

❖ Project Features:

❖ Interior Features

- Floors:
 - Reception Area: High quality reconstituted marble cut to size
 - Bedrooms: High quality reconstituted marble cut to size
 - Kitchen Area: first choice ceramic tiles
- Bathrooms:
 - Master ,guest room, children room & maid's room :first choice ceramic tiles
- Sanitary Wares and Fixtures:
 - All bathrooms : Ideal standard, Kohler, Roca Kerameg, Duravit or equivalent
 - Sanitary wares
 - Sanitary Fixtures : Grohe or equivalent
- Kitchen Cabinets
 - High quality kitchen cabinets with PVC finish or laminated boards (Meker, Snaidero or equivalent)
 - Special granite worktops & up stands
- Doors & Closets
 - Main entrance : Solid wood door with natural veneer
 - Reception area : Satin finish painted doors
 - Bedrooms area : Satin finish painted doors
 - Wardrobes : MDF Satin painted full height

- Gypsum Cornices & False Ceiling (Optional)
 - Combination of fixed Gypsum & removable wood false ceilings to corridors & reception area & bathrooms
- Paint
 - plaster and paint to all exposed walls and ceilings (Tinol, Sipes, Devoe or equivalent)

❖ Electromechanical

- Air Conditioning
 - Central Split or ducted concealed units with heat pump (Carrier/Acons or equivalent)
 - VRV Air Conditioning System (Optional at additional cost)
- Heating And Hot Water
 - Dual heating systems (hot air & radiators)
 - Common building boilers (Buderus, Chappee or equivalent)
 - Individual dual energy hot water bottle
 - Adequate capacity Individual hot water bottle
 - Energy meter for each apartment connected to central controller
- Plumbing
 - Polypropylene pipes inside apartment
 - European galvanized & steel pipes inside apartment
 - European PVC pipes for sewage & drainage

- Electrical
 - Complete electrical system to include stand by generator, grounding, lightning perspective system, videophone, TV and data outlets.
 - European Fixtures & sockets (Legrand, Vimar, Ticino or equivalent)
 - European breakers (Merlin Gerin or equivalent)
 - Provisions for EIB system (optional)

❖ Architectural Features:

Façade:

- solid concrete walls providing sound & thermal insulation

Glazing: High quality modular aluminum with flattened mesh panels

ALUMINUM DOORS AND WINDOWS, Grills, Balustrades & Glazing

Doors & windows : Aluminum powder coated profiles (Technal or equivalent)

Balustrades : Structural tempered or triplex glazing to balconies

Grills & louvers : Aluminum or equivalent

COMMON AMENITIES

Generator Power

Standby by electrical generators power supply (Doetz, Perkins or equivalent)

Load sharing module & automatic transfer switch panel board.

Elevators

8 high speed elevators (Mitsubishi /Sigma, Kone, Otis or equivalent)