



## COMMON AREA :

### Access area

\*Main entrance lobby: -Floor: 1st choice marble tiles 60x60 -Walls: 1st choice marble tiles & acrylic paint  
-Ceiling: False ceiling

\*Stairs-steps & risers -Floor: Local natural stone tiles -Walls: Plaster & paint -Ceiling: Plaster & paint

### Service area

\*Parking: -Floor: Epoxy paint -Walls & ceiling: Plaster & paint

\*Storage rooms: -Floor: Ceramic tiles -Walls & ceiling: Plaster & paint

\*Kitchen: -Floor: 1st choice matt ceramic tiles 60x60 -Walls: Plaster & paint, tiles over counter top -  
Ceiling: Plaster & paint

\*Bedrooms corridor: -Floor: 1st choice matt ceramic tiles 60x60 -Walls: Plaster & paint -Ceiling: False ceiling

\*Master, bedrooms: -Floor: 1st choice matt ceramic tiles 60x60 -Walls: Plaster & paint -Ceiling: Plaster & paint

\*Master, bedrooms balcony: -Floor: 1st choice matt ceramic tiles 60x60 -Walls: Plaster & paint -Ceiling: Plaster & paint

\*Master & bedrooms bathrooms: -Floor: 1st choice matt ceramic tiles 60x60 -Walls: 1st choice glossy ceramic tiles 30x60 -Ceiling: False ceiling

\*Guest bathroom -Floor: 1st choice matt ceramic tiles 60x60 -Walls: 1st choice glossy ceramic tiles 30x60 -Ceiling: False ceiling

\*Maid room : -Floor: Ceramic tiles 20x20 -Walls: Plaster, acrylic paint -Ceiling: False ceiling

\*Maid toilet : -Floor: Ceramic tiles 20x20 -Walls: Ceramic tiles 20x20 -Ceiling: False ceiling

## 2 RESIDENTIAL AREA:

\*Entrance: -Floor: 1st choice glossy non slip ceramic tiles 60x60 -Walls: Plaster & paint -Ceiling: False ceiling

\*Living, dining room: -Floor: 1st choice glossy non slip ceramic tiles 60x60 -Walls: Plaster & paint -Ceiling: False ceiling

\*Living, dining room balcony: -Floor: 1st choice glossy non slip ceramic tiles 60x60 -Walls: plaster & paint -Ceiling: plaster & paint

## 3 MECHANICAL & ELECTRICAL OUTLINES SPECS :

\*HVAC system : -Salon, dining & bedrooms -All cooper 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

\*Plumbing fixtures

-Sanitary wares -Master bedroom toilet: Sanitary wares (wall type): Ideal standard, ROCCA or equivalent Sanitary fixtures: Hansgrohe, ROCAA or equivalent -Bedrooms toilets: Sanitary wares(floor type): Ideal standard, ROCCA or equivalent Sanitary fixtures: Hansgrohe, ROCAA or equivalent -Guest toilet: Sanitary wares (wall type): Ideal standard, ROCCA or equivalent Sanitary fixtures: Hansgrohe, ROCAA or equivalent -Maid room toilet: Sanitary wares(floor type): Ideal standard,ROCCA or equivalent Sanitary fixtures: Hansgrohe, ROCAA or equivalent

\*Electrical wares -Earthing system: independent earthing system for each building with related switches and circuit breakers -Electrical outlets and wiring devices: le Grand -Cables: liban cable -Video interphone system -Remote control for parking gate – individual -Elevators: Luxurious passengers elevator VVVF, ELIANOR or equivalent

## 4 ALUMINUM WORKS:

\*Sidem 2000 aluminum profile for doors and windows with double glazed \*Balustrades: laminated glass with aluminum handrails \*Monobloc in bedrooms area only, provision to be motorized

#### 5 MASONRY WORKS:

\*10 cm cement blocks for interior partition \*Double walls 10, 5, 10 for outdoors perimeter

#### 6 WOOD WORKS :

Doors \*Main entrance door: Veneered oak wood pannels as per architect design \*Reception doors: Veneered oak wood pannels as per architect design \*Bedrooms doors: MDF satin painted pannels as per architect design

Closets \*Egger chipboard laminate cabinets kitchens \*Egger chipboard laminate high resistance units & cabinets or equivalent \*Hard top–granite or equivalent

#### 7 BUILDING OUTDOOR SPECS:

Elevations:

Plaster, external stone cladding & texture paint

Roof:

Bricks tents as per elevations design

#### 8 COMPOUND AREA FACILITIES:

\*Security gates & fences on 24 hours rate \*External lighting and decorative exterior lighting fixtures

\*Two secured parking \*Special handicaps facility