



HARA THEA
GARDEN RESIDENCES

TECHNICAL SPECIFICATIONS



BUILD AND FINISHES

Exterior finishes:

- ▶ Perforated panels feature with Cor-ten (weathering) steel-like modern look on the 4 elevations
- ▶ Glass rails on all balconies
- ▶ External walls (25cm thickness) clad with polystyrene to meet the standards of thermal insulation

Floorings and Ceilings:

- ▶ High ceilings in all interior living areas and lobbies/foyers (between 2.90 and 3.00m net height in all interiors apart from limited areas accommodating a/c hidden units at 2.60m)
- ▶ All internal areas are paved with high quality laminate parquet flooring (Kronos Swiss)
- ▶ Verandas are paved with high quality EU-made ceramic tiles

Walls and Profiles:

- ▶ Internal walls: 3 layers of plaster and 3 layers of paint
- ▶ Tiled bathroom walls
- ▶ Floor-to-ceiling windows in living areas and select bedrooms based on the standards of thermal insulation
- ▶ Electric black-out shutters in all bedrooms
- ▶ Provisions in living rooms for internal motorized blinds

Woodworks:

- ▶ Custom made kitchens (2.60m height) made of quality laminate panels and premium marble-like countertops and backsplash
- ▶ The wardrobes (floor to ceiling) internally made of melamine with elegant finish. The wardrobe doors are of high-quality laminate
- ▶ High security/durability entrance doors. Certified for fire resistance of ½ hour. Sound and water insulated. Well-designed with laminate panels for different internal and external finish

Bathroom and sanitary:

- ▶ Kitchen faucet: Grohe (Germany) –MINTA 2-WAY EXTRACTABLE
- ▶ Kitchen sink: Aquasanita (Europe)- ENNA 100B
- ▶ Bathroom taps: Piralla (Italy) – Riflesso –Wall type
- ▶ Bathroom sink: Ideal Standard(United Kingdom)- Sottini
- ▶ Shower arm: Palazzani (Italy) –Rain 15
- ▶ Shower mixer: Piralla (Italy) –Riflesso
- ▶ Toilet : Ideal Standard (United Kingdom) –Mavone –Wall hung,soft closing,rimless
- ▶ WC flush button –Grohe (Germany) – Cosmopolitan –Bruch chrome finish
- ▶ Shower trays will be built up and tiled with same tile as bathroom floor.



MECHANICAL

Plumbing, air conditioning, heating and insulation:

- European Class B+ energy certificate
- External thermal insulation system (XPS)
- Double-glazed windows and aluminum frames with high thermal insulation values
- A/C concealed VRV units in living rooms and bedrooms with a separate wall controller for each room. (Mitsubishi Electric or equivalent, Category Energy Class A+)
- Pressurized system for hot and cold water is included and quick hot water recirculation system
- Plumbing installation: pipe in pipe system
- Aluminum solar heating panels connected to hot water cylinder for each apartment

ELECTRICAL

Security:

- Electric gate access to basement parking. Operated with remote control
- Security access keys
- Door video phone system at main entrance of the building (standalone system)
- Security alarm/fire system for each apartment (see Home Automation section below)

Sockets and Lighting:

- Sockets combined with USB ports in bedrooms and kitchen
- TV/internet/telephone sockets in bedrooms, living rooms and verandas
- Modern (unconventional) lighting design
- Electric black-out shutters in all bedrooms
- Provisions for dishwasher, washing machine and dryer in each apartment
- Provisions for electric heating units and electric towel rails in all bathrooms
- Provisions for rooftop terrace services for Apt 501, 502 (jacuzzi, barbeque and kiosk area)

Home Automation System:

Every apartment has a Leviton smart home system that controls the following applications either locally or remotely. The system includes IOS/Android graphical user interface that works with Wi-Fi and 4g.

- Included - Smart lighting system with HDL control panels
- Included - Hot water and quick hot water recirculation
- Included - Security alarm/fire interfaced- 1 PIR sensor, 1 smoke detector, 1 alarm wall keypad
- Provisions for background music, A/C & Heating Radiators

Network:

- High-speed structured cabling system for audio-visual devices and internet
- Networking provisions (Cyta, Cablenet, Primetel)

