

## Technical description

Generally these blocks are part of the urban developments on the Main Island.

They are bounded by city streets and side parking bays along walkways. They cover an area of approximately 6400 square meters per block.

The buildings are positioned along the perimeter of the block while the central area accommodates common parking and service deliveries.

The blocks are generally six stories high.

Various retail outlets and offices are located along walkways in the ground floors and if required at upper levels.

Generally, dwelling units of various sizes are proposed at upper levels. However, the distribution of residential and commercial (office) areas is flexible.

Four entrances are located at the four corners of the blocks. Similarly four entrances and exits for vehicles are located at opposite sides of the blocks.

Direct access from the garage to the vertical circulation cores and back of the retail are proposed.

The area above the garage will be landscaped and is proposed to be used as rest and children play areas.

Total covered area of the block is 6400m<sup>2</sup>

Total net area of proposed apartments of 19.000m<sup>2</sup> is proposed to be broken down as follows:

Large dwelling units (150m<sup>2</sup>) - 33% of residential part of the block

Medium dwelling units (125m<sup>2</sup>) - 40%

Small dwelling units (80m<sup>2</sup>) – 18%

Studios (50m<sup>2</sup>) – 8%

Total area of retail / offices is 1650m<sup>2</sup>

120 car parking bays are proposed.



# Medium Rise Housing

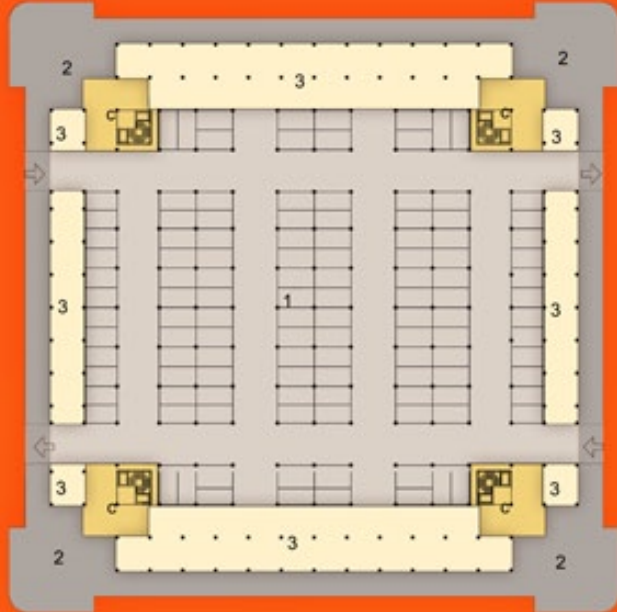
Land Size: 6400m<sup>2</sup> (80x80) · Total Net Area: 20400m<sup>2</sup>

Internal and external finishes are of highest standards and compliment to the overall high standard feel of the development.

The same pertains to the services, fittings and equipment.

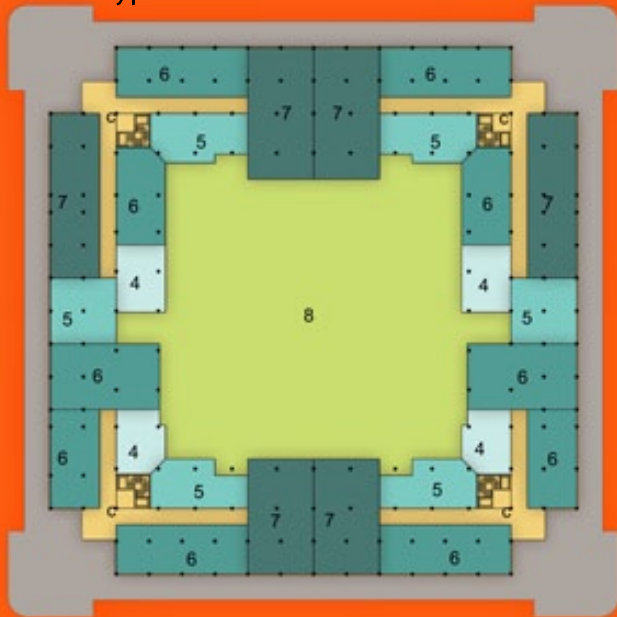
In order to achieve “green” house design and reduce energy costs, a ventilated roof is proposed in addition to thermal insulation under the entire roof, well insulated windows, glazed screens, etc.

The buildings are founded on concrete or steel piles. Blocks and bricks combined with concrete columns and beams will be the main superstructure. The roof structure will be either steel or timber.



ground floor

typical floor



- Ground floor
- 1. parking
  - 2. residential entrance
  - 3. retail / offices
  - c. circulation
- Typical floor
- 4. studio
  - 5. one bedroom
  - 6. two bedroom
  - 7. three bedroom
  - 8. landscaped roof deck
  - c. circulation



frontal view

apartment terrace view

