

A- GENERAL

- 14 Apartments of 200m*2 area in block A distributed in 13 Floors and one Duplex and 14 Apartments of 200m*2 area in block B distributed in 13 Floors and one Duplex . underground Basement , one service as Storage area to be sold, Second for Parking and the Third as Parking
- 1 parking spot per apartment for Block A and B and another additional Parking spot
- Landscaping for Ground floor with topCrete
- Adequate water storage.
- Fire alarm system and prevention
- Automatic rolling shutter and barrier
- Building structure designed in compliance with international code of practice for earthquake resistance.

B- BUILDING ARCHITECTURAL SPECIFICATIONS

1- Block work

- External, double walls of 15cm thickness for the outer wall, 15cm thickness for the inner wall with 5 cm void in between. Noting that all wall exceeding 3m in length will be stiffened by vertical reinforced concrete element.

2-Plaster work

- Plaster dabs for all apartment, Right angle and Arbasa for Reception

3- Waterproofing

- Membrane 4mm SBS 180g polyester for Roof Slabs and Exposed Ground Floor surfaces
- Polyurethane Emulsion paint for All Wet Areas
- Bitumen Based Emulsion paint for all Exposed facades prior of Cladding Works.

4- Cladding

- High quality natural stones, Cut to size and According to Architectural Requirements and mechanically fixed to walls by mean of Galvanized Anchors.

5- External Aluminum Doors & Windows

- Aluminum Vista profile, color (To be chosen)
- Double Glazing (6mm-8mm-6mm or As per design requirement)
- Aluminum rolling shutters electrically motorized by **Somfy Motors** or equivalent

6- Flooring

- Parking area: screed.
- Technical area: ceramic tiles UNICERAMIC or equivalent.
- Roof area: removable concrete tiles. (Mozaic)

7- Lifts / Elevators

- 2 passenger Elevators **Mitsulift or Equivalent** for Block A

- 2 passenger Elevator . **Mitsulift or Equivalent** for Block A

C- ELECTROMECHANICAL

1- Air conditioning

- Centralized Ducted Airconditioning System for All Living areas (DX type System)
- Ventilation System for Basements

2- Hot Water

- Storage hot water generator: **locally manufactured “chehab” 3mm thickness, insulated, ceramic from inside .**

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**
- One Generators : **Perkins or Equivalent**
- Electrical panel boards equipped with earth-leakage protection
- Earthing system for all equipment and socket outlets.
- Videophone entry control system: **ELVOX** or equivalent.
- Fire alarm detection in common areas: **NOTIFIER** or equivalent.
- Electrical parking door with remote control, **BPT** or equivalent.

D- INTERIOR ARCHITECTURAL SPECIFICATIONS

1- Tiling / Floors

- Reception area: Marble 60x60cm, 2cm thickness Botoccino
- Kitchen area: ceramic tiles.
- Bedrooms: Graise Ceramic tile
- Bathrooms: European ceramics rectified
- Maid Bathroom: Local ceramic tiles.
- Stairs: Granite

3- Painting

- 2 coats of putty & 3 coats of paint (Tinol or Sipes).for Receptions
- 2 coats of putty & 3 coats of paint (Tinol or Sipes).for Bedrooms

4- Interior ceiling

- Decorative cornices for Kitchens and Bed room
- Gypsum False Ceiling for corridors

5- Wood works

- **Doors:**
Solid OAK wood for main entrance and reception doors. Veneered oak wood for secondary Doors.

6- Kitchen cabinets

- Hydrofuge white color for inner side covered with lacquered veneered wood (French oak or Fraquet or nut color), covered with **corean** topping or **Granite**

7- Sanitary fixtures and Wares

- **Sanitary Fixtures: IDEAI standard** or **EQUIVALENT**
- **Sanitary Wares: Wall hang (Dolomitee)** or **EQUIVALENT**