

SPECIFICATION

The project carefully selects top quality materials and adheres to the highest construction standards, thus providing premium value for customers deciding to purchase a home from the development. The high resale value of properties built in previous projects are undeniable proof that house-hunters recognize and value our high building standards. Our standards are as follows:-

- We use **'Red brick'** for all external walls thick 25 cm. Double layered wall.
- We use **Jotun brand** paints.
- Land Title Deed purchase by **'Freehold'** and **'Lease hold'**.
- All internal roads width 9 meters.
- High quality of **SCG roof tile green criteria & Eco label**, NueStile. Heat BLOCK Pigment. Reflects heat from the Sun very well, up to 3.5 times. Grey Slate color. Reduce the temperature inside the house saves up to 15% the air-conditioner cost. Combined with innovative coatings new formulas beautiful durable 3 times longer.
- High quality of **Shingle roof** design. Installation warranty 5 years (from the roof company), For the roof tile sheet product warranty 25 years (from the roof company) (For the SANCTUARY model only)
- High quality of **Metal Sheet** with PU foam (For the SANCTUARY model only)
- High quality hardwood (teak wood) for doors and windows, Teng wood for the frames and Bungor wood for ceiling.
- **SCG brand** Gypsum ceiling with heat-reflective foil.
- **STIEBEL ELTRON** - Boilers are also provided free of charge. Our standard is to offer 2 or 3, depending on the size of house bought, for higher versatility.
- 2 x 6,000 liters underground water tank and **MITSUBISHI brand** water pump.
- All main structures and upper beam are built from **steel-reinforced concrete** from established Elephant-brand cement or Irrigation cement company serpent brand, factory pre-mixed and poured on-site to maintain consistency.
- Electric underground system.
- Each home has **underground** piping installed to simplify **termite-eradication** treatment for residents.

➤ Houses are designed with two completely separate standard drainage and sewage systems. Although more expensive, PVC pipe is used for underground drainage all.

➤ Kitchen appliances from **ELECTROLUX brand**. And **SAMSUNG brand** refrigerator.

➤ Before make the concrete floor. We use the **black sticky plastic** put on the soil in order to **preventive humidity from ground**.

➤ Up-lighting illuminates garden, trees and lawn 10 sets for the SANCTUARY, 5 sets for the HAVEN.

➤ Lawn and landscape garden.

➤ Put **sprinkler system** in the garden.

➤ Sanitary ware is provided by the long established **American standard brands** or equivalent quality.

➤ SMG (Solar Management Glass). Mosquito screens fitted to external-facing doors and windows.

➤ **Master key system Hafele' brand** for every house.

➤ Sewerage system with underground septic tank and cement tank.

➤ Hot and cold water for kitchen and all bathrooms.

➤ High speed fiber optical cable for TV and internet are installed for every house. Note: Monthly internet fee will be borne by customer

according to the selected internet service provider and package.

➤ Voice alarm system, 4 CCTV **HIKVISION** brand and Emergency light.

➤ **Solar Cell** on-grid, Inverter Invt 5 kw warranty Inverter 5 years with panel 450-540W Mono – half brand GCL Warranty 12 years.

➤ Electrical, as air-conditioning pipes are neatly routed within conduit buried in walls, demonstrating another benefit of the double-layered cavity wall. Electrical installations include **Schneider brand** or equivalent switched mains distribution board (MDB) with electronic safety circuit breaker (Safe-T-Cut) and lighting timer.

➤ The pool is salt system and infinity pool design or on request.

➤ LED lights for all around the house.

➤ Automatic garage door you can add the safety sensor as well.