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, Electtrocanali 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.