

VILLAS, À LOÛS

DESCRIPTIVE NOTICE

Foundation work

All foundation works will be carried out by a specialized contractor using the following: columns; concrete beams; concrete slabs. They will be designed and constructed on the basis of information from a geotechnical survey.

Structural work

All structural works, concrete columns, slabs, staircases, overhangs and sloping roofs, will be constructed of reinforced concrete in accordance with the specifications of the structural engineer. Parapet walls and all junctions with first floor will use adequate waterproofing to prevent any penetration of water.

Masonry works

- All external walls will be built with 150 mm concrete block using adequate concrete column.
- All internal walls will be built using 150 mm concrete block.

Roofing

- The pitch roofs will be built in reinforced concrete cover with light colour corrugated sheet.
- All flat roofs and overhangs/canopies will have adequate water proofing.



PAINTS AND WALL FINISHES

External Wall Finishes

- Smooth render with one for all paint.

Internal Finishes

- Tiles in all showers.



Floor Finishes

- Both internal and external floor finishes will be aesthetically similar.
- All the interior finishes of the floors are in premium ceramic tiles 600 x 600 mm, all of the same color throughout the project.
- Terrace : Similar coloured non-slip tiles will be used for the covered terrace.



Ceiling Finishes

- All ceilings will be made of coated cement mortar with mat paint finish.
- False ceilings will be used in all bathrooms and kitchen.

Waterproofing

- All showers walls will be waterproof.
- Pitch roofs, flat roofs and canopies will be treated with seal coat as waterproofing.
- Adequate waterproofing will be used at base of first floor external walls and all around and at junction with first floors slabs in order to avoid all water penetration.

**Ceramic or timber skirtings tiles as per architect specifications.*

ELECTRICITY AND AIR CONDITIONING

Electricity

- All sockets for the essential and primary element will be given in all areas of the villas (table lamp, fridge, microwave, etc.).
- Power point for light will be given but light fitting will have to be provided by the owner/clients.
- The distribution board will be located inside the villas in a secure location.
- All electrical works will be done by the M&E engineer, based on the architect's lighting layout.
- All electric points for the kitchen will be according to the kitchen specialist.



Air conditioning and fan

- All bedrooms will have air-conditionings.
- Electric points for fans in living rooms and covered terraces are provided (the fan must be provided by the owner/client).



KITCHEN AND FURNITURE

- The kitchen design will be carried out by a kitchen specialist on the basis of the general design carried out by the architect.
- All furniture, working bench will be designed by the kitchen specialist.



- Stainless steel sink.
- Double sink according to the kitchen agency.
- European standards mixer.
- Oven, induction hob and extractor hood of European standards.



BATHROOM

Sanitary appliances

- All sanitary appliances will be white.
- WC with adjoining tank.
- Mixers for all the appliances of European standards.
- Italian showers for all the bathrooms.

Plumbing

- Hot and cold water system for all bathrooms and kitchens with wastewater disposal systems.
- Hot water supplied by the solar water heaters with electric boosters.
- Domestic water supply under pressure by a water pump.
- Plumbing and sanitary installations: concealed distribution.
- Swimming pools with filtration and pump.



OTHER SPECIFICATIONS FOR THE RESIDENCE

- Electric entrance and exit gates with pedestrian access and remote controlled opening for vehicles.
- Exterior lights: lighting of common areas will be done with underground network.
- Domestic water supply by connection to the common network.
- Electricity by underground network up to the villas.
- Telephone network provided.
- Sanitation networks: treatment system and grease traps for wastewaters treatment kitchens.
- Each villa will be provided with a bin space that will accommodate two plastic bins.
- The main driveway will be made with a mixture of asphalt, concrete and evergreen blocks.

Landscaping

- Landscaped gardens with a mix of tropical plants.
- Concrete slabs as walking access and link between areas.

Boundary walls

- The complex is surrounded by a combination of block walls, stones cladding and beta fences, as per architect design.
- The main gate will be equipped with a remote control and the exit gate with floor sensor.



Communication system

- Fiber optic cable to each villa.
- Telephone and internet.
- TV sockets installed in the living room and master bedroom.

Optional

The following can be added by the owner/client:

- Enclosed garage
- Outdoor kitchen
- Roller shutters
- Air conditioning in the living room
- Pool Shower
- Wood pergolas
- Concrete slabs
- Barbecue area decking