

EMLAK KONUT- MAKKAH GATE SUBURB V1 (VILLAS)	
Technical specifications for villas	
Unit Type	
Villas	(All specifications shall conform to the Saudi Building Code)"
Architectural Specifications for Residential Units (Villas)	
Facade	
Walls	Decorative Plaster Finishing (RAL 1015/1019/7044/9010)
Rawashins	Wood Grain Aluminium
Entrance	
Flooring	Porcelain 60×60 / 120×60/ Color (Marble)2
Walls	Water-based paint - washable
Ceilings	Gypsum boards - (water-based paint)
Reception Room (Majlis)	
Flooring	Porcelain 120×20cmColor (Wooden)2
Walls	Water-based paint - washable quarter glossy Sole Porcelain décor
Ceilings	Gypsum board (water-based paint)
Living room	
Flooring	Porcelain 120×20cm Color (Wooden)2
Walls	Water-based paint - washable quarter glossy Skirtings of porcelain décor
Ceilings	Gypsum boards (water-based paint)
Bedrooms	
Flooring	Porcelain 120×20cm Color (Wooden)2
Walls	Water-based paint - washable quarter glossy Skirtings of porcelain décor
Ceilings	Gypsum boards (water-based paint)
Kitchen	
Flooring	Porcelain 60×60 / 120×60 Color (Marble)2
Walls	Water-based paint resistant to moisture and bacteria
Ceilings	Gypsum boards resistant to fire and moisture (water-based paint)
Guest bathrooms	
Flooring	Porcelain 60×60 / 120×60/ Color (Marble)2
Walls	Porcelain 20/30×60cm or 60×120cm
Ceilings	Moisture-resistant gypsum boards (plastic paints)
Room baths	
Flooring	Porcelain 30×60 / 60×60/ 60×120cm Anti-slip porcelain for shower floors
Walls	Porcelain 20/30×60 / 60×60 / 60×120cm
Ceilings	Moisture-resistant gypsum boards (water-based paint)

Fittings & Accessories	Glass shower separator Sinks on marble counter for master bedroom and board bathroom sinks with lower cabinets for other bedroom baths High quality mixers Bidet with European PVC or equivalent Bath chair for all rooms Stainless steel accessories, Luminous wall mirrors with lighting color control
Maid/Driver Room	
Flooring	Porcelain 120×20cm Color (Wooden)2
Walls	Water-based paint
Ceilings	Gypsum boards (water-based paint)
Maid / Driver Bathroom	
Flooring	Porcelain/Ceramic 30×60 / 60×60cm
Walls	Porcelain / Ceramic 20×30 / 30×60cm
Ceilings	Moisture-resistant gypsum boards (water-based paint)
Fittings & Accessories	Wall hung washbasin Floor-mounted bath chair Water mixers and hanging shower Stainless metal accessories Hanging mirror
Doors and windows	
Interior Doors	Moisture-resistant MDF natural wood frame veneer finish and Fontex chipboard filler and accessories with European design or Equivalent or WPC10 Doors
Exterior Doors	Fire-resistant metal Powder Coating according to the requirements of the Civil Defense European design accessories or equivalent with SS304 hinges or stainless metal and wear and dust prevention brush.
Windows 3	Aluminum or UPVC with double tinted glass Exterior and transparent from the inside Dust insulation and thermal insulation European accessories or equivalent compliant with the thermal insulation coefficient of the building energy conservation according to the Saudi Building Code
interior/exterior staircase	
Finishes	Natural marble / porcelain 2 cm 3 cm legs with anti-slip treads and 2 cm legs Natural marble skirtings / porcelain rolls and legs 2cm
Handrails	Stainless steel 304 with glass according to design
Lighting	Ceiling / LED decorative mural
Rooftop staircase	Fixed galvanized iron hook drawer according to design
Insulation 3	
Waterproofing	Waterproofing moisture, water and leakage for bathroom floors, wet places and roofs.
Thermal insulation	achieving the required U-Value and complying with the requirements of the Saudi Building Code
Roofs	Ceramic tiles Compliant with waterproofing and thermal insulation requirements

Electrical specifications	
Luminescent 4	LED lighting units for all spaces LED lighting units for entrances LED hanging lighting units for stairs
Connections, light switches and sockets	Homemade electrical wiring high-quality outlets and switches
Electrical distribution panels	Main panel Sub-panel for each floor
Communication System	
Telephones	Installation and extension 5
Satellite dish	Installation and extension 5
Intercom	Audio system
Smart Home Control	installation 6
Internet System	installation 6
Mechanical specifications	
Air conditioning	installation of split unit wall air conditioners for all spaces
Ventilation	Suction fans hanging over the false ceiling
Sewage	UPVC- Class 4 drainage pipes or equivalent UPVC Condensate Water Drainage Pipe- Class 3/20mm
Filters	Stainless Steel SS304 with deodorant
Feeding	PPR hot and cold water feeder pipes or equivalent
Heaters	Supply of hidden horizontal heaters or central heater
Tank	Overhead water tank of multilayer polyethylene or alternative materials.
Pumps	Cold water pumps Circulation pump for hot water when using a central heater
Fences / setbacks / exterior spaces / green spaces	
Villa entrance / corridors / external/Services	
Main entrance	Natural marble flooring
Exterior corridors	Full body porcelainFull body porcelain skirting
Entrance staircase	Marble/Granite
Green spaces	Fittings only 12
Fittings	
Swimming pool	Not Included
Elevator	Optional 8
Roof Garden	Optional 8
Awnings	Optional 8