

**PLUS 23 RESIDENCE**  
**TECHNICAL SPECIFICATIONS**

**BUILDING**

<b>Ground Floor Area</b>	
Lobby	Ceramic Flooring
Staircases	Granite
Covered Parking	Stamped Concrete
Steps for the stairs	Monolithic Granite, or marble 2 cm thick

<b>Doors</b>	
Main building entrance door	Twin Safety Frameless glass assembly with floor self-closers

<b>Wall Finishes</b>	
Parking area	Latex rubber emulsion

<b>Lift</b>	
Lift	6 Persons / disabled access OTIS or equivalent

**APARTMENT**

<b>Apartments</b>	
Living area	Ceramic 60x60
Kitchen	Ceramic 60x60
Bedrooms Floor	Laminated Parquet- 8mm thick
Roof Garden	½ Deck Flooring & Pergola
Terrace & Balconies	non-slip Ceramic 60x60cm

<b>Bathrooms</b>	
En suite-bathroom	Granolithic ceramic on floor and walls
Guest bathroom	Granolithic ceramic on floor and walls
Ceilings	Green gypsum board ceilings and IP44 lighting
Faucets and Mixers	Grohe, Hansgrohe or equivalent
Sanitary Ware	Laufen, Duravit or Equivalent series with wall encased cistern and suspended hanging WC

<b>Kitchen</b>	
Worktop	Granite based work surface
Sink	Stainless Steel -
Doors and other visible parts	Melamine
Cabinetry	Internal: Framing & shelves in melamine

All mechanisms drawers and cabinets	Soft closing
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<b>Doors &amp; Closets</b>	
Apartment entrance door	Solid 46mm doors in hardwood frame.
Doors in Apartments	Laminated Oak
Wardrobes & Cupboards	MDF with melamine framing and shelves

<b>Wall Finishes</b>	
Apartments	Acrylic emulsion in white over acrylic stabilizer

<b>Aluminum Doors &amp; Windows</b>	
Aluminum	Double glazing aluminum
Balustrades	Safety laminated glass for balconies

<b>Electrical</b>	
Electrical	<ul style="list-style-type: none"> <li>- European fixtures, outlets &amp; sockets (MK, LeGrand Clipsal or equivalent)</li> <li>- Pre-wiring for cable television and telephone</li> </ul>
Video Intercom	European colored in lobby
Curtains	Electrical reservation in reception area & bedrooms

<b>Air-Conditioning (freely offered)</b>	
Air-Conditioning	Split system with compressor units in all apts.

### **GENERAL**

1 Parking for each apartment
1 water tank for each apartment
Solar hot water system for each flat