

FOR THE
DISCERNING
FEW

CASA GRANDE
3 & 4 BHK CLASSICAL APARTMENTS

A lifestyle that is
DISTINCTIVELY REFINED

Created by **CONNOISSEURS**
FOR THE CONNOISSEURS





Artistic impression



Artistic impression

TRUE ARTISTRY
IS OUR

ASPIRATION

GK Raj, one of the most trusted names in South India is all set to re-imagine your idea of a home. Casa Grande is synonymous with style and luxury. Our carefully crafted homes are sure to wow you.



BEAUTY IN STONE

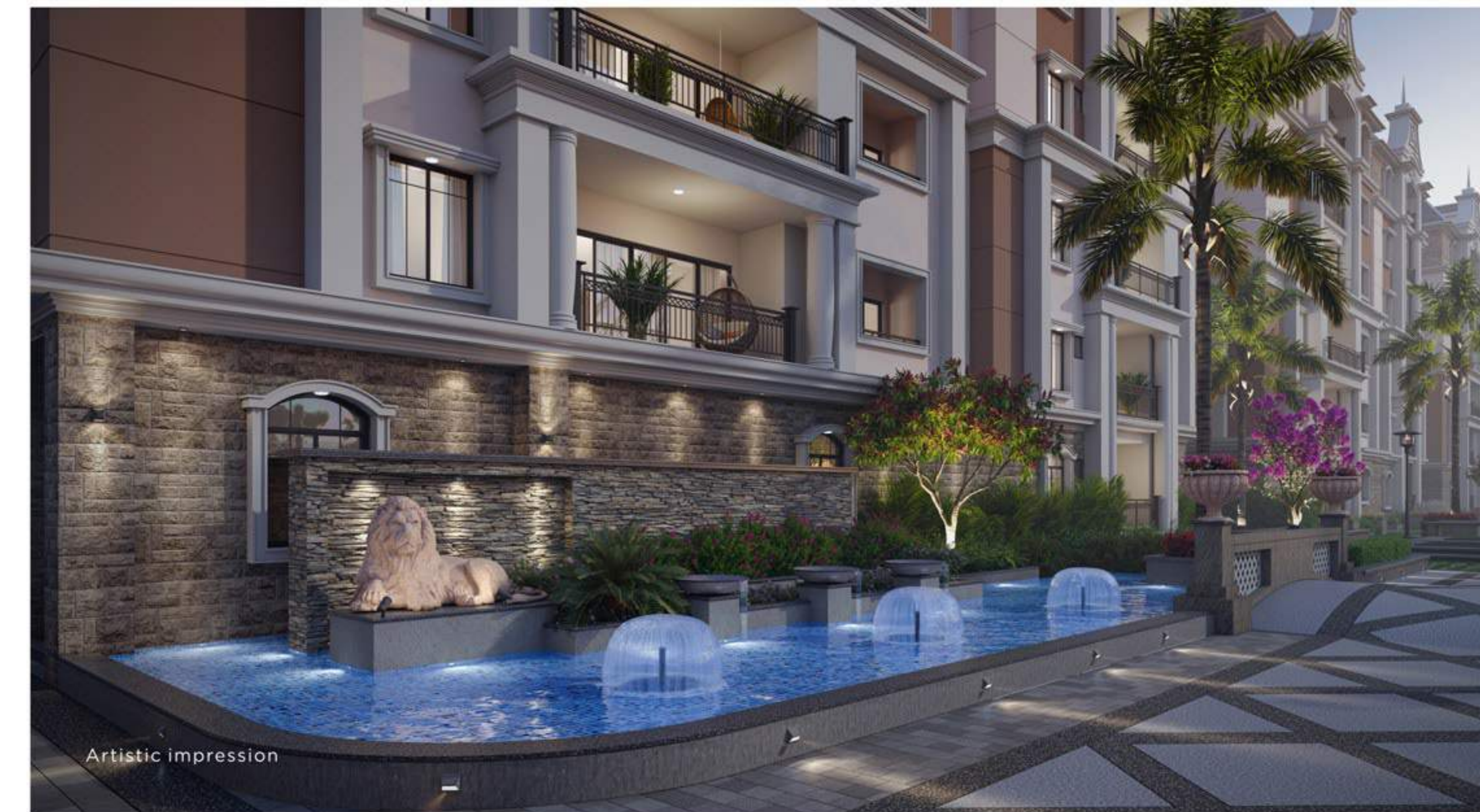
Graced with beautiful classical design that decorates its facade, every detail of Casa Grande has been carefully considered and developed to set the stage for a truly elegant lifestyle. Your home is sure to recreate timeless class.





CRAFTED WITH CARE

Casa Grande is home of luxury and comfort. From a well laid-out lawn to children's play area, this place meets needs of the elderly as well as the tiny tots.





Artistic impression

BEAUTY & GRACE

Amenities emphasize a certain outlook. Homes decked with fountains and statues and a landscape that houses a modern clubhouse, you have the makings of a lifestyle that will be the envy of many.



FORM AND FUNCTION

“Architecture is really about well-being. I think that people want to feel good in a space... On the one hand it’s about shelter, but it’s also about pleasure.” - Zaha Hadid



Artistic Impression



A CASA OF HARMONY

A good life goes beyond just four walls. It is about the lifestyle, people and quality of life that makes your life complete and special. We offer an array of modern amenities for relaxation and recreation for you and your family.



Clubhouse



Library



Multi purpose hall



Baby care



Kid's play area



Indoor games

FOR THE DISCERNING FEW



A CASA OF CONVENIENCE

Imagine stepping out of your home right into luxury. No traffic, no queue, time and space enough to explore your indulgences in peace. We've got a convenience store within the vicinity so you do not have to step out too far for your everyday needs and Casa Grande's access to other facilities makes it a comfortable place to be in.



Convenience store



ATM



Seating area



Gym



Theatre



Park



Swimming pool

FOR THE DISCERNING FEW



TRUE ARTISTRY IS

Q UINTESSENTIAL

Every Casa Grande home is a labour of love. Your home is a celebration of fine taste and cutting-edge style thanks to chiseled perfection of our architects and planners. At every corner around your apartment, you'd get a feel of premium living, a taste that sets you apart from your neighbors.



Artistic impression

CRAFTED WITH BEAUTY

The outdoor facilities are an extension of indoor spaces. Each has a specific function and purpose, whether it's the kid's play area, swimming pool or waiting lobby. Viewed in totality, the project is a picture of pure sophistication.



Artistic impression



AMID CONNOISSEURS

A place where charm of the old meets ambition of the new, resulting in a spectacular display of architecture and amenities. Equipped with modern specifications, your home is designed to meet all your needs.





Artistic impression

TRUE MASTERY
IS OUR

INSPIRATION

A beautiful landscape dotted with fountains and well-designed gardens set amid the backdrop of a splendid clubhouse invigorates the mind, body and spirit. Enjoy a passionate game of tennis or basketball or sweat it out in the gym. There are less taxing avenues for those preferring a quiet time.





CHISELED PERFECTION

In the house and clubhouse, there are avenues for endless comfort and pleasure. It is easy to get lost in stargazing, writing or whatever pulls you with your necessities and indulgences taken care of.





A CASA OF **LUXURY**

Creating space for partners and business associates. Relax into familiar environs and make an everlasting impression on your guests. A VIP like grandeur awaits whoever is invited over.

Guest rooms

Senior citizen's friendly access, differently-abled

E.V. for mobility inside the community

Smart card access control for all blocks

CCTV monitoring in all areas of movements inside the gate premise

Garbage treatment for vermi compost



Laundry area



E-game zone



Salon/Spa

FOR THE DISCERNING FEW



Artistic impression

FORM THAT IS

SCINTILLATING

Peace and space are the most sought after things for a world filled with chatter and pandemonium. Often sought, but rarely attained. That is about to change with your home. These 3&4 BHK homes are your private haven.



Artistic Impression

UNCOMPROMISING

Your home is a reflection of your taste and aspiration. We ensure that your home perfectly reflects this aura. Making a lasting impression on your peers and everyone who enters your gates.



Artistic Impression



Artistic Impression

PLAN GRACE

Located in 5.75 Acres with more than 60% of open areas, Casa Grande offers a life of luxury and serenity. The cluster essentially comprises of 3 & 4 BHK apartments, designed and conceptualised by PR Associates.



GROUND FLOOR PLAN



Artistic impression

- | | | | |
|---|------------------------------------|----|-----------------------------------|
| 1 | Water body | 8 | Convenience store |
| 2 | Waiting lounge for school children | 9 | Multipurpose hall |
| 3 | Transformer yard | 10 | Multipurpose outdoor playing area |
| 4 | Clubhouse | 11 | Children's play area |
| 5 | Swimming pool | 12 | Play Area |
| 6 | Society office | 13 | Seating area |
| 7 | Baby care | 14 | Lawn |



TYPICAL FLOOR PLAN

SPEAKS OPULENCE

Your home is a symbol of opulence. And as every masterpiece deserves a great canvas, we have made this project in over 5.75 acres.



CLUBHOUSE PLANS

GROUND FLOOR PLAN



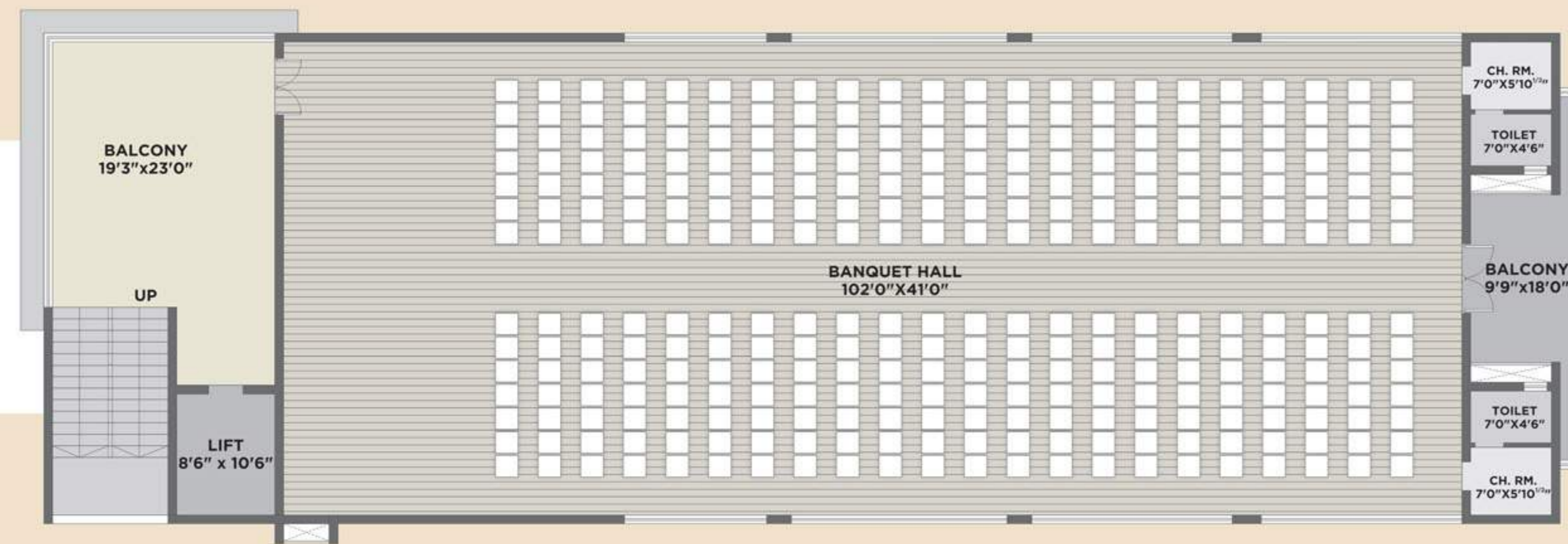
**AREA
5,645 SQ. FT.**

SECOND FLOOR PLAN



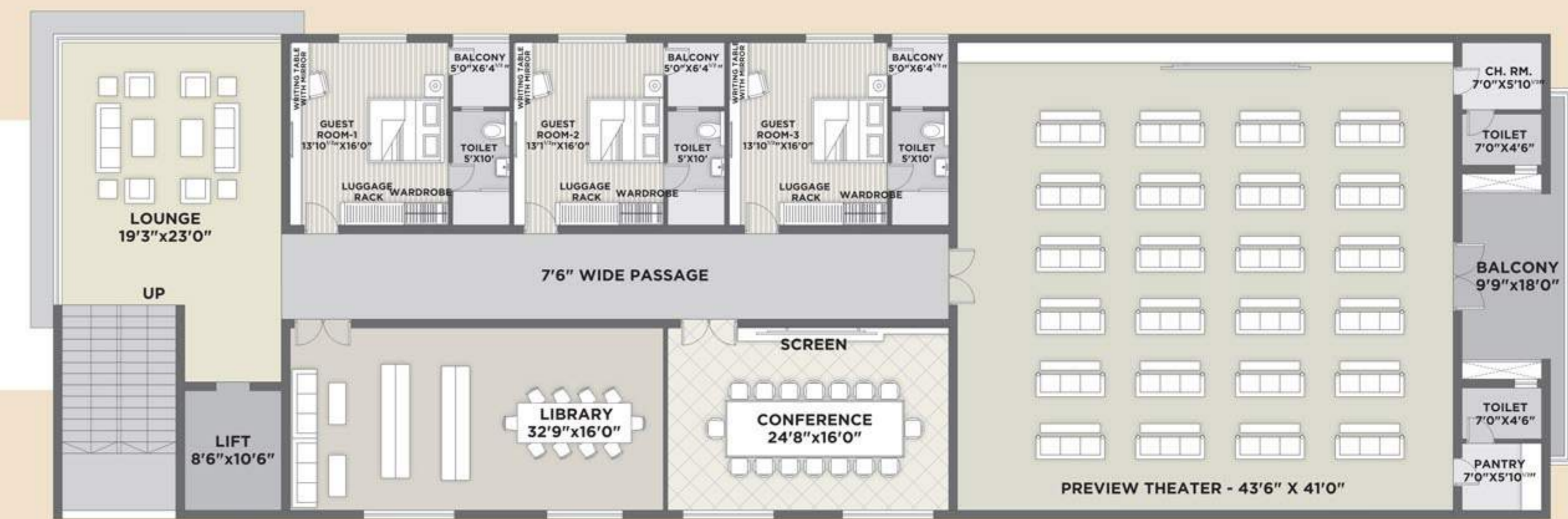
**AREA
5,645 SQ. FT.**

FIRST FLOOR PLAN



**AREA
5,645 SQ. FT.**

THIRD FLOOR PLAN



**AREA
5,645 SQ. FT.**



SPEAKS ELEGANCE

With unmatched comforts the clubhouse rises to meet all your social needs. From a swimming pool to a conference area, the club is the perfect set-up for social and commercial interactions and set-ups.



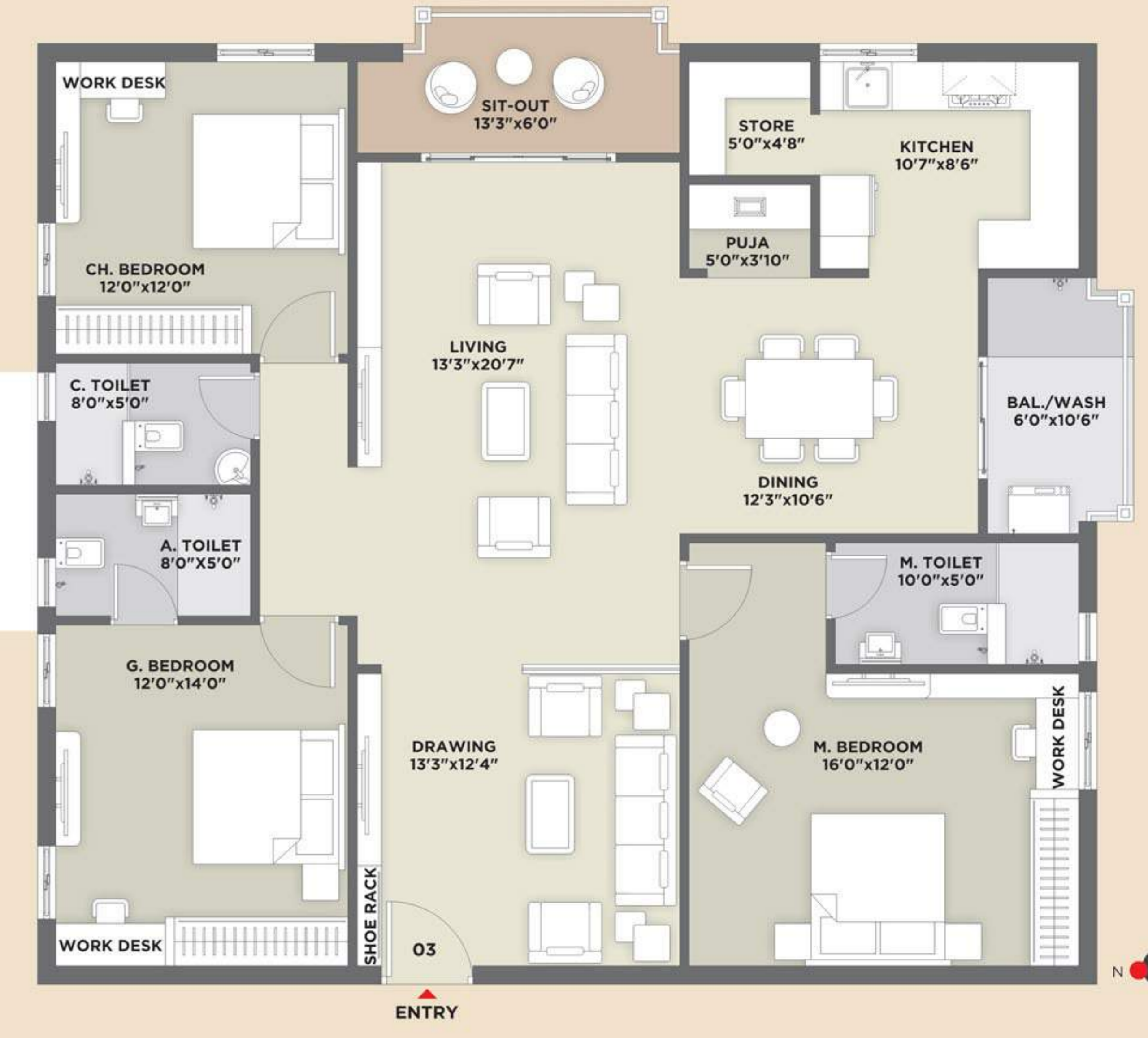


UNIT 01 - 3 BHK | 2,457 SQ.FT.

Carpet area : 1630 Sq.Ft. | External wall area : 122 Sq.Ft.
Balcony and Wash area : 183 Sq.Ft. | Common areas : 522 Sq.Ft.

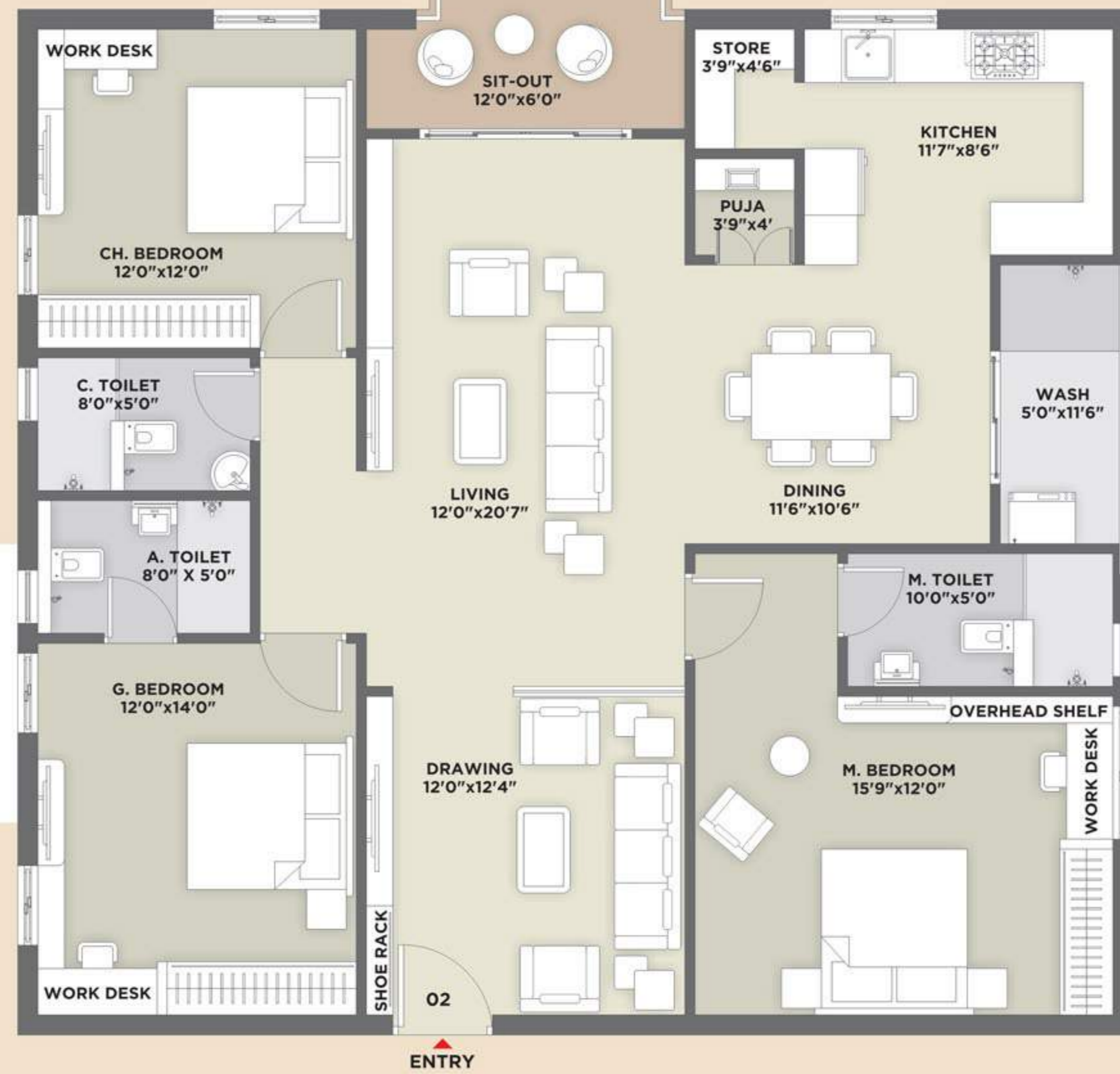
UNIT 03 - 3 BHK | 2,187 SQ. FT.

Carpet area : 1473 Sq.Ft. | External wall area : 118 Sq.Ft.
Balcony and Wash area : 131 Sq.Ft. | Common areas : 465 Sq.Ft.



UNIT 02 - 3 BHK | 2,088 SQ. FT.

Carpet area : 1418 Sq.Ft. | External wall area : 113 Sq.Ft.
Balcony and Wash area : 113 Sq.Ft. | Common areas : 444 Sq.Ft.



UNIT 04 - 4 BHK | 2,808 SQ. FT.

Carpet area : 1913 Sq.Ft. | External wall area : 130 Sq.Ft.
Balcony and Wash area : 172 Sq.Ft. | Common areas : 593 Sq.Ft.



UNIT 05 - 3 BHK | 2,088 SQ. FT.

Carpet area : 1418 Sq.Ft. | External wall area : 113 Sq.Ft.
Balcony and Wash area : 113 Sq.Ft. | Common areas : 444 Sq.Ft.



UNIT 06 - 3 BHK | 2457 SQ. FT.

Carpet area : 1630 Sq.Ft. | External wall area : 122 Sq.Ft.
Balcony and Wash area : 183 Sq.Ft. | Common areas : 522 Sq.Ft.

One of the parameters of our architecture is the most efficient and aesthetic treatment of space. All our designs are subjected to stringent standards.



Artistic impression



Artistic impression



Artistic impression

QUALITY IN STONE

One of the joys about living the good life is that you are pampered for choice. Which is just the case at Casa Grande. We offer you spacious homes, complemented with luxurious facilities.



SPECIFICATIONS

Structure

- RCC Structure with grade FE500 quality steel and concrete M30 grade

Superstructure

- 9” Solid red brick / 8” AAC Block for external walls • 4” Solid red brick / 4” AAC block for internal walls

Wall Finishes

- External – 2 coats of plastering with mesh at RCC and Brick masonry joineries, texture/smooth finish with 2 coats of exterior emulsion paint of premium make over a coat of primer & stone cladding as per architectural presentation to given aesthetic look
- Internal - 2 coats of plastering with mesh at RCC and Brick masonry joineries, smooth putty finish with premium acrylic emulsion paint of reputed make over a coat of primer

Doors and Windows

- Main door - Teakwood /engineered wood frame & veneered flush shutter finished with melamine polish with reputed hardware
- Internal door – Engineered wood frame with laminated flush shutter and reputed hardware • French window – UPVC/Bronze anodized aluminum window system with clear float glass paneled sliding shutters with fly proof mesh • Windows - UPVC/Bronze anodized aluminum window system with clear float glass paneled sliding shutters with fly proof mesh and aesthetically designed MS with enamel paint

Flooring

- Drawing, living, dining, kitchen and bedrooms - a combination of 1200x600 mm and 600x600 mm vitrified tiles of reputed make
- Bathroom, Utility and balcony – ceramic /vitrified rustic tiles of reputed make • Corridors & staircase – Natural stone

Tile Cladding and Dadoing

- Bathrooms - Glazed ceramic / vitrified tile of reputed make up to lintel height • Kitchen – 2’ Glazed ceramic / vitrified tile above the kitchen platform • Utility – Glazed ceramic tiles up to 3’ height

Kitchen

- Black granite platform with stainless steel sink provision for municipal water tap and one raw water tap • Power plugs for cooking range and appliances (chimney, refrigerator, microwave oven mixer/grinder, geyser, and water purifier) in kitchen. Provision for power plug in utility area for washing machine and dishwasher.

Bathrooms

- Countertop washbasin in master bedroom with single liver mixer for hot and cold water • EWC with flush valve of Jaguar/Roca/Grohe/Toto or equivalent make • Single liver wall mixer and shower of reputed make • Provision for geyser • All chrome plated fittings of Jaguar/Roca/Grohe/Toto or equivalent make

Electrical

- Concealed copper wiring of Havells/Polycab/HPL/RR kable /Anchor or equivalent make • Power outlets for geyser in all bathrooms • Miniature circuit breakers (MCB) of premium brand for distribution boards • Modular switches of Legrand/Havells/Anchor/ Panasonic or equivalent make
- 100% DG power Backup through prepaid metered supply • Electric vehicle charging point in parking area to be made available at extra cost

Telecom

- Telephone points in drawing and master bedroom • Intercom facility for all apartments • Wi-Fi internet provision for all apartments

Lifts

- 1 service lift and 1 passenger lift for each tower of Johnson/Kone/Schindler or equivalent make

LPG

- Supply of gas from centralized gas bank with individual meters

Water supply

- A centralized sump will be provided where raw water will be softened and mixed with mangeera water to be supplied to all the apartments

Security and BMS

- Sophisticated round the clock surveillance cameras at main security, entrance of each block and open areas and lifts • Solar power fencing
- BMS for electricity consumption, generator electricity consumption, gas consumption and water consumption with prepaid card system

Parking management

- Entire parking is well designed with wide driveways, ventilation and exhaust with clear signages • Fire hydrant and fire alarm system in parking areas

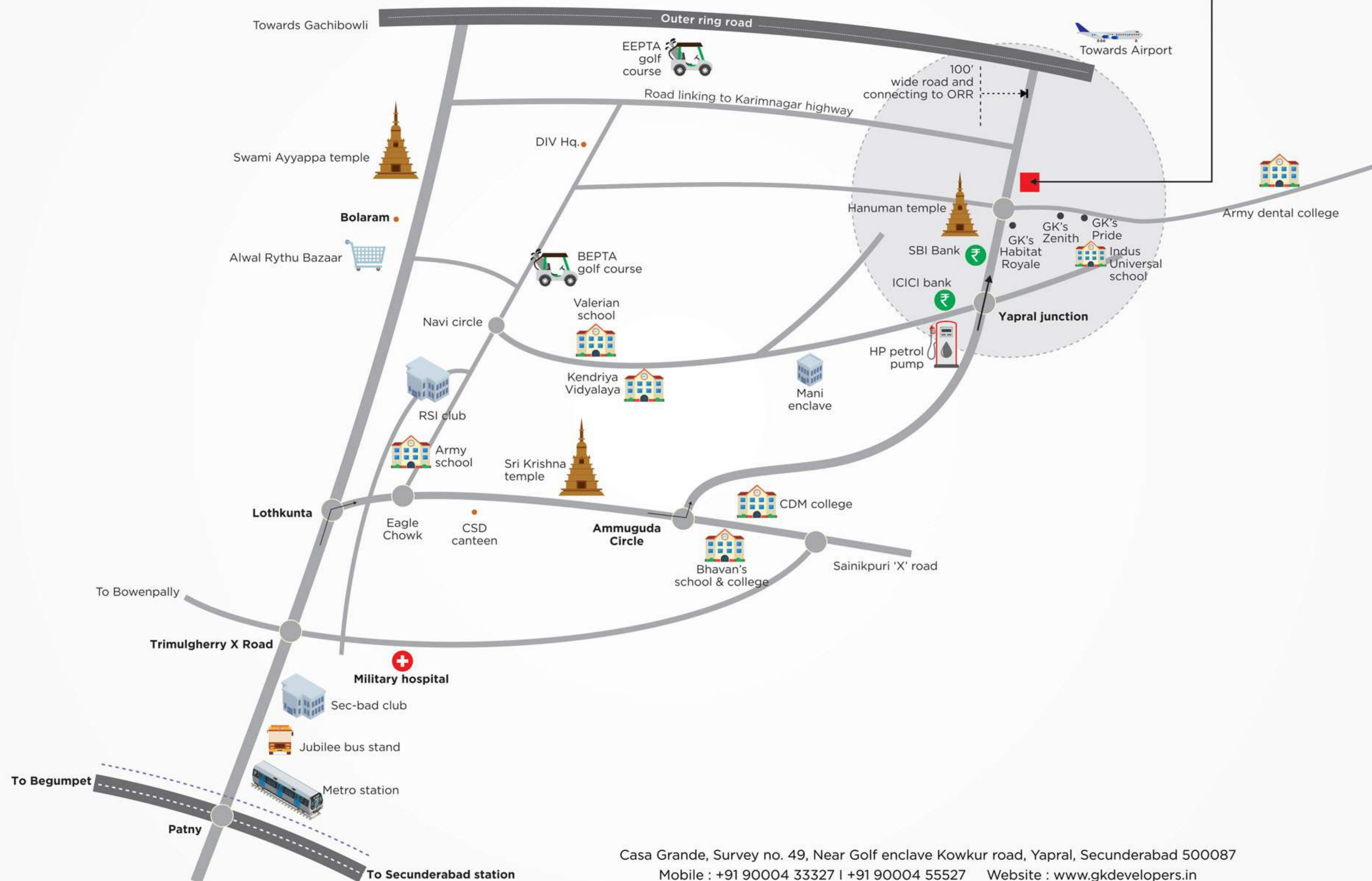
Facilities

- All areas will be with a access to senior citizens and differently abled with necessary access ramps • A common lobby for each block with a provision for seating for visitors • A janitor’s room, wash room and a coffee/tea dispenser • Provision for a common laundrate

Note:

- Any locational changes of ODU and IDU of air conditioners will not be allowed.
- Grills in balcony are not allowed (at the customer’s request, invisible grills will be fixed by the company at an extra cost).
- All room dimensions indicated are excluding finishing/plastering.
- All features shown are indicative and subject to change.

LOCATION MAP



Casa Grande, Survey no. 49, Near Golf enclave Kowkur road, Yapral, Secunderabad 500087
 Mobile : +91 90004 33327 | +91 90004 55527 Website : www.gkdevelopers.in

AWAY FROM THE CROWD YET CLOSE TO EVERYTHING YOU'D NEED

LOCATION ADVANTAGE

INSTITUTIONS

- Indus universal school
- Army school
- CDM college
- Bhavan's school & college
- DPS Nacharam
- Reqelford international school
- Sri Ramakrishna vidhyalaya
- Valerian grammar school
- DRS international

WORKPLACES

- ECIL
- NFC
- CCMB
- Genome valley
- Cherlapally industrial area
- Hakimpet airforce station
- CDM
- Secunderabad cantt

HOSPITALS

- Yashoda clinic
- Apollo speciality clinic
- Poulomi hospital
- Rainbow hospital
- Military hospital
- ECHS hospital

ENTERTAINMENT

- EEPTA golf course
- BEPTA golf course
- RSI club
- Sec-bad club
- Bison entertainment park
- Radhika theatre
- Leonia resorts
- Alankrita resorts
- Cinepolis CCPL mall

MAJOR CONNECTIVITY

- BEPTA Golf course - 2 mins.
- RSI club - 2 mins.
- CSD canteen - 5 mins.
- Multiplexes and Malls - 5 mins.
- Schools and Colleges - 5 mins.
- Military hospital - 5 mins.
- CDM College - 5 mins.
- Metro station - 20 mins.
- Secunderabad club - 20 mins.

CONNECTIVITY

- Yapral junction
- Trimulgherry 'X' roads
- Sainikpuri
- AS Rao nagar
- ECIL 'X' roads
- Airport via ORR

Architects



ARCHITECTS & INTERIOR DESIGNERS
 Level 2, 8-2-684/4/17, Anand banjara enclave
 Road no. 12, Banjara hills, Hyderabad 500034
 Contact : 040 6450 6789/ 657 67775
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Structural Engineer



LUMINOUS
 ENGINEERING &
 CONSTRUCTION
 COMPANY
 Quality First Time and Every Time

Hyderabad RERA registration number : P02200002971

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A PROJECT BY

