

A- GENERAL DESCRIPTION

- Artesian Well.
- Fire alarm system in common areas
- Automatic rolling shutter and barrier.

B- BUILDING ARCHITECTURAL SPECIFICATIONS

1- Block work

- External, double walls of 10cm thickness with 5cm void in between.

2- Waterproofing

Membrane 4mm SBS 180g polyester double layer with anti-root for flowerbeds:

- Basement walls
- Water tanks
- Insulated Roof Slab
- Flowerbeds (PU)

3- Cladding

- High quality natural stones mechanically fixed for walls.

4- External Aluminum Doors & Windows

- Aluminum **Vesta Wall** or equivalent
- Double Glazing (6mm-8mm-6mm or As per design requirement)
- Aluminum rolling shutters electrically motorized by **SOMFY** or equivalent

6- Flooring

- Parking area: screed & epoxy.
- Technical area: ceramic tiles "**Plain Masse Ceramic**" or equivalent.
- Roof area: **Mosaic** concrete tiles.

7- Lifts / Elevators

- 2 passenger Elevators **SCHINDLER**, or equivalent.

C- ELECTROMECHANICAL

1- Air conditioning

- Ducted AC/Heat pump unit for reception Area **LG** , or equivalent.
- Ducted AC/Heat pump for all other rooms **LG**, or equivalent.
- Individual temperature control for each zone.

2- Hot Water

- Storage hot water tank.

3- Plumbing

- Polypropylene inside the apartments.
- UPVC pipes to European standards for sewage and drainage.

4- Electrical

- European electrical wiring accessories: **VIMAR PLANA** or equivalent.
- Generators running in parallel supplying full emergency
- Wires and cables, Cables du Liban or equivalent
- Electrical panel boards equipped with earth-leakage protection according: **ABB** or equivalent.
- Earthing system for all equipment and socket outlets.
- Videophone entry control system: **PPT** or equivalent.
- Fire alarm detection in common areas
- Electrical parking door with remote control

D- INTERIOR ARCHITECTURAL SPECIFICATIONS

1- Waterproofing

- All water Areas are treated with special rubber paint.

2- Tiling / Floors

- Reception area: Marble 60x60cm, 2cm thickness **MARFILLO** or equivalent.
- Kitchen area: European ceramic tiles.
- Bedrooms: "Plain Masse" Ceramic
- Reception balconies: 60x60cm marble, 2cm thickness **Marfillo** or equivalent.
- Bathrooms: First choice European ceramics for all bathrooms.
- Maid Bathroom: Local ceramic tiles.

3- Painting

- 3 coats of putty & 3 coats of paint.

4- Interior ceiling

- Moisture proof gypsum boards in living areas, entrance, corridors & kitchen area. Decorative cornices for living areas.

5- Wood works

- **Doors:**
Solid wood for main entrance and reception door. Solid suede architrave with mdf panels for all other doors. .

6- Kitchen cabinets

- Custom kitchen cabinets. Granite top and sink.

7- Sanitary fixtures and Wares

- **Sanitary Fixtures:** **GROHE, IDEA STANDARD** or equivalent.
- **Sanitary Wares:** **TOTO** or equivalent.