

SPECIFICATION AND COMMON FACILITIES

STRUCTURE	RCC framed structure on pile foundation.
FLOORING	Elegant vitrified tile flooring of size 80 x 80 cms for the entire apartment except toilets. Ceramic tiles for toilets.
DOORS	Decorative teakwood entrance door, flush - doors for bedrooms and kitchen, flush - door with water resistant coating inside for toilets.
KITCHEN	Counter with Granite top and double bowled Franke stainless steel sink/ equivalent. Glazed tiles above the counter to a height of 45 cm, single – bowl Franke sink/equivalent with black granite top in work area.
WINDOWS	Aluminium powder coated windows with glazed sliding shutters and safety grills.
TOILETS	Ceramic tile for floors and dadoing up to door height, concealed piping, white sanitary fittings (RAK or American Standard or equivalent) & CP Fittings-Grohe or American Standard or equivalent, provision for water heater connection in bathrooms except servant’s toilet.
PAINTING	Putty and emulsion finish for all internal walls, enamel paint for grills and interior doors, 2-coat exterior anti fungal emulsion for outside walls.
ELECTRICAL	Concealed conduit wiring with copper conductor, adequate lights, fan and plug- points controlled by ELCB & MCB with independent KSEB meters. Provision for air conditioning in all other bedrooms.
TELEPHONE	Concealed wiring for telephone in living and master bedroom.
CABLE TV	Provision for cable TV connection in living & master bed room.
POWER BACK-UP	For lift, water pump, common area lighting, lights, fans, TV and telephone charging points in apartments. Bio-metric access for residents.

COMMON FACILITIES

- Well appointed Lobby
- Bio-metric Entry Health Club
- Roof top party area
- Game Room
- Wi-Fi Internet Connection
- One bed lift
- Reticulated gas supply
- Intercom
- Solid Waste Management
- Caretaker room.