

# Patio 17

## 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, aluminum shutters in kitchens and bedrooms, aluminum shutters in reception/dining areas at the 1st basement/garden level only.

Wood texture aluminum shading panels in all reception/dining areas.

### C. Interior Finishes:

#### 1- Floor finishing:

a. Reception Areas & related Balconies: luxurious full body Botticino marble or equivalent of min dimensions 60x60cm.

b. Bedrooms: First choice full body 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 luxurious full body ceramic tiles, and paint.

#### 3- Walls & Ceiling finishing:

a. Water resistant gypsum board false ceiling for pathways wet areas, plaster and paint for all areas.

b. Painting of walls and ceilings shall be first quality material, 3 coats of putty.

#### 4- Waterproofing:

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

#### 5- Carpentry and Wood works:

a. Kitchen: Melamine or PVC kitchen cabinets with granite counter top and stainless steel sink.

b. Entrance, reception & front of house doors: Solid wood frame and natural wood veneered leaves.

c. Remaining Internal Doors: Solid wood frame and white painted leaves.

d. Wardrobes : Melamine box with PVC edge, painted or PVC 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- Central water solar heating system.
- 5- Air condition: Mcquay or similar – ducted split units in reception and split units in bedrooms.

#### **E. Electrical installations:**

- 1- Wiring devices (switches, sockets, etc...) are Legrand 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.
- 3- 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.