



GENERAL SPECIFICATIONS

ALL APARTMENT BUILDINGS are provided with:

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| 1. FOUNDATION | <ul style="list-style-type: none">• Isolated pad and strip footings. The foundation design shall be at the discretion of the professional engineer, to suit unit specific ground conditions |
| 2. SUPERSTRUCTURE | <ul style="list-style-type: none">• A combination of concrete frame and load bearing block-work |
| 3. WALL | <ul style="list-style-type: none">• Hollow block-work external walls• Hollow block-work internal division walls and combination block-work/dry walling for lofts• Cavity block-work division walls between units |
| 4. WALL FINISHES | <ul style="list-style-type: none">• External walls shall be smooth, painted plaster or Marmoran textured plaster finish• Internal walls shall be smooth, painted plaster or ceramic tiled |
| 5. ROOF | <ul style="list-style-type: none">• Curved roof covering with asphalt shingles• Insulation shall be provided• Painted timber fascias and bargeboards• Gutters shall be installed |
| 6. LIFT | <ul style="list-style-type: none">• Each apartment block will have a lift which stops on all floors, including direct, secure access to the penthouses |
| 7. CARPORT | <ul style="list-style-type: none">• One dedicated, covered carport space per apartment. Additional secure garages available |
| 8. POOLS | <ul style="list-style-type: none">• Plunge pools for each garden level apartment and infinity pools with glass balustrades on penthouse terraces |

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ALL APARTMENTS are provided with:

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| 1. FLOORS | <ul style="list-style-type: none">• Porcelain or ceramic tile internal flooring• Non-slip porcelain or ceramic tiles or flamed granite flooring on the covered terraces• Painted hardwood, porcelain or ceramic skirting to match floor tiles |
| 2. CEILING | <ul style="list-style-type: none">• Internal ceilings shall be painted, skimmed plasterboard |
| 3. DOORS & WINDOWS | <ul style="list-style-type: none">• Entrance doors and frames shall be painted or varnished, solid hard wood• Internal doors shall be painted, semi solid core in a timber frame• Brushed stainless steel ironmongery• Aluminium frame windows and sliding doors by European supplier• Decorative aluminium sliding shutter(s) |
| 4. BALUSTRADES | <ul style="list-style-type: none">• Glass or painted galvanised mild steel |
| 5. KITCHEN | <ul style="list-style-type: none">• Contemporary open plan kitchen with quality furniture fittings• Lime washed timber veneer or similar looking wood effect Polymer cupboard doors• Stainless steel Miele appliances included: fully integrated oven, fully integrated microwave, electric hob, extractor, built-in fridge with freezer and dishwasher• High quality chrome-plated taps and mixers• Separate utility room with washing machine and tumble drier• A gas barbeque shall be provided for use on the terrace |
| 6. BATHROOM | <ul style="list-style-type: none">• Bath in each master bathroom• Porcelain basins• Wall hung toilets with concealed cisterns• Clear or frosted glass shower screens• High-quality chrome plated bathroom accessories |
| 7. BEDROOM | <ul style="list-style-type: none">• Custom-designed bedroom cupboards will be crafted in lime washed timber veneer or a similar looking wood effect Polymer doors |
| 8. ELECTRICAL | <ul style="list-style-type: none">• LED down lights throughout the apartments• Socket outlets, light switches and sundries shall be from a high quality range |
| 9. AIR-CONDITIONING | <ul style="list-style-type: none">• Concealed and ducted air conditioning shall be provided to the bedrooms, living and dining room |
| 10. TV, TELCOM & INTERNET | <ul style="list-style-type: none">• Television connection points in the living room and master bedroom• Telephone and internet points shall be provided |
| 11. SECURITY | <ul style="list-style-type: none">• The residential complex shall be gated with 24 hour security and CCTV• A security alarm system in each apartment will be provided• Fire detection to all apartments and an addressable alarm panel will be installed as per the requirements of the Seychelles Fire Services |

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