



**TYPICAL TOWNHOUSE 3 BEDROOM & 4 BEDROOM  
FINISHING SPECIFICATIONS**

**Internal Finishes**

**Entrance Steps, Porch and Staircases Finish**

- Italian or Spanish polished Creama 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**

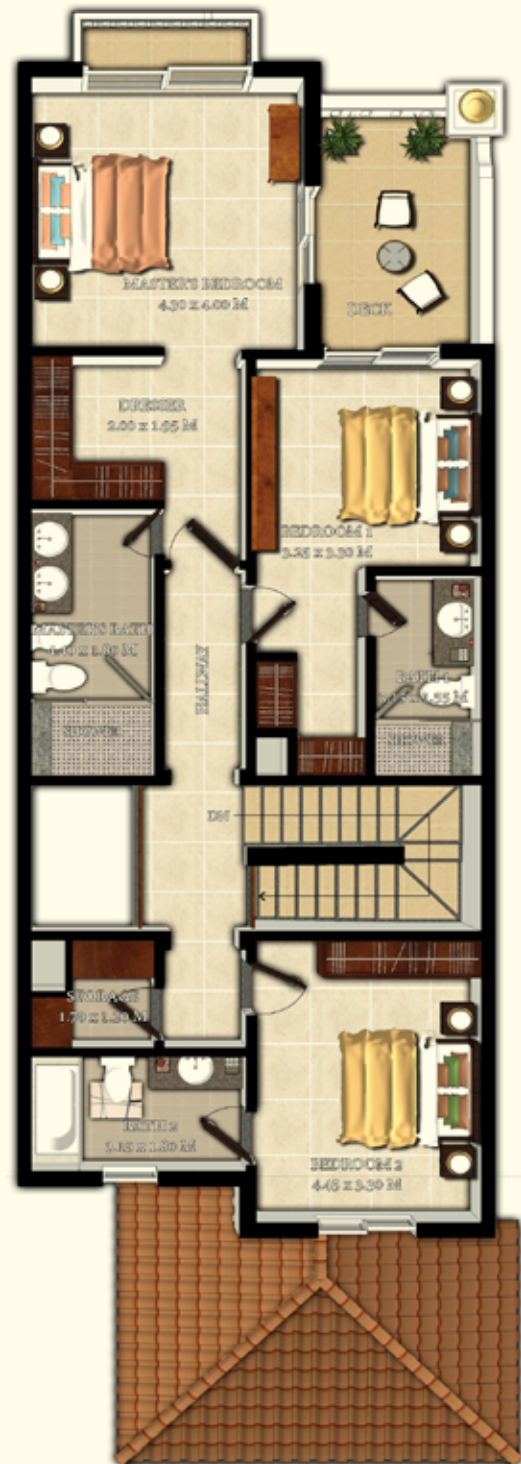
- All bedrooms shall be built-in closets with MDF carcass covered with melamine film on all faces. The closet doors shall be laminated veneer or mahogany finish.

**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



## 3 BEDROOM TOWNHOUSE FLOOR PLANS





FIRST FLOOR

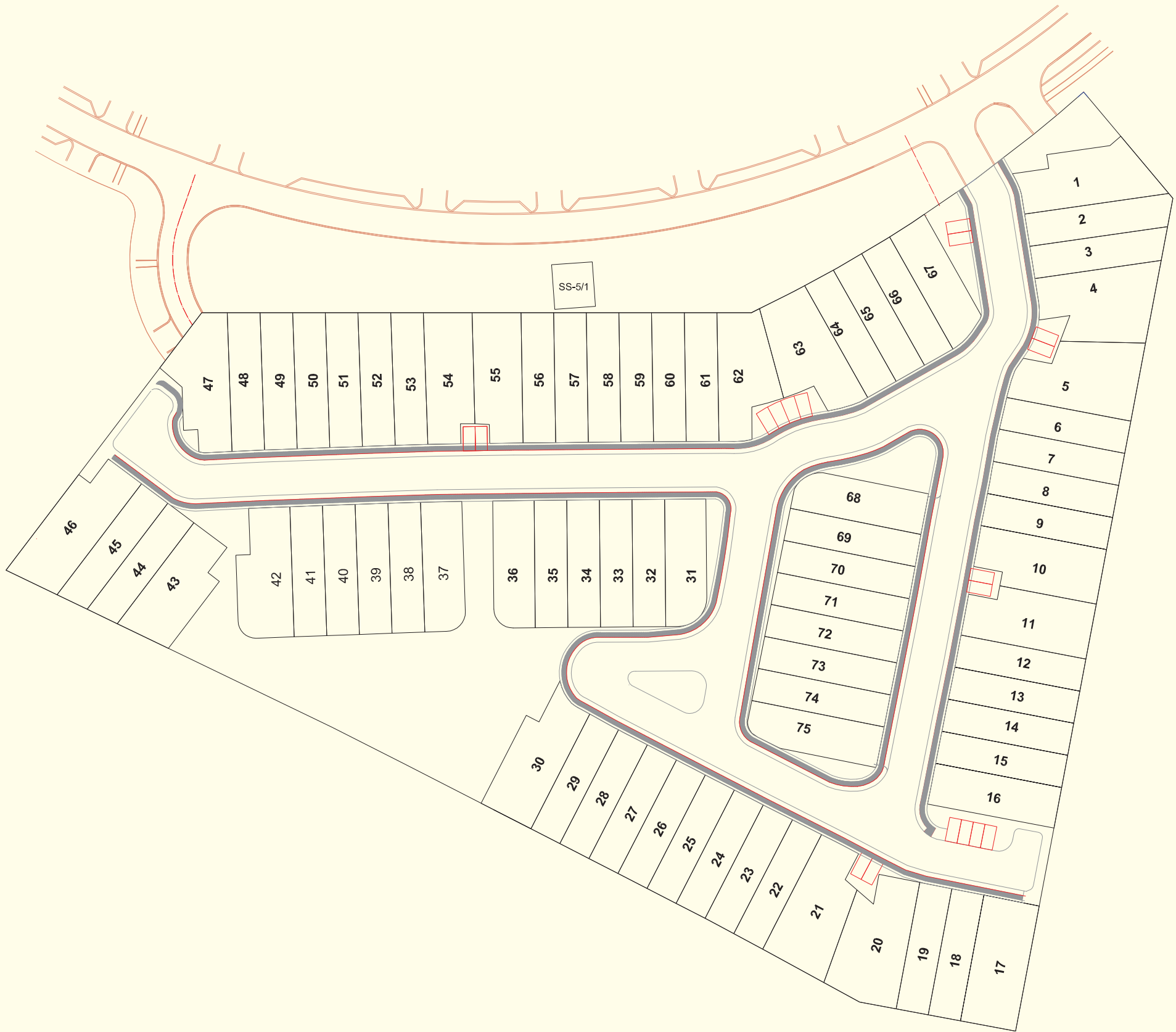


GROUND FLOOR

Redwood Park  
TOWNHOUSES

JUMEIRAH  
GOLF ESTATES

4 BEDROOM TOWNHOUSE  
FLOOR PLANS





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