

## KANIKA SUNRISE BLOCK C – GENERAL SPECIFICATIONS

### 1. STRUCTURAL FRAME

Reinforced Concrete, Earthquake Resistant Frame according to British Standards and Euro code.

### 2. WALLS STRUCTURE and FINISHES

External Wall Construction	Thermal Hollow Clay Bricks Covered with Thermal Insulating Plaster.
Internal Wall Construction	Hollow Clay Bricks.
External Finishes	Painted Plaster /Graphiato combined with decorative cladding finish.
Internal Finishes	Three coats of plaster finished with three coats emulsion paint.

### 3. WALLS and FLOORING

Staircase (common areas)	Stairs covered with granite.
Entrance Hall, Living and Dining Area	Floors covered with porcelanato tiles.
Kitchen Area, Corridors	Floors covered with porcelanato tiles.
Kitchen Walls	Walls between worktops and cupboards covered with ceramic tiles.
Kitchen Worktop	Worktop covered with granite.
Bathrooms - WC	Walls and Floors covered with ceramic tiles.
Bedrooms	Floors covered with laminate wooden flooring.
Verandas	Floors covered with porcelanato tiles.
Parking Area	Floors covered with tarmac and patterned concrete.

### 4. WINDOWS, KITCHEN DOOR and UTILITY DOORS

All windows, kitchen doors and utility doors are made of aluminium frames with double glazing glass.

### 5. CARPENTRY and JOINERY

Main Entrance	3D Melapan Finish with Fire Resistance compatibility.
Internal Doors	3D Melapan Finish.
Wardrobes	3D Melapan Finish.
Kitchen Cupboards	3D Melapan Finish.

### 6. SANITARY FITTINGS

Branded sanitary fittings and mixers.

### 7. WATER SUPPLY

Each property is supplied with fresh water through individual meter.  
 1 water tank of capacity of 1 ton is installed per apartment.  
 200/240 Lt Emersion heater supplies hot water using solar panels and electricity.  
 Pressure pump is installed for both hot and cold water.

### 8. ELECTRICAL INSTALLATION

All properties are designed to have adequate wiring for lights, sockets, telephone and TV points.  
 Each property has its individual meter. All installations are approved by the Electricity Authority in writing.  
 Motion Detectors for light control in common areas.  
 Communal satellite antenna is provided in all apartments. Satellite receivers are not included.  
 Fresh Air Electrical Ventilation is installed in WC and Bathrooms.  
 Video Phone Entry System in all apartments.  
 Provision for wireless security alarm and smoke detectors in kitchen area in all apartments.  
 Provision for surround (back speakers only) and high wall point TV set up.

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9. AIR CONDITIONING

Pipe conduits are provided for the installation of split-unit type for heating and cooling air-conditioning.  
Air-condition units are not included.

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10. HEATING

Branded, High Quality Electric Under Floor Heating.

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11. REFUSE STORE

The project provides communal refuse store according to plans.

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12. STORAGE ROOM AND PARKING AREA

Are available according to plans.

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13. GENERAL NOTES

Structure: According to Euro codes /B.S.

Energy Building Performance: Certificate Category B.

55 m<sup>2</sup> room allocated for residence use. Provisions for possible use such as gym or entertainment room.

**KANIKA DEVELOPMENTS & CONSTRUCTION**

**Note: Specifications and details are according to architectural and electromechanical drawings as approved by Kanika Developments & Construction and are subject to change at any time without notice.**