PALHEX
DEVELOPMENT & CONSULTANCY

Aura Hills

VILLA SPECIFICATION BROCHURE

864

Block B

MONSEF · GHARZOUZ ROAD

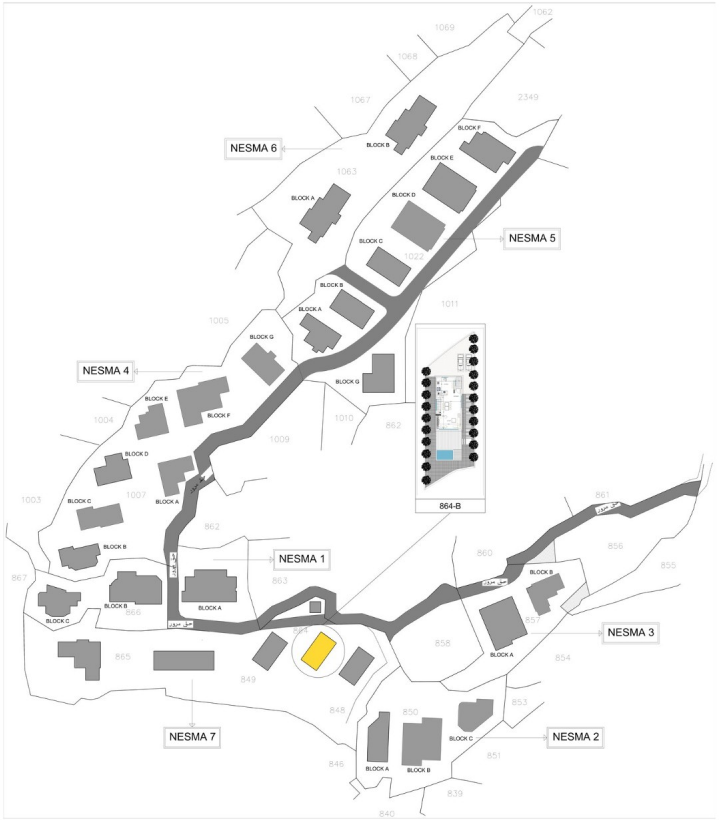
PREPARED FOR
[Client name]

DATE
[Date]



Where it sits

VILLA TYPE	VIEW	PARKING	HANDOVER
Stand Alone	Sea View	4 Spots (Uncovered, in Garden)	[To confirm]



Aura Hills
PROJECT BENEFITS

- Gym
- Security
- Gardening & cleaning service

Floor by floor

427 sqm
PLOT AREA

327 sqm
GARDEN

PLAN TO FOLLOW

BASEMENT

67 sqm

Open space area



GROUND FLOOR

100 sqm

Entrance, kitchen, dining area, living area & guest WC



FIRST FLOOR

100 sqm

Master bedroom & bathroom, two further bedrooms & a shared bathroom



ROOF

65 sqm

Open roof space, plus a 35 sqm open terrace

The villa in 3D









Structure & finishes

Structural & exterior envelope

EXTERNAL WALLS	Double wall construction
WINDOWS & FACADES	Aluminum frames with double glazing (Sidem 2000 or equivalent); natural stone cladding on facades per architectural perspective/drawings
ROLLER SHUTTERS	Electric monobloc roller shutters on all room windows, except main facades
CLADDING & ROOFING	60% stone cladding as per drawings, plus clay roof tiles
WATERPROOFING	Damp-proofing/waterproofing insulation for roofs and bathrooms

Ceilings & doors

SUSPENDED CEILING	Gypsum board suspended ceiling in ground floor
INTERIOR & MAIN ENTRANCE DOORS	Frake wood with walnut veneer, or equivalent

Flooring

EXTERIOR ENTRANCES & PARKING	Basalt & stamped concrete
ENTRANCE, LIVING ROOM & DINING AREA	Spanish ceramic tile (cut laser, matte finish) or equivalent — value of $20/sqm
BEDROOMS, BASEMENT, KITCHEN & BATHROOMS	Ceramic tile (Grade 1) or equivalent — value of $15/sqm

Kitchen & bathrooms

KITCHEN	Granite countertop with Lamaica MDF cabinets or equivalent — value of $4,500
BATHROOM FITTINGS	Grohe mixers and built-in (encastré) sinks — value of $1,000 per bathroom
SANITARY WARE	API sanitary supply

Systems & exterior

MEP systems

ELECTRICAL SUPPLY	Lebanon Cables wiring; switches & sockets by Grand Le or equivalent
AIR CONDITIONING	Copper piping and electrical supply lines provisioned for AC
CENTRAL HEATING	Central heating (chauffage) with Italian-standard piping/supply or equivalent
SOLAR WATER HEATING	Supply lines from roof tiles to the central electrical control panel in the building
WATER TANKS	2,000-litre plastic water tank in the basement; 1,000-litre tank on the roof
WATER TREATMENT	Shared water treatment/purification station serving the project

Technology & security

CCTV	Basic CCTV installation
INTERCOM	Smart video intercom (video phone)

Exterior & landscaping

WALL PAINT	Rubber (washable) paint with 3-coat putty finish, Noula or equivalent
VISITOR ENTRANCE & PARKING	Stamped concrete
GARDEN IRRIGATION	Automatic irrigation system
GARDEN	Each villa has its own private garden

06 — PAYMENT

Payment plan

TOTAL PRICE [Total price]

INSTALLMENT	PERCENTAGE	AMOUNT	DUE DATE
Down payment / reservation	—	—	—
Installment 1	—	—	—
Installment 2	—	—	—
Installment 3	—	—	—
On handover	—	—	—
Total	—	[Total price]	

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NOTES

This offer is valid for 15 days.

Final measurements to be confirmed upon handover.

This sheet does not constitute a contractual document unless attached to a signed agreement.

[Sales contact · phone · email]