

# Ward 9 to 12

## General Specifications

### A. Structure:

1- Seismic resistant structure designed according to UBC code with the applicable requirement.

### B. Exterior Finishes:

- 1- Facades finished with stone cladding and waterproof granular paint.
- 2- External Double Walls.
- 3- Double-glazing aluminum windows and doors, along with electrical Aluminum rolling shutters or louvers.
- 4- The building entrance will be finished with high quality decorative materials.

### C. Interior Finishes:

#### 1- Floor finishing:

- a. Reception areas & related balconies: Botticino marble or equivalent.
- b. Bedrooms, kitchen and related balconies: 1st choice imported ceramic tiles.

#### 2- Toilets finishing:

- a. Master and children bathrooms finished with 1st choice imported ceramic tiles.
- b. Guest Toilet finished with marble tiling and paint.
- c. Marble counter top with vanity units.

#### 3- Walls & Ceiling finishing:

- a. Gypsum board false ceiling for pathways, moisture resistant for wet areas.
- b. Painting of walls and ceilings shall be 3 coats of putty for reception areas and 2 coats of putty for other rooms.

#### 4- Waterproofing:

- a. Waterproofing in all bathrooms, balconies, terraces and roof.

#### 5- Carpentry and Wood works:

- a. Kitchen Cabinet: High quality water resistant melamine cabinets and shutters with PVC edge. Granite counter top with stainless steel sink.
- b. Main Entrance Door: Solid wood frame with natural wood veneered leaves.
- c. Internal Doors: Solid wood frame with natural wood veneered leaves.
- d. Wardrobes: Melamine box with PVC edge and veneered leaves.

#### **D. Mechanical installations:**

- 1- The sanitary fixtures and the mixers will be of high quality European origin Duravit & Hans Grohe or equivalent.
- 2- PPR pipes for all concealed water installations.
- 3- Individual gas heating system.
- 4- Solar heating system.
- 5- Air conditioning: AC ducted split units in the reception, dining, living room and bedrooms, Mcquay or equivalent.

#### **E. Electrical installations:**

- 1- The wiring devices (switches, sockets, etc...) are Legrand Arteor or equivalent.
- 2- Power supply shall be provided from EDL and the project's power generating plants.
- 3- Dish and TV channels connections shall be provided by the project facility management firm.
- 4- Low voltage spot lights to areas with false ceiling and single bulb to all rooms to enable individual owners' future selection.
- 5- Video intercom system Samsung or equivalent.
- 6- Lightning protection system.
- 7- Fire alarm and detection system.

#### **F. Others:**

- 1- An independent storage room in the basement
- 2- Parking space in ground floor level.
- 3- Chimney provision.
- 4- The roof floor shall be delivered as a loft area with the following finishes: ceramic tiles, paint and external aluminum works. Necessary provisions shall be provided for sanitary fixtures and kitchen installations.