

AL KANTARA: Technical Specifications

A) Architecture and structure (ceiling minimum 3m,50 height for every floor)

- 1: Generous parking and one storage unit for each apartment
- 2: Lebanese stone around all windows with special exterior paint weather resistant
- 3: Low maintenance natural wood pergolas and false ceilings
- 4: TECHNAL aluminum GK profile for windows with double glazed panels (6, 8, 8)
- 5: Black out Roller blinds for all bedroom windows
- 6: Seismic Design, Acceleration 2m/s-2
- 7: Remote control Electrical Parking Door
- 8: Screed and epoxy reveal for parking area floor

B) Mechanical

- 9: Two high speed VVVF passengers elevators 1.75m/s Mitsubishi
- 10: Full Load Back up power plant (2 Synchronized Generators) with Automatic Transfer Switch
And separate meters for each apartment
- 11: Central Heating and Hot Water Boilers Plant, complete with Calorimeters for each Apartment
- 12: Independent and Separate central Air conditioning systems for each of the apartments, with
Condensing units located on each floor for easy maintenance and concealed internal units
- 13: Artesian well and reverse Osmosis water treatment plant for drinking and domestic water
- 14: Pressurized water distribution system with meters for each apartment
- 15: German polypropylene or cooper pipes inside the apartments
- 16: Double speed Mechanical Ventilation for each of the basements and storage rooms.

C) ELECTRICAL:

- 17: GIRA Switches and Outlets with earth
- 18: GIRA Videophone entry control system: European standards
- 19: Lightning protection system according to French standards
- 20: Fire alarm system in common areas
- 21: TV installation: centralized more than 100 channels, with outlets points per apartment
- 22: Wifi installation for the whole building

D) INTERIOR FINISHES

Floors:

Reception, Dining and Guest areas:

-High quality cut to size Lebanese stone or Solid natural Hardwood flooring (Parquet)

Bedrooms:

-High quality cut to size Lebanese stone or Solid natural Hardwood flooring (Parquet)

Kitchen and service areas:

-High quality cut to size Lebanese stone or Solid natural Hardwood flooring (Parquet) or first choice ceramic tiles 60x60

Bathrooms: Master and Guests:

-High quality cut to size Lebanese stones or Solid natural Hardwood flooring (Parquet) or first choice high standard European ceramic tiles

Other Bathrooms: floor and wall finishes

-High quality cut to size Lebanese stone or solid natural hard wood flooring (Parquet) or first choice high standard European ceramic tiles

False ceilings:

-Bathrooms:

Accessible ceiling made of HDF boards water resistant and solid pine wood structure and frame

-Other Areas:

KNAUF –Water Resistant Gypsum Boards on steel structure

Painting finish:

-Walls:

GUITTET-Alkyd painting finish

-Ceilings and false ceilings:

GUITTET-Vinyl Emulsion painting finish

Sanitary wares and fixtures:

-DURAVIT made in Germany –wall hanged

-AXOR, made in Germany –Faucets and accessories are in mirror finish

Wood work finish:

-Guest W.C. and Master Bathroom:

Cabinet under counter in FRAKE wood and veneer, colored Walnut,
Counter top in Lebanese stone or Solid FRAKE wood,

-Other Bathrooms:

Cabinet under counter, interior laminated wood and exterior FRAKE wood, colored Walnut
Counter top in Lebanese stone or Solid FRAKE wood,

-Doors and closets:

Main door: Solid FRAKE wood frame and leaf Walnut colored

Internal doors: Solid FRAKE wood frame and veneered FRAKE leaf Walnut colored

Closets: interior laminated wood Walnut color and leaves FRAKE veneered Walnut colored

-Hardware and accessories:

HAFELE for all accessories and Colombo for all doors and cabinet handles

Kitchen:

-Wood work finish: HDF wood =waterproof glossy painted leaves

Interior waterproof Laminate wood

-Sanitary and plumbing fixtures:

CORIAN Resin Top and Sink

AXOR made in Germany-Faucets and accessories are in mirror finish

-Electrical:

-GIRA-European wiring accessories, fixtures and sockets (LEGRAND /B-Ticino)

-MERLIN GERIN -European Breakers

Note: All the above listed items could be replaced by equivalent items.