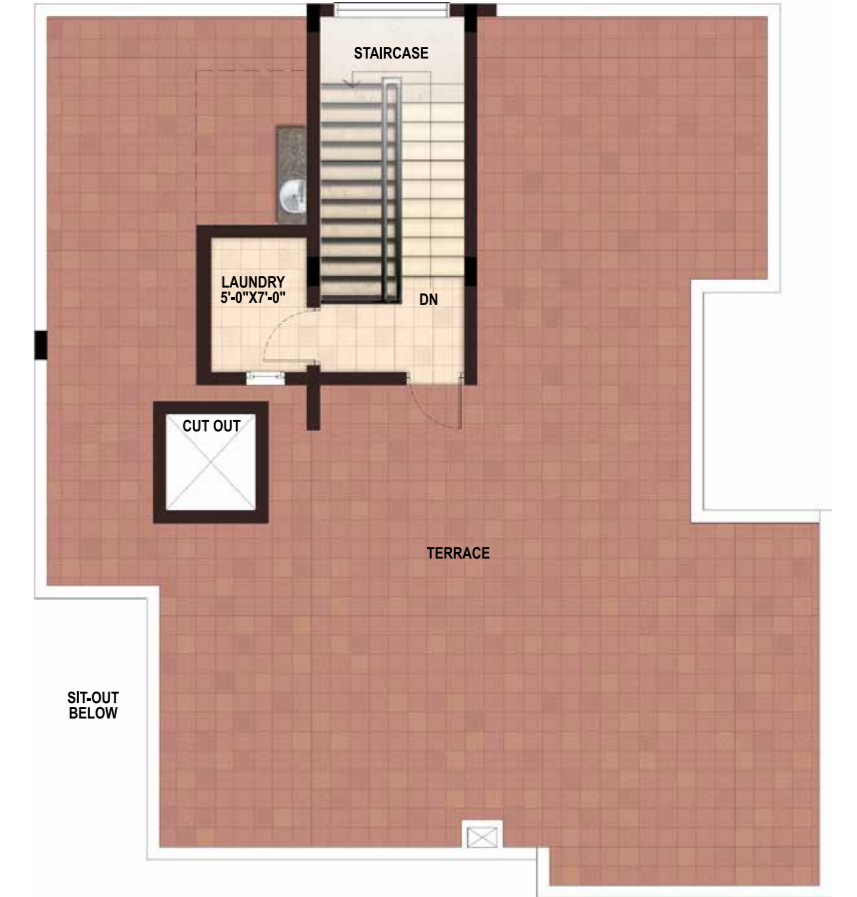
TERRACE FLOOR



GROUND FLOOR

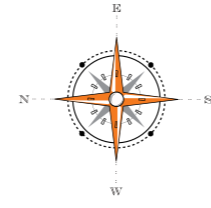


FIRST FLOOR



TERRACE FLOOR

VILLA FLOOR PLAN TYPE **D** Land Area: 3526 Sft. onwards | Built-up Area: 3360 Sft.



GROUND FLOOR

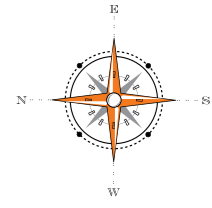


FIRST FLOOR



TERRACE FLOOR

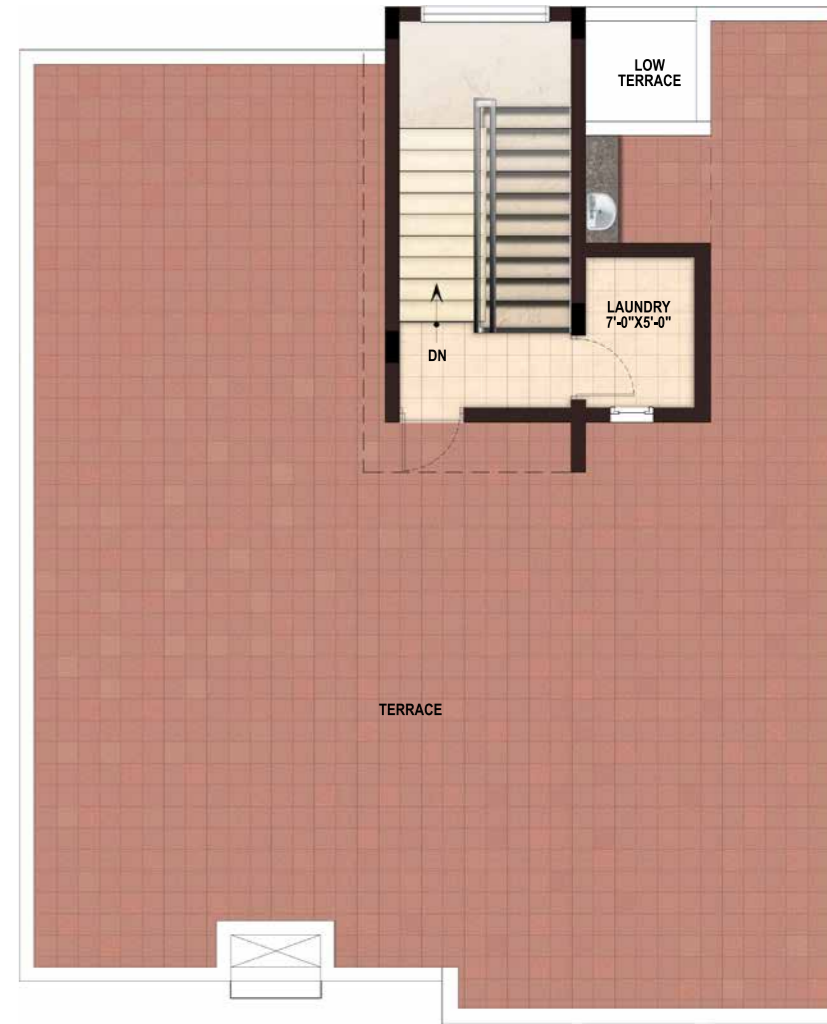
VILLA FLOOR PLAN TYPE **E** Land Area: 3783 Sft. onwards | Built-up Area: 3737 Sft.



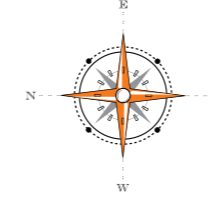
GROUND FLOOR



FIRST FLOOR



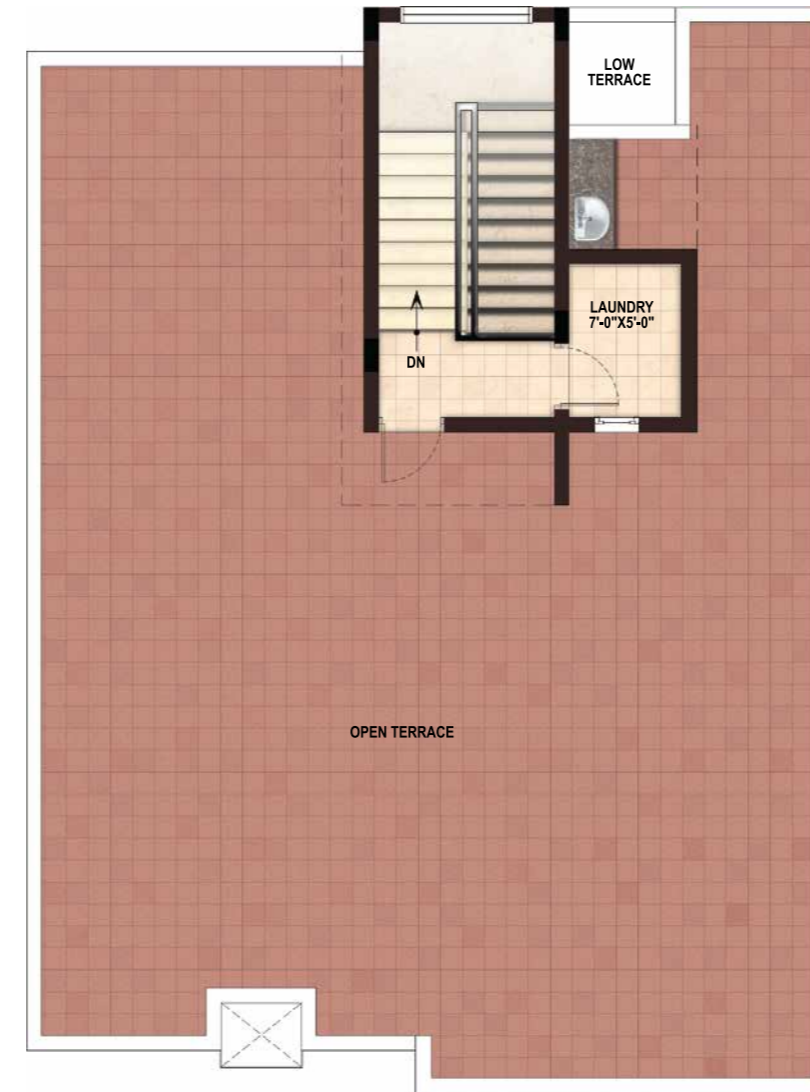
TERRACE FLOOR



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

LUXURY MEETS COMFORT





LUXURY APARTMENTS

An accorded privilege to just 32 discerning families, luxury apartments at Amber promise to deliver everything you'd expect from a home. Well-designed spacious rooms, broad passages and stairways, well-appointed amenities, and above all ample cross-ventilation and sufficient natural sunlight for every home.

- Stilt + 4 design
- 2 BHK of 1242 built up area
- 3 BHK + 2 Toilets of 1743 Sft built-up area
- 3 BHK of 1651 Sft to 2111 Sft built-up area
- Life style amenities
- Contemporary new age architecture

TYPICAL FLOOR PLAN:
APARTMENTS



APARTMENTS TYPES

FLAT NOS.	FACING	TYPE	SALEABLE BUILT-UP AREA
101, 201, 301, 401	South	3 BHK	1,673 Sft
102, 202, 302, 402	North	2 BHK	1,242 Sft
103, 203, 303, 403	West	3 BHK	1,651 Sft
104, 204, 304, 405	East	3 BHK	1,743 Sft
105, 205, 306, 406	North	3 BHK	1,731 Sft
106, 207, 307, 407	East	3 BHK	1,691 Sft
108, 208, 308, 408	South	3 BHK	2,111 Sft
109, 209, 309, 409	South	3 BHK	1,782 Sft

LUXURY MEETS PEACE



PAYMENT SCHEDULE FOR APARTMENTS

10 Days from booking:	10%	Third floor slab stage:	5%
40 Days from 10%:	40%	Fourth floor slab stage:	5%
Foundation stage:	10%	Brick work and plastering:	15%
First floor slab stage:	5%	Handover:	5%
Second floor slab stage:	5%		

PAYMENT SCHEDULE FOR VILLAS

10 Days from booking:	10%	First Floor roof stage	10%
40 Days from 10%:	40%	Brick work and plastering	15%
Foundation stage:	10%	Handover	5%
Ground floor roof stage	10%		

VILLA SPECIFICATIONS

STRUCTURE

Floors	Ground + 1 Floor + Terrace Floor
Structure	RCC Framed Structure, Blocks neatly finished with Cement Plastering
Ceiling Height from FFL	11'6"

FLOORING

Living & Dining	Imported marble flooring
Kitchen	High polished vitrified tile (800mm x 800mm) with skirting
Master bedroom	Wooden flooring
Other bedrooms	Imported high polished vitrified Tile (800mm x 800mm) with skirting
Toilet- master bedroom	Imported marble flooring
Toilet- others	Anti-skid tile (600mm x 600mm)
Open terrace	Weather resistant clay tile
Utility & car park	Grano / Natural stone / Paver block flooring
Balcony	Natural Stone / Rustic ceramic tile (Anti-skid tile)
Staircase	Imported marble flooring
Counter top (Kitchen & Hand-wash)	20 mm thick polished black granite slab @ 32" height from FFL

WALL DADO

Toilets- Dado	High-glazed digital tiles with themes upto ceiling height
Master BR toilet- Dado	Imported marble dado
Kitchen- Dado	Glazed tile

WALL & CEILING PAINT FINISHES

Ceiling in all rooms	2 Coats of putty, 1 coat of primer & 2 coats of luxury emulsion paint
Living, dining, bedrooms	2 Coats of putty, 1 coat of primer & 2 coats of luxury emulsion paint
Walls exterior	External emulsion paint with weather-proof texture coating
Grills / railings	Zinc chromite non-corrosive primer with enamel paint

DOORS

Main door	8' High seasoned first quality teak wood frame and teak veneer shutters
Other doors	8' High veneer panel doors
Bathroom & uility	PU coated flush doors with enamel finish

WINDOWS

Windows	High-end Aluminium / UPVC windows with MS safety grill
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PLUMBING & SANITARY FIXTURES

Inner pipe lines	Concealed CPVC pipe lines in all bathrooms UPVC for other plumbing lines PVC line for underground drainage
Sanitary fittings	Roca / Kohler / American Standard or equivalent- wall mount
CP fittings	Roca / Kohler / American Standard or equivalent
Kitchen sink	Stainless Steel / Tectonite range sink with drain board & faucet

ELECTRICAL FIXTURES & FITTINGS

Power supply	3-Phase power supply will be provided
Cables / Wires	Finolex / Havells or equivalent ISI approved brand- fire retardant
Modular Switches & Sockets	Legrand / Schneider or equivalent- luxury series
USB Charging ports in living and two bedrooms	
MCB, ELCB and DB	MK / Legrand / ABB or equivalent
Power Backup	2 KVA Backup for each villa
Landscaping	External hard / soft landscaping

ADDITIONAL FEATURES

Air-conditioning	Air-conditioning provision for all bedrooms, dining & living areas
DTH	Multi-DTH distribution system- covers living & all bedrooms
Telephone	Telephone intercom points in living & all bedrooms
Piped gas	Piped gas from external gas bunk
Security Systems	Video Door Phone with Digital Security Features
Solar water heater	Centralised solar water heater- 200 Litres- All Toilets & Kitchen Sink

APARTMENT SPECIFICATIONS

STRUCTURE

Floors	Stilt + 4 Floors
Structure	RCC Framed Structure, Blocks neatly finished with Cement Plastering

FLOORING

Living & Master Bedrooms	Double glazed Vitrified Tile with skirting
Kitchen & Other Bedrooms	Double glazed Vitrified Tile with skirting
Toilets	Anti-skid tile
Utility	Anti-skid tile
Balcony	Rustic Ceramic Tile(Anti-skid tile)
Staircase & Corridors	Marble / Granite Flooring
Counter Top (At Kitchen & Hand-wash)	20 mm thick Polished black granite slab @ 32" height from FFL

WALL DADO

Toilets – Dado	High - glazed Digital tiles with themes up to Ceiling Height
Kitchen – Dado - 600 mm	Glazed Tile

WALL & CEILING PAINT FINISHES

Ceiling in all rooms	2 Coats of Putty, 1 Coat of Primer & 2 Coats of Premium Emulsion Paint
Living, Dining, Bedrooms	2 Coats of Putty, 1 Coat of Primer & 2 Coats of Premium Emulsion Paint
Walls Exterior	External Emulsion Paint with Weather Coating
Grills / Railings	Zinc chromite non corrosive primer with enamel paint

DOORS

Main door	Seasoned good quality wooden Frame and Solid wood shutters
Other doors	Good quality wooden frame with moulded skin door shutter
Bathroom & Utility	PU coated flush doors with enamel finish

WINDOWS

Windows	High-End Aluminium /UPVC Windows with MS safety grill
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PLUMBING & SANITARY FIXTURES

Inner Pipe Lines	Concealed CPVC pipe lines in all bathrooms UPVC for other plumbing lines PVC line for underground drainage
Sanitary Fittings	Jaquar / Roca / Kohler brand Equivalent - Wall Mount
CP Fittings	Jaquar / Roca / Kohler brand Equivalent
Kitchen Sink	Stainless Steel Single bowl-single drain SS sink (Nirali or equivalent)

ELECTRICAL FIXTURES & FITTINGS

Power Supply	3 Phase Power supply will be provided
Cables / Wires	Finolex / Havells / Equivalent ISI approved brand
Modular Switches & Sockets	Legrand / Schneider
MCB, ELCB and DB	Legrand / Havells or equivalent
Power Backup	Wiring Provision provided for Domestic UPS
Landscaping	External hard / soft Landscaping

ADDITIONAL FEATURES

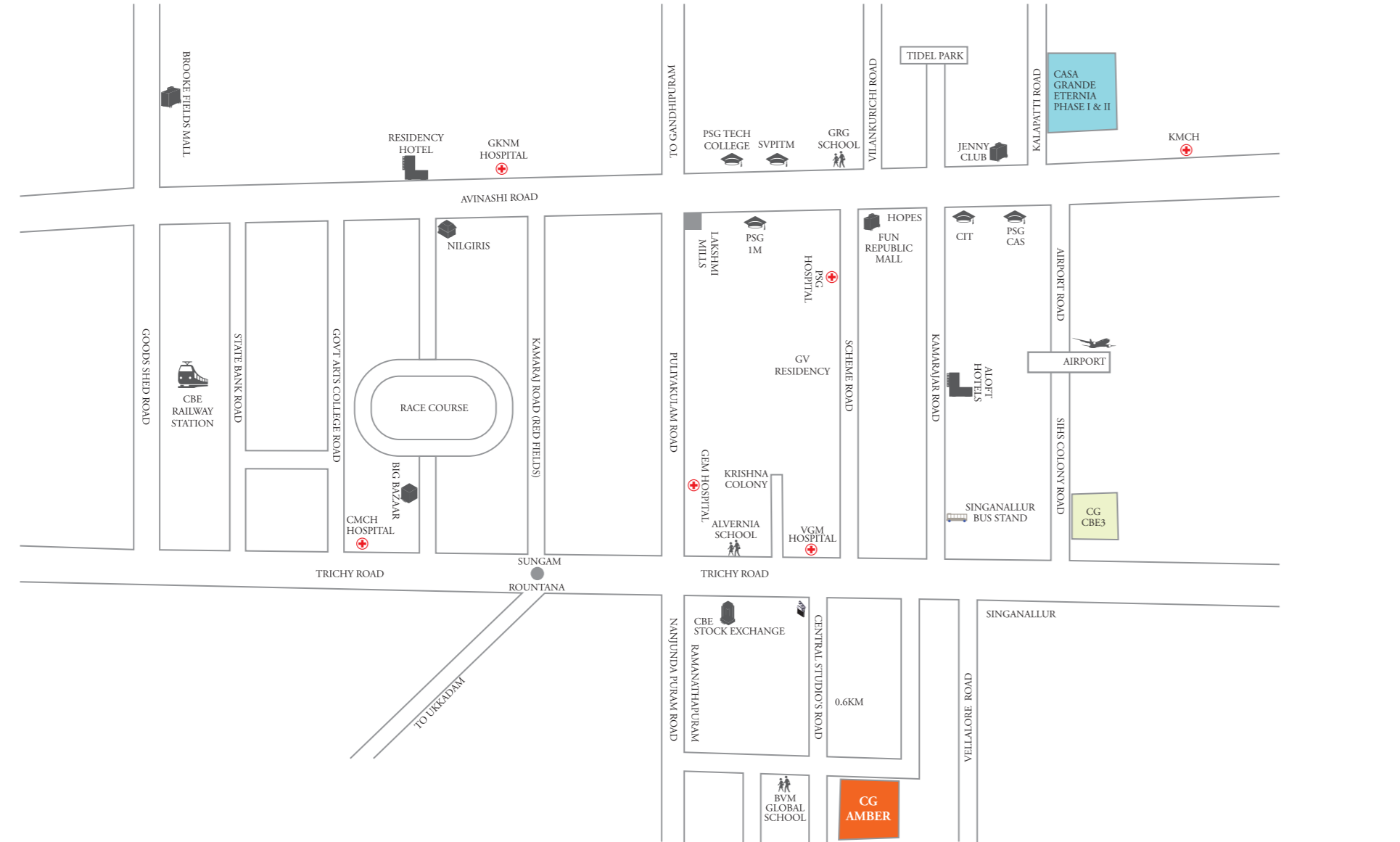
Air-conditioning	Air-conditioning provision for all master bedroom & living areas
DTH	Multi-DTH Distribution System – Covers living & master bedroom
Telephone	Telephone Points in master bedroom & living
Solar Water Heater	Centralised Solar Water Heater Provision
Power Backup	750VA Generator Power backup for all flats

ROAD MAP AND LANDMARKS

KNOW YOUR NEIGHBOURHOOD:

Amber is located in the heart of the city and surrounded by several educational institutions and hospitals in the vicinity.

- 5 Mins. from Ramanathapuram Junction
- 12 Mins. from Brooke Fields Mall
- 10 Mins. from Fun Mall
- 12 Mins. from PSG Hospital
- 15 Mins. from CIT
- 15 Mins. from KMCH
- 3 Mins. from BVM
- 5 Mins. from Trichy Road



2014: 'Excellence in Customer Engagement' by CEF



2013: Paul Writer IMS-REalty CONCLAVE Award for 'Creative Real Estate Company'



2013: Realty Plus Excellence Awards for 'Marketer of the year-South India'



2013: Top 50 Brands in Chennai by Paul Writer Magazine



2013: Real Estate Developer of the Year by Brand Academy

AWARDS AND ACHIEVEMENTS


Chennai's
Largest
Villa
Developer



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PRIVATE LIMITED
'Building Aspirations'

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