



**SERENIA**  
RESIDENCES  
TALPE GALLE

## **STANDARD INTERIOR SPECIFICATIONS**

### **DOORS**

- Entrance: Fire-Rated Engineered Wooden Door
- Bedrooms: Veneer Finished Engineered Wooden Door
- Bathrooms: Veneer Finished Engineered Wooden Door

### **WINDOWS**

- Windows: Floor-To-Ceiling Powder Coated Aluminum Framed Windows with Double Glazing

### **AIR CONDITIONING**

- Air Conditioning: All Living Areas Including Bedrooms are Equipped with Multi-Split Type Air Conditioners with Ducted Fresh Air System

### **OTHER**

- Home Automation: Smart Home System

### **LIVING AREA/ DINING/ FOYER**

- Lighting: Bohemian Crystal Hand-Blown Chandeliers (Made in EU)
- Flooring: Italian Homogenous Porcelain Tiles
- Walls: Plastered and Painted

### **BEDROOMS**

- Wardrobes in All Residences and All Bedrooms: European Wardrobe with Internal Fixtures
- Lighting - Energy Saving LED Light Fittings
- Flooring: Italian Homogenous Porcelain Tiles
- Walls: Plastered and Painted

### **BATHROOMS**

- Fittings: HansGrohe or Equivalent
- Lighting - Energy Saving LED Light Fittings
- Flooring: Italian Porcelain Tile
- Walls: Italian Porcelain Tile
- Ceiling: Waterproof Plasterboard
- Tempered Clear Glass-enclosed Rain Showers
- Bathtub in Every Master Bathroom

T. +94 770 88 77 80 [www.sereniaresidences.com](http://www.sereniaresidences.com)

SERENIA'S SALES GALLERY: INDEPENDENCE ARCADE, UNIT 17, FIRST FLOOR,  
COLOMBO 7, SRI LANKA

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### **KITCHEN**

- Lighting: Energy Saving LED Light Fittings
- Flooring: Italian Homogenous Porcelain Tiles
- Walls: Plastered and Painted

### **PANTRY**

- Kitchen Cabinet: CAMAGNI (MADE IN ITALY)
- Sink: Single, Stainless Steel Pyramid (Made in EU)
- Sink Chromed Faucet: VEMA
- Appliances: Built-in Fully Integrated Electrolux Wall Oven, Built-in Fully Integrated Refrigerator with Freezer Electrolux, Gas Cook Top Electrolux
- Hinges, Drawer Runners and Lift Systems: BLUM (Made in Austria)
- Integrated Hood: FABER (Made in Italy)

### **POWDER ROOM**

- Fittings: HansGrohe or Equivalent
- Lighting - Energy Saving LED Light Fittings
- Flooring: Italian Porcelain Tile
- Walls: Italian Porcelain Tile

### **TERRACE**

- Lighting: Energy Saving LED Light Fittings
- Flooring: European Standard Non-slip Tiles
- Walls: Plastered and Painted
- Railing: Stainless Steel Uprights and Toughened Glass Panel Railing

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