

1.0 ARCHITECTURE

- Multi leveled reinforced concrete super-structure with coffer type slab infill, full height concrete block walls
- 2 blocks of residential apartments are serviced by security controlled lobbies
- Dedicated covered parking area (residents parking bays and visitors parking bays) within building structure
- Each floor has 8 units per floor and is accessed via 2 passenger lifts and a dedicated service lift per block
- Floor to floor height of 3,500mm and clear structural height of 3,000mm. Floor to ceiling height of 2,650mm
- Open central lobby spaces within each residential apartment block with glazed skylights above
- Building façade to be treated with Marmoran Acrylic Coatings
- Emergency backup generator power
- Emergency water storage capacity for 3 days

2.0 INTERIOR FINISHES

2.1 Interior Wall Finish

- For the entrance , TV, living / dining areas and bedrooms: One coat plaster, plaster skim coat and 2 coats paint
- For the kitchen, laundry, guest bathroom and bathrooms: Grade A ceramic tiles
- For the balcony / terrace: One coat plaster and Marmoran Acrylic Coating finish

2.2 Apartment Floor Finish

- For the entrance area, guest bathroom, kitchen, laundry, bathrooms and balcony: Grade A ceramic tiles
- For the TV area: Carpet (hypoallergenic)
- For the living / dining area: Grade A ceramic tiles or engineered timber floor
- For the terrace: Hardwood timber deck and Grade A ceramic tiles
- For the bedrooms: Carpet (hypoallergenic) / engineered timber floor

2.3 Apartment Ceiling Finish

- Ceiling finish for the entrance area, guest bathroom, kitchen, laundry, living and dining area , TV area, bedrooms, bathrooms and balcony: Flushplaster ceilings, one plaster skim coat, 2 coats paint and shadowline cornices

2.4 Kitchen Fittings

- Granite / Serrano work tops
- Stainless steel drop in double bowl sinks with optional stainless steel prep bowls
- Built in equipment including ceramic glass top hob with glass / stainless steel extraction hoods
- Wooden built in cupboards and drawers

2.5 Bathroom Fittings

- Grade A porcelain sanitary ware fixtures including bath, shower, toilet and wash hand basins
- Grade A sanitary fittings to bath, shower and wash hand basins
- Frameless shower doors

2.6 Doors

- Solid core flush panel entrance door
- Semi-solid flush panel internal doors

2.7 Apartment Glazing

- Powder coated aluminium windows with pivot sash openings and tinted glazing
- Powder coated aluminium doors with swing openings to suit and tinted glazing
- Glazed balustrades to balcony areas and terraces

2.8 Lobby Finish

- Floors: Grade A ceramic tiles to lobby atrium and gallery walkways with glazed balustrades
- Walls: One coat plaster, plaster skim coat and 2 coats paint
- Ceilings: Flushplaster ceilings, one plaster skim coat, 2 coats paint and shadowline cornices

3.0 PRIVATE ROOF TERRACE

- Swimming pool (12m x 5m) located on roof terrace per residential block
- Roof pool terrace with hardwood timber deck and lawn soft edged garden
- Roof level change room facilities for pool users
- External night lighting

4.0 SERVICES AND UTILITIES

- HVAC split unit air conditioning system located in living and bedroom areas
- Electrical: low voltage downlighters, variation tolerance, emergency standby generator supply, intelligent electronic control systems. A standby generator plant provides power in the event of supply interruption
- Plug in satellite TV connections to TV areas and bedrooms
- Accessibility: Security controlled lift lobbies as well as service lifts to all floors, entrance and fire escape stairs
- Plumbing: Hot water geyser supply with water storage availability on site for 3 day time period.
- Security: Access control system, card reader at lift lobbies and entrance doors. All public areas will be monitored by CCTV
- Fire preventive equipment floor / building
- Lighting for the lobbies, external corridors and common areas
- Service area for waste disposal

* The promoters reserve the rights to make changes to the above specifications if necessary.