



Substructure

- Reinforced minimum 9" high concrete strip footings (poured at 3750 PSI), 24" starter bar centers and using 8" concrete blocks reinforced with Brick Force every two courses and filled with concrete.
- Marl filling, Compaction, Termite Treatment & Damp Proofing.
- Floor slab - BRC A142 steel mesh and rebar reinforcements; 3000 PSI concrete poured 5" thick slab with 8" thick beams in wall sections.

Structure

- Ground floor - 8" concrete blocks for external walls, with 32" rebar centers, corner wall, window and door reinforcements, all filled with concrete and reinforced with Brick Force every three courses. Internal partition walls- timber frame clad with gypsum board.
- First Floor - 3750 PSI poured 6" concrete floor with plated rebar top and bottom steelwork (no BRC A142 used). 6" concrete blocks for external walls; with 32" rebar centers, corner wall corner, window and door reinforcements, all filled with concrete and reinforced with Brick Force every three courses. Internal partition walls- timber frame clad with gypsum board.

Roof Structure

- Roof slab - 3750 PSI including waterproofing poured 6" concrete floor with plated rebar top and bottom steelwork (no BRC used).

- Parapet walls- 6" concrete blocks for external parapet walls 40" high all filled with concrete and reinforced with Brick Force every three courses.
- Drainage runoff - R.C. Roof Slab 1- 2% cross fall slope to drain outlets into 3" dia p.v.c. water piping in walls discharge into water tank.
- Permaclad 'U' panel sheets on 2" x 3" battens, fixed to 2"x8" ridge, 2" x 6" Rafters Treated Pitch Pine and 1¼"x10" fascia boards.
- 4" pvc seamless guttering, 3" drain water piping in walls drain to water tank.

Windows (as per design)

- Install all windows complete
To be supplied by the developer.

Doors (as per design)

- Install all doors complete
To be supplied by the developer.

Walls

- ½" thick cement sand renders to all internal & external block-walls.
- Interior Walls - 1.0mm natural trowel plastered finish for Bathrooms, office & Lunch room ; colored for others.
- Exterior Walls - 1.5mm colored trowel plastered finish.

Floors

Floor finishes will consist of porcelain tiles throughout all areas, including terraces. Skirtings will be either timber or tile, with timber options constructed from Ex. 4"x1" material and finished to match interior decor.

Ceilings

- Concrete ceilings Gyproc sheeting on timber structure, slick, prime coat and paint
- Below concrete roof, drop ceiling - Gyproc sheeting on timber structure, slick, prime coat and paint

All Cabinetry & Countertops

To be supplied & installed by the developer. Owners can choose from a wide range of colors.

Balustrade , Glass Railing & Floating Stairs

To be supplied & installed by the developer.

External Works

- All grease traps, manholes, suck wells included with all associated trenching
- Trenching for underground electrical line building

Guard Wall

- Excavation footings, form work and reinforce steel
- 3750 psi concrete footings
- 6" block wall with 16 x 16 columns include block fill and reinforcement.
- Install capping beam and coping to walls and columns.
- ½" thick cement sand render to block work
- 1.5 mm Trowel Plastic finish

Pool

- Reinforcement to pool
- Concrete slab to pool bottom
- Concrete block walls to pool

- Solid fill to all blockwall cores
- Marlfill to deck
- Levelling & compacting of marlfill
- Reinforcement to deck
- Concrete to new deck
- Concrete Pump room housing connected to guard wall
- 1" thick waterproof plaster

Install tiles to pool deck & steps (tiles / tile cement / grout to be supplied by the developer)

Diamond brite & Mosaic tiles to interior rim of pool to be supplied by the developer

Plumbing to be supplied by the developer

Pool system to be supplied by the developer

Install Ground wire to be supplied by the developer

Pool Equipment to be supplied by the developer

Electrical installation to be supplied by the developer

- Landscaping not included
- Clean up site

Parking Area

- Excavating the existing soil area
- Removal & Disposal offsite
- Layout area / Levels
- Construct reinforced concrete up stand curbs; straight and curved
- Supply & place marl fill
- Compact with roller
- Supply and place concrete (3000 psi with nycon fibre)

- Finish picture / broom finish
- parking lines

Doors & Windows

All moldings to be pre-finished, including stops and single-sided architraves. Terrace access via glazed sliding doors. Window units to be aluminum or high-performance PVC.

Bathroom Vanities

Pre-manufactured floating vanity units with durable hard-surface countertops. Wall-mounted, illuminated mirrors included. Sanitary fittings and accessories to be in a matte black finish or stainless steel..

Closets

Closet systems constructed using moisture-resistant MFC or equivalent. Configured with double hanging, single hanging, and shelving units.

Sanitary Ware

Sanitary fixtures by American Standard or equivalent, in white ceramic. Premium fittings in matte black or stainless steel. All bathroom accessories to match in matte black finish or stainless steel.

Water Systems

Electric on-demand water heating systems. Plumbing installation to include Sch40 PVC pipes, Sch80 fittings, and PEX flexible piping.

Electrical

All wiring to be installed in concealed conduits, subject to approval by the Government Electrical Engineering Department (GEED). All services to be run underground. Ceiling fans installed in all bedrooms and similar areas. Downlights provided throughout the property.

Hardware

All door hardware to be specified in matte black finish or stainless steel.

Air Conditioning

Wall-mounted units in bedrooms, and living rooms.

Kitchen Cabinetry

Constructed with moisture-resistant MFC or similar material. Cabinet doors fitted with concealed soft-close hinges and matching drawer slides. Quartz countertops specified for all kitchen surfaces.

Appliances

- Counter-Depth Side-by-Side Refrigerator
- Electric Range with Oven
- Dishwasher
- Stacked Laundry Center

