

General

•Foundation and Superstructure

Reinforced concrete raft foundation with concrete grid superstructure

•External building walls

Made with bricks and coated with weather shield emulsion paint

•Internal building walls:

Made with bricks and skim coated with emulsion paint

•Ceiling:

Skim coated soffit with emulsion paint
10ft height

Living / Dining / Corridor

•Floor

Imported porcelain tiles along with 100mm high tile skirting in living & dining

•Wall

Smooth plaster skim coat with emulsion paint finish

•Ceiling

Skim coated soffit with emulsion paint

Master Bedroom

•Floor

Imported porcelain tiles along with 100mm high tile skirting in living & dining

•Wall

Smooth plaster skim coat with emulsion paint finish

•Ceiling

Skim coated soffit with emulsion paint

•Wardrobe

Italian made GIESSEGI wardrobe, with hanging rails, shelves and soft closing

Other Bedrooms

•Floor

Imported porcelain tiles along with 100mm high tile skirting in living & dining

•Wall

Smooth plaster skim coat with emulsion paint finish

•Ceiling

Skim coated soffit with emulsion paint

Kitchen

•Floor

Imported porcelain tiles along with 100mm high tile skirting in living & dining

•Wall

Smooth plaster skim coat with emulsion paint finish

•Ceiling

Skim coated soffit with emulsion paint

•Fittings

Italian made STOSA designer kitchen with Quartz stone worktop

- 4 burner electric hob & extractor
- Integrated Oven/Microwave
- Chrome plated mixer taps
- Stainless steel single bowl, single drain sink
- Provision for Washing Machine, Dish washer, and Fridge Freezer

Doors

•Entrance

Solid timber door with imported stainless steel ironmongery

•Bedroom

Solid timber doors with imported stainless steel ironmongery

•Bathroom

Waterproof coated solid timber doors with imported stainless steel ironmongery

•Service Entrance

Waterproof coated solid timber door with imported stainless steel ironmongery

•Balcony

Powder coated aluminium doors with double glazed clear glass

Bathrooms

•Floor

Non-slippery mat finished imported porcelain tiles

•Wall

Imported porcelain tiles on all wall surfaces

•Ceiling

Skim coated soffit with emulsion paint

•Fittings

Imported basin, basin faucet, mixer shower, toilet & accessories

Tempered clear glass shower door, with chrome towel rail

Wood finish wall hung vanity unit with soft closing drawers

Windows

•Living/Bedroom

Powder coated aluminium tilt windows with double glazed glass

•Kitchen/Bathrooms

Powder coated aluminium windows with clear coat glass.

Balcony

•Floor

Anti-skid imported porcelain tile

•Wall

Plaster skim coat with weather shield emulsion paint

•Railing

Stainless steel frame with 12mm tempered glass

Utility / Maids Room

•Floor

Imported porcelain tiles along with 100mm high tile skirting in living & dining

•Wall

Smooth plaster skim coat with emulsion paint finish

•Ceiling

Skim coated soffit with emulsion paint

Water Heating

Independent geyser in kitchen and each bathroom (excluding service bathroom)

Air-Conditioning

Split type air conditioning units for the living/dining and all bedrooms (expect utility room).

Fans

Ceiling fans for the living / dining area and all bedrooms.

Elevators

02 x Passenger/Service Elevators

Electricity

Three phase electricity with a 24-hour standby 100% back-up power generator (sound proof)

Circuit protection. Copper electrical wiring throughout in concealed conduit with adequate provisions for light points, T.V. and telephone sockets with fibre line.

Water

Individually metered main water supply.

TV / Telephone / Fire Safety / Security System

- TV System: Satellite Master Antenna (SMA) TV and provision for other satellite TV
- Fibre to the home (FTTH) solution for telephone, with broadband and IP TV ready
- TV and Telephone sockets in living room and master bedroom
- Smoke alarms installed in each apartment
- Central video door phone system
- CCTV cameras in common areas
- 24-hour security guard
- Intercom system

Earthing & Lighting Protection

Lighting protection system in accordance with the local authority standards

Waterproofing

Waterproofing in Bathrooms, Toilets, Balconies, and Roof terraces.

Recreation Facilities

- Gym
- Roof top garden and pool
- Sundeck at the roof terrace / Club house at the roof terrace

Common Areas

- Visitor waiting area on the ground floor
- Lockable letter box for each apartment
- Property management office
- Visitor Toilet and disable toilet
- Driver's toilet and shower room
- Temperature controlled garbage collection room

Stand by Power

24-hour standby 100% back-up power generator (sound proof)

Driveway & Car Park

- Allocated car parking on ground floor and first floor
- Individually metered electric car charge points at each parking space
- Car parks and driveways shall be of reinforced concrete
- Two car hoists