

**PLUS 25 RESIDENCE**  
**TECHNICAL SPECIFICATIONS**

**BUILDING**

<b>Ground Floor Area</b>	
Lobby	Marble Flooring
Storages	Ceramic tiles 30x30cm
Staircases	Marble
Covered Parking – Vehicular areas	Stamped Concrete

<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 (reception area)	Marble flooring
Kitchen	Marble flooring
Bedrooms Floor	Laminated Parquet – 8mm thick
Terrace & Balconies	non-slip Ceramic
Corridor	Ceiling – Gypsum Board

Terrace /Roof Garden	Deck Flooring & Pergola
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<b>Bathrooms</b>	
En suite-bathroom	Ceramic on floor and walls
Guest bathroom	Marble on floor and walls
Ceilings	Waterproofed gypsum board ceilings
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 or Equivalent
Sink	Stainless Steel - Franke or equivalent
Doors and other visible parts	High gloss lacquered/or, semi mat MDF

Cabinetry	Internal: Framing shelves waterproof laminate cap
All mechanisms drawers and cabinets	Soft closing

<b>Doors &amp; Closets</b>	
Apartment entrance door	Solid Bahia 46mm door in hardwood frame.
Doors in Apartments	MDF/ lacquered semi mat
Wardrobes & Cupboards	Semi mat MDF. Melamine framing and shelves

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

<b>Aluminum Doors &amp; Windows</b>	
Aluminum	Double glazing-thermal series frame.
Parking Door	Automatic switch steel sectional door for parking with remote control

<b>Electrical</b>	
Electrical	- European standard fixtures, outlets & sockets (MK, LeGrand Clipsal or equivalent)
Curtains	Electrical provision in reception and bedrooms
EIB system	Provision

<b>Air-Conditioning (freely offered)</b>	
Air-Conditioning	-VRV or Multisystem with split unit in bedrooms & Ducting in Living room.
Central Heating	Electrical Provision

### **GENERAL**

1 Parking and 1 storage room for each apartment
1 water tank for each apartment
Solar hot water system for each flat
Video Interphone