

Specifications :

Aluminum Work:

- Aluminum SIDEM 2000, Folda Accessories.
- Double glaze (all windows and doors).
- Electrical Monoblock (electric stores), on all doors & windows.

Wood work:

- Main door Mahogany Veneer with 10 cm architrave, door locks 70 cm (Security).
- Salon door Gypsum cornice on both sides width 1.5m
- All doors mahogany veneer (Frigidaire), wengee color with architrave 6 cm with door handle and door lock.

Sanitary Work:

- Water Pipes are type (API); and (API) red line for heat installation.
- A new designed kitchen with hidden washing machine and dish washer installations.
- Water tabs type (KLUDI)
- Water heater capacity 200 liters (Electricity & heat)
- Ceramics type (RAK), or equivalent
- Heat is ready to be used, burner type (Ferolli), and 105 valves type (Global – Italy).
- Hidden installations in the wall for the ACs' in all rooms.
- Underground Shared water tank capacity (70,000 liters) and each apartment have its own water tank Capacity (1000 Liters) at the surface of each block.

Painting Work:

- The entire apartment (paste 3 times) + painting type (Bon White).

Electricity work:

- All cables are made in Lebanon, according to the installations plans.
- Switches and covers are from type (Matix) - Group Legrand.
- Electricity room for the electrics meter.
- Lift's type (Italy), 2 speeds, chrome Digital door.
- Video Phone type (URMET).
- Telephone Installations in salon and master bedroom.
- Installation of dish cables from electricity room to all points in all rooms.
- Installed AC's in bedrooms, and (Decorative) in salon, in addition to air condition hidden installations in balconies and kitchen.

Tiles Work:

- Ceramics 60*60cm in entrance, salon an dining room, or
- All other rooms type ceramics or equivalent.
- Porcelain to the rood in bathrooms and gypsum frame.

External Work:

- Stone on parts of the buildings interface and (moplexyn), and crushed stone (see picture).
- All walls facing rain & sun are with double stones (space 3cm).
- Ceramic tiles, lighting and painting at the main Entrance of the building.
- Electric entrance doors for the residents and 2 electric doors for visitors – Stop Bar.
- Glass Handrail.

Any changes desired by the second party in the interior materials such as tiles and Gypsum, and any additions in the sanitary and electrical materials , shall not be executed unless with the first and the second parties prior written consent. In such case the second party shall pay to the first party half of the price of the requested additional works upon signing the consent, and the second half shall be paid upon completion of the requested additional work mentioned in the consent.

In case, no additions and amendments are requested by the second party to the agreement, the first party shall have to deliver to the second party the apartment according to the previously specified specifications free of any defaults and defects resulted from the first party.