



BUILDING DESCRIPTION

Foundation & Superstructure

Reinforced concrete pile foundation. The superstructure is a reinforced concrete tubular structure with flat slabs.

External Walls

Entirely of reinforced concrete. Polyurethane (PU) paint system with 10 years warranty.

Internal Walls

All partition walls and major walls are reinforced concrete. Minor walls are hollow block walls (with cavities). Internal walls are skim coated with emulsion paint.

Ceilings

Skim coated soffit and suspended ceiling with emulsion paint in all living areas. Suspended ceiling in entrance foyer, pantry, toilets, utility room and service areas.

Floor

Large compressed porcelain tiles in all living areas and compressed porcelain tiles in all service areas. Option: Engineered Timber or Granite (incremental cost difference payable).

Doors

Main entrance and service entrance will be fire-rated engineered timber doors with African Macore wood veneer and all internal doors are semi solid engineered timber doors with the same veneer and complimenting design.

Windows

All windows and external sliding doors are double glazed with a 10mm air gap using low-e tempered glass. The frames are UV stabilized/tropicalised uPVC sections with advanced German gear.

Kitchen

Fully fitted out state-of-art imported kitchen cabinets with hob & hood, insinkerator, oven/grill and built-in microwave.

Fire Protection & Detection System

Wet riser system with firefighting hose reels and fire extinguishers at each level. Fire and gas detection systems.

Common Facilities

Rooftop entertainment areas
Swimming pool
Kiddies pool
Banquet hall
Recreational areas
Gymnasium
Lounge
Building management office
Meeting room
Drivers lounge

Water supply

Mains supply. Hot water in toilets and kitchen. Pottable water on all taps with in-house water purification system.

LP Gas

LP gas on tap to kitchen with gas detector system. Option: Provisional LP gas connection in Utility Room.

Electricity Supply

National Grid with prime rated back-up generators.

Bathroom Accessories

Compressed porcelain floor and wall tiles up to ceiling level
Tempered glass shower cubicle
Rain Shower
Wash basin with vanity counter
Water closet
Mirror and mirror lights
Mixer taps
Hand bidet shower
Extractor fans
Towel rails
Toilet paper holders
Robe hooks
Shaver socket

Utility Room & Yard

Butler sink, washing machine/dryer.
Option: Provisional LP gas connection

Maid's Bathroom

Shower & bib tap
Water closet
Hand bidet shower

Air Conditioning & Ventilation

All living areas including bedrooms are equipped with multi split type inverter air conditioners and ceiling fans. Most toilets are naturally ventilated. All toilets and the kitchen have extractor fans.

Elevators

Three high-speed passenger elevators including one service elevator.

Parking

2 carports each.
Option: Limited number of additional carports available.

Visitor carports

Ample visitor parking.

Shared Facilities

Badminton court
Basketball
Squash court
Tennis court
Club house & diner
Convenience store
Laundry pickup point
Stores

Sewage and Waste Water Disposal

Sewerage treatment plant with outflow recycled and rainwater harvested for gardening.

Garbage Disposal

Garbage chute located on every floor to temperature controlled collection point.

Security System

24-hr security with access control system.