



Freedom, Warmth, Life, Belonging

Ashrafieh 1289 sal

## TECHNICAL SPECIFICATIONS

### I - ARCHITECTURAL

#### 1-Main Lobby:

Floor: Stamped smooth finish concrete

Walls: Brick cladding where indicated

Ceiling: Concrete finish

#### Stairs and landings:

Floor: Stamped smooth finish concrete

Walls: Concrete Finish / or plaster and emulsion paint.

Landings: Stamped smooth finish concrete

Balustrades: Metal balustrades

#### 2. Main Entrance, Living, Dining and Balconies:

Floor: 1st choice Full body ceramic tiles (Main Entrance, Living & Dining)

Walls: Bricks cladding where indicated, Plaster and emulsion paint

#### Ceiling:

Entrance: Gypsum board and decorative European brand lighting Living, Dining and

Balconies: Concrete finish



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### 3. Bedrooms and Corridor

Floor: Wood parquet flooring

Walls: Plaster and emulsion paint

Ceiling: Gypsum board for corridor and emulsion paint

### 4. Kitchen

Floor: European 1st choice Full body ceramic tiles

Walls: Plaster and emulsion paint.

Ceiling: Gypsum board or MDF and oil paint

Kitchen cabinets: European brand Kitchen melamine 19mm thick

Kitchen counter top and splash back: Resine

Size : Between 5 & 6 linear meter depending on the kitchen layout

### 5. Bathrooms

Guest bathroom

Floor: Wood parquet

Walls: Plaster and decorative paint.

Ceiling: Gypsum Board and oil paint

Master bathroom

Floor and walls: Stone Tiles, Cut to Size.

Ceiling: Gypsum Board and oil paint.



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### Other Bathrooms

Floor: European 1st choice ceramic tiles

Walls: European 1st choice ceramic tiles

Ceiling: Gypsum board and oil paint.

Sanitary and fixtures: High end European design sanitary and fixtures type Villeroy and Boch, Duravit or equivalent for sanitary ware and Hansgrohe or equivalent for sanitary fixtures.

Vanity tops: Resine vanity tops around the sinks

Vanity units: Waterproof MDF covered with wood veneer or lacquered and high quality varnish

### 6. Wood Work

Entrance Door: Solid wood

Internal Doors: wood veneered or lacquered

Hardware: Anti corrosion stainless steel hardware comprising hinges and locks.

Closets:

Exterior: wood veneered or lacquered

1 closet per bedroom up to 3 m

Interior: melamine

### 7. External finishes

External Doors and Windows: Aluminum, double-glazing with metal beams at transoms and window sills.

Facades:



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Bricks cladding on all exposed facades with apparent metal beans and columns.

Wire mesh or perforated metal at exposed stairs

Plaster & Monocouche: All rear facades non exposed shall be plaster and monocouche

Balustrades: Metal balustrades

Balconies:

Floor: Stamped concrete smooth finish

### 8. Landscaping

All external areas, passages and walkways will be landscaped.

## II - ELECTROMECHANICAL

### 1. Air-conditioning Systems:

Central air cooling system for each apartment.

Separate temperature control for each zone inside the apartments.

### 2. Heating Systems:

Central Heating boiler system with BTU meter for each apartment.

### 3. Hot Water

Central hot water system



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### 4. Plumbing

For cold and hot water: European galvanized steel pipe in circulation areas, common areas and technical areas.

For heating and air conditioning: European black steel pipes.

For cold and hot water under tiles and inside the wall: Polypropylene – European made or equivalent.

For sewage and rain water drainage pipes: European UPVC pipes.

### 5. Electrical

Apartments are equipped with EIB (Lighting control) with dimmers in living areas.

Standby Synchronized soundproof generators running in parallel.

Final Branch Distribution Boards, Panels “Merlin Gerin” or approved equal

Power Outlets and Devices “Legrand Mosaic” or approved equal.

The lighting in parking areas is controlled by motion detectors as well as remote push buttons.

### Fire Alarm System

All parking floors in addition to all service rooms are protected by a fire alarm system.

### Videophone System

A colored digital videophone system is provided for each apartment.

### Lifts



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- A lift of a high standard and high quality will be installed in each building.
- The lifts will be “Mituslift” or approved equal.

### III - GENERAL

1. Design is in accordance with ACI standard building requirements for reinforcement concrete (ACI318-99), to withstand seismic constraints in accordance with applicable regulations.

**Roof and terraces:** The flat roof areas are sloped down to drain by means of screeds and are covered with waterproofing membranes and with extruded polystyrene boards for thermal protection. Wet Areas shall receive adequate waterproofing. The basements shall be protected by means of waterproofing membrane tanking system.

**The external walls:** comprise double concrete masonry walls with extruded polystyrene insulation in between in order to provide the best thermal protection possible.