



*Beauty of
Creativity & Imagination*



YOUR HEAVEN
OF LUXURIES

YOUR SANCTUARY
OF PRIVACY

YOUR RETREAT
OF PRIVILEGES

YOUR RESIDENCE
OF DREAMS

4B 2HK
LUXURIOUS RESIDENCES



MAJESTIC LIFESTYLE APARTMENTS

MAJESTIC LIFESTYLE APARTMENTS



How amazing it would be when all your wishes come true and turn into the beautiful reality of your dream abode. Come, fall in love with Spenser X Marina.



14 STOREYED
3 MAGNIFICENT TOWERS

EXCLUSIVE LIFESTYLE
AMENITIES

GRAND APARTMENT OF
6000 SQ. FT.

VASTU COMPLIANT
APARTMENTS

BEYOND YOUR EXPECTATIONS

These carefully planned and marvellously crafted apartments gift you life's best luxuries and comforts. It's glorious to look at and sublime to live in.



THE KINGDOM OF
GRANDEUR



EXCLUSIVE ADDRESS FOR THE ELITE YOU

*A premium residential project deserves the most prime
and prestigious address of the city. With unmatched
connectivity comes the convenience of living at the center
of everything that matters.*



A RESORT LIKE LIFESTYLE FOR A LIFETIME

*Experience the beauty of all things luxurious. No need to step out for
a weekend retreat when you get to enjoy all these fabulous amenities
every day, for a lifetime.*





MAXIMIZE THE JOY OF LIVING

A dreamlike lifestyle filled with utmost indulgences and vitality awaits you here. Each day is a wonderful reminder that life is full of happiness and contentment.





EXPERIENCE BEAUTY AND BLISS

Embellished with some of the most gorgeous water bodies, this development truly celebrates the tranquillity and purity of aqua. Just sit back and soak in the calmness that surrounds you.





WHERE YOU GET PLENTIFUL OPTIONS

You'll be spoilt for choices when you have so many amenities to indulge in. Lush landscape and pathways, lovely sit-outs, exciting sports arena and many more; invite you to live life to the fullest.



SIT-OUTS



GARDEN



GAZEBO



PATHWAY



KIDS PLAY AREA



PLAY COURT

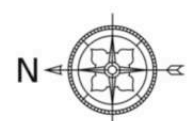


PARKING SPACE





BASEMENT FLOOR PLAN

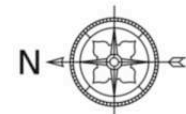




GROUND LAYOUT PLAN

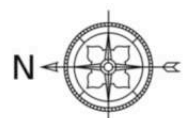
LEGEND

- 01 ENTRANCE GATE
- 02 SECURITY ROOM
- 03 WATER CASCADE
- 04 RECEPTION
- 05 GENERATOR ROOM
- 06 WAITING LOUNGE
- 07 MANAGER OFFICE
- 08 LIBRARY
- 09 GAME ROOM
- 10 HIS & HER TOILET
- 11 BANQUET / LOUNGE
- 12 PANTRY
- 13 STORE
- 14 GYM
- 15 SPA
- 16 STEAM
- 17 BOX CRICKET PITCH
- 18 FLOATING DECK
- 19 WATER BODY
- 20 INFINITY POOL
- 21 SENIOR CITIZEN SEATING
- 22 PLAY COURT
- 23 KIDS PLAY AREA
- 24 GARDEN
- 25 GAZEBO
- 26 RAMP
- 27 PARKING



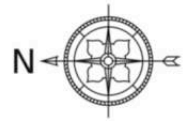


FIRST FLOOR PLAN





TYPICAL FLOOR PLAN



A ONE-OF-ITS-KIND RESIDENTIAL PROJECT

There are multiple reasons why Spenser X Marina is a world-class project unlike any other. It offers unmatched space, privacy, lifestyle, luxury and security to its residents. It's a world of privileges created for the lucky few.



EXCLUSIVE 42
RESIDENCES



PRIVATE LIFT LOBBY
FOR EACH RESIDENCE



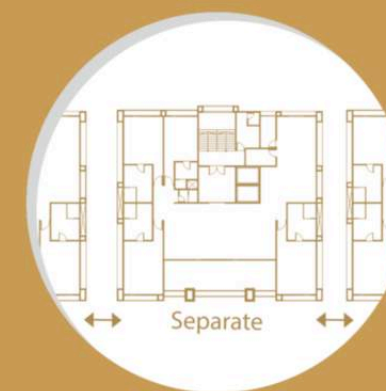
ONLY ONE
RESIDENCE PER FLOOR
PER WING



PRIVATE SUN DECK
FOR EACH RESIDENCE



TWO PRIVATE LIFTS
PER WING



3 INDEPENDENT TOWERS,
NO COMMON WALL



SUCH AN IMPRESSIVE WAY TO WELCOME

The moment you step into the lavish tower, you shall be greeted by opulent design, exquisite finishing and extravagant lavishness that is enough to impress the most astute individuals.







ELEGANCE THAT TAKES YOUR BREATH AWAY

*There are no words to describe the magnificence and glamour of these
spectacular abodes. It truly evokes the incredible feeling of being a royalty every
time you step inside.*



4 BHK
UNIT PLAN

1ST
FLOOR

CARPET AREA - 3835 SQ.FT.
SB.U.A. - 6000 SQ.FT.
TERRACE AREA - 2235 SQ.FT.



4 BHK
UNIT PLAN

TYPICAL
2ND TO 13TH

CARPET AREA - 3835 SQ.FT.
SB.U.A. - 6000 SQ.FT.



4 BHK
PENTHOUSE

LOWER
LEVEL

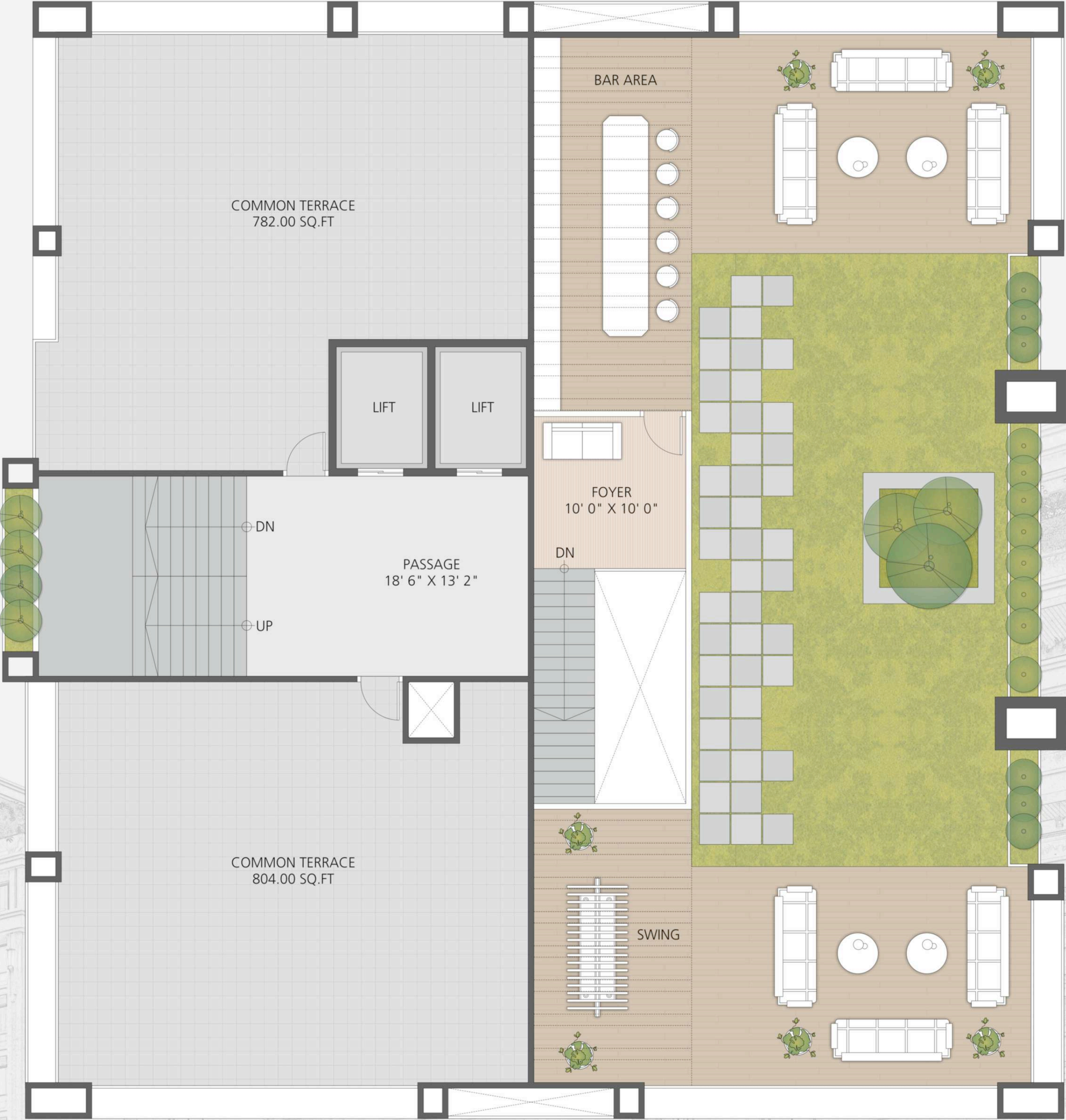
CARPET AREA - 3835 SQ.FT.
SB.U.A. - 6000 SQ.FT.



4 BHK
PENTHOUSE

UPPER
LEVEL

B.U.A - 282 SQ.FT.
OPEN TERRACE - 1922 SQ.FT.





MORE THAN YOU'VE ASPIRED FOR

It's a perfect home for those who deserve nothing but the best. For those who appreciate majestic luxuries and who like to live the life on their own terms.



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 block masonry work with POP Punning in entire apartment.



FLOORING & DADO

Common Area : Lift, lobby wall & floor using Italian marble vitrified slabs as per the architect's design. Premium false ceiling in all lift lobbies.

Car Park Area : Trimax stamp concrete flooring on ground level.

Staircases : Granite flooring with hand railing using stainless steel balustrades.

Apartment Arca : Nexion or Lioli brand GVT Crystalline Series Italian color tiles in entire apartment. Size. 8'x4 (color-as per client's choice).

Toilets : Vitrified GVT Crystalline Series 4x4 Italian color tiles on wall floor with anti-slip tiles.

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 80 cm. All balconies with glass railings and handles.



ELECTRICAL

Concealed copper wiring using Polycab or Finolex. 8 core wire in entire apartment with modular plate switches, centralized cabling system for all electrical & communication requirements. Switches from Norisis. Universal 5 Amp and 15 Amp Power Plugs.

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 Aero smith or equivalent water heater.

All bedrooms and living and dining will have split type inverter air conditioner.



DOORS & WINDOWS

Doors : Veneered teak finish flush door frame with melamine polish.

All doors of 8' 0" height.

Lock : Main door lock with handle and video door bell. All bedrooms with locks from Bonus or Hettich.

Windows : Aluminium 45mm Jindal or Banco sliding windows with toughened glass and mosquito net.



ELEVATORS

High Speed lifts with biometric sensors and ARD with automatic doors from SCHINDLER.



BATH & SANITARY

- RO System for Entire Apartment
- Hans Grohe German Make) Bath CP Fittings
- Viega Flush Tanks which Conserve Water
- Toto or Kohler Sanitary Fittings Shower Enclosure
- Vanity Mirror
- False Ceiling in Bathrooms with Lights
- Exhaust Fan
- Shower Channel Drainer
- Connected Diverter for Hot & Cold Water for Wish Basin and Shower
- Safety Lock for Bathrooms (in case of emergency)
- Hot Water Heat Pump for Individual Apartment

Wash Basin: Porcelain wash basins of KOHLER equivalent make shall be provided in all bathrooms with Kalinga stone counter top for basin.

Kitchen : 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.

Bathroom Accessories: Towel rods towel ring soap dish and mirror shall be provided in all bathrooms.

Washing Machine, Dryer, Dishwasher Point: One cold water inlet and drainage outlet for a washing machine shall be provided in the utility.

Provision for Dryer and Dishwasher in work area.

Plumbing: All water supply lines shall be ISI marked CPVC pipes. Drainage lines & storm water drain pipes shall be in PVC. TECE aluminum insulated 3 layer (German Brand).



WALL FINISH

Ceiling Treatment : False ceiling with LED lights in all rooms, bath and kitchen. Premium emulsion paint shall be applied in the common areas. utility and service areas.

Wall Treatment :
Internal Walls - Plastic paint of Asian paints (color - as per client's choice). Service area with premium emulsion.

External Walls - Weather shield/PROTEK ULTIMA or JOTUN equivalent exterior grade emulsion / texture paint

DLER MRL-12 Passenger (2 nos.). Lift entry via key card.

OTHERS

- Provision for home base inverter.

- CCTV Surveillance in common areas including compound wall, lobby& passages.

- 24 Hours security. Security cabin painted with textured paint.

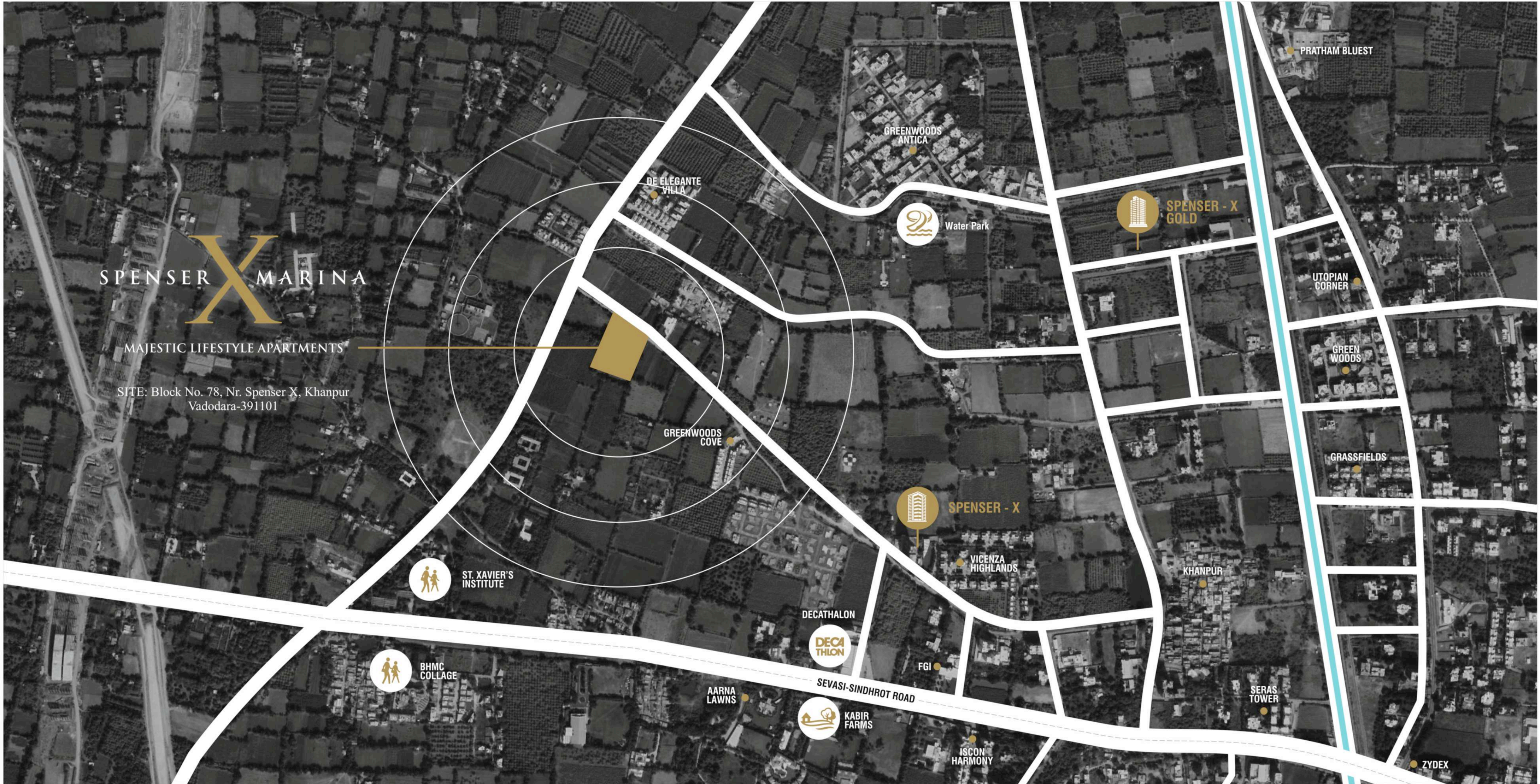
- Automatic gate.

- Advanced firefighting system on ground and basement.

- Car parking - 1 car parking on ground floor and 3 cars parking in basement (per unit).

- Main Lobby- Air-conditioned with seating. Well designed interiors with false ceiling and decorative lights.

Disclaimer : GREY STONE DEVELOPERS reserves the right to change or delete the brand specified subject to it available to an equivalent and competitive product.



Near By Connectivity

Xavier Technical Institute	1.3 km	Decathlon Sevasi	1.5 km
Baroda Homeopathic Medical College	1.4 km	Hospitals	3.0 km
Nalanda International School	2.5 km	Osia Hyper Market	3.0 km

scan for location



scan for walkthrough



Developer



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RERA REG. NO. : PR/GJ/VADODARA/VADODARA/Others/RAA08247/220321 | www.gujrera.gujarat.gov.in

Architect : Ruchir Sheth



Structural Consultant : Aashutosh Desai



DEVELOPER



D E V E L O P E R S