

Les Méléanes

APARTMENTS • AZURI VILLAGE



BUILDING SPECIFICATIONS

azuri

PREAMBLE

This technical description relates to the construction of a project consisting of residential apartments units. The technical characteristics of the buildings will be included in a descriptive report during the signature of the notarial deed in the presence of the notary in charge.

This project will comply with the technical specifications of the technical documents, the laws and regulations in force and the safety and construction regulations.

NOTE: For the sake of compliance and with respect to regulations, the Property Developer reserves the right to make all modifications imposed upon him both by the technical inspection services and by the engineering firm.

1.0 GENERAL TECHNICAL CHARACTERISTICS OF THE TOWNHOUSES

1.1 INFRASTRUCTURE

1.1.1 EXCAVATIONS

- Trenching and isolated footings for foundations and networks.

1.1.2 FOUNDATIONS OF BUILDINGS

- Strip footing and isolated footing foundations or any other foundation design, in accordance with the soil investigations report.

1.2 WALLS & FRAMEWORKS

1.2.1 EXTERIOR WALL

- Reinforced Monolithic Concrete Structure of varying thicknesses in accordance with the reinforced concrete structure work plans, Concrete columns, and beams.

1.2.2 FRONT WALLS AT VARIOUS LEVELS

- General building: Monolithic Concrete Structure
- Facade Coating carried out using cement sand plastering, skim coat or textured finish where applicable at the discretion of the project architect.
- Painted GMS Balustrade.
- Aluminum openable slatted screens for risers.
- Windowsills and door thresholds - cast-in-situ/monolithic concrete.

1.3 FLOORS

1.3.1 PARKING & DRIVEWAYS

- Parking Bays of 2.5m x 5m with evergreen blocks or equivalent and dimensions as per architect's selection.
- Driveway to the parking lot to be asphalt or paving to the architect's design and engineer's specifications.

1.3.2 GROUND FLOOR SLAB

- Reinforced concrete Slab with a screed where floor finishes will be applied.
- Reinforced concrete Slab with power float finish for technical areas.

1.4 STAIRCASE & LIFT

- Two Concrete staircases leading to the upper floors tiled-finish stairs fitted with wood-finish handrail.
- Two Lifts will be provided per block. To the MEP engineers' specifications.

1.5 DRAINAGE & DOWNPIPES

1.5.1 RAINWATER DOWNPIPES

- Exterior rainwater pipes in PVC painted to match wall colour or expressed in accent colour to the architect's specification.

1.5.2 WASTEWATER DOWNPIPES

- Black and brown water collection pipes in PVC located in the service ducts, collected on the ground until reaching the chamber of the main network.

1.5.3 WASTEWATER TREATMENT

- Connection to the wastewater reticulation of the centralized wastewater treatment plant as per MEP specifications.

1.6 ROOFS

- The roofs meet the international cyclone-resistant standards.

1.6.1 FRAMES, ROOFING AND ACCESSORIES

- Reinforced Concrete Flat roofs with double layer waterproofing membrane on the screed to slopes.
- Zinc Aluminium roof covering on secondary roof structures where applicable as indicated by the architect

1.6.2 REINFORCED CONCRETE SLABS

- Reinforced concrete slab (where applicable) in accordance with the reinforced concrete structures work plans.

1.6.4 CEILING

- General ceiling in smooth rendered & painted finish.

2.0 PRIVATE AREAS AND THEIR EQUIPMENT

2.1 FLOORS AND SKIRTING BOARDS

2.1.1 INTERIOR FLOORS

- Laminated Vinyl Tiles in general internal spaces with painted PVC skirting.
- Rectified ceramic tiles with adequate anti-skid rating for wet areas, such as shower cubicles.

2.1.2 FLOORS OF PRIVATE TERRACES AND BALCONIES

- Porcelain tile with adequate anti-skid rating for the outdoor terraces and balconies.
- Waterproofing on all outdoor terraces and balconies prior to laying of tiles

2.2 WALL COVERINGS

2.2.1 BATHROOMS & SHOWERS

- Ceramic tiles application to shower cubicle walls.
- Decorative ceramic tiles application to walls at selected areas by the interior designer as features.
- Waterproofing application to shower cubicle walls and floor and extended to outside shower cubicle.

2.3 OUTDOOR JOINERY

2.3.1 GENERAL DOORS & WINDOWS

- All external openings to meet the international cyclone-resistant standards.
- External openings to be square or rectangular format in either factory coated aluminum or varnished natural timber. Powder coated aluminum openings to be of extruded sections and laminated glass all to Architect specifications.

2.3.2 MAIN ENTRANCE DOORS

- To be in solid timber. Finish in natural timber. Ironmongeries in stainless steel finish, brand equivalent to international norms, quality, and standards.

2.4 INDOOR JOINERY

2.4.1 INTERIOR DOORS:

- Semi solid internal timber doors. Internal carcass in solid timber frame with flax board infill and veneered board cladding. Finish in either natural timber or paint finish. Colour as per interior designer selection. Ironmongeries in stainless steel finish, brand equivalent to international norms, quality, and standards. Thumb turn locks for showers and toilet. Key locks for other rooms

2.4.3 CUPBOARD DOORS - (KITCHEN)

- Sliding or hinged doors in various finishes subject to interior design scheme selection; timber veneered, melamine board or paint finish.
- Ironmongeries in stainless steel finish, brand equivalent to international norms, quality, and standards
- Inclusive of soft closing mechanism and stopper – to the kitchen specialist's specifications.

2.5 PAINTS

2.5.1 EXTERIOR PAINT

ON WALLS

Exterior:

- One coat of undercoat and two coats of elastomeric paint, colour to Architects Selection.

ON CEILINGS

Exterior:

- One coat of undercoat and two coats of elastomeric paint or Off shutter concrete finish , colour to Architects Selection.

2.5.2 INTERIOR PAINTS

ON WALLS:

- One coat of primer and two coats of emulsion type paint, colour: pastel shades to architect's selection.

ON CEILINGS:

- General ceiling; One coat of primer and two coats of emulsion type paint, pastel shades to architect's selection.

2.6 INDOOR EQUIPMENT

HOUSEHOLD APPLIANCES

2.6.1 APPLIANCES AND KITCHEN FURNITURE

- Kitchen equipped with a set of built furniture, same comprising of counter height cabinetry & tower unit (general built to be as per European standard). All according to the layout of the interior designer.
- Kitchen equipment shall include stainless-steel sink and taps. A range of colours and finishes specified by the Kitchen Designer will be proposed for the kitchen panels. Worktops and splash backs shall be in granite or quartz with finishes as per the interior design outline.

2.7 PLUMBING EQUIPMENT

2.7.1 PRODUCTION AND DISTRIBUTION OF HOT WATER FOR INDIVIDUAL USE

- Hot water produced by solar water heater type. As per MEP engineer's specifications.

2.7.2 DRAINAGE

- The vertical black water and brown water reticulations will be of PVC pipes. As per MEP engineer's specifications.

2.8 SANITARY WARE

- Off the shelf wall mounted vanity unit, fitted with washbasin, tapware, drawer unit.
- Floor standing ceramic WC pan.
- Frameless clear tempered glass shower screen and door as per interior designer outline
- Shower set (equivalent to international norms and standard). Finish as per Interior design scheme.

2.8.1 TAPS

- Mixertaps (equivalent to international norms and standard) Finish as per Interior design outline scheme.

2.9 ELECTRICAL EQUIPMENT

2.9.1 TYPE OF INSTALLATION

- Mono-phase power supply

2.9.2 POWER INSTALLED

- In accordance with the Engineer's calculations.

2.9.3 SWITCHES AND SOCKETS:

- European standard switches and sockets to Architect's choice

2.9.4 AIR CONDITIONING AND VENTILATION

- Provision only for power outlets for AC units and ceiling fans.
- Location of AC compressors to be as prescribed by the architectural guidelines.
- Natural ventilation in bathrooms (no mechanical extraction).

3.0 PRIVATE AREAS

3.1 LANDSCAPED GARDEN

- The green space forming part of precinct is delivered with a landscaped garden comprising shrubberies and quickset hedges and grassed areas.
- Plan shall be in accordance with the drawing and recommendation of the Landscape Architect in charge.
- No additional structures permanent or temporary will be allowed in the private gardens.

4.0 GENERAL EQUIPMENT OF THE RESIDENCE

4.1 COLLECTION, STORAGE AND DISPOSAL OF DOMESTIC WASTE

- Domestic waste collection/bin areas as per the village requirements for each apartment block.

4.2 ELECTRICITY GRID

- The project will be supplied through the network of the CEB (Central Electricity Board).

4.3 POTABLE WATER

- The residence will be supplied with potable water through a pressurized network operated by the syndic.

4.4 WASTEWATERTREATMENT

- The residence will be connected to a community wastewater treatment plant serving the whole precinct of Méléane.

5.0 SECURITY BARRIERS

- No external burglar bars allowed on doors and windows.
- No external expanding or retractable grill or trellis shutters allowed on doors and window.

6.0 ROLLERSHUTTERS & ROLLER BLINDS

- No external roller shutter will be provided or allowed.
- Fabric Roller Blinds on terraces only will be permitted, colour and type at the discretion of the project architect.

7.0 PARKING & DRIVEWAY

- Parking Bays allocation will be as per hereunder :
 - Studio apartments – 1 Bay
 - 2 Bedroom apartments – 1 Bay
 - 3 Bedroom apartments – 2 Bays
- Parking Bays of 2.5m x 5m with evergreen blocks. Colours to architect's selection.
- Driveway to be in asphalt or paving to the architect's design and engineer's specifications.

8.0 TELEVISION AERIALS & SATELLITE DISHES:

- Each unit shall be provided with channels via fibre optic / data connection only. DSTV, MyT and local channels are available in fibre connection. Containment/ Routing provided. End users to make applications with their preferred network provider for launch of services.
- No Individual satellite dishes will be permitted.

Azuri Village
Roches Noires, 31201,
Mauritius

T. (230) 5499 9995
E. liveworkplay@azuri.mu
azuri.mu

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