

# Specifications & finitions

- Concrete strip footings as per Engineer's specification and drawings.
- External walls to be of 200mm blocks with cement plaster rendering.
- Internal walls to be of 200-100mm blocks with cement plaster rendering.
- One coat of binder and three coats of emulsion paint for internal walls and anti-fungus paint for external walls.
- Stone cladding to walls shall be used as a decorative feature.
- All windows and sliding doors shall be in powder coated aluminium extruded sections.
- Shower doors and glazed frameless panels shall be of toughened glass.
- Kitchen shall be modern, fully fitted and equipped with Bosch appliances. Table top shall be in quartz with 100mm upstands.
- Kitchen appliances shall include integrated oven, microwave, fridge freezer, freestanding hood, washer, dryer and induction plate. Sink shall be under-mount with designer faucet.
- All bathrooms shall be fitted with Villeroy & Boch sanitary wares and Vado tapwares.
- 'Made in Spain' tiles shall be fixed to all floors internally and externally and on walls in shower area.
- Balconies shall have tempered frameless glass balustrade.
- All switches and sockets shall be Legrand Arteor white type.
- All bedrooms and living room shall have power points for ceiling fans.
- All bedrooms will be provided with cupboards made of engineered wood with either veneer finish or lacquered paint with shelves and/or hangers.
- Entrance door to apartment unit will be made of solid timber.
- Internal doors will be made of engineered wood with either veneer finish or lacquered paint.
- Air-conditioners of split type shall be provided and installed in all bedrooms.
- Provision shall be made for satellite TV in living and master bedrooms.
- 200lts solar water heater with electrical booster shall be provided for each apartment unit.

## Amenities and external works

- All Ground + 2 blocks shall be supplied with passenger lift.
- Phase 1 of the project will comprise of a club house, swimming pool with surrounding decking and a tennis court.
- The 3 bedroom apartment will have two dedicated parking slots. All other apartment types will be allocated one parking slot.
- A standby generator shall provide power for essential services in case of power failure.
- Pressurized water will be supplied through a central underground water tank.
- CCTV camera system shall be installed at specific points based on risk assessment by specialist.
- Landscaping shall consists of partial grassed lawns with trees, shrubs and decorative plants.
- Driveways, pathways and parking bays shall be a combination of premix asphalt, grasscrete pavers and slabs.
- An intercom system will be installed for each apartment unit which will be connected to the main security cabin.

