

Specifications of “Sobha Dream Gardens Phase 1 Wing 8 and 9”

Sobha Ltd, takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for **“Sobha Dream Gardens Phase 1 Wing 8 & 9”**.

While the specifications reflect the high quality standards that Sobha Ltd. employs in the project, we would request our customers to note that many of the materials used in the project including, but not limited to, marble, granite, wood, etc. are subject to variations in tone, grain, texture, Colour and other aesthetic features, which are beyond our control. For example, in case of granite, which is pre-polished, when laid, may result in certain amount of unevenness, due to its inherent property. While we confirm that we will use similar quality materials available, we are unable to confirm/assure that the products used in the building will always match the samples shown with regard to these features.

We also request you to note that certain manufactured materials such as ceramic/rectified and vitrified tiles, anodized/powder coated aluminum, sanitary ware, etc., are subject to Colour variations and this is mostly due to items being manufactured in different lots and due to the inherent manufacturing process (In case of vitrified tiles). The final product used in the building will therefore be subject to these Colour variations, which again is beyond our purview.

Sobha Limited relies on manufacturers and suppliers for its raw materials – such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. These are possibilities that the materials specified and shown in model apartment/samples may not be available at the time of construction. In such instances Sobha Limited reserves the right to replace unavailable material with suitable alternatives of the same standard, grade and specification. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.

Sobha Limited will attempt to minimize variations to specifications, however in case of any variation of the same we will not compromise in terms of the standard, grade and specification.

Structure

- Basements + Ground + 23 storied RCC structure

Car Parking

- Covered car parks in Basement and Ground floor levels

Living/Dining

- Vitrified/Ceramic tile flooring and skirting
- Plastic emulsion paint for walls & ceiling

Bedrooms

- Vitrified /Ceramic tile flooring and skirting
- Plastic emulsion paint for walls & ceiling

Bath

- Antiskid Ceramic tile flooring
- Ceramic wall tiling up to false ceiling
- False ceiling with grid panels
- Granite vanity counters in Master Bathroom (for 2 BHK only)

Kitchen

- Ceramic tile flooring
- Ceramic wall tiling upto ceiling in 2 BHK flats
- Ceramic wall tiling upto 2ft from counter top provision in 1 BHK flats
- Plastic emulsion paint for ceiling

Balconies

- Ceramic tile flooring and skirting
- Granite coping for parapet/MS handrail as per design
- All walls external paint
- Plastic emulsion paint for ceiling/False ceiling as per design
- Grid false ceiling as applicable

Staircase (Fire Exit Staircase)

- Concrete treads & Risers
- Paint for Walls
- Plastic emulsion paint for ceiling
- MS handrail

Common Areas

- Ceramic/ Vitrified Tile flooring
- Paint for Walls
- Plastic emulsion paint for ceiling
- Granite coping for parapet/MS handrail

Joinery

Main Door/Bedroom Doors:

- Frame – Timber
- Architrave – Timber
- Shutters – with both side laminate

Bathroom Doors:

- Frame – Timber
- Architrave – Timber
- Shutters – with both side laminate

All other external doors to be manufactured in aluminum extruded / UPVC frames and shutter.
Aluminum / UPVC windows

Lifts

- 4 nos. of lifts in each Wing

Landscape

- Designer landscaping

Common Facilities

- Well-equipped Clubhouse

Plumbing

- Sanitary fixtures of reputed make in all Baths
- Chromium plated fittings in all Baths

Electrical Specifications for 2 BHK

- BESCOM Power supply
 - For 2 Bed room flat – 2 Kilowatts single phase supply
- Standby power back up (Generator)
 - For 2 Bed room flat – 0.75 Kilowatts single phase supply
 - 100% for common facilities

- Power connection to High wall split AC in Master Bedroom
- Telephone points in living and Master Bedroom
- Television points in Living and Master Bed room
- Intercom facility from security cabin to each apartment

Electrical Specifications for 1 BHK

- BESCOM Power supply
 - For 1 Bed room flat – 2 Kilowatts single phase supply
- Standby power back up (Diesel Generator)
 - For 1 Bed room Flat – 0.5 Kilowatts single phase supply
 - 100% for common facilities
- Power connection to High wall split AC in Bedroom
- Telephone points in living room
- Television points in Living room
- Intercom facility from security cabin to each apartment With Handset