

## KEY POINTS



2900 SFT.



3 BEDROOM HOMES



PARKING FOR 2 CARS



GARDEN



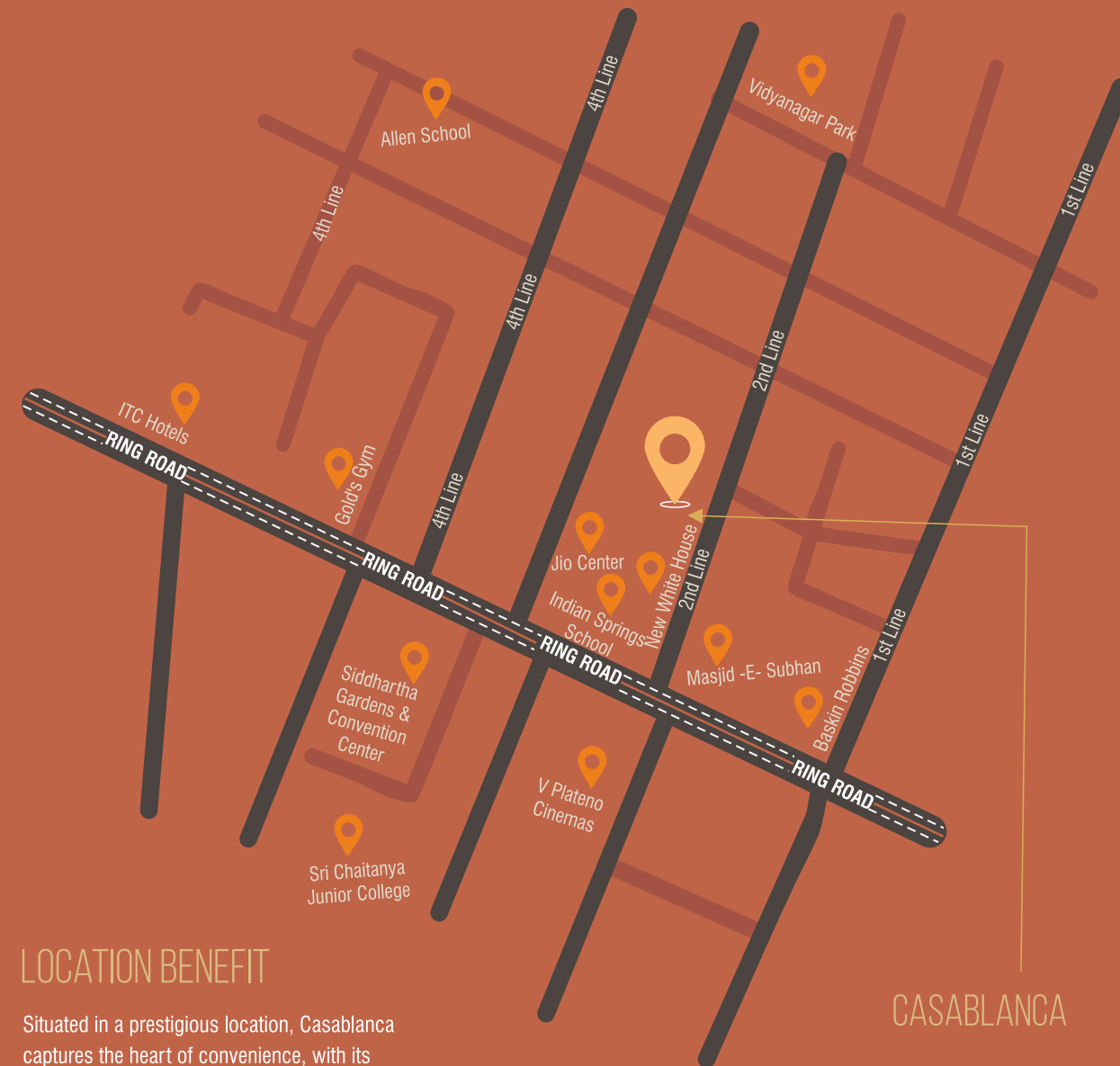
SOLAR POWER FOR COMMON AREA LIGHTING



**PIONEER**  
the quality builder



*Where Exotic Dreams Come True*



## LOCATION BENEFIT

Situated in a prestigious location, Casablanca captures the heart of convenience, with its central proximity to esteemed hotels, shopping destinations, schools, and more. You'll discover the pinnacle of luxury living within these walls.



### PIONEER REALTORS

# 1A, Ground Floor, Pinewood, 1st Lane,  
Rajendra Nagar, Beside Gottipati Kalyana Mandapam,  
Guntur 522 007, AP, India Ph: 0863-2330099  
M: +91 98481 33033, 94947 41010  
[www.pioneerrealtors.in](http://www.pioneerrealtors.in)

### ARCHITECT

**Mr. Lava Ram Devineni**  
Arch Scape, Hyderabad

### STRUCTURAL ENGINEER

**Mr. P. Vishnu Sai**  
PVS Structech, Guntur



## CASABLANCA

Experience the exotic Spanish ambience unlike any other, where the essence of Casablanca intertwines with the magnificence of Spanish architecture. Welcome to Casablanca, where your *joy de vivre* finds its perfect abode.

Drawing inspiration from the elegance of Spanish architecture, our design elevations exude timeless beauty and charm. The name "Casablanca" perfectly encapsulates the spirit of this exceptional residence, a harmonious blend of Casablanca's exotic splendour and the allure of Spanish design.

Our commitment to perfection is evident in every detail. Each apartment is meticulously designed, leaving no corner untouched. Discover a haven where your desires meet reality, with fully finished apartments that encompass elegant cupboards and well-appointed kitchens.



### 3 BHK FLATS

Facing	Carpet Area	Plinth Area	Total Area
East Facing	1834 Sft	2193 Sft	2900 Sft
West Facing	1807 Sft	2193 Sft	2900 Sft

### FLOOR PLAN



## AMENITIES PAR EXCELLENCE

### Structure

Seismatic Zone & RCC framed structure

### Super Structure

Moulded Clay Bricks

### Plastering

- Internal: Cement Plaster smooth finish and Berger wall care
- External: Sponge finish

### False Ceiling

False ceiling will be done for Living, Dining and Bedrooms

### Doors & Windows

- All Door frames & Shutters (8 feet)- Engineered / Hardwood frames- Factory-made to our specifications (GREENLAM / Similar)
- Windows - Aluminium windows (FENESTA / Equivalent)

### Flooring

- Vitrified tiles in living and dining of 1600\*800 MM size and in all bedrooms and kitchen 1200\*600 MM size
- Premium type of ceramic tiles in kitchen, toilets & wash areas

### Kitchen

Granite platform with 2 feet tile dadoing, Stainless steel sink and Modular Kitchen

### Sanitaryware / Plumbing

- Bathroom fittings of reputed brand (KOHLER/ JAGUAR)
- Solar hot water system in all the toilets (RACOLD)

### Electrical

- Finolux / RR Cables & LEGRAND / SCHNEIDER distribution board with isolators & circuit breaker, switches
- Lights and Fans (CROMPTON / USHA / HAVELLS) will be provided in all the rooms
- 1.5 ton Air-Conditioner for Living, Family and 3 Bedrooms (DAIKIN / LG / MITSUBISHI) (Total 5 Units)

### Communication & Security

- Telephone point in living, provision for cable connection in living & master bedroom
- Video Door Phone & Access control at Lift lobby
- Intercom to all flats. Main Door Digital Lock

### Genset

MAHINDRA genset with Auto start

### Lift

6 Passengers lift OTIS / KONE with Auto Door

### Wardrobes

Modular - Will be provided in all rooms including kitchen

### Other facilities

- Solar Power for common area lighting, lift and water motors
- Rain harvesting pits, CCTV cameras and Landscaping / Children Play area