

## GENERAL SPECIFICATION

### STRUCTURE:

- Seismic resistant structure designed according to international codes with the applicable requirements.

### EXTERIOR FINISHES:

- Facades finished with natural stone (Talamarone & Slate) cladding and waterproof granular paint.
- False ceiling to all balconies.
- External double walls.
- Double glazing aluminum windows and doors, with aluminum electric shutters by Folda.

### INTERIOR FINISHES:

#### FLOOR FINISHING:

- Reception and living areas: imported Italian Botticino marble of 82x84cm
- Bedrooms, kitchen and related balconies: 1<sup>st</sup> choice imported ceramic tiles.

#### TOILET FINISHING:

- Master and children bathrooms finished with 1<sup>st</sup> choice imported ceramic tiles.
- Marble counter top for guest toilets.

#### WALLS AND CEILING FINISHING:

- Painting of walls and ceilings shall be first quality material, 3 coats of putty for reception areas and 2 coats of putty for other areas.
- Water proofing membrane in all bathrooms and roofs

#### CARPENTRY AND WOOD WORKS:

- Kitchen cabinets: high quality water resistant melamine cabinets and shutters with PVC edge from Kitchinova. Granite counter top with stainless steel sink.
- Main entrance door: made of solid natural beech wood.
- All internal reception area doors and wardrobes: solid wood frame with natural wood veneered leaves and painted leaves for the bedrooms areas.
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#### MECHANICAL INSTALLATIONS:

- The sanitary fixtures and the mixers are high quality origin of (German) Laufen & Grohe.
- Heating System: Radiators, boiler, burner, and circulating pumps.
- PPR pipes for all concealed water installations.
- Solar Energy system provisions are provided for every apartment.

#### ELECTRICAL INSTALLATIONS:

- The wiring devices (switches, sockets, etc...) are Legrand mosaic45 or equivalent.
- Provisions for emergency power supply shall be provided.
- Provisions for dish and TV shall be provided in all rooms.
- Provisions for indirect lighting are located behind the lobby consoles, lobby & living room ceiling, and behind the dining dresser.
- All bedrooms have the electrical sockets lay out for both a king size bed and two single beds.
- Low voltage spot lights to areas with false ceiling and single bulb to all rooms to enable individual owners' future selection.
- Video intercom system Urmet or equivalent.
- Lighting protection system.
- Earthing system has been installed for safety of wet areas.

#### **COMFORT:**

- 2 underground parking space.
- 1 storage room 1<sup>st</sup> basement level.
- Exterior double walls.

#### **SECURITY:**

- Gates with remote control for parking entrances.
- Security doors for main entrance lobby.

#### **ALUMINUM:**

- Profile Sidem 2000.

#### **MAIN LIFTS:**

- Load: 480 kg
- Persons : 6
- Speed: VVF 1.0m/s
- Doors: automatic with central opening
- Make: Schindler or equivalent

#### **A/C:**

- Provisions for split and concealed units provided in all rooms using European copper pipes with 6 colored control cables.
- Provisions for AC compressor units to be located on the roof for all the front elevation rooms

#### **ITEMS NOT INCLUDED IN THE WORKS/CONTRACT:**

- Bedrooms / bathrooms closets.
- EDL fees, connection, power meter.
- Water supply fees, connection.

**Note: All the specs can be modified as per project requirement.**