

Standard Finishes

The Groves Signature

Structure

Footing on Pile/RC concrete/Steel Beams

Residential units

Floors

- Bedrooms; ceramic 60x60cm
- Living/Dining;ceramic 60x60cm
- Bathrooms; Ceramic tiles & Mosaic
- Balcony; Non-slip ceramic

Walls & Doors

- Living/Dining; Plaster with paint finish. Decorative wall panel@Living/dining.
- Bedrooms;Plaster with paint finish. Decorative bedhead(Penthouse only)
- Bathrooms; Ceramic/Mosaic
- Balcony; Aluminium powder coated door/tinted glass/Painted steel balustrade with Stainless Steel handrail.
- Windows; Powder coated aluminium frame with tinted glass
- Main entry door; Solid timber with hafele or equivalent hardware
- Timber veneer doors with Hafele or equivalent hardware

Ceilings

- Gypsum board with paint finish
- Moisture resistant gypsum for bathrooms
- Balcony ; Cement board ceiling(Conwood)

Kitchens

- RS Venture systems
- Counter tops- granite/granite composite
- Appliances; Hob/Sink/hood

Bathrooms

- Cotto sanitary fixtures
- Frameless glass shower enclosure
- Concealed electric water heaters,Siemens or equivalent

Common areas

Lobby

- Porcelain Ceramic 60x30 cm floor
- Plastered masonry walls with paint finish
- Gypsum board ceiling with paint finish
- Powder coated aluminium ,clear laminated glass

Swimming pool and terrace

- Pebble Tec Pool systems
- Pool terrace; Imported pine deck/Sandwash w/sandstone borders

Building services system

Air Conditioning(concealed)

- 2 Bedroom- 2x 12,000BTU (Bedrooms 1&2), 1x 15,000BTU(Living)
- 3 Bedroom -2x 12,000BTU (Bedrooms 1&2)

Fire protection

- Fully automated fire prevention system with smoke detection
- Fire alarm,fire extinguisher and emergency lighting to all common areas

Security

- 24 hour on site security with CCTV

Electrical

- Individual electric meters for each unit

TV and telephone

- TV outlets –living/bedrooms. Provision for future cable connections as required
- Provision for up to 2 telephone outlets per unit

Internet

- Wireless control center for each unit

Water system

- Main water supply with 2 day reserve tank.
- 100 Cubic meter on site storage
- Individual water meters for each unit
- Hot water system for kitchens and bathrooms

Waste water treatment

- Central waste water treatment system,discharging to public system

Lightning protection

- System in accordance with international standards

Note:The Groves Signature reserves the right to amend specifications without prior notice