

Description of Project

-Architectural Features:

A luxurious residential complex composed of six residential blocks, 11 stories each with one apartment per floor, underground parking and amenities, external landscaping, and & a modern design commercial centre, with a total of 63,000 m² of built-up area.

Spacious floors ranging from 335 sq.m. to 465 sq.m., with a clear height of 3.00 m from floor to ceiling.

All internal flooring will be marble, or parquet on request, while the kitchens will be ceramic and granite with marble worktops. Bathrooms will be done in Italian marble or ceramic, with the exception of the maid's toilet which will be in ceramic.

False ceiling will be in timber and gypsum finishes; the interior doors and cupboards of each apartment will be premium hard wood, while the windows will be aluminum double-glazed and equipped with electrical rolling shutters. The kitchen will be European made or similar and the sanitary fittings American Ideal Standard or similar.

-Mechanical Features:

The buildings' features will include an air conditioning system with independent control for each room. Also independent radiator system will heat each apartment, individual boilers for each apartment with individual tanks and expansion tank will be located on the top of the roof, and will be supplied from the tanks through transfer pumps. The boiler will provide heating and hot water for each apartment, and central hot water with necessary capacity will be placed in each apartment. For the transfer of domestic hot water, copper piping will be used.

-Electrical Features:

For convenience, a UPS motorized door will be implemented for the parking spaces. In case of power failure a standby generator with a 100% power back up will be provided by emergency power to operate automatically. Features in each

apartment will include a telephone system which be connected to the guards room and driver's room via handset interphone, and a Master TV and satellite, along with conduits for a music system (optional).

Also a central management system for operation of all common services will be integrated.

-Safety and Security:

For your safety, a fire fighting will be put in place and will include a pre-engineered CO2 total flooding system that will be used in the generator room, boiler room, fuel tank and electrical room. Also a wet riser system will be implemented in the building with a fire hose cabinet on each floor, while a dry riser system will be used for fire brigade. The fire escape will be pressurized in case of fire. Furthermore, integrated UPS systems for life equipment, and a lighting protection device will be installed.

For your security, a close circuit TV camera will be installed on the ground floor, and in the parking area, cooperation with other security equipment and alarm system.

Environment & Garden

On the ground floor, a central garden, with extensive landscape areas includes large fountains, with jogging track, meeting areas and children's playground. Also a sprawling front piazza includes a splendid plantation, a green belt with marvelous flowers and trees wrap around a stone paved driveway with an island of intelligent water fountain offering a dynamic and welcoming entry.

Floor Plan Specifications

Spacious and distinctive apartments of 465,370,335 sq.m. , with around 3.0m floor to ceiling height, covered with an efficient exterior skin composed of granite and metal cladding.

Each apartment consists of a large entrance hall, which leads to three spacious opened salons, an elegant and large dining room, with adjacent warm and bright family (sitting) room, all enjoy a spectacular view from the generous floor to ceiling windows, overlooking a wide balcony with glazed balustrade.

A private section of four well distributed suite type bedrooms with built in closets, an efficient and comfortable large kitchen benefits from private lobby, attached maid's zone and laundry/solarium.

Specifications:

-Building Amenities:

-a-Exclusive Outdoor Facilities: An outdoor fountain feature with lush garden. Running Track and sports facilities. Children playground and rest area.

-b-Secured Car Parking: An underground parking consisting of 3 basement levels with double access that accommodates an average of 2 dedicated ample car parking spaces for each apartment. Additional car parking stalls are available in the lower basements. Valet parking (Optional).

-c-Added Value Assets: Storage room with proper ventilation is provided.

-d-Miscellaneous Services:

A five stars hotel concierge with personalized mall.

A garbage collection service for the apartments.

Treated garbage room.

Maintenance staff throughout the year.

A sophisticated Building Management System (BMS).

Administration and management on the premises.

Spacious entrance galleries which interior decoration featuring reflecting ponds and decorative lighting.

-e-Fire Fighting:

Implementation of international code for the buildings fire fighting.

Protected lobbies.

Protected fire escape routing.

Fire lifts.

Well risers.

Sophisticated fire alarm.

Sprinkler system in basements.

-f-Security:

24-hour security and concierge throughout the year.

State-of-the-art security equipment and alarm system.

Stand by power generation.

Building full loads are maintained through all power failures.

Integrated UPS systems for life safety equipment.

Technical performance of the building.

High standard anti-seismic design.

High quality water treated and softened through reverse osmosis and ultra violet process.

Highest standards of façade design with climatic and noise control including integrated devices (low emissive glass with fritted areas for sun protection).

Including fresh air filtered and treated centrally is provided to all apartments with special boosting techniques for reception sceneries with excellent smoke extraction.

Maximum flexibility in the design to accommodate maximum decorative requirements.

-g-Vertical Transportation:

Intelligent high speed elevator system.

Size and number of lifts is optimized to provide the shorter waiting time and easy wheelchair access.

One separate goods lift serving all the apartments and plant areas and sized to accommodate stretchers for emergencies.

Fire fighting lifts are provided in order to allow protected access for fire fighters.

-i-General:

A crisp palette of natural materials with high quality designers fittings enhance visual and tactile pleasure of every step and turn.

Top-of-the-line kitchens and bathrooms with a state of the art home network system designed to put you in control at the touch of a button.