

General Specifications

A. General:

- An underground parking space accessible through a remotely controlled overhead parking door
- Each apartment shall have 2 designated parking spots in compliance with legal space requirements.
- Each apartment shall have an independent storage room in Parking level.
- The buildings shall be protected against lightening by means of proper earthing.
- The roof floor shall be delivered as a loft area with the following finishes: tiles, paint and external aluminum works. Necessary provisions shall be provided for sanitary fixtures and kitchen installations.

B. Structure:

The structure of the buildings is designed to withstand seismic loads as per UBC code applicable requirements.

B. Exterior Finishes:

- Exterior walls shall be composed of Double Concrete Masonry walls
- Facade finishes shall comprise of stone cladding, Parklex and waterproof granular paint
- Double-glazing aluminum windows and doors, aluminum louvers in kitchens, aluminum shutters in bedrooms
- Main balcony openings to employ full height folding glass walls
- Handrails shall be tempered/laminated safety glass clear finish
- Building entrance shall be finished with high quality decorative materials

C. Interior Finishes :

1- Floor finishing:

- Entrance, Reception and guest wc: Polished Botticino Marble or equivalent
- Bedrooms: 1st choice imported ceramic tiles
- Closed Kitchen: 1st choice imported ceramic tiles

2- Walls & Ceiling finishing:

- Water resistant Gypsum board false ceiling for pathways wet areas, plaster and paint for all other areas.
- 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.

3- Waterproofing:

- Waterproofing systems shall be employed in all bathrooms, balconies, terraces, roof and gardens.

4- Toilet finishing:

- Guest toilet finished with decorative marble tiling and paint
- Marble counter top with vanity units

5- Carpentry and Wood works:

- Kitchen cabinets: high quality water resistant melamine cabinets and shutters with PVC edge, Granite counter top with stainless steel sink
- Main entrance door: solid natural Beech wood or equivalent
- All internal doors and wardrobes: solid wood frame with natural wood veneered leaves

6- Mechanical installations:

- The sanitary fixtures and the mixers will be of high quality European origin Duravit & Grohe or equivalent
- PPR pipes for all concealed water installations.
- Air condition: Mcquay or similar – ducted split units in reception and split units in bedrooms.
- Individual water solar heating system
- Provision for fireplace

7- Electrical installations:

- Wiring devices (switches, sockets, etc...) are Legrand or equivalent.
- Power supply shall be provided from EDL and the project's power generating plants.
- Dish and TV channels connections shall be provided by the project facility management firm.
- Low voltage spot lights to areas with false ceiling and single bulb to all rooms to enable individual owners' future selection.
- Video intercom system (Urmec or equivalent)
- Lightning and earthing protection system