



COMMERCIAL AND RESIDENTIAL BUILDING COMPLEX

“VILA do ATLANTICO RESORT”

Vila do Atlantico L.da
S.ta Maria- Ilha do Sal - CABO VERDE

COMMERCIAL SPECIFICATION CONSTRUCTION AND FINISHING WORK

◆ FOUNDATIONS

The building will have “reverse beam strip type” reinforced concrete foundations placed on a prepared 10 cm layer of lean concrete and calculated according to regulations and anti-seismic standards.

◆ BEARING STRUCTURE

The building will have the bearing structure: pillars, beams, floors, balconies and edge beams made of reinforced concrete. The roof and the overhang eaves will be anti-woodworm and anti-mildew pre-impregnated, spruce wood. The iron used with reinforced concrete will be the FeB44K concrete bar type, the concrete for casting will be class Rck25.

All in compliance with fire-resistant regulations, calculated according to the anti-seismic regulation and thermo insulating specifications established by Italian and Cape Verdean regulations and legislation .

◆ MASONRY

For the above round floors, the perimetral masonry of each unit will be made of supporting building cement conglomerate blocks (breeze blocks) 25x20x40. The internal partition walls will be made using 10 cm thick bricks. The parapet masonry will be made of 10x20x40 of cement conglomerate blocks. The binder used for said masonry work will be gauged stuff with cement and lime base.

The stone coverings of the walls will be made using stone from a local quarry, rough-shaped and applied using cement mortar.

◆ ROOF

The covering roof will be made of spruce wood with supporting structure made of laminated wood beams and rafters covered with matchboarding (all treated with anti-woodworm primer). Above the wooden partition, an impermeable cover is envisaged and ventilation will be ensured by double 4x4 cm crossed fascia (the first layer with 60 cm span, the second with the span of the tiles). The roof covering will be Portuguese type burnt clay tiles.

◆ FLIGHTS OF STAIRS

The communal or private access stairs to the units will be made of reinforced concrete covered with porcelanised or monocotto grès tiles .-

The internal stairs in the apartments leading to the attic are made of wood.

◆ PLASTERWORK

The internal plasterwork of the inhabited rooms will be cement and lime float finished fine mortar. The plasterwork in the covered parts in the bathrooms and kitchens will be smooth finished.

The plasterwork on the walls and small external walls will be semi-smooth.

◆ EXTERNAL FAÇADES AND FINISHING OF WINDOWS

The external façades will be plastered and painted following the indications given by the supervision of works, maintaining the typical characteristics of the area. The windows will have local stone or smoothed cement window sills and stone, wood or reinforced concrete beams plastered and painted like the rest of the façade.

◆ PAINTING AND VARNISHING

All the walls, ceilings and any other surface where smooth finishing is provided, will receive two coats of paint, following a water diluted coat of sealer. Any iron work will have a coat of anti-rust and two coats of iron colour mat enamel finish.

Plain woodwork will be cleaned and treated with a primer.

The external façades will be painted with an undercoat of lime and two coats of pastel colour quartz paint, according to the indications in the project and those given by the supervision of works, maintaining the typical characteristics of the area.

◆ FLOORS

The floors in all the inhabitable and commercial areas will be made of top choice 25x25 or 30x30 porcelanised or monocotto grès tiles, the floors of the bathrooms will be 20x20 ceramic tiles made by a leading company, the floors of the porches will be top choice clinker or porcelanised grès made by a leading company, placed with diagonal joints and or linked with cement. All according to the instructions of the designer.

All the floors mentioned above will be glued to the 5 cm thick screed.

All the rooms without covering will be finished with wood or coordinated 7 cm high porcelanised grès skirting board.

◆ WALL LINING

The bathrooms and the kitchen will have walls covered in top choice ceramic tiles made by a leading company, as shown in the sampling folder.

◆ FIXTURES AND WOODWORK

The external fixtures will be PVC or aluminium with wood effect finishing produced by qualified fixture manufacturers, complete with necessary ironmongery products, handles and glass.

The external closing systems will be shutters with opening light leaf.

The apartment entrance doors will be made of wood treated with a mat finish primer, armour-plated with safety lock.

The wooden internal veneered rebate doors or the like, 45 cm thick, blind, covered on both sides with wood fibre panelling, complete with handle and cover mould.

◆ SANITATION AND WATER SERVICES

All the bathrooms will be made using ceramics from leading manufacturers and will include, as indicated in the enclosed drawings, the following sanitaryware:

- White porcelain washbasin
- White porcelain bidet
- White porcelain pan
- White porcelain bath or shower tray
- Floor level waste plug for shower
- Electrical connection and discharge for washing machine

In the kitchen connections for the sink and dishwasher will be provided.

The taps will be single lever type with mixers made by leading manufacturers.

The waste sanitary system will be provided with suitably sized pipes in heat resistant heavy PVC and connected to the condominium septic tank with connection to drainage system provided if available.

The water delivery system will have high density non-toxic polyethylene pipes in rolls or bars in compliance with UNI10910 regulations and will be connected up to the Municipal distribution system.

◆ HOT WATER SERVICE

Hot water production is guaranteed by a boiler for each individual unit which will be suitably sized to meet the calculated consumption.

The boilers will be positioned in the bathrooms, insulated by a specific switch to the electric switchboard in compliance with the regulations in force.

◆ ELECTRICAL SYSTEM

The electrical system will be the recessed type with plastic tube protection, made in compliance with EEC regulations in force at present and will be equipped with a differential switch board (safety switch). The user outlets, both light and motive power, will be provided according to the executive project elaborated by the trained technician and based on the regulations of the supervision of works. They will be equipped with an earthing system in strict keeping with the applicable Laws and regulations.

The switches, switchboards and current sockets will be made by AVE or a similar company.

◆ AIR CONDITIONING SYSTEM

The various residential units will be set up for air-conditioning in the day area and in the bedrooms; in the commercial units the air-conditioning set up will be in the main area. The system will be insulated by a specific switch on the electric switchboard.

N.B. Set-up is intended to mean all the masonry, electrical and hydraulic preparatory work with the exclusion of supplying and positioning the internal and external equipment for air-conditioning.

◆ TELEVISION SYSTEM

Television link-up with TV socket in the living room and bedrooms, set up for connection to the centralised antenna.

◆ TELEPHONE SYSTEM

All the residential or commercial units will be set up for a telephone system in the living room or main room, based on the regulations and directives of Telecom Cabo Verde.

◆ SWIMMING POOL

The swimming pool will be made by a pool in reinforced concrete with double-high bottom, covered by waterproof plastic, the colour will be chosen by the Direction of the Works and the system supplied by first-level European Company.

The technical room will be at the underground floor of the commercial area and the entrance permitted only to the maintenance staff.

◆ EXTERNAL PLANNING

The external communal pathways will be made using local stone (calsada type) as used locally or non-slip porcelanised grès for external areas.

The flooring of the swimming pool area will be made by wood or first choice anti-slip baked clay or local stone.

The green areas will be provided with soil and sown with grass or local vegetation.

The external work may be carried out following delivery of the individual units.

N.B.:

The above specifications may undergo changes during the work phase with regards to the supply of materials if found necessary according to the irreversible judgement of the Building Management or the Administrative Body of the Sal Municipal Authority.

The typologies of the apartments and accessories are indicative with the sole aim of finding a valid distributive solution.

As regards to possible specific requests, the company responsible for sales is willing to find alternative solutions at the same price and feasible from a planning point of view.

The following are not included in the sale price:

- The technical sheets regarding the real estate unit which are prepared for the deeds ("escritura publica"); in Europe these sheets are the cadastral ones .-
- The charges for connecting up to and relative meters for Telecom, Electra, Water system, Sewer system

- The costs involved in contracting a loan or taking out a mortgage

- The centralised TV antenna or parabola or decoder

- The costs for drawing up -in future times- the condominium regulations and relative millesimal tables.

The relative costs must be reimbursed to the building company on presentation of the documentary evidence of the expense carried out (normally, at the delivery of the key).

Any internal variations required by the promissory purchaser, that do not compromise the stability of the building, may be carried out only if requested in writing; the same will be carried out only following acceptance of the relative costs, payments will be: 50% on acceptance, 50% on completion.