

❖ Project Features:

- Ground Floor: Entrance, gardens and visitors parking
- Floors 1-5: 3 apt/flr. (215m²-260m²)
- Floors 6-7-8: 4 duplex apt/flr. (275m²-319m²)
- Floors 9-10: 2 apt/flr. (368m²)
- Floors 11-12-13: 4 duplex apt/flr. (275m²-319m²)
- Floors 14-15-16: 2 apt/flr. (368m²)
- Floors 17: 4 duplex apt./flr. (275m²-319m²)
- Floors 18: Penthouse (735m²)
- Roof: Swimming Pool and Gym

- General Land Area: 2,842m²

- Underground: 3 basements

❖ Building Features:

- Central courtyard and landscaped gardens
- Automatic irrigation system for common gardens
- CCTV system to monitor building security
- Video Phone System
- Master antenna TV system and Satellite Dish
- 3 Underground parking basements
- 25 ground floor visitors parking spots
- Gym
- Rooftop Swimming Pool

- Roof top Club House
- Double height lobby ceiling
- Adequate irrigation system
- Drivers waiting area
- Storage room for each apartment
- Generators
- 4 elevator including service lift
- Additional parking spots available upon request
- Hose reel cabinets with fire pumps
- Lightning protection system
- Fire alarm detection
- Adequate water storage in basement and roof
- Building management system
- Electrical barriers for main entrance and parking operated by remote control
- Double walls providing sound and thermal insulation

❖ Architectural Features:

- Façade: Grey and white cladding combination, light fair faced concrete and composite aluminum panels, bush hammered reconstituted or marble tiles for walls
- Glazing: aluminum with double glazing
- Balustrades: Laminated tempered clear glass and aluminum doors and windows of high quality European profile(Technal/Folda)

- Structure: anti-seismic design in accordance with the latest codes and standards
- Woodworks: light maple and dark schemes for all solid and veneered doors. Closets and vanity units

❖ Interior Features

- Floors:
 - Reception Area: High quality reconstituted (160×120 cm) marble with borders & 12 cm heights skirts
 - Bedrooms: High quality reconstituted (160×120 cm) marble with borders for floors & 12 cm height skirts
 - Kitchen Area: 60×60 cm first choice ceramics
- Bathrooms:
 - Master & guest room :High Quality Ceramic tiles
 - Children : high quality ceramic tiles
 - Maid's: 30×30 cm good quality porcelain tiles
- Sanitary Wares and Fixtures:
 - Sanitary Wares: Keramag/Ideal standard / or equivalent
 - Sanitary Fixtures : Grohe or equivalent
- Kitchen Cabinets
 - High quality kitchen cabinets with PVC finish or laminated boards (Meker or equivalent)
 - Special granite worktops & up stands

- Doors & Closets
 - Solid wood veneer finish for entrance door
 - Hollow core MDF veneer finish for all internal doors and closets

- Gypsum Cornices & False Ceiling (Optional)
 - Gypsum Cornices & Soffits
 - Combination of fixed Gypsum & removable wood false ceilings to corridors & bathrooms

- Paint
 - plaster and paint to all exposed walls and ceilings (Tinol 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
 - Dual heating systems (hot air & radiators)
 - Common building boilers (Buderus or equivalent) or individual Gas boiler for each apartment (upon request), (Optional at additional cost)
 - Dual heating system for domestic hot water (boiler & Electrical)
 - Adequate capacity Individual hot water bottle

- Plumbing and Hot Water
 - Individual dual energy hot water bottle (Polypropylene pipes) for each apartment
 - European galvanized & steel pipes
 - European PVC pipes for sewage & drainage

- Electrical
 - Complete electrical system to include stand by generator, grounding, lightning perspective system, videophone etc..
 - European Fixtures & sockets (Legrand or equivalent)
 - European breakers (Merlin Gerin or equivalent)
 - European Lightning fixtures for internal & external areas

- Generator Power
 - Stand by electrical & generators power supply
 - Generators & sound proof enclosures (Doetz, Perkins or equivalent)
 - Load sharing module & automatic transfer Switch panel board

- Elevators
 - 3 high speed elevators (8 persons-1.75 to 2m/sec- Mitsubishi/Sigma, Kone, Otis or equivalent)
 - 1 Service elevator of large capacity (1,000 kg- 1 to 1.2 m Mitsubishi/Sigma, Kone, Otis or equivalent)