



INTERIOR & EXTERIOR

Suggested Villa & Masterplan
material finishes outline

DISCLAIMER: MATERIALS ARE SUBJECT TO CHANGE AS
PER THEIR AVAILABILITY AND PROCURMENT.

NATURAL BEIGE FINISH

DESCRIPTION
PVC Canopy
Knitted UV-Stabilised

LOCATION
Outdoor Dining Pergola

COMPANY
Gulf Fab Shade Engineering LLC
www.gulffab.com



CONCRETE SCREED

DESCRIPTION
Sealed Cement Screed
Flooring Finish

LOCATION
Utility Building & Villa MEP Yard

COMPANY
N/A



GRAVEL BALLAST

DESCRIPTION
Gravel Ballast on Screed/Slab
External Hardscape Floor & Roof
Pea Gravel locally sourced from RAK

LOCATION
Villa & Utility Building

COMPANY
Falcon Washing Sand & Aggregate



CLEAR

DESCRIPTION
Double Insulated Glass Unit
SKN 146 II As per specs

LOCATION
External Glazing to Windows & Doors

COMPANY
Saint Gobain
www.sageglass.com/en



FLUTED

DESCRIPTION
Custom Fluted Insulated Glazing

LOCATION
Main Entrance Door

COMPANY
Alumil Middle East DMCC
www.alumil.com/uae

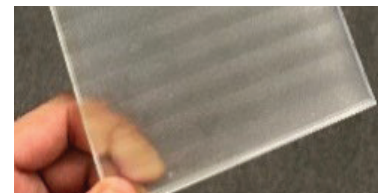


SANDBLASTING & POLYMER COATING (GLAZING) POWDER COAT RAL 7016 (FRAME)

DESCRIPTION
Fluted glass door System
Glazing: 8mm tempered Ribbed Glass
Frame: Veluxe Profile Aluminium

LOCATION
Internal Glass Doors to Bedroom
Ensuites

COMPANY
Kaprel
www.kaprelpartitions.com

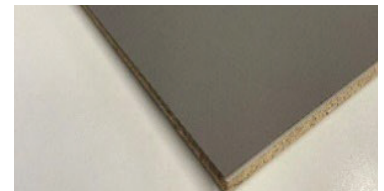


0755 FH WARM GREY DARK

DESCRIPTION
Fundermax MDF
Star Favorit P2

LOCATION
Joinery Internals

COMPANY
Optimum
www.optimumgulf.com

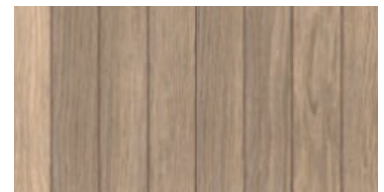


MATT RECTIFIED WOOD TILES PORCELAIN STONEWARE

DESCRIPTION
Caesar Cocoon Decor Ease Stave

LOCATION
External Façade Rains-screen
Cladding to Canopy Parapet

COMPANY
Caesar Ceramics
www.caesar.it



CLEAR

DESCRIPTION

Clear mirror

LOCATION

N/A

COMPANY

Joseph Decorative Glass
www.josephgroup.com



BLACK STAINLESS STEEL

DESCRIPTION

Black Stainless Steel

LOCATION

Joinery Internals

COMPANY

N/A



CORTEN STEEL

DESCRIPTION

Corten weathered steel

LOCATION

External Façade

COMPANY

Showcase Architectural Mesh
www.showcasedb.com



TERRACO DECOREND FINE' MS-00239(07-2020)

DESCRIPTION

Terracco Paint

LOCATION

Internal walls & ceiling

COMPANY

Terraco
www.terraco.com



TERRACO DECOREND FINE' MS-00239(07-2020)

DESCRIPTION

Terracco Paint

LOCATION

Internal walls & ceiling

COMPANY

Terraco
www.terraco.com



SD2901 - DARK GREY SHMB 1227540

DESCRIPTION

Powder-coat paint

LOCATION

Door frames & mullion/ Feature roof
Alucobond coping

COMPANY

Jotun
www.jotun.com



OFF-WHITE 1832

DESCRIPTION

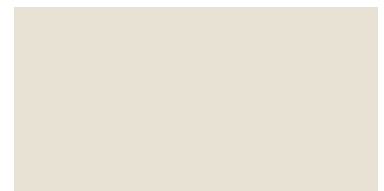
Fenomastic rich matte emulsion paint

LOCATION

Maid's room internal walls & ceiling,
Utility Building Wall & Ceiling

COMPANY

Jotun
www.jotun.com



OFF-WHITE 1832

DESCRIPTION

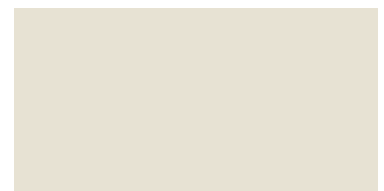
Acrylic 2K Matt Lacquer Paint:
Acrylic Basecoat 2 coats
Acrylic Intermediate Coat 2 coats
Acrylic 2K Matt 1 coat

LOCATION

Doors

COMPANY

Mas Paints
www.mas-paints.com



OFF-WHITE 1832

DESCRIPTION

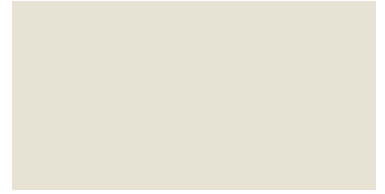
Fenomatic hygiene emulsion matte moisture-resistant paint
Walls & Ceiling

LOCATION

Master Bedroom, Second Bedroom,
Wet Areas, MEP Plant & Utility Building

COMPANY

Jotun
www.jotun.com



TERRACO DECOREND FINE¹ MS-00239(07-2020)

DESCRIPTION

Terraco EIFS System AND or Texture coating (without insulation) on plaster & paint
External Wall

LOCATION

External walls of Villas & Utility building

COMPANY

Terraco
www.terrace.com



BEIGE RAL 9001 MATTE

DESCRIPTION

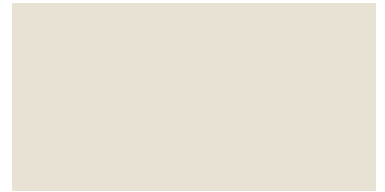
Fenomatic rich matte moisture resistant emulsion paint
Walls & Ceiling

LOCATION

Full height internal walls & ceiling of Villa MEP Basement plant

COMPANY

Jotun
www.jotun.com



SIKAFLOOR 264 ANTISLIP RAL 1019

DESCRIPTION

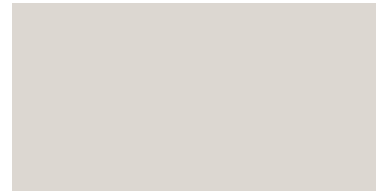
SIKA Epoxy Resin Floor on Screed or On-Grade R.C Slab
Floor

LOCATION

MEP Basement Plant Room, Utility building

COMPANY

SIKA
www.sika.com



BASALT CREAM

DESCRIPTION

Sapienstone - Solid surface Joinery

LOCATION

En-suites, Powder Room Vanity, Pantry Counter

COMPANY

Moda Line
www.modalineuae.com



BEIGE

DESCRIPTION

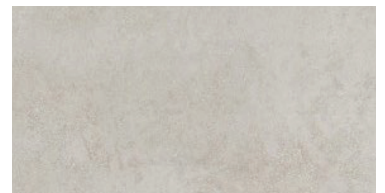
Lime Stone

LOCATION

Fireplace cladding

COMPANY

Stake Stone
www.stakestone.com



BEIGE

DESCRIPTION

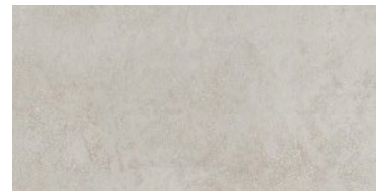
Lime Stone

LOCATION

Courtyard Shower Wall

COMPANY

Stake Stone
www.stakestone.com



OFF WHITE

DESCRIPTION

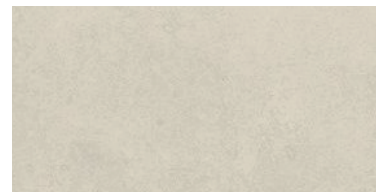
Surface 2.0 R10 Porcelain tile

LOCATION

Wall & Floor Tile

COMPANY

RAK Ceramics
www.rakceramics.com



OFF WHITE

DESCRIPTION

Surface 2.0 R10 Porcelain tile

LOCATION

Internal Wall Skirting

COMPANY

RAK Ceramics
www.rakceramics.com



OFF WHITE

DESCRIPTION

Surface 2.0 R11 Porcelain tile

LOCATION

External Terrace

COMPANY

RAK Ceramics
www.rakceramics.com



OFF WHITE

DESCRIPTION

Surface 2.0 R10 Porcelain tile

LOCATION

Internal Floor Tiling to Hallway
corridors

COMPANY

RAK Ceramics
www.rakceramics.com



OFF WHITE

DESCRIPTION

Surface 2.0 Porcelain tile

LOCATION

Threshold

COMPANY

RAK Ceramics
www.rakceramics.com



OFF WHITE

DESCRIPTION

Surface 2.0 Porcelain tile

LOCATION

Megaslab Wall Tiling
Second & Master Bedroom ensuite

COMPANY

RAK Ceramics
www.rakceramics.com



OMNISTONE JET BLACK

DESCRIPTION

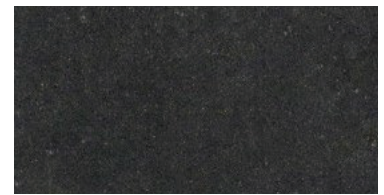
Full body porcelain tile Omnistone Jet
Black

LOCATION

Pool Walls & Stairs

COMPANY

Kens & Company
www.kensandcompany.com



GRAPHIC HERRINGBONE 103226

DESCRIPTION

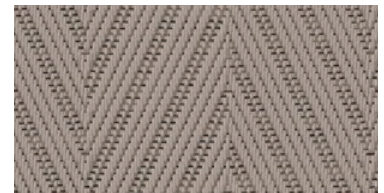
BOLON Graphic Herringbone Beige
103 226 Vinyl Flooring

LOCATION

Gym

COMPANY

Metre Squared
www.metresquared.ae



ALPI 11.13 CLAY OAK LACQUER FINISH - SIRCA OPU400 MATT OPEN PORE

DESCRIPTION

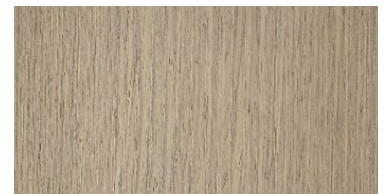
Alpi Veneer Finish

LOCATION

All Interior Timber Doors, Joinery and
Cladding

COMPANY

Chabros
www.chabros.com



NATURAL WOOD

DESCRIPTION

Meranti Wood Profiled Ceiling - 20mm by 10mm Half circle cut profile
SADOLIN FINISH

LOCATION

Internal Ceiling, External roof

COMPANY

Timbertech LLC
www.timbertechllc.com



NATAURAL WOOD

DESCRIPTION

Meranti Wood Ceiling - Dia. 20mm circular dowel rod
SADOLIN FINISHSADOLIN FINISH

LOCATION

External Living Terrace Pergola Ceiling

COMPANY

Timbertech LLC
www.timbertechllc.com



ALPI 11.13 CLAY OAK LACQUER FINISH - SIRCA-OPU400 MATT OPEN PORE

DESCRIPTION

Natural wood stained to match 'ALPI 11.13 Clay Oak Skirting

LOCATION

Gym

COMPANY

Timbertech LLC
www.timbertechllc.com



TO MATCH ALPI 11.13 CLAY OAK LACQUER FINISH - SIRCA-OPU400A MATT OPEN PORE

DESCRIPTION

Natural wood Vertical slats Profiled Ceiling - 20mm by 10mm Half circle cut profile

LOCATION

Headboard
Second Bedroom & Master Bedroom

COMPANY

Timbertech LLC
www.timbertechllc.com



N/A

DESCRIPTION

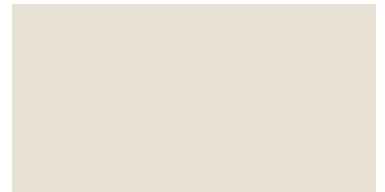
Walls & Ceiling

LOCATION

N/A

COMPANY

N/A



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