

Reasons
to fall in love with

CASAGRAN
Amberley
NAVALUR





Beautifully crafted 45 luxurious 3 & 4 BHK villas on 2.68 acres at Navalur

1. Every villa comes with a private garden
2. 30+ lifestyle amenities & features like AV room, jacuzzi pool, rooftop yoga deck & more
3. 1 acre greenscaped areas sprawled with recreational amenities
4. Dedicated clubhouse with indoor & terrace amenities
5. Villas planned with exclusive 250 sft backyard
6. Carefully chosen premium specifications like digital door lock, Motion sensor light, mobile charging pod, premium brand sanitary fittings & more
7. 100% Vaastu compliant homes designed with no wastage of spaces
8. Most thoughtfully designed plans with major focus on 4 important design elements - light, ventilation, privacy & Vaastu

Carefully designed unit plans for a luxurious living experience

9. Elegantly designed villas with contemporary elevation
10. Villas with huge windows ensure greater ventilation than other homes
11. Dedicated entrance & foyer for added privacy
12. Living / bedroom opens up to a backyard & extended landscape deck to enjoy the outdoors
13. Front & rear side of the villas are designed with green to relish the nature
14. Every kitchen is designed with utility for convenience & green space encouraging your gardening activity
15. All the villas designed with a dedicated lounge at the first floor to enjoy family gatherings, home theater
16. Luxuriously planned master bedroom with exclusive dresser, open terrace & attached bath
17. Villas planned with more functional spaces like open terrace, dedicated space for washing machine at terrace for convenience & more

Premium specifications & safety features for a superior lifestyle

18. Main door with digital door lock with independent unlocking features
19. Motion sensor light at foyer as an added convenient feature
20. Wireless mobile charging dock in living area & bedroom 1 for convenient charging experience
21. Master bathroom with rain shower and granite counter-top washbasin
22. Premium range of American Standard or Kohler or equivalent fittings



Your safety, security & convenience as our top priorities

- 23. CCTV surveillance to keep track of people
- 24. App based service maintenance for convenience

Lifestyle amenities & features

- 25. Outdoor gym, senior citizen alcove, reflexology walkway, meditation lawn & more for the elders
- 26. Kid's play area, sand pit, kid's jungle gym, badminton court, skating rink & many more amenities to keep your kid's active

27. Amphitheatre, party lawn, multi-purpose party hall, community garden & more for communal gathering

28. Dedicated clubhouse with indoor amenities such as AV room, jacuzzi pool, gym, rooftop party corner & more

Indoor Games Room



Aerial View



Outdoor Amenities



Vaastu compliant villas

- 29. All the units designed with East or North facing main entrance
- 30. All the villas have SW bedroom(s)
- 31. East facing kitchen hob in most villas
- 32. No bed headboard placed North
- 33. All the villas with either SE or NW kitchen
- 34. No units with NE or SW cuts

Living Room



Bedroom





Location Advantages

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



RERA No: TN/01/Building/0132/2022 | www.rera.tn.gov.in

Get to have a Symbol of Luxury, Superiority and a Special Lifestyle at Casagrand Amberley!

Visit model house
99629 22222

PRODUCT SUPERIORITY

- Superior brands
- 221 quality checks
- More amenities
- Better utility of space and ventilation
- Kids and senior citizens friendly

CASAGRAND
building aspirations