




X
SPENSER
X

**XTRA-ORDINARY
5 BHK RESIDENCES**

Grey stone

DEVELOPERS





SPENSER

XTRA-ORDINARY
5 BHK RESIDENCES

The difference between
ordinary and

extraordinary

is just that
little "extra"

Welcome to Spenser-X,
homes that add up all the
extras in life
to make it extraordinary!



Rising tall,
in its full glory
*with all the right
ingredients*

Materialized by the finest architectural ingenuity, its stately exterior gives a subtle hint of the luxury within.

Defined by captivating lines, the embodiment of the true luxury shall become a benchmark for the city.

The lush panorama of its captivating height and the comforting breezes draws the mind away from worldly humdrum.



The moment you
enter the campus...
you know
*you have
arrived in life!*

The moment you drive in to the campus, you are struck by the opulence all around you.

The landscaped elements in the outdoors and the terrace, the branded elevators, the plush entrance lobby, the lifestyle leisure amenities, and of course the stately apartments...each space has been planned to perfection.

After all, it is the connoisseur like you whom we wish to 'wow' with our new development.



Others define
luxury as
a desire,
we make it a necessity!

Spenser-X is unique in all respects with its immaculately designed spaces. Choose from 5-BHK spacious Apartments and super-spacious Duplex Penthouses with 5 BHK planning apart from an entire floor dedicated to private leisure space & a private terrace.

Nothing compares to living in a Spenser-X home, one that shall be desired by all. It features fine detailing, distinguishing finishes as well as fixtures and fittings of exemplary designer finesse.





A host of premium
recreational amenities
*because you deserve
the best in life!*

Empowering you with all the lifestyle
needs right at home, the sprawling
landscape and recreational features
invite you.

Whether fulfilling individual pursuits
or building relationships with your
dear ones and like-minded
neighbours, very wish is ready to be
turned to reality!





Leisure Amenities

Guest Suite:

An exquisitely designed suite for your guests to help you play a perfect host.

Health Club:

Stay healthy and stay active at a well-equipped Health Club / Gym that adds zest to your daily workout.

Swimming Pool:

Rejuvenate your senses with a dip in the swimming pool. (Attached is a Water Filtration Plant that keeps the pool water crystal clear. It is not only easy to drain but also can withstand high water flow rates.)

Multi-purpose Hall / Banquet Hall:

An exclusive space to celebrate your momentous occasions with your loved ones.

AV Room:

Be it a business enclave, presentation, seminar or film screening, we have ensured that you always have a great time.

Party Space:

An exclusive space to celebrate special occasions with your near and dear ones.

Children's Play Area:

Let your kids enjoy a whole new camaraderie amidst a safe and pleasant environment.

Indoor Games:

Table Tennis, Billiards/Snooker, Table Games...and a lot more.

Landscaping:

Well designed landscaped areas across the campus & Terrace gardens

- Soil: Good quality red soil and sand mixture with manure shall serve as the base layer for landscaping
- Irrigation: Sprinklers and a drip irrigation system shall be provided for landscaped areas
- Flooring: Interlock Pavers or Tiles to be laid in driveways and walkways
- Water Body: Water bodies and fountains shall be provided as per the architect's design

Club House



Ground Floor



First Floor

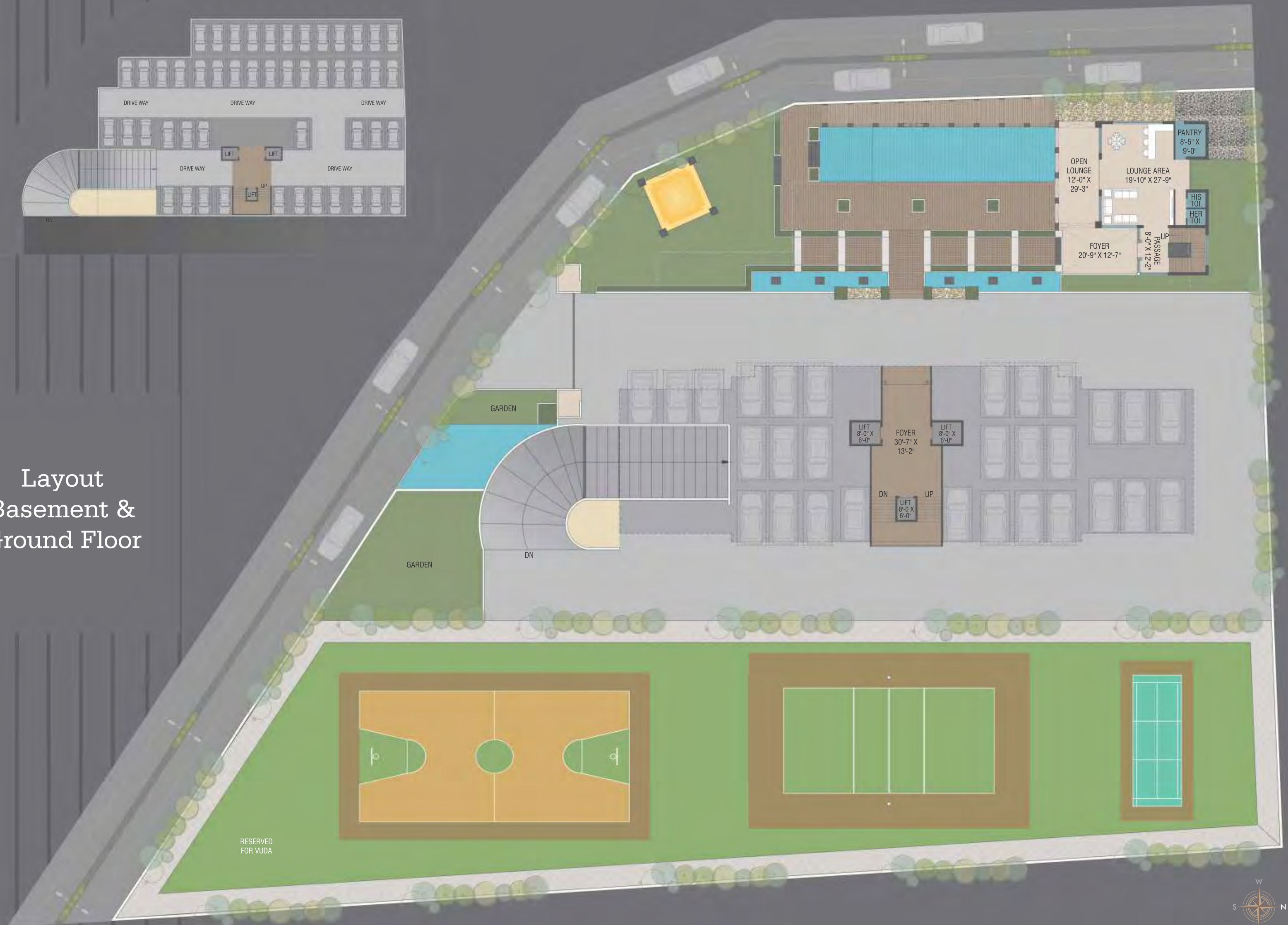


Key Highlights

- Spacious Apartments starting at 419 sq. mtrs.
- Post-tension (beam-less structure) to enable you the use of maximum space for an unobtrusive interior design
- 3-car parking per apartment
- Recreational community facilities with A-list specifications
- Premium branded sanitary & CP fittings
- Veneer / Melamine Polish on door shutters/frames
- Living, Dining & all Bedrooms with 5-star premium air-conditioners
- Power backup for common area and apartments



Layout Basement & Ground Floor



RESERVED FOR VUDA



Layout Typical Floor





Lower Pent House

BUILT-UP: 2970.00
 CARPET: 2780.00 SQ.FT.
 S.B.A: 4455.00 SQ.FT.



Apartment Duplex Floor Plan Penthouse

BUILT-UP: 2961.00 SQ.FT.
 CARPET: 2780.00 SQ.FT.
 S.B.A: 4442.00 SQ.FT.

Upper Pent House

BUILT-UP: 486.00 SQ.FT.
 CARPET: 363.00 SQ.FT.
 TERRACE: 2390.00 SQ.FT.
 SBA: 729.00



Premium Specifications

STRUCTURE

- Shell: RCC frame structure with masonry partition. Masonry: High quality masonry using high strength bricks with high grade plastering mixed with water proofing for external walls. High quality brick masonry with plaster shall be provided for internal walls.

FLOORING & DADO

Common Area:

- Lift and lobby wall & floor using Italian marble /vitrified Slabs, as per the Architect's design. Premium false ceiling in all lift lobbies.
- Car park Area: Exterior grade paving tiles with designated allocation, 3 car park per apartment
- Staircases shall have granite flooring with hand railing using stainless steel balustrades

Apartment Area:

- Meter x Meter Double Charged Vitrified Tiles
- Toilets: Ceramic tile concepts 30 cm X 90cm for full wall height and 60 cm X 60 cm vitrified /antiskid tiles for flooring.
- Sanitary fittings : Imported water-closet with flush tank & washbasin. High quality imported brand CP fittings.
- Balconies, Open Terraces & Decks: Rustic / antiskid / ceramic tiles 13cm X 80cm with Stainless Steel/Glass Railings.

SANITARY FIXTURES

- Water Closets: Western Style, Porcelain EWC wall-hung of KOHLER or equivalent make shall be provided in all bathrooms with concealed in wall cisterns of KOHLER / VITRA or equivalent.
- Concealed in-wall cisterns save space and result in a clutter free look. They are efficient and optimise water consumption.
- Health Faucets of KOHLER or equivalent make shall be provided in all bathrooms.
- Wash Basins: Porcelain wash basins of KOHLER equivalent make shall be provided in all bathrooms with Italian marble / Corian counters.
- Kitchen Sink: Double bowl Stainless Steel Sink with drain board of FRANKE / NIRALI or equivalent make.
- Work Area Sink: Single bowl Stainless Steel Sink with drain board of FRANKE / NIRALI or equivalent make.
- Cockroach Traps: A detachable stainless steel cockroach trap lid shall be provided in all bathrooms.
- Shower Cubicles: Glass partitions shall be provided for the shower area in all toilets.
- Overhead Showers: Overhead showers of KOHLER or equivalent make shall be provided in all bathrooms.
- Faucets: KOHLER or equivalent make. Hot water connection for all bathrooms, kitchen and common wash basin shall be provided.
- Bathroom Accessories: Towel rods, towel ring, soap dish and mirror shall be provided in all bathrooms.
- Washing Machine/Dryer/Dish-Washer Point: One cold water inlet and drainage outlet for a washing machine shall be provided in the Utility.
- Provision for Dryer and Dish-washer in work area.
- Plumbing: All water supply lines shall be ISI marked CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.

DOORS & WINDOWS

- Frames & Shutters: Entrance and all internal door frames and shutters shall be of marine ply with veneer
- Finish: All door shutters and frames shall be provided with melamine polish
- Door Stoppers: Magnetic /concealed door stoppers of Hafele or equivalent make shall be provided for the main door and bedroom doors.
- Window Shutters: Prefabricated anodised UPVC sliding shutters.
- Entrance door shall have video door bell.

ELECTRICAL

- Concealed copper wiring using FINOLEX/V -GUARD HAVELLS or equivalent make cables with modular plate switches ,centralized cabling system for all electrical and communication requirements .
- Switches: All switches shall be Schneider Neo C-metro or equivalent make.
- Adequate ELCB and MCB shall be provided in each apartment.
- Provision for telephone and Internet shall be provided in the apartment through Fibre To The Home (FTTH).

HEATING / VENTILATION / AIR -CONDITIONING

- All bathrooms with Aerosmith or equivalent water heater
- All bedrooms and living and dining will have split type 5-star high value air-conditioners.

PAINT FINISH

Ceiling Treatment

- Premium Emulsion paint shall be applied in the common areas, utility, service areas.
- Royale Emulsion paint shall be applied for the ceiling in apartments with two coat putty.

WALL TREATMENT

- Internal Walls: Acrylic / cement based Putty with Royale emulsion paint.
- Service area- Premium Emulsion
- External Walls: Whether shield/PROTEK ULTIMA or JOTUN Equivalent exterior grade emulsion / texture paint.

ELEVATORS

- High Speed lift with biometric sensors and ARD, card reader, Intercom and CCTV shall be provided as per the Government norms with automatic doors & SS brush finish of KONE/ SCHINDLER or reputed make.

UTILITIES & SERVICES

- Generators: Generators with AMF panel shall be provided with 100 % power backup for common area and apartments.

Disclaimer: GREY STONE DEVELOPERS reserves the right to change / alter / delete the brands specified above, subject to its availability to an equivalent and competitive product.

A Premium Residential Location

Well Connected yet possessing the requisite tranquillity.

Even New Alkapuri with all its affluence will soon look up to an exciting new development...

Spenser-X will truly revolutionize the way we look at luxury housing hitherto.

Simple Speaking...

The best way to overcome temptation is to give in to it!



Developer:

Grey stone
DEVELOPERS

Site: Spenser-X, Nr. Vicenza Highlands,
Off Gotri-Sevasi Main Road, Vadodara.

Ph.: +91 83476 56093
Email: spenserxo@gmail.com

Architect: Ruchir Sheth

 DESIGN STUDIO
architects & interiors

Structural Consultant: Aashutosh Desai

adce Aashutosh A. Desai
Consulting Structural Engineers

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