



## APARTMENT TYPES



### TYPICAL APARTMENTS

- 2 Bedroom Single Aspect
- 2 Bedroom Dual Aspects
- 3 Bedroom Dual Aspect
- 3 Bedroom Dual Aspect Corner Unit



### PREMIUM APARTMENTS

- 2 Bedroom Duplex
- 3 Bedroom Duplex
- 4 Bedroom Duplex
- 4 Bedroom Duplex Corner Unit
- Presidential Suite
- Penthouses

## The Residences

- Heightened ceiling in Living, Dining and Bedrooms
- Natural marble stone flooring all throughout the Living, Dining and Bedroom areas
- Wall and Ceiling paint all throughout to be Benjamin Moore or equivalent, low VOC, matt finish. Wet areas to receive anti-microbial and water-resistant paint finish
- Spacious outdoor balcony in natural stone flooring and landscaped terrace
- Schuco glazing or equivalent
- Wide and full height entry and interior doors, solid core with veneer face and solid wood veneered frame with door closer hold open feature. High-end European grade ironmongery with concealed hinges, drop down door seal, stone threshold with solid wood architrave finishes
- Acoustic and Fire-rated main entry door with integrated signage and lightings and discrete doorbell
- Home automation on the door entry system
- Single slot linear AC grills/diffuser all throughout
- Warm white concealed LED cove lights at curtains along the glazing
- Antique brass finish metal sockets by Jung or equivalent with USB sockets

## Premium Apartments

- Duplexes with double height ceilings and full height transparent glazing
- Duplexes with grand staircase in natural marble stone with integrated lighting, glass balustrade and metal handrail and detailing
- Duplexes, Presidential Suite and Penthouses with Private pool and landscaped garden
- Duplexes, Presidential Suite and Penthouses with dual aspect views from both ends of the building
- Show Kitchen with a separate room from Preparation Kitchen and Pantry Storage
- Dedicated Maid's Room and bath with adjacent Laundry Area
- Presidential Suite and Penthouses with separate Family Living and Dining and Formal Living and Dining Areas with dedicated Lift entrances for Guests
- Presidential Suite with 2 Maid's Room plus a Driver's Room and a Private Gym with Spa Room, Steam and Sauna
- Penthouses with a Private Lobby, spacious dual aspect landscaped terraces and an outdoor kitchen with a kitchen island adjacent the pool for an ultimate entertaining space featuring views of the Burj Al Arab

### **Kitchens - Typical Apartments**

- European design and manufactured kitchen cabinetry. Doors in veneer finish with high-end
- European ironmongery and feature accessories such as pull-out garbage/recycling bins, integrated utensils tray, heavy-duty and soft closing pull-out doors and drawers
- Show Kitchen with high-end Miele appliances: Fridge, Freezer, Gas Range, Oven,
- Re-circulating hood, Dishwasher and Washing Machine
- Large double sink and mixer from Franke or equivalent, complete with accessories
- Italian Marble countertop cladding with Antique brass metal trims and detailing

### **Kitchens -Premium Apartments**

- Dedicated Preparation Kitchen and Pantry in natural marble stone flooring, sealed in natural finish
- Preparation Kitchen and Pantry countertops and backsplash in premium and durable Quartz or sintered stone equivalent
- Preparation Kitchen and Pantry in European grade kitchen cabinetry, heavy-duty and soft closing pull-out doors and drawers with laminated cabinets and drawers
- Preparation Kitchen and Pantry with Miele appliances: Combined Fridge and Freezer, Gas Range, Gas Oven, Re-circulating hood, Dishwasher

### **Wardrobes -Typical Apartments**

- European design and manufactured Wardrobes
- Full length cabinets doors in veneer finish with high-end European ironmongery, heavy-duty and soft closing pull-out doors and drawers
- Integrated full-length mirror and lighting from a reputable European manufacturer for Primary Bedrooms
- Ample hanging, drawer and shelf spaces

### **Wardrobes -Premium Apartments**

- European design and manufactured Wardrobes
- Full length cabinets doors in veneer finish with high-end European brass pull handles, ironmongery, heavy-duty and soft closing pull-out doors and drawers
- Integrated tinted glass and full-length mirror and lighting from a reputable European manufacturer
- Ample hanging, drawer and shelf spaces
- Dedicated vanity/dresser table with integrated lighting on the mirror and soft closing drawers in veneer
- Walk-in Closet Rooms for Presidential Suite and Penthouses with dedicated display shelving for Bags and Shoes

### **Powder Rooms and Bathrooms - Typical Apartments**

- Natural marble stone floor, walls and counters, fully sealed to be suitable for wet area use
- Wall and Ceiling paint all throughout to be Benjamin Moore, low VOC, matt finish. Wet areas to receive anti-microbial and water-resistant paint finish
- Sanitaryware and accessories to be all Gessi, or equivalent European grade in warm bronze finish
- Sanitary whiteware from Geberit, Laufen, Gessi of equivalent European grade. All waterclosets to be cantilevered rimless, low flow and silent operation with corresponding cisterns and flushplates
- Gessi Freestanding bathtubs for some Primary Bedrooms and Gessi showerheads and accessories for Typical Bathrooms
- Bespoke medicine cabinet with integrated lightings under sink storage
- Glass Door partitions to showers with linear Stainless Steel shower floor drain with natural marble stone inset
- Cove lighting to all coves along the glazing where applicable



### **Powder Rooms and Bathrooms - Premium Apartments**

- His and Hers sinks in natural marble stone
- Bespoke medicine cabinet in veneer with integrated lightings under sink storage and Antique brass metal detailing and accents
- Mirrors with integrated lighting and magnifying mirrors
- Presidential Suite and Penthouse Primary Bedrooms to have Antonio Lupi freestanding bathtubs and freestanding bathtub mixer
- Presidential Suite and Penthouse Primary Bedrooms with an elevated/step-up feature to the bathtub