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**Terra Court 3 & 4 - 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.
* Spatula and Grafiato with a combination of HPL.
* 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:**

* Concreate 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, wood door frame, and stainless-steel handle. \*
* Interior Doors – Finish in laminate mat, 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 “marble looking” Porcelain tiles (120 x 60) on all bathroom walls. \*
* Non slippery tiles (60 x 60) in Verandas & roof garden (if applicable) \*
* 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 & mirror. \*

**General**:

* **ENERGY EFFICIENCY CATEGORY A.**
* **OUTDOOR POOL with relaxation area.** (located In Terra 4 for the usage of Terra 3 & 4 Owners)
* **INDOOR GYM** (located In Terra 4 for the usage of Terra 3 & 4 Owners).
* 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.
* Specious & functional designed large wardrobe in each bedroom.
* Reserve water tank, and solar panel with electric water heater for each apartment.
* Provision for Jacuzzi on the roof garden terrace (in units where it’s applicable).
* Provision for W / C on the roof terrace ((in units where it’s applicable).
* Provision for kitchen on the roof garden terrace. (in units where it’s applicable).
* Provision for Pergola on the roof terrace (in units where it’s applicable).
* Provision for kitchen hood.
* MRL elevator with internal cabinet finished with stainless steel.
* Intercom system connected from entrance on ground floor to each individual apartment.
* Covered parking space & Storeroom for each apartment.

**\*** Developer’s Choice