

ariza

AZURI OCEAN & GOLF VILLAGE · MAURITIUS

BUILDING SPECIFICATIONS

STRUCTURE

The villas are made of a reinforced concrete structure covered with a combination of flat reinforced concrete roofs. Walls on the exterior perimeter are made of blocks of 150 to 200 mm thick and internal dividing block walls of 100 to 150 mm.

FLOOR FINISHES

Internal Areas

Porcelain/Ceramic tiles as per Architect's specifications

External Areas

Porcelain/Ceramic tiles with non-slip finish as per Architect's specifications

Wet Areas

Porcelain/Ceramic tiles with non-slip finish as per Architect's specifications

Skirtings

PVC and/or tiles skirting.

WALL FINISHES

External Plaster

Cementitious plaster on the block walls and concrete structure with floated finish, with one coat primer and 2-3 coats of paint according to Architect's specs & Eng Specs

Internal Plaster

Cementitious or equivalent smooth plaster to all block walls and structure, with one coat primer and 2-3 coats of paint according to Architect's Specs

Showers

Cementitious smooth plaster and/or ceramic tiles as per Architect's specifications

CEILING

In general

Smooth plaster for all interior ceilings and painting according to the architect's plans.

Gypsum false ceiling

Apply in specific areas and according to the architect's plans.

ROOF COVER

Flat roofs

A concrete slab roof according to specifications of the structural engineer and slab to fall as per architectural specifications prior to waterproofing.

PROTECTIVE TREATMENT AND WATERPROOFING

Termite control

A termite barrier or tarp will be provided according to the architect's specifications.

Waterproofing

Double layer of waterproofing membrane or equivalent for all flat roofs, with a 10-year guarantee.

Interior

All interior shower walls and floors will receive a waterproofing treatment.

OPENING

External openings

Powder coated aluminium openings consisting of extruded sections and laminated glass all to Architect specifications and engineer's cyclonic recommendations.

Main entrance door

Solid timber door as per Architect's specifications & drawings

Internal doors

Semi-solid timber flush doors and sliding doors as per Architect's specifications & drawings.

BALUSTRADES

Glass balustrades

SANITARY FITTINGS

Sanitary ware, taps and accessories - Installed in all bathrooms and kitchens as per Architect's specifications & drawings

SWIMMING POOL (OPTIONAL)**Pool Type**

Reinforced concrete pool.

Pool Finish

Floors and Walls finished Porcelain/Ceramic tiles with non-slip finish as per Architect's specifications

Pool deck

Porcelain/Ceramic tiles with non-slip finish as per Architect's specifications
Timber decking to Gazebo.

BUILT- IN FURNITURE**Bathrooms**

Vanity units finished with a granite/quartz countertop and wash hand basin according to specialist recommendations/details.

Timber shelves to underside of vanity top allowed in main bathrooms

Kitchen

Integrated kitchen counter with granite/quartz countertop or equivalent, as specified by the architect. Refrigerator, oven, stove, microwave and extractor hood included.

Dressing room

Furniture integrated into the master closet according to the architect's specifications.

Utility Kitchen

Concrete countertop with sink.

EXTERNAL, GAZEBO, PARKING, PLOT BOUNDARIES**Ground Finish**

- a) Parking - Evergreen/paving slabs
- b) Walking paths - Concrete slabs
- c) Garden - Grass

Gazebo (Optional)

A covered timber decking space with light steel structure and timber screen, as per architectural specification.

Parking

Open-to-sky carport can hold up to 2 cars per unit and 1 visitor lots in front.
(Covered carport is be optional)

Plot boundaries

1800mm high rendered and painted wall and 1800mm high fence defined according to architectural drawing.

STORMWATER MANAGEMENT**Stormwater drainage**

- a) Absorption - Each plot to have a minimum absorption contribution
- b) Gridwork - Each plot to be linked to the city/village main gridwork in accordance with the local authorities' guidelines.

c) Building - Each built unit will be equipped with the standard gullies, drains and absorption pits as per architect's and engineer's specifications. with a period and a retention capacity per unit in accordance with the local authorities' guidelines.

SECURITY

CCTV

CCTV link to the main Estate Control Room provided.

WASTE MANAGEMENT

Waste bin

A general waste bin is provided.

Recycling

Each owner is encouraged to join recycle via the amenities in place

COLD / HOT WATER SERVICE

Cold Water Network

Concealed and pressurized system distributed via centralized water tanks. The Billing system is managed via the village syndics.

Hot Water Network

Hot water will be distributed via a pressurized solar water system located on the unit roofs.

Water consumptions plan

Responsible & Individual monitoring plan - Low rates for low consumption and Higher rates when over consuming - Water consumption will be metered and monitored by the Azuri Village Syndicate to encourage water efficiency

WASTEWATER MANAGEMENT

Wastewater

The wastewater is collected via the main infrastructure sewage network. Treated water is collected and recycled for irrigation purposes.

VENTILATION

Air conditioning

Provisions for AC shall be provided for bedrooms only.

General Ventilation

The residential unit will be designed to optimize natural ventilation. Provision for future installation of ceiling fans will be provided in bedrooms. One ceiling fan will be provided in the living room.

Extract Ventilation

WC without openable window will be fitted with mechanical extract ventilation. Extraction to kitchen will be either a carbon filter recirculation type or an air extract system.

ELECTRICITY

Electrical Power Distribution within the Villa

Each residence will consist of a Power/Lighting layout in accordance with the Architects/ID positioning and light specifications. These will be coordinated with the technical design of the MEP engineers. The electrical distribution board will be installed in the vicinity of the utility room. Adequate surge protection devices shall be allowed at the electrical panel.

Small Power

Universal sockets will be provided within the bedrooms. 13A and 16A sockets will be provided for kitchen appliances. No UPS power is being provided

Standby Power

No standby power is envisaged for the system; owners will not be authorised to install standby generators

Lighting System

Light fittings will be LED energy efficient type. All fittings will be individually controlled via local light switch; no dimming system is envisaged

Energy monitoring Plan

We will encourage responsible use of energy through the monitoring of energy by the Azuri Village Syndicate. White goods will be of the energy efficient type with a grade rating of A or above.

ICT SYSTEMS - STRUCTURED CABLING (DATA AND TELEPHONY)**ICT**

An incoming optical fibre cable will terminate onto an optical network terminal within the villa. Structure cabling will go to each connection point (TV, Telephone, and access point). The subscription and active equipment will be provided by the owner (dependent upon Owner's preferred service provider)

TV

Electrical and data points will be provided in the TV area. Cabling and equipment to be provided by the owner.

Cable TV: Electrical and data points will be provided in the TV area in the salon and master bedroom. Equipment to be provided by the owner.

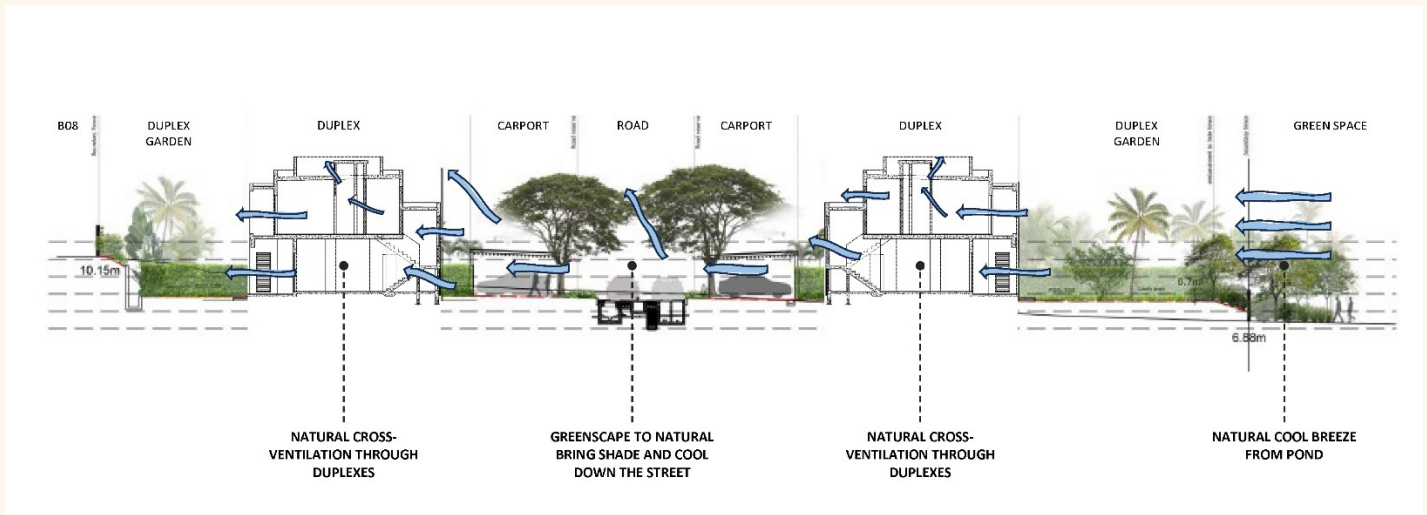
IRRIGATION

One garden tap will be provided for irrigation purposes.

KEY SUSTAINABILITY FEATURES

Sustainable design and engineering principles have been embedded into the design to align with the ethos of the Azuri village to promote sustainability and wellbeing whilst reducing the carbon footprint of the Villa.

- Overhangs and verandas to provide shading
- Natural cross-ventilation by locating major openings on each end of the building
- Duplexes are separated to allow natural ventilation across the site
- Solar reflective waterproofing on the roofs to minimise unwanted solar heat gains during summer
- Greenscape features to reduce heat gains around the villa during the summer
- Metering of energy and water services
- Monitoring of energy and water by the Azuri Village Syndicate to encourage environmentally responsible practices aligned with the key ethos of Azuri
- Segregation of waste to promote material recycling
- Use of solar energy for domestic hot water production/ Thermodynamic panels?
- Energy display meter for owners to view energy consumption
- White goods to be have an energy rating of Grade A or above.
- Mechanical ceiling fans to promote passive ventilation and thermal relief
- Air conditioning units to be energy efficient DC inverter type.
- Fans and pumps to be of the energy efficient type.
- Use of treated water for irrigation purpose around Azuri Smart City.



Sustainability Diagram

Azuri Ocean & Golf Village
Roches Noires, 31201,
Mauritius

T. (230) 5499 9995
E. liveworkplay@azuri.mu
azuri.mu

Disclaimer

Azuri has proposed the most exhaustive and qualitative package but does not guarantee the comprehensiveness of the information hereinafter. As the terms and conditions described in this document do not constitute a contractual commitment, the responsibility of Azuri cannot be bound, under any circumstance whatsoever, to any information contained in this document if proved insufficient, incomplete or inaccurate. The delivery of this document does not constitute, in any case, an investment recommendation. This document, as well as all those submitted at a later stage, contains information that may either be subject to change or updated, as per future developments.