



## **Addendum Attachment A**

# **Specifications-Studio**

### **OVERALL STRUCTURE**

- Pre-cast piles
- Reinforced concrete columns
- Shear walls
- Post-tensioning floor slab system

### **RESIDENTIAL UNITS**

#### **Floors**

- Bedroom, Living, and kitchen areas - High quality 60x60 cm Porcelain ceramic tiles or equivalent
- Bathrooms - High quality ceramic floor tiles
- Balcony - High quality ceramic tiles or equivalent

#### **Walls, Doors and Windows**

- Plastered masonry walls with skim coated and painted finish.
- Bathroom – High quality ceramic wall tiles or equivalent
- Shower Room – High quality ceramic wall tiles and mosaic or equivalent
- Balcony – Clear glass balcony to maximize the view
- Doors - Timber veneer doors with solid timber frames

#### **Ceilings**

- Painted gypsum board ceilings with recessed spot lighting
- Balcony - Painted water resistant gypsum board ceilings with light

#### **Bathrooms**

- Luxury sanitary fixtures and fittings utilizing Cotto premium series or equivalent
- Granite counter tops
- Frameless glass shower enclosure

### **COMMON AREAS**

#### **Lobby and Corridors**

- High quality ceramic floor tiles or equivalent
- Plastered masonry walls with painted finish
- Painted gypsum board ceilings
- High quality Aluminum frame doors and glass windows
- Concealed air conditioning units at ground floor lobby

#### **Facilities**

- Landscaped gardens, water features and a 25 meter Pool with weather resistant floor decking

- Reflection pools and ponds
- Jacuzzi
- Fitness center
- Snack Coffee shop
- Electric car – Beach Taxi service
- Other services provided for hire:  
Laundry and house keeping services.  
Food ordering and room service

### **Car Parking**

- Underground parking with security

## ***BUILDING FACILITIES***

### **Elevator**

- 1 high speed open car with glass wall elevators

### **Fire Protection**

- Automatic fire prevention system with smoke detectors and sprinklers
- Fire alarms and fire extinguishers
- Emergency lighting to common areas

### **Security**

- 24-hour security guards and CCTV system
- Entrance video intercom fitted to each unit
- Key card only access or similar

### **Electrical Installation**

- Siemens or equivalent electrical systems
- Individual electricity meter for each residential unit
- Emergency power supply for common areas and elevators

### **Television and Telephone**

- TV outlet
- Cable and satellite TV ready
- Direct telephone line
- PABX interlink system between unit & the lobby reception counter

### **Water Systems**

- Main water supply with 2-day water reservation system
- Individual water meter for each residential unit
- Waste water treatment system

### **Lightning Protection**

- Lightning protection system in accordance to internationally accepted standards

Note: Finishes and material standards mentioned above are subject to availability and may be changed to an equal valued product. Selected natural materials may have some slight color differences. We reserve the right to change specifications without notice.