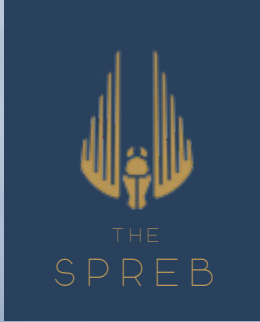




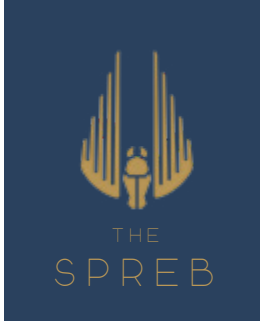
THE
SPREB GLORY

Creating an Ecosystem of Well-Being



THE
SPREB GLORY

Premium 4BHK & 3BHK
Mindful Apartments



Welcome to THE SPREB

Our quest for offering something that is independent of our individual gain comes to an end here! With keen analysis of our daily house movement and experience, we have effectively conveyed and implemented our understanding of it to our team. In an unhurried but attentive way, we have achieved the perfect amalgamation of comfort, security and something that is beyond convenience.

THE SPREB, stands for the initials of our family. Us FOUR – the pillars of each other’s lives! One without the other would be incomplete. At the SPREB GLORY, we have put our finest efforts to create a COMPLETE ecosystem that comprises the best of all elements. Without you, we are incomplete, come join us to become a part of our glorious family.



Director’s Note

Real estate has always been close to my heart as it gives me the opportunity to create a space that never existed before. Minutest things in terms of planning and design has our involvement which adds on a different ambience to our building.

SPREB’s ability to create an ecosystem of wellbeing offers an intangible feeling of joy, is something which makes our Residential Project different from the rest.

“A house is made of bricks and beams, a HOME is made of hopes and dreams”.

Owning a HOME, is one of the most awaited dream come true for all. By sticking to a niche segment, we have ensured that our utmost efforts have been put into planning and designing. With our momentous offerings, city’s lifestyle is surely going to witness an upswing in the foreseeable future.

From the Architect’s Pen

The most essential auditory experience created by architecture is tranquility. Architecture presents the drama of construction silenced into matter, space and light. Ultimately architecture is the art of petrified silence. A powerful architectural experience silences all external noise; it focuses our attention on our very existence and as with all art, it makes us aware of our fundamental solitude.

The concept behind the design revolves around creating a habitat which is healthy and provide space to celebrate and cherish mornings with birds, noon with shadows, evenings with kids and night with your companion. A small world which would have infinite world in it. Giving priority to the functional requirements, the design intends to respect the cultural / existing lifestyle practices whilst introducing better dimensions to lifestyle.

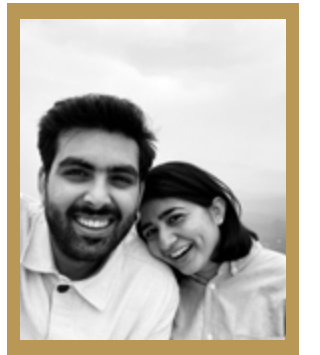
There are very scarce developer groups in the city, who have perpetuated their quality over the years. They don’t just believe in after-service and customer satisfaction methodology, they have been fulfilling it with the utmost allegiance. After all these years of success, the customer gets treated with the same gentle approach. Due to that, any customer feels connected with the heart even after years. Aakar Architects has been associated with numerous eminent projects for the last three decades with this same ideology and with inventive architectural solutions. With such glorifying 4 & 3 BHK apartments, we aim to create an ecosystem of well-being. The Spreb Glory will get shaped precisely behind Big Bazaar, which is in the median of the city. The landscaping to be developed in the near future will inevitably allure the project. We feel persuaded that The SPREB Glory is going to be SUPERB.

Structural Consultant’s Note

Our prime concern for “The SPREB Glory’s” structural design was not only to produce a structure which is capable of resisting all applied loads without failure during its intended life but also to make building more environment friendly by considering methodical investigation of the stability, strength and rigidity of the structure.

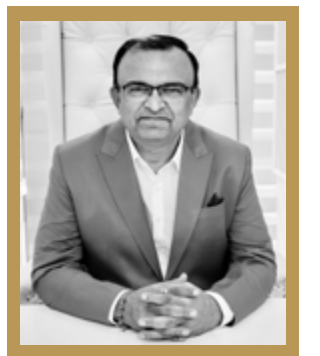
Legal Advisor’s Note

I have been associated with various projects in the field of real estate since last 25 years. It has been our goal to thoroughly present all the projects as title clear and marketable. At the SPREB GLORY, we will ensure that it remains free from all legal disputes and guaranteeing a smooth process for our customers.



Ar. Aakash Khurana | Ar. Jill Gajera

Vrikshā Saār
DESIGN COLLECTIVE
Delhi | India

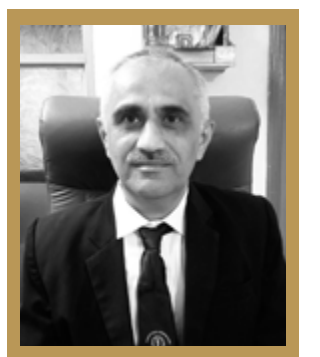


Ar. Dipak Nathwani

AAKAR
ASSOCIATE



Er. Varun Suchak



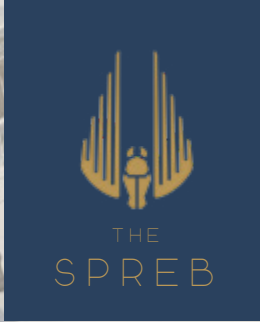
Mr. Manoharsinh Jadeja



Smit Vadalia



Preet Smit



A Home & A Landmark

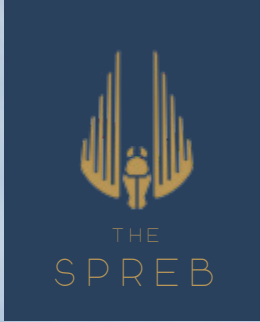
Exclusively **49** state of the art premium luxurious apartments coming-up right in the heart of the city.

Let us take you to your home...



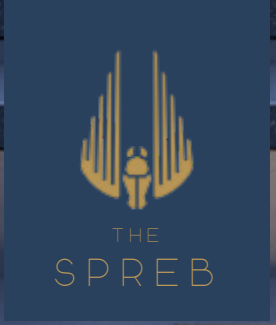
Truly An Ecosystem of Well-Being

The SPREB Glory offers variety of spaces both indoors and outdoors for all user type. A walk down through our garden will help you distress and relax after a long day simultaneously offering safe play zone for your kids.



Big, Bigger & Iconic

The SPREB Glory has been precisely designed in order to offer you an iconic envelope which celebrates good living. Our designed spaces offers huge balconies and large format windows for ample light and ventilation throughout the year.



A Grand Welcome

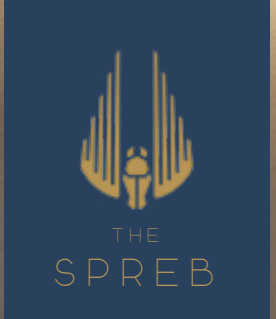
At SPREB Glory the building itself opens its arms and welcomes you grand. Our built environment will make sure to bring a smile to your face. Along with parking, the ground floor offers various functions considering health, entertainment and mental well-being.



Space For One, Space for All

Our reception foyer acts as the heart of the apartment complex which not only provides space for healthy interaction while connecting to lift lobbies & common amenities such as indoor theatre, gymnasium and game room.





Lights, Camera, Action !!!

Enjoy your nights watching your favorite movies on our comforting reclining seats with advance surround sound system and great virtual experience.

Gymnasium

A fit body, a calm mind, a house full of love - A complete ecosystem.

Physical fitness is the first requisite of happiness and we at The SPREB believe that sharing a healthy routine is a great way to encourage your neighbors to stay positive, inspired, and healthy.

Indoor Game Zone

Come rain or shine, while your boredom is away in a separately allotted indoor games room. Indoor games can be one of the best ways to keep mind healthy and active.





Welcome Home !!!

Your perfect world within the world, homes at The SPREB Glory comes with thought-fully designed spaces offering the best combination of elegance, comfort and luxury



A Home Beyond Luxury

Nature is a luxury and homes at The SPREB Glory embody luxury through stunning blend of architecture with nature. The open plan of the living areas draws in ample light and ventilation creating the perfect ambiance and feeling of being at home.



It's All In The Details

Experience the Joy of living in a thoughtfully designed place with a perfect harmony of comfort and luxury.



Spacious Balconies

Bring in the good vibes with serene view, calming breeze and Nature around, make your little moments of everyday living joyous and exuberant.

Sky, Nature & You

A perfect escape from the hustle of the day, with lively unique design and cozy seating, the terrace floor would be a yoga deck by the day and event place by the evening, to host reunions and get-together with your loved ones.









Terrace on 4th Floor

Terrace on 4th Floor

4BHK

4BHK

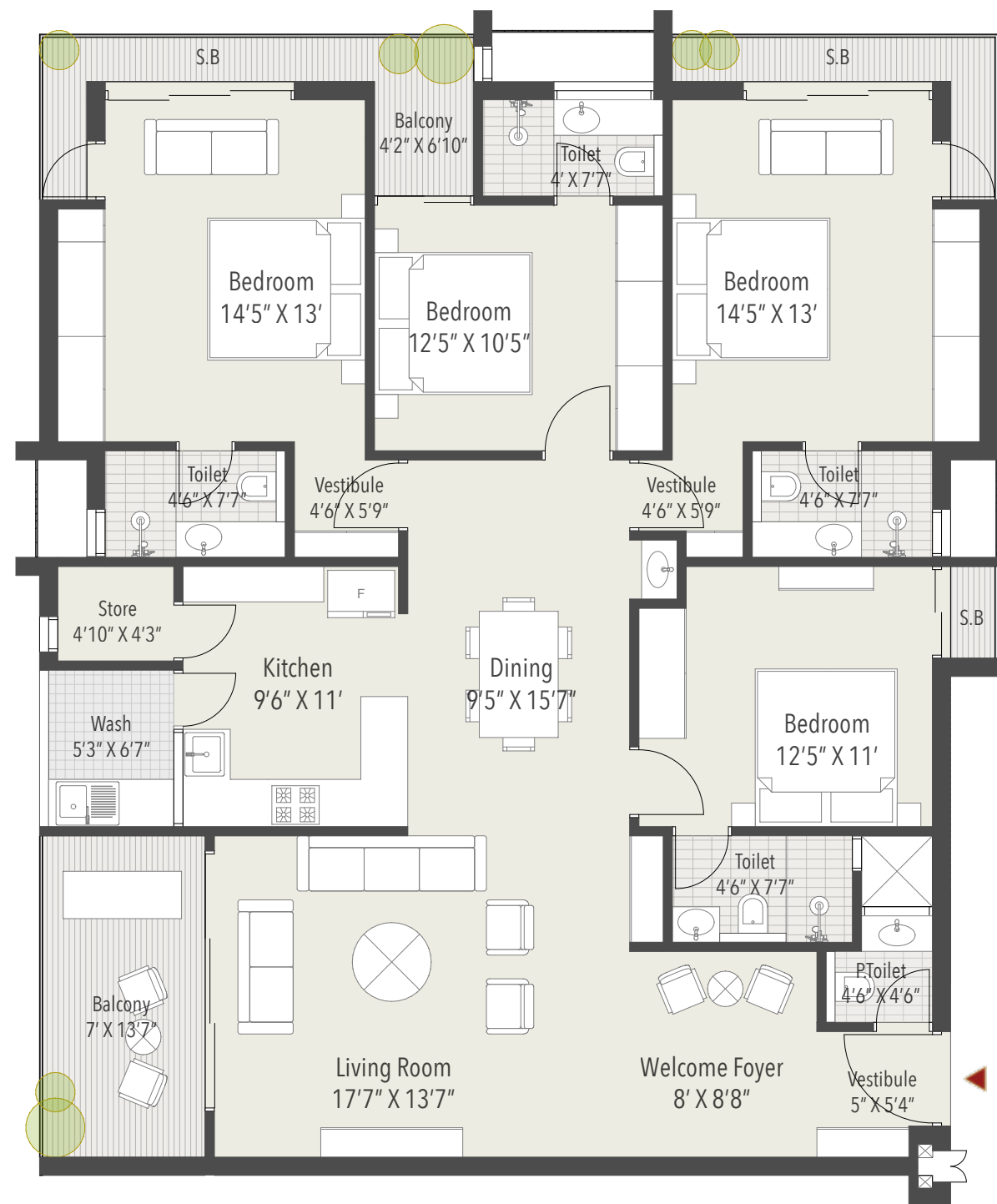
3BHK

3BHK

3BHK

3BHK

4BHK



Key Plan

4BHK Type 1



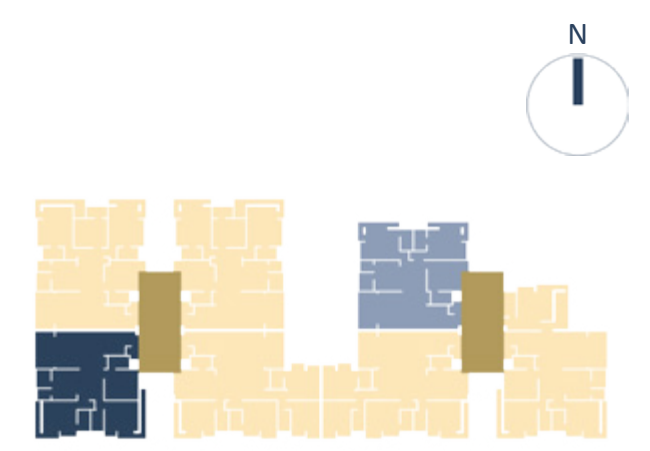
Key Plan

4BHK Type 2



Key Plan

4BHK Type 3



Key Plan

3BHK

Amenities



Silent Generator for Elevator & Common Area



Landscaped Entrance Gate



Drip Irrigation System for Garden



Automatic Water Level Control System



Rain Water Harvesting System



Fire Safety System



24 X 7 Security



2 Allotted Car Parking with EV Points



Solar Roof Top System for Common Services



Boom Barrier for Entrance Gate



Reception Area



Terrace Garden



Gymnasium



Kids Play Area



Indoor Theatre



Main Entry (Attractive Main Gate With Security Cabin)



Gazebo Seating



Building Decorative Lighting



Yoga Meditation Deck



Bird's Net

Specifications



Flooring

- Premium Vitrified Tiles
- Terrace / Standing Balcony / Wash Area - Matt Flooring
- Common Passage & Stairs - Natural Stone / Premium Vitrified Tiles



Windows

- High Quality UPVC / Anodized Aluminium



Doors

- Designer Main Door
- Internal Flush Doors & Door Frames
- Godrej or Equivalent Lock Fittings



Kitchen & Washyard

- Granite Platform with Quartz Sink
- Provision for RO & Washing Machine
- Provision for Extractor Fan



Paint

- Internal Wall Treated with Putty
- Outside Acrylic Paint / Texture



Electrification

- ISI Certified Modular Switches
- Inverter Points
- Internet Points
- 3 Phase Power Connection



Bathroom & Plumbing

- Premium Tiles
- Kohler or Equivalent Company Bath Fittings
- Premium Sanitary Fittings
- Premium Plumbing Fittings



Elevator

- High Speed Auto Door Elevator



Railing

- MS / Aluminium / Toughened Glass Railing



Security

- Video Door Phone Security System Linked with Reception
- Entire Campus Covered Under CCTV Surveillance

Other Specifications



Solar Powered Common Facilities



Generator Powered Common Services



Water Softener and Pressure Pump

TERMS & CONDITIONS:

LEGAL DISCLAIMER: * All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.

- All the elements, objects, treatments, materials, equipment & colour scheme are artisan's impression & purely for presentation purpose. By no means it will form a part of the amenities, features or specification of our final product.

NOTE: All rights for alteration / modification & development in design or specifications by architects & / or developer shall be binding to all the members.

- B.U.C. (Building Use Certificate) as per RUDA rules, clear title for loan purpose. This brochure is for private circulation only. By no means it will form part of any legal contract.

- Stamp duty, Registration charges, Legal charges, PGVCL / RUDA charges, Society maintenance deposit etc. shall be borne by the purchaser.

- VAT, Service Tax, TDS, TCS, GST & or any other taxes levied in future will be borne by the purchaser as applicable.

- Any additional charges or duties levied by the Government/ Local Authorities during or after completion of the scheme shall be borne by the purchaser.

- Possession will only be given to the purchaser after settlement of all the accounts.

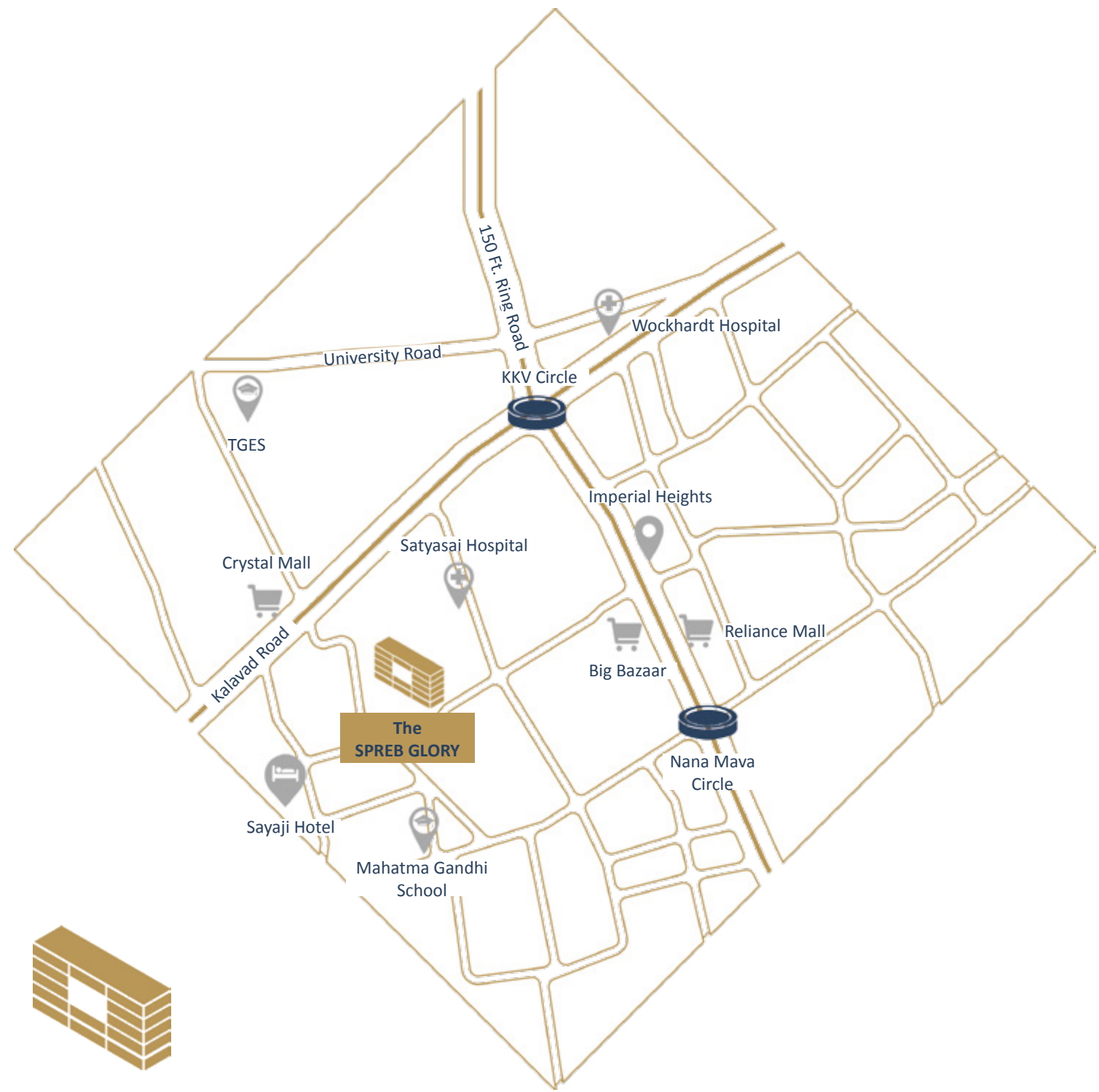
- Builder holds the authority to cancel any bookings due to unacceptable reasons.

- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout & all purchasers shall abide by such changes.

- Changes/alteration of any nature including elevation, exterior colour scheme, balcony grill or any other external changes that affect the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.

- Internal changes would be permitted at an extra cost and with prior permission from the developer.

- Any RCC member (Beam, Column, Slab) must not be damaged during your interior.



1. KKV Circle	1.5 Km	5 Min
2. Big Bazaar / Smart Bazaar	1 Km	3 Min
3. Nana Mava Circle	1.6 Km	4 Min
4. Crystal Mall	1.2 Km	4 Min
5. Sayaji Hotel	0.7 Km	2 Min
6. Satyasai Hospital	0.3 Km	1 Min
7. Shree Mahatma Gandhi Shaikshanik Sankul	0.6 Km	2 Min
8. TGES	2.4 Km	7 Min
9. Wockhardt Hospital	2 Km	6 Min
10. Reliance Mall	1.3 Km	5 Min
11. Imperial Heights	1.1 Km	4 Min

Well Wishers



Project by
SMIT BHARAT VADALIA



THE
SPREB

Creating an Ecosystem of Well-being

For Inquiries
+91 9978 9978 91 / +91 9978 9978 92

Scan for Location



Site Address : Maruti Aangan Party Plot,
Maruti Chowk, behind Big Bazaar, Rajkot



THE
SPREB