



# SCHEDULE OF FINISHES



## Structure

Load bearing walls on **concrete blocks** (CMU) stiffened by in-situ reinforced **concrete columns**. **Waffle concrete slabs** infilled with lightweight insulating foam blocks.

## Façade

Simple and elegant design made up by ½” of foam **insulation** over CMU concrete walls (as above).

## Roof

Flat roof coating by elastic waterproofing with built-in fiber that acts as reinforcement and improves its resistance, reflecting-white finished to enhance its **thermal properties**.

## External doors & windows

**Double glazing PVC** sliding doors and windows, featuring **safety glass** in critical hazard zones (internal tempered glass pane and laminated 3+3 external pane).

The living room and bedrooms feature easy-slide **large format sliding doors**.

**Cross ventilation** guaranteed to all floors in a safe and secured manner. Robust front door, **caoba** finished. Optional lock fit for **vacational rental**.

## Internal doors & joinery

Wide wooden **doors** finished in **okume** veneer with modern architraves.

**Louvre folding-sliding** door to the laundry closet to allow for ventilation. Walk-in closets fitted with a **bespoke** full-width low cabinet topped by a wide white MDF shelf above a chromed wardrobe hanging bar.

## Railings & guardings

**Safety 10mm tempered glazing** hold by stainless steel fixings.

## Internal walls

**Concrete blocked solid internal walls** to provide maximum bearing capacity and toughness, also offering enhanced acoustic properties.

## Floor finishes

High-quality large format **porcelain tiles** finished in beige and sand colors.

Bi-chromatic mosaic-like tiles to the shower floor, colors picking from walls and floor finishes.

## Wall finishes

**Fully tiled bathrooms** in high quality large format porcelain tiles in keeping with the sanitary ware. Plaster and paint to all other rooms.

## Ceiling finishes

Seamless plasterboard dropped ceiling above kitchen and top floor corridor bolted to a suspended steel frame.

Plaster & paint to all other rooms.

## Kitchen

Fully fitted modern and functional designed kitchen equipped with a 4-rings **ceramic cooktop** with integrated oven, **side-by-side refrigerator**, **dishwasher** and **microwave** integrated within the recirculating hood.

**Granite countertop** above **okume** veneered base cabinets and **birch** veneered wall cabinets. **Alder** wood to shelves and refrigerator carcass and **banak** finish to plinths.

## Landry

**Stacked laundry center** in a dedicated laundry closet within the powder room by the kitchen.

## Sanitary ware

**Undercounter white porcelain wash basin** sitting above a okume finished base cabinet. Water saving white porcelain WC and flat chromed rainshower.

Chromed **single lever** wash-basin mixer

## Services and equipment

**Zoned air conditioning** unit to all rooms.

Air extraction system to bathrooms and powder room.

Individual gas boiler.

## Individual terraces & patios

Entry floor patio towards communal areas finished in washed concrete with a **Carissa bush as privacy screens** against neighbor.

Flat access top floor terraces, flooring to match interior floor finish.

## Communal areas

**Landscaped communal garden** with sidewalks and lawn areas.

**Swimming pool** with dedicated safe area for children.

## Jacuzzi

**Pergolas** and shaded areas by the pool.

Communal restrooms near the pool.

Direct access to lagoon flanked by showers

Designated parking space for each home and some additional for visitors.

