

**VIVA CALODYNE
Apartments
(G+2 Scheme)**

**OUTLINE CONSTRUCTION SPECIFICATIONS
("the Notice Descriptive")**

SECTION A - GENERAL SPECIFICATIONS

Viva Calodyne Apartment is a project developed under the G + 2 scheme. The program is nestled on a freehold land of 4229 m²; in a highly sought residential area in the north coast of the island, minutes away from pristine beaches of Calodyne, Anse La Raie, Pereybere and among others.

This exquisite designed residential development is a freehold property located in a completely secure environment which consists of the following:

- ♦ 12 units of 2 Bedrooms Apartments
- ♦ 12 units of 3 Bedrooms Apartments
- ♦ 4 units of 3 Bedrooms Penthouses with a private Roof top
- ♦ lower-level covered parking + Storage facilities
- ♦ A main swimming pool of 15 x 5 m with Sun beds
- ♦ A Green Area of around 1500 m²
- ♦ Fully equipped modern kitchen
- ♦ Security post
- ♦ Technical Area
- ♦ Bin Area



1. STRUCTURES

- ♦ Building foundations and structures will be in reinforced concrete.
- ♦ Anti-termite treatment will be applied on the foundations and under the floor slabs as per the recommendations of the specialists for the issue of a 10-year warranty.

2. THE WALLS

- ♦ Concrete block work of dimensions varying from 200mm, 150mm and 100mm or dry walls will be used for the external and internal walls as per the Architect's and Structural Engineer's details and specifications.
- ♦ All external façade walls will be rendered and painted as per the elevation plans and specifications of the Architect.
- ♦ Stone, Aluminum and Timber cladding on external walls as per Architect's design and specifications.
- ♦ Internal walls will be smoothly rendered and painted.

3. INTERNAL FLOORS

- ♦ Internal floors will be in concrete slabs and surface beds with cement screed.
- ♦ Floors will be finished with 'Grade A' 600x600 ceramic or porcelain tiles according to the Architect's specifications. Skirting will be in timber or tiles to match floor tiles.
- ♦ All wet areas will have waterproof treatment as per the specifications of the Architect and finished with 'Grade A' 600x600 non-slip tiles. Skirting will be in tiles to match floor tiles.

Disclaimer: The choice of the tiles is as per specified in the descriptive notice, the final designs and material may vary according to the Seller's final choice. The Seller must advise the Buyer prior to ordering.

4. EXTERNAL FLOORS

- ♦ Floors will be finished with 'Grade A' anti slippery tiles according to the Architect's specifications & Tiling Layout.
- ♦ Foot paths will be in concrete or slabs as per Architect's specifications.



5. CEILINGS

- ♦ Concrete soffit and skimmed finish and paint as applicable.
- ♦ Where applicable and according to Architect's design specifications, internal ceilings will be flush plastered and painted gypsum.
- ♦ Moisture-resistant false ceilings will be provided in bathrooms and humid areas.

6. THE ROOFS

- ♦ Flat concrete roof with adequate slope to fall and waterproof treatment in accordance with the requirements of the Architect & Specialist with necessary provision of decennial warranty.
- ♦ TV Satellites

7. DOORS

- ♦ Entrance doors and frames will be in solid timber. Solid and quality ironmongery are included.
- ♦ Internal doors will be semi-solid timber with frames, all including solid and quality ironmongery.
- ♦ Sliding doors and frames in aluminum as per the specifications of the Architect and Engineers, suitably sized to sustain cyclonic winds of 280km/h and structural norms applicable in Mauritius.

8. WINDOWS

- ♦ Aluminum windows and frames according to the specifications of the Architect and Engineer to follow with a schedule of openings from the Architect.



9. KITCHEN

- Modern kitchen designs with quartz tops of a European brand.
- Kitchens will be equipped with a sink; all tap ware, plumbing and drainage fittings and accessories.
- Kitchen furniture will include drawers, cupboards& shelves (Optional) with soft closing fittings all as per Kitchen specialist's details and specifications.

10. KITCHEN EQUIPMENT

The following equipment of European standard or equivalent will be included:

- Electric built-in Oven
- Electric hob
- Extractor Hood
- Microwave
- Fridge
- Dishwasher

All other equipment will be part of the furniture/deco pack at additional cost

11. LAUNDRY EQUIPMENT

- Washing machine in laundry area – (Deco Pack)
- Dryer - (Deco Pack)

12. BATHROOMS

Flooring

All wet areas will have waterproof treatment as per the specifications of the Architect and finished with 'Grade A' non-slip tiles.

Note: Waterproofing specs can be obtained at a later stage.

Skirting will be in matching floor tiles.

Disclaimer: The choice of the tiles is specified in the descriptive notice; the final designs and material may vary according to the Seller's final choice. The Seller must advise the Buyer prior to ordering.



Walls

- Shower walls will have a water proofing treatment and finished with tiles as per design and specifications of the Architect.

Bathroom walls may have concrete and paint finished or tiled, as per Architect's specifications.

Fittings and Accessories

Sanitary ware and accessories of high quality and European standard, including suspended water closet.

All tap ware and fittings of European standard inclusive of all plumbing works.

The Doors

Glazed shower door as per Architect's specifications.

13. BEDROOMS

The Bedrooms will include a built-in timber wardrobe with melamine or veneer finish according to the Architect's Details & Specifications.

14. SERVICES

Hot Water

Individual Solar Water Heaters will be installed for the generation of hot water according to the specifications of the M & E Engineers.

Electricity Networks

The electrical reservations will be concealed.

The lighting positions will be according to the design proposed.

In line with supporting green technologies, LED lights will be favored to optimize electricity consumption.

The lighting positions will be flush mounted or surface mounted.



Air Conditioning and ventilation

All bedrooms will be fitted with a mono split type of air conditioning system as per the Engineer's specifications.

Living rooms will be fitted with ceiling fan in accordance with the Architect's layout and a provision for AC which will be treated as a variation based on the buyer's approval.

Telecommunication

- Telephone and data cable connection will be provided to the residential units.
- Necessary subscriptions with the service providers will be made directly by the homeowners.

TV

- All TV connections and cable satellite channels will be provided.
- The selection of the service provider and subscription will be to the choice of the client.

Potable Water

The Central Water Authority (the "CWA"), a government authority, is the sole distributor of potable water. The development will be connected to (the "CWA") networking.

Individual water meters will be installed for each residential unit and consumption will be recorded and invoiced accordingly.

Water Tank

A central potable water tank will be installed in predefined areas, in accordance with the specifications of the Engineers.



Electricity

The electricity network of the development will relate to the Central Electricity Board (the "CEB") which is a government authority.

Individual electricity meters will be installed, and consumption will be recorded and invoiced accordingly.

Backup Generator

- Backup generators will be installed in the technical areas to cater for the eventuality of any power cuts from (the "CEB") and shall cater for common areas and essential usage.

Waste water Disposal

A STP in technical area.

Treated water will be used for irrigation.

15. EXTERNAL AREAS

Parking

- Visitors parking.

Gardens

- The development shall consist of 1500 m² landscaping.
- Landscaping with steppingstones, tropical trees, and land shrubs as per the specialist's design and specifications.

Pool

Reinforced concrete swimming pool with complete set of water treatment equipment as indicated in the Architect's layout and Engineers' specifications for penthouses.

A common reinforced concrete swimming pool of 15 x 5 m as per Architect's layout & Engineer's specifications.



Irrigation

- Water points will be provided in the landscaped gardens.

16. STORMWATER DRAINAGE AND PIPES

Rainwater Pipes

All rainwater pipes will be in PVC and located according to the layout and specifications of the Architect and Engineers.

Disclaimer

The Developer reserves the right to modify certain details to improve the quality of any services that they deem useful. The materials or material references indicated in this Outline Construction specifications may change for technical reasons or for out of stock, in which case these materials will be replaced with the same quality and technically equivalent to the sole discretion of the Developer. The dimensions and surfaces mentioned on the plan indicated the subject of construction tolerances which is (+ OR - 5%). The location of equipment and devices are provided for information only. If this provision applies to the specifications for the project, the Developer shall inform the buyer of such changes in good time.

