

Specification RAMADA

1. General Information

Building specifications.	Infrastructure
38380,2 m² total construction area	Spa with Hammam, Cryo sauna, Finnish Sauna, and Indoor swimming pool, Fito-Bar, Massage-Rooms,
600 apartments. 40 residential floors.	Bar and Restaurant
2 floor of commercial premises.	Conference Rooms
4 floors of parking within the building.	Gym
24/7 Reseption	
4 elevators.	

Frame and structural elements.	Facade, glazing, and doors
High-strength reinforcement steel.	Composite panel with a patinated metal texture.
Monolithic reinforced concrete frame.	Curtain walls with tempered glass.
High-grade concrete (B30–B35)	Facade made of durable aluminum with composite panels (Alucobond).
Interior walls made of block	Aluminum curtain wall windows — lightweight, durable, and resistant to deformation.
Seismic resistance: minimum 8 points.	Energy-efficient double-glazed windows that reduce heat loss and lower energy costs.
	Composite panel with a concrete texture.
	Balcony railings with tempered glass.

Foundation.	Safety and innovations.
Piled foundation with a depth of 45-55 meters, providing reliable support even on challenging soil conditions. Piles prevent settlement and deformation of the building, ensuring its durability.	Fire protection systems with automatic sensors. Modern soundproofing materials that provide silence and comfort. Video surveillance system.24/7 security.

Warranty service and after-sales support.	Apartment types
Warranty on structural works and installed appliances. Facility management service – a single point of contact for resolving any resident inquiries.	1S (studio) / 1BR (one-bedroom) / 2BR (two-bedroom)

2. Finishing works

Floors:	Material/Type
Living areas.	Leveling with a self-leveling compound, 2 mm underlay, and laminate flooring of at least class 32 wear resistance with a wood texture.
Bathrooms	Ceramic tiles with a non-slip surface, size up to 60x60 cm.
Balcony	Large-format porcelain tile with a non-slip surface, size up to 60x60 cm.
Walls:	Material/Type
All rooms.	
Living rooms, entrance halls, and walk-in closets.	Putty and wallpaper.
Bathrooms	Plaster.
	Wall tiles with accent design in the shower area (matte or glossy finish).
Balcony	Turnkey, in accordance with the project design.

	Balcony	Plaster.	
		Kitchen area backsplash 60 cm high made of tiles up to 60x120 cm in size, with putty and wallpaper around the backsplash area.	
	Потолки:	Material/Type	
	Living rooms	Gypsum board (drywall).	
	entrance halls	Gypsum board (drywall).	
	Bathroom	Stretch ceilings.	
	3. Engineering systems		
	Electrical system	Material/Type	
		Cabling installed, outlet boxes mounted.	
	All rooms	Sockets and switches installed.	
		Lighting fixtures installed.	
	Plumbing.		
	Bathroom and kitchen.	Pipes routed to the installation points for sanitary fixtures (sinks, toilets, shower cabins, bathtubs) and household appliances (washing machine). Sanitary fixtures installed (sinks in the bathroom and kitchen, toilet, shower cabin, faucets in the kitchen and bathroom). Washing machine installed and connected. Toilet installation system installed.	
	Heating system	Material/Type	
	Living rooms	Pipes for heat carrier supply installed.	
		Heating radiators installed.	
	Ventilation and air conditioning	Material/Type	
	Living rooms	Provision for air conditioner installation.	
	Living rooms	Air conditioner piping (line set) installed.	1
	INTERIOR DOORS	Material/Type	
	Interior doors.	Eco-veneer with enhanced sound insulation.	
	BATHROOM	Material/Type	
	Toilet	Wall-hung, with concealed cistern (installation system).	1
	Sink	Made of sanitary porcelain, either freestanding on a pedestal or wall-mounted.	1
	Shower	Walk-in shower sized according to the project design.	1
	Towel warmer (heated towel rail)	Elektrical	1
	Exhaust fan	Electric fan integrated into the ventilation duct.	1
		Backlight mirrors with wall sconces (one unit per bathroom).	1
		Towel hooks	3
		Wall-mounted toilet brush holder (one unit per bathroom).	1
	Accessories	Toilet paper holder (one unit per bathroom).	1
		Soap holders, 2 units (one at the sink and one in the shower cabin).	2
		Two-tier corner shelf for the shower cabin.	1
		Toothbrush and toothpaste holder (cup-style).	1
	Lighting	Recessed ceiling spotlights	4
		Wall sconce for mirror lighting	1
	KITCHEN	Material/Type	
	Kitchen set / Kitchen cabinetry	Laminated chipboard (LDPB) with moisture-resistant coating and high-quality hardware.	1
	Built-in appliances		
		Two-burner cooktop	1
		Refrigerator	1
		Range hood above the cooktop (with filter, integrated into kitchen cabinetry)	1

Accessories	Rail with 10 hooks, fluorescent lighting for the work surface.	1
Dining table	Dining table	1
Chairs	Chairs	3
Lighting	Recessed spotlights	3
	Work surface lighting	1
ENTRANCE HALL		
	Material/Type	
Wardrobe	Wardrobe for clothing and shoes	1
Lighting	Ceiling recessed spotlights	3
Air conditioner	Ducted air conditioner with a single indoor unit and two outlets—one for the living room and one for the bedroom—integrated above the ceiling.	1
COMPLECTATION		
	Material/Type	
TV	43" Smart TV	1
TV Stand	TV stand	1
Art works	Framed posters	2
Bed	180x200 cm bed	1
Bedside table	Bedside table with one drawer	2
Desk	Desk	1
Office chair	Office chair	1
Curtains	Set of sheer curtains and drapes	1
Lighting	Ceiling recessed spotlights	8
	Wall sconce above the sofa	1
	Bedside wall sconces	2
BALCONIES		
	Material/Type	
Table	Outdoor round dining table, 50 cm in diameter	1
Chairs	Outdoor chairs	2
Lighting	Recessed ceiling terrace spotlights	2
4. Equipment & Supplies FF&E + OS&E		
Bedding & Linen		
	Material/Type	
Mattress protector / topper	180x200 cm	1
Bed sheets	180x200 cm	2
Duvet with cover	220x240 cm	2
Pillows	50x70 cm	4
Pillowcases	50x70 cm	8
Extra blanket	150x200	1
Bathroom Amenities		
	Material/Type	
Bath towels	70x140 cm. 2 pcs / guest	4
Hand towels	50x90 cm. 2 pcs / guest	4
Face towels	30x30 cm. 2 pcs / guest	4
Bath mat	50x70 cm.	2
Hairdryer		1
Coffee & Tea Set		
	Material/Type	
Coffee machine	with capsules	1
Electric kettle		1
Cups & saucers		2
Glasses (water and wine)	2 pcs each type	4
Teaspoons		2

[illegible]