



Technical Specifications

Hazmieh Platinum City

Plot 799

Developer: Michel Jean Asmar

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1-COMMON AREA

Access Area

- Main Entrance & Lobby - Floor: 1st choice Marble Tiles / Walls: 1st choice Marble Tiles
Ceiling: False Ceiling.
- Stairs - Steps & Risers: Local Marble Tiles / Walls: Paint / Ceiling: Paint

Service Area

- Parking - Floor: Epoxy paint / Walls & Ceiling: Anti-carbonation paint.
- Storage Rooms: Walls & Ceiling: Plaster & Paint. Electricity: Linked to apartment.

2- RESIDENTIAL AREA

- Entrance (Apart. Lobby) - Floor: 1st Choice Glossy non slip Ceramic Tiles (60X60)
Walls: Plaster & Paint / Ceiling: False Ceiling
- Salon, Dining, & Living room - Floor: 1st Choice Glossy non slip Ceramic Tiles (60X60)
Walls: Plaster & Paint / Ceiling: False Ceiling
- Kitchen - Floor: 1st Choice non slip Ceramic Tiles (45X45)
Walls & Ceiling: Plaster & Paint
- Bedrooms Corridor - Floor: 1st Choice Matt Ceramic tiles (60x60)
Walls & Ceiling: Plaster & Paint
- Master & Bedrooms – Floor: 1st Choice Matt Ceramic tiles (60x60)
Walls & Ceiling: Plaster & Paint
- Master & Bedrooms Toilet- Floor: 1st Choice non slip Ceramic Tiles
Walls: 1st Choice Glazed Ceramic Tiles / Ceiling: Plaster & Paint
- Maid Room- Floor: 20x20 local ceramics / Walls & Ceiling: Plaster & Paint
- Guest Toilet - Floor: 1st Choice non slip Ceramic Tiles / Walls: 1st Choice Glazed Ceramic
Tiles / Ceiling: Plaster & Paint
- Maid Toilet - Floor: 20x20 local ceramics / Walls: 20x20 local ceramics
Ceiling: Plaster & Paint
- Balconies - Floor: 1st Choice Glossy non slip Ceramic Tiles (60X60) same as reception
Walls & Ceiling: Plaster & Paint

3- MECHANICAL & ELECTRICAL OUTLINES SPECS

HVAC System

- Salon, Dining & Bed Rooms – All Copper and Drainage installation.

Heating System

- All plumbing installation in apartment arriving to boilers' room.

Sanitary wares

- Polypropylene pipes (api) for hot and cold water systems embedded in walls and under tiles.
- Master Bedroom Toilet-Sanitary Ware (Wall Type): Ideal Standard, ROCCA or equivalent.
Sanitary fixtures: Hansgrohe, ROCCA or equivalent
- Bedrooms Toilet - Sanitary Ware (Floor Type): Ideal Standard, ROCCA or equivalent.
Sanitary fixtures: Hansgrohe, ROCCA or equivalent
- Guest Toilet-Sanitary Ware (Wall Type): Ideal Standard, ROCCA or equivalent.
Sanitary fixtures: Hansgrohe, ROCCA or equivalent
- Maid Room Toilet: Sanitary Ware: Lecico local type.

Electrical wares

- Earthing System: Independent Earthing System for each Building with related Switches and Circuit Breakers.
- Lightning System: Lightning System for all Buildings with related Heads, Cables, Switches and Circuit Breakers.
- Video Interphone system.
- Remote control for Parking gate – individual.
- Handicaps access facility.
- Elevators: Luxurious passengers elevator VVVF, ELIANOR or equivalent.

4- Aluminum Works

- Sidem 2000 Aluminum profile with double Glazing.
- Monobloc in Bedrooms area only.

5- Masonry Works

- 10cm cement blocks for interior partition.
- Double walls for outside perimeter.

6- Wood Works

- Main Entrance Door: Veneered fresh Oak wood as per architect design or equivalent.
- Internal Doors & Closets: MDF stain painted full height doors.

Kitchens

- LAMAICA EAGGER Units & Cabinets or equivalent.
- Hard Top – Granite or equivalent.
- Electrical and Sanitary installation for oven, refrigerator, washing machine and dryers.

7- BUILDING OUTDOOR SPECS

Facade

External Cladding & Texture plaster as per façade design.

Roof

Brick Tents as per façade design.

8- COMPOUND AREA FACILITIES

- Secured Gates & Fences on 24 hours rate.
- External lighting facilities and decorative ext. lighting fixtures.
- Under roof storage facility.
- Two secured parking spaces for each apartment.
- Special Handicaps facility.

Owner's Approval and Signature

Client's Approval and Signature