



TYPICAL TOWNHOUSE 3 BEDROOM & 4 BEDROOM FINISHING SPECIFICATIONS

Internal Finishes

Entrance Steps, Porch and Staircases Finish

- Italian or Spanish polished Crema Marfil marble flooring for entrance steps and porch. The tread shall be of 3cm thickness with non-slip round edge nosing. The riser and landing/floor marble tile shall be of 2cm thickness.

Living, Dining, Bedrooms and Hallway

- Living, dining, bedrooms and hallway shall have glazed porcelain flooring of sizes 40x40cm, 30x60cm manufactured by RAK Ceramics or and equal.

Bathrooms

- All bathrooms shall have ceramic floor and wall tiles in sizes 33x33cm, 25x70cm, 20x20cm manufactured by RAK Ceramics or and equal.
- All bathroom sanitary ware shall be of European standards manufactured by KLUDI RAK or and equal.

Kitchens

- All kitchens shall have porcelain flooring of size 40x40cm manufactured by RAK Ceramics or and equal. Kitchen counter and island top shall be black absoluto granite of Indian origin in 3cm thickness and 8cm high back splash.
- All kitchen base and wall cabinet shall be of Italian origin. The carcass shall be 18mm thick faced chipboard panel with melamine films on all faces. All exposed faces and doors of cabinets shall have laminated or glossy lacquered finish and all ironmongery shall be of European make Blum or and equal.
- All kitchens shall have decorative hood connected to kitchen extract for smoke and smell.

Ceilings

- All ceilings for living, dining and bathrooms shall be covered with 1.25cm thick gypsum board manufactured by Boral or and equal with a paint finish.

Doors and Windows

- All windows shall be 1.5mm thick aluminum framed powder coated window with double glazing openable or sliding or fixed conforming to statutory authority requirements for thermal value. the glazing shall be 24mm hermetically sealed structural silicone double glazed unit with outer lite 6mm thick heat strengthened, space 12mm air filling and outer lite 6mm thick fully tempered.
- All internal doors shall be wooden cellular core, solid plywood 6mm thick with 0.8mm veneer mahogany on either side, solid wood frame with approved quality beading and veneer or mahogany finish. The gross thickness of the door shutter shall be 60mm. The ironmongery for the door shall be high grade 304 stainless steel manufactured by Dorma or and equal.

Thermal and Moisture Protection

- All wet areas kitchens, laundry and bathroom shall have liquid applied flexible cementations waterproof coating to floor and walls up to 30cm high.
- All exposed roofs shall having thermal and moisture protection system which shall include screed laid to fall, bitumen primer, 2 layers 4mm thick APP modified bitumen membrane, 50mm thick rigid polystyrene, geotextile layer and colored teracota tiles.

Painting

- All cement plastered internal walls and ceiling shall be painted with acrylic copolymer emulsion in eggshell finish manufactured by Sigma or and equal.

Built-in Closets

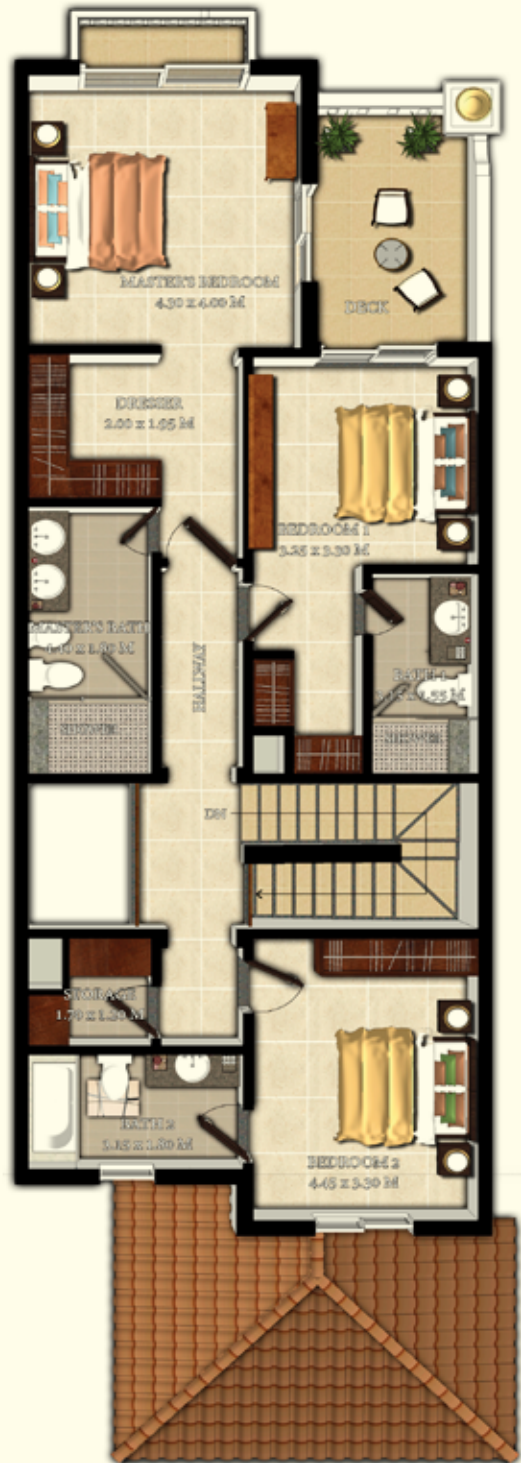
- All bedrooms shall be built-in closets with MDF carcass covered with melamine film on all faces. The closet doors shall be laminated veneer or mahogany finish.

Parking

- All townhouses shall have 02 nos. covered parking. The car parking flooring shall have coloured precast concrete pavers of 6cm thickness laid in pattern.

External Finishes

- All townhouses external façade shall be in stone cladding with Riyadh or Jordanian natural stone and stucco external paint manufactured by Sigma or and equivalent.
- Townhouses facade shall have decorative glass reinforced concrete (GRC) elements like window moulding, eave cornice manufactured locally.
- All sloped roofs shall have red clay roof tiles of Spanish origin manufactured by La Esandella or and equal.



FIRST FLOOR



GROUND FLOOR


Redwood Park
 TOWNHOUSES


JUMEIRAH
 GOLF ESTATES

3 BEDROOM TOWNHOUSE
FLOOR PLANS



FIRST FLOOR

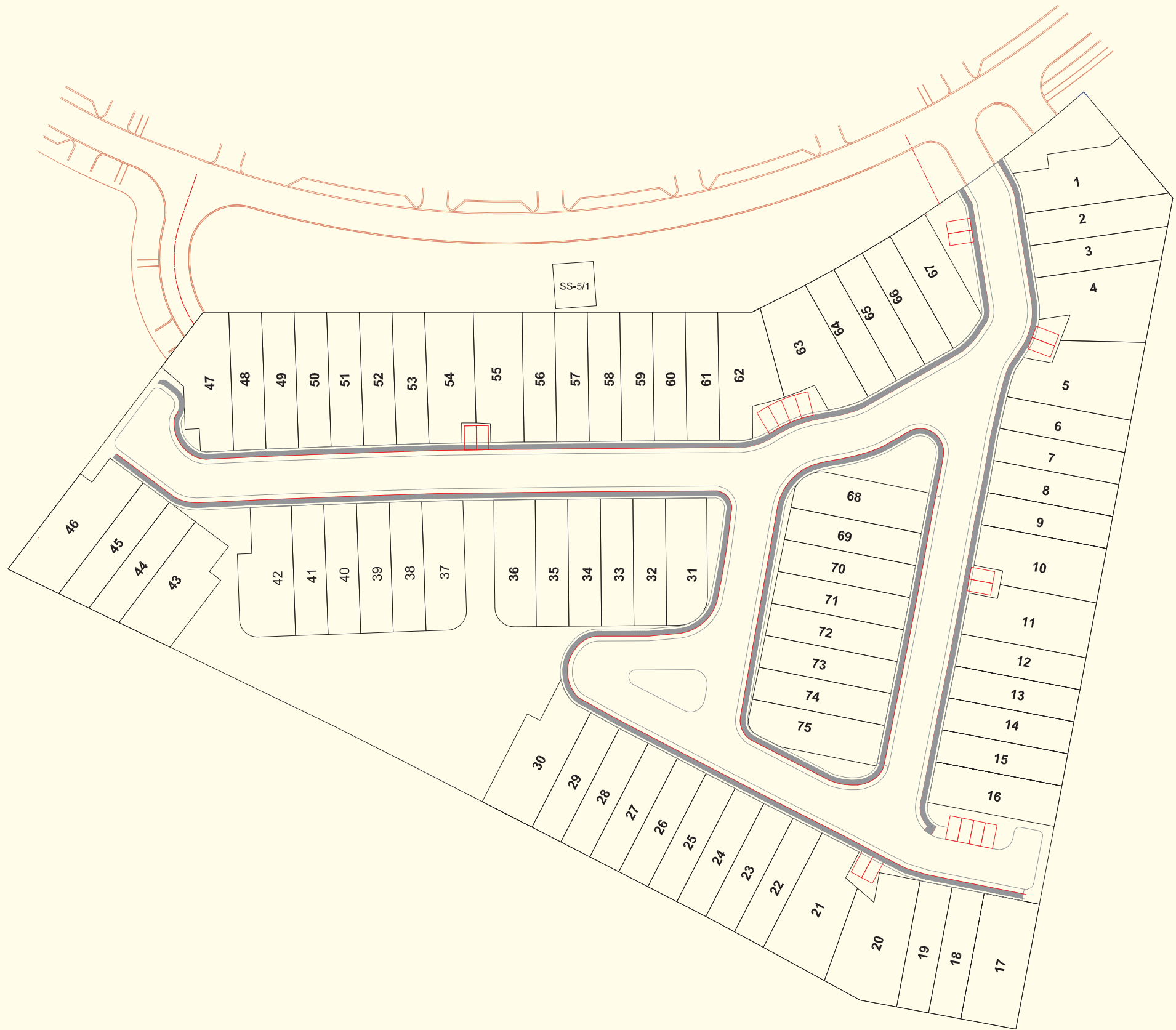


GROUND FLOOR


Redwood Park
 TOWNHOUSES


JUMEIRAH
 GOLF ESTATES

4 BEDROOM TOWNHOUSE
FLOOR PLANS




Redwood Park
TOWNHOUSES


JUMEIRAH
GOLF ESTATES



TYPICAL BASIC FINISH VILLAS SPECIFICATIONS

STRUCTURE

Walls

- **General** – cement/sand render with stucco finish (made good) and paint mist coat.
- **Bathrooms** – cement/sand base coat render (to allow for tenant ceramic/marble tiling).

Floors

- **Internal** - 50mm cement/sand screed to allow for 25mm tenant finishes.
- External covered spaces such as staircase and light well – Non-slip ceramic tiling. (Tiles to be provided by Jumeirah Golf Estates).

Ceilings

- Plasterboard (taped & jointed) to bulkheads and ceilings with a standard 600x600 lay-in grid suspended ceiling and grid suspended ceilings only to wet areas.
- Ceilings to have recesses for curtain tracks.
- Ceilings to be painted with white coat.

Internal Doors

- Plywood casings for standard size doors/frames only, no architraves. External doors, garage doors & patio doors
- All provided to Jumeirah Golf Estates designs including ironmongery, thresholds, draught strips, steps etc.
- Garage doors to include all electrical installation, remote control pads etc.
- **Patio Doors** – all provided including ironmongery, thresholds, steps etc.
- Architraves to patio doors to be loose fitted (down to screed level) for tenant re-fitting to final floor level.

Windows

- All provided including internal architraves and fly screen etc.

Fireplace

- Recess to be provided.

Kitchen

- Termination Points only for services to be provided (as 1st fix) for existing design (including island unit services)

Staircases

- Finishes, handrails and balustrading not provided. This to apply to all staircases (external & internal). Internal staircases only (except type A external staircase). All light well metal ladders and railing.
- Temporary safety handrail to be installed.

Balconies

- All completed, including balustrade/handrail and non-slip ceramic flooring (tiles to be provided by Jumeirah Golf Estates)

External Finishes

- All finished including shutters, wall painting and lighting.

EXTERNAL WORKS

Driveways & Paths

- Driveway (including edgings) all provided. No pathways to be provided.

Landscaping Strip

- No landscape is provided.

Swimming Pools

- Not provided. Provision for tenant connections only.

Boundary Walls

- All completed and painted (boundary and party walls).
- Walls to include refuse area, gas storage area, gates, utility meters enclosures shutters etc.

External Gates

- All provided - Black painted aluminium or wrought iron external gates. Include railings and gates to light wells.

MEP

AC system

- All complete including linear diffusers.

Plumbing

- All complete to 1st fix standard including potable and grey water tanks and pumps.

External MEP Works

- Sleeves only to be provided (for tenant connection) for all external landscaping and pool (water, drainage & electrics). These to be located where appropriate and include wall-mounted isolaters for swimming pools.
- Sleeve for water connection to be to basement tank room.
- Sleeve for electrical connection to be to main DB.
- Sleeve for drainage connection to be to rearmost manhole.
- External SSO's to be provided and installed for balconies, roof, basement and garage.
- All external lighting where fixed to the villa to be provided.
- Drainage - all provided.

Electrics – Lighting

- All downlighters to be installed.
- Central pendant – White plastic bulb holder only.

Electrics – Switch Face Plates

- All to be Legrand (including dimmers, motion sensors etc.).

Data

- All to be provided.
- Data patch panel to be provided.

Security

- CCTV – to be provided including cameras and screen.
- Door access – to be provided complete.
- Panic buttons – to be provided (02 nos.).

Fire Alarm

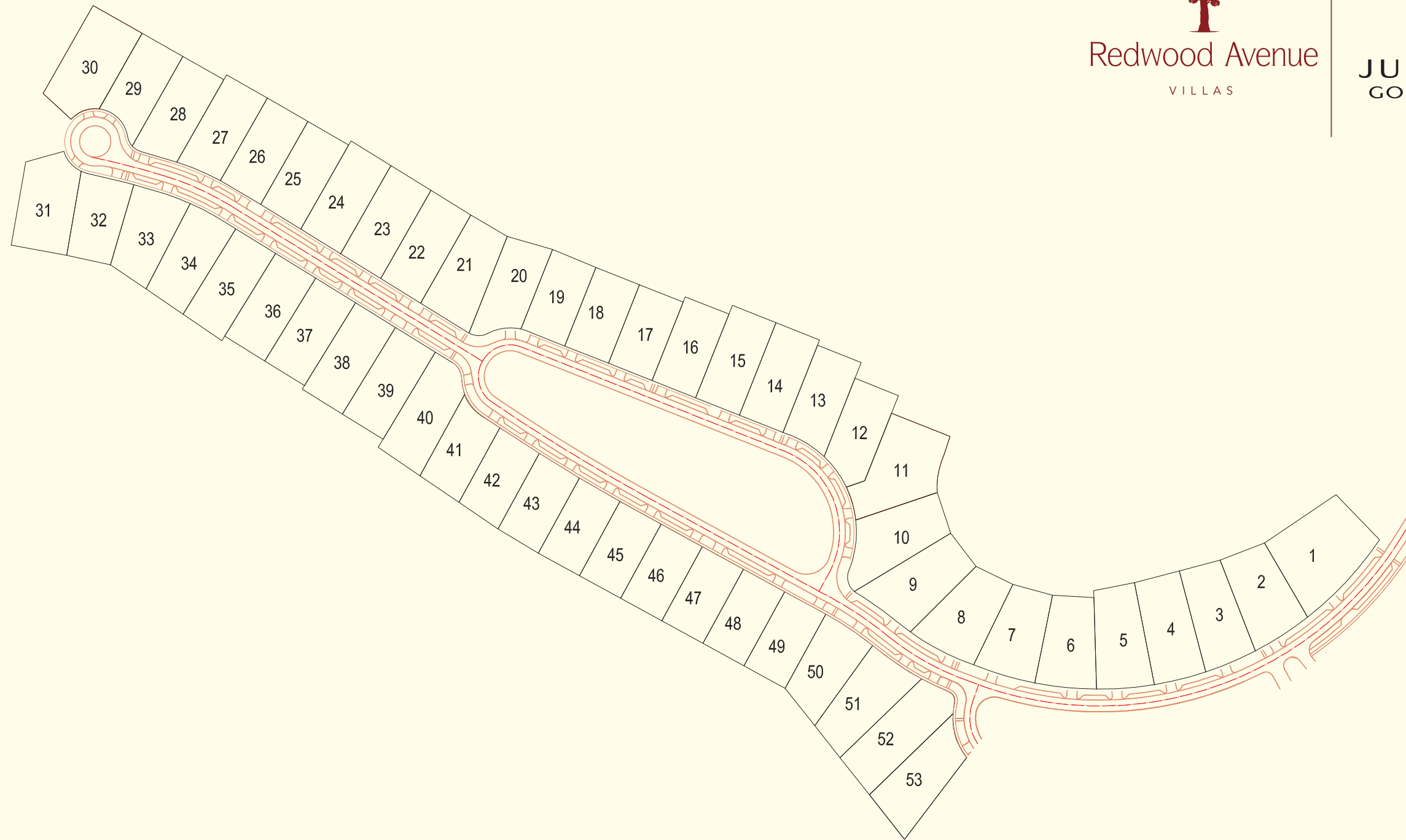
- To be provided.



Redwood Avenue
VILLAS



JUMEIRAH
GOLF ESTATES





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