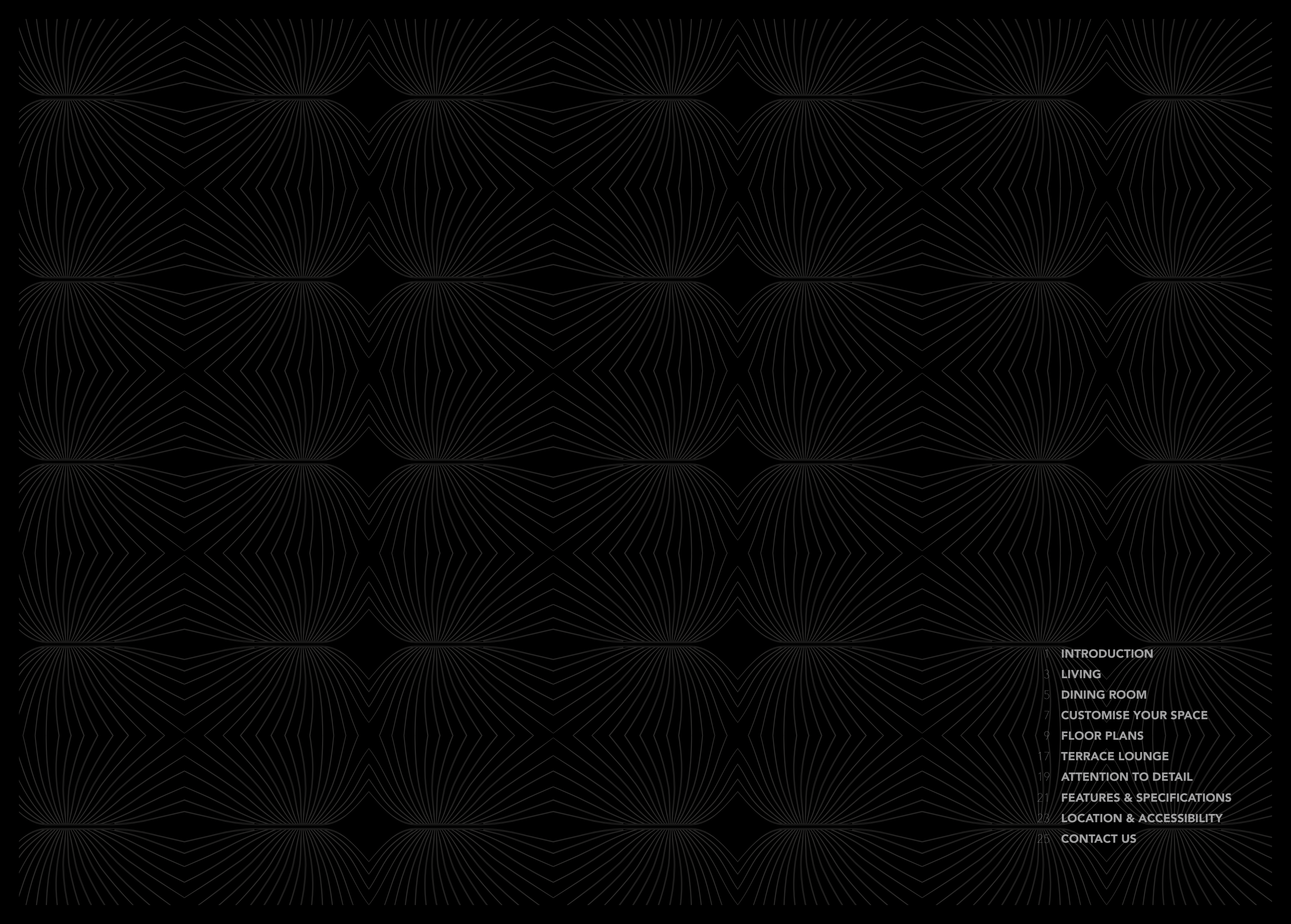




SILVER PALM



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ELEVATED LUXURY
THE PERFECT WAY TO LIVE

Very little needs to be said, when a team of acclaimed architects, designers and material specialists collaborate to create the perfect living environment - Silver Palm by Spero.







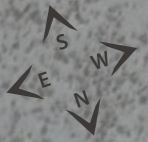
THE LUXURY TO CUSTOMISE

CREATE YOUR DREAM HOME

Depending on the construction stage, you can customise your floorplan to suit your lifestyle, select interior style packages, and pick materials and fittings to personalise your space.

3 EXCLUSIVE HOMES - 3937 SQFT EACH A SINGLE RESIDENCE PER FLOOR

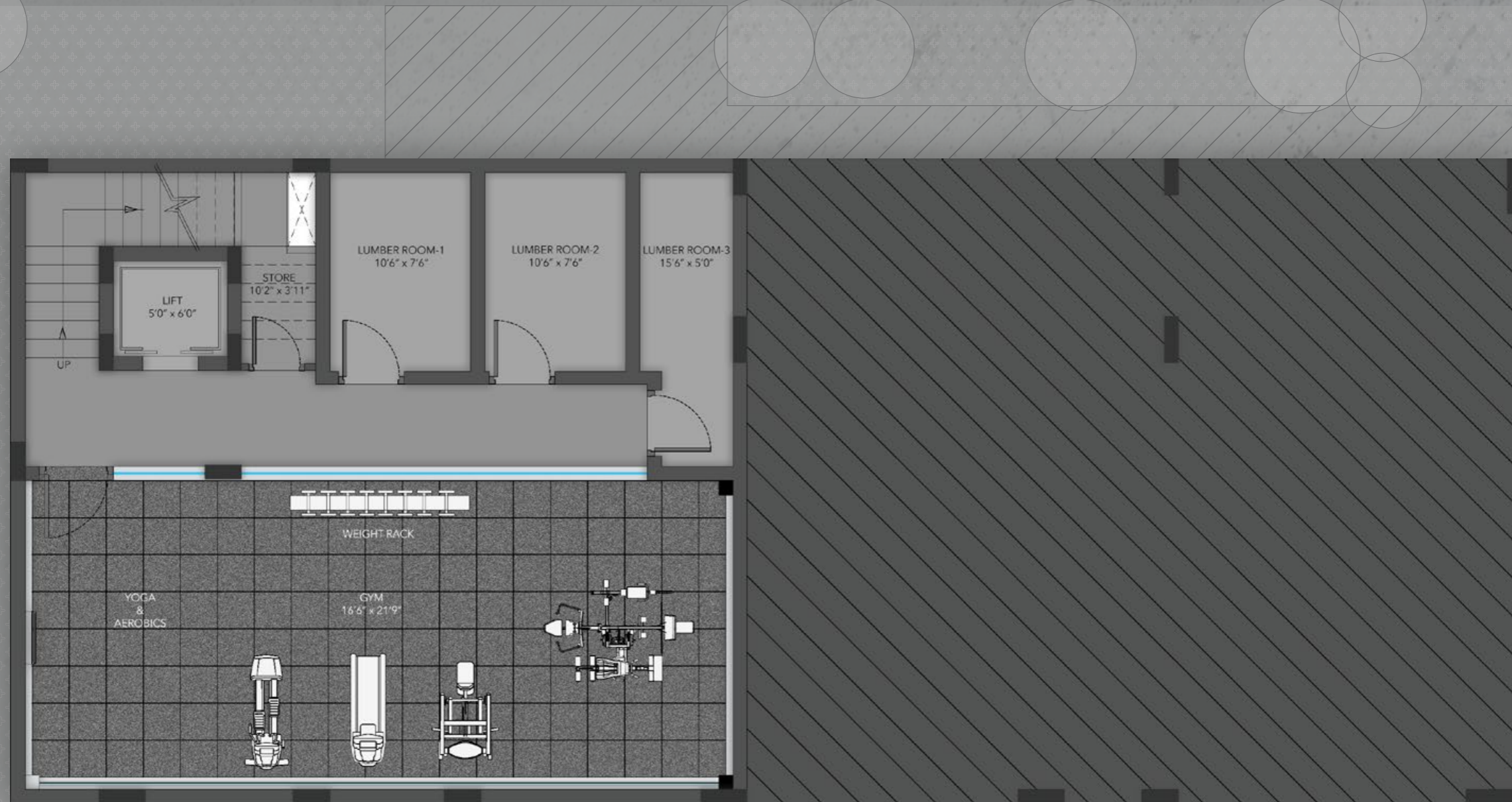
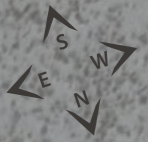
No common walls - enjoy the luxury of an independent home, combined with the security and convenience of an apartment building. The plan view below illustrates the overall layout. We will work closely with you, in order to ensure that we create a bespoke home, perfectly suited to your lifestyle.



Linear measurements and areas shown may be reckoned in metric system by the conversion as follows:
1 meter = 3.2808 Feet, 1 sq.mtr = 10.7634 sq.ft in compliance with the Weights and Measurements Act

THE BASEMENT

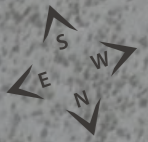
A large private gymnasium comes fully loaded with a treadmill, cross-trainer, exerc-cycle, multi-gym and free weights. There is a dedicated space for yoga and aerobics. The basement also features private storage rooms for each apartment that can be used for anything from luggage to furniture and more.



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STILT LEVEL

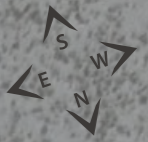
Three parking slots for each apartment, LED light strips accentuating the driveway, beautiful landscaping surrounding the property and a luxurious lobby, are few of the details you will notice as you enter Silver Palm.



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AN EXQUISITE TERRACE GARDEN

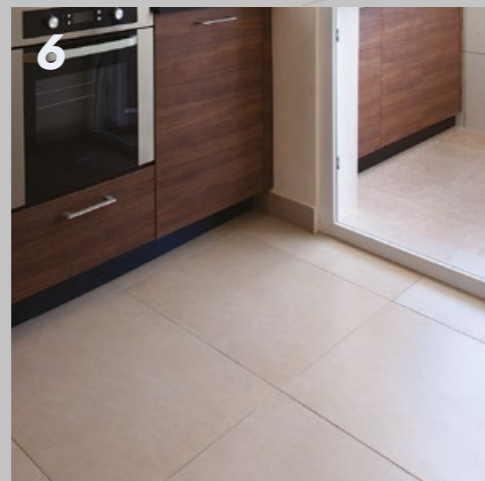
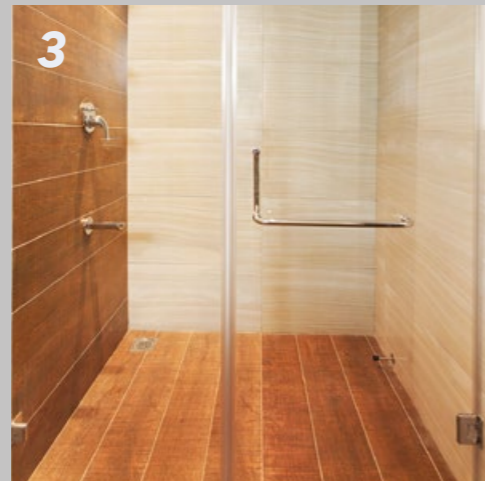
A large open terrace surrounded by garden on both sides creates the perfect setting for a formal dinner party or a place to unwind with family and friends. Comfortable outdoor seating, a bar covered by a large pergola, and a perfectly appointed restroom, complete the space. There is an independent entrance to the utility terrace to maintain privacy.



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ATTENTION TO DETAIL



APPOINTMENTS

KITCHEN

1 Optional imported modular kitchen adds beautiful functionality to your countertop.

FALSE CEILING

2 Perfectly smooth with concealed LED fixtures and warm cove lighting.

BATHROOMS

3 Pristine tile work, glass shower cubicles and concealed geysers.

FLOORING

4 Mirror polished imported marble for the living, dining and master bedroom.

5 Imported laminated wood flooring for all guest bedrooms.

6 Vitrified tiles enhance the kitchen flooring.

7 Anti-skid tiles are used in all bathrooms and balconies.

FLOOD SAFETY



ROAD CLEARANCE

Stilt floor level has been raised 1000mm above highest point of the road.



ELECTRICAL SAFETY

All Electrical and AC control panels have been safely installed 1000mm above stilt floor level.



INSULATION

Earthing has been done with extreme caution in order to avoid short circuits.



WATER COLLECTION

Drain pipe system collects storm water from the terrace, transfers it to recharge pits; increasing the water table.



DRAINAGE

Storm water drains located around the property help clear out excess water.



ENVIRONMENT

Eco-friendly measures have been adopted across the property in order to enhance quality of life.

FEATURES & SPECIFICATIONS

FLOORING

PRECISELY CHOSEN FOR YOUR SAFETY & COMFORT.

Living & dining room- Imported marble

Master bedroom- Imported marble

Bedroom 1,2 & 3- Imported laminated wood

Kitchen- Vitrified tiles

Bathrooms & balconies- Anti-skid tiles

Common areas- Imported marble

Car parking- Grano / pavers / equivalent

DOORS

UNISON OF DURABILITY SECURITY & DESIGN.

Main entrance door- Solid teak wood door, teak wood frame, melamine matt polish

Internal doors- Veneered flush door, dry fixed teak wood door frames, melamine matt polish

Balcony- French sliding UPVC doors

KITCHEN

THE PERFECT COOKING ENVIRONMENT.

Cooking countertop surface- Premium granite

Above counter dado- Glazed wall tiles

Kitchen cabinetry- Optional imported modular kitchen

WINDOWS

ENGINEERED TO MINIMISE DUST & SOUND.

Windows- Glazed UPVC with bug mesh

FALSE CEILING

ELEGANTLY BALANCED LED COVE & DOWNLIGHTING.

Structure- Heavy gauge aluminium channels

Sheet- High grade gypsum board

PLUMBING

PERFECTLY APPOINTED BATHROOMS.

Details- (Grohe/Duravit/ equivalent)

Wall hung wc

Wash basin

Mixer taps

Health faucet

Bath & shower mixer

Bath spout

Rain shower for master bath

Shower head from wall for other bathrooms

Glass shower cubicle



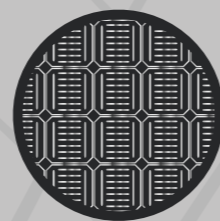
AIR CONDITIONING

High-end Daikin VRV airconditioners have been provided throughout the apartment. This covers all four bedrooms as well as the living and dining space.



STORAGE ROOMS

Located in the basement level, each apartment has an independent and secure storage room that can be used to keep anything from luggage to furniture and more.



SOLAR PANELS

Save power while doing your part to protect the environment. The entire building has a large capacity solar heater, as well as solar panels that power common areas.



HOME AUTOMATION

A home automation system has been installed in order to integrate and control lighting. It can be expanded to control various other elements, including curtains.



100% BACK-UP

The convenience of twenty four hour power allows you to live life without compromise. The 125KVA generator turns on automatically, letting power cuts go unnoticed.



TERRACE GARDEN

Elegant landscaping on all suitable open spaces creates natural richness. A large terrace garden provides a marvelous view of lush green tree tops.



CCTV & SECURITY

A fully equipped CCTV system monitors visitors entering the premises at all times. Video door phones have been installed in all apartments for additional safety.



CAR PARKING

The lobby experience starts right when you enter the gate. Each apartment has been allotted three car parking slots while reserving space for landscaping.



GYMNASIUM

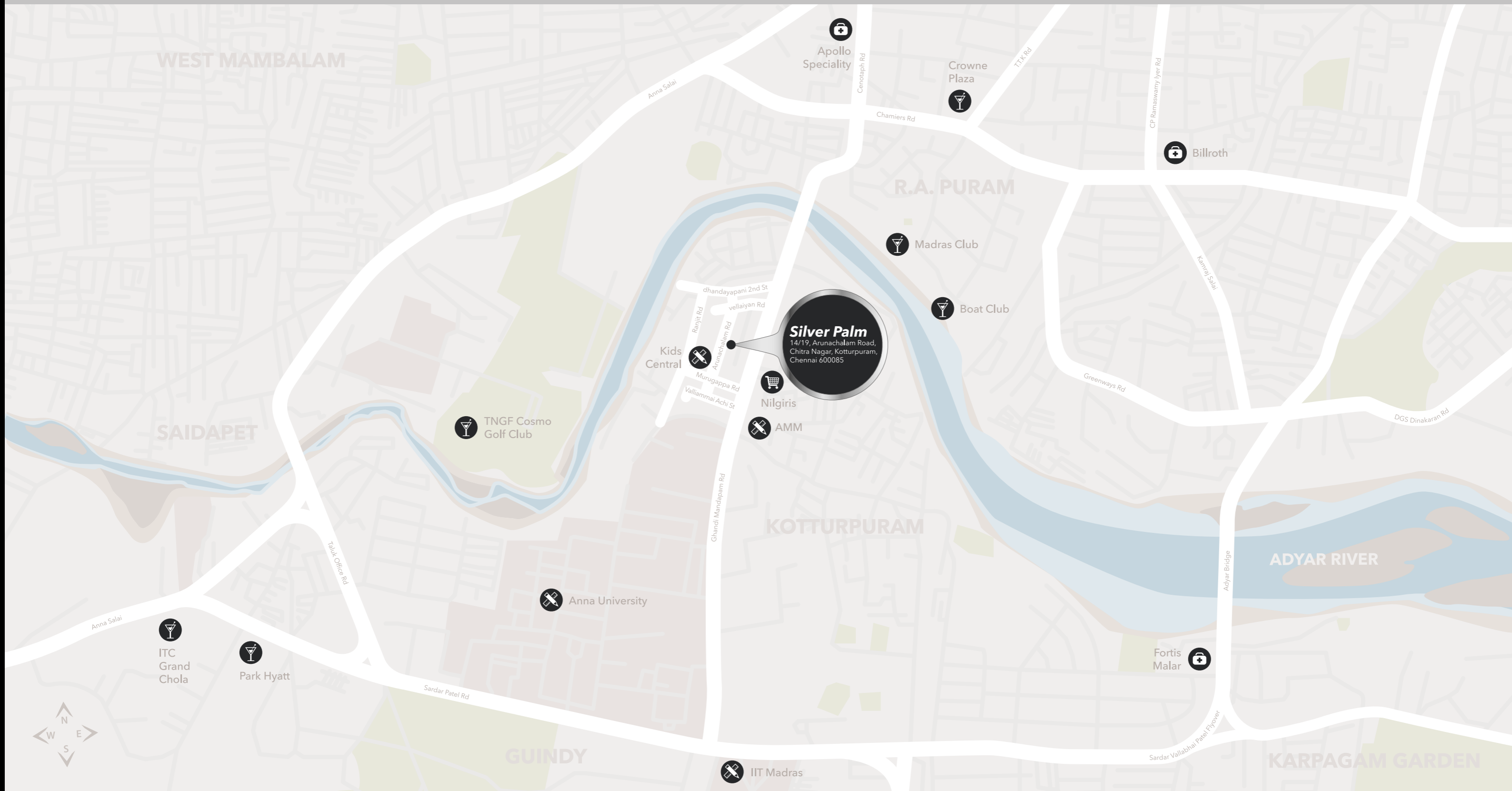
Located in the privacy of the basement, the gym features a treadmill, efx, exercycle, multi-gym, bench and free-weights, providing a total workout right at home.



VAASTU

Meticulous care has been taken to ensure that your home is in sync with Vaastu principles. All designs are oriented toward a perfect living environment.

LOCATION & ACCESSIBILITY



HOTELS & CLUBS

Crowne Plaza Adyar Park	1.5 km
Hyatt Regency	2.8 km
Park Hyatt	3.6 km
Boat Club	1.1 km
Madras Club	1.6 km
TNGF Cosmo Golf Club	3.7 km

ACADEMIC INST.

Kids Central School	0.5 km
AMM School	0.5 km
Anna University	1.7 km
IIT Madras	1.8 km

HOSPITALS

Apollo Medical Centre	0.3 km
Apollo Speciality Hospital	1.7 km
Billroth Hospital	2.3 km
Fortis Malar Hospital	3.2 km

SHOPPING & LEISURE

Nilgiris	0.5 km
T.Nagar	2.7 km
Sathyam Cinemas	4.8 km
Phoenix Market City	6.5 km

IMMACULATE EXECUTION NOTHING LESS

AT SPERO, WE AIM TO GIVE YOU NOTHING BUT THE BEST. WE STRIVE TO MAKE YOUR DREAMS A REALITY

Spero is spearheading a new era of real estate with our dynamic business model and revolutionary vision. Each and every Spero project is responsibly sourced and immaculately executed, keeping you in mind. We endeavour to create top-of-the-line homes and office spaces, as well as generate employment and preserve the environment.

OUR LINEAGE

The Spero Group is a diversified business house with a strong foothold in various avenues. Based out of Chennai, our roster consists of well renowned clients like Radisson, Kalyan Jewellers, HDFC Life and TVS Electronics. We operate across a spectrum of sectors including real estate, renewable energy and coal trading. Our motto is - to make lives more comfortable, create jobs and conduct business with integrity while enhancing trust and reliability amongst stakeholders.

CONTACT US

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