

1- Residential Area

Entrance, living, dining room:

- Floor: 1st choice glossy non slip ceramic tiles 60x60
- Walls: plaster & paint
- Ceiling: false ceiling

Living balcony:

- Floor: 1st choice glossy non slip ceramic tiles 60x60
- Walls: plaster & paint
- Ceiling: plaster & paint

Kitchen:

- Floor: 1st choice matte ceramic tiles 60x60
- Walls: plaster & paint
- Ceiling: plaster & paint

Bedrooms corridor:

- Floor: 1st choice matte ceramic tiles 60x60
- Walls: plaster & paint
- Ceiling: false ceiling

Master, bedrooms:

- Floor: 1st choice matte ceramic tiles 60x60
- Walls: plaster & paint
- Ceiling: plaster & paint

Master, bedrooms balcony:

- Floor: 1st choice matte ceramic tiles 60x60
- Walls: plaster & paint
- Ceiling: plaster & paint

Master & bedrooms bathrooms:

- Floor: 1st choice matte ceramic tiles 30x60
- Walls: 1st choice matte ceramic tiles 30x60
- Ceiling: false ceiling.

Guest bathroom:

- Floor: 1st choice matte ceramic tiles 30x60
- Walls: 1st choice matte ceramic tiles 30x60
- Ceiling: false ceiling

Maid room:

- Floor: ceramic tiles 20x20
- Walls: plaster, acrylic paint
- Ceiling: plaster & paint

Maid toilet:

- Floor: ceramic tiles 20x20
- Walls: ceramic tiles 20x20
- Ceiling: false ceiling.



2- Mechanical & Electrical Outlines Specs

HVAC system:

- Salon, dining & bedrooms
All copper and drainage installation
- Exhaust fans for toilets
- Exhaust outlet for kitchen hood

Heating system:

- All plumbing installation in apartment to boilers room, excluding fixtures

Drainage system:

- UPVC pipes & fittings for sewage, rain water systems and venting systems

Domestic water system:

- Galvanized steel pipes for cold, hot water, potable water system external network
- PPR cold water pipes inside apartment
- PPR hot water pipes
- Individual electrical water heater for each apartment, with insulation
- Suitable for solar energy

Plumbing fixtures:

- Sanitary wares

Master bedroom toilet:

- Sanitary wares (wall type): Laufen or equivalent
- Sanitary fixtures: Grohe or equivalent

Bedrooms toilets:

- Sanitary wares (floor type): Laufen or equivalent
- Sanitary fixtures: Grohe or equivalent

Guest toilet:

- Sanitary wares (wall type): Laufen or equivalent
- Sanitary fixtures: Grohe or equivalent

Maid room toilet:

- Sanitary wares (floor type): Lecico or equivalent
- Sanitary fixtures: Hansgrohe or equivalent

Electrical wares:

- Electrical outlets and wiring devices: Le Grand
- Suitable for automation system
- Cables :Liban cable
- Video interphone system

3- Aluminum Works

- Sidem 2000 aluminum profile for doors and windows with double glazing
- Balustrades: laminated glass with aluminum handrails
- Motorized monobloc

4- Masonry Works

- 10 cm cement blocks for interior partition
- Double walls 10,5,10 cm for outdoors perimeter.

5- Wood Works

Doors:

- Main entrance door: veneered oak wood panels as per architect design
- Reception doors: veneered oak wood panels as per architect design
- Bedrooms doors: MDF polyurethane painted panels as per architect design

Closets:

- Laminate cabinets

Kitchens:

- Laminate high resistance units & cabinets or equivalent
- Hard top-granite or equivalent

6- Villa Outdoor Specs

Elevations:

- Plaster, external stone cladding & texture paint

Roof:

- Bricks tents as per elevation design

Parking:

- Two private parking spots

Garden:

- Private garden

7- Compound Area Facilities

- 24 hours high level of security & CCTV surveillance
- External lighting as per landscape design
- Special handicaps facility.
- Swimming pools
- Gym
- Tennis, basket, mini-foot courts
- Public gardens