

## **Terra Court 3 & 4 - Technical Specifications:**

### **Main Structure:**

- Reinforced concrete frame, designed to local earthquake codes and regulations.
- External walls - blocks of 25 cm thickness for high insulation with additional 8 cm of thermal insulation.
- Spatula and Grafiato with a combination of HPL.
- Concrete roof thermally insulated and waterproof elastomeric membrane.

### **Internal:**

- Internal walls constructed of hollow blocks and three layers of plaster.
- Internal walls with spatula and three coats of emulsion paint.
- Staircase dressed in tiles or marble. \*

### **Ceilings:**

- Concrete treated with two coats of spatula and three coats of emulsion.
- In Bathrooms, kitchens & corridors plaster boards treated with two coats of spatula and three coats of emulsion. \*

### **Doors & Windows:**

- Entrance Doors - security door class 4, internal & externally laminate, Fireproof 45 min, security lock, wood door frame, and stainless-steel handle. \*
- Interior Doors – Finish in laminate mat, wood door frame, with chrome lever handles.
- Aluminium Thermal windows with double glazing, low emissivity, embedded handles.

### **Kitchen Cabinets & Countertops:**

- Melamine cabinets with choice of colours for doors and choice of handles. \*
- Choice of artificial marble / quartz Countertops. \*
- Stainless steel single bowl sink with modern single lever pull-out kitchen faucet. \*

### **Floors & Tiles:**

- Large luxurious “marble looking” porcelain tiles (120 x 60) in living room, dining room, kitchen, and corridors. \*
- Luxurious “marble looking” Porcelain tiles (60 x 60) in bathroom floors. \*
- Luxurious “marble looking” Porcelain tiles (120 x 60) on all bathroom walls. \*
- Non slippery tiles (60 x 60) in Verandas & roof garden (if applicable) \*
- Quality laminated parquet fitted over acoustical membrane on Bedroom floors. \*
- Kitchen back splash with porcelain tiles (30 x 60). \*

### **Lighting:**

- Internal light fixtures through the apartment. \*
- Pendant lights above kitchen island. \*
- LED Spotlights in reflected ceilings (corridors, Bathrooms & Kitchen). \*

### **Sanitary Ware:**

- High Quality modern fixtures brands such as LAUFEN & GROHE or equivalent. \*
- Cabinets: Vanity & mirror. \*

**General:**

- **ENERGY EFFICIENCY CATEGORY A.**
- **OUTDOOR POOL with relaxation area.** (located In Terra 4 for the usage of Terra 3 & 4 Owners)
- **INDOOR GYM** (located In Terra 4 for the usage of Terra 3 & 4 Owners).
- Provision for Air Conditioning & Heat Pump split units in each bedroom & living room.
- Provision for electrical heaters.
- Provision of external socket for electrical car for each apartment.
- Spacious & functional designed large wardrobe in each bedroom.
- Reserve water tank, and solar panel with electric water heater for each apartment.
- Provision for Jacuzzi on the roof garden terrace (in units where it's applicable).
- Provision for W / C on the roof terrace ((in units where it's applicable).
- Provision for kitchen on the roof garden terrace. (in units where it's applicable).
- Provision for Pergola on the roof terrace (in units where it's applicable).
- Provision for kitchen hood.
- MRL elevator with internal cabinet finished with stainless steel.
- Intercom system connected from entrance on ground floor to each individual apartment.
- Covered parking space & Storeroom for each apartment.

\* Developer's Choice