**Terra Court II - 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.

External thermal insulation with spatula and Grafiato.

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:

Concreate 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, solid wood door

frame, and stainless-steel handle. \*

Interior Doors – Finish in laminate mat, solid 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 “Granite looking” Porcelain tiles (120 x 60) on all bathroom walls. \*

Non slippery “Granite looking tiles (60 x 60) in Verandas. \*

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 with mirror. \*

General:

ENERGY EFFICIENCY CATEGORY A.

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.

Specious & functional designed large wardrobe in each bedroom.

Water tank of 800 liters with solar panel and electric water heater for each apartment.

Provision for Jacuzzi & Kitchen on the roof terrace (units # 302 & 304).

Provision for Pergola on the roof terrace (units # 302 & 304).

MRL elevator with internal cabinet finished with stainless steel.

Intercom system connected from entrance at ground floor to each individual apartment.

Covered parking space & Storage room for each apartment.

\* Developer’s Choice