

ROY TERRACES - PLUS 21
TECHNICAL SPECIFICATIONS

BUILDING

Ground Floor Area	
Lobby	Marble flooring
Storages	Light grey Ceramic tiles 30X30 cm
Vehicular areas	Stamped Concrete or equivalent
Staircases	Granite
Swimming Pool area	Stamped Concrete / Deck or Equivalent

Doors	
Main building entrance door	Twin Safety Frameless glass assembly with floor self-closers

Wall Finishes	
Parking area	Latex rubber emulsion

Aluminum Doors	
Parking Doors & Barriers	2 Automatic switch steel sectional door & 2 barriers for parking with remote control

Lift	
Lift	6 Persons / disabled access / dimensions 140x110 cm with emergency landing upon power failure / machine room-less OTIS or Mitsulift

APARTMENT

Apartments	
Living area / Reception area / Kitchen	Marble flooring
Bedrooms Floor	Parquet flooring
Balconies	Ceramic flooring
Terrace	Non-Slip Ceramic
Balcony ceiling	PVC with lighting incorporated

Bathrooms	
En suite-bathroom	Ceramic tiles on floors and walls
Ceilings	Waterproofed gypsum board ceilings
Faucets and Mixers	Grohe or equivalent
Sanitary Ware	Laufen or equivalent

Kitchen	
Worktop	Resin, Granite or Equivalent
Sink	Stainless Steel Sink-Franke or equivalent
Cabinetry	Internal: Framing & shelves waterproof laminate cap Doors and visible elements a high gloss lacquered over MDF

Doors & Closets	
Apartments entrance doors	Solid Bahia 46mm doors in hardwood frame- or equivalent as per fire department regulations
Doors in Apartments	Beech Veneer over chipboard hollow flush doors or equivalent
Wardrobes & Cupboards	- Semi matt MDF doors - Framing and shelves, melamine

Wall Finishes	
Apartments	Acrylic emulsion over acrylic stabilizer

Aluminum Doors & Windows	
Aluminium	Double glazing aluminum
Curtain	Electrical in Living room & provision in bedrooms

Electrical	
Electrical	- European standard fixtures, outlets & sockets (MK, LeGrand Clipsal or equivalent)
EIB	- Provision installation is optional for Client

Air-Conditioning & Heating (freely offered)	
Air-Conditioning	Central AC multi-system ducted in the living room & split unit in bedrooms.
Heating	Provision Electrical Heating

GENERAL

1 Parking and 1 storage room for each apartment
2 remote controls per apartment for parking
1 water tank for each apartment
Solar Water Heating System
Color Video Interphone