

Keena 4, 5, 6

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- False ceiling to main balconies.
- 3- External Double Walls.
- 4- Double-glazing Aluminum windows and doors, with aluminum shutters.
- 5- Parking floors will be finished with decorative cement tiles.
- 6- 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 ceramic tiles.
- b. Guest Toilet finished with decorative marble tiling & paint.
- c. Marble 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, roof and gardens.

6- Carpentry and Wood works:

- a. Kitchen Cabinets: High quality water resistant melamine cabinets 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.

7- Gas Chimney

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 mosaic45/ Ticino or equivalent.
- 2- Power supply shall be provided from EDL and the project's power generating plants.
- 3- Dish and TV channels connections shall be provided by the project facility management firm.
- 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 Samsung or equivalent.
- 6- Lightning and earthing protection system.

F. Others:

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