



Cape Bay Specifications

Landscaping

Professionally landscaped common areas and lush tropical gardens, palms and tropical evergreen trees, palms of varying species being planted in common areas and individual private gardens. Selective intermediate walling and hedges are 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 inclusive within the levy.

Pool

Swimming pools, concrete shell, 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

200mm concrete block walls rendered and painted with antifungal emulsion paint (exterior). Internal walls finished with one undercoat and two finishing coats emulsion paint. A choice of a variety of colors is available on the architect's recommendations. Selected areas 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 and doors. Brushed stainless steel and aluminium fittings.

Bathrooms, Showers and WCs

Bath set into raised platform surround.

Ceramic/marble tile finish to bathroom interiors, with high quality wash hand basins, toilet suites and bidets. Imported chrome mixer taps and spouts. Splash backs to washbasins and baths, showers tiled full height. Main bathrooms fitted with marble or timber vanity tops. Range of sanitary ware options available.

Kitchen

Modern fitted kitchen units with granite and suitable hardwood work surfaces. Ceramic tile splash backs 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). Non-slip 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)