



celimar

AZURI OCEAN & GOLF VILLAGE • MAURITIUS

BUILDING SPECIFICATIONS

Preamble

This technical description relates to the construction of a project consisting of residential apartment units. The project is subject to a system of co-ownership. 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.

Table of contents

1.	GENERAL TECHNICAL CHARACTERISTICS OF THE APARTMENT BLOCKS	4
1.1	INFRASTRUCTURE	4
1.2	WALLS AND FRAMEWORKS	4
1.3	FLOORS	4
1.4	STAIRCASES	4
1.5	DRAINAGE & DOWNPIPES	4
1.6	ROOFS & CEILINGS	5
2.	PRIVATE AREAS AND THEIR EQUIPMENT	5
2.1	FLOORS AND SKIRTING BOARDS	5
2.3	OUTDOOR JOINERY	5
2.4	INDOOR JOINERY	6
2.5	PAINTS	6
2.6	INDOOR EQUIPMENT	7
3.	PRIVATE AREAS	8
4.	GENERAL EQUIPMENT OF THE RESIDENCE	8
4.2	ELECTRICITY GRID	8
4.3	POTABLE WATER	8
4.4	WASTEWATER TREATMENT	8
5.	SECURITY BARRIERS	8
6.	ROLLERSHUTTERS	8
7.	PARKING & DRIVEWAY	8
8.	STORAGE FACILITIES	8
9.	TELEVISION AERIALS & SATELLITE DISHES	8

1. GENERAL TECHNICAL CHARACTERISTICS OF THE APARTMENT BLOCKS

1.1 INFRASTRUCTURE

1.1.1 EXCAVATIONS

- Trenching and isolated footings for foundations and networks.

1.1.2 FOUNDATIONS OF BUILDINGS AND (OPTIONAL SWIMMING POOLS)

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

1.2 WALLS AND FRAMEWORKS

The walls and frameworks to meet the international cyclone-resistant standards, to structural engineer's specifications.

1.2.1 WALLS OF THE APARTMENTS

1.2.1.1 EXTERIOR WALL

- Concrete blockwork of varying thicknesses in accordance with the reinforced concrete structure work plans, Concrete columns, and beams.
- Eco block type to be used on east and west façade.

1.2.2 FRONT WALLS AT VARIOUS LEVELS

- Common areas: Concrete blockwork.
- Façade Coating carried out using cement sand plastering.
- Steel and tempered laminated glass Balustrade.
- Aluminium slatted screens.
- Windowsills and door thresholds - cast-in-site concrete.

1.3 FLOORS

1.3.1 PARKING AND DRIVEWAYS

- Parking Bays of 2.5m x 5m with concrete paving bricks colours and dimensions as per architect's selection.
- Drive to the parking to be paving bricks colours and dimensions as per architect's selection.

1.3.2 GROUND FLOOR SLAB

- Reinforced concrete Slab with screed where a tile-type covering will be applied.
- Reinforced concrete Slab with power float finish for storage areas.

1.3.3 UNDER DECK FLOORS

- Reinforced concrete slab with screed where a tile-type covering will be applied.

1.4 STAIRCASES

- Concrete staircases leading to the upper floors tiled-finish stairs and steel railing with wood-finish handrail.

1.5 DRAINAGE & DOWNPIPES

1.5.1 RAINWATER DOWNPIPES

- Exterior rainwater pipes in PVC.

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 & CEILINGS

- The roofs to meet the international cyclone-resistant standards.

1.6.1 FRAMES, ROOFING AND ACCESSORIES

- Reinforced Concrete Flat roofs with heat reflective waterproofing membrane on the screed to slopes.
- Polycarbonate/Fiberglass/Acrylic skylights with side vent louvers.

1.6.2 REINFORCED CONCRETE SLABS

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

1.6.3 PERGOLAS AND CANOPY.

- Rectangular Aluminium slats. Powder coated colour to Architects Selection.

1.6.4 CEILING

- External terrace in timber board formed off shutter finish.
- General internal spaces to consist of gypsum board false ceiling, skimmed and painted.
- Shower False ceiling in High moisture resistant board, skimmed and painted.
- Bedroom ceiling in smooth rendered finish.

2. PRIVATE AREAS AND THEIR EQUIPMENT

2.1 FLOORS AND SKIRTING BOARDS

2.1.1 INTERIOR FLOORS

- Rectified homogeneous porcelain tiles in general internal spaces with solid timber skirting.
- Rectified homogeneous porcelain tiles with adequate anti-skid rating for wet areas, such as shower cubicles.

2.1.2 FLOORS OF PRIVATE TERRACES AND BALCONIES

- Rectified homogeneous 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 on 1st and 2nd floors Penthouse terraces includes a Jacuzzi.

2.2 WALL COVERINGS

2.2.1 BATHROOMS AND SHOWER ROOM:

- Rectified homogeneous 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 openings to meet the international cyclone-resistant standards.
External openings to be square or rectangular formatted in either factory coated aluminium or varnished natural timber.
Powder coated aluminium 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 brushed finish, brand equivalent to international norms, quality, and standards.

2.4 INDOOR JOINERY

2.4.1 INTERIOR DOORS

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

2.4.2 FRONT DOOR

- Solid core timber door with clear varnish satin finish
- Ironmongeries in stainless steel brushed finish and equivalent to international standards quality.

2.4.3 CUPBOARD DOORS - (BEDROOMS, VANITY & KITCHEN)

- Sliding or hinged doors in various finishes subject to interior design scheme selection; timber veneered, melamine board or Duco spray paint finish.
- Ironmongeries in stainless steel brushed finish, brand equivalent to international norms, quality, and standards
- Inclusive of soft closing mechanism and stopper.

2.5 PAINTS

2.5.1 EXTERIOR PAINTS

ON WALLS:

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

ON CEILINGS:

- One coat of undercoat and two coats of elastomeric paint, colour to Architects Selection.
- Off shutter ceiling to receive two of clear natural finish sealer.

2.5.2 INTERIOR PAINTS

ON WALLS:

- One coat of primer and two coats of emulsion type paint, colour: 'off white' satin finish

ON CEILINGS:

- General ceiling; One coat of primer and two coats of emulsion type paint, colour 'pure white' satin finish
- Shower cubicles; One coat of primer and two coats of emulsion type paint, colour 'pure white' satin finish

2.6 INDOOR EQUIPMENT

2.6.1 HOUSEHOLD APPLIANCES

APPLIANCES AND KITCHEN FURNITURE

- Kitchen equipped with a complete set of built furniture & appliances, same comprising of counter height cabinetry, high cabinets, and tower unit (general built to be as per European standard). All according to the layout of the interior designer.
- Kitchen equipment shall include refrigerator, dish washer, washing machine, stainless-steel sink, taps, oven, electric hob, micro-waves, and hood. A range of colours and finishes specified by the Interior 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.

2.6.2 PLUMBING EQUIPMENT

PRODUCTION AND DISTRIBUTION OF HOT WATER FOR INDIVIDUAL USE

- Hot water produced by thermodynamic heat pump type. As per MEP engineer's specifications.

DRAINAGE

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

SANITARY WARE:

- Double ceramic washbasin for the "master bathroom" and single washbasin for the others.
- 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.

TAPS:

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

2.6.3 ELECTRICAL EQUIPMENT

- **TYPE OF INSTALLATION:** Mono-phase power supply
- **POWER INSTALLED:** In accordance with the Engineer's calculations.
- **SWITCHES AND SOCKETS:** European standard switches and sockets to Architect's choice

2.6.4 AIR CONDITIONING AND VENTILATION

- Split air-conditioning units installed in all bedrooms. Optional provision for Living and Dining.
- Ceiling fan provided in penthouse verandas.

2.6.5 CUPBOARD EQUIPMENT AND LAUNDRY

- Sliding cupboard doors or swing doors depending on width, Wardrobe will be close type and/ or open shelves.
- (Rooms equipped: All Bedrooms, Kitchen, and Laundry)

3. PRIVATE AREAS

3.1 LANDSCAPED GARDEN

- The green space forming part of precinct is delivered with a landscaped garden comprising shrubberies, one or more tall standard trees, 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. GENERAL EQUIPMENT OF THE RESIDENCE

4.1 COLLECTION, STORAGE AND DISPOSAL OF DOMESTIC WASTE

- Domestic waste collection/bin areas as per 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 WASTEWATER TREATMENT

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

5. 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. ROLLERSHUTTERS:

- No external roller shutter will be provided or allowed.

7. PARKING & DRIVEWAY:


- 2 Parking Bays will be allocated per unit.
- Parking Bays of 2.5m x 5m with concrete paving bricks. Colours to architect's selection.
- Common golf cart parking, Common bicycle parking, Common electric parking will be provided.

8. STORAGE FACILITIES:

- 1 Storage Facility at the lower ground floor level will be allocated to each Unit.

9. TELEVISION AERIALS & SATELLITE DISHES:

- Each apartment block shall be provided with channels via fibre optic / data connection only. DSTV, MyT and local channels are available in fibre connection. Individual satellite dish will NOT be permitted



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