



Welcome to your
Green home of vainglorious



Cherkin



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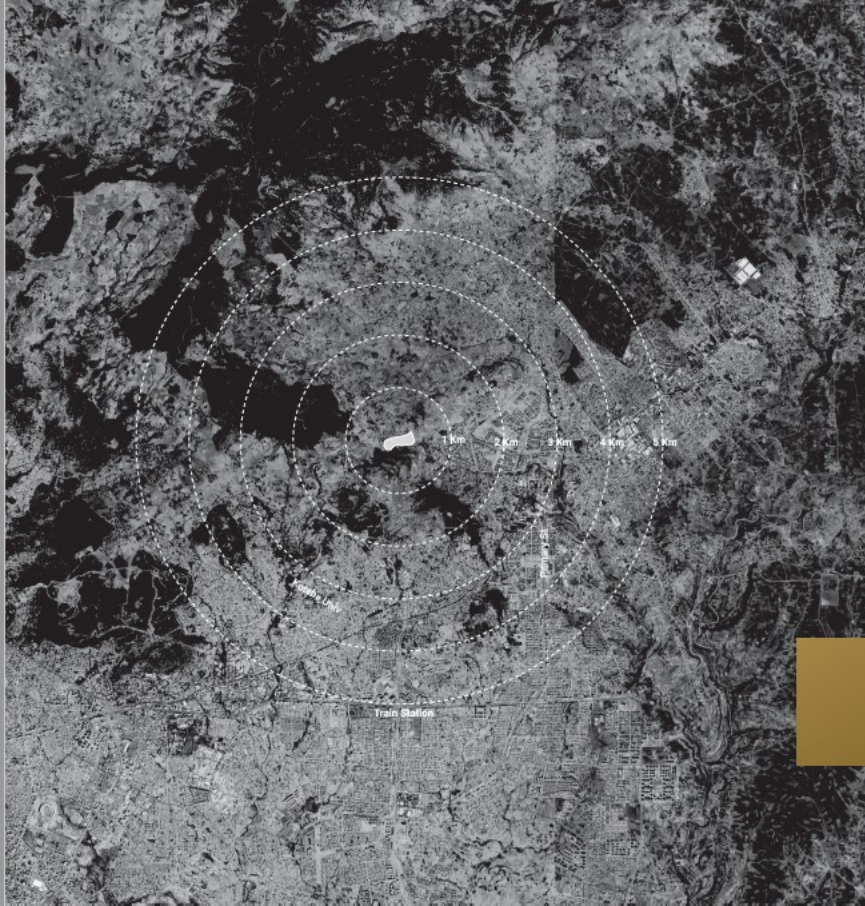


A superior apartment complex and a sizable open space are defined by roughly 9 hectare urban community, which is envisioned as an urban community in the center of a forest sanctuary with designated green spaces and open areas to give you a sense of peace and solitude.



Introduction

EXECUTIVE SUMMARY - PROJECT OVERVIEW



Future Palace
10 minutes



Kotebe University of
education
15 minutes



Lamberet Bus
Station
15 minutes



Light train station
20 minutes



Retail Space

No decision should be made on an empty shopping bag.

Enjoy some retail therapy on your own with the hottest brands in a designated shopping area within.





World-class
Schools

Educate your children at the best schools nearby.





Recreation

Savor your leisure time while admiring the serene and opulent scenery.

The apartment
complex





Snatch up
your notion of luxurious leisure.

Give yourself permission to be astounded by the extended quality of the living room, dining room, and kitchen. Admire the opulence of your home, which creates a secure environment for intimate talks. Indulge in your next culinary journey while lounging in the sumptuous surroundings of your elegant house.









The whole masterplan
complex

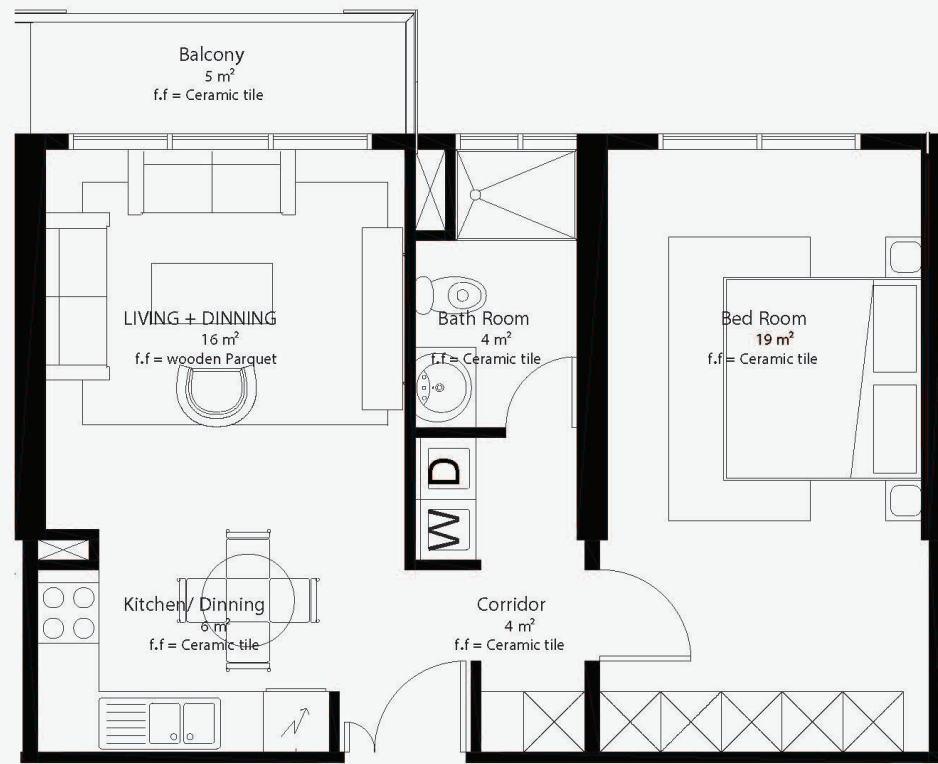




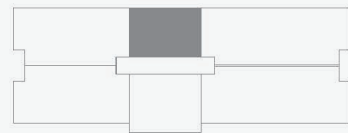


One Bedroom

Unite type

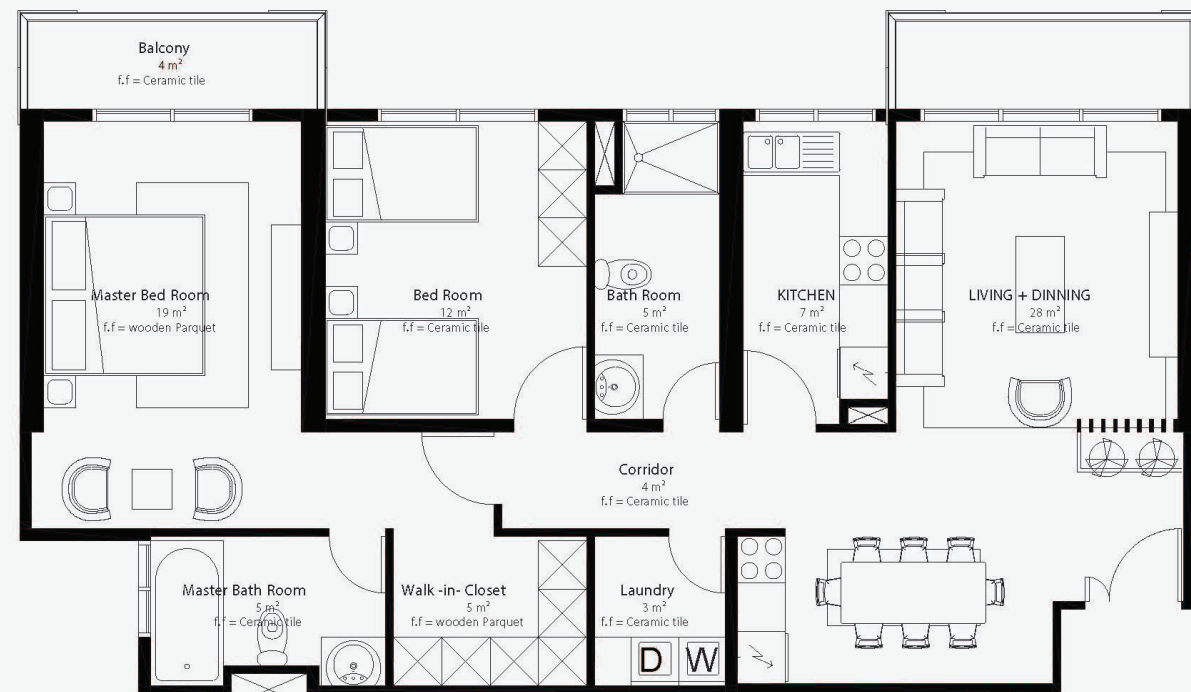


Sellable Area (with common area) - 69.58 m²
Total number of units - 380 (20 %)

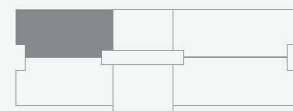


Two Bedrooms

Unite type

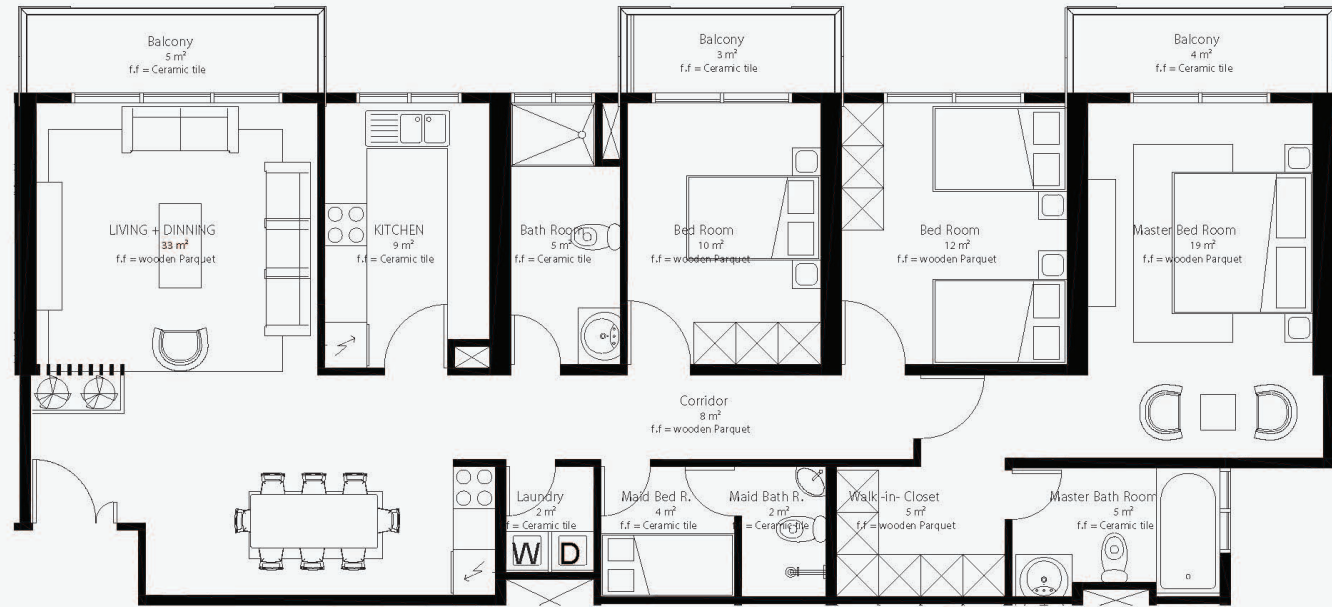


Sellable Area (with common area) - 126.96 m²
Total number of units - 760 (40%)



Three Bedrooms

Unite type



Floor layout

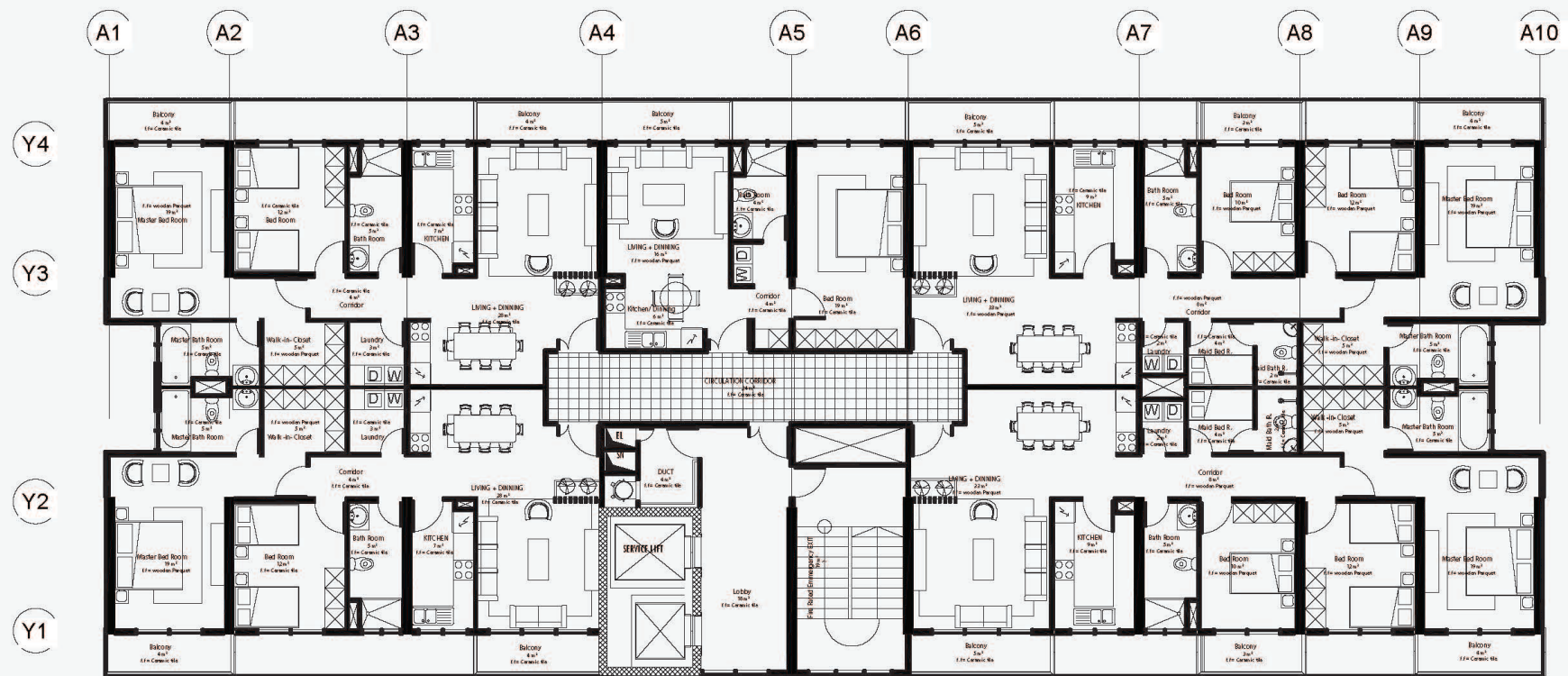
Apartment plan



46,600 m² of parking space



40,000 m² of commercial space







Finishing Material Specification:

1.Floor Finish

- a.Balcony and maid's:
 - i.High-quality, durable, polished, non-slippery
 - ii.Thin thick porcelain floor tiles
- b.Wet areas:
 - i.1cm ceramic floor tiles (imported quality or equivalent), non-slippery
- c.Bedrooms, living rooms, corridors:
 - i.6mm thick wooden parquet tiles (600x100mm)
- d.Parking areas:
 - i.3mm thick load-bearing Monolithic Epoxy.

2.Wall Finish

- a.Bathrooms, kitchen areas:
 - i.High-quality imported 6mm thick 60*20 ceramic wall tiles
- b.Lift walls:
 - i.10mm thick granite wall tiles
- c.External wall surfaces:
 - i.Weather-resistant stone paint
- d.Internal wall surfaces, columns, beams, etc.:
 - i.Three coats of water-based paint

3.Woodworks

- a.Solid wooden doors (40mm thick): quality hinges, varnish paint (waterproof/synthetic resin). Sound Insulating material, door stoppers
- b.Paint with smooth, matte finish, chemical-resistant, and washable

4.Waterproofing

- a.Greenery root slabs:
 - i.Cementitious waterproofing material in various areas -
 - ii.Sand finish or equivalent waterproofing material
 - iii.Organic content soil layer on top
- b.Specific materials like Oldroyd Xv20 Green Extra Perforated Membrane, Oldroyd Tp Filter Fleece, etc., for waterproofing.

5.Aluminum Works

- a.Aluminum silver metallic tubular profile frames.
- b.2mm thickness for doors/windows
- c.Aluminum sheeting, 6mm thick non-reflective black tinted glass

6.Appliances

- a.Contemporary kitchen: Custom cabinetry, premium countertops, state-of-the-art appliances
- b.Stainless steel appliances: Range, refrigerator, dishwasher, microwave
- c.Integration of smart home technologies.

7.Electrical

- a.Fire Alarm System Comprehensive Lighting System.
- b.CCTV Security System.
- c.Public Address System.
- d.Backup Generator.
- e.European Standard Fixtures and Accessories.

8.Mechanical

- a.Automated smoke management system.
- b.Wet sprinkler system in parking and landing values, hose reel per floor.
- c.Common water storage tanks, water meters for each apartment.
- d.Basement mechanical ventilation system.
- e.Hot water system for each unit's waiting area.





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