

MARINE

PENTHOUSES & APARTMENTS

Specifications

❖ The technical team

- Drawings and interior lay out by the Belgian designers Caroline Bourgeois and Anno Defeche (INSTANTCOLLAB company).
- Structure computation by the well-known Mauritian engineer Kevin Bouic (CIRCA Limited)
- Promotion and conception by Michel and Anne Bourgeois (BLUE SAILS Limited), designers of the first 5-star boutique hotel in Mauritius, TURQUOISE Apartments & penthouses, BLUE Apartments & Penthouses (construction in process), and FACING BLUE Apartments & Penthouses (drawings in process)
- Quantity surveyance by the best QS company in Mauritius: ETWARO & Associates Limited
- Construction by DLB Construction company, a middle size Mauritian contractor having an history of quality building works
- Legal procedures and title deeds by Patrice Avrillon, notary in Port-Louis, Mauritius

❖ Architecture

- Powder coated aluminium window and sliding-door frames in line with the architects and structural engineer designs and applicable wind loading specification
- External walls are finished with one coat of plaster and 2 coats of finishing paint to the architect specification
- A combination of 200mm, 150mm and 100mm concrete block walls for external wall structures, rendered to the engineer specification
- Reinforced concrete roof areas including waterproof membrane as per engineer and specialist supplier specification

❖ Internal finishes

- Internal walls and partitions are finished with one coat plaster, skimming compound, binding agent and 2 coats of finishing paint to the designers' specification
- Ceramic tiles 2 m high to walls in showers
- Floor tiles will be used in all areas of the unit internally as per interior designers' specification
- Modern high-quality designed kitchen units equipped with oven, cooker hob, extractor, dish washer, microwave and fridge. Quartz countertop with splash back included
- High quality fitting and fixtures, to be used for all internal built-in furniture as per the designers' specification
- The bathrooms will be fitted with quality sanitary and HANSE GROHE taps ware in accordance with the designers' specification
- All internal doors will be of semi solid construction material including handles and fittings as per the designers' specification
- All power outlet points/layout will be from a well-known brand (such as *Legrand* or *Niko*) and in accordance with the electrical engineer and designers' layout & specification
- Power outlet points will cater for the French type (16 Amp) connections
- NB: the kitchen and bathroom furniture are included, but no other items such as cupboards, beds, sofas and so on, for which several "deco packs" can be proposed by the promoter.

❖ External works & underground

- A common 12 X 4 m concrete swimming pool with appropriately designed filtration systems and finished as per the specialist supplier's design
- Each apartment will be provided with 1 underground parking bay
- Each penthouse will be provided with 2 underground parking bays

❖ Services & utilities

- Ventilation
 - All bedrooms will be air-conditioned (remote controlled split units)
 - Living room area will be fitted with ceiling fans as per the designers 'specification
 - All toilets will be equipped with mechanical extraction if natural ventilation by mean of a window is not possible
- Electrical
 - A common full load standby generator plant will be provided
 - The CEB electrical services provides 230 Volts 50 Hz, single phase, and 400 Volts 50Hz, three phases
 - Individual metering
- Plumbing
 - Hot water is supplied and generated by mean of solar energy
 - A big water storage tank is located in a common area to cater for temporary water shortages that may occur
 - Treated water supplied from the Central Water Authority (CWA) will be distributed to each unit. The ministry of health and quality of life conducts independent tests to ensure CWA's compliance to the norms met by both WHO (World Health Organization) and ministry of Environment.
 - Wastewater disposal system will be designed and constructed in accordance with the wastewater management Authority (WWMA) specifications
- Security
 - The car access will be controlled by a remote-controlled common door for the underground parking area
 - The pedestrian estate access will be controlled by mean of individual interphones
 - Firefighting systems will be installed where applicable and in accordance with the engineer 'specification which is governed by local regulations
- Telecommunications
 - Telephone, TV and data (Internet) points are provided in living rooms and master bedrooms (Application for telephone, TV and ADSL connections to the local network are to be completed by each unit owners (at their cost)
- Fire fighting
 - Portable fire extinguisher on each floor level

❖ Appliances

- The following appliances are provided as standard to each unit:
 - Oven and microwave
 - Cooker hob and Extractor
 - Fridge
 - Dish washer

NB : the brand of those appliances will be in the range of Ariston, Samsung, LG or similar standards as per the promoter and designers' specification

❖ **Choice of equipment & finishes**

The promoter will give the buyers the opportunity to choose their equipment and finishes (such as tiles, tabs, basins, toilets bowls ...) within a given list. No price supplement will be requested as long as the buyer stays within the list. In case he would desire to request another type of equipment or finish not in the list, this item will have to be paid by him. The promoter will then refund him for the budget initially allocated to this item in the list given.

Those individual choices will not be possible for the common areas, such as lobby, stairways, basement, access pads, façades, terraces, shutters, openings and so on, as the harmony of the building aspect requires that the same finishes will be used everywhere.
