


# LUMIA

## RESIDENCES

INTERIOR DESIGN SPECIFICATIONS FACTSHEET





INTRODUCING NATURE-INSPIRED  
ELEMENTS, SUSTAINABLE TEXTILES,  
AND NEUTRAL TONES INTO A MINIMALIST,  
MODERN SPACE FOR AN EFFORTLESS AND  
COZY YET SOPHISTICATED DESIGN.

The image features a soft, warm-toned background with a gradient of light beige and cream. Several dandelion seed heads are visible, some in sharp focus and others blurred. One seed head is prominent on the left, showing its delicate, feathery structure and a single seed at the bottom. Another seed head is in the center-right, and a larger, more complex one is on the right side. The overall mood is gentle and elegant.

SIGNATURE ELEGANCE



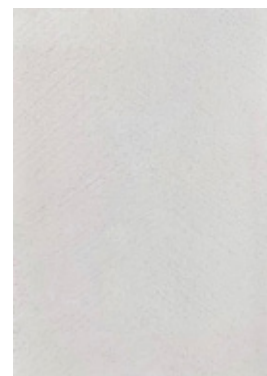
SIGNATURE ELEGANCE  
FLOOR FINISHES



TYPE	DESCRIPTION	SIZE	FLOOR	SPACE
PORCELAIN TILES	PORCELAIN TILES - BEGIE TEXTURED, FULL BODY TILE, MATT FINISH, NATURAL FINISH OR EQUALLY APPROVED.	600X1200	ALL	LIVING ROOM, KITCHENS, BEDROOMS, NANY ROOM, BALCONY
PORCELAIN TILES	PORCELAIN SKIRTING - BEGIE TEXTURED, FULL BODY TILE, MATT FINISH, NATURAL FINISH OR EQUALLY APPROVED.	100X1200	ALL	LIVING ROOM, KITCHENS, BEDROOMS, MAID'S ROOM, BALCONY
PORCELAIN TILES	PORCELAIN - STONE LOOK NATURAL FINISH, ANTI-SLIP (MINIMUM R9), FULL BODY OR EQUALLY APPROVED.	600X600	ALL	BATHROOMS
VANITIES	MARBLE	AS PER DRAWINGS	ALL	BATHROOMS
PORCELAIN TILES	PORCELAIN- STONE LOOK MATT FINISH, FULL BODY OR EQUALLY APPROVED.	STAIR TILE CUT TO SIZE OF STEPS AND LANDING	ALL	INTERNAL STAIRCASE OF VILLAS
EPOXY PAINT	EPOXY PAINT	N/A	ALL	MECHANICAL ROOM
TERRAZZO TILE	TERRAZZO TILES FRONT LAYER: CEMENT, MICRON MARBLE POWDER MARBLE CHIP, ADMIXTURE, SPECIAL CHEMICALS. BACK LAYER: CEMENT, SAND, DOLOMITE. POLISHED FINISH: 30MM THICKNESS	300X300	ALL	ROOF / SERVICE TERRACE
GRANITE STEPS & LANDING	GRANITE STEPS AND LANDING 30MM THICK CUT TO SIZE WITH 2 GROOVE LINES & RISER 20MM THICK.	"LANDING: 300X600, STEPS: CUT TO SIZE"	GROUND FLOOR	BUILDING ENTRANCE



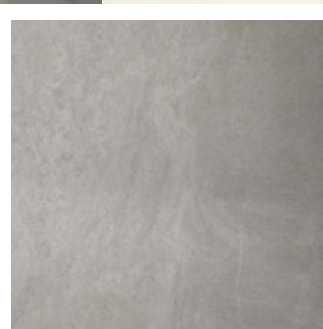
# FLOORING



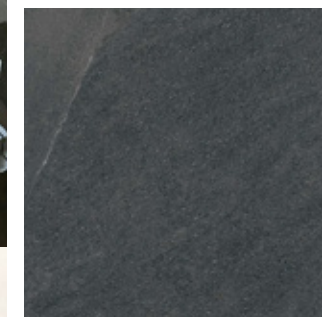
MAIN AREAS



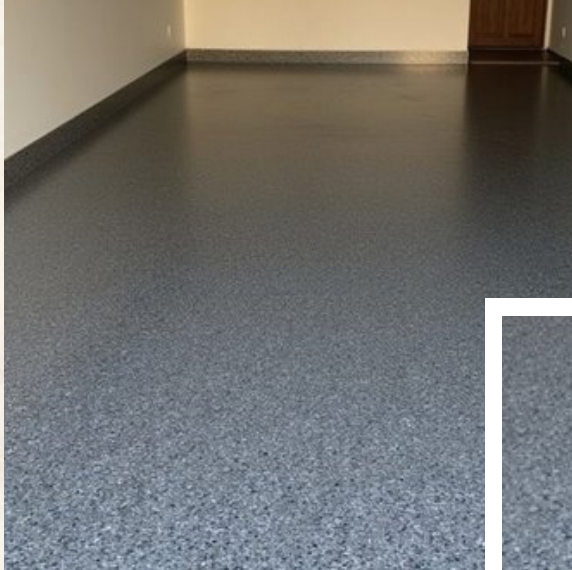
BATHROOMS



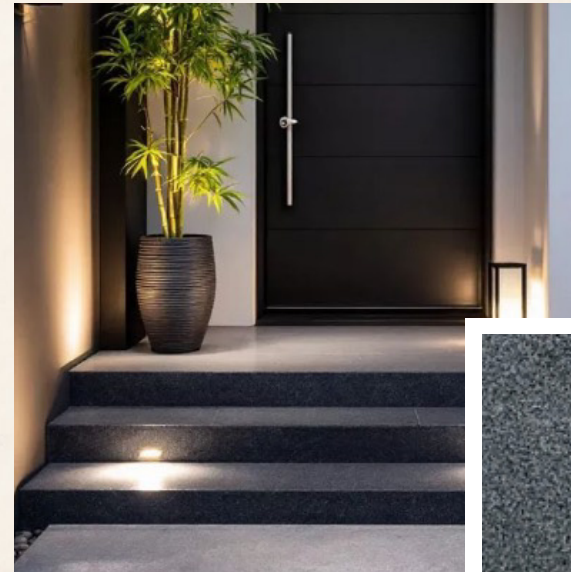
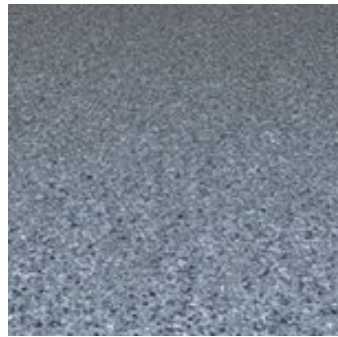
INTERNAL STAIRCASES



# FLOORING



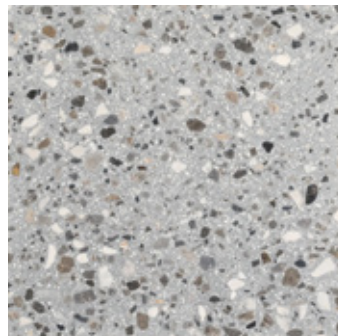
MEP FLOORING



BUILDING ENTRANCES



ROOF / SERVICE TERRACE





SIGNATURE ELEGANCE  
WALL FINISHES



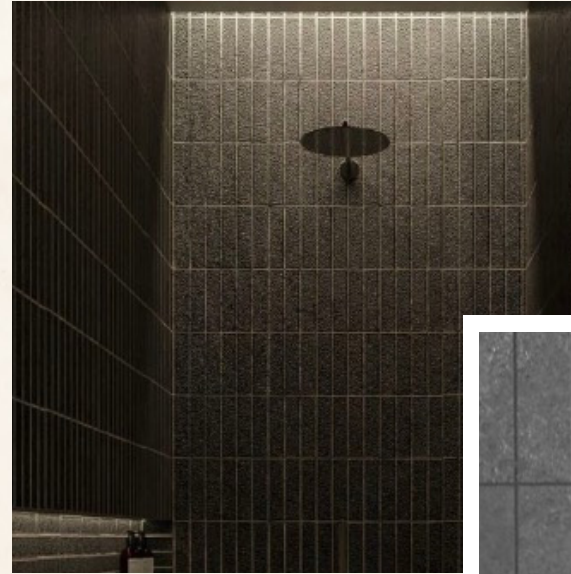
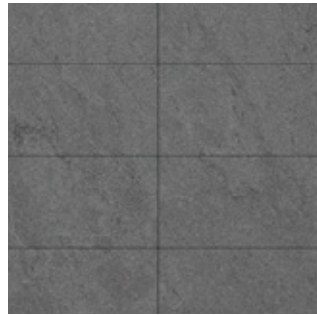
TYPE	DESCRIPTION	SIZE	SPACE
PORCELAIN TILES	PORCELAIN TILES - STONE LOOK NATURAL FINISH, FULL BODY OR EQUALLY APPROVED.	1200X600	BATHROOMS (MAIN TILE)
PORCELAIN TILES	PORCELAIN TILES - STONE LOOK NATURAL FINISH, FULL BODY OR EQUALLY APPROVED.	260X65	BATHROOMS (DECORATIVE WALLS SHOWER AREA)
PORCELAIN TILES	PORCELAIN TILES - NATURAL FINISH, FULL BODY OR EQUALLY APPROVED.	300X600	KITCHEN SPLASH BACK/COUNTERTOP
INTERNAL PAINT	WALL PAINT – WHITE DOUBLE-COATED PRIMER UNDER TRIPLE COATED SATIN FINISH FINAL PAINT COLOR CODE: (RAL9010 OR AS SELECTED BY ENGINEER)	ALL	REFER TO DRAWINGS



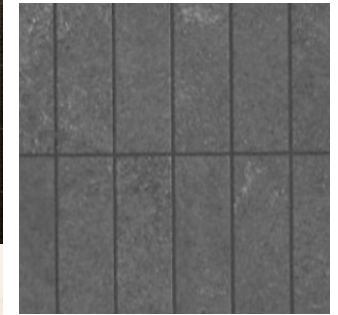
# WALL FINISHES



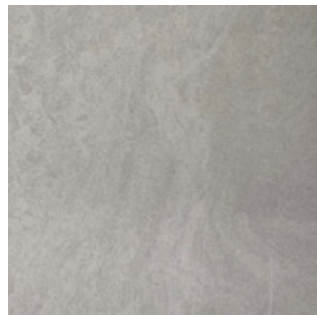
BATHROOM



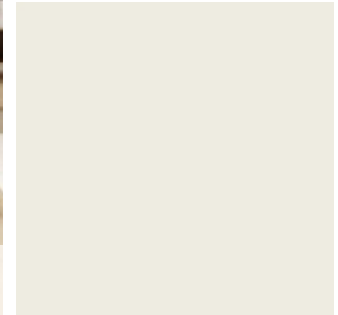
SHOWER AREA



KITCHEN SPLASH BACK/  
COUNTERTOP



MAIN AREAS - WALL PAINT





SIGNATURE ELEGANCE  
CUSTOM CRAFTED WOODWORK



TYPE	DESCRIPTION	SIZE	SPACE
WOODEN DOORS	WOOD - WHITE COLOR, FULL BODY, CONCEALED HINGES, BLACK HANDEL AND LOCK OR EQUALLY APPROVED.	AS PER DRAWINGS	ALL INTERNAL DOORS
WARDROBES	WOOD - SWHITE COLOR, FULL BODY,, BLACK HANDEL AND LOCK OR EQUALLY APPROVED.	AS PER DRAWINGS	ALL INTERNAL DOORS
KITCHEN CABINETS	LAMINATED WOODEN CABINETS DARK GREY GLOSY FINISH AND NATURAL WOODEN OR EQUALLY APPROVED.	AS PER DRAWINGS	KITCHEN AND LAUNDRAY
KITCHEN COUNTER TOP	QUARTZ – DARK GREY TO MATCH THE DARK GREY CABINET	ALL	KITCHEN AND LAUNDRY



# WOODWORK



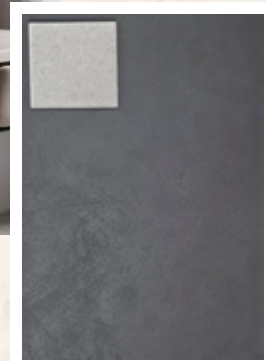
ALL INTERNAL DOORS



WARDROBES - ALL DOORS



CABINETS  
KITCHEN / LAUNDRY ROOM



A close-up photograph of tall, slender grass stalks with small, dark seed heads. The grass is in sharp focus, while the background is a soft, out-of-focus green. The text "OPAL SERENITY" is centered over the image in a white, sans-serif font.

OPAL SERENITY



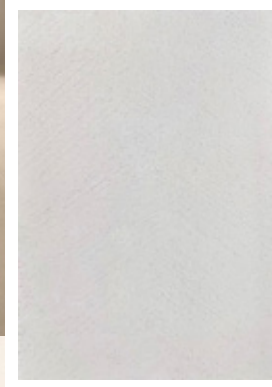
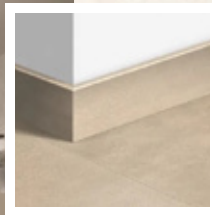
OPAL SERENITY  
FLOOR FINISHES



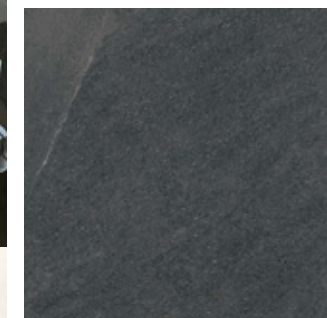
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PORCELAIN TILES	PORCELAIN SKIRTING - BEGIE TEXTURED, FULL BODY TILE, MATT FINISH, NATURAL FINISH OR EQUALLY APPROVED.	100X1200	ALL	TERRACES
PORCELAIN TILES	PORCELAIN - STONE LOOK NATURAL FINISH, ANTI-SLIP (MINIMUM R9), FULL BODY OR EQUALLY APPROVED.	600X600	ALL	BATHROOMS
VANITIES	MARBLE	AS PER DRAWINGS	ALL	BATHROOMS
PORCELAIN TILES	PORCELAIN- STONE LOOK MATT FINISH, FULL BODY OR EQUALLY APPROVED.	STAIR TILE CUT TO SIZE OF STEPS AND LANDING	ALL	INTERNAL STAIRCASE OF VILLAS
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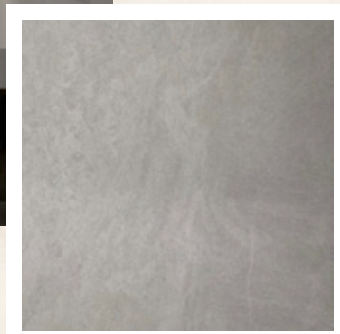
# FLOORING



MAIN AREAS

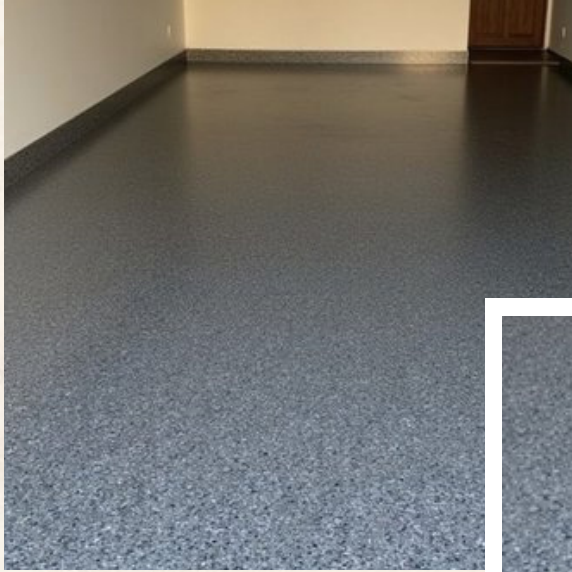


INTERNAL STAIRCASES

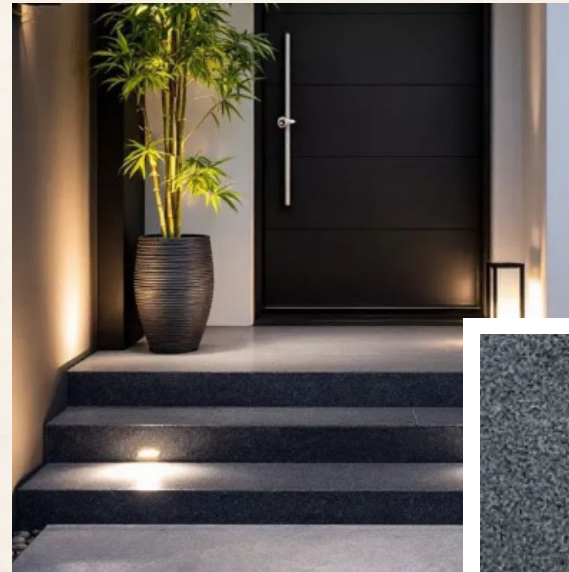
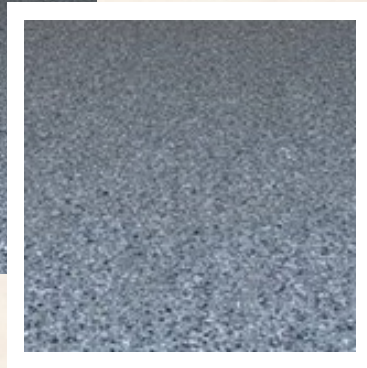


BATHROOMS

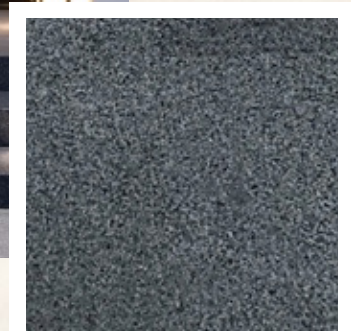
# FLOORING



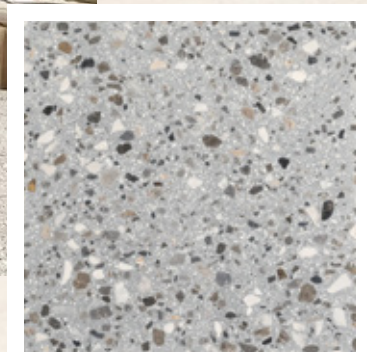
MEP FLOORING



BUILDING ENTRANCES



ROOF / SERVICE TERRACE





OPAL SERENITY  
WALL FINISHES



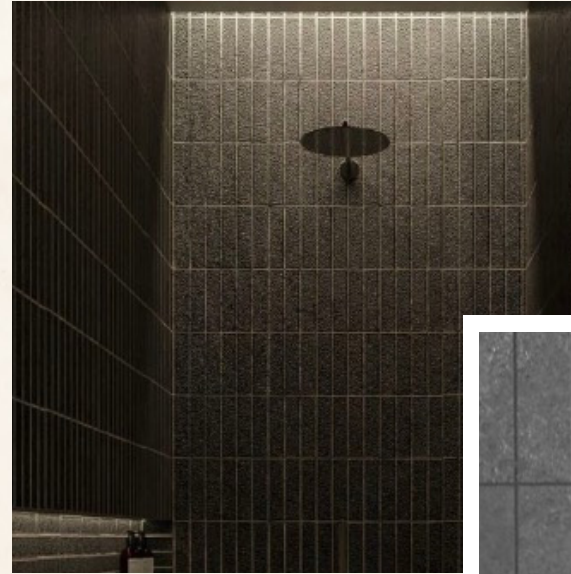
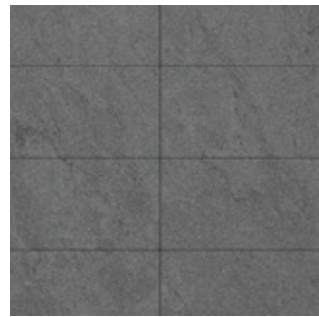
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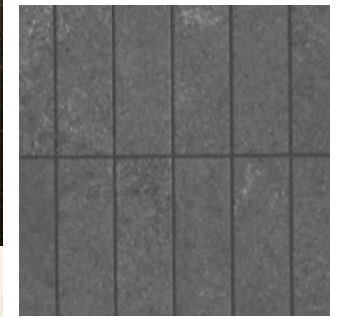
# WALL FINISHES



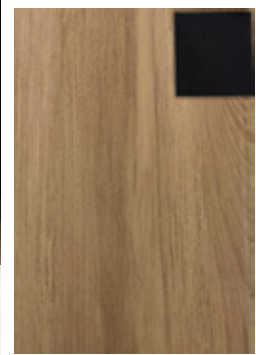
BATHROOM



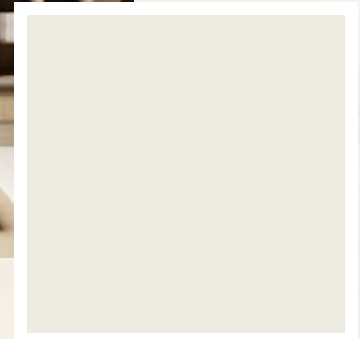
SHOWER AREA



KITCHEN SPLASH BACK/  
COUNTERTOP



MAIN AREAS - WALL PAINT



OPAL SERENITY  
CUSTOM CRAFTED WOODWORK



TYPE	DESCRIPTION	SIZE	SPACE
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KITCHEN COUNTER TOP	QUARTZ – DARK GREY TO MATCH THE DARK GREY CABINET	ALL	KITCHEN AND LAUNDRY



# WOODWORK



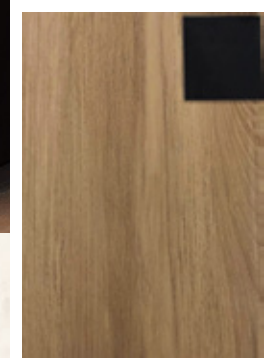
ALL INTERNAL DOORS



WARDROBES - ALL DOORS



COUNTER TOP  
KITCHEN / LAUNDRY ROOM





The background is a soft, out-of-focus image. On the left, there are palm fronds in shades of green and brown. On the right, a person's face is partially visible, blurred, with light-colored hair. The overall color palette is warm and muted, with a focus on natural textures and soft lighting.

TIMELESS EXTERIOR  
CHARM



TYPE	DESCRIPTION	SPACE
INTERNAL PAINT	<b>WALL PAINT:</b> DOUBLE-COATED PRIMER UNDER TRIPLE COATED MEDIUM TEXTURE FINAL PAINT FINISH.COLOR CODE: [RAL1013 OR AS SELECTED BY ENGINEER]	ELEVATIONS
STONE CLADDING	<b>STONE CLADDING:</b> INDIAN SANDSTONE CLADDING (REDDISH BROWN) IN BUSH HAMMERED FINISH OR EQUALLY APPROVED. SS 316 MECHANICAL FIXING.	ELEVATIONS
ALUMINUM FINISH	<b>ALUMINUM SECTIONS:</b> POWDER COATED ALUMINUM SECTIONS FOR WINDOWS, DOORS & CURTAIN WALLS [RAL7013 OR AS SELECTED BY ENGINEER]	ELEVATIONS
TEMPERED GLASS	<b>TEMPERED GLASS:</b> DOUBLE GLAZED GREY TINTED GLASS (LOW E) 6MM+10MM AIR SPACE+8MM FOR WINDOWS 6MM+14MM AIR SPACE+8MM FOR CURTAIN WALLS	ELEVATIONS
WOOD	WPC CLADDING	PERGOLA AND WINDOWS LOUVERS



# EXTERIOR FINISHES



RAL 1013  
OYSTER WHITE

INTERNAL PAINT

RAL 7013  
BROWN GREY

ALUMINUM SECTIONS

# EXTERIOR FINISHES



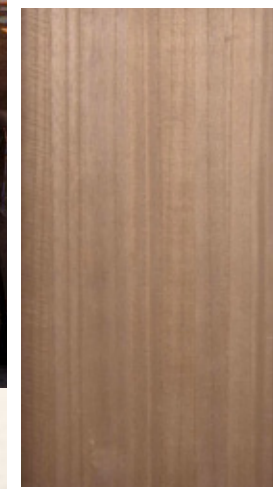
STONE CLADDING



TEMPERED GLASS



# EXTERIOR FINISHES



WOOD  
PERGOLA AND WINDOWS LOUVERS

## DISCLAIMER

- All materials, dimensions, and drawings are approximate only.
- Information is subject to change without notice, at the developer's absolute discretion.
- All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
- The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



LIVE THE EXTRAORDINARY EVERY DAY

THANK YOU

LUMA  خليج مسقط  
MUSCAT BAY

+968 2487070 | +968 98589993  
info@muscatbay.com

muscatbay.com