



TAJ ALSAFA

REAL ESTATE DEVELOPMENT

SWEIFIEH PROJECT

TAJ AL SAFA REAL ESTATE
DEVELOPMENT





01

ELECTRICAL

SWEIFIEH PROJECT

ELECTRICAL SYSTEMS

The following electrical systems are included in the project:

1ST SERVICE

Central gas boiler



Gas boilers are the most popular choice for heating and hot water (Fondital).

2nd SERVICE

Motion detector



The motion detector is an electrical device that detects nearby motion using a sensor.



ELECTRICAL SYSTEMS

The following electrical systems are included in the project:

3rd SERVICE

Water pump



Bottom and top water pump.

4th SERVICE

Main internet distribution system



Collection of online travel portals or travel agencies (Fiber).



ELECTRICAL SYSTEMS

The following electrical systems are included in the project:

5th SERVICE

Central tv system



Central TV system is a mandatory solution for multi-room units.

6th SERVICE

Earth leakage protection system



Shock-prevention device used in electrical systems with high Earth impedance.



ELECTRICAL SYSTEMS

The following electrical systems are included in the project:

7th SERVICE

Electric shutters control



Easy control

8th SERVICE

Anti-theft system



Home security system



ELECTRICAL SYSTEMS

The following electrical systems are included in the project:

9th SERVICE

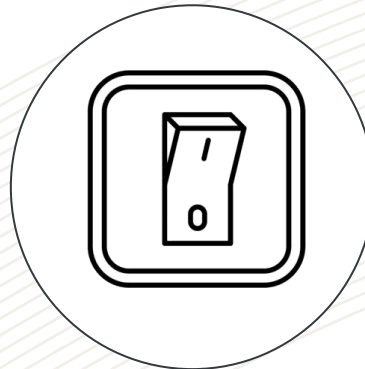
Intercom



Smart audio and video intercom
(Commax)

10th SERVICE

Switches



Italian Bticino sockets
& Switches



ELECTRICAL SYSTEMS

The following electrical systems are included in the project:

11th SERVICE

Circuit Breakers

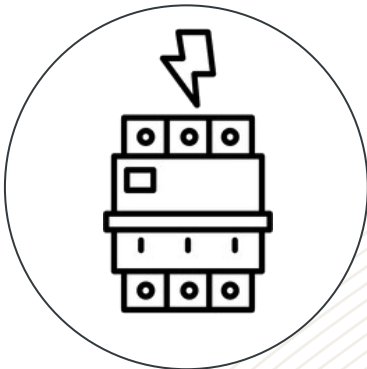
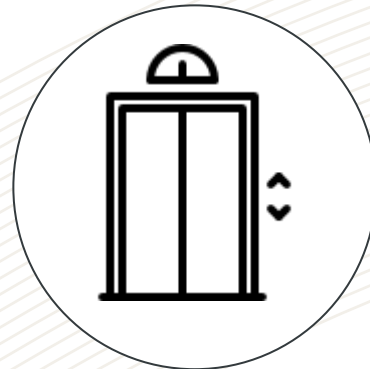


ABB
Breakers

12th SERVICE

Lift



Astra lift



Commax Color TFT LCD High-Tech Intercom Monitor CDV-70QT

7" Inch Full Touch LCD Monitor



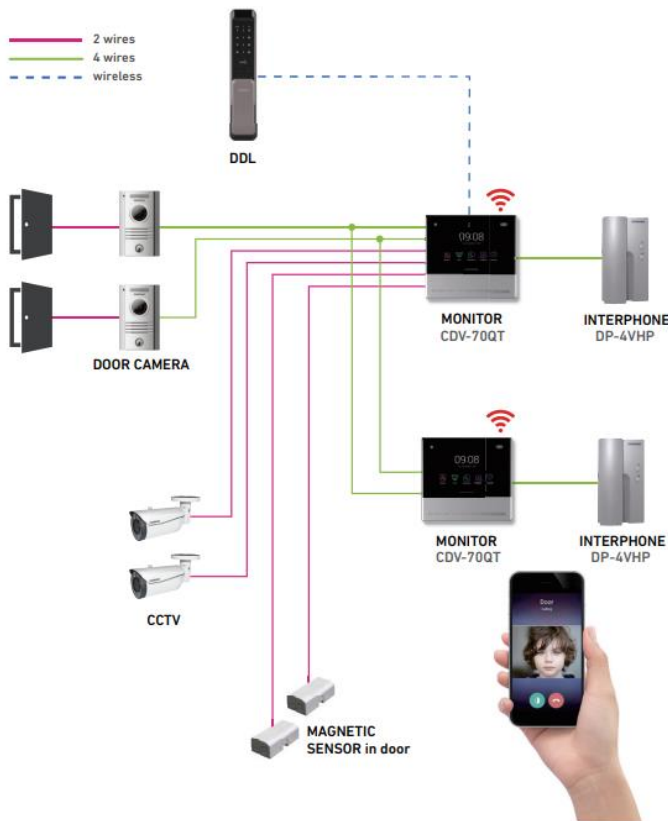
WIFI-enabled 7-inch smart full-touch video intercom display with smartphone connectivity. This intercom system can be used to extend your home access control to your phone. View and interact with visitors from all over the world.



reddot winner 2021

Commax CDV-70QT

DIAGRAM



PRODUCT FEATURES

- User friendly UI/UX
- Answer video call and open door by mobile app. (Wi-Fi based)
- Connectable with 1.0MP AHD door camera
- Save the images by motion detection
- Built-in memory (50cuts, 640x360), SD card slot (128GB)
- Audio phone connectable (DP-4VHP)
- Digital door locks connectable (RF 447 MHz module option)
- 2 door cameras connectable • 2 CCTV cameras connectable
- Magnetic sensor connectable for security mode (Mobile alarm function)
- Save the visitor's image and video

PRODUCT SPECIFICATION

Power source	AC 100-240V, 50/60Hz (To SMPS)
Display	7 inch Full Touch LCD
Mount type	Wall mounted type
Memory	Built-in memory(50cuts, 640x360), SD card slot (128GB)
Resolution	1024 X 600
Network	Wi-Fi 2.4Ghz
Camera	Up to AHD 1MP
Wiring	Door camera : 4 wires Magnetic sensor(in door) : 2 wires x2
Dimension (mm)	250(W) x 210(H) x 22(D)

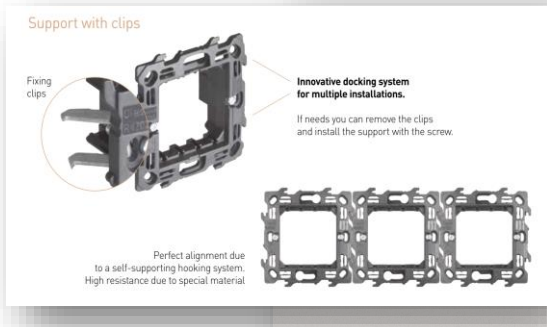
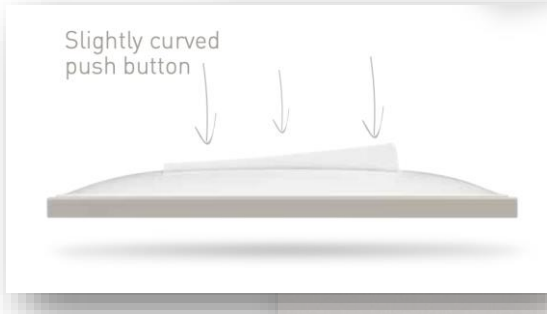
HIKVISION CAMERA DS-2CE16H0T-ITPF



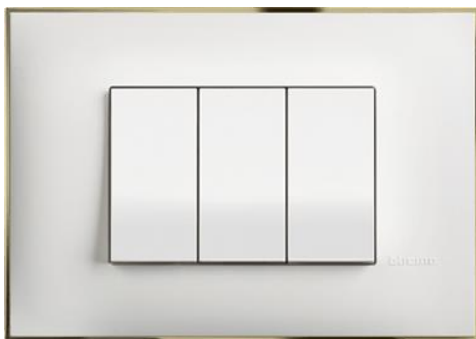
Specification

Camera	
Image Sensor	5 MP CMOS image sensor
Resolution	2560 (H) × 1944 (V)
Min. Illumination	Color: 0.01 Lux @ (F1.2, AGC ON), 0 Lux with IR
Shutter Time	PAL: 1/25 s to 1/50,000 s NTSC: 1/30 s to 1/50,000 s
Lens	2.8 mm, 3.6 mm, 6 mm fixed lens
Horizontal Field of View	85.5° (2.8 mm), 80.1° (3.6 mm), 57.1° (6 mm)
Lens Mount	M12
Day & Night	IR cut filter
Angle Adjustment	Pan: 0° to 360°; Tilt: 0° to 180°; Rotate: 0° to 360°
Synchronization	Internal synchronization
Frame Rate	PAL: 5 MP@20fps, 4 MP@25fps, 1080p@25fps NTSC: 5 MP@20fps, 4 MP@30fps, 1080p@30fps

BTICINO CLASSIA SWITCHES



RW4001 RG4001 RW4003 RG4003	مفتاح مفرد أبيض مفتاح مفرد أسود مفتاح مفرد دركسيون أبيض مفتاح مفرد دركسيون أسود			RW4125 RG4125	أبريز عادي أبيض أبريز عادي أسود		
RW4005 RG4005 RW4005L RG4005L	كيسة جرس أبيض كيسة جرس أسود كيسة جرس مع لمبة أبيض كيسة جرس مع لمبة أسود			RW4180 RG4180	أبريز يور أبيض أبريز يور أسود		
RW4001LP RG4001LP	مفتاح بولر أبيض مفتاح بولر أسود			RW4202F RG4202F	أبريز ستلايت أبيض أبريز ستلايت أسود		
RW4004 RG4004	مفتاح مفرد مصلب أبيض مفتاح مفرد مصلب أسود			RW4258RJ11 RG4258RJ11	أبريز تلفون أبيض أبريز تلفون أسود		
RW4027 RG4027 RW4037 RG4037	مفتاح أياجور أبيض مفتاح أياجور أسود مفتاح أياجور زنتيك أبيض مفتاح أياجور زنتيك أسود			RW4279C6 RG4279C6	أبريز كمبيوتر أبيض أبريز كمبيوتر أسود		
RW4003M2 RG4003M2	مفتاح مفرد عريض أبيض مفتاح مفرد عريض أسود			RW4351V230 RG4351V230	جرس أبيض جرس أسود		
RW4033 RG4033	مفتاح مع حمل أبيض مفتاح مع حمل أسود			RW4950 RG4950	تسكيرة أبيض تسكيرة أسود		
RW4287C7 RG4287C7	أبريز USB أبيض أبريز USB أسود			R4702	جسر مربع		
RW4411 RG4411	مفتاح ديمر أبيض مفتاح ديمر أسود			R4703	جسر ثلاثي		
RW4139 RG4139	أبريز يونيفرسال أبيض أبريز يونيفرسال أسود			R4704	جسر رياضي		
RW4141 RG4141	أبريز ألماني أبيض أبريز ألماني أسود			R4707	جسر سناعي		



The switches that were placed in the project are Classia models, are made by the Italian company BTicino International, a world authority on building electric and digital infrastructures.

CIRCUIT BREAKER



Description

Breakers guard electrical installations against overloads and short circuits ensure electrical safety in homes and buildings.

The small circuit breaker cuts off the electrical circuit, once a fault is found, protecting the wires and reducing the chance of a fire.



ASTRA ELEVATOR



- Max Load: 400 kg
- Capacity: 5 persons



High-quality Italian elevator with the required safety and preventive gear and a highly effective Italian built-in engine.



02

MECHANICAL

SWEIFIEH PROJECT

MECHANICAL SYSTEMS

The following Mechanical systems are included in the project:

1st SERVICE

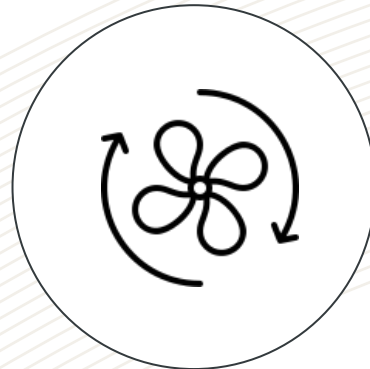
Drainage systems



Drainage systems are installed in accordance with local construction requirements by a certified professional.

2nd SERVICE

Ventilation



Use ducts to circulate fresh air rather than depending on airflow through small holes or cracks.

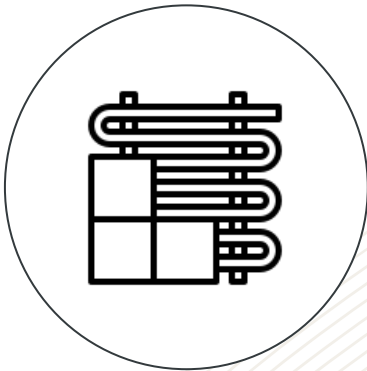


MECHANICAL SYSTEMS

The following Mechanical systems are included in the project:

3rd SERVICE

Heating



Underfloor heating is a method of heating a property by embedding strong and flexible tubing on the floor.

4th SERVICE

AC



Ducted Air system for the Guest room, Living room & kitchen.



MECHANICAL SYSTEMS

The following Mechanical systems are included in the project:

5th SERVICE

WATER

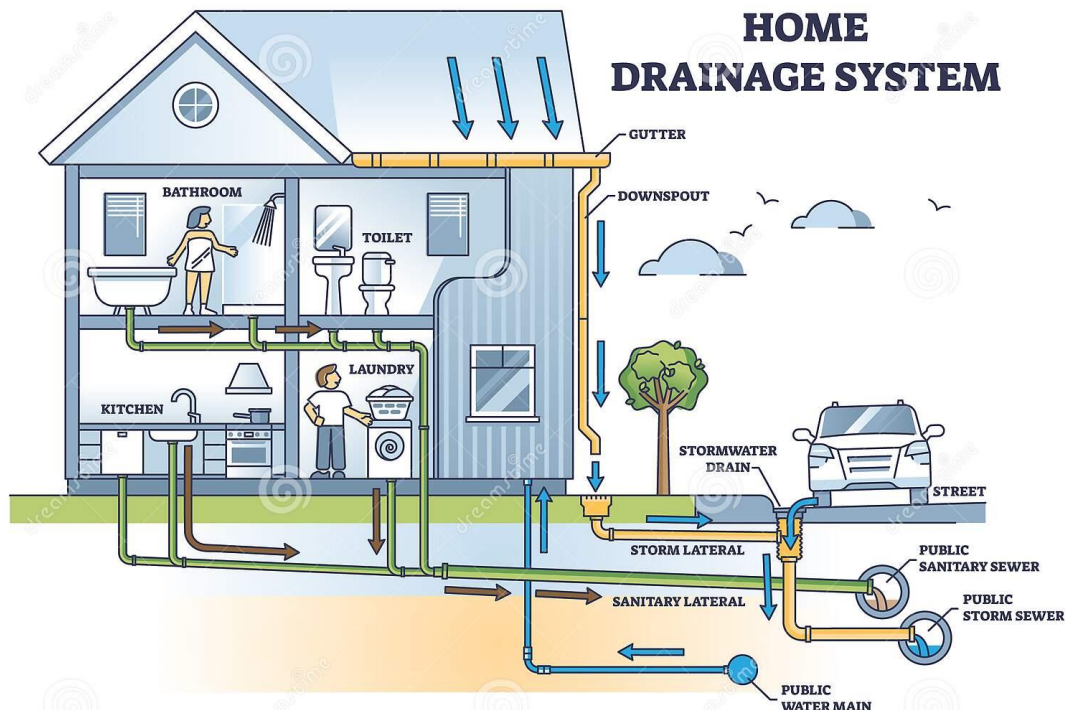


4000 L water with 2 Italian CS pumps.



1. DRAINAGE SYSTEM

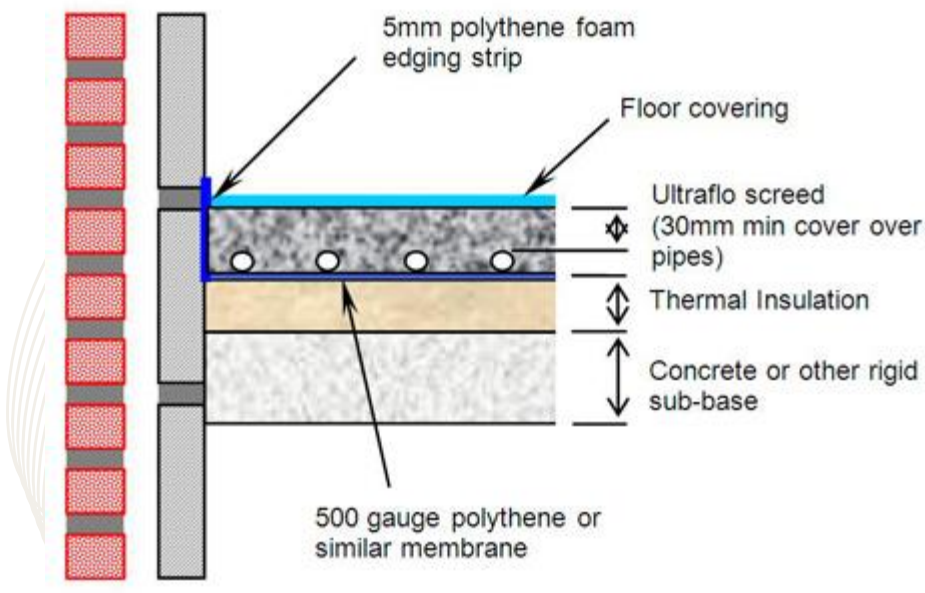
A drainage system comprises of pipe that transports sewage, rainfall, or other liquid waste to the location where it will be disposed of in the septic tank or sewer system. Its major goals are to gather and eliminate wastewater and prevent sewer gases from entering the structure.



2. UNDERFLOOR HEATING

Underfloor heating is a heating system that embeds powerful and flexible tubing in the floor; heat radiated from the floor is transmitted to the walls, creating an ideal comfortable environment for that inside. It is both efficient and economical and has several advantages over radiators.

Ultraflo – with Under-floor Heating



2. UNDERFLOOR HEATING

We offer a highly efficient underfloor heating system installed to the highest standards by the United Pioneering Business Company.

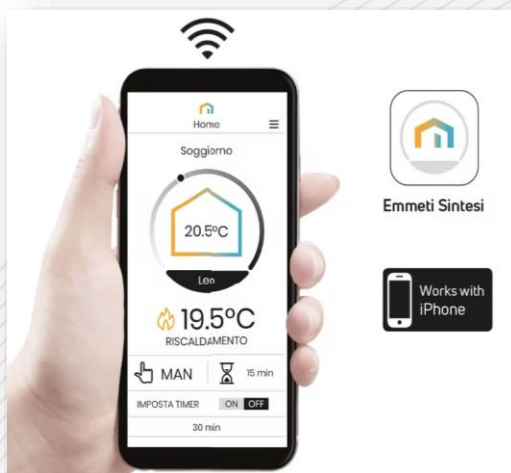
Underfloor heating networks from the Italian emmeti system and emmeti pipes with an aluminum layer were used. Furthermore, emmeti pipes were used for the illuminator and the rest of the underfloor heating network's requirements for central lines. Heating controllers with WIFI thermostat emmeti.



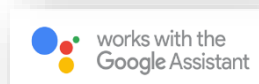
2. UNDERFLOOR HEATING

SINTESI MINI Wi-Fi

Wi-Fi-enabled electronic chronothermostat with weekly programming, installation on a flush-mounted box, and space for just two modules intended for controlling room temperature heating (for the winter). The free app, accessible through Google Play and the App Store, enables complete control and programming from your smartphone or tablet. You can report any alarm situations by emailing the designated address.



EMMETI 



3.DUCTED AIR CONDITIONING

Ducted Air Conditioning (Guest room, kitchen, living area).

The Ducted System solutions from Midea Cooling & Heating use the latest technology to enhance indoor air quality.

The advanced systems make it simpler to keep a healthier indoor environment and intuitive climate control settings keep your home as cozy as it is energy-efficient.



3. DUCTED AIR CONDITIONING

Ducted air conditioners produce efficient and comfortable indoor environments all year long.



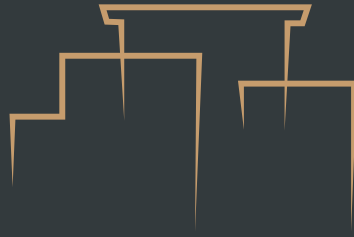
4.CENTRAL GAS



Central Gas Systems are a more convenient, safe, and secure gas delivery method.

5. TANK ROOM





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For more information or to book a viewing
tour get in touch with our marketing team.

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