

FINISHES & MATERIALS

For Market Priced Apartments



Typical Finishes & Materials

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TILING WORKS

Rooms, sitting and hall way area	SPC Flooring
Kitchen floor	600 x 600 porcelain tile
Skirting	SPC skirting
Toilet floor	300 x 300 non-skid ceramic tile
Toilet wall	300 x 600 ceramic tile (include feature wall strip)
Balcony & utility area	300 x 300 ceramic tile
Other Wall tiles	Kitchen and Laundry wall tile not included



CEILING WORKS

General area - Apartments	Putty finishing slab soffit
Sitting area LED strip light line only	Side light boxing for rope light
Side LED strip light on toilet ceiling	Side light boxing for rope light
Toilets	Cement board ceiling



DOORS & WINDOWS

Main door	Timber frame and 40% hollow core Flush Door panel / laminated, non-scratch coating Flush Door with Architrave
Bed room door	Timber frame and 40% hollow core Flush Door panel / laminated non-scratch coating Flush Door with Architrave
Toilet Door	One side laminated & one side paint finish
Aluminum doors and windows	Powder coated finish with 5 mm thick tinted glazing
Grill Gate - Entrance	Provided



PAINTING WORKS (Interior)

Interior walls	Smooth putty finish and 2 coats emulsion paint (White)
Interior ceiling	Smooth putty finish and 2 coats emulsion paint (White)
Feature wall with specific tones	Smooth putty finish and 2 coats emulsion paint



SANITARY FITTINGS

Water Closet Arrow / American standard/ Coto closet. Soft closing	Mid-range
Taps	Brass chrome plated
Showers	Rainshower with column / handshower / bibtap
Heater	Hot and cold plumbing for Shower WB. Storage heater not provided.
Muslim Shower	Provided
Wash basin	Wash basin with counter top. Natural granite 15mm top
Wash basin Mirror	Full counter top width x 1000



ELECTRICAL FITTINGS

Lights	LED lights and Strip lights
Fans	Provided
Switches	Provided
Sockets	Provided
Kitchen System	Hot Water point provision, switch, sockets, drainage point provided. Kitchen system NOT included
Kitchen Area	Open kitchen. Closing if required, additionally charged.
AC	Electric point and drain pipe work done. AC NOT provided



SECURITY

Door Access Control	Provided for Apartments
CCTV	At common areas

Additional Facilities:

- Ground Floor Common Swimming Pool
- Ground Floor Garden Area for Kids
- Garbage Collecting Room at All Floors (Building Council to Operate)
- Emergency Generator for Common Services
- 3 units of Passenger Lifts
- 1 unit of Cargo Lift

Electrical requirement

	Socket	LED Strip	Lights	TV	Data	Fan	AC/Sck	E/L
Sitting	8	1	4	1	1	2	1	1
Bed room	5		3	1	1	1	1	
Toilet	2	1	2					
Kitchen	8		2					
Wet kitchen	1		1					
General	3		2					

Available as an Add-On Package:

- Supply and install AC in Bedrooms and Living Room
- Supply and install water heater with plumbing for mixing hot & cold water
- Smart lock at apartment entrance
- Kitchen system
- Curtains
- Washing machine
- Dishwasher
- Refrigerator