



Specifications

Detailed Specifications for Premium Coastal Residences

SUBSTRUCTURE & SUPER STRUCTURE

Foundation

- Reinforced concrete frame shall consist of reinforced concrete slabs, columns and beams as per Engineer's specifications & drawings.
- Reinforced concrete foundation as per Engineer's specifications. Block wall to receive concrete flooring as per Engineer's Specification.

External and Internal Wall

- External block walls to be 200mm & 150mm thick.
- Internal block walls to be 150mm & 100mm thick.

ROOF

- Roof slabs shall be in reinforced concrete as per Engineer's specifications & drawings.
- Panel metal sheets covering as per Architect's specifications & drawings.
- All flat roofs to have an adequate slope to fall and to be treated with waterproofing product with a 10 year guarantee.
- Slope to fall towards gutters and rainwater pipes.

FLOOR FINISHES

Internal Areas

- Ceramic floor tiles internally, as per Architect's & ID's specifications & drawings.
- Timber skirting generally and tile skirting to wet areas, as per Architect's & ID's specifications & drawings.
- "Béton Ciré" where applicable, as per Architect's & ID's specifications & drawings.

External Areas

- Ceramic tiles on terraces, as per Architect's & ID's specifications & drawings.

WALL FINISHES

Internal Wall Finishes

- 15mm render with multi-coat paint finish, as per Architect's & ID's specifications & drawings.
- "Béton Ciré" as feature walls.
- Wall tiles in showers only, as per ID's specifications & drawings.
- Vanity tops, splash backs and edges of worktops to be as per ID's specifications & drawings.

External Wall Finishes

- 20mm render with multi-coat paint finish, as per Architect's & ID's specifications & drawings.
- External wall finish will be a mix of smooth and 'tyrolean' finish, with cladding to parts of the facades.
- Wood-alternative eco-friendly composite material for cladding
- Fair faced off shutter concrete, where applicable.
- Fieldstone (Roche Bleu), where applicable.

CEILING FINISHES

- Rendered finish to concrete finish internally and externally, and painted respectively.
- Part suspended ceilings to underside of roof in gypsum board and/or PVC slats, fixed to galvanized steel framework, joints covered with wire skim and taped (for plasterboard ceilings).

OPENINGS

External Openings

- Powder coated aluminium frame glazed openings (laminated glazing) to meet minimum requirement of cyclonic weather conditions of 280km/h.
- Solid timber for main entrance door as per Architect's & ID's specifications & drawings.

Internal Openings

- Coated semi-solid timber doors as per Architect's & ID's specifications & drawings.

ELECTRICAL & LIGHTING

- External lighting as per Architect's specifications & drawings.
- Concealed power and lighting installations throughout including standard accessories.
- Internal light points will be provided throughout the unit, equipped with standard bulbs. Buyers will have the flexibility to personalise their spaces by selecting and installing their preferred lighting fixtures.

PLUMBING, SANITARYWARE & TAP WARE

- Septic Tank and Leaching Field as per MEP's specifications & drawings.
- Rainwater reticulation system in accordance with Architect's & MEP's specifications & drawings.
- Individual electric water heater shall be used for hot water production.
- Hot and cold-water installations to bathrooms and kitchen shall be provided to each unit
- Water tank and pumps will be provided
- Solar water heater will be provided.
- All sanitaryware and tap ware, are to European standards and will be provided in accordance with with Architect's & ID's specifications & drawings.

KITCHEN & LAUNDRY

- Kitchen fitted with electric hob, oven, microwave, kitchen hood, refrigerator and dishwasher.
- Laundry area to be equipped with washing machine.

EXTERNAL WORKS

- Tropical plants to be planted around the site as per Architect's & Landscape Architect's specifications & drawings.
- A mixture of tarmac, interlocking precast concrete paving block and evergreen block will be laid in driveway and parking with precast concrete kerbs, as per Architect's and MEP's specifications & drawings.
- Textured concrete slabs to all ground floor walkways.
- Concrete pool with tiles finish, as per Architect's specifications & drawings.

AMENITIES

- A generator will be provided to supply essential power to the development in event of CEB main failure.
- Individual-type air conditioning system will be provided in all bedrooms. Bedrooms will be equipped with ceiling fans. Vents for the air conditioning system will be provided in other bedrooms. Living room to be equipped with ceiling fan.
- All electrical fittings will be provided as per Architect's, ID's and MEP's specification.
- CCTV installation will be provided at the main entrance and strategic points of the development.
- Each unit will be supplied with telephone line, ready to accommodate internet/WIFI connections and antenna television services in the living room.
- Provision for passenger lift.