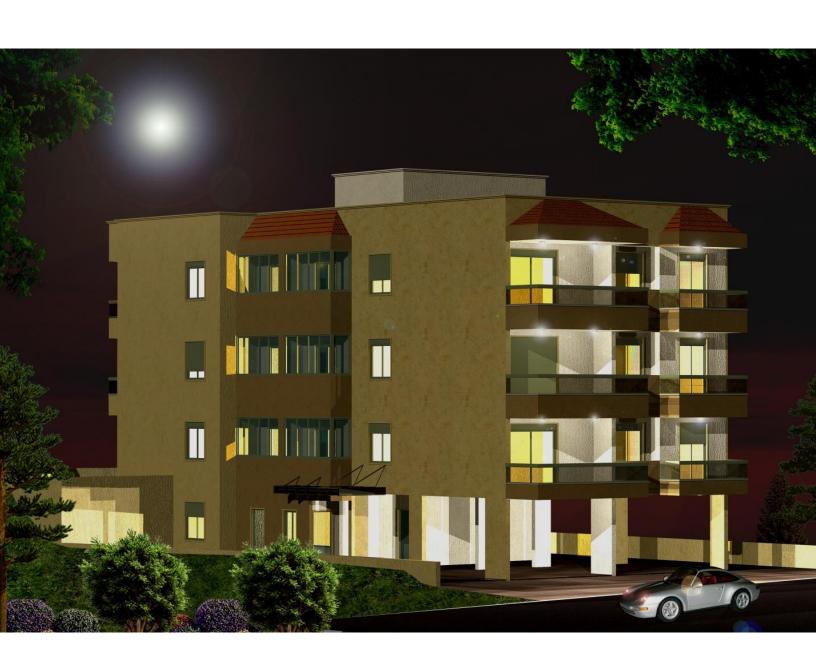


RABOUEH 1148

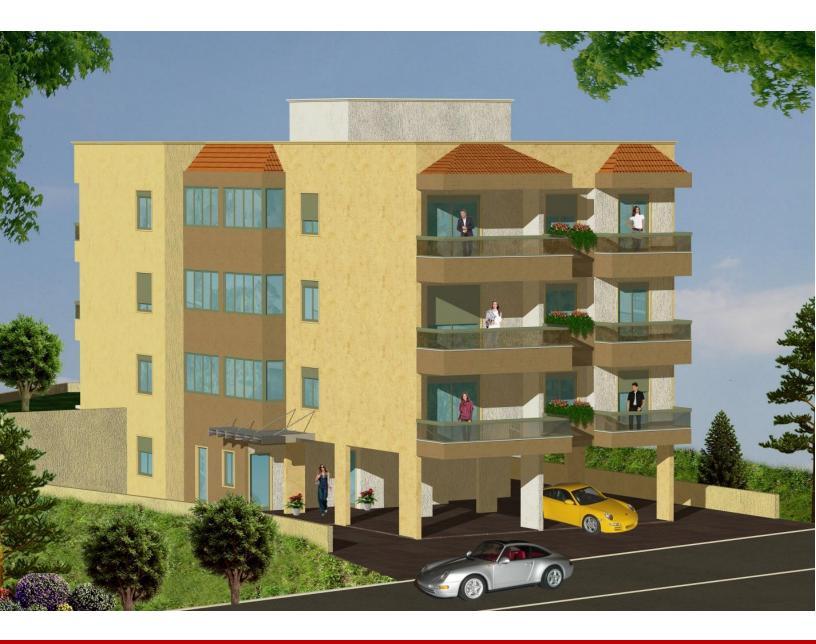






DEVELOPMENT

SERAY 1148 offers its inhabitants the lifestyle they deserve. Situated in a prime location in Raboueh, **SERAY 1148** combines premium quality design with the unique setting of the area. Built to the highest standards, this upscale residential development aims at making a positive contribution to its neighborhood by blending in with its natural surroundings.





DEVELOPMENT

GENERAL Specifications

• STRUCTURE

Reinforced concrete frame as per international anti-seismic safety standards.

• MASONRY WORKS

10 cm blocks for internal partitions and 15cm for outside walls.

PLASTERING WORKS

Exterior walls: 2 layers of high-quality cement-based plaster. Interior walls: 1 layer of high-quality cement-based plaster.

• EXTERIOR FINISH

100% of building surface in natural stone-2cm thick with 3 layers of water resistant coating.

Partial brick cladding.

Maplexyn or "gratin" where required.

• INTERIOR FINISH

4 coats of finishing putty.

3 coats of emulsion paint.

• SANITARYY WARE

Laufen or equivalent.

Wall-hung type WC seats with built-in *Grohe* mechanism.

Built-in basins with cabinets.

Grohe mixers.

• PLUMBING

PPR piping for cold/hot water and heating.

Individual 2000L capacity water tank.

Electrical 150L capacity hot water tank.

Provision for common domestic water tank.

• SOLAR ENERGY

Solar system with 200L capacity tank.

• HEATING

Individual Italian boiler/heater and fuel tank.

Italian-made aluminium radiators.

Decorative towel-dryer radiators in bathrooms.

• ALUMINIUM WORKS

Sidem 2000 balustrades with colored glass.

Aluminium false ceilings in balconies.

Sidem 2000 double-glazed doors and windows with fly screen.

Electrically operated rolling shutters.

WOOD WORKS

Kitchen: ARREDO III Italian-made upper and lower cabinets with granite or marble top and stainless sink.

Main entrance door: Solid oak

Kitchen, guests' bathroom and corridor doors: oak and veneer. Internal doors: Swedish wood and MDF with decorative joints.

Master Bedroom closets: Swedish wood and MDF.



• FLOOR & WALL COVERINGS

Entrance, living and balcony: 80cmx80cm imported "pleine masse" ceramic tiles.

Kitchen: 45cm x 45cm RAK ceramic tiles.

Bedrooms: European-made parquet (*RAK* ceramic tiles underneath). Bathrooms and guests' washroom: *RAK* ceramic and porcelain tiles.

GYPSUM WORKS

Gypsum board false ceilings in entrance and corridor.

Decorative gypsum with indirect lighting in living/dining areas.

Decorative ceiling cornice in bedrooms, kitchen, washroom and bathrooms.

• BUILDING ENTRANCE

Main Entrance: granite and/or marble cladding.

Stair case: granite cladding.

Parking area: shotcrete and/or granite cladding.

Videophone-operated steel door.

• VIDEOPHONE

Urmet or equivalent (colored).

CCTV

Security cameras for common areas.

• **ELECTRICAL**

Gewiss fixtures and outlets.

Provision for TV and collective satellite.

Cable connection-4 points per unit.

Earthing system in kitchen.

Provision for generator.

• **ELEVATOR**

Elianor Italian-made.

5 person-400Kg capacity.

European security norms.

• AIR CONDITIONING

Provision for 3 split units and one concealed type unit.

Compressors on the roof.

• ROOFING

Bituminous membrane for water-proofing and insulation covered with mosaic tiling.

PARKING

2 tandem per apartment.

• **CONCIERGE**

Concierge living quarters.





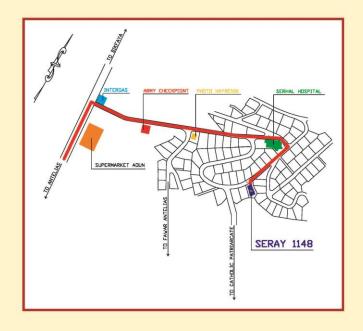
ARCHITECTURE...

Designed for a prestigious clientele, this three-storey stylish building embodies exclusiveness. Two kinds of natural stone and aluminium wrap the building all around, conferring on it its unique character, a hybrid between classical and modern.









LOCATION...

Sitting at 200 m. altitude above sea level in a prestigious neighborhood in the Raboueh area, SERAY 1148 is one of the most sought-after addresses of the Metn region. At a stone throw from the Bikfaya highway, this luxury building is centrally situated between Metn's captivating mountains and the blue Mediterranean. Apartments here offer a unique opportunity to enjoy the unparalled benefits of a much desired location and a well constructed, thoughtfully designed building.



DEVELOPMENT