

Property 173



A) ARCHITECTURE AND STRUCTURE

1. Two points of entry to the project for ease of traffic access
2. Generous parking and one storage unit for each apartment
3. Full stainless steel mechanical mounting for external wall cladding
4. Low maintenance natural wood cladding and false ceiling
5. TECHNAL aluminum GK profile for all the windows with double glazed panels (6,8,8 & 8,8,8)
6. Black out Roler blinds for all bedroom windows
7. Seismic Design, Acceleration 2m/s-2
8. Remote control Electrical Parking Door
9. Screed and epoxy revetal for parking area floor

Mechanical

10. Two high speed VVVF passengers elevators 2.5m/s, Mitsubishi
11. Full Load Back up Power Plant (2 Synchronized Generators) with Automatic Transfer Switch, and separate meters for each apartment
12. Central Heating and Hot Water Boilers Plant, complete with Calorimeters for each apartment (possibility of Gas Heating System)
13. Independent and Separate central Air Conditioning systems for each of the apartments, with condensing units located on each floor for ease of maintenance and concealed internal units
14. Artesian well and Reverse Osmosis water treatment plant for drinking and domestic water.
15. Pressurized water distribution system with meters for each apartment
16. German polypropylene or cooper pipes inside the apartments
17. Double speed Mechanical Ventilation for each of the basements and storage rooms.

Electrical

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

B) INTERIOR FINISHES:

Floors

– *Reception, Dining and Guest Areas :*

High quality cut to size European marble or Solid natural hardwood flooring (parquet)

– *Bedrooms:*

First choice, high quality ceramic tiles 40x40, or Solid natural hardwood flooring (parquet)

– *Kitchen and service area:*

First choice, high quality ceramic tiles 60x60

– *Bathrooms: Master and Guests,*

First choice, high quality cut to size European marble or first choice high standard European ceramic

– *Other bathrooms: Floor and wall finish,*

First choice, Architectural high quality ceramic tiles 30x60

False Ceiling

– *Bathrooms:*

Accessible ceiling made of MDF boards 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:*

Wash basin cabinet made of striped Oak solid and veneer.

European standard top marble

– *Other Bathrooms:*

Wash basin cabinet made of wood painted clear grey beige color

Top in marble Tala brown

– *Doors and closets:*

Main Door: Solid European Oak for frame and leaf

Internal Door: Solid European Oak wood frame and European Oak veneered leaf or colored laminate covers.

European Oak Veneered leaves and internal structure for all wall Cabinets.

– *Hard Ware & Accessories:*

HAFELE for all accessories and COLOMBO for all doors and cabinets handles

Kitchen

– *Wood work finish:*

German accessories / KESSEBOHMER and cabinets manufactured from waterproof infill panels and finished in high gloss polyester paint.

Interior divisions and sides are made of laminated stratified boards.

– *Sanitary and plumbing fixtures:*

IDEAL STANDARD made in USA - Sink in stainless steel Bianco

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

CORIAN - Top in resin sheets

Kitch/Reception partition is made of tempered glass 1.2cm thick, with stainless steel accessories, mirror finish

Electrical:

– GIRA - European Wiring Accessories fixtures and sockets (Legrand / B-Ticino)

– MERLIN GERIN - European Breakers

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

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538 m²

11TH-12TH FLOOR PENTHOUSE UPPER

INTERIOR INCLUDED DBL WALL, CLADDING & SHAFTS (sqm)	EXCLUDED				STORAGE (sqm)	PARKING (places)	GROSS AREA (sqm)	SELLABLE AREA (sqm)
	CORE (sqm)	BALCONIES (sqm)	TERRACES (sqm)	PLANTERS (sqm)				
237.28	26	63.73	32.33	5.47	19.00	4	384	346
166.24	25.63						192	192
403.52	51.63	63.73	32.33	5.47	19.00	4	576	538



PENTHOUSE UPPER LEVEL 192 m²

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11TH-12TH FLOOR PENTHOUSE LOWER



PENTHOUSE LOWER LEVEL 346 m²

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279 m²

1ST TO 7TH FLOOR APARTMENT B

INTERIOR INCLUDED DBL WALL, CLADDING & SHAFTS (sqm)	EXCLUDED				STORAGE (sqm)	PARKING (places)	GROSS AREA (sqm)	SELLABLE AREA (sqm)
	CORE (sqm)	BALCONIES (sqm)	TERRACES (sqm)	PLANTERS (sqm)				
221.39	14.5	40.83		5.16	12.00	2	294	279



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364 m²

9TH AND 10TH FLOOR APARTMENT C

INTERIOR INCLUDED DBL WALL, CLADDING & SHAFTS (sqm)	EXCLUDED				STORAGE (sqm)	PARKING (places)	GROSS AREA (sqm)	SELLABLE AREA (sqm)
	CORE (sqm)	BALCONIES (sqm)	TERRACES (sqm)	PLANTERS (sqm)				
286.3	26	49.03		6.12	14.00	3	381	364



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