

# Specifications



## Living Room/Dining/Lobby/Family Room

- Oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Vitrified tile (Flooring)
- External windows - UPVC/powder coated aluminium
- Entrance door - Seasoned hardwood frames with European style moulded shutter
- Internal door - Seasoned hardwood frames with flush shutters/moulded skin door
- External doors - UPVC
- Modular switches

## Master Bedroom

- Oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Laminated wooden flooring
- External windows - UPVC/powder coated aluminium
- Internal door - Seasoned hardwood frames with flush shutters/moulded skin door
- External doors - UPVC
- Modular switches

## Master Toilet

- Combination of vitrified tiles and oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Vitrified tile (Flooring)
- External windows - UPVC/powder coated aluminium
- Internal door - Seasoned hardwood frames with flush shutters/moulded skin door
- CP fittings, white Chinaware fixtures
- Modular switches

## Servant/Utility Room

- Oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Ceramic tiles (Flooring)
- Internal door - Flush shutters/moulded skin door

## Other Amenities

- Reserved car park
- Generator back-up of 5 kva per apartment for simplex and 10 kva for duplex
- Central green having kids' play area with tot-lots, seesaws and baby slides
- Perimeter security



## Kitchen

- Combination of tiles and oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Vitrified tile (Flooring)
- External windows - UPVC/powder coated aluminium
- Internal door - Seasoned hardwood frames with flush shutters/moulded skin door
- External doors - UPVC
- Granite counter top, stainless steel single drain board sink with CP fittings
- Modular switches

## Other Bedroom(s)

- Oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Laminated wooden flooring
- External windows - UPVC/powder coated aluminium
- Internal door - Seasoned hardwood frames with flush shutters/moulded skin door
- External doors - UPVC
- Modular switches

## Other Toilets

- Combination of vitrified tiles and oil bound distemper (Walls)
- Oil bound distemper (Ceiling)
- Vitrified tile (Flooring)
- External windows - UPVC/powder coated aluminium
- Internal door - Seasoned hardwood frames with flush shutters/moulded skin door
- CP fittings, white Chinaware fixtures
- Modular switches

## Balconies and Terraces

- Weather proof paint (Walls)
- Weather proof paint (Ceiling)
- Anti skid tiles flooring
- External windows - UPVC/powder coated aluminium
- External doors - UPVC

## Recreational/Sports Facilities

- Clubhouse with fully equipped gym, 3km of jogging track, swimming pool with kids splash pool, outdoor gym area, mini golf course, tennis, badminton and basketball courts.