



APARTMENT AND BUILDING SPECIFICATIONS FOR THE TWO-BEDROOM LOFT

Foundation and Structure

Piled Foundation

Superstructure consists of Reinforced Concrete Columns, Beams and Slabs

External Walls

Solid External Walls with Double Coat Plastering on the outside and Smooth Plaster on the Inner Walls.

3 Coats of Water-Proof Paint applied on the External Walls

Internal Walls

Solid Walls with Smooth Plaster and Finishes with Emulsion Paint

Ceilings

Painted Soffit Plaster Ceiling for all Areas

Floor

High Quality Designer Porcelain Tiles (as directed by architect & interior designer)

Master Bathroom

Contemporary Design Floor Standing WC

Contemporary Design Wash Basin

Wall Mounted Mirror
Vanity Top
Basin Mixer
Bidet Spray
Bottle Trap
Shower Head with Arm
Built-In Bath-Shower Mixer with Automatic Diverter
Wall Spout
Gully Cover
Double Robe Hook
Towel Rail
Toilet Paper Holder
Tumbler Holder

Common Bathroom by

Contemporary Design Floor standing WC
Contemporary Design Wash Basin
Wall Mounted Mirror
Vanity Top
Fixed Glass for Separating Shower Area
Basin Mixer
Bidet Spray
Bottle Trap
Shower Head with Arm
Built-In Bath-Shower Mixer with Automatic Diverter
Wall Spout
Gully Cover
Double Robe Hook
Towel Rail
Toilet Paper Holder
Tumbler Holder

Designer Modern Pantry (with Warranty)

Pantry Appliances

One Fridge & Freezer
One Inbuilt Microwave

Electric Cooker (02 burners)
One Slim Line Hood
Electric Kettle
Set of Cutlery and Crockery (Including Dining Set for Four)

Air Conditioning

04 Quiet Energy Efficient Single/Multi Split Air Conditioning Units for all bedrooms, Living and Dining Areas.

Doors

Fire Rated Solid Wooden Doors

Lighting

Elegant LED Lighting

Wardrobe

Wardrobe for Both Rooms

Windows and Sliding Doors

Powder Coated Aluminium with Tempered Glass

Water Supply and Storage

Supply through National Grid
Overhead Storage tank through Sump

Electricity Supply

National Grid
Back-up Generator

Garbage Disposal

Garbage collection Room on the Ground floor
Garbage will be collected by management

Fire Protection System

Landing valve, Fire Hose reel, CO2 Fire extinguishers and Fire Alarm Call/Bell Point in every floor.

Security System

24 Hour dedicated security for the Building by Management
CCTV System

Parking

One Allocated Car Park Slot per Apartment Unit

Sewerage and Waste Water Disposal

Centralized Sewage Collection and Treatment Plant to meet Authority Requirement

Elevator

02 Otis (or equivalent) Passenger Elevators (11 Person elevators serving every floors with emergency alarm device and emergency light)

Common Amenities

Main Pool (20Ft x 48Ft) & Baby Pool (12Ft x 8Ft)

Pool Deck with Sunbeds

Equipped and Furnished Rooftop Lounge and Bar

Rooftop Yoga Deck

Furnished Lobby and Reception Area

Open-Air Breakfast Terrace

Fully Equipped and Air-Conditioned Gym

Laundry Room, Library, Landscaped Garden, Game Room, Business Centre and More

General

All Toilets, Balconies, Rooftop and Relevant Areas are given Water-Proofing Treatment with Comprehensive Warranty Period

Paved and Landscaped Driveway and Car Park Area

Standby Power via Quiet Generator

High Compound Wall with Fencing for Additional Security around the Building

Designer Security Gate at Entrance

Laundry Storage Room, Transformer, Service Area etc.

Lightening arrestor

Furniture, Fittings and Fixtures for the Two-Bedroom Loft

Living and Dining

Four-Seater Dining Table and Chairs

02 + 01 Sofa with Cushions

01 Coffee Table

01 Standing Designer Lamp

Carpet, Blinds, Paintings (As directed by Architect and Interior Designer)

Master Bedroom

Queen Size Bed with Mattress and Pillows

Bedside Table with Lamp

Wardrobe

Blinds, Pillows & Bed Linen, Carpet, Paintings (As directed by Architect and Interior Designer)

Second Bedroom

Queen Size Bed with Mattress and Pillows

Bedside Table with Lamp

Wardrobe

Blinds, Pillows & Bed Linen, Carpet, Paintings (As directed by Architect and Interior Designer)

TV Lounge / Game Room on Upper Deck

02 Lounge Chairs

Wall-Mounted TV Stand and Cupboard

LED TV

Balcony

02 Out-Door Chairs

01 Table

Pantry

One Fridge & Freezer

One Inbuilt Microwave

Electric Cooker (02 burners)

One Slim Line Hood

Electric Kettle

Set of Cutlery and Crockery (Including Dining Set for Four)