

# KANIKA CITY GARDENS - SPECIFICATION

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## **STRUCTURAL FRAME**

Reinforced Concrete Earthquake Resistant Frame based on British Standards and Eurocode

## **WALLS STRUCTURE AND FINISHES**

<u>External Wall Structure</u>	Hollow Clay Brick wall 20cm thick.
<u>Internal Wall Structure</u>	Hollow Clay Brick wall 10cm thick.
<u>External Finishes</u>	Emulsion paint colours combined with Graphiato.
<u>Internal Finishes</u>	Three coats of plaster finished with three coats emulsion paint.
<u>Parking Area</u>	Columns and yard fencing: Fairface finished with cement paint

## **WALLS - FLOORS**

<u>Bathroom - WC</u>	Walls and Floors covered with ceramic tiles up to door height.
<u>Kitchen</u>	Walls between bench tops and cupboards covered with ceramic tiles.
<u>Entrance Hall, Living Room, Dining Area</u>	All covered with high quality tiles
<u>Kitchen Area, Corridors, Staircases</u>	All covered with high quality tiles
<u>Bedrooms</u>	Covered with Laminated Wooden Floor
<u>Verandahs</u>	Covered with ceramic tiles
<u>Parking Area</u>	Tarmac

## **EXTERNAL DOORS - WINDOWS**

All External Doors and Windows are made of beige aluminum frames including double-glazing glass. Bathrooms and WC aluminum frames will include frosted glass.

## **CARPENTRY, JOINERY AND SANITARY FITTINGS**

<u>Main entrance</u>	Solid beech wood frame with 3 beech wood MDF veneer panels 25mm
<u>Internal doors</u>	Italian Veneer
<u>Wardrobes</u>	Italian Veneer
<u>Kitchen cupboards</u>	Italian Veneer
<u>Bathroom cupboards</u>	Italian Veneer

## **SANITARY FITTINGS**

High quality sanitary fittings - mixers in kitchen sink, Bathrooms, WC,

## **WATER SUPPLY**

Fresh main water supply through individual meters.  
Installation of one water tank on the roof with capacity of 1-ton.  
A 150 Litre emersion heater supplies hot water using both solar panels and electricity.

## **ELECTRICAL INSTALLATIONS**

Each flat has individual meter and all installations are approved by the Electricity Authority in writing.  
All flats are designed to have adequate wiring for lights, sockets, Telephone and TV points in each room.  
There is also wiring and piping for installing kitchen fan-extractor. All light fitting costs are at the buyers expense.

## **AIR CONDITIONING**

UPVC pipe conduits are provided for installing standard split-unit type air-condition device for both hot and cold air.  
All air-condition devices are at the buyers expense.

## **GARBAGE STORE**

Each flat has its own allocated garbage store area.

## **STORAGE ROOM**

Storage rooms are included in the price according to contract.