

# EXCLUSIVE VIEWS

SCHEDULE OF FINISHES AT SALE

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## *Residence Apartments located in Pointe aux Canoniers - Mauritius*

EXCLUSIVE VIEWS residence:

- 3 apartments with 3 bedrooms, on the ground floor with a large private terrace, trees and a private swimming pool
- 3 Duplex apartments with 5 bedrooms with sea views.
- 3 Penthouses with 4 bedrooms, on two levels with a large roof top terrace and a plunge pool and sea views.

This 9 Unit apartment complex is located in Pointe aux Canoniers

Exclusive views is a confluence of large volumes and combines space, comfort, elegance and quality.

**Space** : 9 units from 180 to 350 m<sup>2</sup>.

The ground floor apartments are designed to have 3 bedrooms, a landscaped garden with its own swimming pool.

Duplexes have been designed to have 5 bedrooms and a sea view.

The Penthouses have 2 floors and have been designed to have 4 bedrooms, a swimming pool and a breathtaking view of the island of Coin de Mire.

Each unit has a store room and a parking in the basement.

**Comfort** : ceiling heights of nearly 2.80 meters for each apartment, double volumes nearly 6 meters high for the living rooms of each of the Duplexes. All these generous volumes and large openings allow natural light to enter each room and promote natural ventilation. Each bedroom and bathroom has beautiful spaces and thoughtful of built-in storage.

**Elegance** : the resolutely modern architecture, the use of natural materials such as stone and wood, a vertical garden and elegant steel bridges that run on each floor, contribute to the unique character of this residence .

**Quality** : located in a very quiet area, Exclusive Views residence will be built to the highest quality criteria and the work will be carried out in accordance with European standards.

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## **1.0 STRUCTURAL ELEMENT**

- Arup Engineers have been engaged to design and supervise the structural elements of this building.

## **2.0 WALLS, FRAME AND FINISHES**

All finishes listed here are detailed on the architects' drawings and specified on the official drawings.

- The building is constructed using concrete and blocks in accordance with the structural design of Arup.
- Selected exterior walls in basalt cladding.
- The plastering of the exterior walls to be painted as detailed below.
- Floor finishes: 600 x 600mm Ceramic tiles throughout common areas and timber decks in Moso Bamboo
- Doors and windows will be in extruded aluminum with powder coating. The sections and dimensions of the aluminum profiles as well as the thickness of the glazing will be reinforced to withstand cyclonic winds of 280Km / h. The strength calculations will be approved by the design office and a guarantee in this regard will be issued.
- All joints will be made with a polyurethane elastomer mastic all around the openings
- The Aluminum Doors will be equipped with double locks and handles, hinges in stainless steel or aluminum.
- Railing in common areas will be painted galvanized metal.
- Tempered glass railing and painted galvanized metal railing for the apartments.
- Front door frames will be in solid wood
- Ground floor and penthouse pools: A fiber glass lining set in a concrete shell as per MEP engineer.
- Landscaping completed.
- Allocated stores for each apartment.
- Basement parkings.
- Mitsubishi elevator serving all apartments from the basement.

### **3.0 PAINT**

Exterior paint

- Antifungal paint on exterior wall, weather resistant, washable, recommended for semi-humid, humid and coastal areas
- Painting on all metal parts of the exposed frame.

### **4.0 TELECOMMUNICATIONS EQUIPMENT**

- The connection to the public telephone network will be made by an underground duct intended for the passage of 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

### **5.0 WATER SUPPLY & TREATMENT**

- A central water tank will be installed according to the prescriptions of the Central Water Authority (CWA), the supplier of drinking water supply, which will ensure the connection. The complex's water distribution network will be underground.
- The installation of the plumbing system will be carried out in accordance with the MEP Engineer's specifications. Recessed cross-linked polyethylene power supplies shut-off valve for each housing.
- Underwater tanks with 7-day spare consumption will be installed in the basement as well as rainwater catchment tanks for irrigation purposes will be utilized.
- Hot water will be produced by a split type solar water heater with a backup electric immersion element, or gas or electrical driven instant heaters as the MEP engineers may specify.
- A water pipe is provided for the gardens and green space for private use. An irrigation tank will be provided to supply the planter's areas. Pop-up units and sprinklers will be used as external water points.
- Rainwater will not be discharged into the main STP (sewer treatment plant). It will be distributed over the landscape area.
- The sewerage system on the site will be via a sewage treatment plant.
- Wastewater from the kitchens will be passed through a grease trap before being discharged into the drainage network.

## **6.0 POWER SUPPLY**

- 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 Central Electricity Board (CEB) will ensure the connection of the complex to the national electricity grid through electrical transformers installed for the project. The electricity distribution network on the entire site will be via an underground duct intended for the passage of electric cables, with all draft chamber constraints and ending in a manhole at the entrance of each residential unit.
- Individual CEB meters will be provided for each owner. Common areas will have a separate meter.
- 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 while the owner's electrical panels will be located inside the apartments.
- There is an automatic stand-by generator for backup electricity in the event of interrupted municipal power.

## **7.0 EXTERIOR LIGHTING**

- Electrical fittings will be as specified by the architect.

## **8.0 SECURITY**

- Access to the basement parking area will be secured by mean of an electrically operated gate, with individual remote controls.
- A CCTV system will be installed along the fencing walls of the property

*NB : All finishing materials, equipment or other elements which appear in this descriptive notice and which are not available on the market will be replaced by equivalent materials or elements validated by the Architect.*

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