

# PROJECT NAME: SOBHA MARINA ONE

## **ARCHITECTURAL / CIVIL SPECIFICATIONS FOR SOBHA MARINA ONE-NORTH WING 03.**

- Exclusively designed 112 nos. of 4 Bedroom Apartments.

### **STRUCTURE**

- 2 levels of Parking plus 28 storied structure with RCC walls.
- Covered car parks in Stilt 01 & Stilt 02 Floor. Open car parks at ground level.

### **FOYER/LIVING/DINING**

- Natural / Engineered stone flooring and skirting.
- Plastic emulsion paint for walls and ceiling.

### **BEDROOMs & STUDY**

- All bedrooms – Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls and ceiling.

### **TOILETS**

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tiling up to false ceiling.
- False ceiling with grid panels.
- Granite vanity counters in all toilets.
- Shower partition for master toilet only.

### **KITCHEN**

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tiling upto ceiling.
- Plastic emulsion paint for ceiling.

### **BALCONIES/UTILITIES**

- Superior quality ceramic tile flooring and skirting.
- Parapet/MS/Glass railing as per design
- Plastic emulsion paint for ceiling.
- All walls painted in textured paint.

### **UTILITY ROOM**

- Ceramic tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

### **JOINERY**

#### **Main Door/ Bedroom Doors**

- Frame – Timber
- Architrave - Timber
- Shutters – with both side Masonite skin.

#### **Toilet Doors**

- Frame – Timber
- Architrave – Timber
- Shutters –with outside Masonite and inside laminate

All other external doors/servant toilet door to be manufactured in specially designed heavy-duty powder coated aluminium extruded frames.

**Windows/Ventilators**

- Heavy-duty powder coated aluminium glazed sliding windows made from specially designed and manufactured sections.

**COMMON AREAS**

- Granite/superior quality Vitrified tile flooring.
- Superior quality ceramic tile cladding upto ceiling/false ceiling.
- Plastic emulsion paint for ceiling.
- MS handrail as per design.

**STAIRCASE**

- Cement concrete for treads & Risers
- MS handrail.
- Textured Paint for Walls & ceiling.

**LIFTS**

- Total 04 nos. of lifts of reputed make per block.
- Capacity - 01 no 15 passenger & 03 nos. 8 passenger lift.

**LANDSCAPE**

- Designer landscaping.

**COMMON FACILITIES**

- Well-equipped clubhouse.
- Kids play area.
- Swimming pool.