

Terra Court II - Technical Specifications:

Main Structure:

- Reinforced concrete frame, designed to local earthquake codes and regulations.
- External walls - blocks of 25 cm thickness for high insulation with additional 8 cm of thermal insulation.
- External thermal insulation with spatula and Grafiato.
- Concrete roof thermally insulated and waterproof elastomeric membrane.

Internal:

- Internal walls constructed of hollow blocks and three layers of plaster.
- Internal walls with spatula and three coats of emulsion paint.
- Staircase dressed in tiles or marble. *

Ceilings:

- Concrete treated with two coats of spatula and three coats of emulsion.
- In Bathrooms, kitchens & corridors plaster boards treated with two coats of spatula and three coats of emulsion.

Doors & Windows:

- Entrance Doors - security door class 4, internal & externally laminate, Fireproof 45 min, security lock, solid wood door frame, and stainless-steel handle. *
- Interior Doors – Finish in laminate mat, solid wood door frame, with chrome lever handles.
- Aluminium Thermal windows with double glazing, low emissivity, embedded handles.

Kitchen Cabinets & Countertops:

- Melamine cabinets with choice of colours for doors and choice of handles. *
- Choice of artificial marble / quartz Countertops. *
- Stainless steel single bowl sink with modern single lever pull-out kitchen faucet. *

Floors & Tiles:

- Large luxurious “marble looking” porcelain tiles (120 x 60) in living room, dining room, kitchen, and corridors. *
- Luxurious “marble looking” Porcelain tiles (60 x 60) in bathroom floors. *
- Luxurious “Granite looking” Porcelain tiles (120 x 60) on all bathroom walls. *
- Non slippery “Granite looking tiles (60 x 60) in Verandas. *
- Quality laminated parquet fitted over acoustical membrane on Bedroom floors. *
- Kitchen back splash with porcelain tiles (30 x 60). *

Lighting:

- Internal light fixtures through the apartment. *
- Pendant lights above kitchen island. *
- LED Spotlights in reflected ceilings (corridors, Bathrooms & Kitchen). *

Sanitary Ware:

- High Quality modern fixtures brands such as LAUFEN & GROHE or equivalent. *
- Cabinets: Vanity with mirror. *

General:

- **ENERGY EFFICIENCY CATEGORY A.**
- Provision for Air Conditioning & Heat Pump split units in each bedroom & living room.
- Provision for electrical heaters.
- Provision of external socket for electrical car for each apartment.
- Spacious & functional designed large wardrobe in each bedroom.
- Water tank of 800 liters with solar panel and electric water heater for each apartment.
- Provision for Jacuzzi & Kitchen on the roof terrace (units # 302 & 304).
- Provision for Pergola on the roof terrace (units # 302 & 304).
- MRL elevator with internal cabinet finished with stainless steel.
- Intercom system connected from entrance at ground floor to each individual apartment.
- Covered parking space & Storage room for each apartment.

* Developer's Choice