

Verde 501 – Kornet Chahwan/Ain Aar Residential Complex

SPECIFICATIONS

Structural

- Design code: ACI and BAEL seismic.

Waterproofing

- All embedded walls, terraces, wet areas and roofs to be protected with polyurethane liquid applied, elastic rubber and or cementitious water proof product.

Elevations:

- Double external walls with insulation gap and extruded thermal sheets.
- Cladding to be stone or similar.
- Balcony handrail to be modern design tempered glass.

Aluminum

- External windows and doors to be double glazed with colored aluminum (Ral 2005 CL) Profile Technal ,Sidem 2000 or equivalent.
- Bedroom openings to have monoblock or rolling shutter with electrical motors.

Flooring

- Reception, dining, guest areas and main balcony: High quality ceramic “Bottotchino”, “Crema Marfil” or equivalent/others.
 - Bedrooms: High quality ceramic or equivalent/others.
 - Kitchen: First choice high quality full body ceramic for floor and above kitchen counter.
 - Bathrooms floor and walls: First choice high quality ceramic or equivalent.
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Wood Works

- Main entrance, reception area and internal: Frame and architrave solid oak wood, Leaf to be solid core with oak wood lipping and veneered surface
- All apartments to be delivered without wardrobes at bedrooms.

Kitchen

- Cabinets: Laminated water proof panels.
- Stainless steel sinks with granite counter top: Galaxy, Absoluto Nero or equivalent.
- Faucets and accessories: Grohe - Euro Smart or equivalent.

Paint

- Walls and ceiling: High quality acrylic emulsion paint.

Common Amenities

- Each apartment to have private parking spaces in the second basement floor and a private storage room (cave).
- Each apartment to have its own private chimney exhaust provision.
- Building entrance flooring to be marble cut to size or granite with decorative strips, stairs to be marble or equivalent.
- Landscaped area at entrance.
- Guard house.

Sanitary Ware and Fixtures

- Sanitary Ware: High quality european standard with Grohe Mechanism for wall hung WC and bidet.
- Mixers: Grohe-Euro Smart or equivalent.

Domestic Water Supply

- Each apartment to have its own private concrete water tank located in the third basement with booster pump.
- Water pipes to be polypropylene pipes PPR.
- Each apartment to have its own calorifiers storing hot water supplied by the boiler and solar system with an electric heating coil as a backup.

Air Conditioning & Ventilation

- Air conditioning: High quality concealed split units with individual temperature control brand LG, Carrier, Media, Toshiba, or equivalent.
- Air extraction fans in bathrooms.

Heating & Gas

- Individual central heating: Boiler (DeDietrich, Buderus, Sime or equivalent) in second basement with aluminum radiators.
- Gas pipe installation from balcony to kitchen.

Elevator

- High speed VVVF passenger elevators, automatic door and stainless steel finish for cabin interior with UPS (Otis, Mitsulift, Schluder, Fuji or equivalent).

Generator

- Two standby generators serving apartments (Volvo, Perkins, or similar)
- ATS automatic transfer switches panel board.
- Synchronized panel board for the two generators.
- Individual meters for generator power consumption.

Videophone & Cameras Satellite

- Videophone and gate opening connecting each apartment with main entrance and Guard (Urmet – Italy or equivalent).
- Cameras monitoring garage entrance, building A entrance and building B entrance.
- Satellite wiring and connections.

Electrical

- Cables: Liban Cable.
- Earthing system.
- Panel boards to be Himel, ABB, Electra or equivalent.
- Circuit breakers to be Merlin Gerin, ABB, Hyundai or equivalent.
- Wiring devices (switches and sockets) to be Vimar plana, Legrand or equivalent white color plates.
- Telephone and TV system outlets in all rooms.
- Lightning protection.