

Blue Azalea - Residential Development at Anse La Raie, Calodyne

Technical Details

CONSTRUCTION

Construction and completion of 2 Villas as per annexed drawings with minor alterations where the Architect will find necessary for the improvement of the project.

The building will be plastered as well as painted internally and externally.

Aluminium openings with clear glass will be installed for all external windows and doors.

COMMON AREAS

Site Works ,pavers,- Landscaping, Planting etc. – as per drawings.

(Connection to C.E.B, C.W.A, Telephone & Gas will be at the cost of the purchasers)

Vehicular Access Road to each individual Villas

Garbage wheelie Bins

Main Entrance Gate

Boundary Walls around the whole compound flowers, shrubs for each individual plots

VILLAS

Floor Finishes

With the exception of Floor tiles in Common and En-Suite Bathrooms, Floor finishes will not be provided in other areas (**OPTIONAL at client's request**)

Wall Finishes

Living, dining, kitchen, laundry, bedrooms: cement/sand Rendering and emulsion paint finish

Common and En-Suite Bathrooms

Homogeneous ceramic tiles 1m80 high inside shower /WC walls and emulsion paint finish on remaining surfaces

Kitchen

Emulsion paint finish on wall & ceiling surfaces

Ceilings

Living, dining, kitchen, laundry, bedrooms, bathrooms, terraces/balconies and passageway:

Rendered and emulsion paint finish

Doors

Bedrooms, bathrooms, kitchen and laundry: Painted/Varnish finish to Timber flush door

Terraces/balconies/ Main: Aluminium powder coated glazed doors and windows

Ironmongery: Selected quality locksets to aluminium doors and other timber flush doors

Bathrooms and Sanitary Fittings

Common bathroom: wash basin with mixer, 1 shower cubicle with shower mixer and 1 toilet suite;

En-suite bathroom: wash basin with mixer, 1 shower cubicle with shower mixer and 1 toilet suite.

Electrical Installation and TV / Telephone Point

Approximately 35 points Internally & Balconies (Concealed electrical wiring in pvc orange type conduits, with switches and sockets Legrand type (or similar) – white.

Power sockets in bedrooms for A.C units included in above electrical installation.

(Air-Conditioning units installation & luminaries to be **supplied by purchasers**)

Light Fittings

Light fittings, switches will be installed to common areas

Villas are to be fitted with bulb holder (complete with bulb)

Swimming Pool

Swimming Pool complete with Pool pump, Pool Lights and Pool Deck.

OPTIONAL Supply Items (at Client's request)

Supply and fixing of Floor Tiles and/ or Laminated flooring (PVC or Timber) for living, dining, kitchen, laundry, bedrooms, and terraces/balconies.

Kitchen worktop furniture with granite worktop and wall unit furniture, stainless steel sink and cooker/oven & extractor hood etc.

Solar Water Heater or Electric water heaters

Intruder Alarm System

EXCLUSION

Home appliances, audio-visual equipment, furniture and interior decoration, built-in wardrobes and air-conditioning units, coloured glazing panels.