

KITCHEN

- Contemporary Poliform Kitchen with cabinets finished in mat melamine, laminate countertop with under mounted Stainless-steel sink
- Stone countertop (Calacatta oro -Additional Modification)
- Back of House Kitchen providing additional storage and workspace.

APPLIANCES (ADDITIONAL MODIFICATION)

- Miele or Gaggenau Appliances
- Fridge / Freezer
- Multifunctional electric oven
- Built in Microwave
- Glass-ceramic hob
- Dishwasher drawers
- Separate washer and dryer in the Back of House Kitchen

BATHROOMS

- Grohe taps or similar in all residences
- Natural stone tiles on the floor
- Free standing bath in master bathroom
- Natural stone walk-in shower.
- Duravit or similar white ceramic wall mounted WC with soft close seat dual push bottom

PENTHOUSE FEATURES

- Internal staircase feature to private Roof Top terraces
- Dedicated large external roof terrace area
- Private whirlpool
- Lounge area

FLOORS

- High Quality natural stone in all rooms
- Optional timber flooring in bedrooms
- Wall integrated skirting



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DOORS

- Entrance door lacquered finished, core with hardwood frames
- Spy hole and security lock
- Factory painted white mat finish doors with stainless-steel hardware.

LIGHTING

- LED lighting with low voltage
- Scene-set and dimming lighting control
- Provision for pendant light over dining room tables
- Indirect LED strips for mood lighting
- Delta light or similar spots integrated in ceiling
- Spots on covered terraces

WARDROBES

- Poliform built-in wardrobes with stainless-steel hardware
- White mat lacquered doors in standard apartments
- Leather finish doors in penthouses
- Internal lighting (Additional Modification)



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HEATING AND COOLING

- Underfloor heating system in all rooms
- AC system with individual fan coils in each room.

AUTOMATED HOME SYSTEM

- Master control panel in the lobby
- Temperature control panels
- All Off-lighting function providing last man switch control
- Easy control by Phone or tablet

ELECTRICICAL

- Jung or similar switches and sockets in all rooms



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SAT TV AND TELEPHONE

- SAT TV installations in living room and all bedrooms
- Telephone points in living room

SOUND SYSTEM

- Installation of Soundsystem Sonos in many rooms (Additional Modification)
- Bower Wilkens Speaker for high quality sound (Additional Modification)

WINDOWS

- Panoramah! floor to ceiling height minimalistic sliding windows in the front facade
- Panoramah! till and turn windows on side and back facade
- Pre-installation to allow motorized blinds and curtains

CEILING HIGHTS

- Living room, kitchen, bedrooms and master bathroom 2.65 m
- Bathroom 2, Bathroom 3 2.45m

COVERED TERRACES

- All terraces accessed via sliding windows
- Frameless structural glass balustrade maximizing views
- Same natural stone flooring with non-slip finish to extend
- Inside -Outside living

LIFTS

- OTIS Lifts or similar to 8 people in each building
- Access on each floor including underground garage

CAR PARKING AND STORAGE (chargeable)

- Spacious 2.75-3.50 wide and 5.50 deep parking spaces
- Provisional charging points for electric vehicles
- Storage rooms with doors for private use



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