

LUXURY
AT IT'S FINEST

 CASAGRAN
LUXERIA
NAVALUR



CASAGRAN 
building aspirations



BEAUTIFULLY CRAFTED 128 LUXURIOUS 3 & 4 BHK VILLAS ON 6.98 ACRES AT NAVALUR

- Get absolute ownership of the land
- Every villa comes with private garden
- 23000 sqft greenscaped areas sprawled with recreational amenities
- 20 lifestyle amenities & features like rooftop swimming pool, gym, amphitheatre & more
- Dedicated clubhouse with indoor & terrace amenities
- Independent villas with no-common-wall sharing encouraging natural light & ventilation
- Villas planned with exclusive 350 sqft backyard
- Carefully chosen premium specifications like digital door lock, mobile charging pod, premium brand sanitary fittings & more
- 100% vastu compliant homes designed with no wastage of spaces
- Most thoughtfully designed plans with major focus on 4 important design elements - light, ventilation, privacy & vastu

CAREFULLY DESIGNED UNIT PLANS FOR A LUXURIOUS LIVING EXPERIENCE

- Elegantly designed units with modern contemporary elevation
- Villas with huge windows assure 3 times greater ventilation than other homes
- Every unit is designed to enjoy a pocket of green space
- 70% of the villas designed with 2 car parks
- Every unit is designed to have a more personalized entrance / veranda space
- Living / bedroom opens up to an extended landscape deck & hardscape features to enjoy the outdoors
- Luxuriously planned bedrooms with walk-in wardrobe / dresser, balcony, attached baths & space for casual seaters
- The Walk-in -wardrobes can be customized to bedrooms as per individual's comfort
- All the villas designed with a dedicated lounge at the first floor to enjoy family gatherings, home theater
- Planned with more functional spaces like bigger kitchens - min. of 10 ft x 11 ft for most of the villas, storage area, dedicated space for washing machine at terrace for convenience & more

GYM



INDOOR GAMES AREA



PREMIUM SPECIFICATIONS & SAFETY FEATURES FOR A SUPERIOR LIFESTYLE

- Fancy main door with digital door lock with independent unlocking features
- Wireless mobile charging dock at living & bed 1 for convenient charging experience
- Master bathroom with rain shower, glass partition, and granite counter-top washbasin in most villas
- Premium range of American Standard or Kohler or equivalent fittings
- CCTV surveillance to keep track of people
- 24*7 manned security



VILLA STREET VIEW



CHILDREN PLAY AREA



PARTY HALL



AMPHITHEATRE



LIFESTYLE AMENITIES & FEATURES

- Outdoor gym, yoga deck, informal seating area, reflexology walkway & more for the elders
- Toddler's pool, children play area, sand pit, tot-lot, multi-purpose sports court & many more amenities to keep your kids active
- Party lawn, amphitheatre, multi-purpose party hall & more for communal gathering
- Dedicated clubhouse with rooftop amenities such as swimming pool, poolside loungers & more

VAASTU COMPLIANT VILLAS

- All the villas have SW bedroom(s)
- No units have SW entrance
- East facing kitchen hob for most of the Villas
- No bed headboard placed north
- Most of the villas have either SE or NW kitchen



SITE, UNIT & CLUBHOUSE PLANS










LANDSCAPE AMENITIES

- 1 Party Lawn
- 2 Multipurpose Sports Court
- 3 Amphitheatre
- 4 Childrens Play Area
- 5 Sand Pit
- 6 Tot Lot
- 7 Hopscotch
- 8 Outdoor Gym
- 9 Yoga Deck
- 10 Informal Seating Area
- 11 Skating Rink
- 12 Organic Garden
- 13 Sculpture Court
- 14 Reflexology Pathway

CLUBHOUSE AMENITIES

- 15 Gymnasium
- 16 Party Hall
- 17 Indoor Games
- 18 Rooftop Swimming Pool
- 19 Toddler's pool
- 20 Pool side Loungers

Colour	Type	No. of Units	Area Ranging
	4 BHK	17	2419 sft
	3 BHK	72	2000 - 2210 sft
	3 BHK	2	1800 - 2000 sft
	3 BHK	2	1600 - 1800 sft
	3 BHK	18	1200 - 1266 sft
	3 BHK	15	1100 - 1200 sft
	3 BHK	2	1000 - 1100 sft

Total No. units: 128

4 BHK+4T-NORTH FACING VILLA



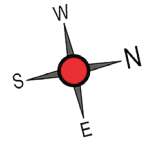
GROUND FLOOR PLAN



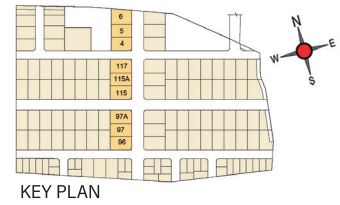
FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
4	1921	2420	2119
5	1921	2420	1992
6	1921	2420	2358
96, 97A, 115, 117	1921	2420	2241
97, 115A	1921	2420	2106



KEY PLAN

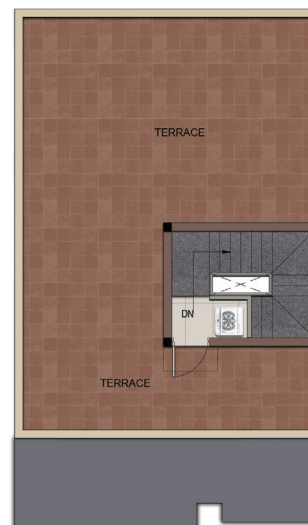
3 BHK+3T-EAST FACING VILLA



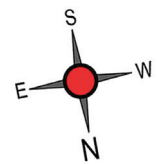
GROUND FLOOR PLAN



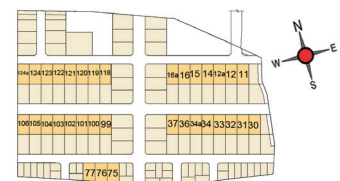
FIRST FLOOR PLAN



SECOND FLOOR PLAN



Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
11, 12, 12A, 14, 15, 16, 16A	1583	2045	1802
30, 31, 32, 33, 34, 34A, 36, 37	1583	2045	1802
75	1583	2045	1875
76	1583	2045	1804
77	1583	2045	1734
99, 100, 101, 102, 103, 104, 105	1583	2045	1802
118, 119, 120, 121, 122, 123, 124	1583	2045	1802
106	1583	2045	1870
124A	1583	2045	1884



KEY PLAN

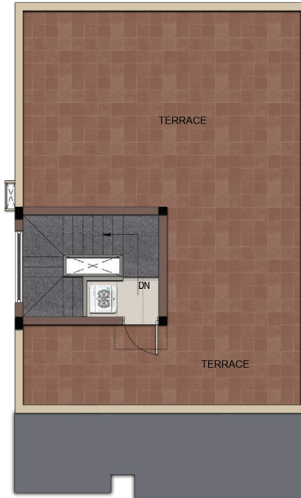
3 BHK+3T-EAST FACING VILLA



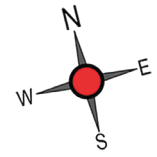
GROUND FLOOR PLAN



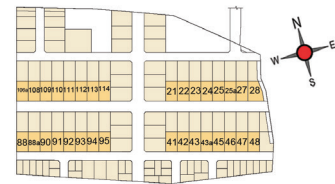
FIRST FLOOR PLAN



SECOND FLOOR PLAN

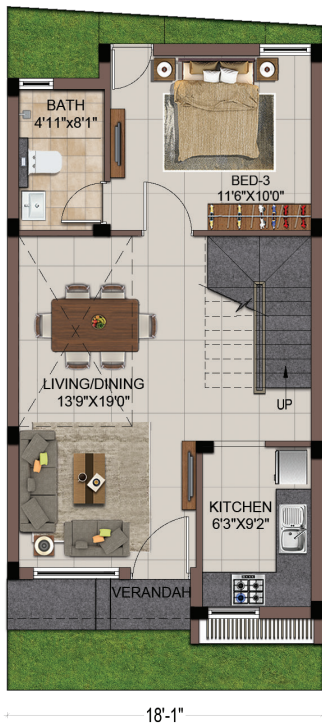


Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
21, 22, 23, 24, 25, 25A, 27	1583	2045	1802
28	1583	2045	2659
41, 42, 43, 43A, 45, 46, 47, 48	1583	2045	1802
88	1583	2045	1864
88A, 90, 91, 92, 93, 94, 95	1583	2045	1802
106A	1583	2045	1878
108, 109, 110, 111, 112, 113, 114	1583	2045	1802



KEY PLAN

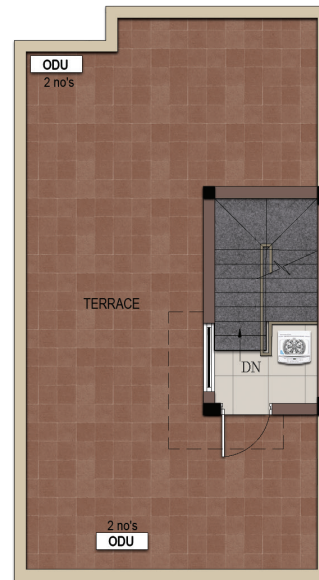
3 BHK+3T-NORTH FACING VILLA



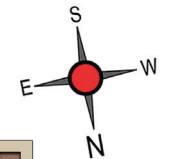
GROUND FLOOR PLAN



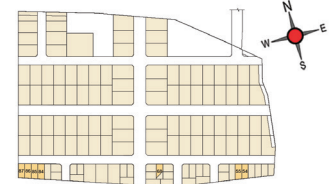
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

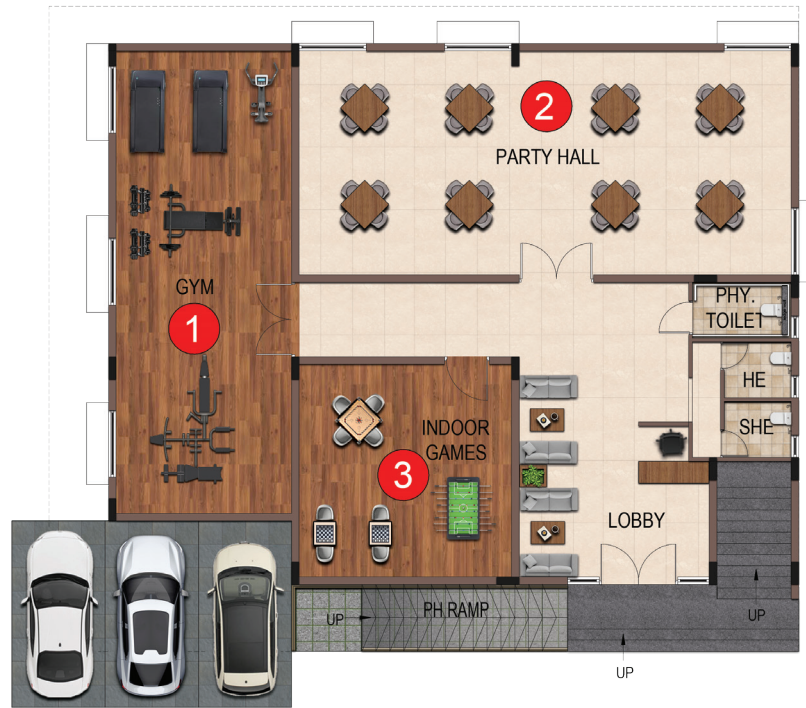


Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
54	1015	1266	792
55	1015	1266	823
84	1015	1266	806
85	1015	1266	785
86	1015	1266	764
87	1015	1266	782
68	1015	1266	796



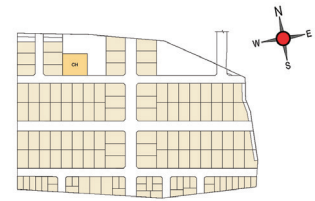
KEY PLAN

CLUBHOUSE GROUND FLOOR PLAN



INDOOR AMENITIES

- 1 Gym
- 2 Party Hall
- 3 Indoor Games



KEY PLAN

CLUBHOUSE TERRACE FLOOR PLAN



TERRACE AMENITIES

- 4 Rooftop Swimming Pool
- 5 Toddler's Pool
- 6 Pool Side Loungers



KEY PLAN

LOCATION ADVANTAGES

- Just 10 mins from Sholinganallur junction
- Within a radius of 5 km, many reputed schools, colleges, entertainment hubs are located such as The school, PSBB Millenia School, Jeppiaar Eng. College, Satyabama University, St. Joseph College of Eng., Apollo & Global Hospital, Marina & Vivera Hall & many more
- It is a perfect choice for anyone who is looking to buy a home in Perugudi, Thoraipakkam, Karapakkam, Sholinganallur, Thalambur, ECR or Navalur.
- Its proximity to the IT corridor like SIPCOT IT park makes it a preferred location for all the office goers.



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