

BUILDING SPECIFICATIONS:

Architecture and Structure

- 2500m² Health club (Includes gym, pool and spa)
- Two or three car parking and one storage unit for each apartment
- Generous drop off court at the front of the building with visitors parking
- To the back, a pleasant garden and a five floor health club building
- Full stainless steel mechanical mounting for external wall cladding
- **TECHNAL** aluminum profile for all glazed doors & windows with double glazed panels, and tilt and turn system for main facade aluminum windows
- Aluminum rolling shutters electrically motorized by **SOMFY** for bedrooms.
- Double walls for all external walls
- Seismic design, acceleration 2m/s-2
- Remote control electrical parking door
- Epoxy paint for parking area floor
- Automatic irrigation system

Mechanical

- Four VVVF high speed (2.5m/s) passenger elevators **mitsubishi**
- Two VVVF highspeed (2.5m/s) service elevator **mitsubishi**
- Concealed split units in all rooms for air condition, **DAIKIN** or **HITACHI**
- Artesian well and reverse osmosis water treatment plant
- Pressurized water distribution system for each apartment
- Polypropylene pipes inside the apartments for water supply
- Double speed mechanical ventilation for each of the basements and storage rooms
- Dry riser in case of fire and automatic sprinklers in parking areas
- Fire hose cabinets on all floors
- UPVC pipes of European standards for sewage and drainage

Electrical

- Full load back up power plant (generator) with automatic transfer switch, and separate meters for each apartment, **MAN**

- **ABB** switches and outlets with earth
- **ABB** videophone entry control system
- Lightning protection system
- Fire alarm system
- TV installation: centralized more than 100 channels
- CCTV monitoring system
- Electrical panel boards equipped with earth leakage protection
- Building management system control of all building equipment

INTERIOR FINISHES:

Floors:

- Reception, dining and guest areas : natural oak engineered parquet flooring
- Bedrooms: natural oak engineered parquet flooring
- Kitchen and service area: first choice, high quality European ceramic tiles
- Bathrooms: first choice, high quality European ceramic tiles

False Ceiling:

- KNAUF - Water resistant gypsum boards on steel structure

Paint Finish:

- Walls: Alkyd painting finish, acrylic
- Ceilings and false ceilings: Vinyl emulsion paint finish

Sanitary wares and Fixtures:

- **VILLEROY & BOCH** or **DURAVIT** made in Germany - Wall hung toilet and bidet
- **GROHE** or **HANS GROHE** made in Germany - Faucets are in mirror finish

Wood work finish:

- Kitchen: **SieMatic** made in Germany imported kitchens.