EXCLUSIVE VIEWS

SCHEDULE OF FINISHES FOR FITOUT

***Luxury residence - Pointe aux Canonniers - Mauritius.***

Note: Following the title deed description, all apartments and penthouses are delivered without any fit out. Once transfer of the Title Deed has occurred, each owner will contract with OSCAVIBA Ltd directly on an agreed schedule of finishes, which the standard is listed below and represents the finishes that are proposed for the given fit out price.

It is understood that any modification requested by the client could induce a cost variation.

1.0              **WALLS**

-         The thicknesses of the structural elements are determined by the structural execution design office

-         External and Internal (structural) walls: concrete block walls 100mm, 150mm or 200mm. Those concrete walls will be clad in Gypsum and skimmed smooth.

- Internal (partition) walls: All internal walls depending on finishes will be a combination of Gypsum sound and waterproof dry walling skimmed smooth. (Technical specs: LAFARGE GYPSUM DRYWALL, 60 Min Fire rated internal partition system. Non load bearing drywall system, 12mm Standard Plasterboard- double layer each side. WALL PROPERTIES: 64mm stud. 60 min fire rating Sound reduction index 45dB. 64mm Drywall Lafarge steel stud: 65mm Drywall Lafarge steel track: 12mm tapered edge. Floor and ceiling finishes as per specification

2.0              **FLOORS**

-       60x120cm rectified porcelain tiles from Spain to general areas

* Bedrooms 23x120cm Porcelain tiles from Spain

-       Indicative dimension of floor tiles in showers 60x60cm porcelain tiles

-         Wood or bamboo plinths around all tiled surfaces, except in bathrooms.

-         Indicative dimension of wall tiles, for shower screens 60x60cm porcelain tiles

- Mezzanine (if any): GMS Structure with quick step flooring, insulation and Bondek.

3.0         **CEILINGS**

-         The plaster of the ceilings will be composed of cement and stone sand "rocksand" in a ratio of 1: 3 with a smooth finish with a trowel or suspended false ceilings where required and indicated by the architect.

4.0         **OPENINGS**

-         Doorframes: The doorframes will be in solid wood

-         Interior distribution doors: “Méranti” wood frame and plywood facing with Kyat veneer or equivalent, Matt varnished, on tubular agglomerate core. Locking / unlocking for WC and bathroom, key lock, European barrel, for bedrooms.

-         Landing doors: Wooden door block on gangways.

5.0         **PAINTING**

-          Vinyl paint, matt emulsion, on walls and ceilings.

6.0         **KITCHEN**

-         The kitchen will be equipped with appliances: Electric hob, an extractor hood, a built-in oven and a built-in microwave, a built-in dishwasher and a refrigerator.

-         Recomposed Quartz worktop with 20mm gray marble effect or similar

-         Door and drawer handle Stainless steel look,  Invisible hinges with retarder,  Drawers on fully extendable rails with retarder

-         Hanse Grohe brand mixer tap or similar

7.0         **CUPBOARDS**

-         The doors of the sliding or opening cupboards according to the position in the sales plan will be made of chipboard with PVC finish.

-         Aluminum wardrobe bar

-         Drawers on fully extendable rails with speed reducers, Drawer front in chipboard with wood effect finish

-         Invisible hinges with retarders

-         Solid wood or copper finish aluminum handle

 8.0         **SANITARY WARE**

-         The sanitary equipment will be defined by the Architect, Duravit brand or equivalent quality and Hanse Grohe brand for the taps or equivalent quality.

-         The bathroom accessories will be defined by the Architect, Hanse Grohe brand or equivalent quality.

-         The washbasins in the bathrooms will be placed on a horizontal plane in recomposed quartz 20 mm thick.

9.0         **ELECTRICAL**

-         Each residential unit will be powered from the electrical box located at the property line and will have an individual meter. The main electrical distribution boards will be located in a dedicated technical room (the generator set technical room), while the owner’s electrical panels will be located inside the apartments.

- The conduits of electric cables will be recessed. The installation of the electrical system will be carried out in accordance with the instructions of the Engineer.

-         The electrical equipment will be of the French “ Legrand ” brand of the Arteor Neutral White “ Square ” version.

-          The hot water will be produced by the latest technology inverter hot water system.

10.0         **TELECOMUNICATION**

-         Connection to the public telephone network will be via an underground duct intended for the passage of fiber cables.

-         Telephone and Internet services will be fiber-based, with a fiber cable in each apartment unit.

-         All cables will pass through buried or concealed conduits to data points.

- The cabling will be completed, but the connection and subscription to a telecommunication provider will have to be done by the owners

11.0         **Water supply**

-         The installation of the plumbing system will be carried out in accordance with the Engineer's specifications. Recessed cross-linked polyethylene power supplies with shut-off valve for each housing.

-         The plumbing installation includes a hot and cold water system in the bathrooms.

12.0         **Air Conditioning and fans**

-         All bedrooms will be airconditioned (independent A/C split units)

- All bedrooms, the living room and kitchen will have a ceiling fan provided.