



PARKGREEN
RESIDENCES
BY ALISHAAN

MATERIAL SPECIFICATION

Living Room & Dining Area

- High-quality Italian porcelain tile flooring in Silver Grain White with a matt finish, providing a refined stone-look appearance that is durable, low-maintenance, and ideal for sophisticated residential living and dining spaces.
- Walls are finished smooth and painted with premium low-VOC washable paint in calming neutral tones.
- Slab-to-slab height is approximately 3.5 meters with a floor-to-ceiling height of approximately 3.1 meters, featuring anti-fungal, low-VOC paint on ceilings.
- Lighting is provided through recessed LED downlights, with provisions for decorative lighting or chandeliers to create a luxurious ambience.
- Double-glazed aluminium windows ensure both thermal and acoustic insulation, fitted with clear safety glass in compliance with local regulations.
- Electrical works include premium-quality switches and sockets, with provisions for television, data, and telephone points.





Kitchen With Built-In Appliances

- 🌿 Flooring continues with high-quality Italian porcelain tiles in Silver Grain White with a matt finish, offering a cohesive and refined stone-look throughout.
- 🌿 The kitchen backsplash is finished in Terra Avorio porcelain tiles, harmonized with the countertop, while remaining walls are finished with washable paint.
- 🌿 Modular kitchen cabinetry comprises upper and lower cabinets with a moisture-resistant carcass, soft-close hinges and drawers, and a dual-tone finish combining cream-toned surfaces with brown wood-effect cabinetry in laminate or equivalent finish.
- 🌿 The countertop is finished in Terra Avorio porcelain tiles with a polished or honed texture, ensuring durability, heat resistance, and a seamless aesthetic with the backsplash.
- 🌿 The kitchen features a stainless steel undermount sink and a mixer by Kohler or equivalent.
- 🌿 Built-in appliances include a microwave, combi fridge/freezer, gas-on-glass hob, electric oven, under-counter extractor hood, and a freestanding washing machine, all supplied by Siemens or an equivalent leading international brand, subject to availability and project specifications.
- 🌿 Dedicated power points are provided for all appliances, while plumbing is concealed with accessible points for ease of maintenance.

Master En-Suite Bathroom

- 🌿 Flooring and walls are finished with high-quality Travertini Beige Vein Cut porcelain tiles, inspired by the natural elegance of stone, with a matte, anti-slip finish for safety, durability, and ease of maintenance.
- 🌿 The shower area features a Ceppo Di Gre White matt finish accent wall.
- 🌿 Vanities are crafted with a dark wood laminate finish and a light grey porcelain countertop.
- 🌿 Sanitaryware, fittings, shower sets, flushing systems, and accessories are provided by Kohler or equivalent, complemented by a glass shower enclosure with chrome-finished frame.
- 🌿 The bathroom is fitted with a waterproofing system and IP-rated lighting for safety and functionality.





Powder Room

- ✦ The powder room features Travertini Beige Vein Cut porcelain tiles with a matte, anti-slip finish for both safety and elegance.
- ✦ Two walls are finished in Travertini Beige tiles, with one feature wall in Metaline Corten porcelain tiles with a matt finish.
- ✦ A compact vanity unit is provided with a light grey porcelain tile countertop, supporting a countertop or wall-mounted basin by Kohler or equivalent.
- ✦ Fittings, including a mixer, WC with concealed flushing system, toilet paper holder, towel ring, and mirror, are all supplied by Kohler or equivalent.

Bedrooms

- 🌿 Flooring is finished in premium Silver Grain White porcelain tiles or engineered wood-effect porcelain tiles, providing a warm and refined finish.
- 🌿 Walls are painted in low-VOC premium paint in soothing neutral tones.
- 🌿 Built-in wardrobes feature laminate finishes, soft-close hinges, internal shelving, hanging space, and brushed metal or chrome-finish handles.
- 🌿 Double-glazed windows offer thermal insulation, with adequate electrical points and provisions for television and data connectivity.





Lift Lobby

- 🌿 Flooring is finished in high-quality stone, porcelain, or marble-effect tiles, complementing walls finished with paint, decorative panels, or textured finishes.
- 🌿 Ceilings are designed with integrated architectural lighting, while LED lighting throughout enhances ambiance and energy efficiency.
- 🌿 High-speed elevators by Mitsubishi or equivalent feature premium interior finishes.
- 🌿 Access-controlled entry systems and CCTV surveillance are installed in compliance with safety regulations, ensuring both convenience and security.



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General Specification

- 🌿 Slab-to-slab height is approximately 3.5 meters, with floor-to-ceiling heights of 3.1 meters.
- 🌿 The reception lobby has a slab-to-slab height of approximately 6 meters with a floor-to-ceiling height of approximately 4.8 meters.
- 🌿 Main entrance doors are finished in premium laminate or veneer, while internal doors feature moisture-resistant cores with brushed metal or chrome-finish handles and locks.
- 🌿 A central air-conditioning system by LG or equivalent is provided as per project requirements, with thermostat control in living areas.



Disclaimer: All materials, finishes, fittings and appliances are subject to availability and may be substituted with equivalent or superior alternatives at the discretion of the developer, in compliance with authority approvals and project standards.

ALISHAAN DEVELOPMENTS L.L.C

504, 507-508, Building 8, Bay Square,
Business Bay, Dubai. P.O. Box 391950

+971 42 768 786

info@alishaandevelopments.com

www.alishaandevelopments.com

