



77

REASONS

TO FALL IN LOVE WITH

CASAGRANT

UTOPIA

Utopia presents a world-class living experience at Manapakkam
Well-designed 673 homes on a sprawling 10.19 acre community
Finely crafted 2, 3 & 4 BHK apartments & 4 BHK duplex
homes on B+G+4 Structure

THE MOST PREMIUM COMMUNITY IN MANAPAKKAM

- 1 The project is designed with basement car park, making the whole community vehicle free
- 2 7 vehicle-free green courtyards offer refreshing time for recreational activities
- 3 Only project to offer 80+ amenities in Manapakkam
- 4 First kid-themed community at Manapakkam
- 5 Biggest clubhouse at Manapakkam of 35,000 sq.ft.
- 6 Staggered living & dining ensures maximum privacy in units
- 7 All the units are 100% vastu compliant to attain the best of harmony at home
- 8 Elegant and contemporary new age architecture
- 9 6 acres of open space for abundant light and ventilation
- 10 Unique amenities like squash court, kid's fun city, 3D home theater, kid's learning center and more

A COMMUNITY WELL-CONNECTED TO EVERY PART OF CHENNAI

- 11 Utopia offers easy accessibility with 2 entries which are well-connected to bustling localities of Mugalivakkam, Porur, DLF and Jayanth Tech Park & Manapakkam
- 12 Located just 10 mins. from Guindy & Vadapalani. It is a perfect choice for anyone who is looking to buy a home in Guindy, Vadapalani, Porur, Alandur, KK Nagar, Ashok Nagar
- 13 Excellent road & rail network connectivity - just 10 mins. from Porur bus stop & DLF bus stop & 15 mins. from Guindy & Alandhur metro stations
- 14 Reputed schools, colleges and hospitals like Sri Chaitanya Techno School, Sri Ramachandran Medical College, Miot Hospital within a 5 km radius
- 15 Manapakkam being a home to many IT hubs - DLT IT SEZ Park, IBM, HP, CTA and L&T Infotech are located close to the community.

ONLY PROJECT TO OFFER 80+ AMENITIES IN MANAPAKKAM

- 16 Community loaded with kid's amenities like water slides, kid's comic maze, kid's jungle gym, rock climbing walls, chess corner & many more
- 17 Clubhouse hosts a wide range of indoor amenities like indoor badminton court, table tennis, billiards table, swimming pool, etc.
- 18 Double height party hall and silent disco facility offers a perfect party ambience for your weekend mode
- 19 Outdoor theatre, 3D home theatre, spill over party lawn (with staging deck & projection screen), barbeque party lawn offers double the entertainment
- 20 Newly introduced gully cricket, half kabaddi court and other amenities like aqua gym, interactive gym, outdoor gym for fitness enthusiasts
- 21 Exclusive community in Manapakkam with 2 swimming pools facilitated with water play features like kid's peddler boats & water slides
- 22 Senior citizen's gym, senior citizen's sit out zone, spa / massage room, reflexology walkway and jogging track (100 metres track) offer a relaxing time for senior citizens

UTOPIA IS THE FIRST ABSOLUTE KID'S THEMED PROJECT AT MANAPAKKAM

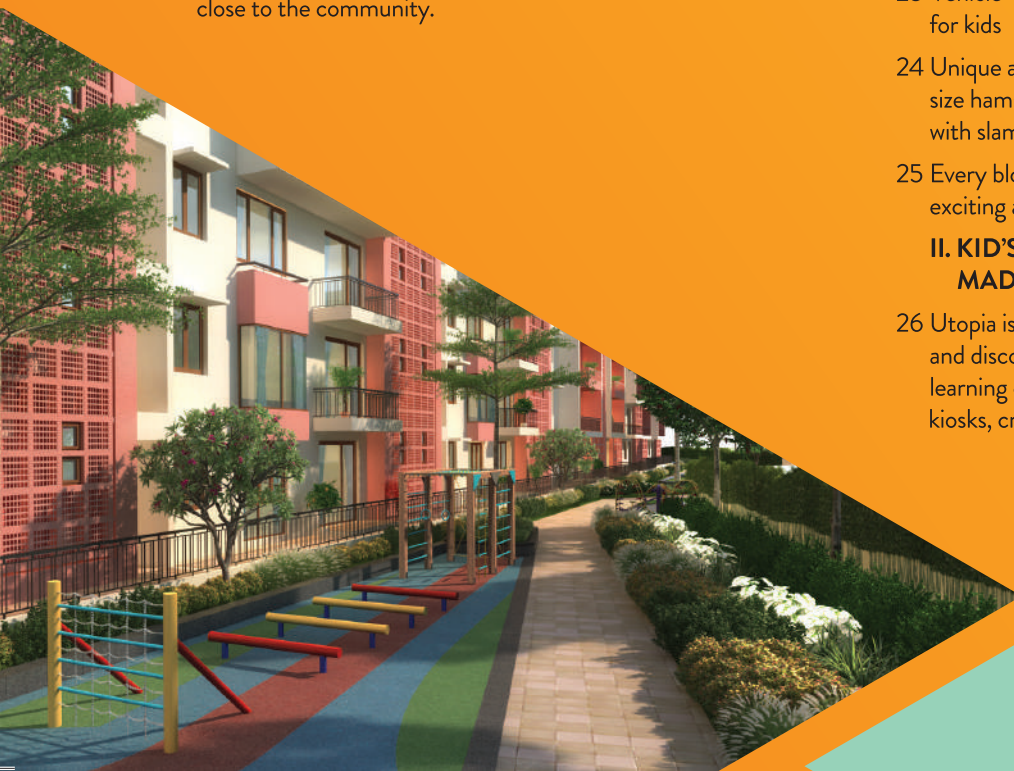
Utopia is an exclusive kid-themed community with specially designed amenities and features developed by keeping the 7 pillars in mind


I. KID-FRIENDLY DESIGN IN THE COMMUNITY

- 23 Vehicle-free community ensuring a safe environment for kids
- 24 Unique amenities for kids of all age groups like human size hamster wheel, aerial yoga hammocks, trampoline with slam dunk basketball, hookey ring toss game, etc.
- 25 Every block comes with a colorful courtyard with exciting amenities for the young ones

II. KID'S LEARNING & DEVELOPMENT ARE MADE FUN & EASY HERE

- 26 Utopia is a true platform for children to explore, learn and discover their true passion with amenities like learning center, robotics station, smart tuitio kiosks, crèche and more



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- 27 Art and craft corner and interactive learning facilities focus on developing children's aptitude and learning in a fun and interactive way

III. KID'S SAFETY AND SECURITY IS OUR TOP PRIORITY

- 28 3-tier security system ensures that the community enjoys a safe and carefree lifestyle
- 29 Get access to live streaming in kid-friendly areas and watch your kids anywhere on your mobile phone
- 30 Digital door locks with child safety locks as an added security feature for your kid's safety

IV. KID'S HEALTH & FITNESS - ENCOURAGE YOUR KIDS TO TAKE PART IN OUTDOOR ACTIVITIES

- 31 Kid's gym, kid's jungle gym, 3D-rock climbing and obstacle arena provide opportunity for kids to indulge actively in adventurous outdoor activities
- 32 Cycling around the community and kid's basketball provide platforms for kids to explore their sporty side & to meet their fitness goals as well
- 33 Dedicated science park encourages kids to play as well as learn new things

V. KID'S CONVENIENCE AT ITS BEST

- 34 Kid's waiting lounge allows kids to spend their time wisely after school while both their parents are at work
- 35 Dedicated pick up and drop off zone for school kids

VI. KID'S FUN & RECREATION – UTOPIA IS A 'HAVEN FOR KIDS'

- 36 Kid's fun city, gaming arcade, ball pit, mini hockey rink, dart wall, VR games and video games offer amusing time for your fun-loving kids
- 37 Swamp pool with water slides, tree house, kid's pool, mini merry-go-round, hopscotch, chalk-board wall enable your kids to enjoy outdoors

VII. KID'S-FRIENDLY FEATURES - NOT JUST THE COMMUNITY, BUT HOMES TOO!

- 38 At Utopia, extra efforts are taken to ensure a kid-friendly ambience like VOC-free paints
- 39 Your curious kids are safeguarded here with child safety locks, no-lead windows and kid-safe railings

AN EXCLUSIVE COMMUNITY FOR NATURE LOVERS

- 40 At Utopia, amenities like DIY gardening space, aroma garden, meditation decks, stepped OSR viewing deck, leisure seating zone and reflexology walkway bring you closer to nature

CONVENIENCES FOR AN EASY AND COMFY LIFE

- 41 Convenio store for your daily needs
- 42 Dedicated space as pets' corner for your comforting companions
- 43 Outdoor mobile charging docks available to help you charge your mobile battery when outside
- 44 Lobby café counter for easy grab-and-go refreshment
- 45 Outdoor mosquito trap to ensure a mosquito-free zone
- 46 Digital notice board keeps you updated about the community

HIGH-END SPECIFICATIONS FOR A CLASSY LIFESTYLE

- 47 New age digital door lock and mobile charging docks (living & master bedroom) for a smart living experience
- 48 High-end CP and sanitary fittings like Kohler/ Roca/ equivalent
- 49 Quartz sink in kitchen, cloth drying, rain shower and pest-free bathroom drains ensure complete state-of-the-art features

EXCLUSIVE SIGNATURE HOMES WITH HIGH-END FEATURES

- 50 Spaciously planned interior spaces like living, dining and master bedrooms
- 51 Signature block comes with 6 ft. wide corridors
- 52 Master bedroom designed with exclusive dresser room

53 Master bathroom finished with American standard/ TOTO / equivalent specification

54 Rain shower and glass shower partition for the master bathroom

55 Enjoy your shower time and cooking with the help of bluetooth speakers in master bathroom & kitchen

56 Exclusive multi-feature tap with quartz sink in your kitchen

MOST THOUGHTFULLY DESIGNED MASTER AND UNIT PLANS TO MAKE YOUR HOMES FUNCTIONAL

57 No overlooking units - no windows and balconies of the units overlook another apartment

58 Master bedrooms are positioned away from the living room for internal privacy

59 All block orientations, cut outs and window locations have been thoughtfully planned for great lighting and ventilation

60 Staggered living and dining for better spacing and privacy

61 Most units are designed with bigger balconies

62 Most units are designed with a common toilet

63 Spaciously designed bedrooms

64 All the bedrooms are designed to have defined wardrobe locations

65 Efficiently planned units with no-wastage-space-design

66 Most units have a separate utility area

67 All 2 BHK signature units, 3 BHK & 4 BHK units are designed with exclusive dresser room

68 A few units have bay window in the bedrooms creating a cozy corner

69 Planned ODU locations

CAREFULLY DESIGNED TO CREATE VAASTU COMPLIANT HOMES

70 All units have SW facing master bedrooms

71 No units have north facing headboards

72 No units have SW facing entrance

73 No units have NE or SW facing bathrooms and kitchen

A COMMUNITY THAT MAKES YOU GO WOW WITH ITS AWE-LOOKING DESIGN

74 Fascinating entrance with an inviting appeal welcomes you to the community

75 Contemporary façade that adds elegance to the community

76 Clubhouse is designed to have a 5-star ambience and feel

77 Enjoy the comfort of grand double height lobby at clubhouse

CASAGRAN
UTOPIA

Visit model house at site

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