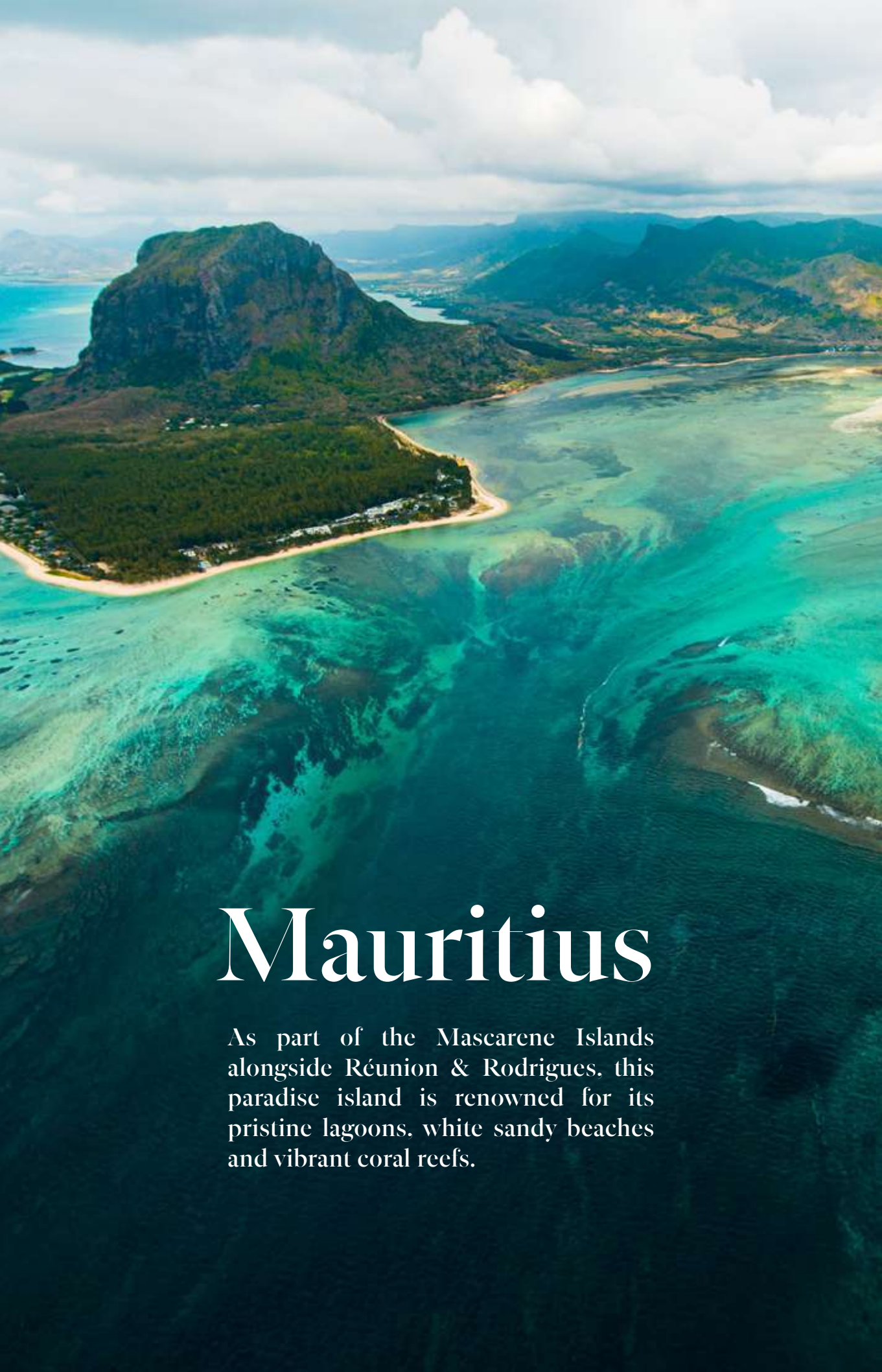


VALRICHE BY YOO

BUYERS GUIDE

The Republic of Mauritius is an island nation in the Indian Ocean, approximately 2,000km off the south-eastern coast of East Africa, east of Madagascar.





Mauritius

As part of the Mascarene Islands alongside Réunion & Rodrigues, this paradise island is renowned for its pristine lagoons, white sandy beaches and vibrant coral reefs.

The island remained largely uninhabited until the late 16th century, despite being known to Arab and Portuguese traders. The Dutch were the first to establish a colony in 1638, followed by French rule from 1715 to 1810, when the island was ceded to Britain. Mauritius gained independence in 1968 and became a republic in 1992.

This rich colonial heritage has created a unique cultural mosaic where Indian, African, Chinese, and European influences blend seamlessly. Today, Mauritius stands as a beacon of political stability and economic prosperity in the Indian Ocean, attracting investors and residents from around the world with its business-friendly environment, attractive tax framework and exceptional quality of life.

The legal system of Mauritius is based on both English Common Law and the Mauritian Civil Code mostly based on the Napoleon Code, reflecting its diverse colonial heritage.

Mauritius boasts one of the most stable and prosperous economies in Africa, with a highly diversified economic base spanning tourism, financial services, real estate, and technology sectors.

It is also recognized as one of the most technologically advanced nations in Africa, supported by robust digital infrastructure, high internet penetration, and a rapidly evolving innovation ecosystem.

The island has established itself as a leading international financial center and continues to attract significant foreign direct investment. With GDP per capita among the highest in Africa, Mauritius offers investors a secure environment backed by strong institutions and transparent governance.

In 2024, Mauritius welcomed 1,382,177 tourists, marking a significant 6.7% increase from 2023's 1,295,410 arrivals, demonstrating the island's continued appeal as a premier destination. The country's strategic location in the Indian Ocean, combined with excellent air connectivity to major global hubs, positions it as an ideal gateway between Africa, Asia, and Europe. With a time-zone that places it only 2-3 hours ahead of France depending on the season and the same as Dubai, Mauritius offers convenient connectivity for business and personal communications.

The country ranks amongst the most secure and peaceful nation globally and sits in 1st place for Africa, according to the 2023 Global Peace Index. Mauritius is also recognized globally for its business-friendly environment and has been consistently ranked as the easiest place to do business in Africa by the World Bank.



CLIMATE & when to go

Mauritius enjoys a mild tropical maritime climate with warm, pleasant weather year-round, boasting over 320 days of sunshine annually. Summer, from November to April, sees temperatures ranging from 25°C to 33°C, with January to March being the wetter months when occasional sub-tropical storms may occur.

The Mauritian winter, from May to October, offers slightly cooler temperatures while maintaining abundant sunshine, with evening lows of 24°C-26°C and daytime highs of 29°C-31°C. With an average annual temperature of 27°C and crystal-clear ocean waters averaging 25°C, the island provides ideal conditions for water activities throughout the year.

Peak holiday seasons align with December to January and July to August, coinciding with European school holidays.

For those seeking ideal conditions with minimal rainfall, warm weather, and calm waters perfect for sailing, swimming, snorkeling and diving, April, May, October and November are considered optimal months.

Mauritius is celebrated as a year-round destination for deep-sea fishing and world-class golf.

INFRASTRUCTURE & Environment

Mauritius benefits from a robust and easily accessible transportation network centered around Sir Seewoosagur Ramgoolam International Airport, which operates over 119 direct weekly flights to 44 destinations across four continents (Europe, Africa, Asia, & Oceania).

The island features modern communication infrastructure with widespread mobile phone coverage and high-speed internet connectivity throughout its territory.

The country demonstrates a progressive commitment to sustainable energy solutions, with significant investments in both solar and wind-powered energy aimed at reducing dependence on fossil fuels. Mauritius also maintains a highly skilled, bilingual (English/French) workforce supported by a comprehensive education system ranging from pre-primary through tertiary institutions with international accreditation

ECONOMICS & Politics

Mauritius has demonstrated exceptional political stability for decades, establishing itself as one of Africa's most mature democracies. Since gaining independence from Britain in 1968, the country has maintained a consistent record of free and fair elections, with peaceful transfers of power between political parties becoming a hallmark of its democratic system.

National elections and referendums are held regularly every five years,

reinforcing institutional continuity, democratic accountability, and long-term policy stability.

The Mauritian GDP growth is projected to be 4.9% in 2024. This sustained economic growth continues to attract foreign investment and supports strong demand for luxury real estate, making Mauritius an increasingly attractive destination for property investors seeking both lifestyle benefits and solid capital appreciation.



VALRICHE BY YOO



Situated in a quiet neighbourhood and protected by a tropical forest, all of our properties offer great privacy and a sense of space, with generous plots flowing seamlessly into the natural landscape.

Take a stroll or a ride in your golf buggy and find your favourite activities and pastimes moments away.

1. West Entrance
2. Le Chateau Golf Course
3. Heritage Golf Club
4. C Beach Club
5. Heritage Awali
6. Kids Club
7. Golf Buggy Underpass
8. Le Chateau De Bel Ombre
9. Place du Moulin
10. Racquet Club
11. Heritage Le Telfair
12. East Entrance
13. Residents Sports Club
14. Bel Ombre Heliport
15. La Reserve Club House
16. La Reserve Golf Links
17. Bel Ombre Nature Reserve

----- Buggy Track



The MASTERPLAN



OVERVIEW of the project

Valriche By YOO is a PDS (Property Development Scheme) registered with Economic Development Board (EDB) of Mauritius and licensed to sell to foreigners. Comprising of 11 luxury villas, the project is located within the prestigious Heritage Villas Valriche estate, immersed amongst 2500 hectares of tropical parkland, providing owners with a private environment that enjoys 24hr security and access to a truly exceptional array of services and facilities.

Owners can enjoy the seclusion and tranquillity of the estate, walk amongst beautifully landscaped gardens, use the pathways for bike rides and exercise, or to zip down using a golf buggy to catch breakfast in one of the two 5* beachfront hotels. Saunter down more than 1km of beachfront, learn to kite surf with the experts, adventure into the nature reserve for a picnic or discover many of Mauritius'

most natural attractions just minutes down the road. For conveniences there is La Gaulette or Chemin Grenier nearby to ensure you are equipped with the essentials.

Importantly, from the moment you sign your deed, your Valriche lifestyle is ready to go. You don't have to wait for the villa to be completed to enjoy golf, the facilities or the beach.



designed for the FUTURE

Valriche by YOO is designed with sustainability at its core to lower running costs and environmental impact.

ENERGY EFFICIENCY:

Villas are equipped with solar water heating and designed for natural cross-ventilation to reduce AC dependency.

WATER MANAGEMENT:

The estate utilizes treated water for irrigation, ensuring lush gardens year-round without impacting potable water reserves.

LOW DENSITY:

With only 11 villas on this exclusive plot, we prioritize green space and privacy over density.





who is the DEVELOPER?

Aspire Valriche Ltd is the developer of Valriche by Yoo, a company registered in Mauritius. Aspire Valriche Ltd is a collaboration between Aspire and Liaison. Aspire is an international real estate developer focused on luxury residential projects in Mauritius, with a footprint in luxury residential and hospitality developments in Greece through its affiliated group entities. Liaison is an award-winning development consultancy and marketing agency based in Mauritius and UK, providing advisory services to the world's leading real estate developers, hotel groups, and luxury brands.

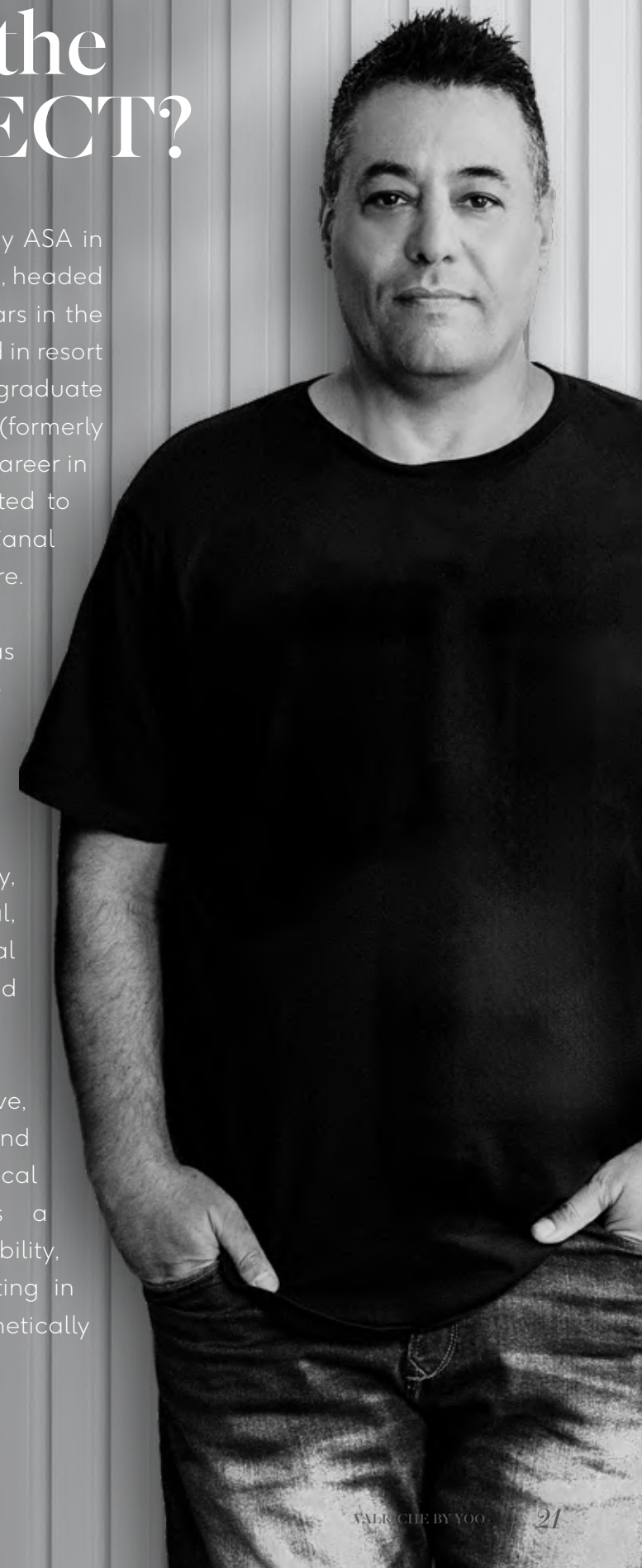
ASPIRE
VALRICHE LTD

who is the ARCHITECT?

The architectural design is led by ASA in association with GEL Consultants, headed by Aviv Sassi, a veteran of 27 years in the industry and a strong background in resort and mixed-use developments. A graduate of the University of Johannesburg (formerly Wits Technikon), Aviv began his career in South Africa, where he contributed to landmark retail projects such as Canal Walk and Nelson Mandela Square.

Since moving to Mauritius, he has expanded his expertise into the luxury real estate and hospitality sectors, working on prestigious developments including One&Only Private Homes, Mont Choisy and Shangri-La. Today, his portfolio spans residential, retail, hospitality, and commercial projects across Mauritius and internationally.

Aviv is known for his collaborative, detail-driven approach and strong emphasis on technical excellence. His work reflects a balance of practicality, sustainability, and contextual sensitivity, resulting in architecture that is both aesthetically refined and enduring.



who are yoo

YOO is the world's largest non-hotel residential brand with 75 projects completed worldwide and 30+ under development. Founded in 1999 by international property entrepreneur John Hitchcox and the world's most celebrated creator Philippe Starck, YOO is a global design brand who partner with developers and investors around the world to unlock value from their schemes through innovative design.

the YOO PREMIUM?

A DESIGN-LED INVESTMENT

Valriche by YOO is not simply a home, it is a collectors item. A rare asset with so few homes remaining within this prestigious estate. The partnership with YOO bring long term value to buyers.

GLOBAL BRAND EQUITY:

YOO is the world's leading non-hotel residential brand, offering immediate recognition and credibility with an international buyer audience.

DESIGN PEDIGREE:

Each YOO villa is conceived as a distinctive, design-led residence that stands apart from other properties on the estate.

PROVEN VALUE PREMIUM:

Branded residences command an average premium of $\pm 30\%$ over non-branded equivalents, driven by their positioning, authorship, and global appeal.

STRONGER MARKET PERFORMANCE:

These assets typically demonstrate enhanced capital appreciation and more consistent demand across both resale and rental markets.

ENDURING DIFFERENTIATION:

A clearly defined design identity ensures long-term relevance, supporting liquidity and sustained desirability over time.

Why VALRICHE BY YOO

1. LOCATION

A truly unique and authentic location within easy reach of iconic & exhilarating experiences.

2. SPACE

One of the lowest-density residential developments in Mauritius.

3. HERITAGE

A historic estate with a colonial château and land dating back centuries.

4. ESTATE

A private domaine connected to world-class facilities and services.

5. SECURITY

A gated estate with 24/7 professionally manned security control.

6. YOO

Designed in partnership with the biggest name in branded residences.

7. MANAGEMENT

A dedicated team to care for your property whether you are in residence or abroad.

8. TRACK RECORD

Established for over 15 years with limited residential opportunities remaining.

9. LANDSCAPE

Mature and meticulously maintained landscaped surroundings.

10. GOLF

Two of the island's most prestigious golf courses on your doorstep.

Plus, ownership facilitates seamless access to a wide array of exclusive privileges & discounts

General Q&A

Do I automatically qualify for a residency?

Foreign homeowners are automatically eligible for a Mauritian residence permit upon the acquisition of a real estate property valued at USD \$375,000 and above, falling under the IRS, RES, PDS or SCS legal frameworks. This opens the door to living, working and starting as business in the country, under certain conditions. This permit may also be issued to the spouse or common law partner of the owner and to dependent children under 24 years. Residency is granted on the basis of meeting all regulatory requirements.

The residency programme permits multiple owners to secure residency through ownership where each commits a minimum of \$375,000. Given the pricing of Valriche by YOO, three or more owners could leverage this opportunity.

Will there be a warranty provided on the properties?

Yes, Aspire Valriche provides a comprehensive warranty package to ensure peace of mind. At the time of delivery, a property damage insurance policy is issued in favour of the buyer, covering:

- 1. 1-YEAR PERFECT COMPLETION GUARANTEE:** Covers minor finishing defects and execution faults noted at handover.
- 2. 2-YEAR FUNCTIONING GUARANTEE:** Covers the proper functioning of non-structural equipment and services (e.g., plumbing and electrical elements).

- 3. 10-YEAR STRUCTURAL WARRANTY (DECENNIAL LIABILITY):** Covers defective failwaterproofing and damages affecting the solidity of the building (foundations, load-bearing walls, roofing that might compromise stability).

Do the units come furnished?

The villas are sold unfurnished to allow owners to express their personal style. However, we offer a hassle-free "Ready-to-Live" Deco Pack curated by YOO, which includes coordinated furniture and accessories that perfectly complement the villa's architecture. This package is fully installed prior to handover – from furniture and lighting to tableware and soft furnishings – so your villa is ready for immediate use or inclusion in the Rental Pool upon delivery. Owners who prefer a fully bespoke approach are also welcome to work with their own interior designer on a custom scheme at their own cost.

What is the syndic fee for the project

There is a monthly syndic fee to pay to ASLVV and EPSL + Heritage Resorts fee as per annex.

Are the properties sold as freehold or leasehold title?

All properties being sold are freehold.

What are some of the tax benefits of living in Mauritius?

Mauritius is recognised as one of the best administered economies in Africa and offers an ideal environment in which to invest, live and do business.

PERSONAL INCOME TAX: Tax residents in Mauritius are subject to income tax at 15%, with a progressive element applying to higher income brackets, bringing the maximum effective rate to 20%.

CORPORATE TAX: The standard corporate tax rate is 15%, with certain partial exemptions available for specific global business activities (subject to substance and compliance requirements).

NO CAPITAL GAINS TAX: Mauritius does not levy capital gains tax.

NO INHERITANCE OR ESTATE TAX: There is no inheritance tax or estate duty.

NO TAX ON DIVIDENDS: Dividends paid by Mauritian resident companies are exempt from withholding tax and are generally tax-free in the hands of both resident and non-resident shareholders.

INTEREST INCOME: Bank interest earned by individuals is generally exempt from tax.

FREE REPATRIATION: There are no exchange controls — profits, dividends and capital may be freely repatriated. Double Taxation Agreements (DTAs): Mauritius has an extensive network of

DTAs with over 40 countries (including France, South Africa, the United Kingdom, India and China), helping to mitigate double taxation exposure.

Who can I rely on for financial and legal structuring of my purchase?

Mauritius has plenty of highly reputable firms in the financial services sector and we would be happy to make recommendations upon request.

What is the process of buying a property?

1. The Purchaser and the Promoter sign a contract of preliminary reservation ('CRP').
2. At the point of signing the CRP, 10% of the selling price is required as an initial deposit.
3. Prior to signing the Deed of Sale, the Purchaser is required to obtain a Letter of Authorisation (LOA) from the Economic Development Board (EDB). This is a mandatory regulatory step for all non-citizen buyers and should be initiated early in the process to avoid delays.
4. Once the Promoter has advised the Purchaser that all permits have been granted for construction and that all financial, legal and technical requirements are in place, a Deed of Sale is signed. A Deed of Sale is the document to confirm the transfer of ownership from the Promoter to the Purchaser. Once you sign the Deed

of Sale you are the registered owner of the unit and, upon delivery of the completed property under the VEFA programme, are entitled to apply for a residence permit. At this point you may also start benefiting from resort membership and the privileges associated with ownership. See section on 'Resort Members Club'.

5. The Purchaser will thereafter make staged payments in line with the government implemented VEFA programme. During this time, a 'call of funds' will be sent to the owner at each stage of the construction process, with confirmation from the project architect that the works required have been completed (Proof of Works).

The process will continue until all payment have been made and handover is completed.

THE PAYMENT SCHEDULE IS AS FOLLOWS:

- 10% upon signing the CRP (held in escrow)
- 15% upon signature of the deed of sales
- 10% upon completion of the foundations
- 15% upon completion of the ground floor slab
- 20% upon completion of the roof (waterproofing)
- 25% upon the completion of works
- 5% upon handover of keys

By purchasing a unit off plan, how is my purchase secured?

The acquisition of a unit off-plan or during construction of the project is governed by

the provisions of a 'vente en l'état future d'achèvement' ('VEFA'), in accordance with the Mauritian Civil Code.

The Promoter provides the Purchaser with a guarantee of future completion, Garantie Future d'Achèvement ('GFA').

The GFA will be issued by Afrasia Bank, and is a guarantee that the unit you have purchased will be completed and delivered to you in accordance with the project specifications and drawings. The GFA is issued to you simultaneously with your signature of the Deed of Sale.

Is it possible to obtain a mortgage?

Financing is available for international buyers, with local banks such as AfrAsia typically financing up to 60–70% of the purchase price for non-residents.

Lending is subject to income verification and standard eligibility criteria. Note that as of December 2024, non-citizens are required to fund at least 85% of the purchase price in Mauritian Rupees, meaning only 15% can be financed in foreign currency.

Opening a local Mauritian bank account is a mandatory step in the process. Interest rates are competitive and typically pegged to the USD Prime Rate or EURIBOR (currency dependent), plus a margin. Aspire Valriche is happy to make the necessary introductions to help you navigate the financing process and move discussions forward.

Are there other fees payable in addition to the purchase price?

YES.

1. PDS registration fees payable to Government of Mauritius – **5%***
2. EDB application fee – **MUR 20,000**
3. Notary fee:

Notary fees are regulated by Mauritian Law and are currently calculated on a cumulative sliding scale (*approx. 0.5% - 2% of the property value*), plus VAT.

- **2%** on the first **MUR 250,000**
- **1.5%** on the next **MUR 500,000**
- **1.0 %** on the next **MUR 1,000,000**
- **0.5%** on the remainder of the selling price

Where will my deposit be held?

Your deposit will be held in our Notary's trust account until the Deed of Sale is signed. Once the Deed of Sale is signed, the deposit is released to the Promoter as part of the selling price.

Who is the notary?

Our Notary is Hart de Keating & Cabouche Adam based in the capital Port Louis, a firm with a distinguished reputation on the island.

Are there parking facilities?

Each property comes with its own parking area and a covered pergola as standard. Concrete garages can be accommodated for at additional cost with electric controlled access.

*Government fees may increase as from July 2026.

What security measures are in place for owners?

There is 24/7 manned security control and cameras across the estate. The homes can be fitted with alarm systems and additional security measures upon request.

How are the common areas managed?

All common areas are maintained by the homeowner's association, which upon signature of the deed of sale you automatically become a member of. This governs the management of the estate areas and undertakes the maintenance of your property. See more on 'Syndic Charges'.

What are the syndic fees and what do they cover?

The syndic fees or homeowner fees, exist to contribute to the cost of maintaining the beautiful estate and your property fairly amongst all homeowners. This also ensures the ongoing protection of your investment.

Upon signing the deed of sale the cost equates to Rs19,204/month.

When construction starts the cost increases to Rs34,362/month.

THIS COVERS:

1. 24/7 security service on the domain
2. Access to water and electricity in common areas
3. Maintenance of vast landscaped common areas, roads and infrastructure, including the residential development area

4. Provision of drinking water, irrigation water, sewerage, electricity and fiber optic
5. Exclusive access within the residential estate to a lap pool, a pétanque court, tennis court, yoga platform and a gym
6. 24/7 electricity supply and 2 stand-by generators in case of public grid failure

Upon delivery of your villa there is an additional fee of Rs35,012/month, bringing the total monthly syndic fee to Rs69,374/month.

THIS COVERS:

1. Complete painting of your external walls (periodically)
2. Selective household waste collection.
3. Access to an on-site professional technical team (electrician, plumber, IT, air conditioning, etc.)
4. Access to the common fiber optic network (satellite TV, Internet, telephone)
5. Annual treatment of your exterior woodwork (pergolas, etc.)
6. Regular pest and parasite control and treatment
7. Your services management
8. Earmarked reserve for major works necessary on the estate
9. Maintenance of your private pool
10. Monthly electric cart maintenance
11. Multi-risk home insurance
12. Separate drinking water and irrigation water supply
13. Maintenance of your private garden.
14. Integrated 5-star rental management of your property
15. Trust management fees

Does the sales team assist with completion of the administration and key application form for foreign buyers?

Yes, our team provides comprehensive support throughout the entire EDB (Economic Development Board) approval process. We will guide you through the required documentation, including your certified passport, proof of address, and bank KYC letter, and assist with the submission of your application. The EDB processing fee of MUR 20,000 is payable as part of the purchase process.

Can we personalise our villa?

To ensure the delivery date of your villa is met, all customization requests and "Deco Pack" selections must be finalized in accordance with the Critical Path Schedule provided by the architect.

Requests made after the specific cut-off dates (e.g., for electrical layouts or tile selection) may be declined or subject to a "Late Instruction Fee" and an extension of the delivery deadline. This ensures that the construction progress for all owners remains uninterrupted.

Am I able to re-sell my villa?

Yes, you are free to resell your villa by any desired channel.



How much time will I be able to use the property for per year?

You are allowed to use your property 365 days per year. Some owners choose to rent their properties through the estate's professional management team — with rental income from six months of renting typically sufficient to cover annual levy costs. See Rental Management.

Are pets allowed?

Yes, in keeping with the estate guidelines. Owners with dogs will be required to fence their properties but may walk their dogs throughout the estate on a lead.

Are owners allowed to rent out their villas independently?

To maintain the exclusivity and security of the Heritage Villas Valriche estate, independent short-term rentals using platforms including Airbnb etc are not permitted.

Rental of your property must be conducted exclusively through EPSL (Estate Property Solutions Limited), the estate's designated property manager, as required by law. EPSL operates through a trust structure in which each homeowner holds shares.

OWNERS BENEFIT FROM THREE FLEXIBLE RENTAL OPTIONS:

Short-Term Rental

(under 3 consecutive months)

- Managed through Heritage Resort
- Fixed nightly rates depending on season and villa type
- Mandatory participation during peak periods (Christmas, New Year, Easter – minimum 4 weeks)
- Annual availability schedule required

Medium-Term Rental

(3 to 6 consecutive months)

- Direct contract with EPSL
- Owner sets rental price
- Service-based management fee applies

Long-Term Rental

(over 6 consecutive months)

- Direct contract with EPSL
- Owner sets rental price
- Service-based management fee applies

Property Management

All rentals are administered by EPSL.

For short-term rentals, income distribution is based on:

- Property availability
- Occupancy rates
- Unit factor (overall attractiveness of the property)

For medium and long-term rentals, owners retain full control over pricing and tenant selection, with EPSL providing management and administrative support for a fee.

How does the rental pool work & what are the returns?

Owners wishing to generate income can place their villa in the Heritage Rental Pool. This offers a hassle-free ownership experience where marketing, guest management, and maintenance are handled entirely by the hotel operator.

- Revenue Split: Net Rental Revenue is shared between the Owner and the Operator, ensuring mutual alignment on performance.

- Included Costs: The Operator covers marketing, check-in/out, and housekeeping during guest stays.
- Owner Fees: Owners participating in the pool pay a reduced annual fee structure compared to non-renting owners.

(Specific revenue percentages and fee schedules are detailed in the Rental Management Agreement, available upon request).

What revenues will owners in the rental pool receive and how are they calculated?

Short-term rental at Valriche by YOO operates through a rental pool managed by EPSL, which holds a contract with Heritage Resorts and receives a fixed nightly rate varying by season and number of bedrooms.

REVENUES ARE THEN REDISTRIBUTED TO PARTICIPATING OWNERS ACCORDING TO THREE CRITERIA DEFINED IN THE RENTAL AGREEMENT:

The availability of the villa.
The occupancy rate.
The unit factor — the perceived quality within the estate.

By way of indication, the unit factor of Villa 31 was 0.96 in 2019, compared to 1.56 for the highest-rated villa on the estate.

Should you opt in, your villa must be made available for a minimum of 4 weeks per year during the 8 designated high-demand weeks. A schedule of these weeks can be provided upon request.

Who is allowed to stay in a rental pool villa during my allocated time?

You, your family and your friends, enjoying the same benefits as you do subject to payment of Owners Club membership fees.

What additional benefits am I entitled to as an owner of a villa?

Upon signing the deed of sale, all owners are eligible to join the resort club, providing privileged access to the most prestigious estate in Mauritius. There is a one-off joining fee of Rs300,000 and then ongoing membership fee of Rs7,900 per month incl VAT.

THE FOLLOWING ARE INCLUDED:

- Access to two 5-star beachfront resorts.
- Access to C Beach Club with 35% discount and complimentary corkage.
- Access to all bars of the Telfair and Awali hotels with 20 % discount.
- 20% discount on a selection of activities Bel Ombre Nature Reserve.
- Access to both hotel spas for relaxing breaks with 10% discount on products and 15% on treatments. Complimentary swimming pool, jacuzzi and hammam access.

- Updates on upcoming gourmet events at Le Château de Bel Ombre.
- Platinum Family Access to Le Château Golf Course for an additional fee of Rs 22,950/year.
- Access to the restaurants of the 2 hotels with 20% discount. Corkage fee of just Rs 375 per bottle. (excludes le Chateau).
- Enjoy a membership to La Réserve Golf Course for Rs 2,200,000 with no additional annual fee.
- Other complimentary facilities available on hotel premises: 3 tennis courts, 1 padel court, 1 billiard table, 4 swimming pools, and a sport centre including one training pool.
- Access to the boutiques at the 2 hotels and C-Beach Club with 10% discount.
- Kids Club open every day from 8.30am to 11pm.
- Complimentary non-motorised water activities, including Stand-up paddle, Kayak, Laser and Pedal Boat.

Beyond the Resort Club discounts above, owners may access à la carte concierge services including in-villa dining and private chef services, housekeeping and laundry, maintenance support for minor repairs, and provision of luxury amenities for private guests. Services are subject to availability and billed according to the current hotel rate card.



Specifications & Qualities

1 Substructure

Foundations

- Reinforced concrete strip foundations, ground beams and footings to Structural Engineer's details and specifications.

Retaining Walls

- Reinforced concrete retaining walls in accordance with Structural Engineer's design.

Surface Beds

- Wood floated reinforced concrete surface bed, on approved damp proof membrane / Anti termite Termifilm (or similar specification) underlay.

2 Super Structure

///

Columns

- Framed Reinforced concrete slabs, beams and columns to Structural Engineer's details and specifications.
- Smooth reinforced concrete columns as per structural Engineer's details and specification.
- Structural steel columns, as per engineer's specifications.
- All structural steel to be galvanised as per engineer's specifications.
- All columns to be painted/ finished as per architect's specifications.

Floors

- Reinforced concrete slabs as per Structural Engineer's details.
- Concrete upstand and downstand beams as per Structural Engineer's details.

Roofs

- Flat roofs - reinforced concrete roof slabs as per Structural Engineer's details with a screed to fall and a 2-layer bituminous waterproofing membrane with min. 10-year warranty. RC soffit plastered and painted.
- Pitch roofs - Shingle roof tiles glued to concrete roof slab with cementitious waterproofing slurry, in strict accordance with manufacturers specification, designed and installed by an approved contractor. RC soffit plastered and painted.
- All Flashing and capping in matching material and in accordance with Architects details.
- Pergolas to be timber structures with polycarbonate sheeting above.
- RC slab to fall to aluminium full-bore outlets with min 90mm PVC rainwater downpipes, to architects' specification.

3 External Envelope

Walls & Structure

- Standard 200mm concrete hollow blocks with min 15mm thick Sand Cement plaster as per architects' specification.
- Standard 200mm concrete hollow blocks bagged and sealed with bituminous paint with min 150mm thick stone / cement stone cladding.
- Boundary walls to be in accordance with estate guidelines - RC retaining wall (if required) or 200mm Block wall rendered and painted OR with stone cladding as required by estate guidelines.

Doors

- Main entrance doors - Solid timber as per architect's door schedule and specification.
- External Doors - Powder coated aluminium with laminated safety glass in accordance with cyclone resistance standards.
- Ironmongery - stainless steel handles and accessories as per architect's specifications.

Screens

- Composite timber or aluminium screens fixed to steel substructure and fixed onto external envelope.

4 Internal Areas

Walls & Columns

- Standard 200mm, 150mm or 100mm concrete hollow blocks with min 15mm thick smooth plaster with 1x coat primer & 2x coats paint as per architects specification.
- Standard 200mm concrete hollow blocks with natural stone cladding / Cement stone cladding.
- Skirting as per architect's specification.
- Drywalling to conceal pocket sliding doors or concealed WC cisterns to be min 90mm thick with substructure with skimmed joints to be approved by architect.

Floor Finishes

- Concrete floors with cement screed over for tiles fixed with adhesive as per architect's specifications.
- Tiled bathrooms and screeds to fall in showers with cementitious waterproofing slurry, with tiles fixed with adhesive as per architect's specifications.
- External timber decking to be Balau or similar according to architect spec.

Ceilings & Soffits

- RC soffit plastered and painted, colour as per architects finish.

Internal Doors

- Internal doors min 2400mm high, hollow core/ semi-solid flush panel veneered timber doors with sapele (or similar approved) solid timber frames painted all to the Architect's schedule, specification and approval.
- Ironmongery - handles and accessories to architect's specification.

Lighting, Plugs & Switches

- Interior lighting, plugs and light switches as per Architects layout as well as specialists/ Electrical Engineer's specifications. Legrand make or similar.

Sanitary & Tapware

- All sanitary and tapware to be high quality as per Interior designer specifications.
- All connections from sanware & tapware to plumbing works are to be sealed appropriately.

Furniture & Appliances

- Built in furniture including BIC's, Kitchens, Vanities etc. to be veneered or painted with Quartz (or similar) counter tops all as per architects specs.
- Built in appliances included: Hob, oven and extraction hood.
- All loose furniture, fixtures and equipment (FF&E) are not included and are to be procured directly by the buyer.

5 External Works

Driveways, Parking Areas & Yard

- Driveway and visitors parking areas to be paved in accordance with estate guidelines.
- Garage (option) to be a reinforced concrete surface bed and slab, with a steel trowel finished floor.

Landscaping /Garden Area

- Mix of trees, grassed areas and planters with concrete walkways and stepping stones to landscape architect's drawings and as per estate guidelines.

Pools & Water features

- Reinforced Concrete pool as per engineers' specifications.
- Pool lighting and pump as per specialist specs to architects approval - Pool cementitious waterproofing as per specialists' specs with min 10 year warranty.
- Pool finish - mosaic or tiles as per architect's specifications.
- Pool circulation equipment integrated into a separate recessed fibre glass plant room located within the landscaping.
- Pool sanitization with chlorine.

Entrance, Lighting & Security

- Exterior lighting to be warm white, low voltage type as per suppliers specifications to architects/ engineers approval.
- Access control to motorized garage door via 1 remote control by specialist/ supplier if garage option selected (2 controls for double garages).

Stormwater, Water & Sewer

- All stormwater, water & sewer runs/ sizing as per MEP engineers / specialist's specifications to architects approval.
- All manholes, Septic tanks and absorption pit as per engineers specifications.
- Sewer septic tank to connect into main estate sewer system.
- Storm water will be managed on site through soakaways and retention ponds as per civil engineers designs.
- Network is designed for normal rainfall conditions. Temporary ponding may occur during extreme storm conditions.

6 Services

Water Supply

- Potable water supply provided by the estate.
- Cold and hot water pipes in copper, HDPE and/or PEX respectively, run concealed in slabs or walls all to MEP engineer details and specifications.
- Hot water supply through solar panels with electrical backup.

Air Conditioning & Ventilation

- Split unit air conditioning system with compressors installed as per specialist specs.
- AC provided in all bedrooms only.
- All bathrooms are naturally ventilated.

Electrical

- Power supply is single phase, 230V in concealed conduits
- Light switches, sockets and fittings to be recessed into walls.
- Feeder cable from service hub to unit distribution board to be buried directly in the ground.

Telecommunication

- Encasement and conduits only will be provided for connection to the estate fibre network, for services such as Telephony, Internet Access, and IPTV system (subscription to be taken by the villa owner depending on his/her needs).

7 Paint Work & Finishes

External Joinery

- External quality varnish or sealer, as specified by the architect.

External Walls

- 1 no. undercoat and 2 no. Coats of external, anti fungus quality paint, as specified by the architect.

Internal Walls

- 1 no. undercoat and 2 nos. Coat high quality sheen internal paint to all rendered surfaces, as specified by the architect.

Ceilings & Soffits

- 1 no. undercoat and 2 nos. Coat high internal paint to all rendered surfaces, as specified by the architect.



GENERAL NOTES & contractual clarifications

This document is an outline and indicative specification only and remains subject to approved construction drawings, authority approvals, estate requirements, engineering design, procurement availability and coordination. In the event of any inconsistency, the deed of sale shall prevail, followed by the approved construction drawings and specifications, any developer approved material schedules or sample boards, and lastly this document. References to "as per architect", "as per engineer", "estate guidelines" or "or similar" mean as selected or approved by the promoter acting reasonably. The promoter may substitute any product or material with an equivalent or alternative for technical, regulatory, availability or cost reasons, without constituting a reduction in quality or value or giving rise to any claim. Some items and services are outside the promoter's control. Stormwater systems are designed for normal rainfall and temporary ponding during extreme weather does not constitute a defect. All dimensions and finishes are subject to normal construction tolerances, and minor variations not materially affecting use or overall quality shall not give rise to any claim. All finishes shall be appropriate to the positioning of the project. Regarding warranties, manufacturer or installer warranty, where applicable, subject to their terms and conditions. Any reference to estate water, estate sewer, estate power, estate systems is subject to estate provision and availability. All dimensions are indicative and subject to final construction drawings and tolerances. Indicative landscaping scheme subject to final design, availability and estate guidelines.

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