

# EXCLUSIVE VIEWS

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

A magnificent collection of luxury apartments with exceptional sea views.

EXCLUSIVE VIEWS residence:

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

Located in the upmarket Pointe aux Canonniers, a few minutes walk from the beaches and the lagoon, this 9-unit project is an exclusive development, nestled in a peaceful and fully secure environment.

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

**Space** : with only 9 units from 180 to 350 m<sup>2</sup>, each apartment has been designed carefully; a large tree-lined terrace with its own swimming pool for the garden level; a double volume, 5 bedrooms and a sea view for the Lofts; even roof top entertainment area, its own swimming pool and a breathtaking view of the island of Coin de Mire for the Penthouses. 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 lofts. All these generous volumes and large openings allow natural light to enter each room and promote natural and invigorating ventilation. Each bedroom and bathroom has beautiful spaces and plenty of built-in storage.

**Elegance** : the resolutely modern architecture, the use of natural materials such as stone and wood, a plant wall of nearly 8 meters, and elegant metal passageways 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.

An elevator will serve all floors from the basement

## 1.0 I N F R A S T R U C T U R E

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

## 2.0 W a l l s , F r a m e a n d g e n e r a l s t r u c t u r e

- The building is constructed using concrete and blocks in accordance with the structural design of Arup.
- All exterior basalt stone wall cladding will be as per the architectural specification.
- The plastering of the exterior walls will have a thickness as specified.
- Indicative dimension of the floor tiles: approximately 600 x 600 mm.
- Indicative dimension of floor tiles in showers: approximately 300 x 600 mm.
- Wood skirting to all tiled surfaces, except in bathrooms.
- Indicative dimension of wall tiles, for shower screens: 600 x 300 mm .
- External common stairs: Porcelain stoneware tiling + matching tiled skirtings, according to layout plan and aluminum stair nosing.
- Porcelain stoneware tiles, wood or bamboo skirtings, according to layout plan.
- The doors and windows will be in extruded aluminum with textured powder coating in a dark color. 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.
- The joints will be made with a polyurethane elastomer mastic all around the opening, internally and externally.
- The Aluminum Doors will be equipped with double locks equipped with handles for opening closing, the hinges will be in stainless steel or aluminum.
- Railing in painted galvanized metalwork for the common areas.
- Tempered glass railing and painted galvanized metalwork railing for the apartments.
- The doorframes will be in solid wood
- Interior distribution doors: Méranti frame and plywood facing with Kyat veneer or equivalent, Matt varnished, on tubular agglomerate core. Locking for WC and bathroom, key lock, European barrel, for bedrooms.
- Landing doors: Wooden door block on gangways.

### 3 . 0 P A I N T

#### Exterior paints

- 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.

#### Interior paints

- Vinyl paint, matt emulsion, on walls and ceilings in dry rooms.

### 4 . 0 K I T C H E N S

- The kitchen will be equipped with basic appliances such as a hob, an extractor hood, a built-in oven and a built-in microwave, a built-in dishwasher and a refrigerator.
- Recomposed Quartz worktop 20mm gray marble effect or similar
- Door and drawer handle stainless steel look
- Invisible hinges with retarder
- Drawers on fully extendable rails with retarder
- Grohe mixer tap or similar

### 5 . 0 C U P B O A R D S

- 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

### 6 . 0 S A N I T A R Y W A R E

#### SANITARY EQUIPMENT AND PLUMBING

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

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

#### 7.0 ELECTRICAL EQUIPMENT

- 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 Legrand brand of the Arteor Neutral White "Square" version.*
- Hot water will be produced by a split type solar water heater with an electric immersion element as a backup or gas driven instant heaters as the MEP engineers may specify.
- All kitchen appliances in the villa apartments will be electric as default but gas stoves are an option

#### 8.0 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.

#### 9.0 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 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.
- The plumbing installation includes a hot and cold water system in the bathrooms.

#### 10.0 POWER SUPPLY

- 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 tenant's electrical panels will be located inside the technical ducts. There is an automatic stand-by generator for essential services in case of interrupted municipal power.

#### 11.0 EXTERIOR LIGHTING

- The type of lighting will comply with the Architect's prescriptions and will be fixed on concrete bases. The electrical supply for each lighting will be underground in accordance with the Engineer's instructions.
- Exterior fixtures will include bollard lights, recessed fixtures, wall fixtures, spotlights, and up and down directed lights to provide a decorative element and minimal security lighting.

## 12.0 VARIOUS NETWORKS

### ROADS

- The roads and car parks will be built according to the overall development plans of the Architect. The construction includes stripping, soil profiling, compaction and implementation of a 0/40 mm base course of watered and compacted all-terrain, and a layer of 40mm thick asphalt and evergreen block. The curbs of the roadways will be in precast concrete or stone. All the roadways will be provided with signage according to the regulations in force.

### POTABLE WATER

- 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, ending with a shut-off valve.

### ELECTRICITY

- 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 tenant and landlord.

### TELECOMMUNICATIONS

- 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. Television and telecommunications equipment such as decoder, router, etc. will be purchased and installed by tenants.

### WASTE

- The sewerage system on the site will be via a sewage treatment plant.
- Wastewater collected in kitchens will be collected in a grease trap before being discharged into the drainage network so that the grease can escape before the waste does not pass into the drainage systems.

### OUTDOOR WATER POINT

- 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.
- The landscaping will be according to the details of the landscaper. Pop-up units and sprinklers will be used as external water points.

#### DRAINAGE

- Rainwater from all the roadways will be channeled through canals or pipes buried with manholes and connected to existing drains.
- Rainwater will not be discharged into the main STP sewer system. It will be scattered over the landscape area.
- All inspection stamps will comply with British Standard BS 497.

*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.*