





















## **VERDUN LOFTS**

### **LOT 2511-RAS BEIRUT**

#### **TECHNICAL SPECIFICATIONS**

Verdun Lofts technical specifications (building and interior finishes) shall comprise the following superior materials/equipments or their equivalent.

#### **ARCHITECTURAL SPECIFICATIONS – COMMON AREA**

1. Sturdy Seismic Design
2. Main Façade:
  - Fair Faced concrete with stone mechanical cladding;
  - HPL Wood Cladding for planters
  - Aluminum composite cladding;
  - Double height Planters.
3. High Ceiling Main Lobby “Height =3.5m”.
4. Double external masonry walls.
5. Double glazed Aluminum, **TECHNAL** or equivalent.
6. Waterproofing for Basement Walls, External Walls, Roof, Balconies, Terraces, Planters and Water Tanks.
7. Private 5m<sup>2</sup> Storage rooms for each apartments.
8. Six guest parking at ground level with one parking space for each Apartment.
9. Epoxy paint for parking floor area.
10. Elevators: two high-speed (1.75m/s) passenger elevators, **MITSULIFT** or equivalent.
11. Fully landscaped rear garden for residents.
12. Common gym at ground floor for residents.
13. Ground Floor lobby exquisite with Marble and Wood Veneer.

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## LOT 2511-RAS BEIRUT

### INTERIOR ARCHITECTURAL SPECIFICATIONS

#### 1. WATERPROOFING

- **Bathrooms and Kitchens:**

All bathrooms and kitchens are waterproofed with polyurethane liquid membrane.

#### 2. TILING & FLOOR FINISHING

- **Entrance Lobby & Reception Area:**

European ceramic first choice, 120 \* 240 cm.

- **Bedrooms:**

European ceramic wooden effect.

- **Kitchen & Bathrooms:**

First choice ceramic tiles.

#### 3. WOOD WORKS

- **Doors:**

- Solid Oak for Entrance door;
- Doors in the reception area are Oak veneered leaf.
- Doors in the private area of the apartment are white painted.
- 1 hour fire rated doors for staircases.

- **Kitchen Cabinets:**

High quality European kitchen cabinets with ceramic top.

#### 4. PAINTING

3 coats of putty & 3 coats of paint. (Tinol or equivalent)

#### 5. SANITARY FIXTURES & WARES

- **FIXTURES:** Grohe, Hansgrohe or equivalent.
- **WARES:** Duravit , Vitra or equivalent.

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#### **MECHANICAL SPECIFICATIONS**

1. Air Conditioning:
  - High quality (cooling / heating) VRV system (Gree, Hisense or equivalent)
2. Hot Water:
  - Individual electric hot water heater. Tank shall be enamel for corrosion resisting operation.
3. Plumbing “Pipes, Steel Pipes, UPVC Pipes, pumps”:
  - All pipes will follow European standards.
  - Hot water pipes inside apartment: PPR with aluminum layer.
  - Cold water pipes inside apartment: PPR.
  - Water pipes outside apartment: Galvanized steel pipes (BS 2440).
  - Drainage and storm water pipes: UPVC.
  - Pumps: high quality European made.
4. Ventilation:
  - Fans: high quality European made.
  - Ducts: Galvanized steel, (G90).
  - Basement fans: Smoke exhaust rated at 400°C, 2 hrs.
5. Water tanks:
  - Common Basement Concrete water tank:125m3
  - Common roof Concrete water tank: 20 m3
6. Irrigation System:
  - Central Automated irrigation system for all building levels.
7. Fire Protection system:
  - Dry fire brigade riser with landing valves in fire escape stair case.
  - Portable fire extinguishers adjacent to hazardous rooms.
8. Gas boiler & radiators(Optional): at cost

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**ELECTRICAL SPECIFICATIONS**

1. European electrical wiring devices. (Vimar, Bitticcino, or equivalent).
2. Wires and Cables: Liban Cables.
3. Panel Boards are equipped with earth protection.
4. Videophone system.
5. CCTV monitoring system.
6. Fire alarm detection in common areas.
7. Motion detectors for lighting in apartment's lobbies and in parking.
8. One remote control barriers.
9. Two synchronized soundproof European Generators, Perkins or equivalent.
10. Collective TV system.
11. Janitor room at Ground Floor.