ADYAR'S PRIDE

Your Piece of Heaven
One Rare Opportunity

CASAGRAND
VIENNA

Why Casagrand?

22+ Years
of Trust & Legacy

9,400+
Homes sold
(June'25 - May'26)

2 Months
Guaranteed rental

181*
Projects

6 Cities
Chennai, Bengaluru, Hyderabad, Pune, Coimbatore & Dubai

6 Months
Guaranteed resale

88+Msq.ft**
of Development

7 Years
Warranty on construction

2000+
Quality checks

10 Years
Maintenance by us

2,300+
In-house engineers for construction

On-time
Delivery of projects

6 Product Pillars
Quality | Features | Amenities | Specifications | Spatial planning
Low maintenance

Value For Money
Bulk purchases | Efficient design & In-house construction | On-time delivery | Smart business modules

Casagrand Community Lifestyle
Vibrantly engaged community with about 10 curated events & 25 engagement activities per year

AS OF 30TH JUNE 2025

*103 PROJECTS COMPLETED, 57 ONGOING PROJECTS, 21 FORTHCOMING PROJECTS
**21.7 MILLION SFT. COMPLETED, 44.1 MILLION SFT. UNDER DEVELOPMENT, 23 MILLION SFT. FORTHCOMING

Behind every Casagrand home are 231 uncompromising standards - right from construction and engineering precision to comfort and functionality. By standardising what matters, we elevate everyday living, where every home is crafted with meticulous attention to detail to deliver spacious living, superior craftsmanship, thoughtful design, everyday comfort and elevated moments.















THAT IS THE CASAGRAND STANDARD

SCAN

Your home quietly perfected with 231 standards

INTRODUCING

CASAGRAND VIENNA

ADYAR'S PRIDE



SOME ADDRESSES ARE COVETED

Some addresses need no introduction.
Adyar is one of them. Distinguished, established and effortlessly desirable, it has long held its place among Chennai's most sought-after neighbourhoods. On **LB Road**, Casagrand Vienna gives you a place within it worth calling your own.



SOME BECOME UNFORGETTABLE

It is not always what a place offers, but how it makes you feel. More sky. More greenery. More room to breathe. Casagrand Vienna brings a sense of openness to everyday life, creating an environment that feels wonderfully removed from the rush beyond it.

1.5 ACRES
of considered living

70%
open space

ADYAR HAS ALWAYS BEEN ONE

Adyar has long been a byword for distinction. Cultured, coveted and quietly prestigious, it remains an address few would overlook. Casagrand Vienna gives that distinction a new expression, and you the privilege of owning within it.



98
signature residences

3 & 4
Bed residences & Duplex homes

SINGAPORE-INSPIRED
elevation

CASAGRAND VIENNA MAKES IT RARER

Because when the address is this distinguished, the home should be no less so. Generous living spaces, expansive bedrooms, convertible balconies and Vaastu-compliant planning come together with large windows that invite light, air and a feeling of effortless openness.

16 FT
wide master suites

2-SIDED
ventilation

PANORAMIC
city + sea views



THE DIFFERENCE IS IN THE DETAIL

The finest homes are defined by the details that go beyond the expected. Here, every specification is thoughtfully chosen to bring a sense of refinement to everyday living.



GRAND MARBLE-FINISHED
entrance with Digital door lock

ELEGANT ITALIAN MARBLE
flooring

LUXURY CP & SANITARY
fittings by Kohler / Eqv.

SLEEK OPENABLE
glass shower partition

RAIN SHOWER
with separate shoulder shower

HOME MAKES IT YOURS

And your world does not stop at home. Casagrand Vienna extends it into a dedicated clubspace designed for the things that make a day better: movement, wellness, recreation and time well spent together.

7,100 SQ. FT.

Grand Clubspace



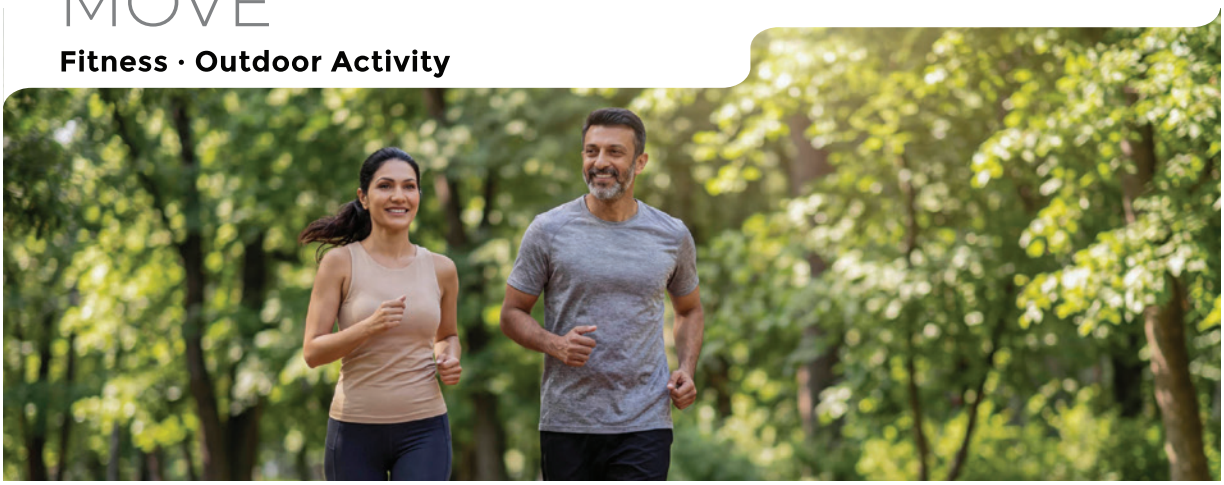
CONNECT

Social · Community Spaces



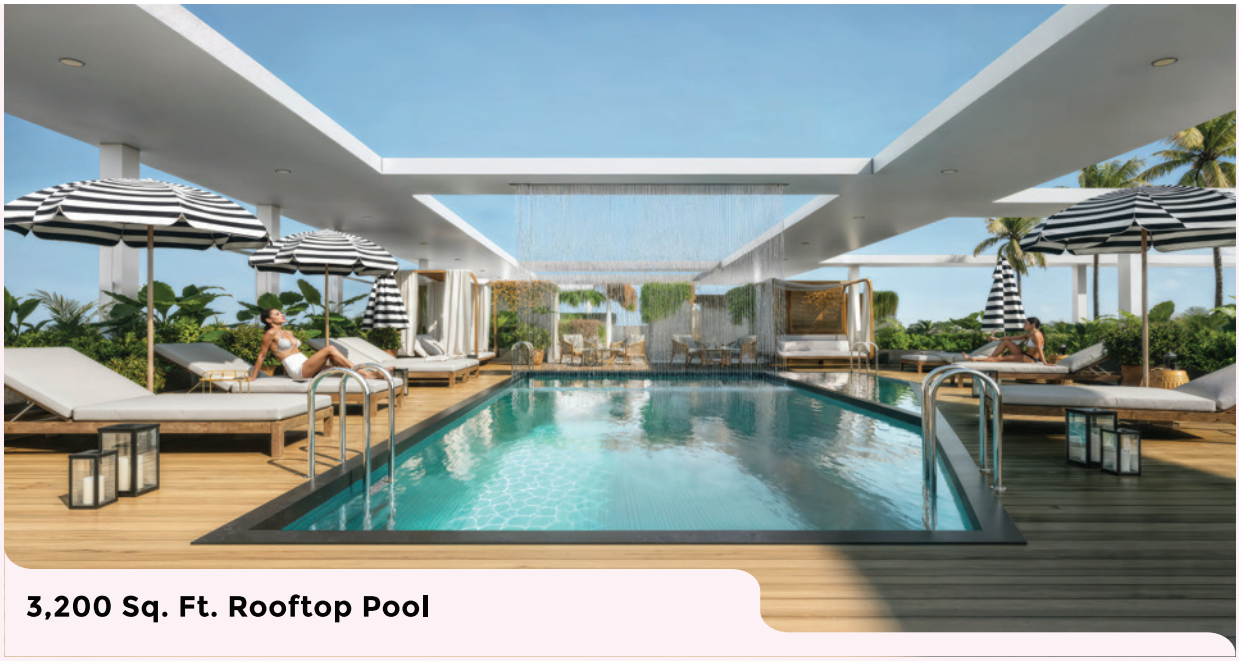
MOVE

Fitness · Outdoor Activity



PRESENCE MAKES IT CASAGRAND VIENNA

Some experiences deserve a higher setting.
At the rooftop, the city becomes part of the backdrop
as you move between water, fitness and open-air leisure.
It is a different way to spend an evening, begin a morning
or simply take a moment above it all.



3,200 Sq. Ft. Rooftop Pool



Sky Lounge



Elevated Gym

LIFE GETS ELEVATED



There is always another way to spend the day. A workout before breakfast. A film under the stars. An afternoon with the children. Or an hour with absolutely no agenda. Casagrand Vienna gives everyday life more to look forward to.

30

Lifestyle amenities

PLAY

Kids' play | Indoor games

UNWIND

Yoga | Meditation

ENTERTAIN

Activity spaces

THE VIEW GETS BETTER

The right address should make the rest of the city feel easier. From Casagrand Vienna, schools, healthcare, workplaces, transport and leisure are all within comfortable reach, while OMR and Chennai's key business destinations remain close at hand.



Upcoming Metro	300 m
Sri Padmapriya Hospital	700 m
Sishya School	850 m
OMR Expressway	2.2 Km
Elnet Software City	2.9 Km
Ascendas IT Park	3.1 Km



EDUCATION

Sishya School
Shiv Nadar School
Sri Sankara School



HEALTHCARE

Sri Padmapriya Hospitals
Eyedox Eye Hospital
MGM Healthcare, Malar



WORK

Elnet Software City
Ascendas IT Park



LEISURE

PVR Grand Mall

30 WORLD-CLASS AMENITIES

Terrace Amenities

SWIMMING POOL

1. Adult pool
2. Kids pool
3. Pool deck with sun lounges
4. Rain curtain

ENTERTAINMENT

5. Sky Lounges
6. Rooftop Amphitheatre
7. Observation Deck
8. Party Lawn
9. Rooftop Dining Pavilion

FITNESS & WELLBEING

10. Yoga Deck
11. Elevated Gym
12. Kids Open Play Area
13. Mini Golf

Clubhouse Amenities

ENTERTAINMENT & CONVENIENCE

14. Multipurpose Hall With Dining
15. Av Room

INDOOR GAMES ROOM

16. Cricket simulator
17. Board games lounge (chess, carrom)
18. Foosball
19. Table tennis
20. Billiards
21. Portable mini golf

FITNESS & WELLBEING

22. Oxygen infused gym
23. Yoga & meditation room

KIDS PLAY AREA

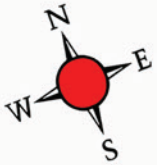
24. Ball pool with slide
25. Activity zone
(lego wall, magnetic wall, art &craft display)
26. MINI GOLF
27. ARCADE GAME

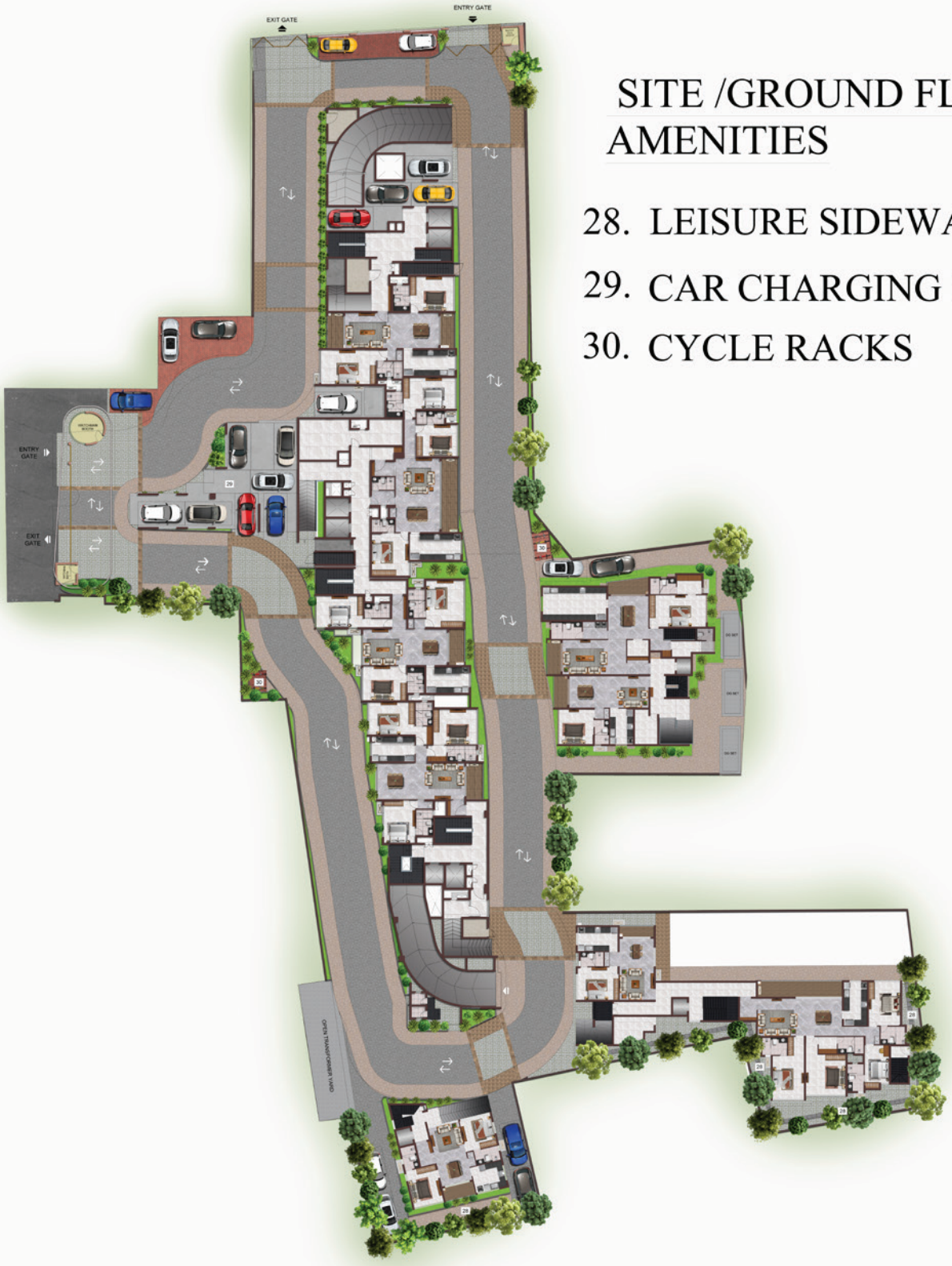
FEATURES & FACILITIES

28. Leisure sidewalk
29. Car charging bay
30. Cycle racks

MASTER PLAN

MASTER PLAN



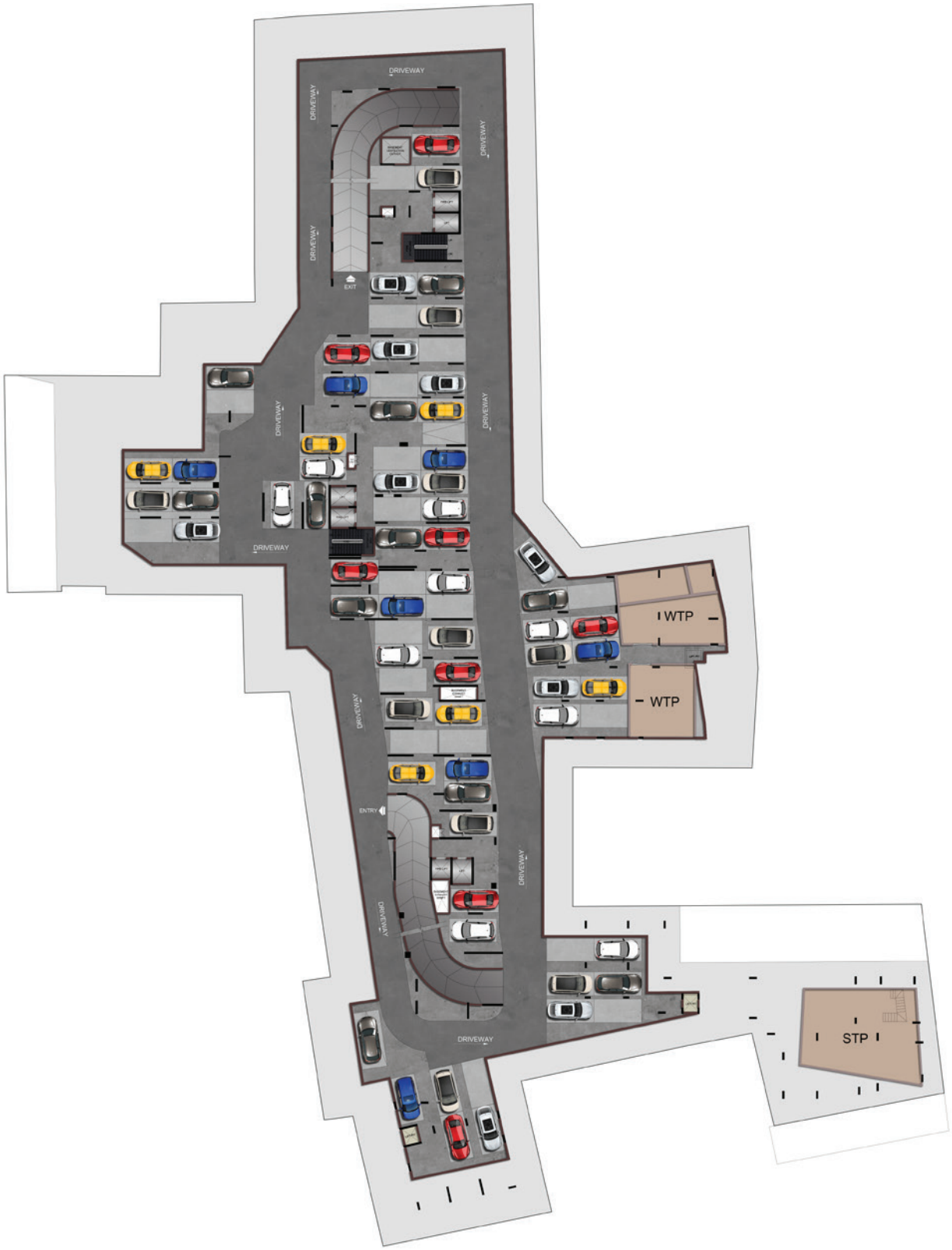


SITE /GROUND FLOOR AMENITIES

28. LEISURE SIDEWALK
29. CAR CHARGING BAY
30. CYCLE RACKS

BASEMENT PLANS

BASEMENT 01 FLOOR PLAN



BASEMENT 02 FLOOR PLAN





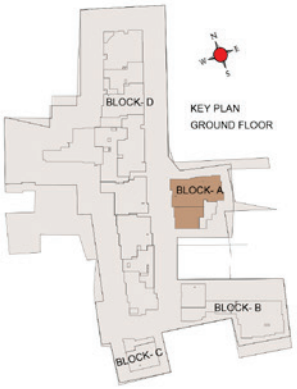
FLOOR PLANS

BLOCK - A
GROUND FLOOR PLAN

A-G001



A-G002



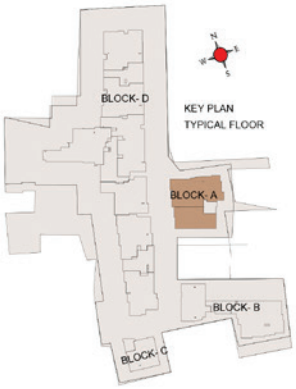
KEY PLAN

BLOCK - A
TYPICAL FLOOR PLAN
(1ST, 3RD & 5TH FLOOR)

A-101,301&501



A-102,302&502



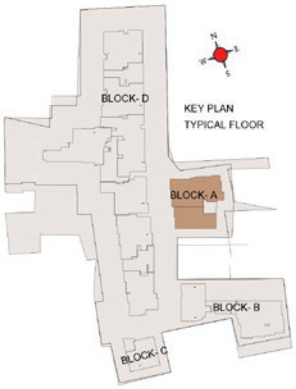
KEY PLAN

BLOCK - A
TYPICAL FLOOR PLAN
(2ND & 4TH FLOOR)

A-201&401

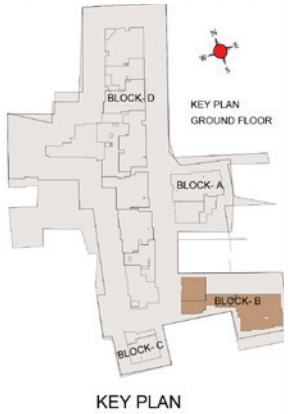


A-202&402

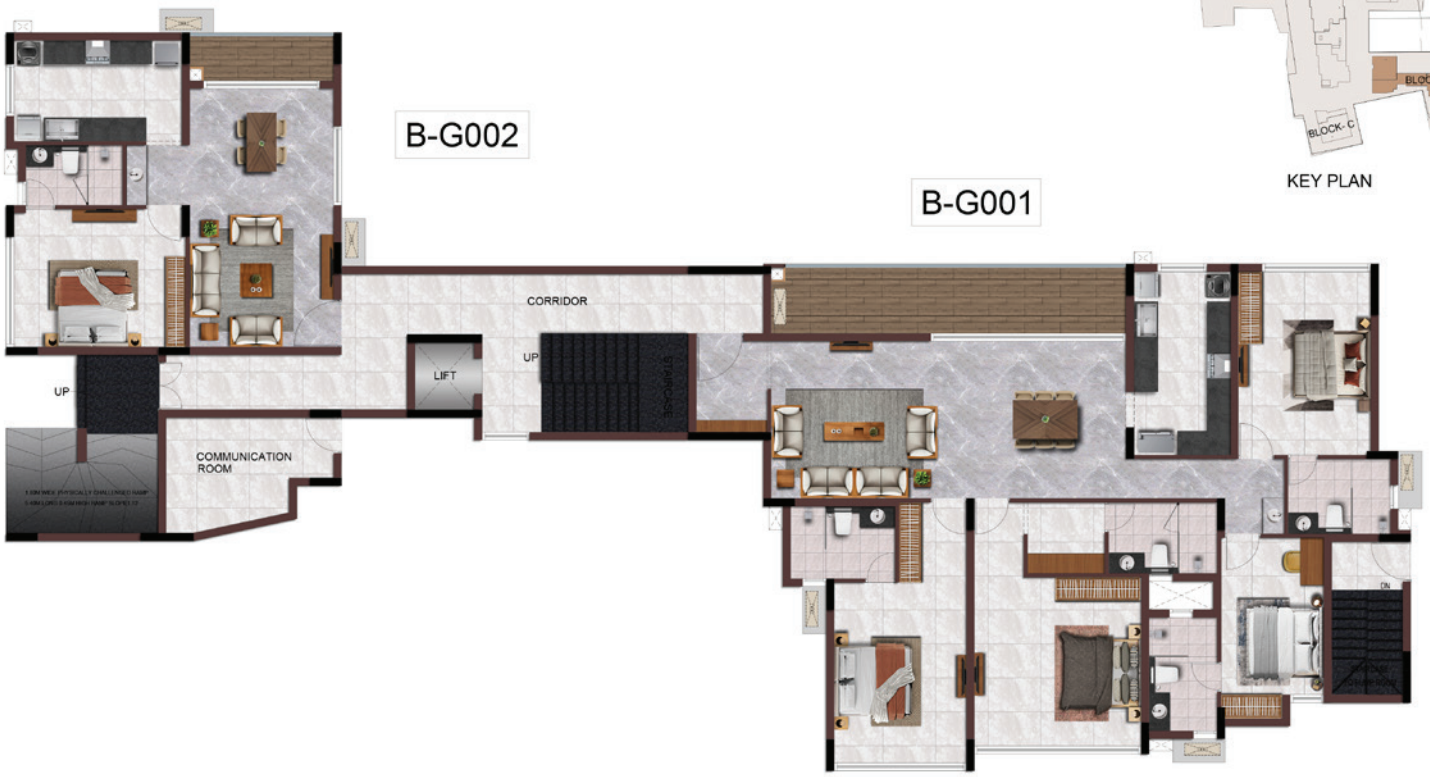


KEY PLAN

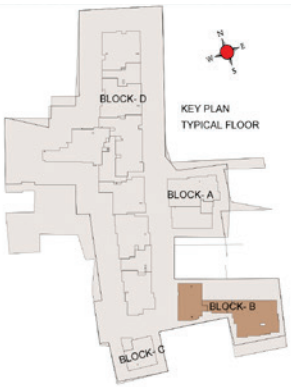
BLOCK - B
GROUND FLOOR PLAN



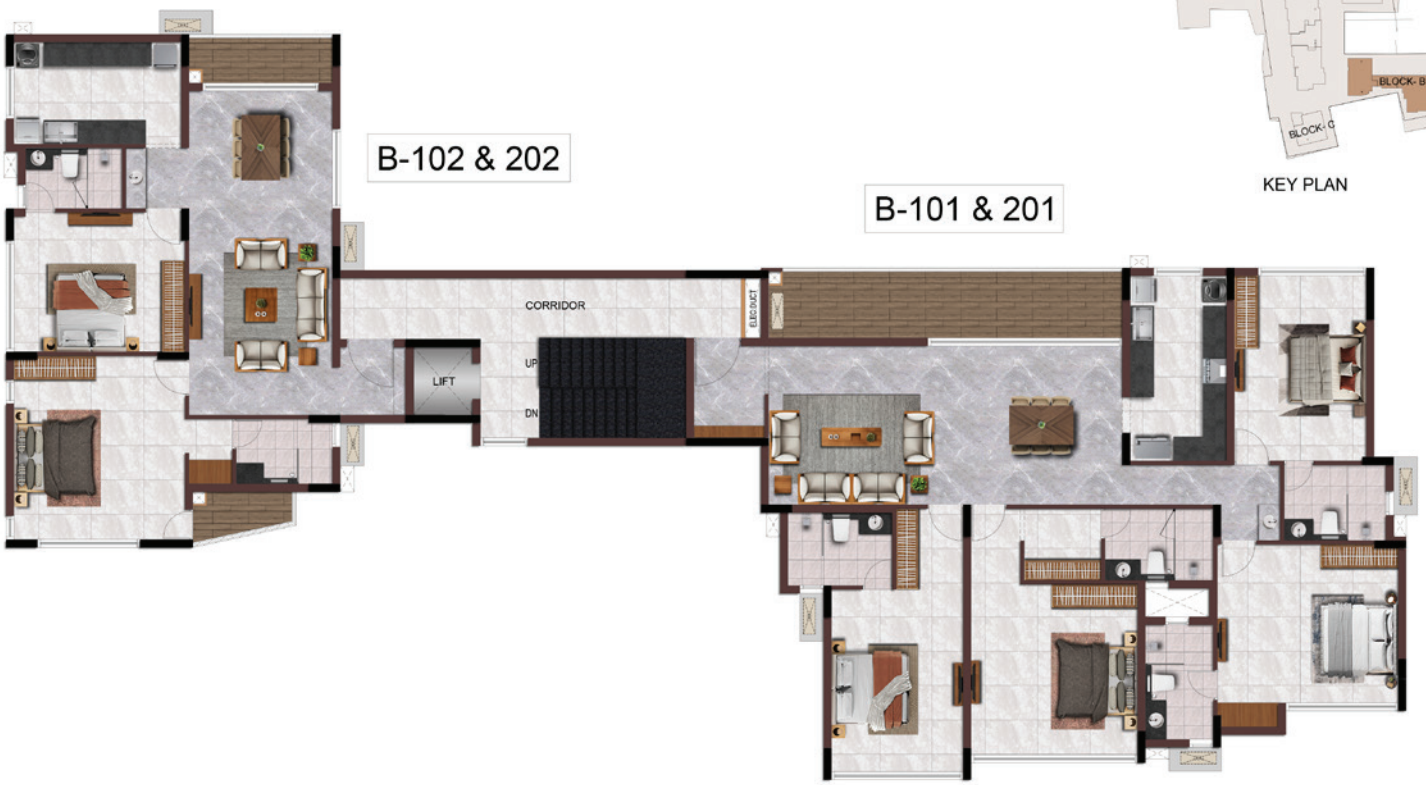
KEY PLAN



BLOCK - B
TYPICAL FLOOR PLAN
(1ST & 2ND FLOOR)



KEY PLAN

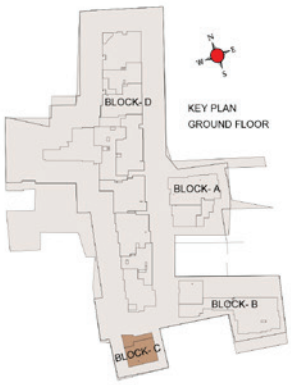


BLOCK - C
GROUND FLOOR PLAN





C-G001



KEY PLAN

BLOCK - C
TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)

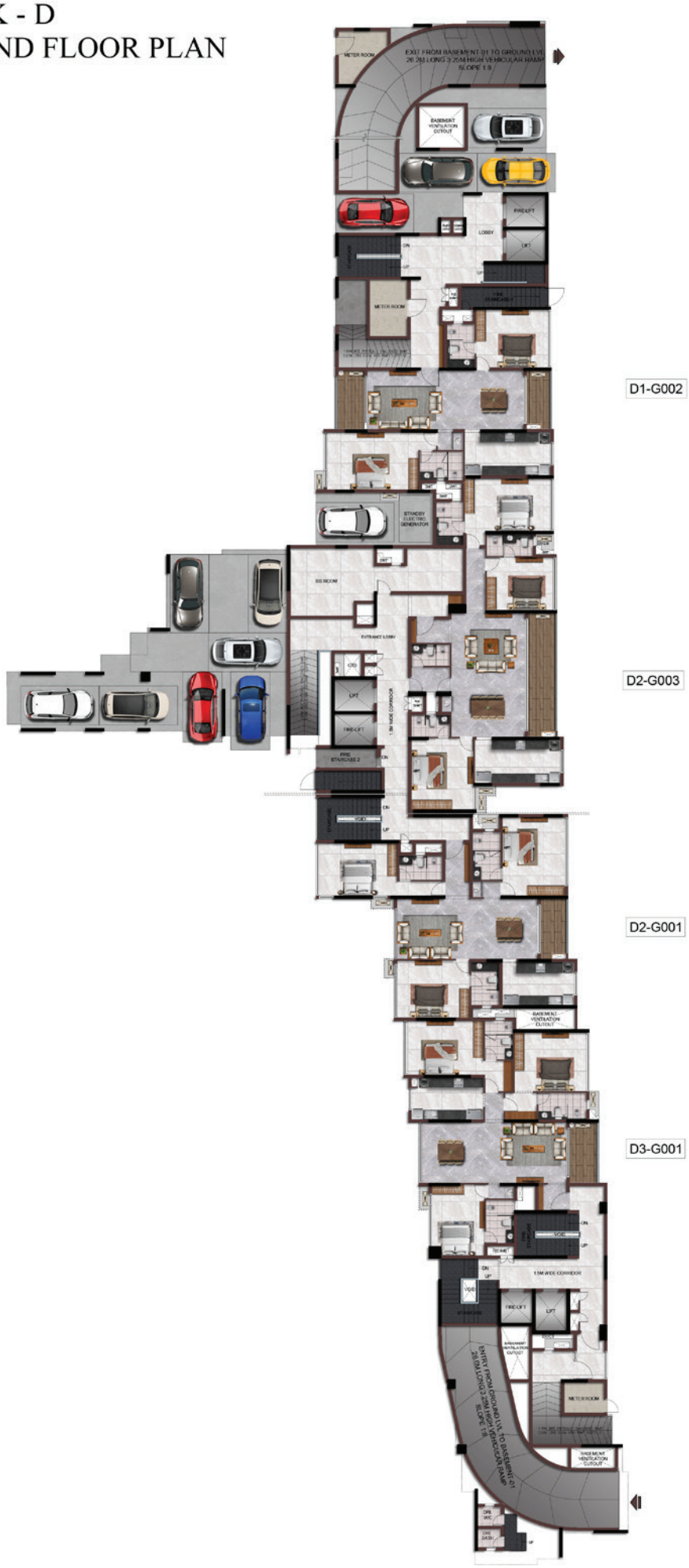


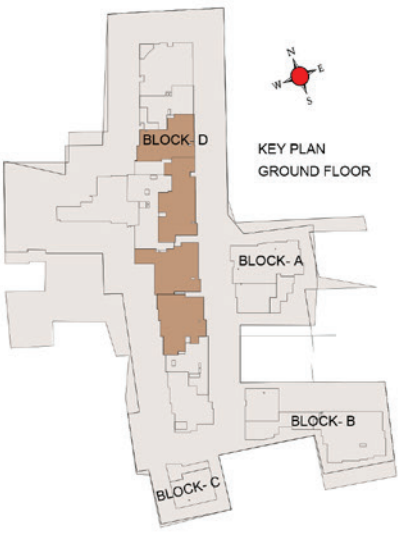
C-101 TO 501



KEY PLAN

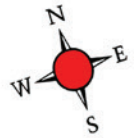
BLOCK - D
GROUND FLOOR PLAN



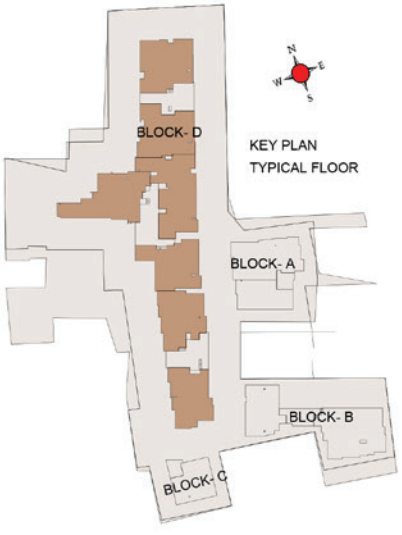


KEY PLAN

BLOCK - D
TYPICAL FLOOR PLAN
[1ST TO 10TH FLOOR]







KEY PLAN

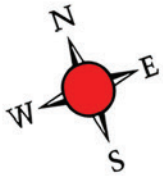
BLOCK - D
11TH FLOOR PLAN



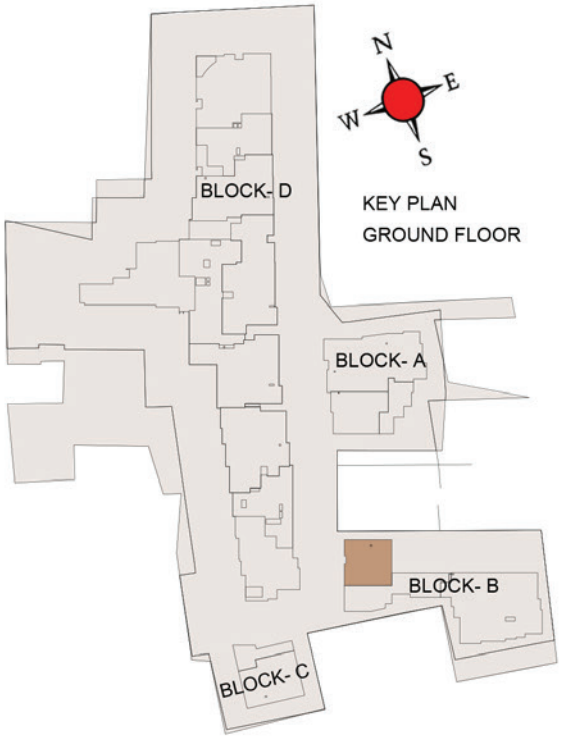

CASAGRAND VIENNA

UNIT PLANS

1BHK - 1T EAST FACING





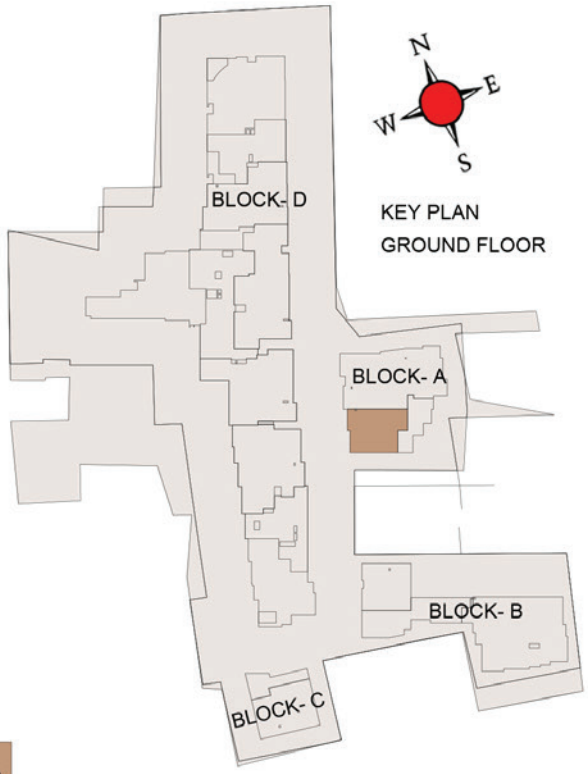


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- B	B-G002	1BHK-1T	630	47	677	1013

1BHK - 1T EAST FACING



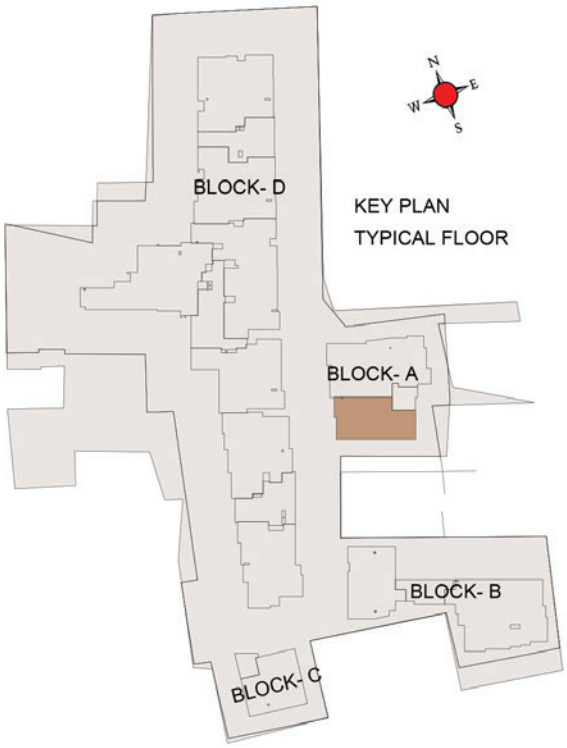


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- A	A-G002	1BHK-1T	641	55	695	1029

2BHK - 2T EAST FACING



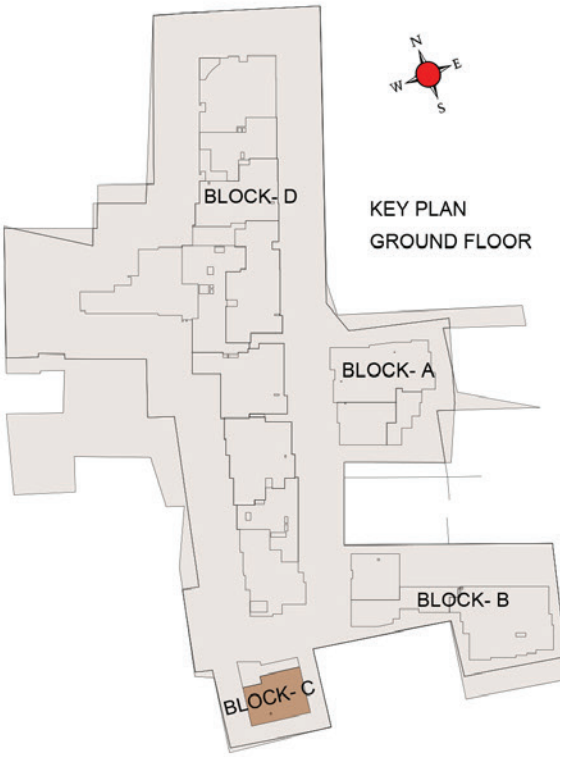


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- A	A-102-502	2BHK-2T	926	55	981	1448

2BHK-2T NORTH FACING



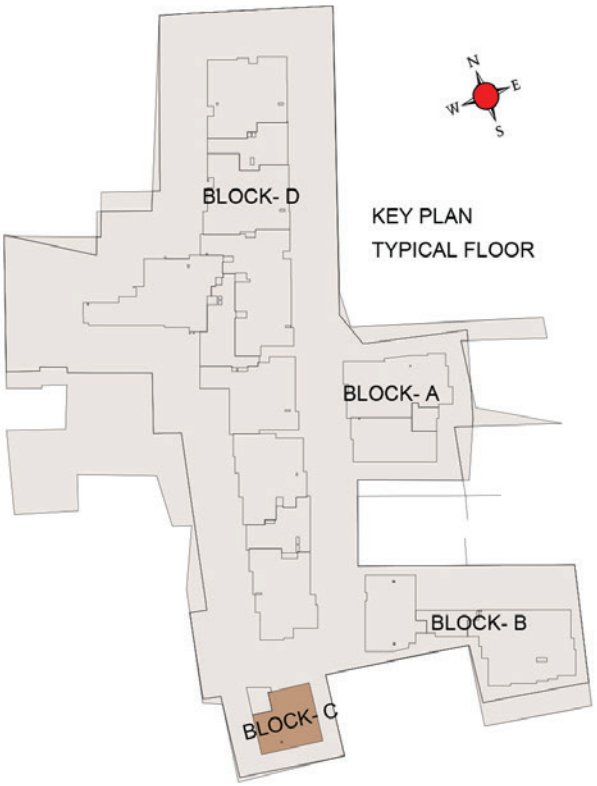


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- C	C-G001	2BHK-2T	760	53	812	1211

2BHK-2T NORTH FACING

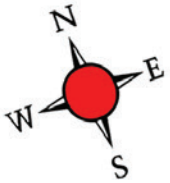




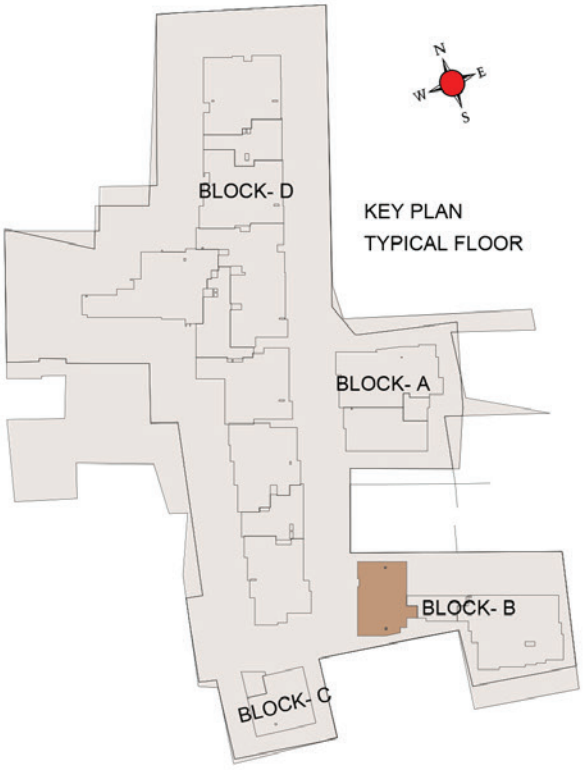
KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- C	C-101 - 501	2BHK-2T	891	53	943	1397

2BHK-2T NORTH FACING





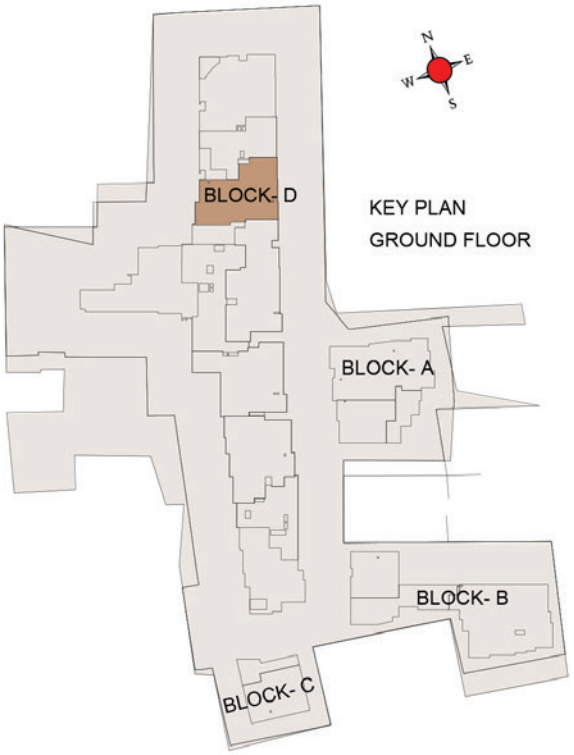


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- B	B-102 & 202	2BHK-2T	1019	78	1097	1621

2BHK-2T NORTH FACING



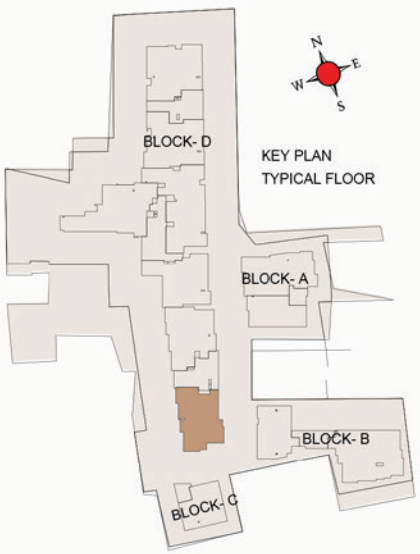


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- D	D1-G002	2BHK-2T	1175	135	1309	1910

3BHK-3T NORTH FACING



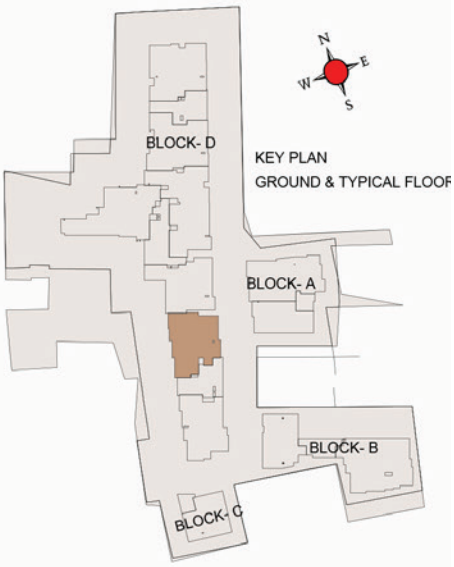


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- D	D3-102-1102	3BHK-3T	1332	61	1392	2063

3BHK - 3T EAST FACING



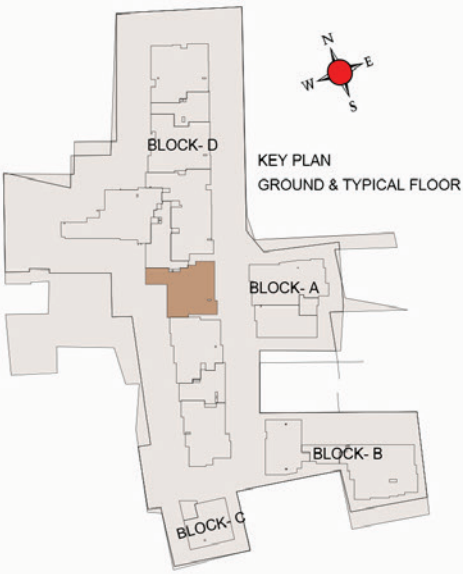


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- D	D3-G001	3BHK-3T	1422	76	1497	2179
BLOCK- D	D3-101-1001	3BHK-3T	1422	76	1497	2179
BLOCK- D	D3-1101	3BHK-3T	1422	76	1497	2186

3BHK-3T NORTH FACING



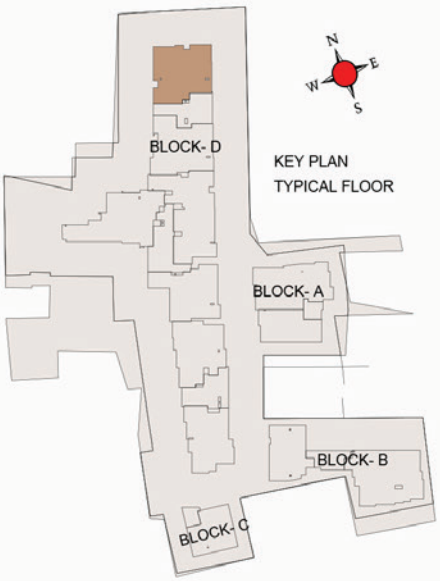


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- D	D2-G001	3BHK-3T	1419	70	1488	2190
BLOCK- D	D2-101-1001	3BHK-3T	1419	70	1488	2192

3BHK - 3T EAST FACING



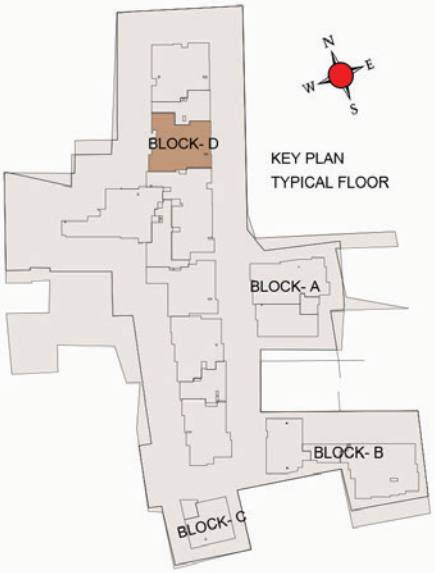


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- D	D1-101-1001	3BHK-3T	1507	133	1640	2374

3BHK-3T NORTH FACING



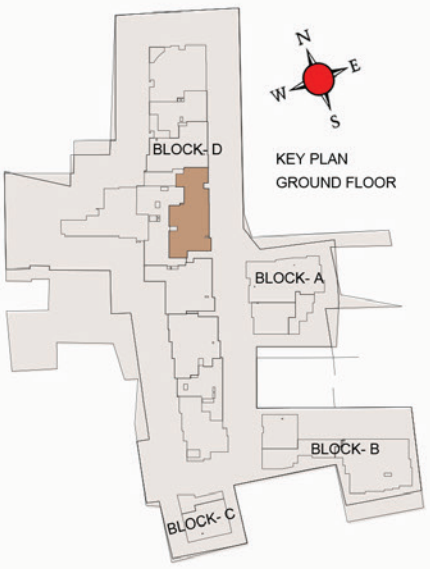


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- D	D1-102-1002	3BHK-3T	1523	135	1658	2391

3BHK-3T NORTH FACING



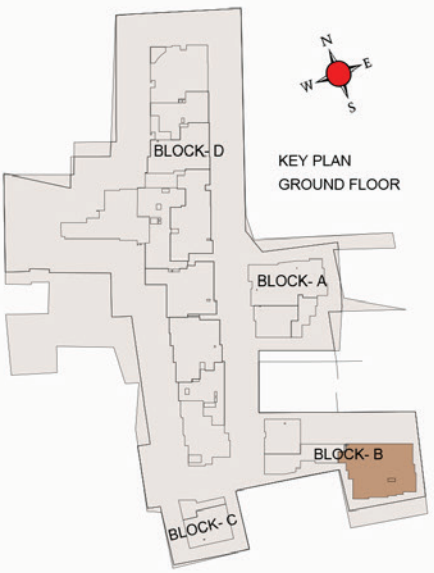


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- D	D2-G003	3BHK-3T	1559	157	1715	2508

3BHK-3T NORTH FACING



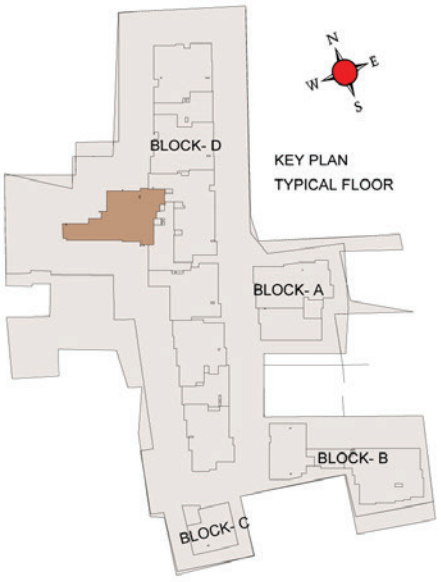


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- B	B-G001	3BHK-3T	1682	169	1851	2665

4BHK - 4T EAST FACING



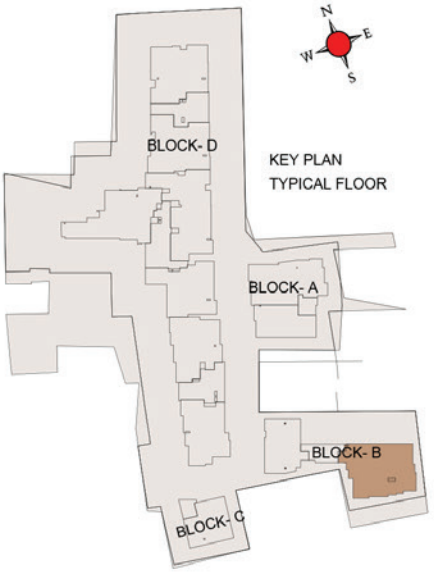


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- D	D2-102-1002	4BHK-4T	1761	109	1870	2734
BLOCK- D	D2-1102	4BHK-4T	1761	109	1870	2742

4BHK-4T NORTH FACING



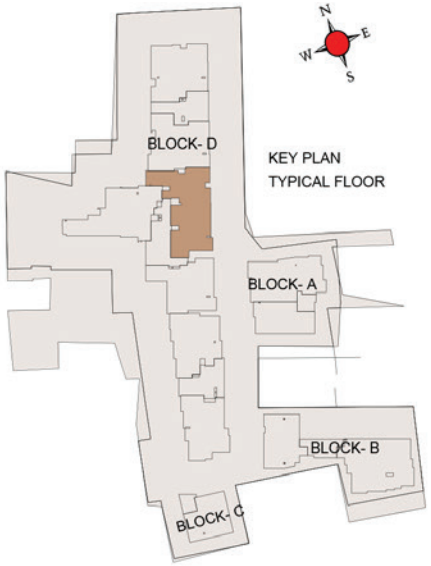


KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- B	B-101 & 201	4BHK-4T	1769	169	1938	2784

4BHK-4T NORTH FACING





KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- D	D2-103-1003	4BHK-4T	1948	201	2148	3101

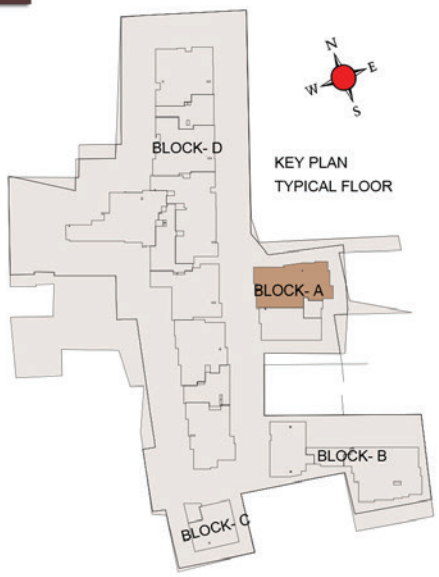
4BHK - 4T [DUPLEX] GROUND & FIRST FLOOR



FIRST FLOOR



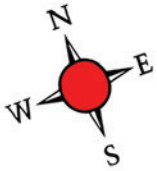
GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- A	A-G001	4BHK-5T	2985	270	3254	4677

4BHK - 4T [DUPLEX] SECOND & THIRD FLOOR

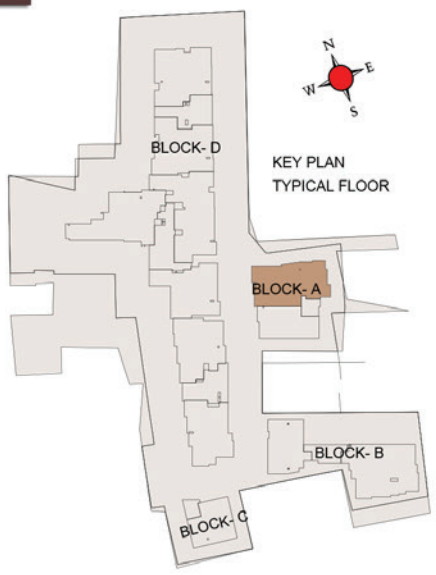




THIRD FLOOR



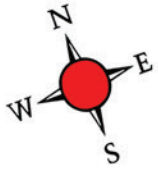
SECOND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- A	A-201	4BHK-5T	2985	270	3254	4677

4BHK - 4T [DUPLEX] FOURTH & FIFTH FLOOR

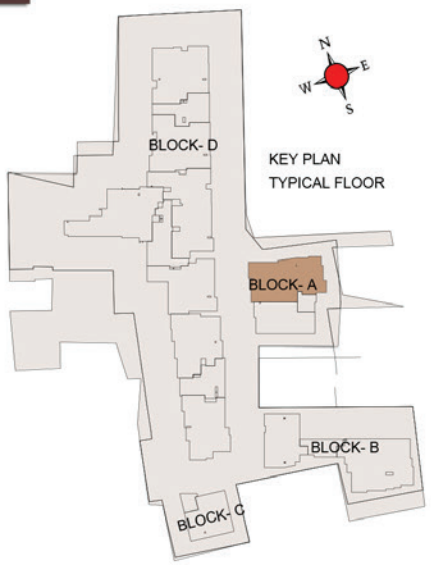




FIFTH FLOOR



FOURTH FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK- A	A-401	4BHK-5T	2985	270	3254	4677



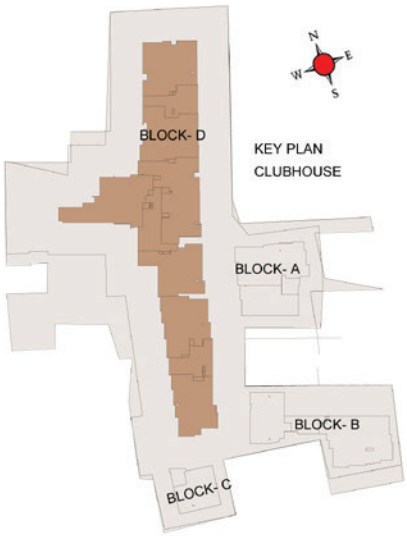
CLUBHOUSE PLAN

CLUBHOUSE
IN 11TH FLOOR



CLUBHOUSE AMENITIES

14. MULTIPURPOSE HALL WITH DINING
15. AV ROOM
16. CRICKET SIMULATOR
17. BOARD GAMES LOUNGE (CHESS, CARROM)
18. FOOSBALL
19. TABLE TENNIS
20. BILLIARDS
21. PORTABLE MINI GOLF
22. OXYGEN INFUSED GYM
23. YOGA & MEDITATION ROOM
24. BALL POOL WITH SLIDE
25. ACTIVITY ZONE (LEGO WALL, MAGNETIC WALL, ART & CRAFT DISPLAY)
26. MINI GOLF
27. ARCADE GAME



KEY PLAN

TERRACE FLOOR PLANS

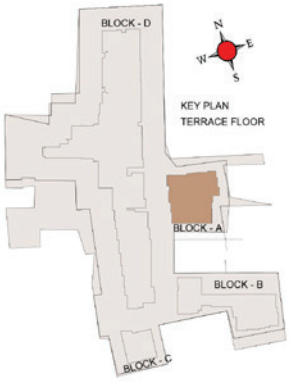
BLOCK - A
TERRACE FLOOR PLAN



TERRACE AMENITIES

05. SKY LOUNGES

11. ELEVATED GYM



KEY PLAN

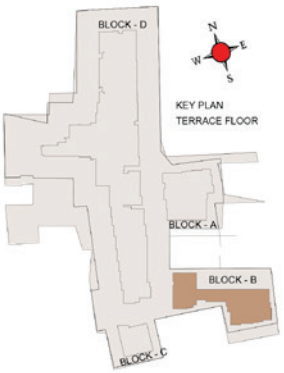
BLOCK - B
TERRACE FLOOR PLAN

TERRACE AMENITIES

05. SKY LOUNGES

12. KIDS OPEN PLAY AREA

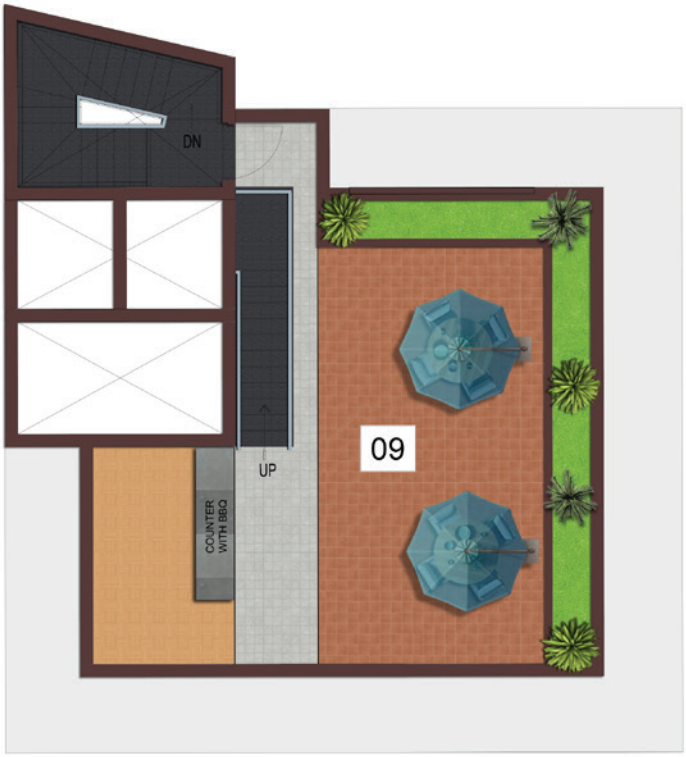
13. MINI GOLF



KEY PLAN

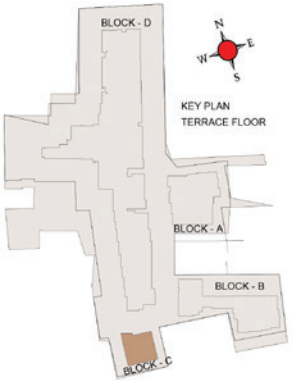


BLOCK - C
TERRACE FLOOR PLAN



TERRACE AMENITIES

09. ROOF TOP DINING PAVILION



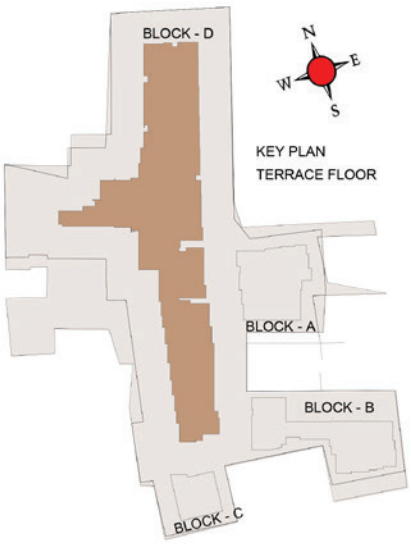
KEY PLAN

BLOCK - D
TERRACE FLOOR PLAN



TERRACE AMENITIES

01. ADULT POOL
02. KIDS POOL
03. POOL DESK WITH SUN LOUNGES
04. RAIN CURTAIN
05. SKY LOUNGES
06. ROOF AMPHITHEATRE
07. OBSERVATION DECK
08. PARTY LAWN
10. YOGA DECK
12. KIDS OPEN PLAY AREA



KEY PLAN


CASAGRAND VIENNA

SPECIFICATIONS

STRUCTURE

- **Structural System** : RCC Framed Structure designed for seismic compliant (Zone-3)
- **Masonry** : 200mm for external walls & 100mm for internal walls
- **Floor- Floor height (incl. slab)** : Will be maintained at 2950mm

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** : Glazed / Matte Vitrified tile of size 600 X 1200mm for height of 2350mm & above false ceiling will be finished with a coat of primer
- **Toilet ceiling** : Grid and panel false ceiling

FLOOR FINISH

- **Main flooring (Foyer, Living, Dining, Internal passage)** : Italian Marble Flooring
- **Kitchen & Bedrooms** : Glazed Vitrified tile of size 1200 X 1800mm
- **Pooja & Maid's room (wherever applicable)** : Glazed Vitrified tile of size 1200 X 1800mm
- **All Bathrooms** : Anti-skid Vitrified tiles of size 600 X 1200mm
- **Powder room (wherever applicable)** : Anti-skid Vitrified tiles of size 600 X 1200mm
- **Balcony** : Wooden deck finish tile of size 200 X 1200mm

KITCHEN & DINING

- **Kitchen** : Will be left open for modular work with electrical points & plumbing provision with Chimney exhaust louvers provided.
- **CP fitting** : Kohler or equivalent
- **Dining** : Marble counter top washbasin with Marble wall dado upto 300mm height from countertop finished level.
- **Utility** : Granite ledge wall coping

BALCONY

- **Handrail** : MS Handrail as per architect's design intent
- **Sill Coping** : Sill coping with Granite
- **Swing hook** : Hook provision in balcony
- **Cloth Drying Hanger** : Ceiling cloth drying hanger rods provided in living balcony.

INTERNAL STAIRCASE (DUPLEX UNITS)

- **Flooring** : Granite flooring
- **Handrail** : Glass railing with Wooden handle as per architect's design intent

BATHROOMS

- **CP & Sanitary fixture** : Kohler or equivalent
- **Bathroom 01** : Wall mounted WC with cistern, Health faucet, Granite countertop wash basin, 3-way diverter with Thermostat control panel, Ceiling mount rain shower with shoulder shower, spout, tile flushed 2' long trench drain in shower area, Openable glass partition with SS handle.
- **Other Bathrooms** : Wall mounted WC with cistern, Health faucet, Single lever diverter, Granite countertop wash basin, Overhead shower, tile flushed 2' long trench drain in shower area, Fixed glass partition.
- **Powder room (wherever applicable)** : Wall mounted WC with cistern & Health faucet.

JOINERY

Doors:

- **Main door** : Marble-finished half jamb with architrave, along with a polished wooden jamb frame and a good-quality double-sided veneer- finished shutter of size 1200 mm × 2200 mm.
  : Ironmongeries like Digital Door lock system of Dorset or equivalent lock, door closer, door viewer, tower bolt, safety latch, magnetic catcher, etc.,
- **Bedroom door** : Full jamb wooden architrave with good quality double side laminate finish shutter of size 900mm X 2200mm.
  : Ironmongeries like Dorset or equivalent lock, designer door handle, tower bolt & magnetic catcher, etc.,
- **Bathroom & Powder room door** : Good quality wooden door frame with internal Granite jamb and double-sided laminated designer shutter (waterproof laminate internally) of size 800mm X 2200mm.
  : Ironmongeries like one side coin thumb turn lock of Dorset or equivalent lock, designer door handle, door bush & tower bolt, etc.,
- **Maid's door (wherever applicable)** : Full jamb wooden architrave with good quality double side laminate finish shutter of size 900mm X 2200mm.
  : Ironmongeries like Dorset or equivalent lock, designer door handle, door bush & tower bolt, etc.,

WINDOWS

- **Windows** : Powder coated Aluminum windows with sliding shutter, see through plain glass and MS grill on inner side (wherever applicable)
  Sill coping with granite.
- **French doors** : Powder coated Aluminum frame and doors and toughened tinted glass without grill.
- **Ventilators** : Powder coated Aluminum frame of fixed louvered / open-able shutter for ODU access (wherever applicable)
  Soffit coping with granite on all 4 sides.

ELECTRICAL POINTS

- **Power Supply** : 3 PHASE power supply connection
- **Safety device** : MCB & RCCB (Residual current circuit breaker)
- **Switches & sockets** : Modular box & modular switches Legrand / Equivalent & sockets of good quality IS brand.
- **Wires** : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand
  Master control switch : Provided in living room
- **5 AMP socket (outdoor)** : Point provided in the balcony in recommended location
- **Foot lamp** : Provided in all bedrooms
- **Fan point** : Provided in kitchen
- **USB Socket** : Provided in Living room and all Bedrooms
- **Kitchen** : For chimney, HOB & Water purifier
- **Dish washer** : Provided in Kitchen
- **TV** : Point in Living & all bedrooms
- **Data** : Point in Living, Master bedroom & provision in other bedrooms
- **Split- air conditioner** : Points in living / Dining and in all bedrooms
- **Exhaust fan** : Point in all bathrooms
- **Geyser** : Point in all bathrooms
  Back-up : 350W for 1BHK, 400W for 2BHK, 500W for 3BHK, 650W for 4BHK

Specifications Common to Building Complex

COMMON FEATURES

- **Lift** : Automatic lift will be provided with MS finish
- **Back – up** : 100% Power backup for common amenities such as Clubhouse,
  lifts, WTP, STP & selective common area lighting
- **Name board** : Apartment owner name will be provided in ground floor
- **Lift fascia In Basement, Ground Floor & 11 th Floor** : Granite / Marble finish
- **Lift fascia in all Other Floors** : Designer Vitrified tile / Granite finish
- **Lift lobby** : Granite / Marble finish
- **Corridor Floor** : Designer Vitrified tile / Granite finish
- **Corridor Wall** : Designer Vitrified tile finish
- **Staircase floor** : Granite flooring at 4 floors & tile flooring at other floors
- **Staircase handrail** : MS handrail with enamel paint finish in all floors
- **Terrace floor** : Pressed tile flooring
- **Terrace doors** : Good quality door frame with FRP shutters

ELECTRICAL POINTS

- **Water storage** : Centralized UG sump with WTP (Min. requirement as per water test report)
- **Rain water harvest** : Rain water harvesting system (as per site requirement)
- **STP** : Centralized Sewage Treatment plant
- **Safety** : CCTV surveillance cameras will be provided all round the building at pivotal locations in ground level
  Well defined walkway : Walkway spaces well defined as per landscape design intent
- **Security** : Security booth will be provided at the entry / exit
- **Compound wall** : Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent.
- **Landscape** : Suitable landscape at appropriate places in the project as per design intent
- **Driveway** : Convex mirror for safe turning in driveway in / out
- **External Driveway** : Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent



PAYMENT SCHEDULE

Block 1

Booking Advance	5%
Agreement Signing	15%
Commencement of Foundation	10%
Commencement of Basement Roof	10%
Commencement of 1st Floor Roof	10%
Commencement of 3rd Floor Roof	7.50%
Commencement of 5th Floor Roof	7.50%
Commencement of 7th Floor Roof	7.50%
Commencement of 9th Floor Roof	7.50%
Commencement of 11th Floor Roof	7.50%
Completion of Flooring in the Respective Unit	7.50%
Handing Over	5%
Total	100%

Block 2 & 4

Advance	5%
Agreement Stage	20%
Commencement of Foundation	12.50%
Commencement of Basement Roof	12.50%
Commencement of 1st Floor Roof	12.50%
Commencement of 3rd Floor Roof	12.50%
Commencement of 5th Floor Roof	10%
Completion of Flooring in the Respective Unit	10%
Handing Over	5%
Total	100%

Block 3

Advance	5%
Agreement Stage	20%
Commencement of Foundation	12.50%
Commencement of Basement Roof	12.50%
Commencement of Ground Floor Roof	12.50%
Commencement of 1st Floor Roof	12.50%
Commencement of 2nd Floor Roof	10%
Completion of Flooring in the Respective Unit	10%
Handing Over	5%
Total	100%

What Sets Casagrand Vienna Apart

A PREMIUM COMMUNITY FOR A SUPREME LIFE...

- Casagrand Vienna offers an exceptional lifestyle in the vibrant locale of Adyar.
- A distinctive premium sea-view community offering 98 elegant apartments, nestled within 1.5 acres of landscaped spaces and complemented by elevated terrace amenities.
- The project comprises four towers with double basement levels. Towers A & C rises to G+5 storeys, Tower B rises to G+2 storeys and Tower D rises to G+11 storeys.
- 30 premium indoor and outdoor amenities.
- An elegant 22,400 sq.ft Indoor & Outdoor club spaces offering uninterrupted 360° views of the glittering cityscape and serene ocean beyond.
- Swim above the skyline, relax under the sun, and rejuvenate in 3,200 sq.ft of Terrace swimming pool offering an elevated luxury and leisure.
- A well-planned 23,200 sq.ft of terrace amenities across the blocks, conceived to enhance the experience of modern community living.

A NEIGHBORHOOD ONE WITH NATURE...

- 70% of open space dedicated to an unprecedented feature in the neighborhood, comprising 1.5 acres of the total land area.
- Spread across 1 acre, the apartment towers are oriented to optimize the wind movement and minimize the visual barriers, fostering a refreshing and connected community atmosphere.

OFFERING 25+ ULTRA-MODERN INDOOR AND OUTDOOR AMENITIES TO KEEP YOU BOOSTED...

- Lavish Swimming pool & deck of area 3,200 sq. ft located at the 11th floor terrace.
  - Adult pool-
  - Kids pool
  - Rain curtains
  - Pool deck with Sun loungers
- The terrace functions as a dynamic, multifunctional space that engages users across all age groups.
- A grand rooftop party lawn with grilling pavilion seamlessly extends from the swimming pool to enjoy your evening parties.
- Circular Amphitheatre, Sky lounges, Observatory deck, Dining pavilion with BBQ station, etc., for recreation and rejuvenation.
- Terrace gym, Yoga & meditation deck etc., for the residents of all age groups to engage in physical health and fitness.

FEATURING TOP-NOTCH AMENITIES, CASAGRAND VIENNA HAS A FULLY EQUIPPED CONTEMPORARY CLUBHOUSE WITH COZY LUXURIOUS INTERIORS.....

- The clubhouse is equipped with a lavish multi-purpose party hall with pre-function space to host your guests for parties and gatherings.
- Exclusive Oxygen infused Gym with features like Calisthenics, Floor workout, Automated BMI Machine etc.,
- Yoga and meditation to promote an active and healthy lifestyle for residents of all age groups.
- The indoor kids play area with ball pool, magnetic wall, Lego wall & Activity corner for kids entertainment and cognitive development.
- Enjoy everyday recreation with indoor games like Billiard, table tennis, foosball and portable mini golf.
- Chess, Carrom, etc., and many more for keen boardgame enthusiasts.
- Indoor cricket simulator is provided within the community, offering a professional training and recreational experience for residents.

PREMIUM SPECIFICATION

- Main door designed with marble paneling and full jamb architrave for an appealing entrance with designer door number signage and accent lighting.
- Premium marble flooring is installed in the foyer, living room, dining area, internal corridor to elevate the overall ambiance with a touch of luxury.
- Glazed vitrified tiles of size 1200 x 1800mm for all the Kitchen & Bedrooms.
- 600 x 1200 mm Anti-skid flooring tile in all the Bathrooms.
- 200 x 1200 mm wooden finish tile flooring in all the balconies.
- Premium range Kohler or equivalent fittings in all the bathrooms.
- Luxurious attached bathrooms fitted with Rain shower, 3-way diverter with Thermostat, shoulder shower and Openable glass door with partition - for Master bathrooms.
- Marble countertop wash basin for dining.
- 2' long trench and square SS designer pest free gratings are provided in the bathrooms.
- Foot lamps are provided in all bedrooms for your daily convenience.
- Waterproof sockets are provided in the balcony for safety and functional convenience.

EFFICIENCY IN SPACE PLANNING

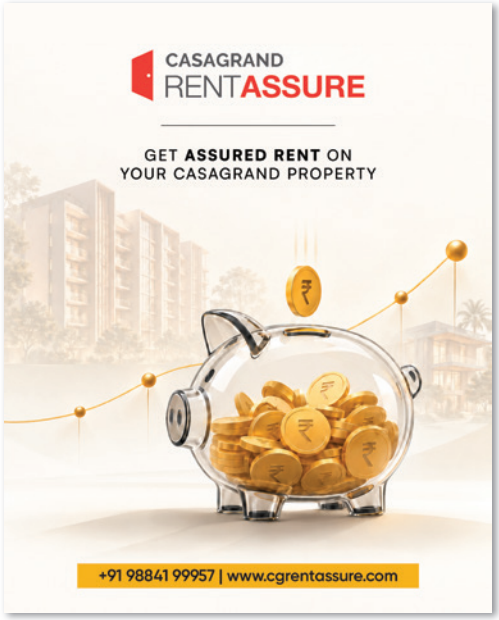
- Designer floor identification signage at every floor level.
- Well-planned and decorated corridors with wall-lit artifacts leading to your doorsteps.
- All units have Full height windows for better light and ventilation.
- Tower A features 4BHK Duplex units.
- Dedicated Entrance Foyer in most of the Apartments.
- Dual balconies from either side of living provided in specific apartments – one with sea view and other with city view.
- All bedrooms, living & kitchens are consciously planned to be well-ventilated from the exterior.
- Pooja and maid rooms are provided in Duplex units.
- Walk-in wardrobes are provided in most of the bedrooms.
- Convenient AC ODU spaces serviceable from the interior.
- Common wash basin provided in all of the apartments.
- USB sockets are provided in all Living room and all Bedrooms.
- Occupancy sensor is provided in the living room of all Apartments.

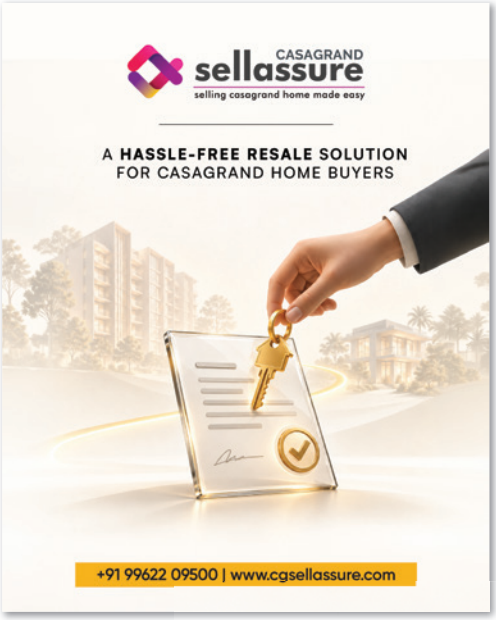
VAASTU COMPLIANT HOMES FOR ENHANCING A POSITIVE LIVING

- Most units have North or East facing entry doors.
- All apartments have kitchens placed in Southeast and Northwest.
- All apartments have Southwest Bedrooms.
- No apartments have Toilets in Northeast and Southwest.
- No units have Bed headboard in the North.











ICICI Bank

THIS PROJECT IS FUNDED BY ICICI BANK

CASAGRAND
building aspirations

PROMOTER ADDRESS: NPL DEVI, NEW NO. 111, L.B. ROAD, THIRUVANMIYUR, CHENNAI 600041

CORPORATE OFFICE

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

RERA NO. : TNRERA/29/BLG/0184/2026
WWW.RERA.TN.GOV.IN

ALL IMAGES ARE ARTIST'S IMPRESSIONS AND ARE FOR REPRESENTATION PURPOSES ONLY. THE PROPORTIONS, SPECIFICATIONS AND DETAILS SHOWN ARE SUBJECT TO CHANGE. UNIT AVAILABILITY IS SUBJECT TO PREVAILING AVAILABILITY AT THE TIME OF BOOKING.

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