



**PENTHOUSE
(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
- ◆ Fully equipped modern kitchens
- ◆ Fully fitted sanitarities installations
- ◆ Include built-in wardrobes
- ◆ 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
- ◆ Security post
- ◆ Technical Area
- ◆ Bin Area
- ◆ The project includes a sewage treatment plant (STP)
- ◆ The project includes central watertank



SECTION B - DETAILED SPECIFICATIONS

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 (WC/Showers & Terraces) 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 (HMR) will be provided in bathrooms.

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.
- Provision cables for 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.
- Aluminum sections and glass panels to sustain cyclonic winds of 280km/h and structural norms applicable in Mauritius.



9. KITCHEN

- ♦ Modern kitchen designs with quartz tops of a European brand based on the approved standard proposal.
- ♦ Kitchens will be equipped with a sink; all tap ware (Taps & all related accessories), plumbing and drainage fittings and accessories based on the approved standard proposal.
- ♦ Kitchen furniture shall comprise drawers, cupboards, and shelves (optional), equipped with soft-closing fittings, all in accordance with the kitchen specialist's detailed drawings and specifications, and based on the approved standard proposal.

10. KITCHEN EQUIPMENTS

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

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

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

11. LAUNDRY EQUIPMENTS

- ♦ Provision shall be made for the installation of a washing machine in the designated laundry area as per standard floor plan, including necessary water inlet, drainage, and electrical outlet.
- ♦ Provision shall be made for the installation of a clothes dryer, including required electrical outlet and ventilation (where applicable) as per standard floor plan.

12. BATHROOMS

Flooring

- ♦ Shower area will have waterproof treatment as per the specifications of the Architect and finish with Grade A' non-slip tiles.

Note: Waterproofing specifications 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 waterproofing 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.*

**The bathroom walls finishing will be communicated at a later stage.*

Fittings and Accessories

- ◆ Sanitary ware and accessories shall be of high quality and conform to recognized European standards. All fixtures, including:
 - ◆ wash basins,
 - ◆ water closets, and
 - ◆ associated fittings,

shall be approved to make and model, ensuring both functionality and aesthetic appeal suited to a residential environment. Accessories such as :

- ◆ mirrors,
- ◆ towel rails,
- ◆ toilet paper holders, and
- ◆ robe hooks

shall be of matching design and superior finish, subject to the Architect's approval. Installation shall be carried out in accordance with the manufacturer's recommendations and best industry practices.

- ◆ All tapware and fittings shall be of high quality and comply with recognized European standards. This includes all associated plumbing works required for proper installation and operation, ensuring durability, functionality, and aesthetic consistency throughout the penthouse.

The Shower Door

- ◆ Glazed shower door shall be provided in accordance with the Architect's specifications. Installation shall ensure durability, safety, and proper operation, in compliance with relevant standards and manufacturer's recommendations.



13. ROOFTOP FEATURES

- ◆ Each penthouse shall include a rooftop area designed with a pergola and a designated BBQ area, constructed in accordance with the Architect's approved layout and specifications.
- ◆ Jacuzzi Provision: Structural and service provisions shall be made for the future installation of a jacuzzi. This includes necessary reinforcement, plumbing, and electrical connections, to ensure seamless integration when installed.
- ◆ Materials and Finishes: All rooftop structures, including the pergola and BBQ area, shall be constructed using durable, weather-resistant materials. Finishes shall comply with the Architect's approved specifications and ensure long-term performance and aesthetic quality.
- ◆ Compliance: All works shall be executed in accordance with relevant standards, manufacturer's recommendations, and best industry practices.
- ◆ **Electrical Installations:** Electrical outlets and lighting provisions will be installed on the rooftop in accordance with the Architect's approved layout and technical specifications.

14. BEDROOMS

- ◆ Each Bedroom* will include a built-in timber wardrobe with melamine or veneer finish according to the Architect's Details & Specifications.
***Note:** For **Block C** and **Block D**, the bedroom featuring a walk-in-closet will include built-in timber fittings installed within the specified closet areas only.*

15. SERVICES

Hot Water

- ◆ Electrical water geysers, in accordance with the specifications of the Mechanical & Electrical (M&E) Engineers. All equipment shall be approved make, and installation shall comply with relevant standards and manufacturers' recommendations.

Electricity Networks

- ◆ The electrical reserves 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

- ◆ **Bedrooms:** All bedrooms shall be fitted with mono-split type air conditioning systems, installed in accordance with the Mechanical & Electrical Engineer's specifications. Equipment shall be approved to make and capacity suitable for each room.
- ◆ **Living Rooms:** Ceiling fans shall be provided in living areas as per the Architect's layout, ensuring proper air circulation and comfort.
- ◆ **Provision for Living Area AC:** A provision for air conditioning in the living area shall be included. Installation of AC in this area shall be treated as a variation and executed only upon the buyer's approval.

Telecommunication

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

TV

- ◆ All TV connections and cable satellite channels will be provided.
- ◆ The selection and charges associated with 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 Sewage Treatment Plant (STP) shall be provided in the designated technical area.
- ♦ Treated water from the STP shall be utilized for irrigation purposes, in accordance with relevant environmental and engineering standards.

16. EXTERNAL AREAS

Parking & Storage

- ♦ Penthouse Parking: Each penthouse shall be allocated two dedicated parking spaces.
- ♦ Visitor Parking: The blocks of apartments will include visitor parking facilities equipped with four electric vehicle charging stations, accessible to both residents and visitors..
- ♦ Storage Facilities: Each penthouse shall have one allocated storage facility of $\pm 7.35\text{m}^2$.

Gardens

- ♦ Area: The development shall include a total of 1,500 m² of landscaped areas.
- ♦ Design and Features: Landscaping shall incorporate steppingstones, tropical trees, groundcover shrubs, and integrated lighting, all in accordance with the landscape specialist's approved design and specifications.



Private Pool

- Each penthouse shall be provided with a reinforced concrete swimming pool.
- Pools shall include a complete set of water treatment equipment, installed as per the Mechanical & Electrical Engineer's specifications.
- Construction, waterproofing, and finishes shall comply with industry standards and the Architect's approved layout.
- Private pools shall have internal dimensions of 6,800 × 2,900 mm.
- Pool shall be finished in slate, with reinforced concrete construction, waterproofing, and all associated works carried out as per the Architect's layout and Engineer's specifications.

Common Pool

- A communal reinforced concrete swimming pool measuring 15 × 5 m shall be provided.
- All construction, water treatment systems, and finishes shall be executed in accordance with the Architect's layout and Engineer's specifications.
- Pool shall be finished in slate, with reinforced concrete construction, waterproofing, and all associated works carried out as per the Architect's layout and Engineer's specifications.

General Requirements

- All pools shall be constructed to ensure structural integrity, durability, and safety.
- Installation of water treatment equipment, piping, and electrical connections shall comply with the manufacturer's recommendations and relevant standards.

Irrigation

- Water points shall be provided in the landscaped common gardens as per the approved landscape design and in coordination with the M&E engineers and the Architect for practical and aesthetic purposes.



17. 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.