

## **THE HEIGHTS: GENERAL SPECIFICATIONS**

### **Structure**

- Driven piles, reinforced concrete columns, beam, and retaining walls. Cast in place reinforced concrete slab.

### **Residential Units**

#### **Floors**

- Living, Dining, Kitchen; Italian stone floor tile as per material sample
- Bedrooms; solid timber flooring Tabac as per material sample
- Bathrooms; Travertine stone tile floor tile as per material sample
- Balcony; sand wash and stone tile finish as per material sample

#### **Walls and Doors**

- Living, Dining, Bedrooms; Plastered, masonry walls with paint finish
- Bathrooms; Imported Italian stone wall tiles and plastered, masonry walls with paint finish as per material sample
- Balcony; Aluminum door with powder coat finish with tinted glass, glass balustrade
- Windows; Aluminum frame with powder coat finish, and tinted glass
- Main entrance door; Timber door with imported hardware, Hafele or equivalent
- Timber veneer doors and solid timber frame with imported hardware, Hafele or equivalent

#### **Ceilings**

- Living, Dining, Bedrooms; Gypsum board ceiling with paint finish, with concealed air conditioning units
- Bathrooms, kitchen; Moisture resistant gypsum board ceiling with paint finish
- Balcony; Cement board ceiling with paint finish, Aluminum sun shade

#### **Kitchens and Built-in Wardrobes**

- Kitchen cabinets; Quality unit; door & top finishes as per material samples
- Kitchen equipment; Siemens, Franke or equivalent
- Built-in Wardrobes; Timber veneer door panel as per material sample

#### **Bathrooms**

- Luxury sanitary fixture and fittings as per material sample
- Frameless glass shower enclosure
- Concealed instant electric water heaters, Siemens or equivalent

#### **Private Pool and Courtyard**

- Pool with mosaic ceramic tile finish as per material sample
- Courtyard; Sand wash and concrete pavers

#### **Common Areas**

##### **Reception Lobby**

- Italian stone floor Tile
- Plastered masonry walls with paint finish
- Gypsum board ceiling with paint finish
- Wood doors, clear laminated glass

### **Fitness Centre**

- Polished coloured cement floor
- Plastered masonry wall with paint finish
- Gypsum board ceiling with paint finish
- Aluminium doors and windows, with powder coat finish, clear laminated glass
- M&F toilets, change rooms

### **Swimming Pools and Terrace**

- Feature pools and children's pool with ceramic tile finish
- Pool terrace; Timber deck, sandstone border, sand wash paving
- M&F toilets, change rooms

### **Building Service System**

#### **Fire Protection**

- Fully automated fire detection with smoke & heat detectors used throughout the building.
- Fire alarm, fire extinguishers and emergency lighting to all common areas.

#### **Security**

- 24 hour on site security guarding.

#### **Electrical Installation**

- All electrical cables installed underground
- Individual electrical meters for all residential units
- Emergency power supply for common area emergency systems & unit fire detection.
- Standby generator with over 8 hour emergency supply capability

#### **Television and Telephone**

- TV outlets provided in living areas and bedrooms for local channels with provision for future cable connection to each unit as required
- Provision for up to 2 telephone cables provided per unit with outlets provided in living areas and bedroom
- PABX linking reception with individual units

#### **Water system**

- Main water supply system with 3 days reserve in main water tanks.
- Individual water meters for all residential units

#### **Waste Water Treatment System**

- Central waste water treatment system, discharging to public drainage system.

#### **Earthing Protection**

- Earthing protection system is in accordance with international standards.

#### **Note :**

- Finishes / materials standard mentioned above are subject to availability thereof at the relevant construction stage and may be replaced by equivalent materials without the need to notify the Buyer of such replacement.