

*We Work hard to build your dreams*



**SERAY**

DEVELOPMENT

# RABOUEH 1148





— LIFESTYLE —

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.



- **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.

- **SANITARY 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**

*Eliaor* 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 unparalleled benefits of a much desired location and a well constructed, thoughtfully designed building.



DEVELOPMENT