



## **APARTMENT AND BUILDING SPECIFICATIONS FOR THE ONE-BEDROOM SUITE**

### **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

## **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 Two)

### **Air Conditioning**

03 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 Master Bedroom

## **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**

Two-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)

### **Balcony**

02 Out-Door Chairs

01 Table

### **Pantry**

Fridge & Freezer

Inbuilt Microwave

Electric Gas Hob (02 burners)

Slim Line Hood

Electric Kettle

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