

SALIENT FEATURES OF COMMERCIAL & RESIDENTIAL BUILDING RUWI COMPLEX

Location: - In the heart of Ruwi, near Souq Al Barkah. It is in prime locality with Gold shops around, Hyper and Super market like KM trading, Mars, Spars, and Nesto which is opening shortly. Also Readymade show rooms Al Taqdeer Fashions, Computer shops and Mobile phone shops

Basement 1 & 2: - Mainly used for 53 + 54 car park, Care takers room, and services. Additional storage spaces for commercial renting purpose. Excellent security features are provided for the entire commercial common areas with Mobotix CCTV cameras in basement & all lobbies, corridors, with security access card entry system

Ground Floor: Mainly used for 20 shops and 11 Kiosks, with 2 Nos. scenic lift, 2 Nos. Escalators, well planned service Entrance, easy ramp access from Service lift to common corridor, well-designed Residential entrance, Building Management office, wash room for the customers and also differently abled, Parcel counter, and services room. Excellent security features are provided for the entire commercial common areas with Mobotix CCTV cameras. Recording will be done on hard disc.

First Floor: Mainly used for 20 shops and 5 Kiosks, with 2 Nos. scenic lift, 2 Nos. Escalators, well planned access from Service lift. Excellent security features are provided for the entire commercial common areas with Mobotix CCTV cameras. Recording will be done on hard disc.

Second Floor: Mainly used for 22 shops and 5 Kiosks, with 2 Nos. scenic lift, 2 Nos. Escalators, well planned access from Service lift. Excellent security features are provided for the entire commercial common areas with Mobotix CCTV cameras. Recording will be done on hard disc.

Residential floors: - Total 64 luxurious flats are provided, which consists of 8 three bed room flats, 48 two bed room flats and 8 single bed room flats.

4 Nos. 1 No series 3 BHKs has 3 spacious balconies with U shape glazing for best external road and Ruwi market view and good air circulation.

4 Nos. 7 No series 3 BHKs has the additional breakfast dining space in front of the Kitchen, 3 spacious balconies with U shape glazing for best external road and Ruwi market view and good air circulation.

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12 Nos. 3, 4, & 5 Series, 2 BHK flats on the front face of the building with spacious balconies and three bathrooms. Master bed room with attached bath room, common bath room and one full bath room at the entrance to facilitate the additional guest and family member requirements.

16 Nos. 2, 6, 10, 14 series 2 BHK flats in center portion of the building with spacious balconies and three bathrooms. Master bed room and common bed room with attached bath room, one full bath room at the entrance to facilitate the additional guest and family member requirements. This flats has a silent atmosphere and overview to open courtyard for Children play area

16 Nos, 9, 11, 12, & 13 Series, 2 BHK flats on the rear face of the building with balconies and three bathrooms. Master bed room with attached bath room, common bath room and one full bath room at the entrance to facilitate the additional guest and family member requirements.

4 Nos, 15 Series, 2 BHK flats on the rear face of the building with balconies and two bathrooms. Master bed room with attached bath room, and one full bath room at the entrance to facilitate the additional guest and family member requirements.

8 Nos. 1 BHK on the left and right face of the building with balconies and two bathrooms. Master bed room with attached bath room, and one full bath room at the entrance to facilitate the additional guest and family member requirements.

Other Features: - The residential flats are serviced by 4 high quality, fast 13 passenger elevators. The flats are air-conditioned with latest technology VRF units which are low power consumption. Water supply pipes are with copper pipes considering hygiene requirements. All flats are served with central LPG gas outlets with Gas bank on the rear side of the building at GF. The Residential corridors on each floor are finished with granite floor and GVT high gloss wall cladding, Blue LED strip lighting. All flats are connected to central satellite dish antenna system.

Attractions to be noted: -

1. Excellent quality kitchen cabinets with built in Gas Hob, & hood.
2. All air-conditions are with VRF system. All kitchens are also air-conditioned with concealed ducted units with supply and return air grills.
3. All Kitchens have the service windows towards Living and Dining for easy access for transfer of food from Kitchen.

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4. All bathrooms and Kitchen are fitted with ducted extract system.
5. Satellite dish to cater Indian, Arabic channels.
6. All residential windows of UPVC, with tilt & turn opening, roller fly screen and double glazed panel to reduce the sound and heat transmission.
7. All flats living room, corridors and bed rooms with 60X60 cm imported Glazed vitrified tiles (GVT).
8. All bath & kitchen floor and wall finished with 2 colours imported Glazed vitrified tiles (GVT).
9. All sanitary ware from well-known brand European models like rimless EWCs, and over counter attractive wash basins. All mixers and Flush valves of high end from well-known brand European models. W/C wall hung with wall push flush valve. Also all stainless steel accessories are provided.
10. All EWC seat covers are soft closing type.
11. All bath rooms are fitted with water proof vanity cupboards
12. Good quality ironmongery is provided from Italian and Spanish make.
13. Centralized gas system is provided with excellent safety features and auto shut off system in case of any leakage.
14. Branded Legrand switch accessories is provided, and good quality light fittings are provided with LED energy saving lamps to reduce the power consumption.
15. Oreedoo have provided fiber optic cabling till the flat ready for fiber optic connectivity. Also Cat 6A cabling is provided for telephone lines for each flat up to the building.
16. Free fiber optic WI-FI facilities are provided
17. Video door phone system with state of Art Legrand brand with options of Flat to Flat communication and Flat to Care taker communication.
18. All corridors and basement car park are monitored by CCTV and all moments are recorded on hard disc.
19. All entries to lobbies from basement and Ground floor through access card system which would be monitored and recorded on hard disc.
20. Reserved car park in basement on chargeable basis.
21. The building is equipped with monorail and cradle for external cleaning of window glazing and other maintenance works.
22. The building has state of Art beautiful multi coloured and well-designed external Platek – Italy light fittings.