CASAGRAND

Vitaliya

Race Course

An abode full of life, much to your fulfilment.

CASAGRAND

building aspirations

14
YEARS
OF BUILDING
ASPIRATIONS

CASAGRAND
building aspirations

Casagrand Real Estate Enterprise is committed to building aspirations and delivering value.

In the last thirteen years, we have developed over 9 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. 68 landmark properties and over 4000 happy families stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations.

In the fourteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crore in the pipeline.

Entrance View

CASAGRAND Vitaliya Race Course

Casagrand Vitaliya in Coimbatore is a luxury project that is reserved for the select few. Set in the city's poshest locality, Race Course, Vitaliya is filled to the brim with life. The homes here are testament to that. They add a special touch to every wonderful moment of your beautiful life. So much so that Casagrand Vitaliya will become a vital part in your life.

Big reasons to buy

- Project spread across an expansive 36.40 cents plot
- Stilt + 4 upper floors (1 block only)
- Only 3 units per floor (One 3 BHK, Two 4 BHK per floor)
- 12 units only
- Located on Circuit House Road, Race Course – the heart of the city
- 3 BHK has 2 covered car parks (Tandem)
- 4 BHK has 3 covered car parks (Tandem + 1 single car)
- Premium specifications from reputed brands
- All units have a separate bedroom with attached bathroom for domestic help

PRODUCT
SUPERIORITY
ASSURED

PRODUCT SUPERIORITY

Casagrand Vitaliya was envisioned to be an exclusive and premium apartment complex. It has been thoughtfully designed to cater to the discerning few

Lavish apartment design

All apartments are designed, built and crafted to perfection, so that it blends seamlessly with your lifestyle, offering you style and comfort

- All 4 BHK apartments come with 2 living rooms each
- No bedroom has dimension lesser than 11 feet
- Walk-in wardrobe in master bedroom
- Spaciously laid out kitchen along with utility

Private and public spaces

Sensibly dividing the interior spaces and orienting them in a distributed manner has resulted in a home with luxurious private and public spaces

- All the units have bedrooms designed in such a way that they are private and visitors in living do not directly look into bedrooms
- Double foyer to provide private entrance to the apartment
- A separate bedroom with attached bathroom for domestic help
- A separate family lounge has been provided within the apartment (Select units only)
- Powder rooms have been designed exclusively for guests' use

No crossover in living

All units have been designed with no crossover in the living room

Planning for ODU locations

All apartments have planned and defined spaces for placing ODUs of the ACs, so that this area is accessible for service. This planning also keeps the building façade free from any visible ODUs

Premium finish for every apartment

Every home here has best-in-class fittings and finish, along with the finest of marbles and vitrified tiles

- Foyer, family lounge, living, dining and master bedroom will have marble flooring
- Kitchen, other bedrooms and pooja niche will have imported vitrified tiles
- Intercom and USB charging port in living, master bedroom and family lounge
- TV (DTH) points will be provided in living, family lounge and all bedrooms

Exclusive use of glass windows for natural light and ventilation

Every room in your home can benefit from beautiful windows, which are more than just openings in the wall. They help capture natural light and fresh air, and bring them inside

Vaastu compliant

- Maximum apartments have SW master bedrooms
- No bedrooms have north facing headboards
- Kitchen in the NW or SE quadrant
- Pooja niche

Secure community

- Video door phone for all apartments
- Controlled entry to and exit from project with a security cabin at the entrance

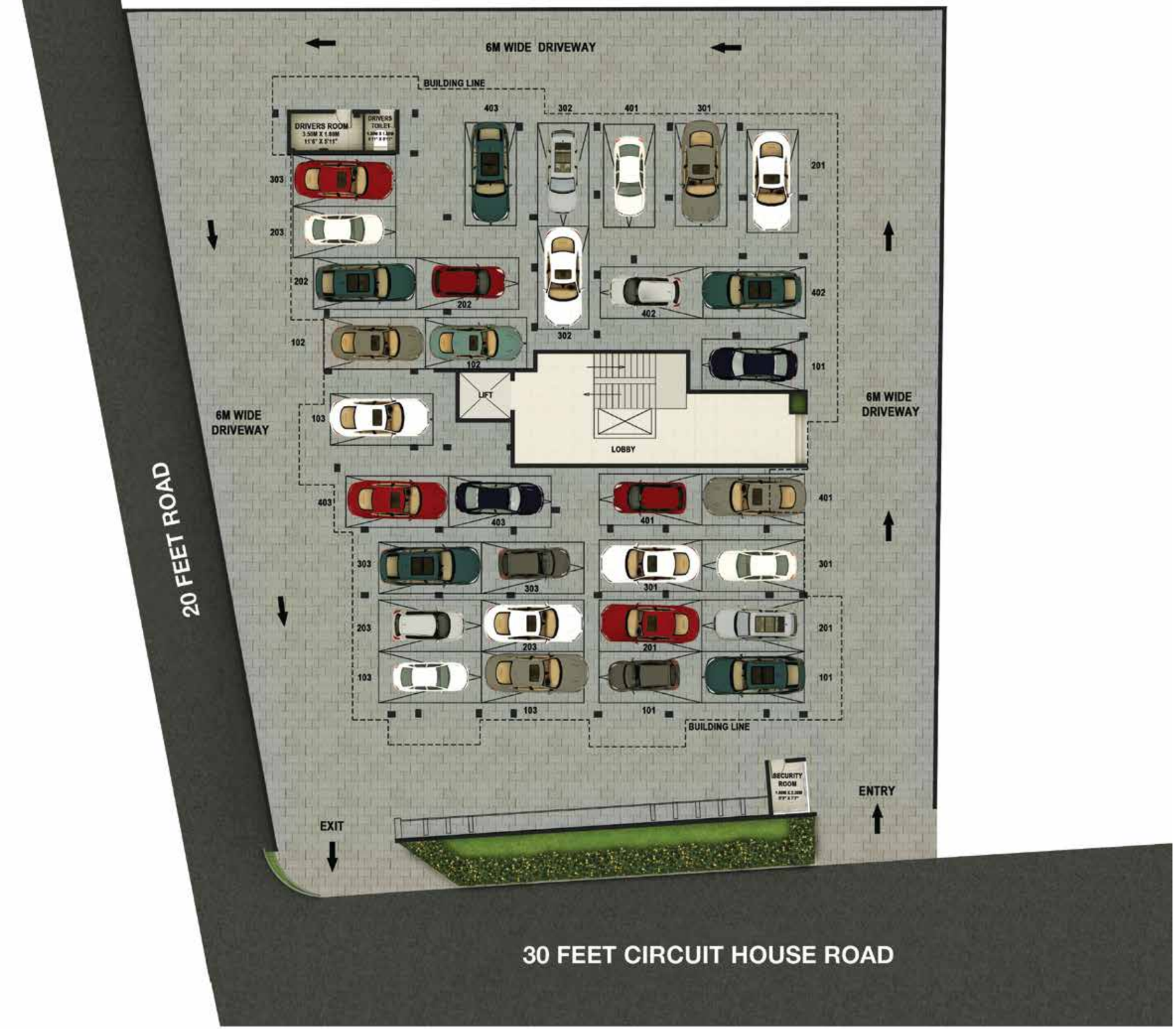
Interior planning

Interior detailing has been done for each apartment to achieve the following details

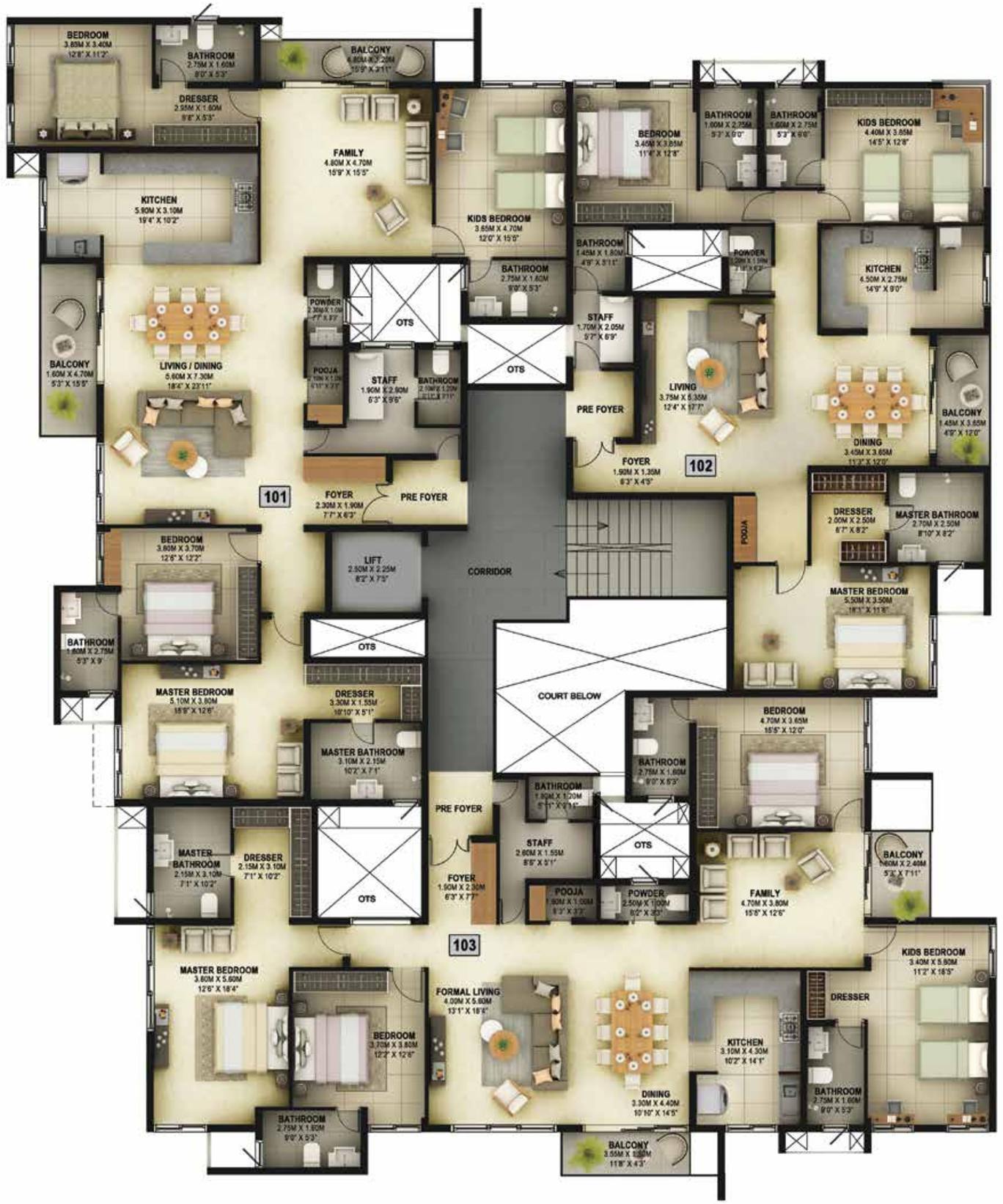
- Defined wardrobe locations for every unit
- TV position for every unit
- Bed location with side tables
- Apt electrical layout

Elevation View

STILT FLOOR PLAN



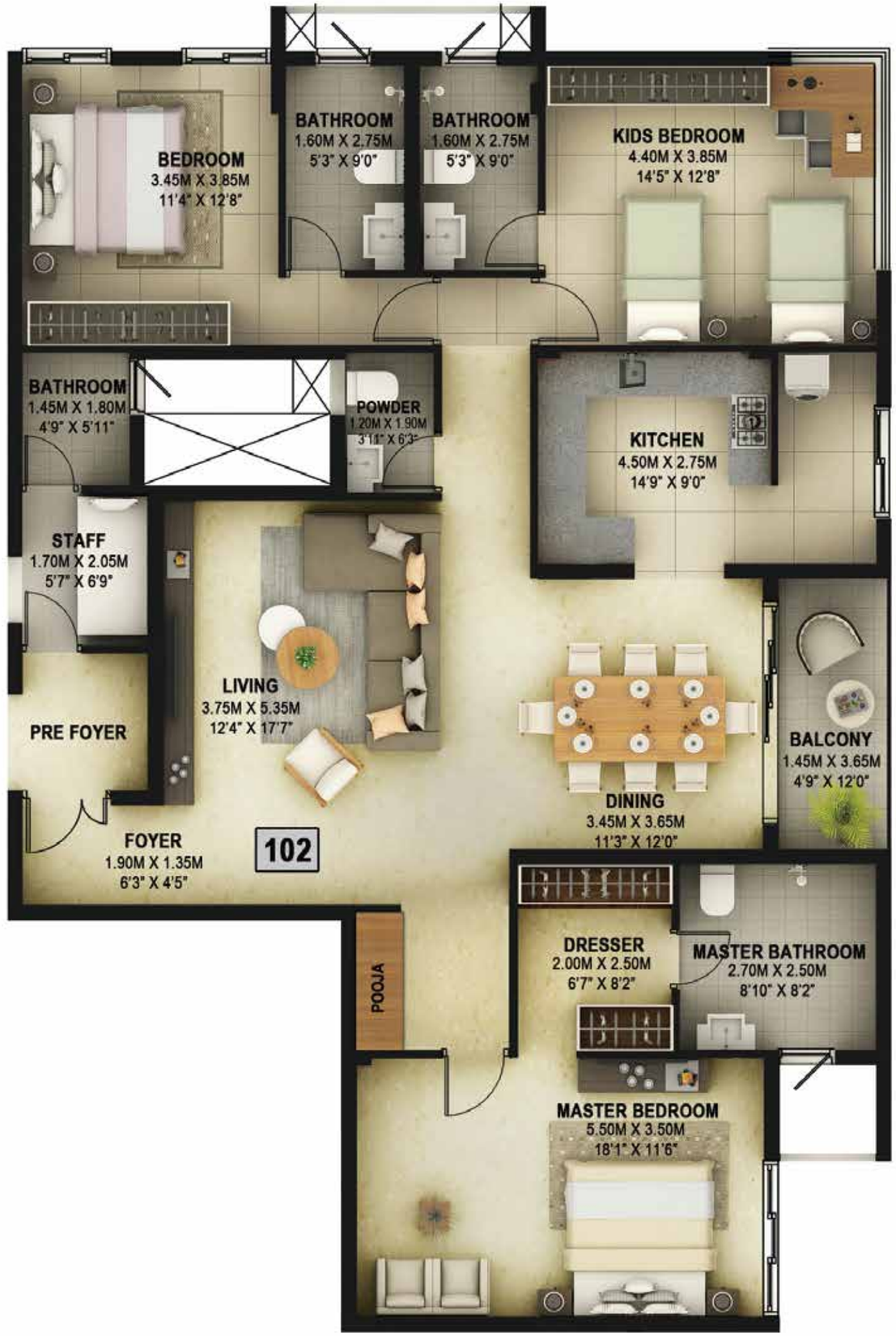
TYPICAL FLOOR PLAN



Type : 4 BHK + 4T
Built-up Area : 3017 sft
Carpet Area : 2264 sft
Unit No. : 101, 201, 301, 401

Type : 4 BHK + 4T
Built-up Area : 2870 sft
Carpet Area : 2193 sft
Unit No. : 103, 203, 303, 403

Type : 3 BHK + 3T
Built-up Area : 2076 sft
Carpet Area : 1612 sft
Unit No. : 102, 202, 302, 402



Type : Duplex Floor Plan
Unit No. : 302

Type : Duplex Floor Plan
Unit No. : 402

SPECIFICATIONS

STRUCTURE

- RCC framed structure with isolated footing foundation
- Blocks with cement plastering
- Anti-termite treatment will be provided
- Designed as earthquake resistant structure – Seismic Zone III
- Slab to slab height will be maintained at 3m

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of premium emulsion
- Ceiling will be finished with 2 coats of putty and premium emulsion
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of premium emulsion
- Bathroom and utility walls will be finished with glazed ceramic tiles

FLOORING

- Foyer, living, dining, family lounge and master bedroom will have marble flooring
- Kitchen, other bedrooms and pooja niche will have vitrified tiles
- Master bathroom and other bathrooms will have ceramic tiles with matte finish
- Utility, domestic help’s bedroom and bathroom will have ceramic tiles with matte finish
- Balconies will have vitrified tiles with matte finish
- Terrace floor will have pressed tile flooring
- Common areas and staircase will have granite flooring and MS railing with a wooden top member
- Ground floor lobby will have marble flooring

KITCHEN

- Provision for chimney and water purifier
- CP fittings will be from leading brands
- Kitchen will be left open for modular kitchen with electrical and plumbing lines

BATHROOM

- Polished granite slab with countertop washbasin in all bathrooms
- CP and sanitary fittings will be from leading brands
- Concealed wall mixer will be provided
- Provision for geysers will be provided in all bathrooms

ENTRANCE DOOR

- Main door will be of teak wood door frame and double side veneer finish flush shutter of 7 feet height with good quality locks, handles, tower bolts and door stopper

BEDROOM DOOR

- Seasoned wood frame with double side veneer finish shutter doors of 7 feet height with good quality locks, thumb turn with key and door stopper

BATHROOM DOOR

- FRP doors / designer molded skin doors of 7 feet height with water proofing on internal side

WINDOWS

- Windows will be Aluminium / UPVC panel with see-through glass and MS grills wherever applicable
- Balconies will have Aluminium / UPVC French doors and toughened glass without grills
- For ventilators, Aluminium / UPVC frame with suitable louvered glass panes will be provided

ELECTRICAL FITTINGS

- Cables and wiring from leading brands
- Switches and sockets from best-in-class brands
- Split air conditioner points will be provided in all bedrooms, living, dining and family lounge
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- TV (DTH) points will be provided in living, all bedrooms and family lounge
- Intercom point and USB charging port will be provided in living, master bedroom and family lounge

OTHERS

- Rainwater harvesting
- Generator backup for all apartments, lifts and common area
- Video door phone will be provided for all apartments

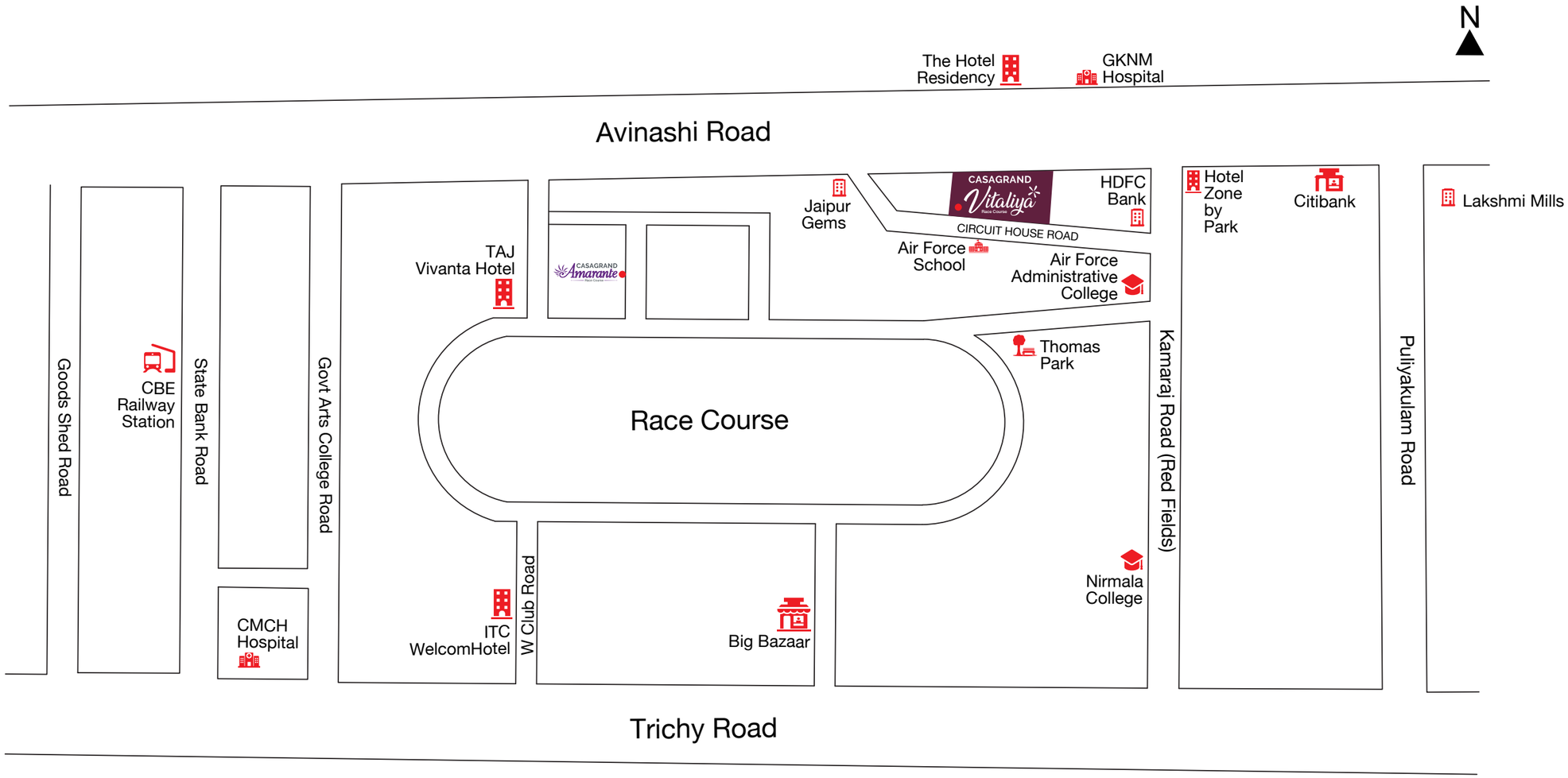
EXTERNAL FEATURES

- 12-passenger automatic lift will be provided
- 3-phase power supply will be provided for all apartments
- Suitable landscaping will be done at required areas
- Elegant lighting in common lobby

PAYMENT PATTERN

Booking advance - 10 days from booking	10%
Agreement stage - 40 days from booking	40%
Foundation stage	10%
1st floor roof	5%
2nd floor roof	5%
3rd floor roof	5%
4th floor roof	5%
Brick work & plastering	15%
Handing-over	5%

LOCATION MAP



AWARDS

CSR Initiative of the Year - 2018
ET Now

Excellence in Delivery - 2018
ET Now

Distinguished Design Awards 2017
Casagrand ECR14

Distinguished Design Awards 2017
Casagrand Pallagio

Best Archived Project
Casagrand Aldea
CIDC Vishwakarma
Award 2016

Luxury Project of the Year - 2015-16
Casagrand Aldea
Realty Fact

Developer of the Year
Residential - 2015-16
Realty Fact

Best Realty Brand - 2015
Economic Times

Most Admired Project
in Southern Region - 2014
Casagrand Arena
Worldwide Achievers

Excellence in
Customer Engagement - 2014
CEF

Top 50 Brands
in Chennai - 2013
Paul Writer Magazine

Real Estate Developer
of the Year - 2013
Brands Academy

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