



## General Specifications

### External Walls

Non-structural double fair faced concrete walls.

### Water proofing works

A complete waterproofing system based on hot applied SBS elastomeric membrane for basement walls and roof tops.

Elastic Cement-based waterproofing system for Pool and Water tanks.

### Plastering works

2 coats of ready mixed plaster with spatterdash coat and wire mesh where required.

N.B: exterior and interior plastering to be worked using no more than 3m board.

### Painting works

Walls finished in smooth paint. 3 coats of putty & 3 coats of paint: Tinol or equivalent.

### Flooring

Reception area: Ceramic tiles.

Bedrooms: Wood textured Ceramic tiles.

Bathrooms: Ceramic tiles.

Kitchen: Ceramic tiles.

### Wood works and Doors

Solid Wood Frame with Veneered wood leaf for Entrance door and reception area.

Solid Wood frame with Painted MDF leaf doors for Bedrooms area.

### Electrical works

European electrical wiring accessories: Gewiss, Electrocanali or equivalent.

Wires and cables: Liban cables. Earthing system. Surge protection system.

Collective antenna TV system. Generators for backup power supply.

### Sanitary works

Polypropylene for water supply pipes. UPVC pipes for drainage and sewage.

High quality Mixers: Ideal Standard or equivalent.

High quality sanitary wares: Ideal Standard or equivalent.

**Heating/AC**

Split units in living area and bedrooms.  
Aluminum radiators in reception, living and bedrooms.  
Aluminum towel dryer in Master and Kids bathrooms.

**External Cladding**

Travertino texture finish and WPC or equivalent cladding as per Architect's design.

**External Doors & windows**

Powder coated Aluminum with clear Double-glazing.

**Kitchen**

Countertop: Resin or marble.  
Cabinets: MFC Egger, Kronoswiss or equivalent.

**Swimming pool**

Each building will have a swimming pool on the roof with WPC wood finish tanning area.

**Smart Home Automation**

Reservation for WIFI based Smart System.

**False Ceiling**

Gypsum board false ceiling at entrance, corridors and bathrooms.

**Roof Furniture**

Roof top deck furniture as per Architect selection.