

## **La Residence Specifications**

### ***Landscaping***

Professionally landscaped common areas and lush tropical gardens, palms and tropical evergreen trees, with

- palms of varying species planted in common areas and individual private gardens
- selective intermediate walling and hedges, designed to provide privacy
- fully automated irrigation system to entire landscaped garden
- low voltage garden feature lighting and wall-mounted bulkheads, offer decorative illumination.

Landscape management and maintenance service are inclusive within the levy.

### ***Pool***

Swimming pools with concrete shells, and with quartz slate tiles.

### ***Water Supply***

Hot water supplied by solar - electric cylinders.

### ***Substructure and Frame***

Reinforced concrete foundations include

- compacted filling or suitable stone basalt
- damp proof membranes and anti-termite treatment

Reinforced concrete columns and beams with intermediate concrete block walls.

### ***Walls***

Exterior: 200mm concrete block walls rendered and painted with antifungal emulsion paint.

Interior: walls finished with one undercoat and two finishing coats of emulsion paint. A choice from a variety of colours is available on the architect's recommendations.

Selected areas made of fieldstone dry pack random walling, in exterior Mauritian stonework.

## **Roof**

- Cyclone resistant, part raked/sloping concrete roofs covered with corrugated aluminium sheeting and waterproof membrane.
- Optional internal timber ceilings are available.

## **Woodwork, Windows and Metalwork**

- Sapele/hardwood timber for skirting, frames and doors.
- Internal doors with decorative insert panels, roller shutters for selected external windows and doors.
- Brushed stainless steel and aluminium fittings.

## **Bathrooms, Showers and WCs**

Ceramic/marble tile finish to bathroom interiors, with

- high quality wash hand basins, toilet suites and bidets
- bath set into raised platform surround
- imported chrome mixer taps and spouts
- splashbacks to washbasins and baths, showers tiled full height.

Main bathrooms will be fitted with marble or timber vanity tops. A range of sanitary ware options is available.

## **Kitchen**

Modern fitted kitchen units with

- granite and suitable hardwood work surfaces
- ceramic tile splashbacks to counter tops
- imported brand name hob and electric oven, with electric extractor fan and oven hood.

Facilities for dishwasher, tumble dryer and washing machine are located in a dedicated utility room.

## **Flooring**

Ceramic tiled floors in living, dining, kitchen, and cloakroom (if applicable), bathrooms and entrance lobby.

Carpets in bedrooms, passages, TV/study (if applicable). Nonslip textured tiles on external pool surround and deck patios/terrace and balcony, where applicable.

## **Security**

- Card reader access control system.
- Entry phone allows residents to verify visitor's identity from within the villa.

- The optional intruder alarm and fire detection system can be linked to the control room.
- Optional security surveillance monitoring from anywhere in the world.

### ***Outdoor Area***

Communal swimming pool with covered barbeque area.

### ***Air Conditioning, Ventilation and Heating***

- All bedrooms air-conditioned by means of split remote controlled air-conditioning units, with discretely located condenser units.
- Electric plantation style ceiling fans with adjustable speed in all bedrooms.

### ***Electrics***

- 220V AC, 15A plug outlets linked to earth leakage safety system.
- Low voltage light fittings, wall mounted incandescent lamps and wall mounted bulkhead down lighters.
- Dimmer switches fitted in main living areas.
- A standby generator plant will provide power in the event of any interruption in the supply.

### ***Communications***

- Centralized satellite and free-to-air television distribution.
- Fiber optic network for high-speed multi-media services.
- A range of digital and communications services is available (wireless, broadband etc).