

Sur Salinja Project

Technical Specifications Apartments

Dimensions & Measurements

All dimensions are in millimeters unless otherwise indicated. If these measurements on drawings are between walls it does not take into account any wall finishes like tiling and/or plastering.

The Artist-Impressions are artistic views, which cannot result in any legal binding.

Street name and home-address number

The correct information regarding the street name and address numbers will be available on time before final delivery of the apartments. The numbers as shown on the drawings are building or lot numbers.

General Measurement Level

The General Measurement Level (GML or P) corresponded with the upper level of the rough concrete ground floor.

Ground Works

For the construction of the foundation slabs and phone, TV, data, sewage, water and electricity lines all necessary excavations and backfilling works will be carried out.

Sewer Systems

The apartment buildings are connected to a central waste water system.
All sewer pipes are in PVC -material.

Central Sewage System

The waste water system is performed by means of underground tanks. The system provides in separate collecting of waste water. "Black water" from the toilet facilities is collected in a separate tank for further treatment in accordance with the local environmental legislation.

The remaining waste water (so-called "Grey water") can and should be used for irrigation purposes. Underground tanks will be installed for this type of waste water.

The waste water is discharged from the following connected devices:

- Bathroom shower(s)
- Bathroom sink(s)
- Kitchen
- Washing machine
- Roof

Installations of irrigation pumps are carried out for an irrigation system to provide the common landscaping around the apartment buildings.

Maintenance for the sewer system and irrigation is on behalf of the Home Owners Association.

Parking

The parking facility for the apartments is achieved by means of a parking lot at apartment buildings.
Each apartment is provided with 1 parking space. The parking lot will be carried out in brick pavement.

Maintenance for the parking lot is on behalf of the Home Owners Association.

Storage Room

The apartments have a storage room on the 1st floor.

Terrain Inventory / Landscaping

The lot will be finished with several pavements including some street-furniture, outside lamp-pools and common landscaping.

Landscaping will be carried out with several palm trees, native trees and hedges together with an irrigation system.
Irrigation water will be available from the waste water tanks.

Furthermore, a swimming pool will be installed at the lot for use only for apartment owners

Maintenance for all above items is on behalf of the Home Owners Association.

Construction Design

Concrete Works

Foundations, 1st floor slab and 2nd floor slab are constructed with reinforced concrete in accordance to the drawings and technical specifications of the contractor.

Roofing

The roof for the apartment buildings are carried out in high-insulated roof sandwich-elements. The anchoring of the roof elements is in accordance with the requirements of the supplier and/or manufacturer. The roofs are fitted with a EPDM roofing shield and pvc down pipes which let the rainwater to the underground water tanks.

Exterior Walls

The exterior walls are carried out in aerated concrete blocks. The supplier and/or manufacturer indicates the expansion joints. The exterior walls will be finished with a special smooth plaster mortar.

Apartment Finishes

Exterior door, window and slide-door frames

The frames are made of a high quality modified pvc and partly equipped with so-called "Tilt & Turn" windows. The entrance door and storage room door is designed as a closed door. The porch or patio doors are designed as full glass sliding doors. The bedroom and bathroom windows are fitted with aluminum vents and mosquito screens. All doors and windows are provided with high quality burglarproof hinges and locks.

Interior doorframes and doors

The interior doorframes are carried out in powder-coated galvanized sheet steel, color white/cream. The interior doors are carried out as square edged, provided with a top layer of special finish-foil in the color white/cream.

Entrance to the apartments

Access to the apartments is carried out with a entrance-gallery doorway. Acces to the doorway on the 1st floor will be provided in steel galvanized staircases including bar fences and railing.

Glazing

The outer glazing is performed in high efficiency (HR ++) insulated and solar control double-glazing.

Interior Walls

The interior walls are composed of aerated concrete blocks.
The walls finish consists of a special smooth plaster mortar.

Wall finishing

The walls will be finished paint and tile ready. The Finishing Schedule Sheet indicates what type of finishing will be applied; wall tiling and/or paint.

Wall Tiling

Wall Tiling is performed using standard ceramic wall tiles in size and color in different choice samples. Wall tiling will be finished with joint-grout in a matching color.

Wall Painting

The interior walls are finished in a wall paint system in 1 color.

Flooring

The floor of the apartment and storage room is carried out in a cement-screed.
The Finishing Schedule Sheet indicates what type of finishing will be applied.

Floor Tiling

Floor Tiling is performed with standard ceramic tiles in size and color in different choice samples. Floor tiling will be finished with a cement joint-grout. Walls are supplied with a 70mm high baseboard tile.

Ceiling

The ceilings are carried out in a drywall system.
The Finishing Schedule Sheet indicates where ceilings will be applied and the type of finishing.

Paint Works

Paintwork is performed for:

- Wood trimming around window and doorframes
- Wood trimming around wall openings

Bathroom appliances

The homes are equipped with a complete bathroom(s) in accordance with the Finishing Schedule Sheet.

Kitchen

The apartments are equipped with a standard kitchen. Various choices and options are possible. The basic setup, which is detailed and specified on the contract drawing, is included in the purchase price of the property.

Technical Installations**Plumbing Works**

The construction and connection on the island utility water supply grid is included within the purchase of the property on behalf of the Home Owners Association.

The main supply line will be installed into the apartment from a individual meter-device on the 1st floor. The Home Owners Association will charge use of water on a monthly base.

Cold water plumbing will be carried out for:

- bathroom sink(s)
- bathroom shower(s)
- kitchen faucet
- toilet(s)
- washing machine
- roof solar-water heater

Hot water plumbing will be carried out for (from the water heater):

- bathroom sink(s)
- bathroom shower(s)
- kitchen faucet

All water lines are in high quality pvc and, where necessary equipped with shut-off valves.

Electrical Works

The construction and connection on the island utility electrical power grid is included within the purchase of the property on behalf of the Home Owners Association.

The main supply line will be installed into the apartment from a individual meter-device on the 1st floor. The Home Owners Association will charge use of electricity on a monthly base.

The construction and performance of the installation is carried out in accordance with the requirements / regulations of WEB.

Pipes and outlet-boxes are concealed in walls and floors.

The installation will be carried out from the street cabinet to the distribution fuse-box in the home. From the fuse-box the installation, divided into various fuse-groups, is carried out through out the home. All switches and wall outlets in pvc, white color.

The height of switches and wall outlets from top finished floor is:

- Switches approx. 105cm
- Combined switch/outlet approx. 105cm
- Outlets approx. 105cm and 30cm
- Outlet for an electrical cook-top approx. 40cm
- Telephone, TV and Data outlets approx. 30cm
- Outlets for kitchen and bathrooms approx. 120cm
- Wall lights approx. 200cm

Alternative energy

The project is deployed with the use of alternative energy sources. All apartments will be equipped with high-quality photovoltaic solar panels including a power inverter. Package size depends on the type of apartment and is designed for a energy neutral home during daylight-hours. Specific information on size and installation is available at the model home and at the office of the project real estate broker.

Phone - TV - Data System

The construction and connection costs of the facilities are not included in the purchase of the property; the costs for construction and commissioning will be done by the buyer directly to the Utility Company (TELBO and/or FLAMINGO-TV).

From the street cabinet a wired casing is applied to a central junction box nearby the fuse-box in the apartment. From this junction box empty pipes are installed to the data-outlets in living room and bedroom(s).

Airco

The apartments are not equipped with airco units. Due to the exceptionally high insulation value of the apartment, a comfortable and cool climate is present. Bedroom(s) and living room / kitchen are equipped with ceiling fans.

Installation of a split-unit airco can be purchased as an additional work option.

TOA / januari2016 / 01