

## 13 Sumatra Street

---





## 13 Sumatra Street

---

Interiors	1
Bathrooms	3
Floor Plan	5
Apartment Specifications	6

---



## 2 Bedroom Apartment - Interiors



## Comfortable Living

The apartment was designed with functionality at the center of our attention. In our effort to provide a home for a family of four and a helper, we used the space in these apartments with the utmost efficiency. We also wanted these apartments to look as beautiful as much as they are functional, and this took us back and forth in the design process between functionality and aesthetics until we found the perfect balance between the two.

The apartment is designed with two en-suite bedrooms. The master bedroom also includes a separate space for a walk-in closet.

The living space is one open plan living room, dining room, and kitchen and a separate guest bathroom is included for visiting guests. Through the kitchen, a separate maids room, bathroom and laundry room are included. The laundry room can be fitted with the necessary washing and drying machines and includes a separate sink.

The apartment was also designed with safety in mind. We included a service balcony so that the boiler and the LPG distribution cabinet remains outside and not inside the apartment.

With a boiler installed a short distance from the core of the apartment, the thermal system used to heat the space and running water is more efficient and will save unnecessary expenses in the long run. With the boiler located outside your home, you can also rest assured that you and your family are safe.

Local laws limit the height of buildings in Amman and has made apartments with false ceilings feel compact and cramped. Our design approach focused on maximizing the clear height for each apartment while still installing a centralized AC system. We installed false ceilings in service areas and stayed away from the important spaces.

## 2 Bedroom Apartment - Interiors - Finishing Materials

---



### Natural Wood Floors

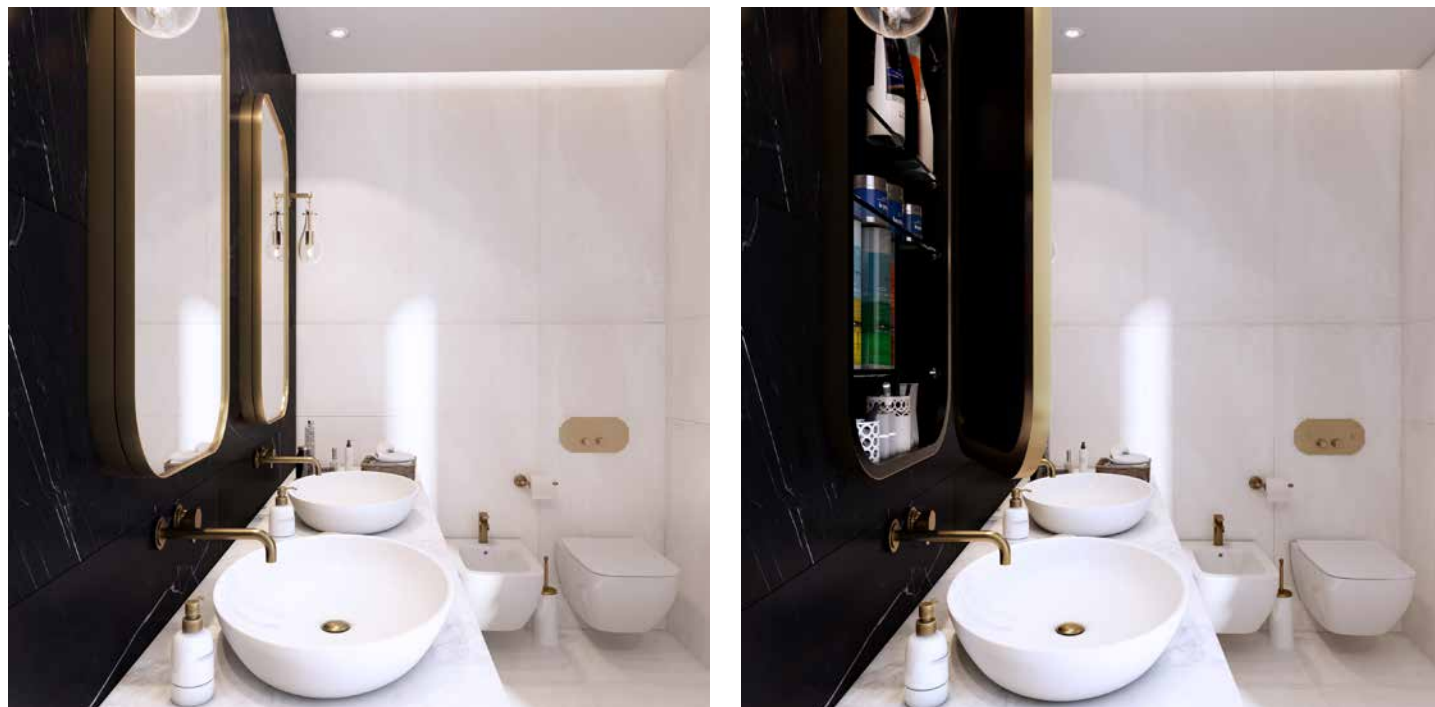
The choice of materials used in this apartment reflects our belief that materials bring an energy of their own and have an effect on us and on the spirit of the space itself. Each material radiates a certain feeling and there is nothing warmer than the feeling of natural wood floors. Wood floors provide 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.



### French Windows

French windows are installed all around the apartment. They bring ample natural light into the space and provide a comfortable visual atmosphere. They also provide natural ventilation for the apartment, allowing the passage of the beautiful breeze that is particular to Amman's beautiful weather.

## 2 Bedroom Apartment - Master Bathroom



## Customized Comfort

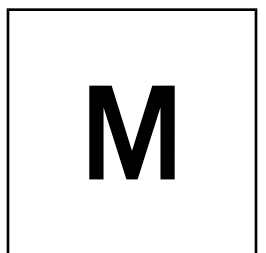
The design approach for the master bathroom was to provide the users with a space that is specific to their own needs. What is considered a warm bathroom for some might be cold for others, and what is considered warm while wearing clothes is not without. That is why we decided to provide a separate temperature 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 for getting ready, 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.

The master bathroom includes 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.

The bathroom includes a mix of natural black marble tiles along with white porcelain tiles and brings a contrast between white and black that is both neat and clean at the same time. The natural element of marble complements the brass faucets and shower heads and accentuates the natural element inside this bathroom. The bathrooms come fully equipped with vanity sinks and mirrors as well.



## 2 Bedroom Apartment - Kids Bathroom

---

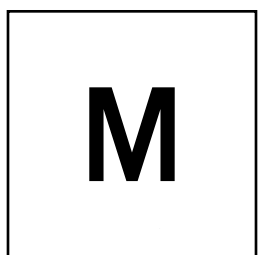


### Black and White

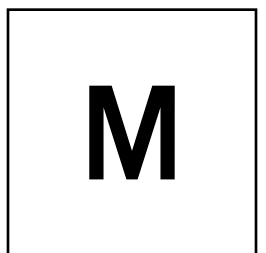
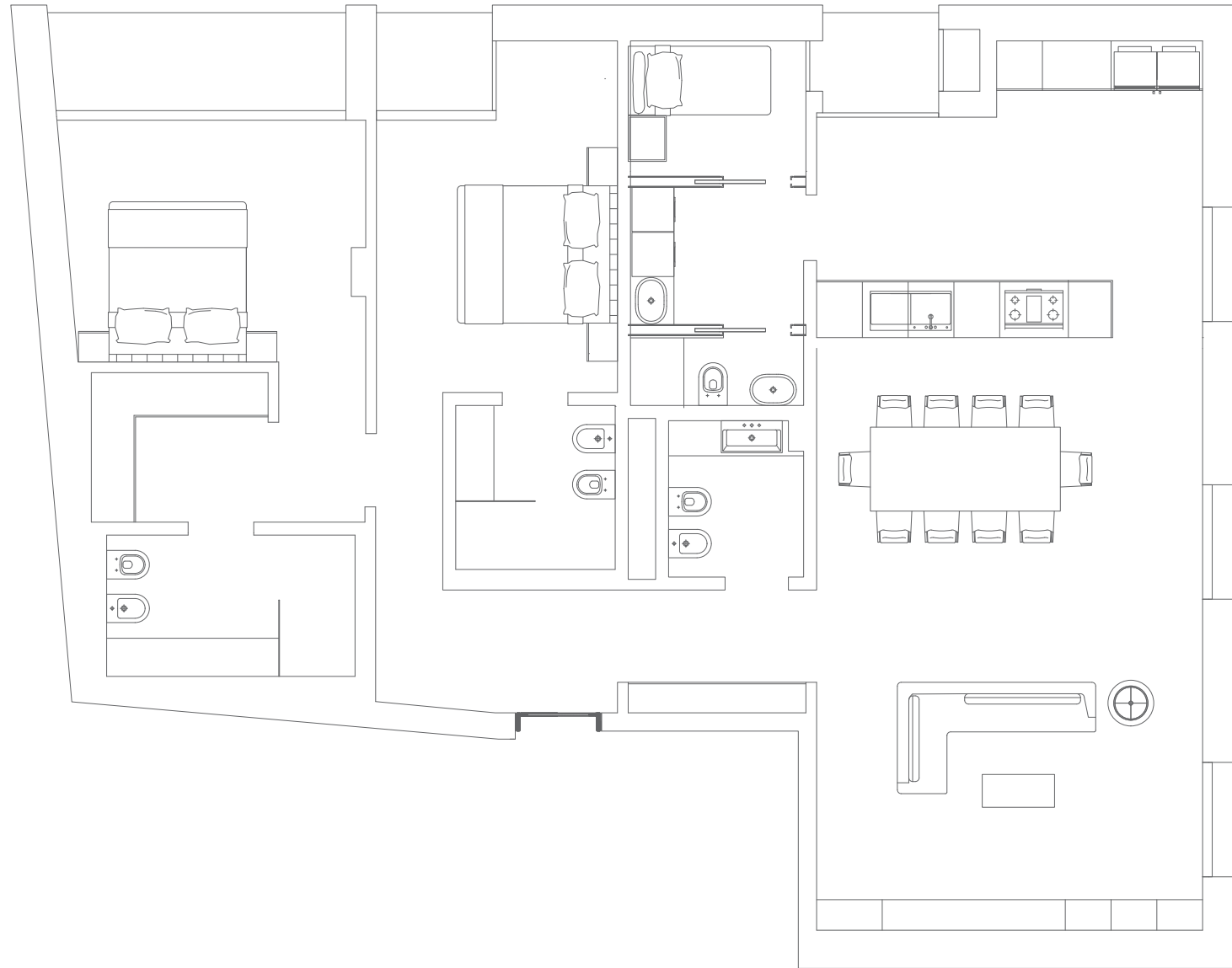
These bathrooms include black faucets with circular handles that have an industrial touch to them. We combine them with wood counters in a setting that is very warm and they do not impose themselves on you. The bathroom is tiled with white ceramic tiles and provides a soothing and calm atmosphere that also feels clean.

The lighting in the bathroom was also designed to provide more than one atmosphere. A calm ambient lighting scenario can be used for taking relaxing showers, or a bright scenario for task oriented activities.

MIRATH REAL ESTATE



## 2 Bedroom Apartment Plan



## Apartment Specs

	Typical Apartment	Two Bedroom Apartment	Garden Apartment	Penthouse
area in square meters	187	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	○	○	•	○
optional electric vehicle charger	•	•	•	•
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	•

