



CASAGRAN
Jubilant

LUXURY
LIKE NEVER
BEFORE

CASAGRAN 
building aspirations





South India's Leading Real Estate Developer

We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 36 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 27,000 happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 17th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.

Entrance view



CASAGRAN *Jubilant*

A jubilant existence begins with living a rich and fulfilling life. At Casagrand Jubilant, life is nothing less than extraordinary with spacious bungalows that cater to all your needs. Located in Coimbatore, each bungalow is equipped with a variety of amenities ranging from an indoor gym to a hammock garden, aroma garden and many more that enrich your living experience.

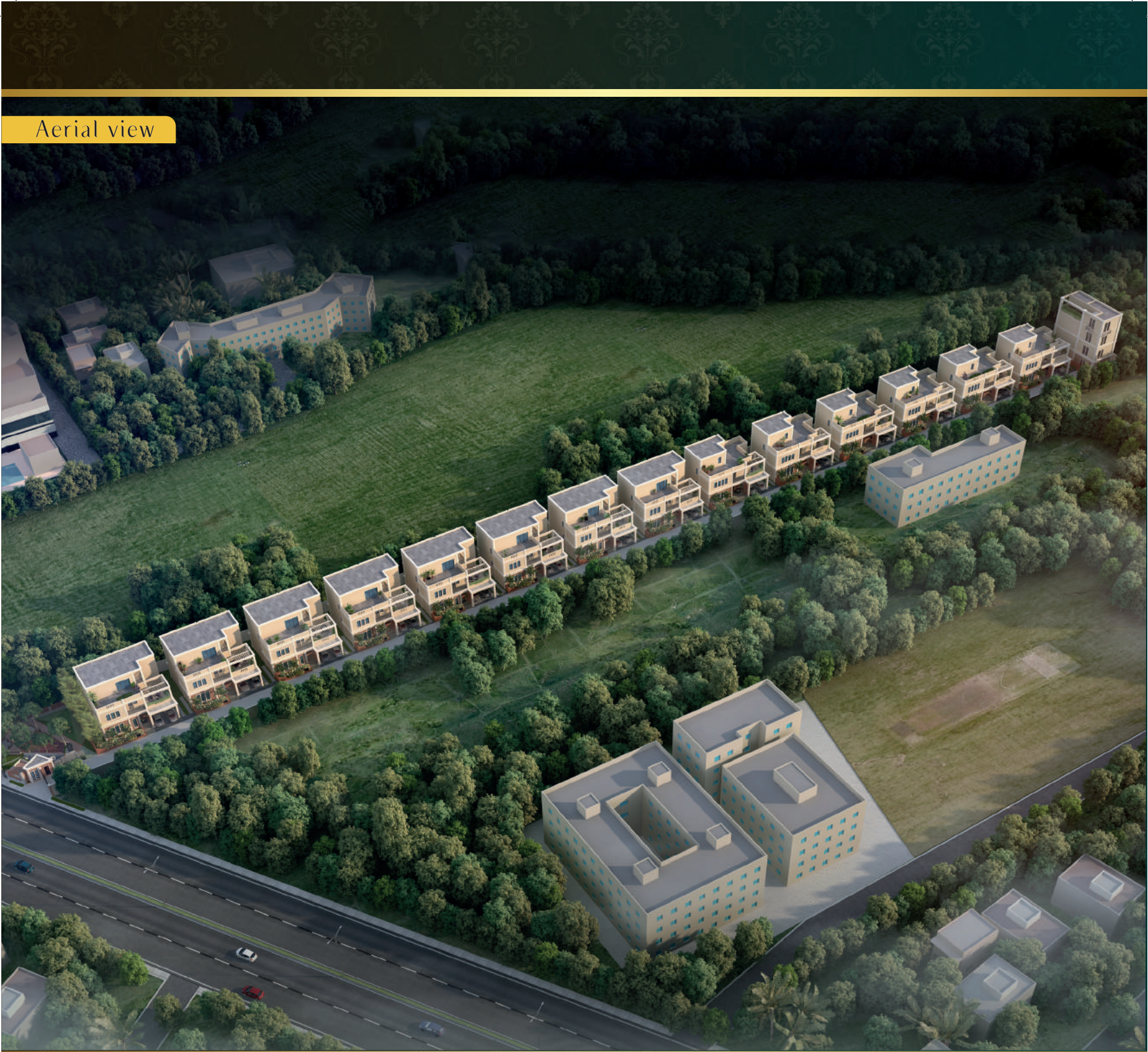
Each bungalow is tailored to suit the lifestyle you envision. Come and experience a world of joy and comfort here at Jubilant.

Live at Casagrand Jubilant. Welcome joy & zest.

Salient Features

- Well-designed 14 uber luxury villas spread across 1.46 acres of land
 - 3 & 4 BHK grand villas with G+2 design structure
 - 60% open space for maximized ventilation & lush greenery
 - Community offers 20+ lifestyle amenities & features that include a grand clubhouse, outdoor amphitheatre, walkway pavilion, kids cognitive play lawn & more
 - All villas have an aesthetically planned private landscaped garden with seating deck
 - High-end fittings & specifications from top class brands
 - 100% power back-up for all common areas
 - Safe & secure gated community
 - 100% Vaastu compliant homes with no wastage of space
 - Surrounded by prominent IT companies, schools, colleges & hospitals
-

Aerial view



Clubhouse



20+ AMENITIES & FEATURES

Entertainment & Wellness:

- Party hall
- Indoor gym
- Indoor games room
- Steam & sauna
- Jacuzzi
- Designer water feature wall
- Kids play area
- Interactive floor games
- Kids cognitive play lawn
- Tot lot area
- Nanny's corner
- Walkway pavilion
- Reflexology pathway
- Outdoor Amphitheatre
- Park seating
- Hammock garden
- Barbeque station
- Focal feature
- Trampoline
- Aroma garden

Features & Services:

- Rainwater harvesting
- UG sump with water softening plant
- CCTV surveillance
- Intercom
- Outdoor landscape
- Well defined driveway
- MY GATE security app
- Common area & compound wall lighting

Amphitheatre



Play area



PRODUCT SUPERIORITY



THE BEST OF PRODUCT SUPERIORITY

- A community with the best of architecture & finesse
- Every individual villa with exclusive 10 feet wide landscape space
- Uber luxury villas to upgrade your lifestyle
- 20+ amenities & features
- A safe & secure community with multi-tier security system
- 100 % Vaastu compliant homes
- Superior specifications
- Zero dead space design



SMART VILLAS TO UPGRADE YOUR LIFESTYLE

- Monitor your visitors by a video door phone through LED screen from your villa
- Digital door lock system with five independent unlocking features such as fingerprint, PIN code, RF card, mechanical key & Bluetooth, a remote control (optional) and it comes with strong security features
- Occupancy sensors in all toilets and entry foyer which senses your presence and switches ON/OFF
- Secured visitor access control, association management through MyGate app



EFFICIENCY IN MASTER PLAN AND HOUSING THE BEST PRODUCT FEATURES

- The community boasts of an efficient building footprint where 60% of land area is open space
- Casagrand Jubilant offers the best of master plan and is designed prioritizing light, ventilation, privacy and Vaastu
- Villa elevations designed with modern mediterranean style and facade uplifted with elegant lighting
- 3,500 sq.ft of best in class clubhouse is designed within the community providing ample indoor amenities for the residents.
- The project features various amenities for residents to enjoy their evening with communal activities



OFFERING YOU 20+ AMENITIES & FEATURES! THE BEST IN MARKET!

- Indulge in fitness within the community:
 - i. Indoor gym in the clubhouse
 - ii. Jacuzzi, sauna & steam room
- Host yourself and your guests in our grand clubhouse with facilities like multipurpose party hall, Indoor games room
- Outdoor amenities like kid's cognitive play lawn, interactive floor games, tot-lot area, nanny's corner, etc., provides an active environment
- Outdoor party lawn & barbeque station for community gatherings, hammock garden, reflexology pathway, aroma garden, park seating and leisure pavilion are planned for relaxing your senses
- All villas are facilitated with intercom provision in the living and master bedroom
- Efficient rain water harvesting system for the entire project



KNOW WHY OUR VILLAS ARE SUPERIOR

- Designer main door with a dedicated panelling - a space to personalize your entrance
- Designer villa number signage with milk box & newspaper holder
- Wireless mobile charging station provided in living & master bedroom
- Pullout drying string for hassle free drying in utility
- Concealed piped gas line for all villas
- 5 Amps charging point in both balcony and outdoor landscape deck
- Superior marble floor finish in foyer, living, dining, master bedroom & staircase
- Superior wooden flooring in home theatre
- Villas with luxurious master bathroom with rain shower, glass shower partition, with counter-top washbasin
- Premium range American standard / Kohler / equivalent fittings and waterproof doors in all bathrooms
- Pest-free SS gratings are provided in the master toilet and other toilets / kitchen respectively
- Every villa is provided with a dedicated solar water heater on terrace
- All villas have 3 car parks, within which 2 of them are covered parking



EFFICIENCY IN SPACE PLANNING

- Dedicated veranda space designed for all villas
- All villas are planned with separate living and dining to avoid crossover
- Exclusively planned family living in the first floor of all villas
- Spacious bedrooms with walk-in wardrobes
- Separate utility space provided for all villas
- Separate room & toilet for maids with entrance from outside
- All villas are planned with extended landscape deck and hardscape features which opens out from the dining area connecting with nature
- Well concealed and camouflaged external electrical & plumbing lines



CONSIDERING VASTU? WE GOT THAT SORTED TOO

- All villas have East and North facing main entrance door
- All villas have SW master bedroom
- All villas have the kitchen in SE or NW corner
- All villas have East / North facing kitchen hobs
- No bedrooms have headboard in the North
- No SW entrance
- No NE & SW cuts
- No NE or SW corner toilets



Living room



Dining room

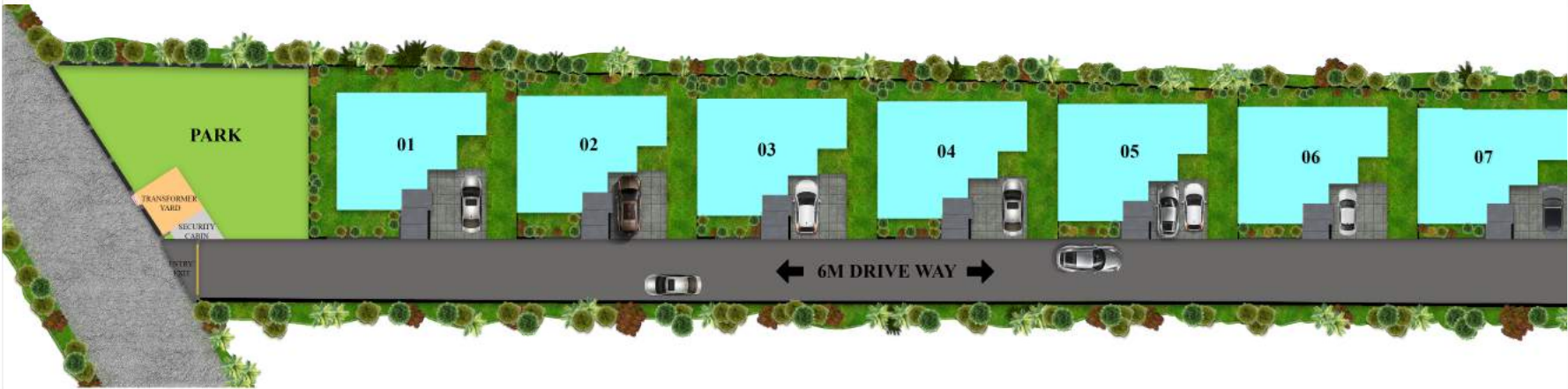


Bedroom

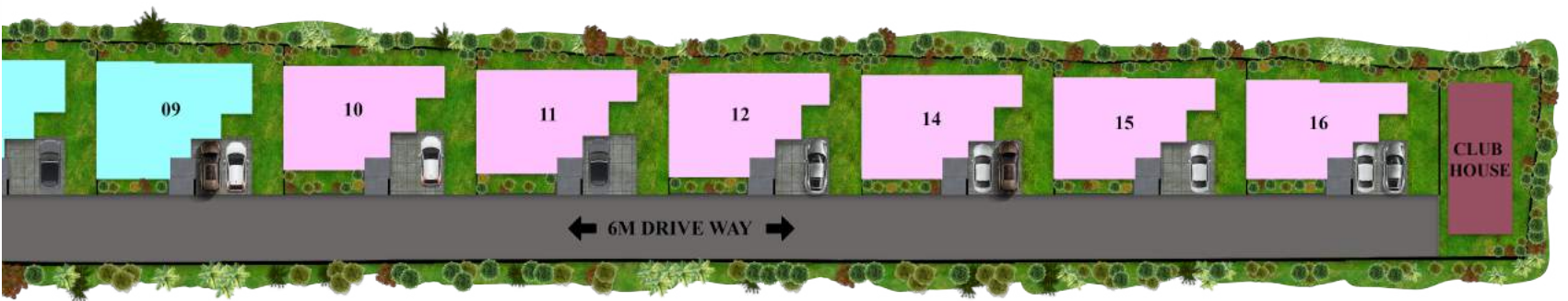
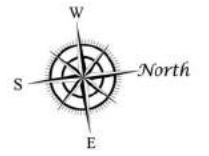


**SITE PLAN
&
FLOOR PLAN**

SITE PLAN



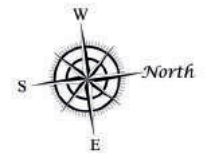
UNIT DETAILS		
VILLA NO.S	BHK	UNITS
VILLA - 1 TO 9	4 BHK	8
VILLA - 10 TO 16	3 BHK	6
TOTAL		14



Villa view



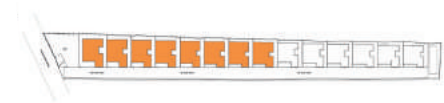
NORTH FACING 4 BHK VILLA
VILLA NO.: 1 TO 9



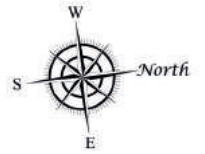
GROUND FLOOR PLAN

VILLA NO	LAND AREA	SALEABLE AREA	CARPET AREA	VILLA NO	LAND AREA	SALEABLE AREA	CARPET AREA
1	5487 SFT	4797 SFT	3574 SFT	5	4747 SFT	4792 SFT	3574 SFT
2	4952 SFT	4797 SFT	3574 SFT	6	4771 SFT	4775 SFT	3574 SFT
3	4898 SFT	4797 SFT	3574 SFT	7	4597 SFT	4684 SFT	3506 SFT
4	4845 SFT	4797 SFT	3574 SFT	9	4582 SFT	4567 SFT	3406 SFT

KEY PLAN

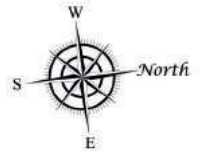


NORTH FACING 4 BHK VILLA
VILLA NO.: 1 TO 9



FIRST FLOOR PLAN

NORTH FACING 4 BHK VILLA
VILLA NO.: 1 TO 9

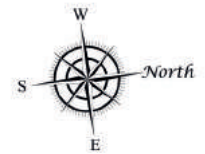


SECOND FLOOR PLAN

Villa view



EAST FACING 3 BHK VILLA
VILLA NO.: 10 TO 15

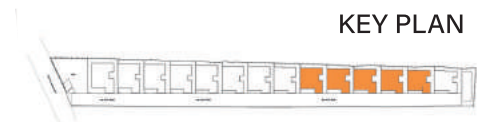


GROUND FLOOR PLAN

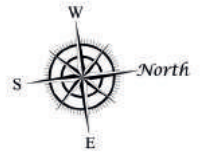
VILLA NO	LAND AREA	SALEABLE AREA	CARPET AREA
10	4293 SFT	3878 SFT	2880 SFT
11	4222 SFT	3878 SFT	2880 SFT
12	4126 SFT	3867 SFT	2880 SFT

VILLA NO	LAND AREA	SALEABLE AREA	CARPET AREA
14	4155 SFT	3856 SFT	2880 SFT
15	3969 SFT	3749 SFT	2792 SFT

KEY PLAN

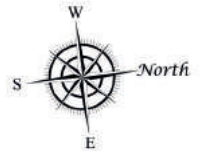


EAST FACING 3 BHK VILLA
VILLA NO.: 10 TO 15



FIRST FLOOR PLAN

EAST FACING 3 BHK VILLA
VILLA NO.: 10 TO 15

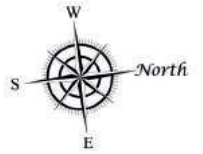


SECOND FLOOR PLAN

Villa street view



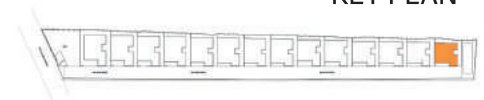
EAST FACING 3 BHK VILLA
 VILLA NO.: 16



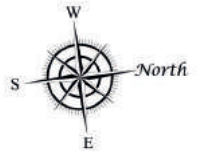
GROUND FLOOR PLAN

KEY PLAN

VILLA NO	LAND AREA	SALEABLE AREA	CARPET AREA
16	3954 SFT	3652 SFT	2703 SFT

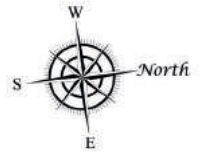


EAST FACING 3 BHK VILLA
VILLA NO.: 16



FIRST FLOOR PLAN

EAST FACING 3 BHK VILLA
VILLA NO.: 16



SECOND FLOOR PLAN

VILLA
SPECIFICATIONS

Structure



Floors	: Ground + 1 st floor + 2 nd floor
Structure system	: RCC Framed Structure - Earthquake resistant (Seismic compliant - zone 3)
Masonry	: 200 mm external walls & 100 mm internal walls
Floor to floor height	: 3300 mm (Incl. slab)
ATT	: Anti-termite treatment will be provided

Floor Finishes



Living / Dining / Foyer / Master bedroom & Staircase	: Marble flooring
Home Theatre	: Wooden flooring
Other Bedrooms, Family living & Kitchen	: Vitrified tiles (800 mm x 800 mm)
Bathroom	: Anti-skid ceramic tile
Outdoors / Car park / Covered sitout / 1st floor & 2nd floor terrace	: Anti-skid tile
Open terrace - headroom	: Weather resistant pressed clay tile

Wall & Ceiling Finishes



Internal walls & Ceilings	: 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
Exterior walls	: Designer texture finish – as per architect's design intent
Bathroom	: Wall dado - 2100 mm from FFL
Powder room	: Wall dado - 1200 mm from FFL

Kitchen/Utility



Electrical provision	: One point each for hob, chimney, water purifier, washing machine and dish washer
Plumbing provision	: One point each for hot & cold sink faucets, water purifier, washing machine & dish washer
Others	: Open kitchen & utility (Counter top, wall dado, sink & sink faucets – not part of standard specifications)

Handrail Finish



Staircase	: MS Handrails with wooden handle as per architect's design
------------------	---

Bathroom



Sanitary fixtures	: American standard / Kohler (or) equivalent
CP fittings	: Grohe / Kohler (or) equivalent
Master bathroom	: Rain shower, Glass shower partition, Counter washbasin with hot & cold mixer and Geberit concealed cistern
Other bathrooms	: Multi-flow Shower, Counter Washbasin with Hot & cold mixer and Geberit Concealed Cistern

Doors



Main door	: 1200 mm x 2400 mm - Teak wood frame with double side veneer finish shutter with digital door lock. Ironmongeries like tower bolt, door stopper of Yale / Dorma equivalent brands.
Bedroom doors	: 1000 mm x 2100 mm - First quality seasoned wood frame with double side veneer finish shutter with Yale / Dorma or equivalent quality door hardwares
Bathroom doors	: 2100 mm high - Waterproof frame & shutter
Other external doors	: 2100 mm high - Waterproof frame & shutter (or) external steel door with elegant wood finish

Windows & French Doors



Windows	: Aluminium / UPVC windows with see-through plain glass & MS grill
French doors	: Aluminium / UPVC doors with toughened glass without grills
Ventilators	: Aluminium / UPVC with suitable louvered glass panels & MS grill

Additional Features



Intercom point	: Provision will be given in living room, master bedroom & home theatre
Video door phone	: Yale (or) equivalent video door phone with LED screen for all villas
External gas bunk	: External gas bunk provision with concealed pipeline into kitchen
Occupancy sensor	: Occupancy sensor provided in entry foyer & all bathrooms
Solar water heater	: 200 liters solar water heater for all villas (Kitchen sink, shower & washbasin areas)
Landscaping	: Suitable external hard / Soft landscaping as per architect's design

Electrical Fixtures & Fittings

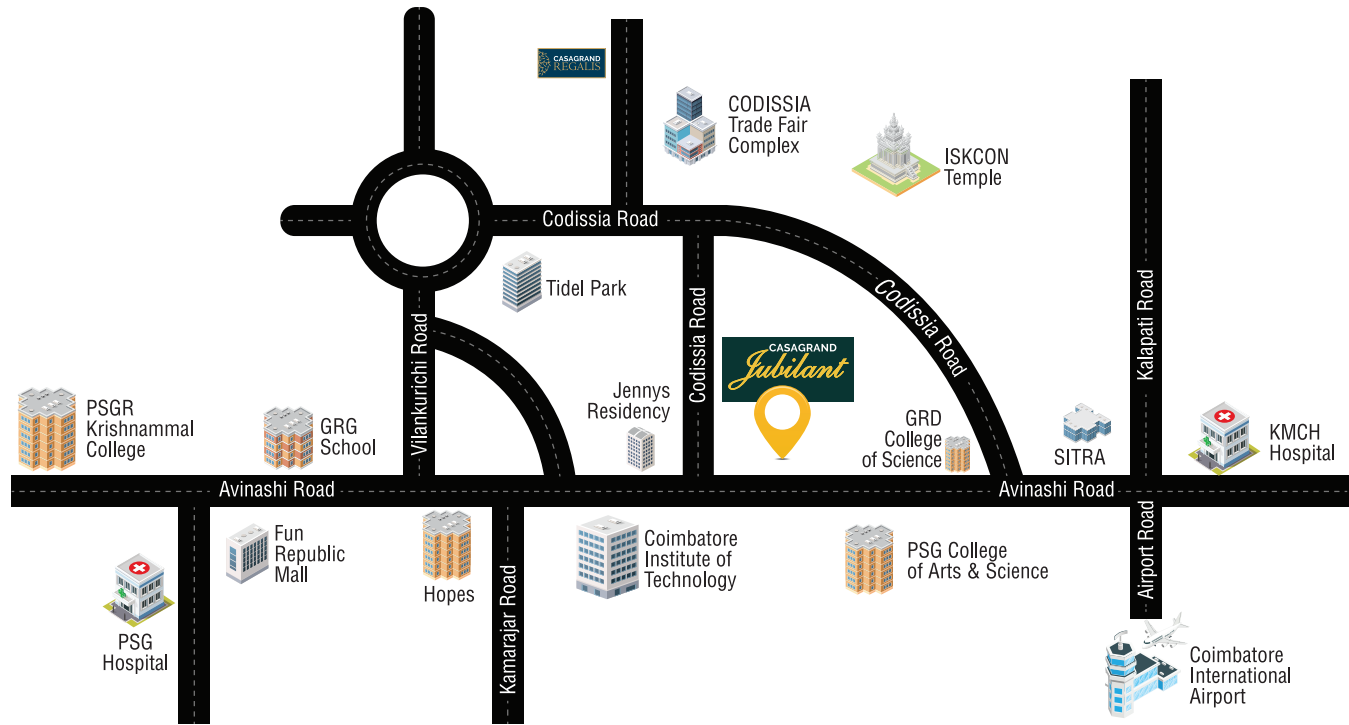


Power supply	: 3 phase power supply will be provided
Safety devices	: MCB, ELCB & DB of Honeywell / Schneider (or) equivalent brands
Cables / wires	: Fire retardant low smoke (FRLS) copper wires of Finolex / Polycab (or) Equivalent Brands
Switches & sockets	: Modular Switches and Sockets - Honeywell / Schneider (or) Equivalent Brands
Air conditioner points	: Split AC points will be provided for living, family living, home theatre & all bedrooms (Electrical & core-cutting provision only – Does not involve copper piping)
DTH / TV points	: DTH / TV Point will be given in family living, master bedroom, home theatre & 2 nd floor bedroom
Power backup	: Electrical provision for domestic UPS / Inverter (Wiring & conduit provision for lighting & fan points)


PAYMENT SCHEDULE


10%	Advance (10 days from the date of booking)
40%	Agreement (Within 35 days from the date of booking)
10%	Commencement of Foundation
10%	Commencement of Ground Floor Roof
10%	Commencement of First Floor Roof
10%	Commencement of Second Floor Roof
5%	Completion of Brickwork and Plastering
5%	Handing Over

LOCATION MAP
&
ADVANTAGES




- Located near Jenny's Club on Avinashi Road, within 5 mins drive from Coimbatore International Airport & Hope College junction
- This will be the **COIMBATORE'S FIRST EVER** exclusive villa community located right on the Avinashi Road within Coimbatore Corporation Limits
- This landmark property boasts easy access to the International Airport and various schools, colleges, hospitals, restaurants and shopping complexes
- Close proximity to Jenny's Club, CODISSIA Trade Fair Complex, TIDEL Park IT Corridor, Fun Republic Mall
- Coimbatore's top schools & colleges including Coimbatore Medical College, CIT, GRD, PSG Arts & Science College, NGP Institutions, Chandrakanthi Public School, PSG Public School, RAK's Pallikoodam, Suguna PIPS and many more within 5 to 10 minutes drive
- Reputed hospitals including KMCH, PSG Hospitals, Aravind Eye Hospital, Lotus Eye Care, Royal Care within 5-10 minutes of accessibility
- Excellent resale value because of the inherent residential demand and land value in this particular locality – Excellent location for investment as well since it is located on Avinashi Road leading to Tirupur, Erode and very close to International Airport

 ▪ Coimbatore International Airport - 1.8 kms / 4 mins

 ▪ Kovai Medical Centre & Hospital - 1.6 kms / 4 mins
▪ PSG Hospitals
3 Kms / 6 mins

 ▪ CODISSIA Trade Fair Complex
1.8 Kms / 4 mins
▪ TIDEL Park
2 Kms / 5 mins

 ▪ Fun Republic Mall
2.4 kms / 5 mins

AWARD

★ **The Economic Times -2021 (Brand)**
Best Brands Award

★ **Times Business Awards 2020**
- The Times of India -2020 (Brand)
Best Real Estate Company of Tamil Nadu

★ **13th Estate Awards Franchise India**
and REMAX India - 2021
Casagrاند Boulevard
Best Mid-Segment Project of the Year

★ **11th Estate Annual Awards, powered**
by Franchise India - 2019
Casagrاند Esmeralda
Luxury Villa Project of the Year

★ **Realty Conclave Excellence Awards 2021 - South**
Casagrاند Boulevard
Most Popular Project of the Year

★ **ET Now - 2019**
Casagrاند Royale
Most Admired Upcoming Project of the Year

★ **Realty Conclave Excellence Awards 2021 - South**
Casagrاند Orlena
Mid-Segment Project of the Year

★ **ET Now - 2019**
Casagrاند Eternia II
Best Project in Non-Metro

★ **Construction Week - 2021**
Casagrاند Primera
Runner up at Residential Project of the Year

★ **ET Now - 2019**
Casagrاند Zenith
Innovative Project of the Year



CASAGRANT
building aspirations



Buddy Neighbour Scheme

Refer & Earn

Refer your family, friends or colleagues to a Casagrاند home and get a chance to earn up to **₹2,00,000***

To refer, call **93840 27974** or write to referral@casagrاند.co.in

www.cgreferral.com

GET ASSURED RENT ON YOUR CASAGRANT PROPERTY.

CASAGRANT RENT ASSURE

Call
98841 99957
www.cgrentassure.com

sellassure CASAGRANT
selling casagrاند home made easy



WE'LL HELP YOU SELL.

Casagrاند introduces "SELLASSURE", a hassle-free resale solution for Casagrاند Home Buyers. Understanding our customer's needs, we have enabled a one stop solution which creates the right exposure to listed properties, generates refined leads and ensures seamless closures.

Contact us at
99622 09500
www.cgsellassure.com | sellassure@casagrاند.co.in

CASAGRANT
building aspirations

CORPORATE OFFICE

NPL Devi, New No. 111, Old No. 59,
LB Road, Thiruvanniyur, Chennai - 600 041.
Ph: +91-44 4411 1111
Mob: +91 89399 77577
Fax: +91-44 4315 0512

COIMBATORE OFFICE

Sri Dwaraka, No. 1-A,
B.R. Nagar Main Road,
Singanallur Post,
Coimbatore - 641 005.
Ph: +91 72993 70001

BENGALURU OFFICE:

Salma Bizhouse, 34/1, 4th Floor,
Meenee Avenue Road,
Opp. Lakeside Hospital,
Ulsoor Lake, Bengaluru - 560 042.
Ph: +91-80 4666 8666

DUBAI OFFICE:

4th Floor, Block-B,
Business Village, Dubai,
United Arab Emirates,
PO Box. 183125.
Ph: +971 565302759

www.casagrاند.co.in

TN/11/BUILDING/0496/2022 | www.rera.tn.gov.in

All the images are rendered and the proportions are subject to change. The units are subject to availability.

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representations such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for the kitchen includes the utility area also. All measurements for all rooms are in feet, inches and meters. Payment patterns are subjected to change based on the construction process