

TECHNICAL SPECIFICATION

Azure

Technical Specification

PROPERTY FEATURES AND DETAILS

- Three levels reinforced concrete frame (Ground, First floor and Roof Terrace).
- One (1) Master Bedroom equipped with W.C.
- Two (2) bedrooms equipped with shared W.C.
- One (1) kitchen.
- One (1) living area
- One (1) dining area.
- Roof terrace.
- One (1) swimming pool.
- Private gardens.
- Covered parking area

2) MAIN STRUCTURE

The main structure of the Villa consists of three (3) levels (ground floor, first floor and roof terrace) reinforced concrete frame with columns, beams and slabs with insulated brick walls partition externally. The structure is designed by experienced structural engineers according to the regulations of the anti - seismic code. All concrete surfaces will be covered externally with insulation boards. Internal walls will be constructed with hollow bricks 10cm thick. The roof is concrete slab insulated according to heat insulating provisions of the law with insulation boards.

3) WALL FINISHES

External concrete walls, columns, beams and slabs will be covered with a thermal insulation system. Brick external walls will have either one (1) coat of cement plaster finished with two coats of emulsion paint or finished with colored plaster or ceramic tiles or PVC cladding. Internal walls will be covered with cement plaster finished with one layer of spatula and two coats of emulsion paint. In bathrooms and W.C. ceramic tiles of high quality will be placed.

4) CEILINGS

Gypsum board ceiling in bathrooms and hallways .Living areas, dining areas and bedrooms will be treated one (1) coat of cement plaster finished with one coat of spatula and two coats of emulsion, unless otherwise specified.

5) JOINERY

5.1)Internal Doors

All interior doors are with high quality, painted either in high gloss white finish (lacquered) or stained to timber finish.

5.2)Entrance Screen / Security pivot Door

The frame and leaf of the exterior entrance door panel and screen will be from Solid wood and veneered finish on Hdf wood. The clear opening of the door will be at least 110 cm. All door accessories including entrance door lock and polished chrome handles and polished chrome knob on the inside will be fitted with high quality materials.

5.3) Vanitory Tops to Bathrooms / Showers

High quality techno-granite will lie on the top of the furniture unit.

5.4) Main Kitchen at Ground level

The kitchen units at Ground level will be ready factory made from Europe of a recognized brand. The kitchen specification consists of base and wall units including high level units to house the fridge and freezer appliances. All drawers and doors will be fully extendable with smooth and automatic closing. The plinth will be aluminum finish and the door handles will be hidden as a type of the modern design. The countertop will be made from high quality techno-granite /or high quality corian.

5.5) Wardrobes

The wardrobes will include drawer unit, self closing hinges. The handles will be hidden for best look and design.

6) FLOOR TILES

6.0.1 Ground level

Includes Kitchen area, Living and Dining areas.

- Italian tiles Atlas Concorde or equivalent

6.0.2 First Floor

Bedrooms, Corridor.

- Italian tiles Atlas Concorde or equivalent 60x60cm

6.0.3 Bathrooms and W.C.

- Atlas Concorde White 60 x60cm matt or equivalent 60x60cm

6.0.4 Staircases

The staircase is a modern concrete construction with clear glass balustrade hanging with stainless steel hinges.

- Ceramic Atlas Concorde 60 x 60 or 60 x 120 cm matt or equivalent

6.0.5 External Verandas at Ground and First floor level

- Ceramic Atlas Concorde 60 x 60 or 60 x 120 cm matt or equivalent

6.0.6 Around the pool area

- 30 sqm of Ceramic Atlas Concorde 60 x 60 or 60 x 120 cm matt or Granostone or equivalent quality

6.0.7 Parking area at Ground level including all hard landscape

- Ceramic Atlas Concorde 60 x 60 matt or Granostone or equivalent

6.0.8 Steps leading to the main entrance

- Ceramic Atlas Concorde 60 x 60 or 60 x 120 cm rough finish matt

6.1 WALL TILES

Includes the wall tiles for the bathrooms, showers and W.C at Ground and First Floor level.

All walls to the above mentioned accommodation shall be tiled to full height up to the ceiling level.

- Atlas Concorde/Lafaenza Marmi Mixture White 60 x 60cm polished or Matt

7.0 SANITARY WARE

Bathrooms and W.C rooms will be fitted with high quality products in white colour including Laufen / Hatria or equivalent quality.

8.0 SWIMMING POOLS

The swimming pools with the unique design will be constructed and completed by professionals specialized in swimming pool construction. The pool will be lined with PVC membrane.

9.0 ALUMINIUM AND GLASS PANELS

The aluminum will be of high quality from Muskita or equivalent, sliding doors windows. Colour of aluminium is anodized. The glass panels will reflect the specifications provided in the Glass Performance Calculator, for energy consumption.

10.0 BALUSTRADES

The glass Balustrade to verandas at First level will be from laminated glass panels 5+1+5 set in a concrete up stand with a fixing detail as per Muskita's details MU500 or similar. The overall floor to finish being 110 cm. Balustrades and Glass railing offer robust and secure solutions to meet elegant modern design concepts.

11.0 PARKING AREA

1car covered parking.

12.0 ROOF INSULATION (Water and Thermal)

The flat roof above the First floor will be insulated using a two-component, cementitious waterproofing mortar modified with special polymers, consisting of liquid polymers and cementitious mixture containing special additives.

13.0 ELECTRICAL INSTALLATION

Supply and installation of all Distribution Boards including MCCB's, MCB's, conductors and any other related accessories. Supply and installation of all Cable Trays and Basket Trays System from and to the distribution boards including supporting brackets and feeder cables. Supply and installation of all the final circuits including conduits, wiring and electrical accessories. Installation of all the lighting fittings. Supply and installation necessary **provisions** for other extra low voltage system (such as Alarm, Cameras, Structure Cabling, etc.). Testing with EAC Authority and Commissioning.

14.0 MECHANICAL INSTALLATION INCLUDING WATER AND DRAINAGE

All areas will be served with mechanical works consisting of Air Conditioning System (Gree or equiv), Hot and Cold and Fresh water, and Drainage System as described below:

- Air Conditioning System

Supply and installation of DX System, wired remote controllers for each area and central (On/Off) controller, all necessary refrigerant & condensate drain pipework, supporting brackets, fittings, controls and electrical works (conduits, wiring etc.) related to the aforesaid system.

- Hot, Cold and Fresh water supply

Supply and installation of the Hot, Cold and Fresh Water Supply System including cold water booster set, hot water return pump, water tank, hot water cylinder, solarpanels all necessary pipework, supporting brackets, fittings, and electrical works related to the aforesaid system.

- Drainage System

Supply and installation of the Drainage System including a sewage pumping station,a drainage pumping station, all necessary drainage and rainwater pipework, supporting brackets, fittings, traps etc as well as the installation of all sanitary fittings including their hydraulic connections.

15.0 SOFT LANDSCAPE

This villa includes:

- Top soil
- Computerized Irrigation system
- Membrane
- Variety of plants, shrubs and grass
- Matured trees

16.0 NOTE AND PROVISIONS

1. The materials specified above for selected finishes and brands may vary to equivalent or otherwise approved by the Supervising Officer .This might be a result of non availability of those finishes and brands, or changes to finishes and branding to meet the Clients finishes standards.
2. The nominated supplier for those finishes may be varied provided the materials selected are of the same standards and finishes of those specified,to the Supervising Officer consent.
3. The Owner may order changes, modifications, additions, and/or deletions to the Work. Any such changes will not invalidate the Contract. The time for the Project completion and the Project cost will be adjusted by mutual agreement in writing by the Contractor and the Owner.