

MAR MIKHAEL  VILLAGE



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Technical Specifications

Mar Mikhael Village technical specifications (building and interior finishes) shall comprise the following materials/equipment or their equivalent:

I. Architecture and Structure:

- Modern and Sturdy seismic design (acceleration 2.5m/s²)
- Modern Facades with high quality glass, steel and concrete
- Beautiful landscaping and a drop-off court at the front of the building
- Independent entrance for each block
- Double walls for all external masonry (Minimum 3 cm airspace)
- Double-glazed panels for all façade doors and windows
- Blackout roller shades (**TECHNOSHADE**) electrically motorized by **SELVE (Germany), SOMFY**
- Private storage rooms for all apartments
- Visitors parking
- Polyurethane paint for parking area floor
- Elegant modern Signage and Way finding

II. Mechanical Systems:

- 8 passenger elevators, 1 for each block, with special security system: **SCHIDLER, OTIS, KONE, FUJITEC**
- Variable Refrigerant Volume (VRV) air-conditioning located in a dedicated technical area in each Loft: **SAMSUNG**
- Exposed air conditioned ducting in the Loft
- Central Fuel Boilers (**CHAPPEE, IDEAL STANDARD, DEDIETRICH**) with individual counters for each Loft
- Heating radiators (font) and aluminum towel dryers in bathrooms , **ACOVA, ROCCA, FERROLI, ZENDER**
- Common water tank with artesian well and a water treatment plant
- Polypropylene pipes inside the apartments, European galvanized steel pipes in circulation and common areas for cold water and PVC pipes (European standards) for sewage and drainage
- Double speed mechanical ventilation for all basements
- Fire suppression system in all basements as per the French Norm
- Fire escapes shall be pressurized
- Design of cooling, heating and ventilation and load calculation shall be as per ASHRAE international standards and applicable with the public safety law

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III. Electrical Systems:

- Switches, sockets and outlets with earth: **LEGRAND, BTICINO**
- Switchboards and circuit breaker: **SCHNEIDER**
- Videophone entry control system: **LEGRAND, BTICINO, ELBEX, COMELIT, AUTA**
- Full load back-up power generators with automatic transfer switch, **FG WILSON, PERKINS, CAT, VOLVO, MAN**
- CCTV monitoring system: **BOSCH, UTC, SONY, PHILIPS**
- Fire alarm system in common areas: **SIMPLEX, ESSER, ZETTLER, EDWARDS**

IV. Interior Finishes:

1. Tiling / Floors:

- Reception, kitchen & bedrooms: Beton Ciré
- All Bathrooms: First choice imported ceramic tiles

2. Wood Work:

- Main entrance door: Oak or Walnut wood
- Doors in bedroom areas: MDF Painted Doors
- Doors to stairs, fire escapes, and emergency exits: 2 hours fire resistant

3. Painting:

- High-quality emulsion paint (at least 2 coats of putty & 2 coats of paint)
- Ceilings and false ceilings: Vinyl emulsion paint

4. False Ceiling:

- Water resistant Gypsum board on steel structure, **KNAUF**

5. Sanitary Wares & Fixtures:

- Wall hung toilet/bidet and washbasin: **KOHLER, LAUFEN, IDEAL STANDARD**
- Faucets and accessories: **GROHE**

6. Kitchen:

- High quality Italian imported kitchen cabinets with granite worktop **KITCHINOVA, ALNO**