

EXCLUSIVE SPECIFICATIONS



ENTRANCE LOBBY

Walls/Ceiling Plastic emulsion paint or equivalent
 False Ceiling POP false ceiling
 Floor Italian marble flooring or equivalent
 Door Polished door frame & door shutter

LIVING

Walls/Ceiling Plastic emulsion paint or equivalent
 False Ceiling POP false ceiling
 Floor Italian marble flooring or equivalent
 Windows UPVC/Aluminum double glass unit (DGU)/door/window with toughened glass

KITCHEN

Walls "2'-0" high marble & plastic emulsion paint in the balance area
 Ceiling plastic emulsion paint or equivalent
 False Ceiling POP false ceiling
 Equipment Washing machine, refrigerator, dishwasher, microwave, chimney, hob and geyser
 Floors Italian marble flooring or equivalent
 Counter Premium countertop finish
 Cabinetry Premium modular kitchen with under and over counter
 Cabinets Premium modular kitchen with under and over counter cabinets

BEDROOM

Walls Plastic emulsion paint or equivalent
 False Ceiling POP false ceiling
 Floors Italian marble flooring or equivalent
 Doors Polished door frame & door shutter
 Windows UPVC/Aluminium double glass unit (DGU)/door/window with toughened glass

TOILET

Walls Marble dado up to the ceiling
 Ceiling Plastic emulsion paint or equivalent
 False Ceiling POP false ceiling
 Floors Italian marble flooring or equivalent
 Doors Polished door frame & door shutter or equivalent

OTHERS

Vanity with counter
 Shower cubicle
 Bathtub in the master bedroom

BALCONY

Walls Texture paint or equivalent
 Ceiling Plastic emulsion paint or equivalent
 Floors Anti-skid tiles or equivalent
 Others Glass railing with toughened glass and handrail/railing as per building elevation

EXTERNAL FACADE

Walls Texture paint or equivalent

OTHER SPECIFICATIONS

Electrical Modular switches, sockets, LED lights, copper wiring and an exhaust system in toilets
 Air conditioning system Air conditioning units of adequate capacities with VRV/VRF
 Security Multi-tier security system I/C CCTV (brands like Panasonic/Honeywell/Hikvision/CP) plus in lift lobby
 Door hardware Premium digital locks on the main door (for doorware)
 Elevators High speed elevator of brands like Mitsubishi/Fujite/Hitachi/OTIS/KONE or equivalent
 General Impressive entrance door, video door phone, premium sanitary fittings, premium lights in the Central Park green area, club has cafe, gym, swimming pool, kid's play area, balcony doors with mosquito mesh, centralized music system in common areas, balconies have fitted lights for symmetry, premium switch sockets, home automation with Alexa integration

PARKING

Covered car park