

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.

C. Interior Finishes:

1- Floor finishing:

- a. Reception Areas & related Balconies: 1st choice imported full body ceramic tiles.
- b. Bedrooms: 1st choice imported full body ceramic tiles.

2- Toilets finishing:

- a. Master and children bathrooms finished with 1st choice imported full body ceramic tiles.
- b. Guest Toilet finished with 1st choice imported 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 ceiling shall be first quality material, 3 coats of putty.

4- Waterproofing:

- a. Waterproofing in all bathrooms, balconies, terraces and roofs.

5- Carpentry and Wood works:

- a. Kitchen: Melamine or PVC kitchen cabinets with Corian counter top and stainless steel sink.
- b. Entrance, reception & front of house doors: Solid wood frame and natural wood veneered leaves.
- c. Remaining Internal Door: Solid wood frame and white painted leaves, or wood textured melamine doors.
- d. Wardrobe: 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 Laufen & Grohe or equivalent.
- 2- Individual heating system.
- 3- PPR pipes for all concealed water installations.
- 4- Air conditioning: Ducted split units in reception and split units in bedrooms.
- 5- Central water solar heating system.

E. Electrical installations:

- 1- Wiring devices (switches, sockets, etc...) are Legrand Arteor 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 in 2nd basement or Pilotis.
- 3- The roof floor shall be delivered with the following finishes: tiles, paint and external aluminum works. Necessary provisions shall be provided for sanitary fixtures and kitchen installations.