

## **I. Internal Finishes:**

### **A- Floor Tiling:**

- **Living, bedrooms & kitchen:**
  - Reception floor area: cut to size first choice marble "**Botticino**" or similar (Budget USD 80/m<sup>2</sup>)
  - Bedrooms: Laminated French oak wood parquet or "**Botticino**" 50x50cm or 40x40cm (budget USD 50/m<sup>2</sup>)
  - Kitchen floor area: 60 x 60cm Ceramic tiles, Granite or Corian Countertops, wall 30x60cm ceramic tiles.
- **Bathrooms:**
  - Master and guest bathrooms: first choice white marble or similar (Budget USD 80 / m<sup>2</sup>).
  - Children bathrooms: first choice ceramic 60x60cm and 30x60cm wall & floor (budget USD 40/m<sup>2</sup>)
  - Maid's WC: 30x30cm ceramic tiles floor & wall.

### **B- Sanitary wares and fixtures:**

- Master, guest and bedrooms 1&2: **Duravit** model Duraplus or **Keramag** or similar.
- Mixers **Grohe** model Quadra or **Hansgrohe** model Focus S or similar.
- Aluminum Radiators in each room.

### **C- Kitchen cabinets:**

- High quality Kitchen cabinets – Etamco (Khoury home), Granite Top (Budget per Kitchen USD 10,000) appliances not included.

### **D- Doors and Closets:**

- Reinforced solid core wood door for entrance.
- MDF wood doors, oak wood veneer with polyurethane varnish or paint finish.
- Oak veneer or painted wood for closets doors, polyurethane varnish, Melamine shelves and Interior.
- **Valli & Valli** door handles or similar.

### **E- Paint:**

- Latex base acrylic paint to all walls & ceilings – Tinol, Sipes or similar.

## **II. External specifications and common area of the building:**

### **A- Elevators:**

- 2 High speed Elevators (**Mitsubishi**, NexWay-S AP).
- 1 High speed service Elevator (**Mitsubishi**, Elenessa AP).

### **B- Aluminum doors & windows, Shutters & Balustrades:**

- Double glazed Technal GX profile 6 x 10 x 6 clear glass.

### III. Electrical and Mechanical:

#### A- Air conditioning:

- First choice VRV air conditioning for bedrooms and central for living (**Daikin / Hitachi** or similar).

#### B- Heating:

- European made general central caloric boiler (Buderus, de Dietrich or Viessmann) gas or fuel.

#### C- Hot water:

- General caloric boiler as mentioned above plus individual hot water tank with electrical Thermostatic resistor in each apartment.

#### D- Solar System:

- European made general vacuum tubes solar system coupled with above.

#### E- Plumbing:

- Polypropylene pipes inside the apartments for heating and hot water.
- PVC for drainage and cold water distribution.

#### F- Electrical:

- European fixtures and sockets (Le Grand/ B-Ticino /Vimar or equivalent).
- European breakers (Merlin Gerin or equivalent).

#### G- Generator:

- Standby generators: 2 x 200 KVA approx. (Cummins or equivalent).

#### H- General:

- Building management system.
- Water well with adequate water storage.
- Water treatment softener plant.
- Fire detection system in all apartments' kitchen and entrance.
- Fire detection with sprinklers fire fighting system in all underground levels.
- Automatic gate door.
- Video phone.
- Surge protection (Earthing / Grounding)
- Ventilation and smoke management system for underground levels.
- Master antenna TV system.