

# EMERALD BUSINESS PARK

## PHASE 2







LINE GROUP



HOME DECOR



Grinders CAFE

Grinders CAFE



Future Market  
Marketing Development

Christy Secret

Sandwiches . Coffee Shop

fresh BAKERY

Type A



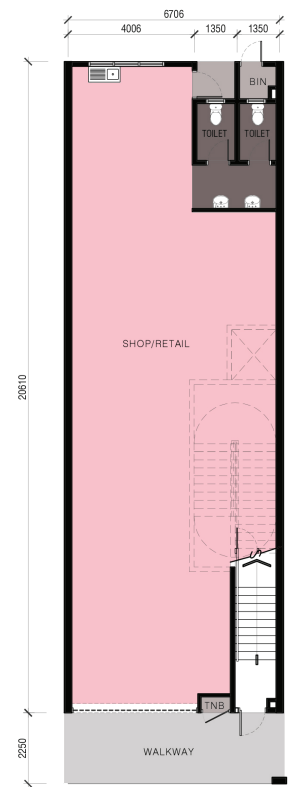


Type B - Fronting Lake

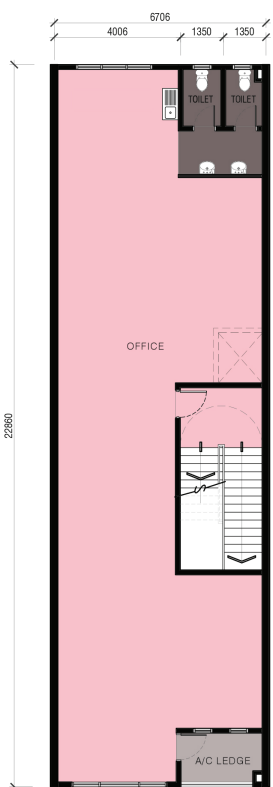


TYPE A

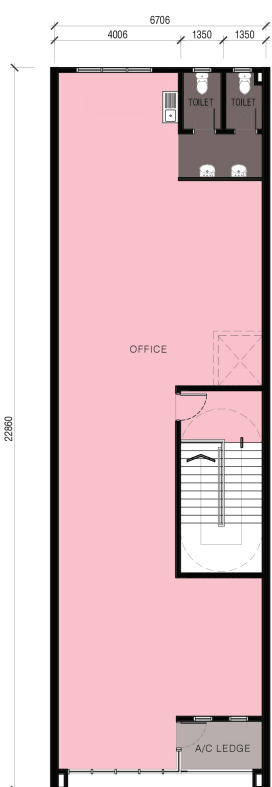
51 units  
Built-up area: From 4,918 sq.ft



Ground Floor Plan



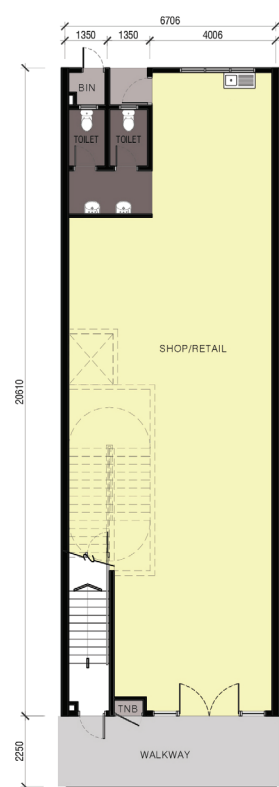
First Floor Plan



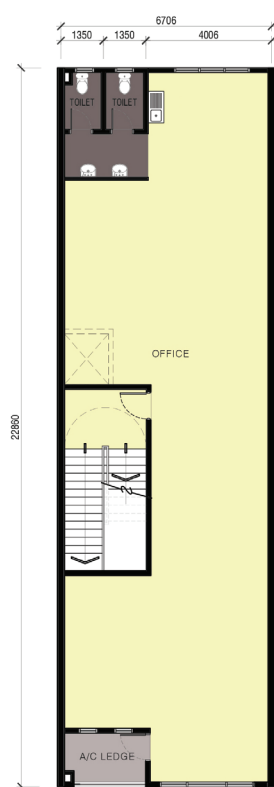
Second Floor Plan

TYPE B

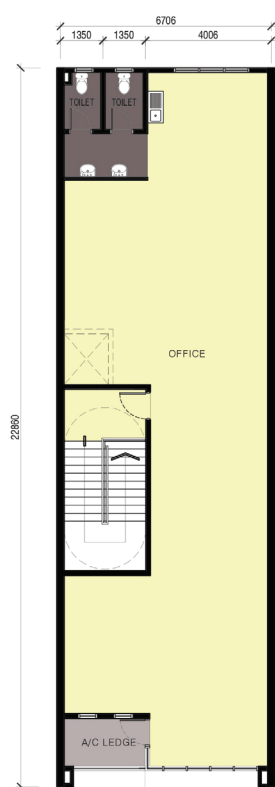
48 units  
Built-up area: From 4,918 sq.ft



Ground Floor Plan



First Floor Plan



Second Floor Plan

SPECIFICATIONS

Structure	Reinforced concrete framework
Wall	Clay bricks
Roofing covering	Metal deck roof / Reinforced concrete flat roof
Roof framing	Light weight steel
Ceiling	Plaster ceiling / Skim coat
Windows	Aluminium framed glass windows
Doors	Type A Motorised roller shutter / Mild steel grill door / Fre rated door / Plywood flush door / Mild steel louvers door

Doors	Type B Aluminium frame glass door / Mild steel grill door / Fire rated door / Plywood flush door / Mild steel louvers door
Ironmongery	Selected quality ironmongery
Wall finishes	
Toilets / sink wall	1500mm high tiles
Bin compartment	Tiles
Other areas	Plaster / Skim coat / Paint

Floor finishes	
toilets /bin compartment	Tiles
Other areas	Cement render
Sanitary and plumbing fittings	
Selected quality sanitary wares	
Electrical Installation	
Lighting point	30 nos
Fan point	6 nos
Socket outlet point	12 nos
Telephone point	3 nos