

Architectural Features and Interior Finishes

FACADE

Solid concrete walls providing sounds & thermal insulation
Glazing: High quality modular aluminum flat-tinted mesh panels

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 Keramik, Duravit or equivalent sanitary wares
Sanitary Fixtures: Grohe or equivalent

KITCHEN CABINETS

High quality kitchen cabinets with PVC finish or laminated boards (Meker, Snaidorm, or equivalent)
Special granite worktops & up stands

DOORS AND CLOSETS

Main entrance: Solid wood door with natural veneer
Reception Area: Natural wood veneer doors
Bedrooms Area: Satin finish painted doors
Wardrobes: MDF Satin finish painted full height

GYPSON CORNICES AND SOFFITS

Combination of fixed Gypsum & removable wood false ceilings to corridors, reception area & bath-rooms

PAINT

Plaster and paint to all exposed walls and ceilings (Tintol, Sipes, Devco or equivalent)

AIR CONDITIONING

Central Split or ducted concealed units with heat pump (Carrier/Aisons or equivalent)
VRV Air Conditioning System (Optional at additional cost)

HEATING AND HOT WATER

Dual heating systems (hot air & radiators)
Common building boilers (Buderus, chappes 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 and lightning system, videophone, TV and data outlets
European Fixtures & sockets (Legrand, Vimar, Ticino or equivalent)
European breakers (Merlin Gerin or equivalent)
Provisions for RIB system (optional)

GENERATOR POWER

Stand by electrical generators power supply (Doets, Perkins or equivalent)
Load sharing module & automatic transfer Switch panel board.

ELEVATORS

8 high speed elevators (MitsubishiSigma, Kone, Otis or equivalent)

ALUMINUM DOORS, WINDOWS, GRILLS, BALUSTRADES & GLAZING

Doors & Windows: Aluminum powder coated profiles (Technal or equivalent)
Balustrades: Structural tempered or triple glazing to balconies
Grills & Louvers: Aluminum or Stainless steel
Glazing: Double Glazing