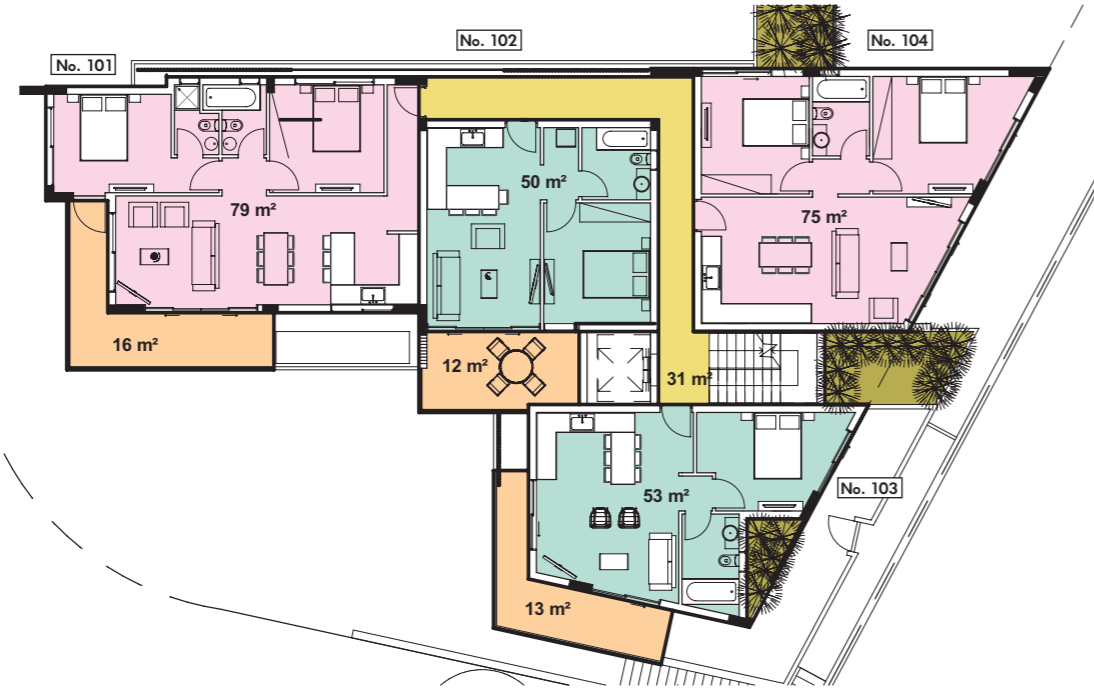


# Avalon Heights



- 1 Bedroom Apartment ■
- 2 Bedroom Apartment ■
- Covered Balcony ■
- Communal Area ■

Apartment No.	Level	Bed	Area	Covered Balcony	Uncovered Balcony	Garden
101	1st	2	79sqm	16sqm	No	
102	1st	1	50sqm	12sqm	No	
103	1st	1	53sqm	13sqm	No	
104	1st	2	75sqm	No	No	+/- 50sqm

FIRST FLOOR



- 3 Bedroom Apartment ■
- Uncovered Balcony ■
- Covered Balcony ■
- Communal Area ■
- Elevated Splash Pool ■

Apartment No.	Level	Bed	Area	Covered Balcony	Uncovered Balcony	Garden
201	2nd	3	143sqm	Yes	4sqm	140sqm combined balcony area elevated splash pool & BBQ area

SECORND FLOOR

# General Specifications

## Concrete Structure

Reinforced concrete frame comprising of raft foundation, columns, beams and slabs, designed in accordance with anti-earthquake construction.

## Walls

Exterior walls are of 25cm structure (10cm hollow brick, 5cm polythene thermal insulation, 10cm hollow brick) and some of them are of 25cm concrete. Internal partition walls are of 10cm hollow bricks.

## FINISHES

## Floors

The ground floor common entrance is paved with marble, as are the common areas on each floor and staircase. The entrance hall, living & dining areas and kitchen of each apartment also have marble flooring. All bedrooms have laminated floating parquet. All bathrooms have ceramic floor tiles. Store rooms have concrete screed flooring. Parking areas are of concrete finish.

## Walls

### Externally:

Generally all surfaces have 3 coats of plaster with 2 coats external use of paint. Part of the external surface is natural stone clad and fair-faced concrete.

### Internally:

Generally all surfaces have 3 coats of plaster painted with 3 coats of emulsion paint. Bathroom walls have 2 coats of plaster and are lined with ceramic wall tiles up to 2.1m height. Kitchen walls (above the benches) have 3 coats of plaster and a 15cm-high granite back-splash is installed. Walls behind kitchen cupboards and bedroom wardrobes have 2 coats of plaster.

## Ceilings

All apartment ceilings are of fair-faced concrete treated with 2 coats of spatula and 3 coats of emulsion paint. Piloti ceilings are of fair-faced concrete treated with 2 coats of spatula and 3 coats of emulsion paint. Store room ceilings are of fair-faced concrete painted with 2 coats of emulsion paint.

## Insulations

The roof has screed to slopes and is insulated with 3cm thermal insulation material and 4mm bitumen reinforced waterproof polyester membrane with chippings. On the verandas, a layer of bitumen reinforced polyester membrane will be laid under ceramic tiles.

## Doors & Windows

The main entrance door is wooden with glass. An electric lock is installed which can be operated from each apartment. The main entrance door of all apartments is of solid wood, fire resistance faced with wooden veneer. All internal doors are imported ready for installation. The door frames are of wooden blockboard finished with polyurethane paint, having rubber seals. The door leaf is flat, finished with polyurethane paint. Kitchen and living area external doors and windows are sliding, anodized aluminium and double glazed. Bedroom external windows are sliding of anodized aluminium with double glazing. Electrically operated aluminium rolling shutters are installed on the external faces of the openings. All storeroom doors are of aluminium shutters.



# General Specifications

## Wardrobes & Kitchen Cupboards

All kitchens have granite worktops. Kitchen cupboards are imported from Italy in different colours in laminated finish. The structure is chipboard with melamine finish. The under sink cupboard includes an aluminium base, basket and fully extractable drawers with cutlery display and dished display. The bedroom wardrobes are imported from Italy in laminated finish.

## Sanitary Ware & Mixers

Imported high-quality white sanitary ware is installed. Wall mounted with concealed cistern WCs are installed. Stainless steel sink is provided in the kitchen. All mixers are single lever.

## Water Supply

Hot and cold water supply lines are PVC and of pipe-in-pipe system. Solar panels and electric water heaters are installed. Pressurized system for hot and cold water is provided.

## Drainage

PVC pipes are used for the drainage system. The foul drainage is connected to the central sewerage system of the town.

## Electrical Installations

The entrance door is controlled with a video phone system. TV points are provided in all living areas and all bedrooms connected to a central antenna and satellite dish. Two telephone lines are installed, with telephone and computer sockets to the living room and all bedrooms. Switches with safety fuses or dipolar switches with light indicators are installed for all kitchen appliances in accordance with Electricity Authority regulations.

## Air Conditioning (Heating & Cooling)

Full installation of air-conditioning units for heating and cooling is provided. Under floor electrical heating is provided at all spaces.

## Lift

The cabin of the lift has stainless steel wall panels & granite floor

## Entrance

Electrically operated gates are installed at car entrance points