

WORLD'S FINEST, NOW IN YOUR EVERYDAY.

# CASAGRAN MONACOVILLA



The foundation is laid in  
decades of trust



**Casagrand Premier Builder** stands as one of India's foremost real estate enterprises, built on a legacy of trust and excellence spanning over two decades.

**Top 7**

Ranked in India

**Top 2**

Ranked developer in South India

**No. 1**

Ranked developer in Chennai for the last 8 years

**160+ Projects**

Delivering trust, time after time.

**56 Million Sq. Ft.**

Shaping skylines across India.

**55,000+ Families**

Where happiness finds a home

**7000+ Homes Sold**

in FY'24-25

**Present in 6 Cities**

Chennai, Bengaluru, Hyderabad, Pune, Coimbatore & Dubai

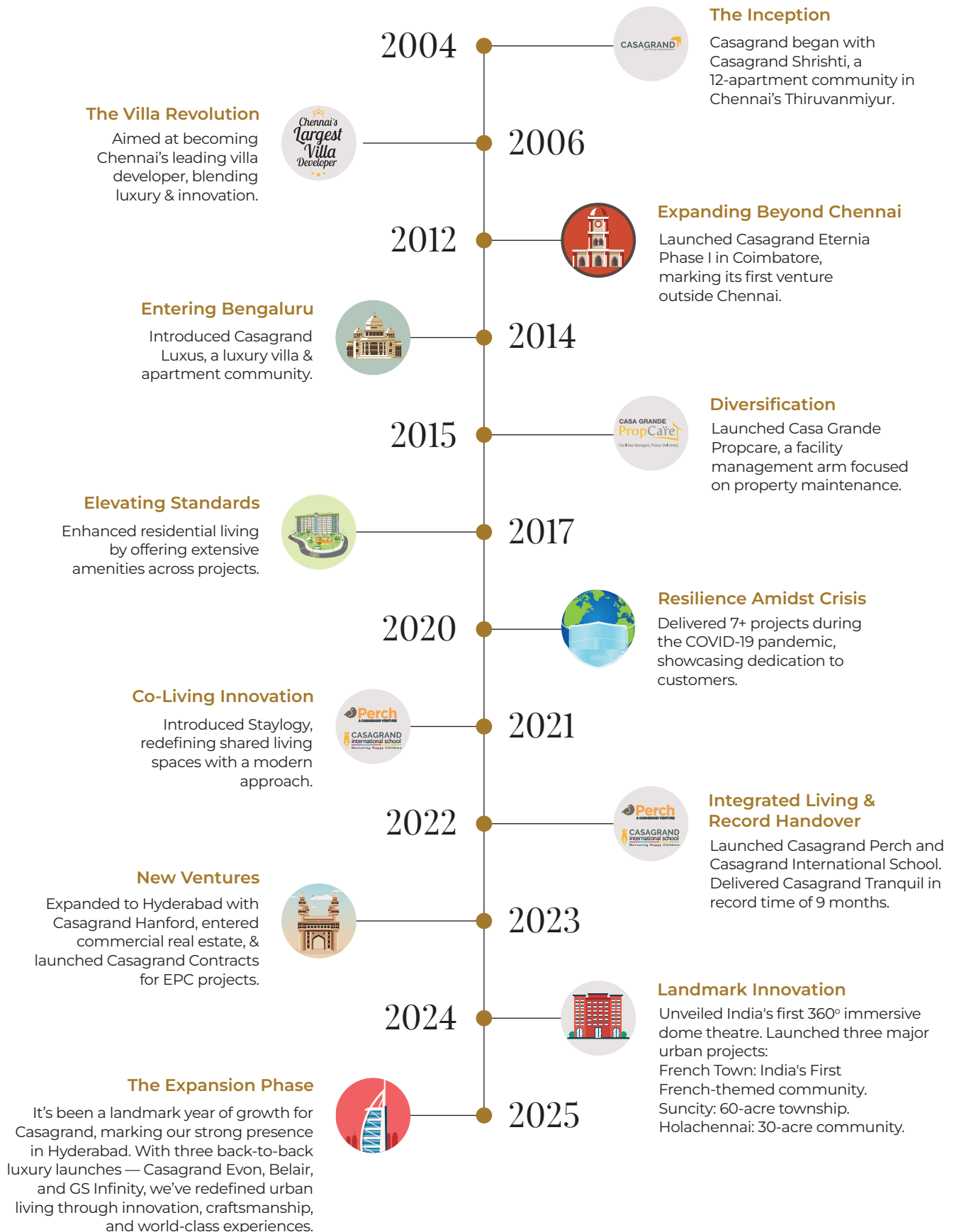
**2000+**

Quality checks

**2300+**

In-house engineers for construction

# The evolution of magnificence across South India



# A Community Crafted to Captivate at First Sight.

Casagrand Monaco Villa unfolds a world of quiet grandeur, featuring an iconic contemporary façade, interiors sculpted with exquisite detail, and curated features that weave a life of sheer magnificence. A realm where luxury feels effortless and every moment feels beautifully designed.



# A Signature Community of Pure Luxury.



**5.79-acre**  
gated enclave of villas



**4.7-acre**  
open space



**2 dedicated**  
**clubhouses**  
of 9,685 sq.ft.



**57**  
thoughtfully  
curated lifestyle amenities



**67%**  
open spaces,  
light-filled living



**45-ft** iconic  
archway with  
water feature



## Grandeur in Every Detail.

- 4550+ sq. ft. 5 BHK ultra-luxury bungalows with a home theatre, designed as G+2+T, spread across 5.79 acres.
- An approximately 18' x 28' expansive living and dining area with an open kitchen creates a grand central space. The living and dining areas open out to a spacious 750+ sq. ft. deck, extending the experience outdoors.
- Exceptionally large bedrooms ( 14'4" x 20'0") with dedicated dressers - among the largest in the market - are complemented by generous 9' x 8' bathrooms.



- Ultra-luxurious specifications include a grand 6-ft wide and 8-ft high double-shutter main door, face recognition door lock, lavish marble flooring, 20A EV-compatible charging provision, and projector provision in the home theatre.
- High-end TOTO or equivalent feature a multifunctional faucet, rain shower, glass partitions, granite counters with washbasins, and refined finishes throughout.
- Every space is cross-ventilated, enhanced by high ceilings, large glass windows, and convertible balconies in the bedrooms that ensure maximum ventilation and panoramic views.
- An optional 300+ sq. ft. rooftop swimming pool is available at an additional cost as part of custom modifications.
- 100% Vaastu-compliant homes with east and west-facing villas.



LIVING ROOM

## Amenities in Their Finest Form.

- 57 thoughtfully curated amenities transform everyday moments into experiences of leisure, wellness, and quiet indulgence.
- From vertical play zones, learning nooks, reflexology pathways, and senior-friendly retreats to amphitheatres, party lawns, barbecue courts, skating rinks, and trampolines-every generation finds its rhythm here.
- Sports courts, tennis walls, multi-hoop courts, jogging trails, outdoor gyms, and a CrossFit arena keep life active, while Zen gardens, koi ponds, herb greens, and nature trails restore balance.



- Two elegantly designed clubhouses complete the experience with double-height lobbies, premium interiors, party and AV halls, gyms, yoga studios, indoor games, kids' zones, multipurpose celebration spaces, and a refined poolscape with cabanas and lounge seating.

Every detail is crafted for joy, wellness, and effortless living.



CLUBHOUSE

# World's Finest Living. Defined.

Every detail, every space, every indulgence is thoughtfully designed to elevate everyday life. Because when the world's finest standards come home, living transforms into an experience.



## Expansive Open Spaces

2700 sq.ft. private garden surrounding each villa.

## Private Rooftop Pool

300+ sq. ft. rooftop swimming pool available as a customizable upgrade at additional cost.



## Private Theatre

Each villa features a customizable private home theatre and a large open terrace, perfect for hosting family gatherings.

## Largest Bedrooms in the Segment

Exceptionally large bedrooms (14'4" x 20'0") with dedicated dressers and spacious 9' x 8' bathrooms - among the biggest in the market.



# Positioned Without Compromise



## Educational Institutions

### Universities & Colleges

Malla Reddy Engineering College & Management Sciences	- 2 km
Medi Citi Institute of Medical Sciences (MIMS)	- 7 km
NALSAR Law University	- 8 km

### Schools

Delhi World School	- 3 km
Gitanjali International School	- 10 km
The Jain International School	- 13 km

## IT Parks & Employment Hubs

Kandlakoya IT & SEZ	- 8 km
Genome Valley (Biotech Hub)	- 17 km
IKP knowledge park	- 17 km
Dundigal Air Force Academy	- 18 km

## Connectivity

ORR Exit 6	- 6 km
ORR Exit 5	- 18 km
ORR Exit 7	- 16 km

## Retail & Entertainment

National Mart	- 4 km
Alankrita Resort	- 14 km
Leonia Resort	- 15 km
Kandlakoya Oxygen Park & Aviary	- 10 km

## Healthcare & Hospitals

Samprada Multi Specialty Hospital	- 8.9 km
Medi Citi Hospital	- 8.5 km
CMR Hospital	- 7.3 km





# Your home, quietly perfected with 231 standards



At Casagrand, we obsess over the smallest of details, because we know it's the little things that make life easier.

PERFECTING 231 DETAILS YOU MIGHT NOT NOTICE, BUT FEEL.



Scan to explore our 231 standards





[www.casagranda.co.in](http://www.casagranda.co.in)

TS RERA: P02200010309  
rera.telangana.gov.in

Building Permit Number: 0871/HMDA/SWDL/2025 | \*T&C Apply

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TYPE A - 4BHK EAST FACING VILLA



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA NO	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sq.yd)
6 & 7	3,793.00	4,568.00	440.55
19 & 20	3,793.00	4,568.00	440.55



KEY PLAN



TYPE A1 - 4BHK EAST FACING VILLA



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA NO	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sq.yd)
21-25	3,793.00	4,568.00	440.55



KEY PLAN

TYPE B - 4BHK WEST FACING VILLA



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA NO	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sq.yd)
7A,12 &12A	3,849.00	4571.00	440.55
16-18	3,849.00	4571.00	440.55



KEY PLAN

TYPE B1 - 4BHK WEST FACING VILLA



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA NO	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sq.yd)
1-4	3,849.00	4,571.00	440.55
14 & 15	3,849.00	4,571.00	440.55



KEY PLAN

TYPE C - 4BHK EAST FACING VILLA



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA NO	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sq.yd)
5	3,869.00	4,689.00	472.24
10 & 11	3,869.00	4,689.00	481.15



KEY PLAN

TYPE D - 4BHK EAST FACING VILLA



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA NO	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sq.yd)
09	3,828.00	4,645.00	468.14



KEY PLAN

# SITE PLAN



## AMENITIES LIST:

- 01. Amphitheatre with seating
- 02. Durdle swing
- 03. Tree plaza with seating
- 04. Pebble seating
- 05. Party lawn with BBQ counter
- 06. Pet wash
- 07. Pet park
- 08. Nature trail
- 09. Senior citizen alcove
- 10. Camp fire with seating
- 11. Hammock garden
- 12. Herb garden
- 13. Spice garden
- 14. Zen garden
- 15. Koi pond
- 16. Birds bath
- 17. Bird feeder
- 18. Deck with lounge seaters
- 19. Adult pool
- 20. Kids pool

- 21. Water feature with cascade
- 22. Kids splash pad
- 23. Pool volley ball
- 24. Poolside cabana
- 25. Refreshment counter
- 26. Tot lot
- 27. Interactive floor and wall games
- 28. Play mound with tunnel
- 29. Reading pods
- 30. In-ground trampoline
- 31. Kids interactive play ramp
- 32. Vertical play ground
- 33. Educational play ground
- 34. Reflexology pathway
- 35. Walking / Jogging track
- 36. Cycle track
- 37. Cross fit
- 38. Outdoor gym
- 39. Mult hoop basket ball
- 40. Multipurpose sports court

- 41. Tennis practice wall
- 42. Skating rink
- 43. Outdoor table tennis

### CLUBHOUSE

- 44. Multi-purpose hall
- 45. Party lounge
- 46. Mini theater
- 47. Rock climbing wall
- 48. Ball pool and slide
- 49. Toy track
- 50. Sensory wall
- 51. Cozy nest area
- 52. Gym
- 53. Aerobics
- 54. Yoga deck
- 55. Board games  
(Carrom, Chess & Checkers)
- 56. Table tennis
- 57. Association room & FMS

# Specifications

## STRUCTURE

- **Structural system:** RCC wall structure designed for seismic compliant (Zone 2)
- **Masonry:** 150mm R.C.C wall for external & 100mm and 200mm block wall for internal wherever applicable
- **Floor-floor height (incl. slab):** Will be maintained at 3450mm for ground & first floor and 3100mm for other floors
- **ATT:** Anti-termite treatment will be done

## WALL FINISH

- **Internal walls:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
- **Ceiling:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
- **Exterior walls:** Finished with 1 coat of primer & 2 coats of exterior Emulsion paint & color as per architect design
- **Bathroom:** Vitrified tile of size 600×1200mm for a height of 2550mm & above tile will be finished with a coat of primer
- **Kitchen:** Designer tile of size 600×1200mm for a height of 600mm above the countertop finished level

## FLOOR FINISH WITH SKIRTING

- **Foyer, living dining and kitchen:** Italian marble flooring with marble threshold
- **Bedrooms & Lounge:** Vitrified tiles of size 800×1600mm
- **Puja & maid room:** Vitrified tiles of size 800×1600mm
- **Home theater:** Wooden finish tile of size of 200×1200mm
- **Bathroom:** Anti-skid ceramic tiles of size 800×1600mm
- **Balcony:** Vitrified tiles of size 600×600mm
- **Utility:** Kota stone of size 600×600mm
- **Entrance step & Deck:** Black granite (Leather finish)
- **Terrace:** Pressed tiles finish with thermal insulation of size 300×300mm
- **Car parking:** Grass Crete pavers

## KITCHEN & DINING

- **Kitchen:** Platform will be finished with granite at the height of 850mm from the finished floor level
- **Electrical point:** For chimney, Hob, dishwasher point, fan & water purifier
- **Sink:** Multifunctional SS sink with drain board and pullout faucet
- **Dining wash basin:** Granite counter with countertop wash basin
- **CP & Sanitary fixture:** TOTO / equivalent

## BALCONY

- **Handrail:** MS handrail as per architect's design

## OPEN TERRACE

- **BBQ provision:** Granite countertop with BBQ Pit & sink provision

## STAIRCASE

- **Flooring:** Granite flooring for staircase
- **Handrail:** Clear glass with wooden handrail as per architect's design

## BATHROOMS

- **CP & sanitary fixture:** TOTO / equivalent will be provided
- **Bathroom (2 & 4):** Wall mounted WC with cistern, Health faucet, and Single lever diverter with Rain shower & hand shower, bath tub, granite counter with counter top washbasin, tap and 2' trench drain,
- Openable glass shower partition with SS handle
- **Other bathrooms:** Wall mounted WC with cistern, Health faucet and Single lever diverter with over head shower, counter top washbasin, and 2' trench drain, fixed glass shower partition
- **Maid bathrooms:** Wall mounted WC with cistern, Health faucet, and Single lever diverter with overhead shower and wall hung wash basin
- **False ceiling:** Gypsum false ceiling with cove lighting
- **Tap:** Provided in Utility, car parking and open terrace

## JOINERY

### A. DOORS

- **Main door:** Good quality of Double shutter Main door of size 1800mm X 2400mm, veneer finished with wooden carving design with full jamb door frame with Designer Architrave.  
: Ironmongeries like long Designer door handles on both sides, door lock of Haffle / equivalent brand, 18" tower bolts, door viewer, safety latch, magnetic catcher, door closer etc.,
- **Bedroom doors / Home theater room doors:** Full Jamb engineered frame with double side laminated shutter of size 1000x2400mm  
: Ironmongeries like designer handle and lock, Magnetic catcher 12" tower bolt, etc. of Dorset / equivalent brand
- **Bathroom doors:** Full Jamb engineered frame with double side laminated shutter of size 800x2400mm with waterproofing on inner side.  
: Ironmongeries like designer handle and lock, Magnetic catcher, 12" tower bolt, etc. of Dorset / equivalent brand.
- **Terrace doors:** Good quality door frame with FRP shutters of size 900x2100mm  
: Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush
- **Utility doors & Maid rooms:** Good quality door frame with FRP shutters of size 1000x2400mm with paint finish  
: Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush

### B. WINDOWS

- **Windows:** Aluminum windows with sliding shutter and Tinted glass  
: Sill finished with granite (Leather Finish)
- **Window railing:** Glass railing based on Architect's design intent (wherever applicable)
- **French doors:** Aluminum frame and Shutters with Tinted glass
- **Ventilators:** Aluminum frame of fixed louver / openable shutter for ODU access (wherever applicable)  
: Jambs finished with granite (Leather Finish)

## ELECTRICAL POINT

- **Power Supply:** 3 PHASE power supply connection
- **Safety device:** MCB & RCCB (Residual current circuit breaker)
- **Switches & sockets:** Modular box & Designer switches & Universal sockets of good quality IS brand
- **Wires:** Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
- **TV:** Point in Living & all bedrooms, Home theatre & Lounge
- **Projector:** Projector provision in Home theatre.
- **Outdoor socket:** Weatherproof outdoor socket in Balcony and car parking
- **BBQ Point:** Outdoor socket provision for BBQ in terrace
- **USB Point:** Point in Living & all bedrooms
- **Foot lamp:** Foot lamp in all bedrooms
- **Data:** Point in Living, & any one bedroom and provision in home theatre
- **Split- air conditioner:** Point will be provided in Living / Dining, Lounge, Home Theatre & all bedrooms
- **Exhaust fan :** Points in all bathrooms
- **Geyser:** Centralized Geyser provision will be given in all villas
- **Villa Power Back-up:** 100% DG and solar power back up of 5.5kW

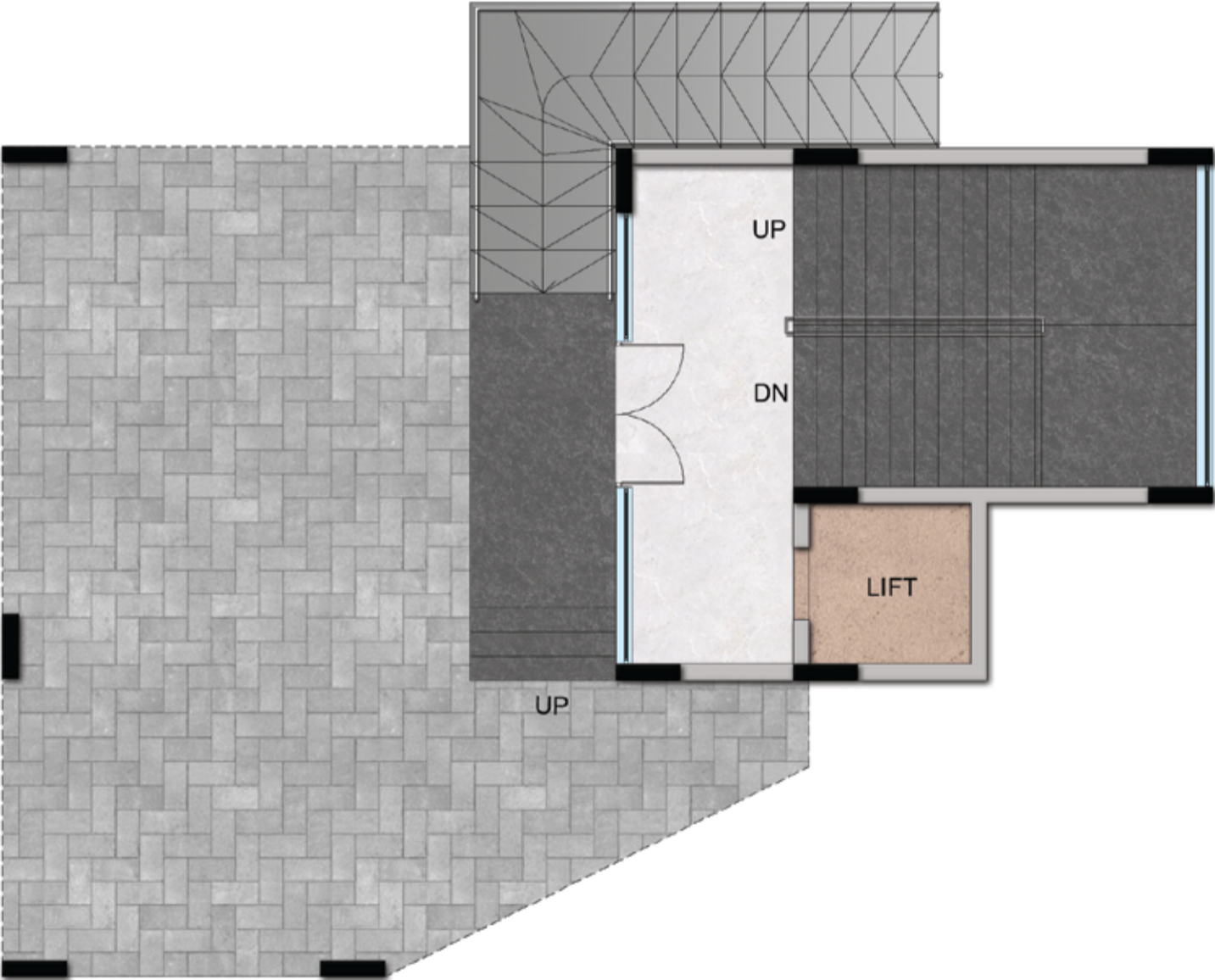
## OUTDOOR FEATURES

- **Water storage:** Centralized UG sump with WTP (Min. requirement as per water test report)
- **Rain water harvesting:** Rain water harvesting system (as per site requirement)
- **STP:** Centralized Sewage Treatment plant
- **Common Back-up:** 100% Power backup for common amenities such as club house, WTP, STP & common area lighting
- **Safety:** CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level
- **Security:** Security booth will be provided at the entrance, Facilitated with My Gate app
- **Compound wall:** Site perimeter fenced by compound wall with entry gates for a height of 1800mm / as per Landscape design intent
- **Landscape:** Suitable landscape at appropriate places in the project as per design intent
- **Internal Roads:** Concrete / Paver finish roads as per architect's design
- **Driveway:** Convex mirror for safe turning in driveway in / out

# CLUBHOUSE -1



FIRST FLOOR PLAN



STILT CUM GROUND FLOOR PLAN

45.Party Lounge



KEY PLAN

# CLUBHOUSE -1

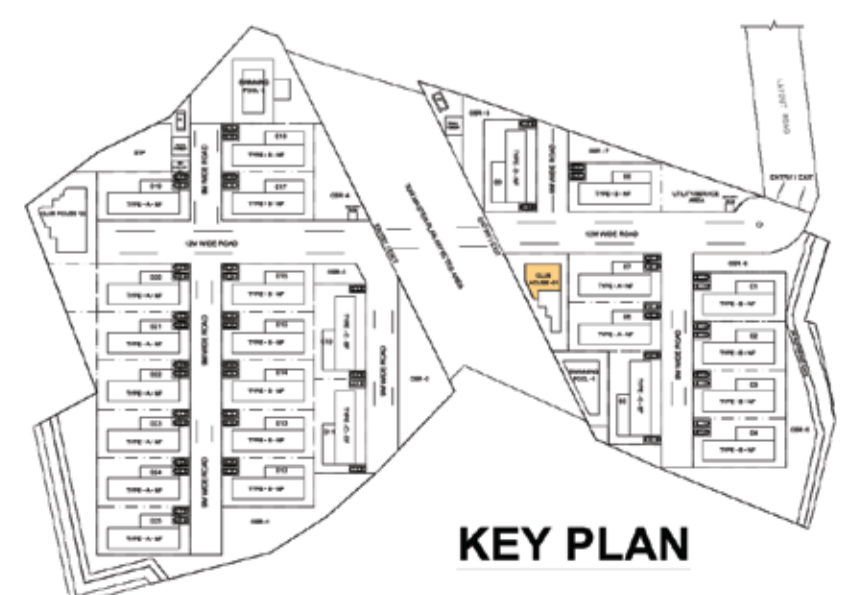


TERRACE FLOOR PLAN



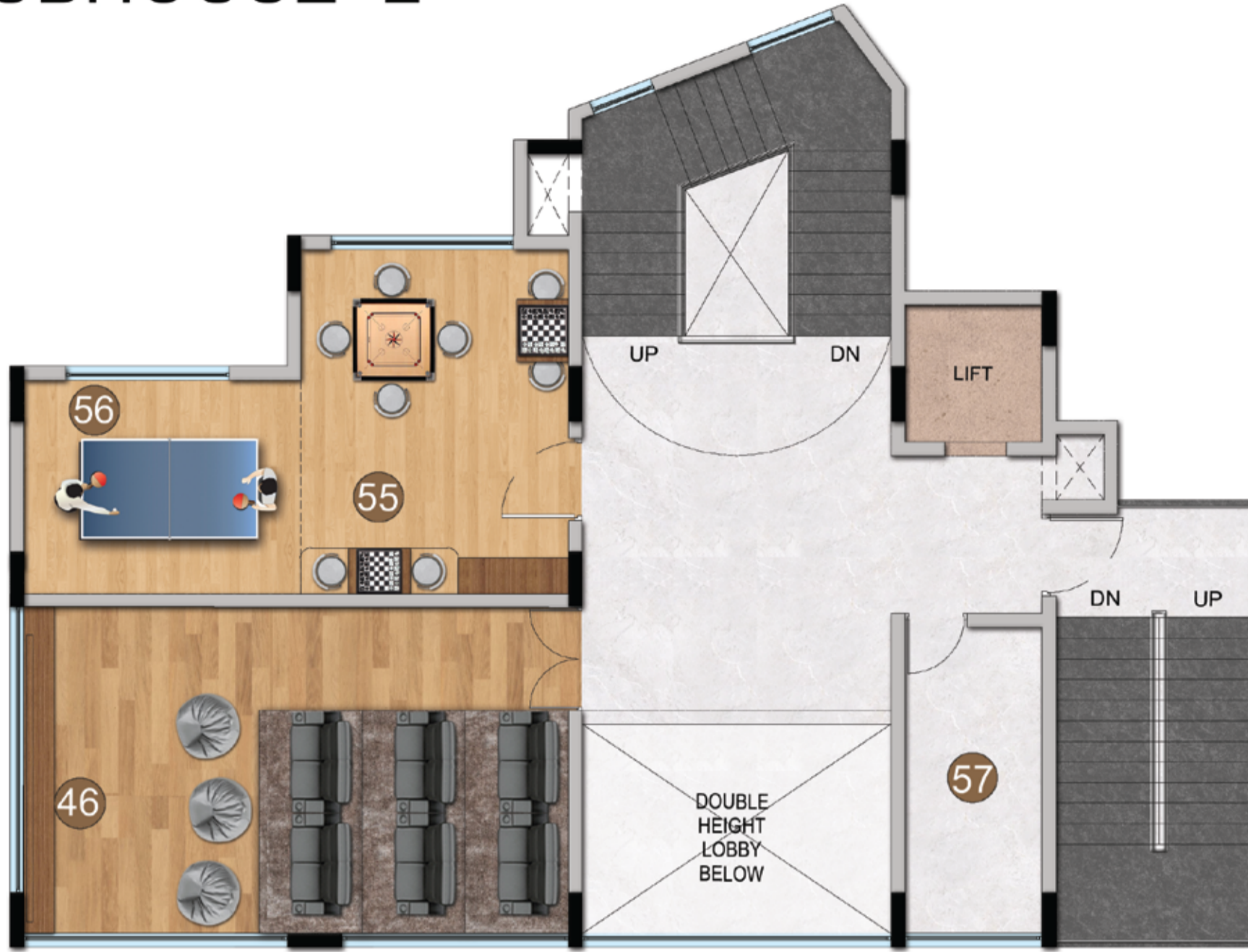
SECOND FLOOR PLAN

- 47.Rock Climbing Wall
- 48.Ball pool and Slide
- 49.Toy track
- 50.Sensory wall
- 51.Cozy nest area



KEY PLAN

# CLUBHOUSE -2

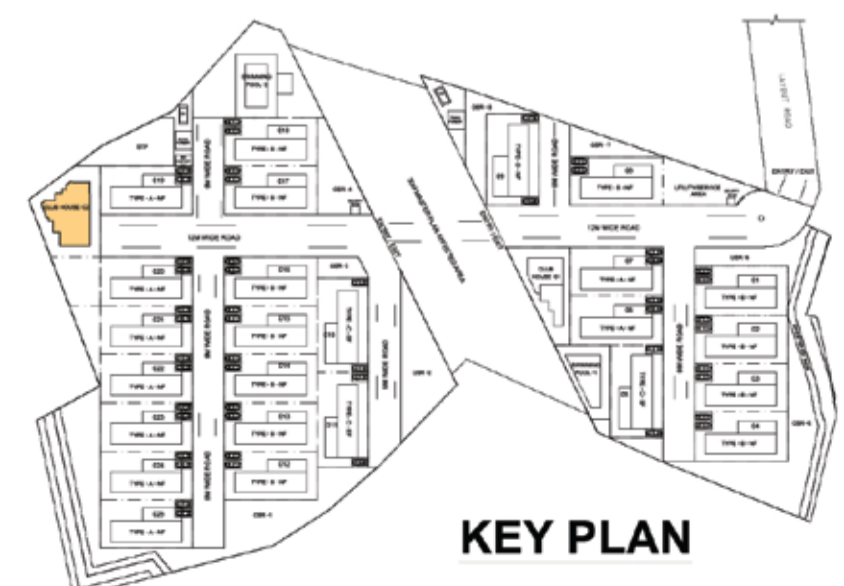


FIRST FLOOR PLAN



GROUND FLOOR PLAN

- 44. Multi purpose hall
- 46. Mini theater
- 55. Board games (Carrom, Chess and Checkers)
- 56. Table tennis
- 57. Association room & FMS



KEY PLAN

# CLUBHOUSE -2



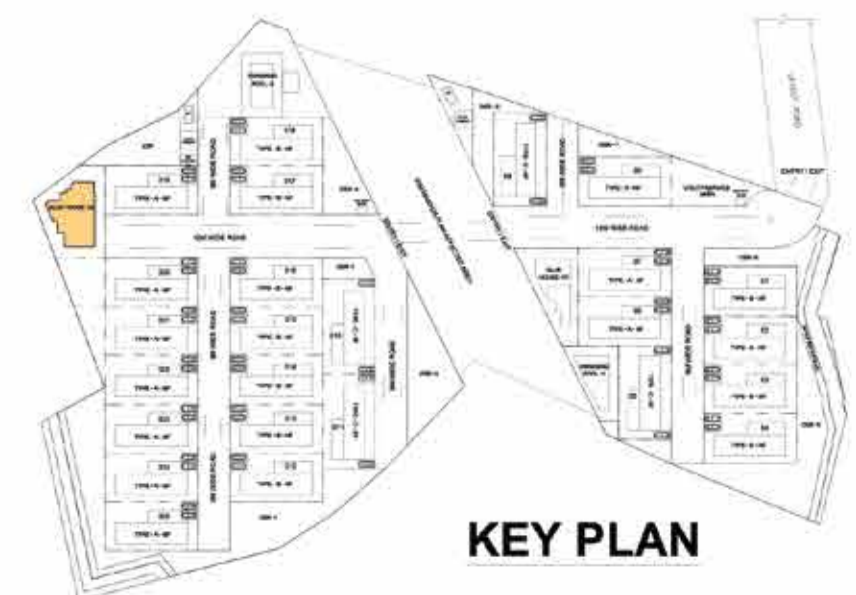
TERRACE FLOOR PLAN



SECOND FLOOR PLAN



- 52.Gym
- 53.Aerobics
- 54.Yoga deck



KEY PLAN