

Specifications of “Sobha Lake Gardens Phase 1 (Towers 5, 6, 7 & 8)”

Sobha Ltd, takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for “Sobha Lake Gardens Phase 1 (Towers 5, 6, 7 & 8)”.

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

- Basement + Lower Ground Floor + Ground + 3 / 13 /18 storied RCC structure

Car Parking

- Covered car parks in basement levels

Foyer/Living/Dining

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

Bedrooms

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

Toilets

- Ceramic tile flooring.
- Ceramic wall tiling upto ceiling
- False ceiling with grid panels

Kitchen

- Ceramic tile flooring
- Ceramic tiling upto ceiling

- Plastic emulsion paint for ceiling

Balconies/Utilities

- Ceramic tile flooring and skirting
- Granite coping for parapet/MS handrail as per design
- Plastic emulsion paint for ceiling/False ceiling as per design
- All walls painted in textured paint.

Staircase (Fire Exit Staircase)

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

Common Areas

- Vitrified / Ceramic Tile flooring
- Texture paint up to ceiling/false ceiling
- Plastic emulsion paint for ceiling/ False ceiling as per design
- Granite coping for parapet/MS handrail

Joinery

- Main Door/ Bedroom Doors:
 - Frame – Timber
 - Architrave – Timber
 - Shutters – with both side HDF skin
- Toilet Doors:
 - Frame – Timber
 - Architrave – Timber
 - Shutters –with outside HDF and inside laminate
- All other external doors to be manufactured in aluminium/UPVC extruded frames and shutter with panels.
- Aluminium/UPVC glazed windows

Lifts

- 2 nos. of lifts in each Wing
- 1 no. in Clubhouse

Landscape

- Designer landscaping

Common Facilities

- Clubhouse.
- Swimming pool.

Plumbing

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

Electrical

- EB & DG Power supply

For 1 BHK Flat

EB supply - 2 Kilowatts Single phase

DG backup - 0.5 Kilowatts Single phase

For 2 BHK Flat

EB supply - 3 Kilowatts Single phase

DG backup – 1 Kilowatts Single phase

For 2.5 / 3 BHK Flat

EB supply - 4 Kilowatts Single phase

DG backup – 1 Kilowatts Single phase

- 100% standby power (Generator back up) for common facilities
- Provision for split A/C in Living & only Master bedroom for 1, 2, 2.5 & 3 BHK flats
- Telephone points in Living & only Master bedroom for 1, 2, 2.5 & 3 BHK flats
- Television points in Living & only Master bedroom for 1, 2, 2.5 & 3 BHK flats
- Intercom facility provided from Security cabin to each flat (only point)