

**36 REASONS
TO FALL IN
LOVE WITH
CASAGRAN
CRESCENDO**



Casagrand Crescendo is a 21-storied tallest development in the area

1. The 4 towers stand tall at a distance of 120 feet
2. 2 Elite and 1 Signature tower consisting of 513 premium apartments
3. Precertified with a IGBC gold certification offering all the benefits of a green building
4. Towers have triple height lobby entrance

Elevation View



Podium View



A community that's well-connected to every part of Chennai

5. Bang on 200 feet Chennai, just 10 min from Anna Nagar
6. Well-connected to Koyambedu, Porur, Ambattur, Padi, Maduravoyil Junction, etc.
7. Koyambedu Metro Station - 8 km, Patravakkam Railway Station - 5 km, Ambattur Railway Station - 8.2 km
8. Companies like Indiabulls & major IT Parks like HCL, Ambit IT Park, Sutherland, Tech Mahindra, etc., are within a 15-minute radius
9. Within 5 km, there are many reputed schools, colleges and hospitals

Only project in Nolambur to provide more than 25 amenities

10. Unique amenities like open spa pool, massage and therapeutic pool, squash court, private party lounge, kids' learning centre, outdoor gym, etc., which are not available in any other project in the area, are provided
11. Amenities like mini football, yoga / aerobics room, indoor games room, etc., offer interactive entertainment for the family

Multipurpose Play Court



Gym



Swimming Pool



AV Room



Elevation View



The only product in Nolambur to offer 18,000 sft vehicle-free central podium and 80% open space

- 12. The central open space has been efficiently used for features like lawn games, chessed meadows, outdoor barbeque area, etc.
- 13. It also provides a lot of green space in the community with senior citizens' parks, courts with seating area, etc.

Living Room



Bedroom



Meticulously designed plans ensuring beautiful views and privacy

- 14. All units have balconies and windows that look either outside or into internal courtyards for better views and ventilation
- 15. Construction is done using Mivan technology
- 16. Signature 5 BHK unit duplexes have luxurious spaces, undisturbed views from all three sides (podium, OSR, road), & balconies facing outwards
- 17. All 3 BHK units will get views of the beautifully landscaped podium from their balconies

Most premium specifications that enhance the overall safety and security

18. Features like piped gas, garbage chute & USB charging port in the living room of every unit to ensure utmost comfort
19. Granite countertop washbasin in master bathroom
20. 600 x 600 mm double loaded vitrified tile flooring for foyer, living and dining
21. A centrally located Convenio in the clubhouse that addresses daily needs
22. CP & sanitary fittings will be Kohler / Roca / Jaquar or equivalent
23. Common areas like lobbies will have high-end marble; courtyards will be finished with good landscape and hardscape design

Carefully designed to create Vaastu complaint homes

24. Minimum units have SW entrance
25. Maximum units have SW bedrooms
26. Minimum units have North facing headboards
27. Minimum units have NE, SW kitchen and toilets



Most practical interior plans to make your homes functional

28. No overlooking units
29. No crossover in living
30. No overlooking balconies
31. Efficient utilization of spaces (common washbasin, service space & corridors with minimum common area)
32. Well-planned ODU locations
33. All windows, OTS, cutouts and shafts ensure ventilation not only within apartments but also in the corridors



Grand and luxurious exteriors, like a double and triple height lobby, giving the community a five-star ambience

34. Signature Tower has double height balconies, 4-level covered car parking and 4-level high grand lobby entrances
35. All units have a foyer at the entrance of the apartment to ensure no direct overlooking from the corridors
36. Lift lobby at the stilt level will have false ceiling with marble flooring and high-end furniture

Visit model house
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