

GARDEN 1111 BYBLOS

-PHASE B-

BUILDING ARCHITECTURAL SPECIFICATIONS:

CONCRETE WORK:	CIVIL WORKS <ul style="list-style-type: none">● SOLID CONCRETE CONSTRUCTION WITH SEISMIC DESIGN.
MASONRY:	<ul style="list-style-type: none">● External double wall.<ul style="list-style-type: none">-10 cm external hollow block wall- 5cm void-10cm internal hollow block● Most of internal walls are 10cm hollow block, except some particular walls, which are 15 or 20cm thick, due to architectural or technical reasons.● WATERPROOFING: for basement walls, water tanks, flower beds , roof and terraces.
CLADDING:	FAÇADE FINISHING: <ul style="list-style-type: none">● Prime quality 3cm thick stones for external walls.● Mechanical Fixation.
ALUMINUM WORKS:	<ul style="list-style-type: none">● Anodized aluminum "SIDEM 2000 .● Mono-block stores. Excluding receptions' area.● Double glazing 6/12/6 clear, with tempered external pan.
FLOORING:	COMMON AREA FINISHING: <ul style="list-style-type: none">● Parking Area: Epoxy Paint.● Technical area and storage room: Ceramic tiles COTTO line
ELEVATOR	<ul style="list-style-type: none">● 1M/S, Italian choice
WATER PROOFING:	APARTMENT INTERIOR FINISHING: <ul style="list-style-type: none">● BATHROOMS: All bathrooms are waterproofed with polyurethane liquid.● Balconies: are waterproofed with polyurethane liquid.
TILING:	<ul style="list-style-type: none">● Reception area: 80X80 cm ceramic.● Bedrooms: 1st choice ceramic tiles.● Bathrooms: 1st choice ceramic tiles● Maid's Bathroom: Ceramic tiles for floor and walls 20X20 white.● Kitchen: 60X60 cm Ceramic tiles.
PAINTING	<ul style="list-style-type: none">● 3 coats Of putty.● Emulsion paint for reception and bedroom.● Enamel paint for bathrooms ceiling and kitchens.● Interior ceiling: Water resistant gypsum boards in entrance, corridors, bathrooms KNAUF or equivalent.

WOOD WORKS

- Hard wood for main entrance door.
- Wood frames and painted MDF for internal doors.
- **Closets Cabinets not included.**

SANITARY FIXTURES & WARES

- High quality sanitary fixtures: Brand: **GROHE** or equivalent.
- High quality sanitary wares: **DURAVIT** or equivalent.

ELECTRO-MECHANICAL:

HOT WATER:

- 2 hot water tank.

HEATING:

- Pipes and reservations for individual central heating.
- Boiler reserves and radiators are not included.

PLUMBING:

- Polypropylene for embedded pipes inside the residence.
- European pipes for circulation and common areas.
- UPVC pipes for drainage and sewage (REDI)

VENTILATION:

- All bathrooms are equipped with silent exhaust fans.

ELECTRICAL WORKS

- European electrical accessories: Le Grand.
- Emergency exit lighting in staircases and all common areas.
- Wires and cables: Liban cables.
- Videophone system.

All Cables installation is to be through shafts

GENERAL

PARKING

- Automatic parking Indoor
- 2 cars parking; storage room per apartment.
- **One large concierge room with all facilities.**

SECURITY

- Automatic parking gate with remote control for indoor parking.
- Watchman for the building at the main gate.
- Automatic gate for outdoor parking.
- Security cameras linked to the watchman room.

WATER SUPPLY:

- Underground common tank (35000L.)
- Individual water tank on top of the roof (1000l)