

**PLUS 4 RESIDENCE**  
**TECHNICAL SPECIFICATIONS**

**BUILDING**

<b>Ground Floor Area</b>	
Lobby	Marble
Storages (only for apts.#201,202 & 203)	Ceramic tiles 30X30 cm
Staircases	Marble
Covered Parking	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>Aluminium Doors</b>	
Parking Doors	Automatic switch Steel sectional door

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

**APARTMENT**

<b>Apartments</b>	
Living area	Marble Flooring
Kitchen	Marble Flooring
Bedrooms	Parquet Flooring
Terrace & Balconies	Non-slip Ceramic
Roof Terrace	Non-slip Ceramic

<b>Bathrooms</b>	
En suite-bathroom	Ceramic tiles on floor and walls
Guest bathroom	Marble on floor and walls
Ceilings	Waterproofed gypsum board ceilings
Faucets and Mixers	Grohe
Sanitary Ware	Ideal Standard

<b>Kitchen</b>	
Worktop	Resin , Granite
Sink	Stainless Steel
Doors and other visible parts	Semi matt MDF
Cabinetry	Internal: Framing & shelves laminated
All mechanisms drawers and cabinets	Soft closing

<b>Doors &amp; Closets</b>	
Apartments entrance doors	Solid Bahia 46mm doors in hardwood frame/ Semi-matt
Doors in Apartments	Beech Veneer over chipboard hollow flush / Semi-matt
Wardrobes & Cupboards	Semi-matt MDF with melamine framing and shelves

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

<b>Aluminium Doors &amp; Windows</b>	
Aluminium	Double glazing with low emissivity
Balustrades	Safety laminated glass for balconies
Curtains	Electrical reservation

<b>Electrical</b>	
Electrical	- European fixtures, outlets & sockets LeGrand - Pre-wiring for cable television and telephone
Video Intercom	European colored in lobby

<b>Air-Conditioning</b>	
Air-Conditioning	Multi-system GREE. Embedded for living area and exposed for bedrooms

## GENERAL

1 Parking for each apartment
1 Automatic parking gate - 2 remote controls per apartment
1 water tank for each apartment
Solar hot water system for each flat