

Amber 11 to 14

General Specifications

A. Structure:

- 1- Seismic resistant structure designed according to UBC code with the applicable requirement.

B. Exterior Finishes:

- 1- Facades finished with natural stone cladding and waterproof granular paint.
- 2- External Double Walls.
- 3- Double-glazing Aluminum windows and doors, with aluminum shutters.
- 4- Building entrance will be finished with high quality decorative materials.

C. Interior Finishes:

1- Floor finishing:

- a. Reception Areas & related Balconies: Botticino marble or equivalent of min dimensions 60x60cm.
- b. Bedrooms, kitchen and related balconies: 1st choice imported ceramic tiles.

2- Toilets finishing:

- a. Master and children bathrooms finished with 1st choice imported full body ceramic tiles.
- b. Guest Toilet finished with decorative marble tiling and paint.
- c. Counter top with vanity units.

3- Walls & Ceiling finishing:

- a. Water resistant Gypsum board false ceiling for pathways wet areas, plaster and paint for all other areas.
- b. Painting of walls and ceilings shall be first quality material, 3 coats of putty for reception areas and 2 coats of putty for other areas.

4- Waterproofing:

- a. Waterproofing in all bathrooms, balconies, terraces and roof and gardens.

5- Carpentry and Wood works:

- a. Kitchen Cabinets: High quality water resistant melamine cabinets approximately 5 Lm and shutters with PVC edge. Granite counter top with stainless steel sink.
- b. Main Entrance Door: made of solid natural Beech wood or equivalent.
- c. Internal Doors facing reception area: Solid wood frame with natural wood veneered leaves.
- d. Remaining Internal Doors: Solid wood frame with painted leaves.
- e. Wardrobes: melamine box with pvc edge and painted shutters.

D. Mechanical installations:

- 1- The sanitary fixtures and the mixers will be of high quality European origin Duravit & Hans Grohe or equivalent
- 2- Individual Heating System.
- 3- PPR pipes for all concealed water installations.
- 4- Air condition: Mcquay or similar – ducted split units in reception and split units in bedrooms.

E. Electrical installations:

- 1- The Wiring devices (switches, sockets, etc...) are Legrand / Ticino mosaic 45 or equivalent.
- 2- Emergency power supply shall be provided from the project power generating plants.
- 3- Dish and TV channels connections shall be provided by the project private collective station.
- 4 Low voltage spot lights to areas with false ceiling and single bulb to all rooms to enable individual owners' future selection.
- 5- Video intercom system Urmet or equivalent.
- 6- Lightning protection system.

F. Others:

- 1- An independent storage room in 2nd basement for the apartment
- 2- Parking space in ground floor level

All the specs can be modified as per project's requirements.