

## **QUALITY SPECIFICATION**

### **VASARI VILLAGE**

#### **FOUNDATIONS & STRUCTURE:**

Formed of reinforced concrete and suspended hollow block slabwork.

#### **ROOF:**

Inclined tiles with “old” effect over polyurethane foam waterproofing. Flat roof areas waterproofed and insulated with bitumen felt and polyurethane foam, 30x30 cm tiles in transitable areas.

#### **EXTERIOR WALLS**

Cavity walling of half a foot engineering bricks to exterior and normal hollow brick to interior, cavity filled with polyurethane foam, rendered in cement mortar with ornamental mouldings.

#### **FACINGS:**

Exteriors: Rendered with cement mortar  
Interiors: Smooth plaster with moldings in all rooms except the kitchen and bathrooms. Plasterwork in ceilings of bathrooms and kitchen.

#### **FLOORING:**

Lounge: First quality cream marble, laid angular style with perimeter fringe.  
Bedrooms: First quality cream marble.  
Bathrooms: First quality cream marble  
Porches & terraces: Cream marble combined with terracotta.  
Kitchen: Gress anti-slipping floor tiles

#### **WALL TILES:**

Bathrooms and toilets: Tiled to the ceiling with first quality marble with a mirror finished with mouldings.  
Kitchen & laundry areas: Completely tiled with 20x20 cm ceramic tiles.

**CARPENTRY:**

Interior carpentry: Solid moulded doors in ivory coloured, lacquered wood.  
Exterior carpentry: In first quality brown lacquered aluminium.  
Entrance door of solid wood.  
Cupboard doors of identical quality as internal doors, finished in their interior with matching melamine.

**GLAZING:**

Double glazing in climatic glass.  
Mirrors in bathrooms

**PLUMBING:**

Supply pipes in copper and waste pipes in PVC. Sanitary ware in white vitrified porcelain. Grohe taps.  
Hot water via electric accumulator (150 lt – 2 bed, 200 lt – 3bed ).

**PAINT WORK:**

Interior: Smooth plastic paint in walls, ceilings and mouldings  
Exterior: Plastic paint in a combination of colours.

**ELECTRICAL INSTALLATIONS:**

Installation based on the power rating required, with equipment trade mark Niessen or similar.  
Pre-installation of telephone line in lounge and master bedroom. Connection point for television in lounge and master bedroom.  
Satellite television connection in lounge.  
Pre-installation of alarm.

**AIR CONDITIONING / HEATING:**

Air conditioning hot / cold system installation.

**URBANIZATION**

Enclosed complex with garden area  
Illumination of gardens  
Adult pool  
Children pool  
Ample space for sun-beds  
Garden finished with a variety of trees

**VARIOUS:**

Fireplace in cream colour marble in the 3 bedroom apartments.  
Totally equipped kitchens with fitted electro domestic equipment

**OWNERS COMMUNITY SERVICES**

Maintenance of gardens and swimming pools.  
Maintenance and repair of installations situated in the exterior.

The above could be substituted by similar qualities by the technical architect responsible for the project.