

# *Feelwood Village*

*Baabdat*

## ***Technical specifications for the buildings on lots # 569 & 3208 - Baabdat***

### ***Public services of the project will include:***

- Technical building equipped with computer(s) for services control.
- Natural stone fence wall around the Project, with a main gate entrance controlled by a remote.
- General Illumination for the Project.
- Implanted Security cameras within the surrounding wall.
- Accommodation for the Project labor(s)/safeguard(s).
- Accommodation for the drivers with rental charge.
- A kiosk with safeguard(s) at the Project entrance.
- Two power generators and Diesel Tank(s).
- A water tank for public gardens irrigation, swimming pool and general clean-up.
- A water tank that aliments the apartments through gauges.
- A gas tank that aliments the central heating system, kitchen, barbecue and chimney, with a separate gauge for each apartment.
- Interlocking tiles for the interior roads and for the parking area inside each building.
- Dish/ Satellite.
- An outdoor swimming pool ( $\pm 20 \times 10$ m) with availability of a life guard during the summer season.
- A tennis court with a surrounding fence.
- A ping pong table/room.
- An equipped gymnasium.
- A conference room.
- A water filtration room.
- An electrical gauges room.
- A transformer room.
- An Interphone/speaker for better communication among visitor(s) and resident(s) via the safeguard(s).
- Sewage and storm water drainage systems.
- An Underground service corridor network.
- A central heating system that aliments the apartments through gauges to avoid pollution and reduce energy consumption, with the possibility of a thermo solar system installation for heating/hot water instead of the chauffage or as a supplement to it.

## **For the private level, every apartment will have:**

### **1- Construction**

- High quality anti-seismic concrete.
- Insulated double outer walls with a façade of natural stone.
- Lafarge new design brick roof, supported by a metal chassis.

### **2- Exterior**

- GX or PVC Aluminum.
- Somfy Roller shutters remote.
- Roll grid to inhibit flies, insects, etc... from entering.
- Teak Wood for the parapets, handrails, Pergolas and window lintels.

### **3- Glass**

- Tinted Double Glazing for the windows.
- Tinted Triplex for the balconies.

### **4- Interior woodwork**

- Oak for the main entrance and the reception area.
- MDF for room and bathroom doors.
- Moisture resistant Melamine wardrobes, with MDF doors, and Grass or Blum accessories.
- Solid wood or moisture resistant MDF for the bathroom vanity units along with special paint.
- Modern design kitchen using top quality European materials locally fabricated.
- Italian door locks and hinges or equivalent.  
**N.B.** Handles and clothes hangers shall be on the buyer's expense.

### **5- Floor tiles**

- Marble (60x60 cm) for saloons.
- Ceramic Plein mass for the bedrooms or Mosaic if parquet installation is an option.
- Ceramic 1<sup>st</sup> class for the bathrooms.

### **6- Bathroom fixtures**

- Kohler/or Villeroy & Boch/or Armitage Shanks for the bathrooms and guest WC.
- Lecico or UAE for the maids' bathroom(s).
- Standard Grohe/or Kohler for the water faucets.  
**N.B.** Bathroom accessories shall be on the buyer's expense.

**7- Paints**

- ICI high quality latex paint after applying two coats of wall paste.
- ICI enamel paint for regular and wardrobe doors.
- Italian non-yellowing lacquer paint for the entrance and the reception area.

**8- Lift**

- Mitsubishi En81 brand or equivalent.

**9- Water tank**

- A separate 1000 liter tank for every apartment, alimented from the principal tank.

**10- Heating/cooling and hot water and sanitary:**

- Thermo solar system for heating and hot water supply.
- Italian brand pressure pumps or equivalent.
- European brand Aluminum Radiators with high efficiency to save space.
- High quality PVC pipes for the sanitary extensions.
- PP-RCT pipes for heating and water extensions.
- UAE brand galvanized steel pipes.
- All rooms will be equipped with the necessary extensions for future installation of split system air conditioning units.
- Gas supply to the kitchen, barbecue and chimney through copper pipes.

**11- Electricity**

- Le Grand or equivalent brand for wall switches and outlets.
- Helita or equivalent for the Earthing System.
- Liban Cable for the cables installation.
- Merlin Gerin or equivalent for the circuit breakers and Differentials.
- Provisions for wireless.
- Urmet or equivalent for the Video Phone Systems.
- All extensions necessary for Satellite, TV, Interphone and Telephone.

**N.B:** All interior lighting fixtures and installation work shall be at the expense of the buyer.

**12- Water proofing**

- For bathrooms, balconies, terraces and retaining walls.

**13- False ceiling**

- False ceilings are used to hide all power and water extensions, and to allow the buyer to install the light fixtures on his choice.

## General guidelines

- The buyer may alternate item(s) within the range of the original quality and price, in case the price exceeded the limits mentioned below, the buyer will be responsible for the price difference related to the labor and material costs.

<b>Item</b>	<b>Price Limit \$ Including Installation</b>
<b><u>Interior Woodwork:</u></b>	
▪ Solid wood door with paint & hardware	850
▪ Solid wood veneered door with paint & hardware	650
▪ Normal door with hardware	220
▪ Cabinets with paint price per square meter	220
▪ Vanity units with mirrors, marble or resin tops 90 to 120cm	800
▪ Vanity units with mirrors, marble or resin tops 130 to 150cm	1000
▪ Vanity units with mirrors, marble or resin tops 150cm & up	1300
<b><u>Bathroom fixtures:</u></b>	
▪ Washbasin	300
▪ WC	500
▪ Bidet	300
▪ Bathtub	700
▪ Jacuzzi	2000
▪ Bac a douche	300
▪ Water faucets for washbasin or bidet	100
▪ Water faucets for Douche	300
<b><u>Paints:</u></b>	
▪ Wall paint with paste price per meter	8
▪ Enamel paint for doors price per meter	12
▪ Lacquer paint price per meter	25
▪ The decorative paintings shall be on the buyer's expense.	
<b><u>False ceiling:</u></b>	
▪ Price per square meter	15
<b><u>Floor Tiles:</u></b>	
▪ Bathroom floor tiles per square meter	25
▪ Marble floor tiles per square meter	80
▪ The tiles drawings/designs shall be at the buyer's expense	
<b><u>Kitchen with granite costs:</u></b>	
▪ For the apartment 190m <sup>2</sup>	10,000
▪ For the apartment between 250m <sup>2</sup> and 270m <sup>2</sup>	12,000
▪ For the apartment between 300m <sup>2</sup> and 350m <sup>2</sup>	15,000
▪ For the Duplex between 400m <sup>2</sup> and 520m <sup>2</sup>	20,000
▪ For the Duplex 520m <sup>2</sup> and above.	25,000

- In case of any other alteration(s), or selection of material outside the range provided, Corbani Group will charge 20% of the overall cost of the alternated item including *designs study, maps, supervision and work follow-up*.
- In case of any other alteration(s), or selection of material outside the range provided, Corbani Group will charge 15% of the overall cost of the alternated item including *supervision and work follow-up* if the designs study and maps were given by the buyer.
- In case of any other alteration(s), or selection of material outside the range provided, Corbani Group will charge 7% of the overall cost of the alternated item including *supervision* if the designs study, maps and work follow-up were given by the buyer.