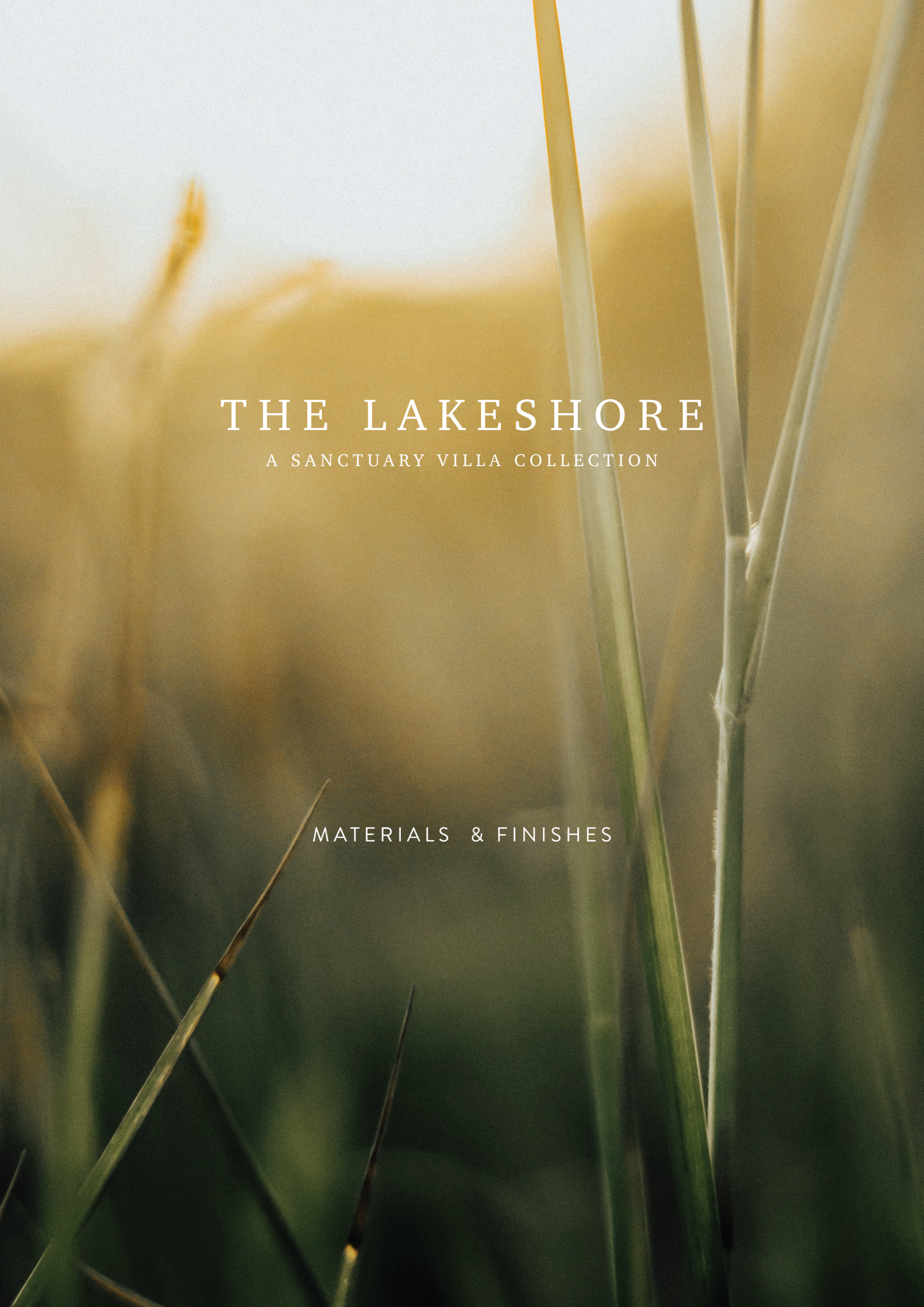




THE LAKESHORE

A SANCTUARY VILLA COLLECTION

MATERIALS & FINISHES

THE LAKESHORE



Community Features

- Guardhouse and around the clock security
- Arrival Plaza
- Parks with kids play areas
- Outdoor working stations with public WIFI & charging stations
- Pocket seating
- BBQ areas
- Open lawns
- Workout area
- Pet -friendly park
- Bicycle racks



Villa Architecture & Landscape Features

- Entrance pathways / Stepping stones
- Lawns, villa terrace and outdoor seating area
- BBQ area
- Swimming pool and pool deck
- Floor-to-Ceiling sliding doors
- Outdoor pocket seating areas
- 2-Car covered parking.
- Electric vehicle charging station

*Some of the items are subject to change for further improvement within specifications

THE LAKESHORE

Indoor Features



Villa

- Double height entrance
- Lift
- Dedicated dining and family living areas
- 4.0 meters clear ground floor ceiling height
- 3.4 meters clear basement, first floor and second floor ceiling height
- High quality marble flooring for the ground floor & staircase
- High quality wood-look flooring (SPC) bedrooms & clubhouse
- High quality doors, hardware & ironmongery
- Home automation (Light & Curtains)
- Filtered water faucet (Prep Kitchen)
- Maids room
- Drivers room
- Laundry room



Show Kitchen

- Miele or equivalent electrical hob (cooker)
- Miele or equivalent concealed extractor
- Miele or equivalent fridge
- High quality faucet with multifunction features (pull-out)
- High quality counter top
- High quality under counter sink franke or equivalent

*Some of the items are subject to change for further improvement within specifications

THE LAKESHORE

Indoor Features



Preparation Kitchen

- Siemens or equivalent gas hob (cooker)
- Siemens or equivalent concealed extractor
- Siemens or equivalent oven
- Siemens or equivalent microwave
- Siemens or equivalent freezer
- Siemens or equivalent fridge
- Siemens or equivalent dishwasher
- High quality counter top
- High quality faucet with multifunction features (pull-out)
- Filtered water faucet



Bathrooms & Powder Room

- High quality stone vanity tops
- High quality international brands for sanitary wares
- High quality faucets, sinks & accessories
- Bespoke joinery detailing - european standards
- Premium stone surfaces

*Some of the items are subject to change for further improvement within specifications

THE LAKESHORE



The Cascade: 5 Bedrooms

- En-suite guest bedroom with an external terrace and high-end fully fitted walk-in closet
- 3 En-suite bedrooms with high-end fully fitted walk-in closets
- Spacious master suite with separate balcony and walk-in closet
- European standards fully fitted his & hers walk-in closet
- Master bathroom includes a rainfall showers and free-standing bathtub overlooking the garden
- A spacious multi-purpose room (Living & Game Room) with a large outdoor terrace on the second floor
- Gym area with spa & external yoga terrace

*Some of the items are subject to change for further improvement within specifications

THE LAKESHORE



The Garden: 4 Bedrooms

- Spacious master suite with separate balcony, seating area, and walk-in closet, overlooking the garden
- 3 en-suite bedrooms with high-end fully fitted walk-in closet / wardrobe
- Master bathroom includes rain showers and free-standing bathtub
- Multipurpose room
- A large outdoor terrace on the second floor

*Some of the items are subject to change for further improvement within specifications

THE LAKESHORE



MEP Features

- VRF Air-conditioning system
- Lighting controls through home automation
- Sound proof drainage piping system
- Home automation (includes lighting controls and AC)
- Provisions include: curtain motors, background music speakers, CCTV for boundary wall and entrance lobby



Sustainability Features

- EV charger in the parkings
- Solar water heater
- Energy efficient LED light fittings
- FCU's with EC motors
- Condensate drain from FAHU's is collected in a tank and used for irrigation
- FAHU are equipped with energy recovery wheel
- Variable frequency drive is deployed in all pumps and fans to save energy
- Only water efficient fittings will be used
- Low VOC adhesives and paintings will be used

*Some of the items are subject to change for further improvement within specifications