

BAIT AL DURRA

ELECTRICAL / MECHANICAL STRUCTURE

ITEM	DETAIL
Audio/Video/IT System	Provisions provided in all main rooms
Telephone System	Provisions in all Bedrooms, Living and Dining Rooms to be connected to Main Telephone Network
Fire Alarm	Standalone smoke / heat detectors with sounders strategically placed
Light Controls	The lighting controls for the chandeliers in the Bedrooms/Living/Dining area will be through electronic dimmer units. All other rooms will have a manual switching facility located at room entry. External Lights are controlled through photocell/timer system or manual switches inside the villa.
Light fittings	Dining Area: Chandelier, surface mounted compact fluorescent spotlights and low voltage down lights where appropriate. Front Kitchen: Down lighters Back Kitchen: Fluorescent. Bedrooms: Surface mounted chandelier and wall lights. Toilets: Either recessed or surface mounted compact fluorescent. Maid's Room: Surface mounted fluorescent Staircase: Compact fluorescent and down lighters as appropriate. Entrance Lobby, Bedroom Corridor: Down lighters. External Lights/Courtyard: Weatherproof wall lights with compact fluorescent lamps, bollard lights
Air Conditioning	Ducted system of hidden split units or a cassette type system with design criteria to maintain an internal temperature of 22.5 to 24.5 C +/- 1C. All major rooms to have individual controls.
Air extraction	All bathrooms, WCs and kitchens will have fume extraction to meet international codes.
Water System	Hot water will be provided by a system of electric storage heaters as required

BAIT AL DURRA

MAIN STRUCTURE

MAIN HEADING	SUB HEADING	DETAIL
Walls	Internal Walls	Concrete or block work walls of varying thicknesses, plastered, skimmed and painted.
	External Walls	Mix of single skin and cavity walls, comprising a range of materials including concrete bricks and cavity insulation
Roofing	Flat	Conventional flat or gently sloping roofs made up, in the main of concrete with full waterproofing and insulation.
Carpentry & Joinery	Front door	40mm thick painted solid with toughened frosted glass panels where applicable.
	Other external doors	40mm thick, painted, semi-solid
	Internal doors	40mm thick painted semi-painted with half hour fire rating to rear kitchen.
	Cabinets and fitted	Doors with stain and a range of veneers for optimal visual effect. 18mm White-wood for staff rooms. Stainless steel or similar door lever handles, plates, escutcheons, door closers, hinges, door stops, etc.
Ironmongery	All doors	International standards sash and bathroom locks with cylinders for all doors.
Metalwork	Windows	Quality finished aluminium sections
	External doors	Quality finished aluminium with fully glazed shutters
Glazing	Double glazing	All main external will conform to international standards to reduce glare and heat gain. Internal panels will be low E coated glass. There will be a sufficient gap between internal and external panels and glass will be minimum 4mm thick. Colour tinted, heat strengthened reflective glass will be used as an outer layer. Clear frosted inner leaf for bathrooms.
Internal & External finishes	Painting	A smooth and textured emulsion render
External works	Walkways	Concrete paviers
	Driveways	Concrete Interlock paviers
	Car Port	Galvanised painted Steel tube frames with tensile covering
	Boundary walls	Rendered and painted privacy wall
	Court Yard	Terracotta Tiles
	Soft Landscaping	Limited
	Swimming Pool	Overflow 1.2m one level deep, one level, approximate dimensions 8.5m x 4m

BAIT AL DURRA

INTERNAL FINISHES

DESCRIPTION	FLOORS	CEILINGS	WALLS	SKIRTING
Entrance hall and living rooms	Ceramic tiles in large size Parquet	Skimmed and painted gypsum boards as appropriate	Plastered, skimmed and painted	Ceramic tiles or wood
Kitchen	Ceramic tiles - fully vitrified non slip	Skimmed and painted gypsum boards as appropriate	Plastered, skimmed and painted with part ceramic tiles	Ceramic tiles or wood
Bathrooms	Ceramic tiles	Skimmed and painted gypsum boards as appropriate	Ceramic tiles	
Bedrooms	Ceramic tiles	Skimmed and painted gypsum boards as appropriate	Plastered, skimmed and painted	Ceramic tiles or wood.

BAIT AL DURRA

INTERNAL FITTINGS

ROOM	ITEM	SPECIFICATION
Bedrooms	Wardrobes	Veneered or lacquered panels and laminated shelves.
Bathrooms, Shower rooms, WCs	Sanitary ware	White wash hand basins / bowls throughout with the same in matching styles for bidets, WCs, bath tubs. Standard will be of reputable international standard. Single outlet mixer taps will be used throughout. Bottle traps and exposed to view pipework to be chrome finished.
	Vanity tops	Denolux solid surface.
Front kitchen	Fittings	'White Goods' will be provided in main kitchens. All front kitchens will be professionally laid out by a specialist kitchen designer. White goods will include fridge freezer, electric hob and electric oven to be of a reputable international standard. The sink will be stainless steel.
	Cabinets	Veneered or lacquered panels and laminated shelves with Solid stone work surfaces.
Staff Rooms	Sanitary ware	Wash hand basins on pedestals, WC and shower. Single taps (1 for hot and 1 for cold) or single outlet mixer taps for each appliance. Back Kitchen will have double bowl stainless steel sink with single taps or single outlet mixer tap and open preparation area.