The morning rays paint the hues of life, while the chirp of birds punctuate the silence. The surrounding quiescent aura elicits a sense of unlike relationships at every moment. In the opulence of detail that defies every rule, one soon beholds what the founders of such designs of the past so joyously aspired to.

CASA GRANDE

THE ROYAL LIFESTYLE BEGINS HERE
COME LIVE IN REGAL SPLENDOUR

Just when you thought superlatives were passé, along comes a house that probes that speak the unspoken. Why live in the same old Ordinary? Why settle for the usual? Why compromise on the good life? Why take life for granted? Why hide behind the same old façade? Why? Simply, why live in the Ordinary? It brings the world to your world!
AFTER A HOLIDAY IN THE SWISS ALPS, THIS IS THE NEXT BIG DESTINATION

Aditya Casa Grande is for those with a taste for global living; an exclusive gated community of 54 lavish villas in the greenery-rich locale of Gandipet, this is a regal address. A rhapsody of luxurious interiors, picturesque outdoors, gorgeous club facilities and unmatched space, Aditya Casa Grande is where the city’s glitterati will find their home.

CASA GRANDE
B E Y O N D L U X U R Y
A D I T Y A
Discover poetry across your duplex villa with its king-size bedrooms, stately living room and spacious sit-outs. If God is in the details, Aditya Casa Grande is truly divine. What can be better than a fresh cake from the oven, a vintage love song on your lips and a butterfly resting on your fingertips?

When royalty is your mid-name, this will seem home.
WHEN A ROLLS ROYCE IS YOUR CHARIOT, THIS IS WHERE YOU WILL LOVE TO REST THE WHEELS.

At your side, a serene oasis of calm amidst urban concrete. After tackling board meetings and corporate mergers, rejuvenate your spirits on the grounds of Aditya Casa Grande. There is ample greenery, shady trees, seasonal blooms and winding pathways beckoning you to take a seat or go for a jog, meditate or sing along.
MOVING ON FROM 7-STAR INDULGENCE, THIS IS WHERE YOU’LL FEEL PAN-PAMPERED AGAIN.

Used to having your whims & fancies pandered to? Always enjoyed being treated like royalty? At the incredible Clubhouse within the enclosed precincts, you’ll be spoilt for choice! Work out at the gym. Swim a few laps in the sparkling pool. Win a match at the outdoor tennis court. Catch up with friends at the cafeteria. Set up an impromptu party at the barbecue pits. Live life, king size!

CASA GRANDE

BEYOND LUXURY

ADITYA
WELCOME TO THE SPANISH LIFESTYLE

The Spanish revival villas display rich Mediterranean influences. They are designed to celebrate the outdoor living. These villas are an eclectic mix of arched entrance, doors and windows, private courtyards, stucco surfaces, red tiles and iron grills creating a wonderful ambience.

Aditya Casa Grande takes a cue from this repository of elements to present one-of-a-kind homes at Gandipet.
CURVED ARCHES
The curved arch at the entrance gives your villa a distinctive look. You will find arches throughout the house - on doors, windows and niches. This characteristic Spanish architectural element makes your home more beautiful.

RED TERRACOTTA ROOF
The red colored terraces give the villa a warm and earthy look. The multi-level roof terraces in contrast with white walls are spectacular, rendering a unique character to Aditya Casa Grande villas.

ORNATE METAL WORK
You will find the villas are adorned with ornately crafted wrought iron chandeliers, grills, door railings, wall and lamp post lanterns. These features give Casa Grande interiors and exteriors an exotic look.

SPACIOUS BALCONIES
As an extension of your living room, the spacious balcony lets you connect with outdoors and enjoy the sunshine, fresh air and landscaped views.

COURTYARD
The Casa Grande villas encourage outdoor living to enjoy the ambient weather of Hyderabad. The courtyard, patio, pergola and water bodies draw the residents outdoors to celebrate good times.

WOODEN CEILING BEAMS
Wooden beams add an old world charm to these modern villas. The living spaces bring warmth and are enriched with the addition of wooden beams to the ceiling.
Villas for Inspired Living

- 54 Duplex villas
- 832 Sq yds plots
- 7400 Sft East facing Villas
- 7300 Sft West facing Villas
- Two covered car parking spaces
- Large sit-outs & balconies
- Large covered & open terraces
- Water body
- Pergola & Seating area
- Solar hot water system
- Superior fittings & fixtures
- 100% Power back up
SPACIOUS LIVING ROOM
KING-SIZE BEDROOM
LAVISH DINING HALL
ULTRA MODERN KITCHEN

EAST FACING VILLA
72' X 104' (832 Sq Yds)
Total Built-up Area: 7,400 Sq Ft

CASA GRANDE
B E Y O N D L U X U R Y
ADITYA
WEST FACING VILLA

FLOOR PLANS BELOW THE FLAP

FIRST FLOOR

- BEDROOM
  - 20'6"X14'0"
  - BALCONY
  - 5'0"X15'10"
- BEDROOM
  - 16'10"X16'0"
- STUDY AREA
  - 8'5"X9'6"
- W.I.C
  - 8'3"X7'7"
- MASTER BEDROOM
  - 21'3"X16'0"
- HOME THEATRE
  - 15'6"X22'4"
- W.I.C.
  - 7'0"X13'6"
- OPEN TERRACE
  - 9'9"X15'6"
- WASH
  - 13'6"X8'3"
- OPEN TERRACE
  - 7'0"X17'6"
- DRESS AREA
  - 10'1"X6'0"
- POOJA
  - 8'0"X6'0"

GROUND FLOOR

- GUEST BEDROOM
  - 18'6"X16'0"
- LIVING ROOM
  - 20'6"X20'0"
- WET KITCHEN
  - 7'0"X10'7"
- KITCHEN
  - 16'9"X16'
- INFORMAL DINING AREA
  - 17'3"X15'6"
- UTILITY
  - 6'1"X9'4"
- MAID ROOM
  - 10'0"X7'0"
- FORMAL DINING
- DECK
  - 15'10"X9'3"
- FOYER
- MAID TOILET
- DRAWING ROOM
  - 14'0"X22'4"
- WASHROOM
  - 7'0"X9'6"
- POWDER ROOM
  - 7'0"X5'0"
- WALK IN CLOSET
  - 6'1"X7'0"
- COLONIA
- REFLECTIVE POOL
- GARAGE
  - 17'0"X17'0"
SPACIOUS LIVING ROOM
KING-SIZE BEDROOM
LAVISH DINING HALL
ULTRA MODERN KITCHEN
WEST FACING VILLA
72' X 104' (832 Sq Yds)
Total Built-up Area: 7,300 Sq Ft
CASA GRANDE
B E Y O N D L U X U R Y
ADITYA
PROJECT HIGHLIGHTS
• An Elite gated community of Villas
• HMDA approved project
• 54 East & West facing Duplex Villas
• Supreme quality construction
• Vaastu compliant
• Majestic entrance gate
• Exclusive clubhouse
• Designer landscaping
• 24x7 Water supply
• 24x7 Security

OUTDOORS
• Serene environment
• Amphi-theater
• Designer landscaping
• Children’s play area
• Fitness station
• Seating area
• Water feature
• Barbeque counter
• Spacious terraces
• Pollution-free environment
• Avenue plantation
• Visitors’ parking

OFFICE COMFY
• Chef’s kitchen
• A/c Gymnasium
• Indoor games
• Party hall with lawns
• Barbeque pits
• Library
• Lounge
• Coffee shop
• Suite rooms
• Tennis, Basketball Courts
• Spa, Jacuzzi & Saloon

THE CLUBHOUSE
• Prime location
• Swimming pool with deck area
• 24x7 Security
• Visitors parking
• Street lighting & landscape lighting
• Underground cabling for electricity & communications
• Underground water supply
• 24x7 Power Back-up
• Covered parking along with Vaastu compliant
• Fenced Maintenance office

CASA GRANDE
Beyond Luxury

Call 7569495236
FLOORING:
- Italian Marble:
  - 9" thick granite marble for entry and common areas.
  - 4" thick granite marble for bedrooms, living, dining, and the main door.
  - Laminated Wooden Flooring:
    - Smooth Luppam Birla finish with acrylic emulsion paint.
    - Suitable for bedrooms, living room, and dining area.
  - Terrazzo Flooring:
    - Suitable for common areas.
  - Granolith flooring, natural Thandur stone for parking area over basement.
  - Vitrified tiles.
- Ready Mix Concrete (NCL or L&T) / River sand / cement as specifically advised by the structural engineer.
- RCC Frame Structure:
  - Designed to withstand loads (Zone- II) and wind loads.
- Staircase and Skirting:
  - Burma Teak wood door and Teak wood frame 5"x7"
  - Designed to withstand loads (Zone- II) and wind loads.
- Terrace flooring:
  - Natural Thandur stone of export quality.
- Painting:
  - Asian Apex / ICI of Weather Shield or equivalent make.
  - Pergo, Tarket/Equivalent make.
  - Bottochina/Dina/Perlato or equivalent make.
  - Laminated Wooden Flooring:
    - Laying with Timex & polishing) for foyer, drawing, living, dining & bedrooms. (Bottochina/Dina/Perlato or equivalent make).
  - Designer MDF with top wooden hand rail and door shutter. Door height 7'6" height 50mm thick solid core.
- Joinery Works:
  - Burma frame in seasoned best Teak wood
  - Designer road / Pole lights and driveway lights.
- Sanitary ware fittings and fixtures: Washbasin, WC and all other fittings to be in white and plumbing fixtures in SS of premium brand / B.T wooden railing with glass (Saint Gobain Glass) / M.S equivalent make, water-proof)
- False Ceiling:
  - Designed and executed by a certified and reputed consultant.
- Exterior Paintings:
  - All areas should have proper access roads with aesthetically designed greenery and pavements etc.
- Solar Water Heater:
  - The Developer will obtain and provide a dedicated water supply line from the HMWS & SB to cater to the entire layout with pumps to all the villas and clubhouse.
- Water Supply, Sewage and Biowaste:
  - The Consultant will design all the water supply and sewage pipe lines for all other appliances like air-conditioners, clothes Iron, etc.
  - Sufficient number of bore wells with piping system, which will cater to the residential units (through water treatment plant) in the layout.
  - The water supply pipelines under the ground to be of ductile iron (DI) of equivalent manufacturer.
  - Water supply connection at the main gate for the light in the portico.
  - Water supply connection at the entrance of the theatre. (AC-4 grade) (Pergo, Tarket/Equivalent make).
- Plumbing:
  - All pipelines of the Villa including rainwater pipes, soil pipes, waste pipes to be concealed within walls or covered shafts.
  - Provision for water, kitchen, and drainage points for all other appliances like air-conditioners, clothes iron, gas, etc.
  - Proper cabling for all the runoff water from the villas and landscaped areas to be taken up by professionals.
- Landscaping:
  - The Consultant will design all the water supply and sewage pipe lines for all other appliances like air-conditioners, clothes iron, etc.
  - The Developer will provide a dedicated water supply line from the HMWS & SB to cater to the entire layout with pumps to all the villas and clubhouse.
  - The water supply pipelines under the ground to be of ductile iron (DI) of equivalent manufacturer.
  - Water supply connection at the main gate for the light in the portico.
  - Water supply connection at the entrance of the theatre. (AC-4 grade) (Pergo, Tarket/Equivalent make).
- Protection for vehicle, road and drainage points.
  - 16" of water & 8" of air for septic tanks, toilet, and cooking gas cylinder.
  - 16" of water & 8" of air for septic tanks, toilet, and cooking gas cylinder.
- Distribution Board:
  - The consultant will design the electrical cabling for all the electrical equipment, lights, fans, dryers, washing machine, air conditioning, etc.
  - Hager circuit breakers, switch panels, fire alarms, smoke detectors, etc.
  - Power consumption is to be restricted to the specific number of circuits for the use of air conditioning, clothes iron, washing machine, oven, gas cooker, etc.
- Service Entrance:
  - Light switch inside the villa
  - Washing machine, dryer, geysers, refrigerator, microwave, etc.
  - Power consumption is to be restricted to the specific number of circuits for the use of air conditioning, clothes iron, washing machine, oven, gas cooker, etc.
- Landscaping:
  - All areas should have proper access roads with aesthetically designed greenery and pavements etc.
  - The Consultant will design all the water supply and sewage pipe lines for all other appliances like air-conditioners, clothes iron, etc.
  - The Developer will provide a dedicated water supply line from the HMWS & SB to cater to the entire layout with pumps to all the villas and clubhouse.
  - The water supply pipelines under the ground to be of ductile iron (DI) of equivalent manufacturer.
  - Water supply connection at the main gate for the light in the portico.
  - Water supply connection at the entrance of the theatre. (AC-4 grade) (Pergo, Tarket/Equivalent make).
- Lighting:
  - Adequate light points for all security areas, common areas, car parking areas, visitor's entrance, and other areas.
  - Exit and canopy light points.
  - Granolith flooring, natural Thandur stone for parking area over basement.
- Drive-in gate:
  - Identity cards for servants and visitors' pass for visitors shall be issued by the Consultant.
- Security system:
  - B) Each villa to be connected with Intercom (EPABX / Centrex line from the HMWS & SB to cater to the entire layout with pumps to all the villas and clubhouse.
  - The water supply pipelines under the ground to be of ductile iron (DI) of equivalent manufacturer.
  - Water supply connection at the main gate for the light in the portico.
  - Water supply connection at the entrance of the theatre. (AC-4 grade) (Pergo, Tarket/Equivalent make).
- Water supply:
  - The Consultant will design all the water supply and sewage pipe lines for all other appliances like air-conditioners, clothes iron, etc.
  - The Developer will provide a dedicated water supply line from the HMWS & SB to cater to the entire layout with pumps to all the villas and clubhouse.
  - The water supply pipelines under the ground to be of ductile iron (DI) of equivalent manufacturer.
  - Water supply connection at the main gate for the light in the portico.
  - Water supply connection at the entrance of the theatre. (AC-4 grade) (Pergo, Tarket/Equivalent make).
Located in Gandipet, Aditya Casa Grande has the key to the best things in life. While the Outer Ring Road and adjoining highways take you to Wipro X Roads and Madhapur in a smooth drive, it is equally refreshing to go for walking, cycling and sightseeing along the placid Gandipet Lake. Around your home are ultra luxe shopping areas, restaurants, international schools & leisure zones. Tomorrow has already arrived here.
Sri Aditya Homes has built a string of upper crest residences in sought after localities in Hyderabad for over 25 years. Their ventures are benchmarked to high quality, symbolize lifestyles and offer supreme value for investment. They are known for on time delivery, excellent pricing, contemporary designs and believe in providing the total gamut of modern, environment-friendly facilities. Professional to the core and passionate about lifestyles, the company is keeping pace with the future, TAKING LIVES FORWARD.
Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.