

SPECIFICATIONS - FULLY FITTED



BUILDING EXTERIOR

Façade	Weather shield paint, Aluminum cladding, Tile cladding.
Window	Aluminum window frame with Double glazing clear glass , Aluminum window frame with Single glazing translucent glass (Bath & WC)
Doors	Aluminum frame with Double glazing door. No Bug Screen, Solid Timber Door at Entrance and Louver Doors For DB & Battery
Roof	Reinforced Concrete Flat Roof and Screeding Protections Solar Panel & Structure Supporting
Car Park	Metal Decking Roof with RC slab Aluminum Strip Ceiling, Paint Finishes slab
Outdoor deck	Timber decking floor
Main Gate	Motorized metal gate door in paint finishes
Water Supply	Treated water (from Water Treatment Plant)
Provided Power Capacity	20kW (Three Phases)
Data	Data two points will be provided (ground & first floor)
Solar System	12kW inverter, 3 nos 300Ah battery, Solar PV 18 pcs
Sewage Discharge system	Discharge to Sewage Treatment plant
Landscape	Grass, Paving block and plants



GROUND FLOOR

FOYER

Floor	Tile Finishes
Wall	Brick wall with plastering and paint finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes

LIVING, DINING

Floor	Tile finishes
Wall	Brick Wall with Plastering and Paint Finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes

POWDER ROOM

Floor	Tile Finishes
Wall	Brick wall with plastering and Tile finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes
Door	Flush door with solid wood frame
Built-in Fitment	Basin & Mirror with countertop
Sanitary & Accessories	Kohler or equivalent brand

KITCHEN

Floor	Tile finishes
Wall	Brick Wall with Plastering and Paint Finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes
Door	Flush door with solid wood frame
Built-in Fitment	Kitchen Cabinet with Counter Top and Kitchen Sink
Kitchen Appliance	Hob & Hood, Built-in Oven only

UTILITY AREA

Floor	Tile finishes
Wall	Brick Wall with Plastering and Paint Finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes

MAID ROOM

Floor	Tile finishes
Wall	Brick Wall with Plastering and Paint Finishes
Door	Flush door with solid wood frame

MAID TOILET

Floor	Tile finishes
Wall	Brick wall with plastering and Tile finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes
Door	Flush door with solid wood frame
Fitting & Accessories	Hassan or equivalent brand

BED ROOM -1

Floor	Wooden Floor (Parquet Flooring)
Wall	Brick Wall with Plastering and Paint Finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes
Door	Flush door with solid wood frame

BATHROOM -1

Floor	Tile finishes
Wall	Brick wall with plastering and Tile finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes
Door	Flush door with solid wood frame
Shower Screen	Tempered Glass with door
Built-in Fitment	Basin & Mirror with countertop
Fitting & Accessories	Kohler or equivalent brand

FIRST FLOOR

MASTER SUITE ROOM

Floor	Wooden Floor (Parquet Flooring)
Wall	Brick Wall with Plastering and Paint Finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes
Door	Flush door with solid wood frame

MASTER SUITE BATHROOM

Floor	Tile finishes
Wall	Brick wall with plastering and Tile finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes
Door	Flush door with solid wood frame
Shower Screen	Tempered Glass with door
Built-in Fitment	Vanity Counter with Counter top & Mirror
Fitting & Accessories	Kohler or equivalent sanitary ware and Bathtub

WIC

Floor	Wooden Floor (Parquet Flooring)
Wall	Brick Wall with Plastering and Paint Finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes

BED ROOM 2 & 3

Floor	Wooden Floor (Parquet Flooring)
Wall	Brick Wall with Plastering and Paint Finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes
Door	Flush door with solid wood frame

MASTER BATHROOM 2 & 3

Floor	Tile finishes
Wall	Brick wall with plastering and Tile finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes
Door	Flush door with solid wood frame
Shower Screen	Tempered Glass with door
Built-in Fitment	Vanity Counter with Counter top & Mirror
Fitting & Accessories	Kohler or equivalent brand

STAIRCASE

Floor	Wooden Steps
Handrail	Tempered Glass Handrail
Ceiling	Gypsum Board Ceiling in Paint Finishes
Fitting & Accessories	Decorative Wall Lamp

SHRINE/STUDY

Floor	Wooden Floor (Parquet Flooring)
Wall	Brick Wall with Plastering and Paint Finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes

BALCONY

Floor	Tile finishes
Wall	Brick Wall with Plastering and Paint Finishes
Ceiling	Gypsum Board Ceiling in Paint Finishes
Railing	Tempered Glass Handrail

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