

VIVA CALODYNE
Villas
(Property Development Scheme - PDS)

OUTLINE CONSTRUCTION SPECIFICATIONS

SECTION A - GENERAL SPECIFICATIONS

Viva Calodyne is a project developed under the PDS scheme under the purview of the Economic Development Board of Mauritius. The program is nestled on a prime 13890 m² site in a highly sought residential area north of the island, minutes away from pristine beaches of Calodyne, Anse La Raie, Pereybere, Grand Bay among others.

This exquisite designed residential development is a freehold property located in a completely secure environment, favoring a lush 2000 m² green space, outdoor living, a lap communal swimming pool, and a Spa area.

The development program consists of:

- ♦ **6 Signature Villas of a total of Construction area of 521 m²**

Villa includes the following areas:

1. Entrance
2. Guest WC
3. Living Area
4. Kitchen
5. Laundry & Rear Kitchen
6. Corridor
7. Study Nook
8. Stairs
9. Master Bedroom 01
10. Master Ensuite 01
11. Walk-in Wardrobe 01
12. Bedroom 01
13. Bathroom
14. WC
15. Bedroom 02
16. Walk-in Wardrobe
17. Master Bedroom 02
18. Master Ensuite 02
19. Walk-in Wardrobe 02
20. Double Carport
21. Porch



- 22.Outdoor Spa
- 23.Veranda 01
- 24.Veranda 02
- 25.Deck
- 26.Kiosk
- 27.Swimming Pool
- 28.Balcony 01 & 02

♦ **14 Garden Villas of a total of Construction area of 267 m²**

Villa includes the following areas:

- 1. Entrance
- 2. Laundry
- 3. Bedroom 01
- 4. Ensuite 01
- 5. Stairs
- 6. Kitchen
- 7. Dining
- 8. Living
- 9. Storeroom
- 10. Corridor
- 11. Master Bedroom
- 12. Master Ensuite
- 13. Walk-in wardrobe
- 14. Bedroom 02
- 15. Bedroom 03
- 16. Bathroom
- 17. Double Parking Spaces
- 18. Porch
- 19. Gazebo
- 20. Swimming Pool
- 21. Veranda
- 22. Balcony



- ◆ A main swimming pool of 25 x 5 m with Sun beds and Shaded kiosk
- ◆ A Spa
- ◆ A Green Area of 2000 m² with Jogging Tracks and external exercise machines
- ◆ Technical Area
- ◆ Fully equipped 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 200 mm, 150 mm and 100 mm or dry wall 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' 600 x 600 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 finish with Grade A' 600 x 600 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

- ♦ Sloped and Flat concrete roof with adequate slope to fall and waterproofing treatment in accordance with the requirements of the Architect & Specialist with necessary provision of decennial warranty to receive corrugated iron sheets.
- ♦ 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 280 km/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 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
- American fridge
- Dishwasher

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

11. LAUNDRY EQUIPMENT

- Washing machine in laundry area- Optional
- Dryer - Optional

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 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.



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 WC.

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 electricity conduits 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 homeowner.

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

Individual potable water tanks 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 CEB and shall cater for common areas and essential usage.

Wastewater Disposal

- A STP in technical area.
- Treated water will be used for irrigation.

15. EXTERNAL AREAS

Parking

- Visitors parking.

Gardens

- The development will have a 2000 m² lush and elegant landscaping for all common areas with jogging tracks and outdoor exercise machines.
- Landscaping with steppingstones, tropical trees, and land shrubs as per the specialist's design and specifications.

Pool

- Reinforced concrete individual swimming pool with complete set of water treatment equipment as indicated in the Architect's layout and Engineers' specifications for all 20 Villas.
- A common reinforced concrete swimming pool of 25 x 5 m as per Architect's layout & Engineer's specifications.

Irrigation

Water points will be provided in the landscaped gardens.



16. STORM WATER 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.

