

Own your happy nest



CASABELLA



India Builders®
(CHENNAI) LIMITED



About India Builders

Since its inception in 1987, India Builders has always strived to be a company, which sets the benchmark for others in the real estate business.

Be it in our design, methodology like soil testing etc., acquiring legal and

Government approvals, construction practices, infrastructure and amenities provided, we do set a benchmark for others to follow.

No wonder we have acquired the ISO 9001 certification, which in itself means that we adhere to inflexible international quality standards.

We have crossed more than two million square feet of constructed area and are known as a company, which perseveres in providing the best of apartments to our deserving customers.



CASABELLA

Door No.22, 28th Street, I Block, Kambar Colony,
Anna Nagar, Chennai - 600040.

Casabella offers five floors of premium homes (each measuring 1550 Sq.ft), providing you with the essence of urban living in a peaceful ambience. Every aspect of this beautiful development speaks of refinement, from cutting-edge architecture to the highest-quality finishes. It also offers opulent interiors, security facilities, a covered car park, etc. It is situated at one of the city's most sought-after addresses, Anna Nagar. Casabella grants effortless access to all significant places. Be it the schools, hotels, multi-speciality hospitals, temples, multiplexes - you name it, you will have it. What's more, with everyday essentials close by, life could simply be a breeze, putting both luxury and comfort within your reach.

Fly in. Your happy nest awaits.

A graphic of a rolled-up orange scroll with a dark orange border. The text 'Successfully Completed More Than 350 Projects' is written in bold, black, sans-serif font on the scroll.

**Successfully
Completed
More
Than 350
Projects**



Typical Floor Plan - I,II,III,IV and V

CASABELLA

FLAT AVAILABILITY

Floors	Sq.ft.	Availability
First Floor		
1A	1550 Sq.ft	Sold
Second Floor		
2A	1550 Sq.ft	Available
Third Floor		
3A	1550 Sq.ft	Sold
Forth Floor		
4A	1550 Sq.ft	Available
Fifth Floor		
5A	1550 Sq.ft	Sold

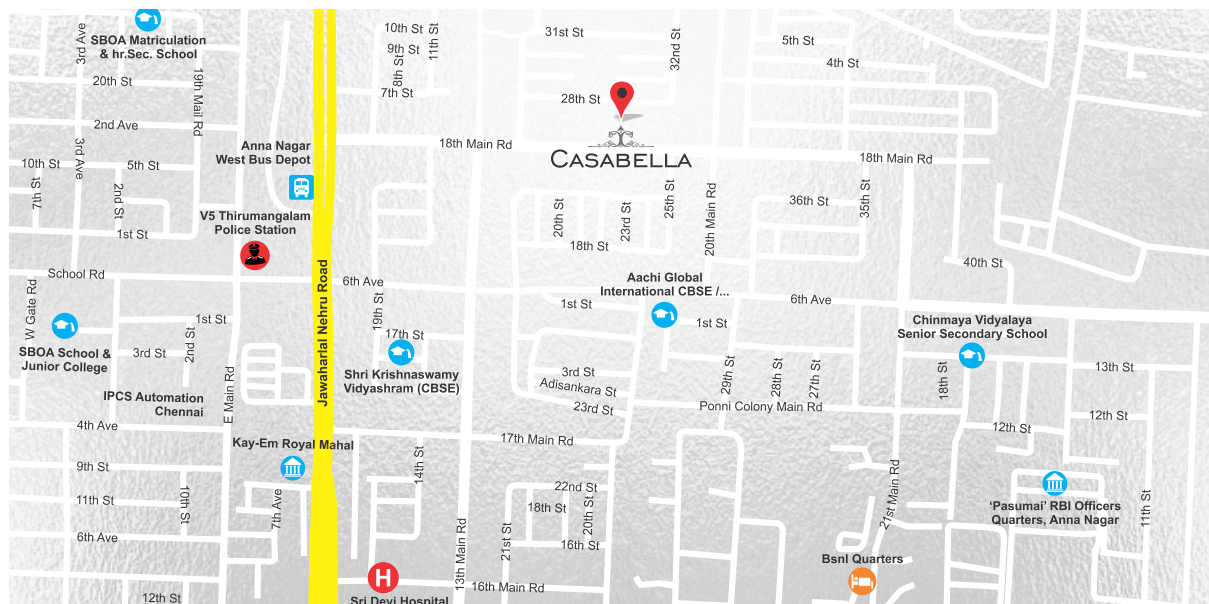
Payment Schedule

• Initial Payment	30%
• On Completion of Foundation	15%
• On Completion of Ground Floor Roof Slab	10%
• On Completion of First Floor Roof Slab	7%
• On Completion of Second Floor Roof Slab	7%
• On Completion of Third Floor Roof Slab	7%
• On Completion of Fourth Floor Roof Slab	7%
• On Completion of Fifth Floor Roof Slab	7%
• On Completion of Brickwork in the respective flat	7%
• On Handing Over	3%

Cost

- Rate: Rs. /- per Sq.ft
- GST and Registration charges extra
- Cost of one covered car park extra Rs. 3,00,000/-
- Generator cost and EB/CMWSSB charges extra Rs. 5,00,000/-

Key Plan



Specifications

I. General

1. Elegant Elevation
2. Cross Ventilation for all rooms
3. Vaasthu Plan for entire Building
4. V3F Lift
5. Exquisite Lobby in Stilt floor
6. Exterior tiles for Car Parking area
7. Designer pavers for Paving area
8. Full Back-up Generator with Auto Changeover
9. Landscaped Terrace

II. Flooring

1. Engineered Marble for Living and Dining Room
2. Wooden Laminate Flooring for Bedrooms
3. Double-Charged Vitrified Tiles for Kitchen
4. Designer Tiles for Toilet Walls for full height
5. Black Granite for Kitchen Platform
6. Granite Flooring for Staircase Area

III. Carpentry

1. Teak Wood for Main Door Frame and Solid Panel Shutter
2. Safety door with One-side Teak Panels
3. Teak Wood Frames for all Doors
4. Moulded Flush Doors for other Rooms
5. Polymer Coated Flush Doors for Toilets
6. UPVC windows

IV. Electrical

1. FRLS Wires
2. AC Point in Living, Dining and Bedrooms
3. TV and Phone Points in Living & Bedrooms
4. Modular Switches with Metallic Boxes
5. Exhaust Fan point in Toilets & Kitchen
6. Automatic Phase Change-over Switches with ELCB in Main Board
7. Fully automated panel boards
8. CCTV Surveillance System

V. Painting

1. Premium Emulsion Paint for entire Interior
2. Weather Coat Emulsion Paint for entire Exterior
3. Melamine Finish for Entrance Door
4. Laminate finish for Wooden Surfaces

VI. Plumbing

1. Vitra Closets and Wash Basins in Toilets
2. Vitra CP Fittings
3. Diverters in all Toilets
4. Glass Shower Enclosure
5. Counter Wash Basin in Dining
6. Carysil Sink with Sink Mixer in Kitchen
7. Earthquake Resistant Plumbing Conduits
8. Booster Pump

An "Intelligent Building™" in terms of:

- | | |
|-----------------------------|--|
| Techno-Mordern concepts | - Earthquake resistant structure, Soil exploration |
| Integrated systems | - LVC (Lighting, ventilation and communication) |
| Heat proofing | - Energy saving non-conductors on terrace |
| Effective tool for analysis | - STAADPRO |
| Endemic services | - Lift, Barbeque chambers |
| Uninterrupted power supply | - Autostart standby generator |
| Communication | - Online camera and intercom |
| Green cover environment | - Landscaping |



Pictures are for design purpose only and are not final



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