



ANCIENT SANDS
GOLF RESORT



INTERIOR FINISHING SPECIFICATIONS

concierge services by

Q U I N T E S S E N T I A L L Y



ANCIENT SANDS
GOLF RESORT

SPECIFICATION: MODERN CLASSIC

NO	ITEM	DESCRIPTION
1	Sanitary Sets	<ul style="list-style-type: none">• Toilet - Ideal Standard - Rogada (or equivalent) - white colour• Shower Tray (where applicable) - Coffee sandstone built in• Bathtub (where applicable) - Ideal Standard - Stainless (or equivalent) - white colour• Basin - Ideal Standard - Ovalux - white colour. Counter in coffee sandstone• Kitchen Sink - Stainless Steel (Frankie Sammy) 1 meter long with one bowl
2	Faucets	<ul style="list-style-type: none">• Kitchen - Ideal Standard (Europa) chrome colour• Bathroom - Hans Grohe single lever basin mixer• Shower Set - Hans Grohe (G6111) chrome colour 2 function shower set
3	Flooring	<ul style="list-style-type: none">• Internal - Coffee sandstone flooring• Terrace - Coffee sandstone• Roof (townhouse only) - Mosaico tiles 25cm x 25cm• Skirting: Kitchen / Bar area in 5 cm stainless steel; elsewhere in coffee sandstone
4	Bathroom Walls	<ul style="list-style-type: none">• Coffee sandstone
5	Kitchen Walls	<ul style="list-style-type: none">• Velvety textured painted cement
6	Kitchen Units	<ul style="list-style-type: none">• White high gloss lacquered wood units• White Aswan granite counter top
7	Doors and Windows Carpentry	<ul style="list-style-type: none">• As per architectural standard
8	Doors and Windows Hardware	<ul style="list-style-type: none">• Hardware - Hanimex stainless steel• Carpentry - Wood with lacquer finish• Main Entrance door - As per architectural standard
9	Stairs (townhouses only)	<ul style="list-style-type: none">• Coffee sandstone
10	Air Conditioning Units	<ul style="list-style-type: none">• One A/C Unit to each bedroom and living room
11	Internal Walls & Ceilings	<ul style="list-style-type: none">• Where painted - Velvety textured painted cement• Walnut cladding panels (some walls only)• False ceiling - painted Gypsum board with indirect lighting (some ceilings only)
12	External Painting	<ul style="list-style-type: none">• Paint - white colour
13	Satellite Dish Connections	<ul style="list-style-type: none">• Two connections included: Two connections included - living room and master bedroom
14	Telephone / Internet	<ul style="list-style-type: none">• Internal connections on El Gouna internal central system - One outlet in each room
15	Washing Machine & Dishwasher	<ul style="list-style-type: none">• One connection including: Drainage connection / water supply connection; electrical outlet with switch
16	Water Heating System	<ul style="list-style-type: none">• 1 Heater (10ltr) for Kitchen; 1 Heater (50ltr) for each bathroom
17	Lighting Units / Fixtures	<ul style="list-style-type: none">• According to the furniture package
18	Wardrobes	<ul style="list-style-type: none">• Bedroom / Foyer closets - glass double doors with furniture
19	Bathroom Cabinets	<ul style="list-style-type: none">• Built-in wooden cabinet under coffee sandstone wash basin counter including mirror and open wooden shelves
20	Shower Door	<ul style="list-style-type: none">• Tempered Glass
21	Fly Screens	<ul style="list-style-type: none">• To windows. For external operating. (except entrance door)
22	Built in Furniture	<ul style="list-style-type: none">• Built-in unit with space for TV (TV not included) in walnut veneer with 2 no.10mm thick black tempered glass sliding doors to bedroom
23	Folding Doors separating bathroom	<ul style="list-style-type: none">• Folding louvred doors



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SPECIFICATION: COOL WHITE

NO	ITEM	DESCRIPTION
1	Sanitary Sets	<ul style="list-style-type: none">Toilet - Ideal Standard - Rogada (or equivalent) - whiteShower Tray (where applicable) - Ceramic white anti-slip tilesBathtub (where applicable) - Ideal Standard - Stainless (or equivalent) - white colourBasin - Ideal Standard - Ovalux - white colour. Counter - White ceramicKitchen Sink - Stainless Steel (Frankie Sammy) 1 meter long with one bowl
2	Faucets	<ul style="list-style-type: none">Kitchen - Ideal Standard (Europa) chrome colourBathroom - Hans Grohe single lever basin mixerShower Set - Hans Grohe (G6111) chrome colour 2 function shower set
3	Flooring	<ul style="list-style-type: none">Internal Flooring - Large white porcelain tilesTerrace Flooring - Galala marbleRoof (townhouse only) - Mosaico tiles 25 x 25Skirting - 5 cm stainless steel
4	Bathroom Walls	<ul style="list-style-type: none">White ceramic tiles
5	Kitchen Walls	<ul style="list-style-type: none">Grey Saveto paint finish
6	Kitchen Units	<ul style="list-style-type: none">Bubble Gum Pink (other colours available) high gloss lacquered wood units. Stainless steel Kitchen Counter
7	Doors and Windows Carpentry	<ul style="list-style-type: none">As per architectural standard
8	Doors and Windows Hardware	<ul style="list-style-type: none">Hardware -Hanimex stainless steelCarpentry - Wood with lacquer finishMain Entrance door - As per architectural standard
9	Stairs (townhouses only)	<ul style="list-style-type: none">Galala Marble 4/2 cm
10	Air Conditioning Units	<ul style="list-style-type: none">One A/C Unit to each bedroom and living room
11	Internal Walls & Ceilings	<ul style="list-style-type: none">Where painted- Grey Saveto paint finishFinishes - High Gloss lacquered white panels (some walls only)False ceiling - painted Gypsum board with indirect lighting (some ceilings only)
12	External Painting	<ul style="list-style-type: none">Paint - white colour
13	Satellite Dish Connections	<ul style="list-style-type: none">Two connections included: Two connections included - living room and master bedroom.
14	Telephone / Internet	<ul style="list-style-type: none">Internal connections on El Gouna internal central system - One outlet in each room
15	Washing Machine & Dishwasher	<ul style="list-style-type: none">One connection including: Drainage connection / water supply connection; Electrical outlet with switch
16	Water Heating System	<ul style="list-style-type: none">1 Heater (10ltr) for Kitchen; 1 Heater (50ltr) for each bathroom
17	Lighting Units / Fixtures	<ul style="list-style-type: none">According to the furniture package
18	Wardrobes	<ul style="list-style-type: none">Bedroom / foyer closets - white high gloss lacquered wood
19	Bathroom Cabinets	<ul style="list-style-type: none">Built-in wooden cabinet under white ceramic wash basin counter including mirror and open wooden shelves
20	Shower Door	<ul style="list-style-type: none">Tempered Glass
21	Fly Screens	<ul style="list-style-type: none">To windows. For external operating. (except entrance door)
22	Built in Furniture	<ul style="list-style-type: none">Built-in unit with space for TV (TV not included) in white high gloss lacquered paint with 2 no.10mm thick tempered glass sliding doors to bedroom
23	Folding Doors separating bathroom	<ul style="list-style-type: none">Folding louvred doors



ANCIENT SANDS
GOLF RESORT

SPECIFICATION: YACHT*

* there is an extra charge for this specification

NO	ITEM	DESCRIPTION
1	Sanitary Sets	<ul style="list-style-type: none">• Toilet - Ideal Standard - Rogada (or equivalent) - white colour• Shower Tray (where applicable) - Ceramic white anti-slip tiles• Bathtub (where applicable) - Ideal Standard- Stainless (or equivalent) - white colour• Basin - Ideal Standard - Ovalux - white colour. Counter white ceramic• Kitchen Sink - Stainless Steel (Frankie Sammy) 1 meter long with one bowl
2	Faucets	<ul style="list-style-type: none">• Kitchen - Ideal Standard (Europa) chrome colour• Bathroom - Hans Grohe single lever basin mixer• Shower Set - Hans Grohe (G6111) chrome colour 2 function shower set
3	Flooring	<ul style="list-style-type: none">• Internal / Terrace - Iroko boat deck flooring 7cm x 150cm long panels with black rubber filling in between• Entrance area - Mashya brush mat embedded level with the floor• Kitchen / Foyer - Black African granite 80cm x 80cm honed• Roof (townhouse only) - Mosaico tiles 25cm x 25cm• Skirting: Kitchen / Bar area in 5 cm stainless steel; Elsewhere in 5 cm oak wood
4	Bathroom Walls	<ul style="list-style-type: none">• White ceramic tiles
5	Kitchen Walls	<ul style="list-style-type: none">• Walls above counter top - Stainless steel 60 cm height from counter top• Remainder of walls: sand coloured polished concrete finish
6	Kitchen Units	<ul style="list-style-type: none">• Navy Blue high gloss lacquered wood units (other colours available)• Black African granite counter top
7	Doors and Windows Carpentry	<ul style="list-style-type: none">• As per architectural standard
8	Doors and Windows Hardware	<ul style="list-style-type: none">• Hardware - Hanimex stainless steel• Carpentry - Wood with lacquer finish• Main Entrance door - As per architectural standard
9	Stairs (townhouses only)	<ul style="list-style-type: none">• Black African granite honed finish
10	Air Conditioning Units	<ul style="list-style-type: none">• One A/C Unit to each bedroom and living room
11	Internal Walls & Ceilings	<ul style="list-style-type: none">• Where painted- Sand coloured polished concrete finish• Oak wood cladding panels (some walls only)• False ceiling - Glass panelling
12	External Painting	<ul style="list-style-type: none">• Paint - white colour
13	Satellite Dish Connections	<ul style="list-style-type: none">• Two connections included: Two connections included - living room and master bedroom
14	Telephone / Internet	<ul style="list-style-type: none">• Internal connections on El Gouna internal central system - One outlet in each room
15	Washing Machine & Dishwasher	<ul style="list-style-type: none">• One connection including: Drainage connection / water supply connection; electrical outlet with switch
16	Water Heating System	<ul style="list-style-type: none">• 1 Heater (10ltr) for Kitchen; 1 Heater (50ltr) for each bathroom
17	Lighting Units / Fixtures	<ul style="list-style-type: none">• According to the furniture package
18	Wardrobes	<ul style="list-style-type: none">• Bedroom closets - oak louvred wood double doors with furniture• Foyer closets - Navy Blue high gloss lacquered double doors
19	Bathroom Cabinets	<ul style="list-style-type: none">• Built in wooden cabinet under white tiled wash basin counter including mirror and open wooden shelves
20	Shower Door	<ul style="list-style-type: none">• Tempered Glass
21	Fly Screens	<ul style="list-style-type: none">• To windows. For external operating. (except entrance door)
22	Built in Furniture	<ul style="list-style-type: none">• Built in unit with space for TV (TV not included) in oak veneer with 2 no.10mm thick black tempered glass sliding doors to bedroom
23	Folding Doors separating bathroom	<ul style="list-style-type: none">• Folding oak louvred doors



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SPECIFICATION: 'GOUNA' GALALA*

NO	ITEM	DESCRIPTION
1	Sanitary Sets	<ul style="list-style-type: none">• Toilet - Ideal Standard- Rogada (or equivalent) - white colour• Shower Tray (where applicable) - Acrylic 90 x 90 - white colour• Bathtub (where applicable) - Ideal Standard - Florida (or equivalent) - white colour acrylic• Basin - Ideal Standard -Ovalux - white colour. Counter Galala Marble 4cm• Kitchen Sink - Stainless Steel (Frankie Sammy) 1 meter long with one bowl
2	Faucets	<ul style="list-style-type: none">• Kitchen and Bathroom Mixers - Ideal Standard (Europa) chrome colour• Shower Set - Ideal Standard (G6111) chrome colour 2 function shower set
3	Flooring	<ul style="list-style-type: none">• Internal /Terrace Flooring - Galala Marble 40cm x 40cm• Roof (townhouse only) - Mosaico tiles 25 x 25• Skirting - Galala Marble
4	Bathroom Walls	<ul style="list-style-type: none">• Galala Marble up to 2m height
5	Kitchen Walls	<ul style="list-style-type: none">• Walls above counter top - Galala Marble 60 cm height from counter top• Remainder of walls - Plastic paint - white colour - srib Acricoat
6	Kitchen Units	<ul style="list-style-type: none">• Not included
7	Doors and Windows Carpentry	<ul style="list-style-type: none">• As per architectural standard
8	Doors and Windows Hardware	<ul style="list-style-type: none">• Hardware - Local Copper• Carpentry - Soft wood (white lacquer)• Main Entrance Door - As per architectural standard
9	Stairs (townhouses only)	<ul style="list-style-type: none">• Galala Marble 4/2 cm• Hariri Tiles
10	Air Conditioning Units	<ul style="list-style-type: none">• Connection only - including ducting and electrical conduits + switch.
11	Internal Walls & Ceilings	<ul style="list-style-type: none">• Paint - white colour painting / finishes
12	External Painting	<ul style="list-style-type: none">• Paint - white colour
13	Satellite Dish Connections	<ul style="list-style-type: none">• Two connections included: Two connections included - living room and master bedroom.
14	Telephone / Internet	<ul style="list-style-type: none">• Internal connections on El Gouna internal central system - One outlet in each room
15	Washing Machine & Dishwasher	<ul style="list-style-type: none">• One connection including: drainage connection / water supply connection; electrical outlet with switch
16	Water Heating System	<ul style="list-style-type: none">• 1 Heater (10ltr) for Kitchen; 1 Heater (50ltr) for each bathroom
17	Lighting Units / Fixtures	<ul style="list-style-type: none">• Outlets only according to electrical plans
18	Bathroom Cabinets	<ul style="list-style-type: none">• Built in wooden cabinet under galala wash basin counter including mirror and open shelves incl painting (in each bathroom)
19	Shower Door	<ul style="list-style-type: none">• Acrylic
20	Fly Screens	<ul style="list-style-type: none">• To windows. For external operating. (except entrance door)
21	Folding Doors separating bathroom	Folding louvred doors (studio and 1-bed B only) / bedroom

* this specification is only available for those people not entering the Rental Management Programme. The price of the unit will be adjusted accordingly.

While every effort has been made to ensure accuracy, minor variations may occur. Materials are subject to availability and substitutions may be necessary. Such substitutions will be of equal or better standard.