

TECHNICAL SPECIFICATIONS

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DREAM
TOWER

**BOLD.
ICONIC.
LUXURIOUS.**

MAIN SPECIFICATIONS

Structure

Columns & beams

Concrete filled steel hollow section columns and steel beams providing optimum structural integrity against earthquakes.

Fire resistance rating

120 minutes fire resistance rating.

Floor slab structure

Composite floor slab structure: concrete slab on mild steel corrugated panels; 250mm screed and thermal / acoustic insulation accommodating underfloor heating.

External walls

270mm total double-layer dry-wall construction, thermally insulated, water-proofed and with 120 minutes Fire Resistance Rating; inner layer on light-gauge steel support, outer layer on mild steel frame support; gap for vibration-proofing between layers.

80mm Aluminium Sandwich Panel ventilated façade system with Fire Resistance Rating A2-S1-d0, according to European Fire Codes.

Party walls

Insulation

250mm, acoustically insulated double-layer dry-wall construction with 60 - minute Fire Resistance Rating.

Internal Partitions

125mm, acoustically insulated dry-wall construction with 60- minute Fire Resistance Rating.

Doors & Windows

Sliding Doors

Super Thermal double-glazed panels with laminated glass and argon filled void for better energy performance.

Openable Doors & Windows

Super Thermal double-glazed panels with laminated glass and argon filled void for better energy performance.

LOBBY & COMMON AREAS

Internal walls

Ground Floor Lobby Other Common Areas

Double-glazed semi-structural super thermal curtain wall type panels with laminated glass.

Balustrades

Laminated clear glass balustrades at 1.30m to 1.40m height.

Lifts

Passenger lifts

Two high-end velocity (2.0m/sec) 13-person passenger lifts finished in high-quality wood veneered walls, large mirror, stainless steel accessories, marble flooring and recessed LED lighting.

Service lift

One Service Lift, enhanced to enable large items and furniture transportation, also specified in accordance with EN 81-72 for exclusive Firefighters use in the event of fire.

Safety & security systems

Security

Site wide CCTV surveillance to site perimeter boundary, vehicle entrance gates and common areas.

Fire & smoke detection

Sprinkler system in common areas and apartments; Wet-riser provided for the exclusive use of the Fire Service in the event of fire; Smoke detectors and fire alarms provided in common areas and apartment kitchen-living areas.

Flooring

Internal common areas

Marble effect type Italian or similar ceramic tiles.

Verandas and shared balconies

Anti-slip marble effect type Italian or similar ceramic tiles; concealed rain-water drainage.

INTERNAL AREAS

Floor finishes by rooms

Living-dining areas

High-quality Villeroy and Boch or similar class 33 AC5 laminate parquet for high-traffic commercial areas.

Kitchen

High-quality Villeroy and Boch or similar class 33 AC5 laminate parquet for high-traffic commercial areas.

Bedrooms

High-quality Villeroy and Boch or similar class 33 AC5 laminate parquet for high-traffic commercial areas.

Bathrooms

Large format marble effect type Italian or similar ceramic.

Ceiling finishes

Suspended plasterboard ceilings: moisture resistant emulsion paint; recessed light fittings as described in electrical provisions section.

Doors & wardrobes

Entrance door

Security apartment entrance door; certified 60-minutes Fire Resistance Rating; finished in select melamine on both sides with satin stainless-steel accessories.

Internal doors

Quality laminate veneer with satin stainless-steel accessories.

Wardrobes

Bespoke quality laminate; soft close doors; included shelving, hanging rails and soft-close drawers.

Kitchens

Bespoke Italian style kitchens;
Carcass: Melamine;
Fronts: Bespoke quality laminate veneer; soft closing system;
Worktops: Granite or Marble-look ceramic;
Sink: Stainless steel unit with satin stainless-steel worktop-mounted feature mixer tap;
Extractor hood: integrated;
Drawers and baskets: mats included, soft closing system;
Cutlery tray in drawer: wood;
Waste bin: stainless steel;
Provision: dishwasher & washing machine.

Bathroom internal finishes

Walk-in showers

Finished as per bathroom floor tile; concealed drainage; frameless glazed shower screens; thermostatically controlled ceiling-mounted rainforest type satin stainless steel main shower head; satin stainless-steel hand-held shower combination unit; trigger spray wall holder set (bidet shower).

WC

Floor mounted WC with soft close seat and push bottom flush.

Wash basin

Bespoke melamine carcass vanity unit; large format mirror with LED; countertop: Granite or Marble-look ceramic; wash basin bowl on top of countertop; feature satin stainless steel mixer tap; built-in storage.

Heating and cooling

Air-conditioning systems

Hot and cold air-conditioning units via VRF external unit, one per flat, situated out of the sight in plant room of corresponding floor level; all indoor units concealed in suspended ceilings.

Heating and hot water

Hot water via economical Heat Pump including Hot Water Cylinder; Underfloor heating; Bathrooms provided with electric heated towel rail.

Ventilation

Mechanical ventilation system for bathrooms and WC without window, connected to the light switch and feature operation timer.

Central Home Automation

Automation system will control the following:

All indoor and outdoor lights;
All 5A socket outlet for lighting;
Dimming and on/off lights in living rooms and bedrooms;
Electric blinds;
Underfloor central heating;
VRF system including indoor and outdoor units;
Electric towel rails;
Toilet exhaust fans.

In addition, the automation system will be capable to interface with the following systems: Burglar alarm system: the dedicated lights will be turned on when burglar system is activated; Sound system;

One touch screen 9.7" will be provided for each apartment.

EXCLUSIVE RESIDENT AMENITIES

Basement

Storage and equipment areas

Storage rooms for the higher-level apartments MEP; MEP & Fire-fighting equipment areas.

Sport & leisure

Male and female changing rooms and showers; showers for the people with disabilities.

Lifts

External Lift for the people with disabilities.

Ground floor external

Parking areas & Storages

Covered secured Residents' parking for each apartment; Disabled Access parking.

Swimming pools and leisure

Overflow type swimming pool with infinity edges; Overflow type shallow swimming pool with infinity edges and waterfall feature.

Ground floor internal

Concierge, reception & lounge

Triple height reception; Double height waiting area, residents' lounge, reading room and business centre; Male, female & disabled WC's; Kitchen and management office.

Parking & storages

Covered parking; Storages.

Mezzanine level indoor

Laundry

Laundry & ironing facilities.

Offices & storage

Maintenance office & storage.

Mezzanine level outdoor

Uncovered parking; Tennis court.

1st floor

Swimming pool

Heated indoor swimming pool; skimmer type 9x5m; Male and female changing facilities.

Gym & spa

Sauna & steam room; Fully fitted gym; Massage room; Jacuzzi area.

2nd floor

Management and staff

Management office with WC and outdoor facilities.