

**MADE
FOR THE FANS
OF SPORTS
AND A GOOD LIFE**

CASAGRAN
ATHENS
MOGAPPAIR



**WEST CHENNAI'S BIGGEST
APARTMENT COMMUNITY**



953 FINELY CRAFTED 1, 2, 3 & 4 BHK APARTMENTS IN A 8.09 ACRE COMMUNITY

- Chennai's **first sports themed apartment community** with more than 40 exclusive sporting facilities.
- **75% open space** for maximum light & ventilation.
- Only project in Chennai West to offer **100+ lifestyle amenities**.
- Biggest clubhouse measuring a stunning **40000 sft.**
- Entire community is designed with **3.5 acre central open space** sprawled with landscaped features.
- **High-end specifications** for a luxurious lifestyle.
- Designed to be **kids and senior citizens** friendly community.
- **Unique amenities** like AR games, fun palette bus, star gazing deck, squash court and many more.
- **Vaastu compliant homes** designed with zero dead space design.
- Most **thoughtfully designed master & unit plans** designed based on 5 important pillars - light, ventilation, beautiful views, privacy & vaastu.

1. Chennai's first sports themed apartment community

- Exclusively designed 40+ sports amenities:
 - Box cricket, squash court, basketball, tennis, futsal court, golf putting, boxing simulator, judo & karate room, gaga ball, 9 square in the air and many more

2. 75% open space providing ample lighting & ventilation

- 3.5 acre central landscaped spaces sprawled with amenities
- Blocks are oriented for maximum wind flow and minimum heat gain

3. Only project in Chennai West to offer 100+ lifestyle amenities

- 2 specially designed swimming pools
- VR games, gaming arcade
- Steam, sauna, jacuzzi

4. 40000 sft. grand clubhouse enhanced with theme driven amenities

- Clubhouse is located centrally to the project with 35+ amenities
- Clubhouse terrace to enjoy with mini bowling, meditation pods & more

5. Most thoughtfully planned master & unit plans to make your home functional

- Elevated podiums serve as a vehicle free zone in the community
- No apartments doors face each other
- Blocks are designed ensuring maximum wind flow & minimum heat gain
- All the bedrooms and balconies face the exterior or podium

6. High-end specifications for your superior lifestyle

- Video door phone
- Digital door lock
- Occupancy sensors
- Wireless mobile charging pod
- Speakers with bluetooth facility
- Glass shower partition
- 2 ft long trench drain in shower area

7. Signature home specifications

- Face recognition door lock
- Alexa/Google home
- Feather touch smart switch control
- Smart socket/plug
- Gas leak detectors

8. Carefully designed to create vastu compliant Homes

- All apartments have SW bedrooms
- No apartments have SW, NE bathrooms
- No apartments have bed headboard positioned north
- No apartments have SW entrance
- No NE & SW cuts

9. Best elevation & luxurious exteriors

- Most beautiful contemporary architectural elevation
- The facade lighting uplifts the building exteriors during dusk
- Grand entrance archway
- Grandeur triple height lobbies

10. A community offering safety, security and convenience

- Digital notice board
- Intercom facility
- CCTV at pivotal points
- Multi-tier security system
- Electric car charge and car wash point
- Mosquito magnet will be provided in open landscape spaces



100+ AMENITIES

SPORTS

01. Tennis
02. Basketball
03. Badminton
04. Futsal Court
05. Box Cricket
06. Gully Cricket
07. Cricket Practice Nets
08. Beach Volleyball
09. Kabbadi
10. Cycling Track
11. Jogging / Running Track
12. Skating Rink
13. Golf Putting
14. Outdoor Gym
15. Adventure Rock Climbing Wall
16. Trampoline Park
17. 100 M Racing Track
18. Nine Square In The Air

SWIMMING POOL

19. Swimming Pool With Water Sports - Pool 1
20. Kids' Pool
21. Aqua Gym
22. Laminar Jets
23. Poolside Theatre
24. Poolside Lounge Seaters
25. Splash Buckets In Pool
26. Aqua Climb
27. Aqua Volleyball
28. Pool Basketball Hoop
29. Swimming Pool With Spa Seaters - Pool 2
30. Sunken Seating
31. Outdoor Jacuzzi Pool
32. Poolside Refreshment Corner
33. Piped Music

KIDS

34. School Bus Pick-up/ Drop Off Shelter
35. Children's Play Area
36. Tot - Lot
37. Kids' Sensory Floor Games
38. Outdoor Wi-Fi Lounge
39. Fun Palette Bus
40. Hookey Ring Toss Game
41. Chalkboard Wall
42. Hopscotch
43. Gaga Ball

FEATURES & ENTERTAINMENT

44. Amphitheatre with Screening Facility
45. Dancing Water Fountain
46. Gallery Seating
47. Bamboo Drive
48. Green Pavilions
49. Tulip Seaters
50. Senior Citizens' Seating
51. Sculpture Court
52. Barbeque Lawn
53. Chime Garden
54. Outdoor Party Lawn
55. Hammock Garden

CLUBHOUSE AMENITIES

INDOOR SPORTS

56. Gym
57. Digital Workout
58. TRX Training
59. Weightlifting
60. Judo & Karate Room
61. Yoga/ Zumba/ Aerobics/ Meditation
62. Squash Court
63. Indoor Games Room (TT, Board Games, Air Hockey, Foosball, Snooker)
64. Soccer Pool
65. Slam Dunk Room
66. Boxing Simulator

WELLNESS

67. Steam Room
68. Sauna
69. Jacuzzi

KIDS

70. Indoor Kids' Play Area
71. Crèche
72. Kids' Hockey Room
73. Learning Centre
74. Arts/ Music/ Painting Room
75. Spinning Wheel of Hope
76. Bouldering Wall for Kids
77. Kids' Ball Pool
78. Interactive Floor Games

FEATURES & ENTERTAINMENT

79. Cafeteria
80. Reading Lounge
81. Waiting Lounge
82. Multipurpose Party Hall
83. Banquet Hall with Kitchen
84. Mini Theatre
85. Buisness Center
86. Guest Room
87. Virtual Reality Games
88. Video Games Arcade
89. Light Bright Interactive Wall

CLUB TERRACE

90. Mini Bowling
91. Meditation Deck
92. Stargazing Deck

FACILITIES & SERVICES

93. Convenio Store
94. Association Room
95. Shuttle Service
96. Car Wash Bay
97. Electric Car Charging Bay
98. Laundry Rooms
99. Cycle Rack with Bicycles
100. Drivers'/ Maids' Dormitories
101. Drivers'/ Maids' Toilets

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