

# Specifications

## 1. Foundation

Reinforced concrete base and/or beam and/or other approved foundation system.

## 2. Termite treatment

Termite treatment in foundation & perimeter of building.

## 3. Super Structure & Sub Structure

Reinforced concrete structure.

## 4. Walls

- a. External Walls: 200mm thick block wall and/or 200 mm thick reinforced concrete wall.
- b. Internal Walls: 100/150/200 mm thick block wall and/or drywall partition.

## 5. Roof

- a. Flat Roof: Reinforced concrete roof with appropriate waterproofing system.
- b. Slope roof: Reinforced concrete roof with appropriate waterproofing and/or prepainted zinc alu metal sheet or slates cover.

## 6. Ceiling

### a. Unit

- i. Living, Dining, Bedroom, Balcony & Private Enclosed Space (PES): Skim coat with emulsion paint on concrete ceiling with box-ups to designated areas with emulsion paint where applicable.

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### BOUGUE DÉVELOPPEMENT

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- ii. Kitchen, Hallway to Bedrooms, Bathrooms, Yard & WC: Skim coat with emulsion paint on concrete ceiling and/or plasterboard ceiling with emulsion paint.

**b. Common Areas**

- i. Lobbies & Staircase: Skim coat with emulsion paint on concrete ceiling.

**7. Wall Finishes**

**a. Unit**

- i. Living, Dining, Bedrooms, Hallway to Bedrooms, Balcony, Yard & Utility: Cement and sand plaster and/or cement skim coat and/or emulsion paint (on exposed surfaces only).
- ii. Kitchen: Homogeneous tiles and/or ceramic tiles and/or porcelain tiles and/or solid surface and/or stainless steel panel and/or cement and sand plaster and/or skim coat with emulsion paint.
- iii. Master Bath, Common Bath & WC: Homogeneous tiles and/or ceramic tiles and/or porcelain tiles (up to false ceiling height and on designated exposed surfaces only).
- iv. Balcony, Open Terrace & PES: Cement and sand plaster and/or cement skim coat with emulsion paint and/or spray textured coating.

**Note:**

- i. All homogeneous tiles, porcelain tiles, ceramic tiles, cement/sand plaster, skim coat and emulsion paint are provided up to false ceiling level and at exposed areas only.
- ii. No tiles behind/below kitchen cabinet, vanity counter and mirror.
- iii. Wall surface above false ceiling level will be left in its original bare condition.

**b. Common Areas (Internal)**

- i. Lobby: Cement and sand plaster with emulsion paint and/or homogeneous/ceramic tiles and/or textured paint.
- ii. Common Corridors & Staircases: Cement and sand plaster and/or skim coat with emulsion paint.

**c. Common Areas (External)**

- i. External Walls: Cement and sand plaster with emulsion paint and/or spray texture coating.

**8. Floor Finishes**

**a. Units**

- i. Living, Dining & Hallway to Bedrooms: Homogenous tiles and/or porcelain tiles and/or ceramic tiles with skirting.
- ii. Bedrooms: Homogenous tiles and/or porcelain tiles and/or ceramic tiles with skirting.
- iii. Bathrooms: Homogeneous tiles and/or porcelain tiles and/or ceramic tiles (on exposed surfaces only).
- iv. Kitchen, Yard, Utility & WC: Homogeneous tiles and/or porcelain tiles and/or ceramic tiles (on exposed surfaces only).
- v. A/C Ledge: Cement/sand screed/concrete.
- vi. Balcony, PES and Open Terrace: Homogeneous tiles and/or porcelain tiles and/or ceramic tiles.

**b. Common areas**

- i. All Lobbies, Staircases & All Common Corridors: Homogeneous tiles and/or ceramic tiles.

**Note:**

- i. No floor finishes and skirting below and behind wardrobe.

**9. Windows**

- a. Living, Dining, Bedrooms, Study, Kitchen and Internal Staircase: Aluminium framed window with tinted and/or frosted glass panel.
- b. Master Bath, Common Bath & WC: Aluminium framed window with tinted and/or frosted glass panel.

## 10. Doors

- a. Main Entrance: Approved timber door.
- b. Bedrooms, Study, Master Bath and Common Bath: Semi solid timber door.
- c. Dining to Kitchen: Semi solid timber door with glass infill.
- d. Living to Balcony, Living to PES: Aluminium framed sliding glass door.
- e. WC: Semi solid slide and/ or swing timber door.
- f. Yard: Parapet Wall.
- g. Utility: Semi solid slide and/or timber swing door.
- h. Unit to Open Terrace: Aluminium framed slide and/or swing glass door.

### Note:

- i. Quality locksets and ironmongery to all doors.

## 11. Sanitary Fittings

### a. Master Bathroom:

- 1 Bath tub with mixer and hand shower (for VILLA ONLY)
- 1 shower compartment with mixer and shower head
- 1 pedestal water closet
- 2 basin with mixer
- 1 mirror
- 1 toilet paper holder
- 1 towel rail
- 1 hand towel
- 2 hook

### b. Bathroom:

- 1 shower compartment with mixer and shower head
- 1 pedestal water closet
- 1 basin with mixer
- 1 mirror
- 1 toilet paper holder

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- 1 towel rail
- 1 hand towel
- 1 hook

**c. WC:**

- 1 pedestal water closet
- 1 basin with tap
- 1 shower set with bib tap
- 1 toilet paper holder

**d. PES & Open Terrace:**

- 1 bib tap

**12. Electrical Installation**

- a. All electrical wirings are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, and service closet will be exposed in conduits.
- b. Refer to Electrical Schedule in S&P Agreement for details.

**13. TV /Telephone Points**

- a. Refer to Electrical Schedule in S&P Agreement for details.

**14. Lightning Protection**

- a. Lightning Protection System shall be provided in accordance with SS 555:2010.

**15. Air-Conditioning**

- a. Wall mounted split air-conditioning - DX type to Living, Dining and Bedrooms.

**16. Extraction**

Mechanical extraction will be provided at the utility areas (toilet, water closet and bath) which is located within internal walls and where no openings are available leading to the outside.

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## 17. Painting

- a. External Wall: External emulsion paint and/or textured coating to designated area.
- b. Internal Wall: Emulsion paint finish.

## 18. Waterproofing

- a. Waterproofing for Bathrooms, WC, Balcony, Open Terrace found on first floor, RC Flat Roof, Pools, Water features and Basement where applicable.

## 19. Driveway & Carpark

- a. Interlocking pavers and/or cobblestone and/or concrete floor with hardener to Open Surface Driveway at designated areas.
- b. Concrete floor to applicable areas of ramps to basement, driveway and carparks.

## 20. Swimming Pool

- a. Salt water chlorination system
- b. Finishes to pool: homogenous tiles and/or porcelain tiles and/or ceramic tiles
- c. Finishes to pool deck. Timber planks on floating support.

## 21. Additional Items

- a. Kitchen Cabinet: Solid surface countertop complete with high and low level kitchen cabinets, sink with faucet, cooker hob, hood and built-in oven, microwave, refrigerator and washer.
- b. Bedroom Wardrobe: Built-in wardrobes.
- c. Hot water production: Hot water supply from solar water heater to master, common bathroom and kitchen only.

- d. Security:
  - i. Car park barrier system at the main entrance at Guardhouse.
  - ii. CCTV surveillance for general security.
- e. Gas: Individual gas cylinder at kitchen hob.
- f. PES/Balcony/Open Terrace: Metal railing and/or reinforced concrete and/or precast wall and/or brick wall.
- g. PES Gate: Metal Gate.

## 22. Notes

### a. Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints.

### b. Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

### c. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

### d. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

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**e. Materials, Fittings, Equipment, Finishes, Installations and Appliances**

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

**f. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

**g. Warranties**

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.

**h. Web Portal of the Housing Project**

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

**i. False Ceiling**

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

**j. Glass**

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

**k. Laminated Flooring**

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and vendor.

**l. Mechanical Ventilation System**

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for

the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

**m. Wall**

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

**Disclaimer**

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