



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) on the ground Floor

Loft Area - Timber Decking

Master Bathroom (Bath ware by ROCA® Spain)

Contemporary Design Floor Standing WC

Contemporary Design Wash Basin

Wall Mounted Mirror

Vanity Top

Fixed Glass for Separating Shower Area

Basin Mixer

Hygiene Hose

Bottle Trap

Shower Head with Arm

Wall Spout

Gully Cover

Double Robe Hook

Towel Rail

Toilet Paper Holder

Tumbler Holder

2nd Bedroom Attached Bathroom (Bath ware by ROCA® Spain)

Contemporary Design Floor standing WC

Contemporary Design Wash Basin

Wall Mounted Mirror

Vanity Top

Fixed Glass for Separating Shower Area

Basin Mixer

Hygiene Hose

Bottle Trap

Shower Head with Arm

Wall Spout

Gully Cover

Double Robe Hook

Towel Rail

Toilet Paper Holder

Tumbler Holder

Solid Timber Pantry

High-Performance Water-Proof Panels with White Gloss Finish (ECOBOARD)

Quartz Top with Hafele® Hinges (German)

Pantry Appliances

One Fridge & Freezer

One Microwave

Electric Cooker (02 burners)

Electric Kettle

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

Air Conditioning

03 Quiet Energy Efficient Air Conditioning Units for all Bedrooms, Living and Dining Areas
(9000 BTU unit for each bedroom)

(24,000 BTU unit for common area within the apartment)

Doors

Solid Timber Doors

Access controlled door locks by Hafele (German)

Lighting

Modern and Elegant LED Lighting

Wardrobe

Single wardrobe with luggage and cloth rack for both rooms

Windows and Sliding Doors

Powder Coated Aluminum

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 Fuji Passenger Elevators (11 Person elevators serving every floors with emergency alarm device and emergency light)

Common Amenities

Main Pool & Kids Pool

Pool Deck with Sun beds

Equipped and Furnished Rooftop Tapas Bar & Lounge

Furnished Lobby and Reception Area

Poolside Day Club with Juice and Sandwich Bar

Fully Equipped and Air-Conditioned Gym

Laundry Room

Landscaped Garden

Business Centre

Kids Play Area

Private function room

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 Silent Generator

High Compound Wall with Fencing for Additional Security around the Building

Designer Security Gate at Entrance

Linen Storage Room, Transformer, Service Area etc.

Lightning 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, Drapes, Paintings (As directed by Architect and Interior Designer)

Master Bedroom

King Size Bed with Mattress and Pillows

Bedside Lamp

Single Wardrobe with luggage and cloth rack

Drapes, Pillows (Gel) & Full Set of Bed Linen (300 TC)

Second Bedroom

King Size Bed with Mattress and Pillows

Bedside Lamp

Single Wardrobe with luggage and cloth rack

Drapes, Pillows (Gel) & Full Set of Bed Linen (300 TC)

TV Lounge on Upper Deck

02 Lounge Chairs

Wall-Mounted TV console

Study Table and 01 Chair

LED TV

Balcony

02 Out-Door Chairs

01 Tea / coffee stand

Pantry

One Fridge & Freezer

One Microwave

Electric Cooker (02 burners)

Electric Kettle

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