

13 Sumatra Street





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Space is the biggest Luxury

The Penthouse is our signature apartment and is a unique apartment that is very spacious - at 375 square meters, this three bedroom, five bathroom apartment consists of unique design features that make up spacious rooms all the more special.

One such room is the salon. When we designed the salon we wanted to provide a space that is warm and cosy. The apartment includes a grand fire place that is reminiscent of european medieval fire places that used to heat entire homes altogether. It is also connected to the gas network and as such offers the conveniences of modern day life.

The salon also has an inverted ceiling that is more than three and a half meters in height. This salon is part of a bigger space that includes a dining room and three balconies and terraces. The salon has direct access to the terrace which can be opened up to form one big open space.

The flow inside the apartment was designed to keep the service areas as far away as possible from the bedrooms while also keeping them close enough to the public areas. The maid's quarter is fully equipped with a separate bathroom and a laundry room.

All three bedrooms are en-suite. The master bedroom is designed with sufficient closet space in mind. The walk-in closet is conveniently located between the bathroom and the bedroom and there is additional space in the bedroom that can either be used as a kitchenette or as another closet.

The apartment includes six balconies and terraces of different sizes. The weather in Amman is a major source of joy and this apartment is designed so that you can enjoy one of the most beautiful things about Amman. Each bedroom includes a balcony of its own.

Kitchen



For Those Who Love to Cook

When designing the kitchen of the Penthouse, we wanted to create a space that reflected our personal thoughts and experiences while cooking. We are passionate about cooking and we appreciate how functional and aesthetically pleasing kitchens can enhance the culinary process. That is why we wanted to design a kitchen that is organized, clean and has a smooth work-flow.

To enhance the cleanliness of the kitchen, we included two sinks to separate cleaning dirty utensils from washing food. The first sink is located in a corner in the kitchen next to a built-in dishwasher where pots and pans full of grease and oils can be cleaned. The second sink is placed on the main island in close proximity to the fridge and can be used to clean fresh food.

Vegetables, fruits and meats can be taken from the fridge to be cleaned and prepared on the island where the majority of cooking is focused. The

island is designed with sufficient cupboards and drawers for the different utensils needed for cooking and baking. The area behind the island is designed to have a mix between counters and cupboards that are equipped with the necessary electrical sockets. The cupboards provide additional storage space for dry food and the counter provides additional space for cooking equipment.

The kitchen island is located in the center of the kitchen and has direct access to the dining room. The two rooms are well suited for each other and there is a smooth flow between them.

The kitchen is also equipped with an exhaust fan that is capable of extracting sufficient air changes in a reasonable amount of time so that odors from the kitchen are removed without affecting the public spaces close by.

Interiors



Natural Wood Floors

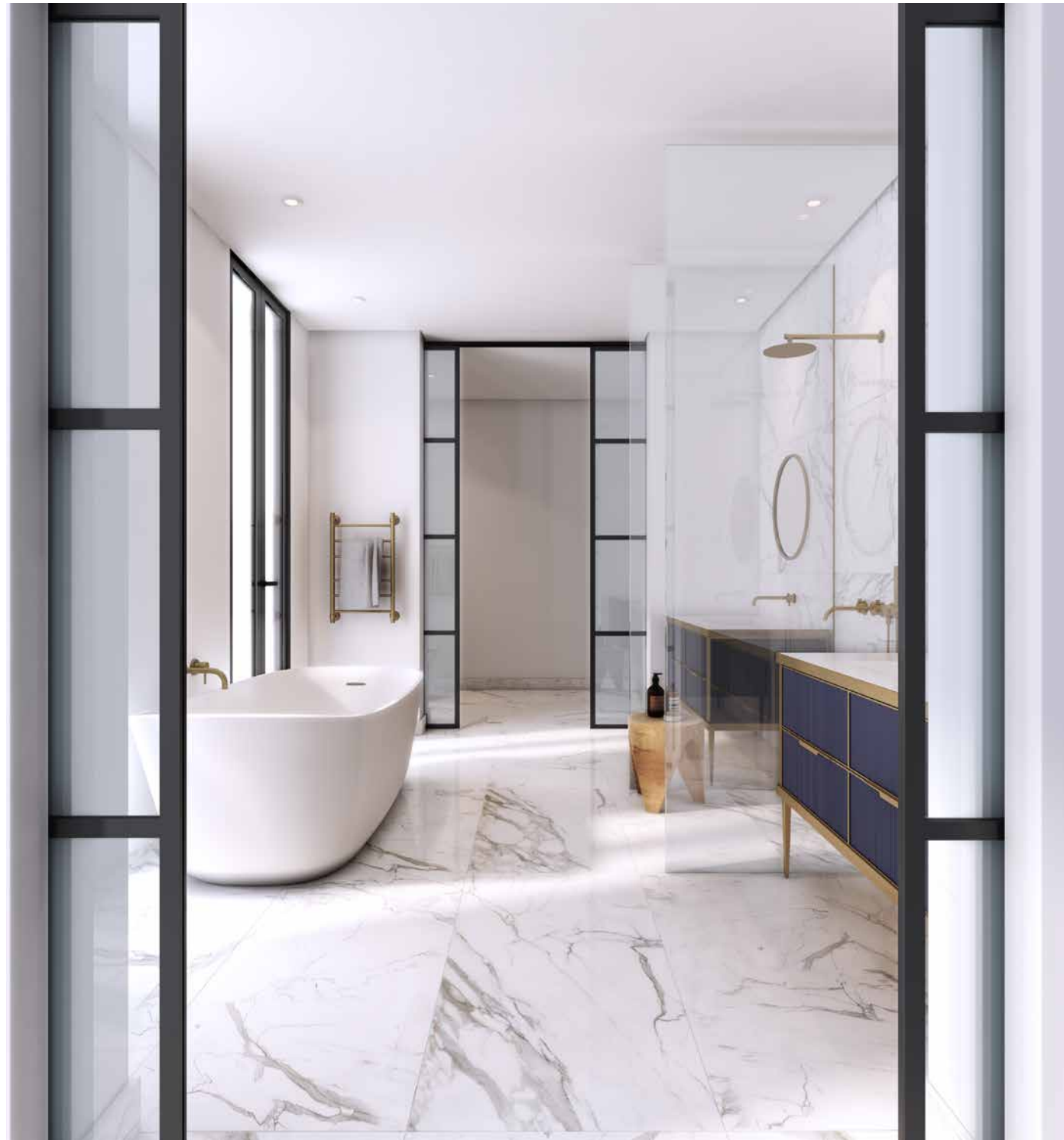
The choice of materials used in this apartment reflects our belief that materials bring an energy of their own and have an effect on us and on the spirit of the space itself. Each material radiates a certain feeling and there is nothing warmer than the feeling of natural wood floors. Wood floors provide a level of warmth and calm that make the home feel instantly cosy. Wood is also a great sound insulator and provides a pleasing acoustic setting that adds further value to the space.



High Ceilings

The living room of the Penthouse is one of a kind. With a slanted ceiling extending to more than four and a half meters in height, this room includes some unique elements that are not found in other apartments in Amman. The high ceiling opens towards the terrace through a glass window facade that fills the interior space with natural lighting. The terrace - which is also accessible from the salon - is spacious and comfortable. At more than seven and a half meters in length and four meters in width, this space can be used in many different ways.

Master Bathroom



Style and Comfort

The penthouse master bathroom includes some of the most beautiful natural marble tiles. From Carrara Italy, these marble tiles have been hand-picked and chosen specifically for this bathroom. This marble is subtle in its beauty and is truly unique.

When designing this bathroom we also wanted to provide the users with a space that is specific to their own needs. What is considered a warm bathroom for some might be cold for others, and what is considered warm with clothes on is not the same otherwise. That is why we decided to provide a separate temperature setting mechanism for the bathroom that is separate from the bedrooms. This will allow you to set the temperature of the bathroom independently from the other rooms.

The lighting of the master bathroom was also designed with the user in mind. The bathroom is a space that can be used in two very different states. Sometimes the bathroom is used to get ready for

whatever you need to do, and sometimes it is used after a long day to relax and unwind. These two different states require two very different atmospheres, and that is why the lighting design of the bathroom was central to our design approach. We provide two kinds of lighting atmospheres. The first is a soft ambient and indirect light for relaxing showers and the second is a brighter setting for task oriented activities.

We also included real brass faucets, shower heads and towel heaters that are “living” materials that age and change with time. The natural element inside these bathrooms provides a setting that is constantly evolving with time, and provides a dynamic soul to the space. These brass elements are also in harmony with the vanity sinks and mirrors which are also included in the space and the overall spirit of the bathroom is consistent. We made sure that the materials chosen for this bathroom blend well together.



5.1 Surround Sound

The Penthouse comes equipped with a 5.1 surround sound home theater system. The speakers are placed at optimal locations to bring out the richest purest sound without unsightly wiring around the room.

The system can be connected to any phone where you can enjoy listening to music over bluetooth and the speakers are specifically chosen for their suitability to home theater and music listening experiences.

The entire system is integrated into the space with a projector that can be used for cinematic experiences. A TV can be installed in the space for more casual viewings while the larger projection can be used when needed.

Apartment Specs

| | Typical Apartment | Two Bedroom Apartment | Garden Apartment | Penthouse |
|--|-------------------|-----------------------|------------------|-----------|
| area in square meters | 194 | 164 | 300 | 375 |
| number of en-suite bedrooms | 1 | 2 | 3 | 3 |
| number of regular bedrooms | 2 | - | - | - |
| number of bathrooms | 4 | 4 | 5 | 5 |
| laundry room | ● | ● | ● | ● |
| maids room | ● | ● | ● | ● |
| pantry | ○ | ○ | ● | ○ |
| number of terraces | 1 | 0 | - | 1 |
| number of balconies | 2 | 3 | - | 5 |
| VRV centralized air conditioning system room by room control | ● | ● | ● | ● |
| underfloor heating room by room control | ● | ● | ● | ● |
| number of parking spots | 1 | 1 | 2 | 2 |
| water reservoir volume | 14-16 | 13 | 18 | 23 |
| rainwater reservoir volume | ○ | ○ | 22 | ○ |
| electric vehicle charger provisions | ● | ● | ● | ● |
| storage room area in square meters | 4.5 - 5.5 | 4.5 | 5.7 | 7.0 |
| wide roll-up shutter door for storage rooms | ● | ● | ● | ● |
| intrusion detection system | GF only | ● | ● | ● |
| thermally insulated walls | ● | ● | ● | ● |
| thermally insulated floor and ceiling | ● | ● | ● | ● |
| LPG fuel network with connections for kitchen equipment | ● | ● | ● | ● |
| gas fire place | ○ | ○ | ○ | ● |
| hot water storage calorifier | ○ | ○ | ● | ● |
| instantaneous hot water | ● | ● | ○ | ○ |
| solar heating system w/ hot water storage calorifier & electrical heating system | ● | ● | ● | ● |

Building Specs

| | |
|--|---|
| CCTV system | ● |
| guard room including kitchenette and en-suite bathroom | ● |
| electrical room | ● |
| mailboxes in lobby for each apartment | ● |
| dual door lobby entrance system | ● |
| elevator B2-PH | ● |

Penthouse Plan

