

Sobha Creek Vistas

MATERIAL AND FINISHES SCHEDULE

Building Structure

Contemporary-styled G+2P+28 floors structure with reinforced-concrete frame. Thermally-insulated roof and facade walls.

Building Facade

Good quality facade material palette consisting of the following:

- Light-coloured, Rendered painted walls.
- High-performance facade glazing in powder-coated aluminium frames.
- Glass balustrade.

Common Areas

Driveway, Ramp, and Parking Bays

Epoxy-coated flooring with traffic marking paint and wheel stopper/speed humps, where required.

Anti-carbonation painted wall with applicable corner guards/ wall guards, where required.

Anti-carbonation painted ceiling.

Entrance Lobby

Good quality tile finish/ Stone flooring.

Matt emulsion-painted walls/ tile cladding.

Matt emulsion-painted false ceiling.

Lift Lobbies & Corridors

Good quality tile finish/ Stone flooring.

Matt emulsion painted walls/ tile cladding.

Matt emulsion-painted false ceiling.

Fire Stairs

Epoxy flooring.

Matt emulsion-painted walls and soffit ceiling.

Painted galvanized mild steel balustrade.

Apartment Units

Entry Vestibule / Living / Dining

Good quality tile finish

Matt emulsion-painted walls with tile skirting.

Matt emulsion-painted false ceiling in Gypsum/ metal

Bathrooms

Good quality tile finish.

Matt emulsion-painted moisture-resistant false ceiling in gypsum/ metal

Cabinets: Cabinets/ drawer units made from good quality wood products and good quality ironmongery.

Counter Top: Good quality reconstituted stone or equivalent finish.

Good quality sanitary fixtures, fittings, and accessories.

Kitchen

Good quality tile finish.

Matt emulsion-painted walls, Good quality tile finish in between counter top and top cabinet.

Matt emulsion-painted false ceiling tiles.

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Kitchen

Cabinets: Cabinets/ drawer units made from good quality wood products and good quality ironmongery.

Counter Top: Good quality reconstituted stone or equivalent finish.

Good quality chrome kitchen mixer.

Fittings and equipment

- Built-in oven;
- Kitchen hob;
- Built-in refrigerator
- Wall-mounted cooker hood.

Bedrooms

Good quality tile finish.

Matt emulsion-painted walls with tile skirting.

Matt emulsion-painted false ceiling.

Wardrobe Cabinets: Shutter and Carcass made from good quality wood products and finished with good quality ironmongery.

**Storage /
Other
Utility
Rooms or
Cupboards**

Good quality tile finish.

Matt emulsion-painted walls with tile skirting.

False ceiling.

**External
Balcony**

Good quality tile finish.

Glass balustrade

Doors

Main Entrance Door: Veneered solid core panel door and good quality ironmongery.

Internal Timber Doors with good quality finish and good quality ironmongery.

External aluminium framed sliding/ operable glass doors in good quality powder coat finish fitted with good quality hardware.

Windows

Aluminium-framed windows in good quality powder coat finish and fitted with good quality hardware.

**Electrical /
Mechanical
Structure**

Light Fittings:

- Standard efficient light fixtures for internal lighting.
- Weatherproof efficient wall lights for external lighting.

Light Controls:

- Appropriate and adequate lighting control provided in all living spaces as applicable, with manual controls.

Telephone System:

- Outlets provisions connected to main telephone network in Living, Dining, and Bedrooms.

Door Phone System:

- Audio video intercom system with LCD display unit.

Air Conditioning:

- Adequate FCUs provided in Living spaces with appropriate temperature control.

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Centralized treated fresh air and exhaust air with heat recovery arrangement.

Hot water system:

- Adequate concealed Electrical Water heaters provided to cater to hot water requirement for all wet service zones.

Fire Alarm System:

- As required by Dubai Civil Defence.

Fire Fighting System

- As required by Dubai Civil Defence.

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