

Brief Specifications

All structural design, equipment and installation methodologies are in accordance with the relevant British and European standards (Euro code or BS standards).

STRUCTURES

The apartment building is a reinforced concrete structure consisting of 4 levels (ground floor and 3 upper floors) with a reinforced concrete roof, all as per architectural and engineering specifications.

External Walls: made of 150-200mm thick block walls or reinforced concrete.

Internal Walls: made of either reinforced concrete, blocks or gypsum board.

FLOOR FINISHES

Internal: porcelain tiles – wear-resistant and stain-resistant as per architectural specifications.

External: porcelain tiles – nonslip as per architectural specifications.

Wet areas: porcelain tiles with anti-slip grade finish.

Skirtings are provided internally for all units as per architectural specifications.

WALL FINISHES

External: Render and waterproof paint or cladding (wood or aluminum) as per architectural specifications.

Internal: Render and paint

Shower walls are tiled to a height of 2,2 meters around the perimeter with porcelain tiles as per architectural layout.

CEILINGS

Render and paint to all internal ceilings as per architectural specifications.

Gypsum false ceiling: in specified areas as per architectural specifications.

ROOF COVERING

Flat roofs: reinforced concrete roof slab as detailed by the structural engineer + double-layer waterproofing membrane or equivalent, with 10-year warranty, to architectural specifications.

WATERPROOFING AND PROTECTIVE TREATMENT

Termite control: anti-termite barrier and anti-termite membrane will be provided as per architectural specifications.

All bathrooms walls and floors will be waterproofed.

GENERAL ITEMS

1. External openings

Powder-coated aluminium openings with laminated glazing.

2. Balustrades

A combination of block wall and glass balustrades as per architectural specifications.

3. Timber doors

Internal: semi-solid painted flush doors complete with ironmongery.

Entrance door: solid timber door complete with ironmongery.

4. Sanitary ware and tapware

Standard sanitary ware, tapware and shower (with glass doors) as well as all accessories will be installed in all bathrooms and kitchen.

5. Pool

A common swimming pool will be installed for the apartments.

6. Built-in furniture

Bathroom: built-in vanity units including basin, tapware, mirror, and accessories as detailed by specialist.

Kitchen: built-in kitchen as per specialist's details with quartz or equivalent countertops. Inclusive of electric oven, stove and hood.

Services provision (electrical point, discharge, and water point) will be made for dishwasher, fridge and washing machine.

Wardrobes: built-in furniture as detailed by specialist.

Pantry/store: built-in furniture in specified areas only as per architectural layout.

EXTERNAL WORKS

Paving stones (in specified areas as per architectural drawings) 600 x 600 mm - pre-cast non-slip butt-jointed in specified areas.

Paving bricks (in specified areas as per architectural drawings), with fine rocksand joints in specified areas.

A water tank for the apartments will be built with adequate retention period.


STORMWATER MANAGEMENT

The site's stormwater drainage will consist of ditches and drain and absorption pits, with retention period and capacity in line with local authority guidelines.

SECURITY

Roller shutters and expandable security grills are not included.

Access to the apartments will be made via a Boom gate with remote control.





THE GROVE

APARTMENTS

LIFT

One lift will be installed in the apartment block.

PARKING AND STORAGE

A minimum of one parking and one storage space will be allocated to each apartment as per the architectural design.

WASTE MANAGEMENT

A dedicated area will be equipped in the parking. Waste collection will be finalized by the syndic management.

COLD WATER

The cold-water system is a concealed and pressurized network distributed from water tanks via appropriate pump sets.

HOT WATER

An electrical system has been provided to suit the requirements of the various types of unit.
Hot water: Shower, bathroom tap and kitchen.

WASTEWATER TREATMENT

The project is equipped with a centralized Sewage Treatment Plant (STP).

VENTILATION CONCEPT

Smart design: all housing units are designed to optimise natural ventilation.

Air conditioning: units will be installed in all bedrooms. Installation of AC in living room upon request only.

Fans: Units will be installed in all bedrooms and living area.

ELECTRICAL DISTRIBUTION

Concealed internal and external network from plot boundary CEB meter to all sockets, power points and electrical equipment inside the units. Brand: Legrand or equivalent.

GENSET

Equipped with a common generator for all essential loads. All electricity consumption will be recorded through electricity meters connected to the CEB.

LIGHT FITTINGS

Internal lights to all internal spaces (ceiling and wall-mounted) as per architect's layout.

Bollards, pole lights and wall-mounted lights, inclusive of bases, for external spaces as per architect's layout.

WIFI AND DATA

Fibre-optic and telephone junctions will be installed in each unit. Subscriptions to be procured by the client. Additional W-Fi points are optional

CABLE TV

Junctions will be installed in each unit in the living/TV room. Cabling works, equipment, and subscriptions to be procured by the client.

BOUNDARY

The boundary of the plot will be fenced with vegetation.

LETTER BOX

Each building will have a dedicated area for letter boxes.

