

# EMARA

*Luxury Living*  
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MAY 2025

Please note that most of the units will come with the following items:

## CONSTRUCTION WORK:

1. Structure
  - Concrete structure and concrete block walls.
2. Concrete work
  - Conventional concrete columns, beams, slabs and stairs.
3. Walls
  - Typically, 200/150mm thick block wall and 100mm block wall for interior non-structural walls. The dividing walls between the apartments should be in blocks 200mm thick.
4. Openings
  - Thermo-lacquered aluminum windows and doors with transparent glazing.
  - Wooden doors
  - Shower screens
5. Roof
  - Flat roof slab with waterproofing treatments.
6. Exterior wall finishes
  - Smooth plaster on the walls and paint.

## INTERIOR FINISHES:

1. Wall finishes
  - Usually, smooth plasters and emulsion paint.
  - 2m high ceramic tiles on shower walls.
  - Wooden skirting inside
2. Kitchen
  - Kitchen furniture to European standards, equipped with an electric plate, an oven and a kitchen hood.
3. Floor finishes
  - Homogeneous tiling in general on interior floors.
  - Ceramic tiles on the floors of the veranda with water-repellent treatments.
  - Wooden skirting boards.
4. Ceiling finishes

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- In general, plaster and emulsion paint on the soffits of the slabs.
  - Some areas of slabs will finish in concrete without framework and painted with emulsion.
  - False ceiling in living area and kitchen.
5. Air conditioning (A/C's):
- Including 4 A/C's (12k BTU)
  - 1 A/C in each bedroom
  - 1 A/C in the living room

## SERVICES:

1. Electrical installation
  - Concrete electrical and lighting installation throughout the building, including standard fittings.
  - Individual counting
2. Sanitary appliances and accessories (European standard)
  - Sanitary fixtures chosen by the architect.
  - Faucets according to the choice of the architect.
3. Plumping installations
  - Electric water heater in the kitchen and bathrooms.
4. Fire fighting system
  - Portable fire extinguishers on each floor.
5. Communication system
  - Telephone points in the entrance hall and in the master bedroom.
6. Waste disposal
  - Septic tank.

## EXTERIOR WORKS:

1. Landscaping
  - The gardens will be landscaped.
  - Exclusive access garden for A1 and A2 are approximately 15m<sup>2</sup>.
  - The landscape will be used as a barrier to separate the private garden.
2. Garbage treatment
  - Enclosed space provided for wheelie bins
3. Rooftop
  - Homogeneous tiling in general on floors
  - Water and electric point provided

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- Wooden Pergolas
- Infinity pool of 10mx4m

## ADDITIONAL FACILITIES:

1. Security
  - Main entrance located next to the security post
  - An alarm and rapid intervention service controlled by a single syndicate is planned for the integrated security.
2. Car park
  - 6 private parking spaces
  - 1 visitors parking