

TECHNICAL SPECIFICATIONS

ELIE SAAB BOSPHORUS

KITCHEN

- Bespoke-designed fitted kitchens with concealed handle soft-closing doors and drawers by Blum or Hafele accessories.
- High-quality lacquer and veneered doors and cupboards.
- Concealed LED lighting underneath overhead cupboards.
- Ceramic tile countertops with ceramic splashback from top brands.
- Premium built-in appliances including a 5-zone gas cooktop, oven, cooker hood, microwave, and dishwasher from reputable brands such as Gaggenau, Miele, Siemens, Franke, Hafele or equivalent.
- Granite undermount sink by Blanco, Franke, or similar reputable brands.
- Integrated pantry room for added convenience (can be created in the kitchen).

BATHROOM AND EN-SUITES

- Suspended toilets with concealed fixing and built-in cistern by Duravit, Mia Luce or similar reputable brands.
- Porcelain countertops with drawers for added storage convenience.
- Top-mounted porcelain basins and wall-mounted faucets for a sleek and modern look.
- Glass shower enclosures to enhance the aesthetic appeal of the space.
- Option for a trayless or built-in shower tray with built-in shower set from top brands like Grohe, Hansgrohe, Mia Luce or equivalent.

INTERIOR FINISHES

Apartments

- Walls and ceilings finished in water-based and easy-to-clean technology wall paint.
- Full-height wardrobes for the entrance hall, internally equipped with rails, shelves, and drawers.
- The wood-clad pivot entry door is equipped with binoculars and high-security locks.

- Concealed hinged doors and sliding doors for a seamless and modern look.
- Flooring throughout the apartment will consist of large-format porcelain stoneware tiles and engineered wood or Laminated flooring sourced from top brands.
- Large-format porcelain stoneware tiles will be used for bathroom and en suite walls, ensuring a cohesive and elegant aesthetic.

Common Areas

- Flooring adorned with large-format porcelain stoneware tiles or Marble and Onyx for durability and a sophisticated appearance.
- Textured wallpaper and wall covering panels to enhance the aesthetic appeal and add dimension to the space.
- Accent walls adorned with bronze and mirror panels, adding a touch of luxury and reflecting light to create a visually striking atmosphere.

Air Conditioning

- Water underfloor heating installed in every room and in wet cores, utilizing high-quality systems from reputable brands such as Rehau or equivalent.
- Samsung Wind Free, Daikin or Mitsubishi installed in the kitchen, living room, dining room, and bedrooms, providing efficient and comfortable cooling without the discomfort of direct airflow.

Electrics

- Recessed spot lighting and trimless linear lighting fixtures to provide both ambient and task lighting.
- Cove lighting installed in the living room, dining room, bathrooms and en suites adding a touch of elegance and enhancing the overall atmosphere.
- Video-audio door entry system for added security and convenience.
- Water leak detection sensors to prevent potential damage and ensure early detection of leaks.

- Ready-to-use home automation system sourced from leading brands for seamless control of various electrical functions.
- Modern switches and sockets sourced from top brands for reliability and aesthetic appeal.
- Wiring for TV and fiber internet connectivity installed in all principal rooms, ensuring connectivity and entertainment options throughout the property.

Common Parts

- Lift access to all floors for convenience and accessibility.
- Garbage room located on each floor for easy disposal of waste.
- CCTV cameras installed in the ground floor entrance and common areas to monitor activity and ensure safety.
- Security-controlled entrance with 24/7 security personnel in common areas for added protection.
- Heat and smoke detectors installed in common areas throughout the building to ensure early detection of fire hazards.
- Wheelchair-adaptable buildings to accommodate individuals with mobility challenges.
- Parking space provided for 2-3-4 cars per unit (depends on the size of the appartement).
- Electric vehicle charging stations available for environmentally friendly transportation options.
- Storage room allocated for each apartment in the basement for additional storage space.
- Shelters located in basements to provide safety during emergencies.
- Fire escape emergency stairs installed in the buildings to facilitate safe evacuation in the event of a fire.

OTHER FEATURES

Buildings

- Earthquake-resistant structures ensuring safety and stability in seismic events.
- Waterproof and heat-resistant roofing covered with Aluminum or Titanium for durability and energy efficiency.

- Highly insulated facades featuring ceramic or wpc cladding to enhance thermal performance and reduce energy consumption.
- Movable sunshade systems installed on terraces to provide adjustable shading and enhance outdoor comfort.

Apartments

- Glass railing installed on terraces and balconies to provide safety without obstructing views.
- Aluminum window system on facades for smooth operation and modern aesthetics.
- Terrace adorned with porcelain stoneware tiles for durability and visual appeal.
- Minimum Ceiling height for 2.65 meters in principal rooms to create a spacious and comfortable living environment. (Ceiling Height is up to 3.40 meters in garden duplexes)

Amenities

- Indoor; Semi Olympic swimming pool, Fitness - Plated Room, Sauna and Spa Rooms for year-round recreation.
- Café/Lounge Area, table tennis/billiards room, PS/cinema room.
- 1 tennis court, 1 mix-used (basketball-volleyball-football) court and 1 mini-basketball area.
- Green areas featuring sustainable landscaping to enhance the natural beauty of the surroundings.
- Walking paths for leisurely strolls and exercise.
- Secure playgrounds designed specifically for kids, ensuring a safe and enjoyable play environment.
- Pergolas and sitting areas integrated with nature and offering views of the Bosphorus, providing residents with serene spaces to relax and unwind amidst the beauty of the surroundings.