

## **A- GENERAL DESCRIPTIONS**

- 2 parking spots per apartment.
- Spacious storage room.
- Artesian wall.
- Building structure designed in compliance with international code of practice for earthquake resistance.

## **B- BUILDING ARCHITECTURAL SPECIFICATIONS**

### 1- Block work

- External, double walls of 15cm and 10 cm thickness with 5cm void in between.

### **2- Waterproofing**

- All roofs and Parking Areas are waterproofed by SBS modified membrane
- A protective coating for all facades.

### **3- Cladding**

- High quality natural stones mechanically fixed for walls.
- Aluminum Composite panels and Aluminum Louvers.

### **4- Curtain walls**

- Manufacturers design **VISTA WALL**.

### **5- External Aluminum Doors & Windows**

- Aluminum **VISTA WALL**
- Double Glazing (6mm-8mm-6mm)
- Aluminum rolling shutters electrically motorized by **SOMFY** or equivalent

### **6- Flooring**

- Parking area: screed & epoxy.
- Technical area: ceramic tiles UNICERAMIC or equivalent.
- Roof area: **MOSAIC** concrete tiles.

### **7- Lifts / Elevators**

- 2 High speed passenger Elevators for each block **mitsubishi**.

## **C- ELECTROMECHANICAL**

### 1- Air conditioning

- **LG VRE System** OR equivalent high efficiency air cooled cooling heating unit [CLIMATIC CONTROL].

### **2- Hot Water**

- Storage hot water tank.

### **3- Plumbing**

- Polypropylene inside the apartments.
- UPVC pipes to European standards for sewage and drainage.

### **4- Electrical**

- European electrical wiring accessories: **VIMAR IDEA** or equivalent.
- Emergency exit lighting in staircases and all common areas.
- Generators running in parallel supplying full emergency: **PERKINS**, or equivalent.
- Wires and cables, Cables du Liban or equivalent
- Electrical panel boards equipped with earth-leakage protection according: **GENERAL ELECTRIC, MERLIN GERIN** or equivalent.
- Earthing system for all equipment and socket outlets.
- Videophone entry control system: **PANASONIC** or equivalent.
- Lightning protection system: **PARAFOUDRE AND PARATONER.**
- Fire alarm detection in common areas.
- Collective antenna TV system for local: **PHILIPS**, or equivalent.
- CCTV monitoring system: **SIEMENS** or equivalent
- Electrical parking door with remote control.

#### **D- INTERIOR ARCHITECTURAL SPECIFICATIONS**

##### **1- Waterproofing**

- All water Areas are treated with special rubber paint.

##### **2- Tiling / Floors**

- Reception area: Marble 60x60cm, 2cm thickness **CRÈME MARFILLE** or equivalent.
- Kitchen area: European ceramic tiles OR EQUIVELANT.
- Bedrooms: European ceramic tiles OR EQUIVELANT..
- Reception balconies: 60x60cm marble, 2cm thickness **CRÈME MARFILLE** or equivalent.
- Bathrooms: First choice European ceramics for all bathrooms.
- Maid Bathroom: Local ceramic tiles.

##### **3- Painting**

- 3 coats of putty & 3 coats of paint, **TINOL.**

##### **4- Interior ceiling**

- Moisture proof gypsum boards in living areas, entrance, corridors & kitchen area. Decorative cornices for living areas. (**knauff or lafarche**)

##### **5- Wood works**

- **Indoor Doors:**  
Solid wood for main entrance and reception door. Solid oak with mdf panels for all other doors.
- **Kitchen cabinets**  
Carcass and under sink unit are **MELAMINE.**

**Doors:** Veneer painted with Polyethylene.

**Work Tops:** Granite backsplash with stainless steel sink

##### **7- Sanitary fixtures and Wares**

- **Sanitary Fixtures:** **GROHE** or equivalent.
- **Sanitary Wares:** Wall hung **TOTO** or equivalent.