

MONI SUNRISE VILLAS – GENERAL SPECIFICATIONS

1. STRUCTURAL FRAME

Reinforced Concrete, Earthquake Resistant Frame according to British Standards and Euro code.

2. WALLS STRUCTURE and FINISHES

External Wall Construction	Thermal Hollow Clay Bricks Covered with Thermal Insulating Plaster.
Internal Wall Construction	Hollow Clay Bricks.
External Finishes	Graphiato Finish Combines with Decorational External Cladding
Internal Finishes	Three coats of plaster finished with three coats emulsion paint.

3. WALLS and FLOORING

Entrance Hall, Living and Dining Area	Floors covered with porcelanato tiles.
Kitchen Area, Corridors	Floors covered with porcelanato tiles.
Kitchen Walls	Walls between worktops and cupboards covered with ceramic tiles.
Kitchen Worktop	Worktop covered with granite.
Bathroom - WC	Walls and Floors covered with ceramic tiles.
Bedrooms	Floors covered with laminate wooden flooring.
Verandas	Floor covered with porcelanato tiles.
Parking Area	Floor partly covered with patterned concrete.

4. WINDOWS, KITCHEN DOOR and UTILITY DOORS

All windows, kitchen doors and utility doors are made of aluminium frames with double glazing glass.

5. CARPENTRY and JOINERY

Main Entrance	Veneer Wood Finish.
Internal Doors	3D Melapan Finish.
Wardrobes	3D Melapan Finish.
Kitchen Cupboards	3D Melapan Finish.

6. SANITARY FITTINGS

Branded sanitary fittings and mixers.

7. WATER SUPPLY

Each property is supplied with fresh water through individual meter.
 1 water tank of capacity of 1 ton.
 240 Lt Emersion heater supplies hot water using solar panels and electricity.
 Pressure pump is installed for both hot and cold water.

8. ELECTRICAL INSTALLATION

All properties are designed to have adequate wiring for lights, sockets, telephone and TV points.
 Each property has its individual meter. All installations are approved by the Electricity Authority in writing.
 Fresh Air Electrical Ventilation is installed in WC and Bathrooms.
 Motion Detectors for light control at main entrance areas.
 Phone Entry System to main entrance area.
 Provision for electric gate mechanism for parking area.
 Provision for wireless security alarm and smoke detectors for kitchen.
 Provision for surround system (back speakers) and high point TV set up.

9. AIR CONDITIONING

Pipe conduits are provided for the installation of split-unit type for heating and cooling air-conditioning.
Air-condition units are not included.

10. HEATING

Pipe Conduits are provided for the installation of standard electric heating panels.
Panels and wiring /accessories are not included.

11. SWIMMING POOL / JACUZZI / PONDS

Swimming pools, Jacuzzi and Ponds are provided as optional

12. GENERAL NOTES

Structure: According to Euro codes /B.S.
Energy Building Performance: Certificate Category B.

KANIKA DEVELOPMENTS & CONSTRUCTION

Note: Specifications and details are according to architectural and electromechanical drawings as approved by Kanika Developments & Construction and are subject to change at any time without notice.