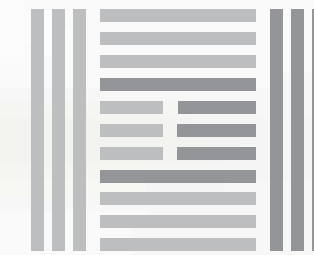


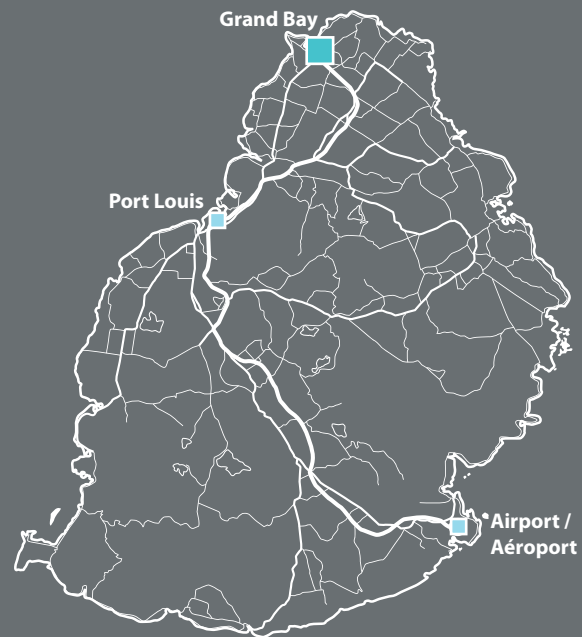


*Seafront Living*



EROK  
GRAND BAY





# GRAND BAY

## Seaside living, beautiful life

Erok is located on the seaside between Grand Baie and Pereybère. The property overlooks a gorgeous sandy creek. Set amidst a luxuriant tropical garden, the residence offers everything one could wish for in terms of natural assets, architectural style and comfort for an idyllic life – immediate access to the beach, a modern tropical design, modern fittings and integrated facilities.

## Plus belle la vie balnéaire

Erok se situe au bord de la mer entre Grand Baie et Pereybère et dispose, à ses pieds, d'une crique sablonneuse. Plantée dans un jardin tropical luxuriant, la résidence offre tout ce dont l'on peut rêver en termes d'atouts naturels, d'esthétisme et de confort pour une vie idyllique : accès immédiat à la plage, architecture néo tropicale et aménagements de luxe ; sécurité, facilités et services intégrés.



The sunshine spirit all year round

Here is the most sought for seaside resort of the island, flaunting postcard lagoons and beaches and sunny weather all year round. The region offers a choice of sea-faring activities and water sports, luxury shops and retail outlets, multiple restaurants, various pubs and clubs. It also provides for medical, fitness and wellness facilities. Nearby there are several international schools.



CAP AU NORD

L’ambiance ensoleillée toute l’année

Voici la région balnéaire la plus prisée de l’île pour ses lagons et plages de carte postale, son climat ensoleillé toute l’année. Ici, l’on trouve une variété de sports et loisirs nautiques, des commerces de luxe et de grande distribution, de multiples restaurants, pubs et clubs différents ; des facilités médicales, de sport et de bien-être de même que de proches institutions scolaires internationales. Tout y est pour une vie pratique idéale, conviviale et animée de jour comme de nuit.







### Master plan

Erok is composed of 3 blocks of 3 levels each and offers a total of 12 apartments and 3 penthouses. All residential units are three-bed roomed. The complex also houses its very own spa and sports club. The biggest proportion of the property is dedicated to a luxuriant tropical garden planted with palm trees, shrubs, and flowering greens.



### Plan de masse

Erok se compose de 3 blocs étagés sur 3 niveaux et propose au total 12 appartements et 3 penthouse de 3 chambres en suite. La résidence dispose de son propre spa et d'un club de sport. La plus grande superficie de terrain est dédiée à un magnifique jardin tropical planté de palmiers, d'arbustes et de plantes vertes et florifères luxuriants.







### Une ligne architecturale organique et minérale

L'architecture néo-tropicale joue la linéarité dans les formes; s'habille de matières nobles exotiques. De hauts corridors sont constitués par les murs latéraux des blocs. Habillées de pierres de lave ajustées en style liège – désigné à juste titre localement « mur bouchon », les parois s'élèvent en falaise basaltique de chaque côté de plans d'eau. L'espace est baigné des jeux d'ombre et de lumière des lattes de bois de balao qui relie les sommets des bâtiments, au dessus des passerelles. Harmonie organique et minérale posent un univers solidement planté dans la terre, tendant vers le ciel.



### Mineral and organic architectural lines

The architectural design is cast in a modern and clean-cut tropical style and dressed up with noble exotic materials. High corridors are constituted by the lateral walls of the blocks. Clad in cork-style fitted lava stone, these built-in basalt cliffs rise vertically on each side of water trenches. The whole space bathes in the play of light and shadows orchestrated by the latticed balao wood joining the building tops, above the overpasses. Mineral and organic harmony set a world solidly rooted in the earth, uprising towards the sky.





### Authentic elegance

Sand, earth, stone, wood and greenery: natural colours and textures mix and match to create exquisite finishing. The lofty fronds of the coconut trees, the green lawn at their feet and the floral effusions of the manicured garden merge in natural harmony. Authentic elegance, calm and intimacy preside all over the place. The wide terraces and their glazed transparency open up interiors onto the garden and an unhindered view to the sea.



### Uneauthentiqueélégance

Sable, terre, pierre, bois et verdure : les couleurs et textures naturelles se marient dans d'exquises finitions. Les hautes frondaisons des cocotiers, le gazon verdoyant à leur pied et les effusions florales du jardin manucuré se marient dans une harmonie toute naturelle. Une authentique élégance habite le lieu. Le calme et l'intimité y président. La transparence du verre des spacieuses terrasses ouvre l'intérieur sur le jardin et dégage la vue sur la mer.







### Peace of mind

The property entrance lies the major coastal road. The residence is entirely secured and includes private parking for residents and visitors. The overall complex is placed under a round-the-clock yet perfectly discreet surveillance service. All apartments have individual store rooms at their disposal at the underground level.



### Tranquillité d'esprit

L'accès à la propriété est immédiat de la route côtière principale. La résidence est entièrement sécurisée, avec parkings privés pour résidents et visiteurs à l'intérieur. L'ensemble du complexe est gardé 24h/24 par un service de sécurité permanent et absolument discret. Tous les appartements disposent de remises de rangement individuelles au sous-sol.

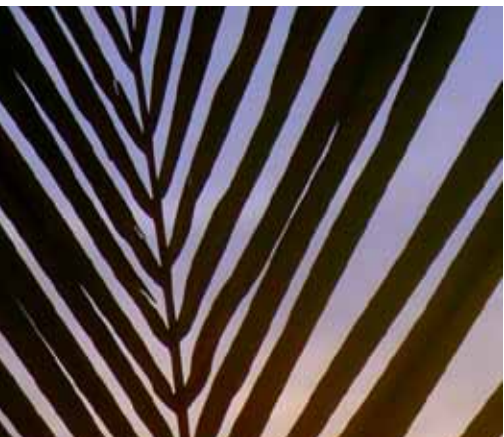






### A private sports club facing the sea

Erok is a privileged world in itself. The complex includes a sports club to keep fit at leisure. The club buildings occupy the left hand side of the property and runs along the boundary wall up to the beach, the swimming pool borders it on the garden side. Innovative vegetal rooftops blend the infrastructure into the natural decor. The club includes a perfectly equipped and sea-facing training room. It is also equipped with an open beach bar.



**Un club de sport privé face à la mer**

Erok est en soi un univers privilégié. Le complexe intègre un club de sport, pour entretenir la forme à loisir. Le bâtiment du club occupe la partie latérale gauche de la propriété et longe le mur d'enceinte jusqu'à la plage, la piscine le borde côté jardin. Une toiture végétale novatrice intègre l'infrastructure dans le décor naturel. Le club comprend une salle parfaitement équipée, d'où l'on a vue sur la mer. Il est aussi doté d'un bar ouvert sur la plage.







### Modern and relaxing ambience

The living room is spacious. Sober lines and a neutral palette set a modern decor and relaxing ambience with natural ventilation and light flowing in nicely. The adjoining terrace is wide, nicely shaded; and with the huge sliding panes open, inside and outside areas becomes just one generous living space, all devoted to conviviality.



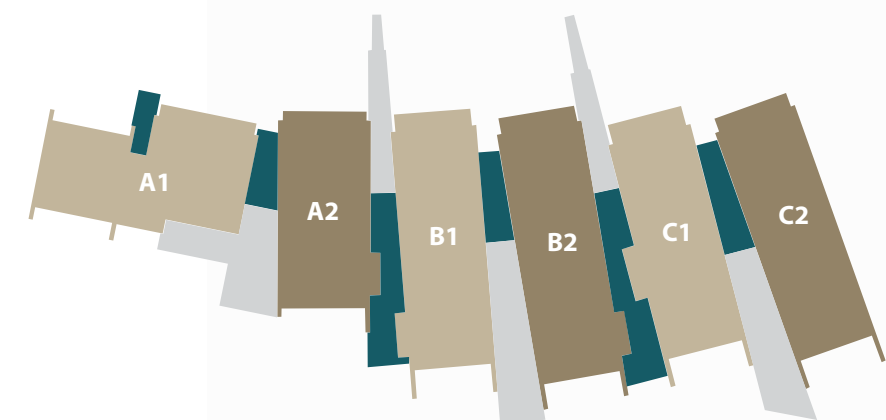
### Une ambiance moderne et relaxante

Le séjour offre un grand espace de vie. Le décor aux lignes sobres, habillé d'une palette neutre, pose une ambiance moderne et relaxante. La terrasse adjacente étend l'espace à vers l'extérieur par d'immenses baies vitrées coulissantes. A eux deux, séjour et terrasse constituent de généreuses surfaces ombragées aérées et naturellement éclairées, toutes dédiées à la convivialité.





GROUND FLOOR /  
REZ-DE-CHAUSSÉE



Total surface area / Surface totale

A1	A2	B1	B2	C1	C2
273m <sup>2</sup>	205m <sup>2</sup>	256m <sup>2</sup>	270m <sup>2</sup>	243m <sup>2</sup>	258m <sup>2</sup>





# PLAN

## APARTMENT

### Perfectly designed

The ground floor offers 6 apartments level footed with the garden. Surface areas vary between 205 and 273 m<sup>2</sup>. All apartments have 3 bedrooms. The master bedroom comes with an en suite bathroom and dressing. A laundry cum larder is another practical feature. The A1 apartment, the biggest of the ground floor ones includes a small dip pool and a service terrace. The others have an office instead.



## APPARTEMENT

### De conception parfaite

Le rez-de-chaussée offre 6 appartements de plain pied avec le jardin. Les superficies varient entre 205 et 273 m<sup>2</sup>. Tous les appartements disposent de 3 chambres en suite dont la principale avec dressing. Une buanderie-économat sert aux besoins pratiques. L'appartement A1, le plus grand du rez-de-chaussée, dispose d'une petite piscine de baignade et d'une terrasse de service. Les autres disposent à la place d'un espace bureau.



### The joys of modern island life

The open plan living room is ingeniously structured by the neat and clean lines and colours of the furniture and the open kitchen. The outdoor dining and second living corner occupy the shaded part of the terrace, extending life outdoors. The ceiling is dressed up with wood lattice running as one outside to become the pergola shading for the terrace area and unifying the whole. Inside-outside transitions naturally flow. The joys of modern island living start with a convivial home.

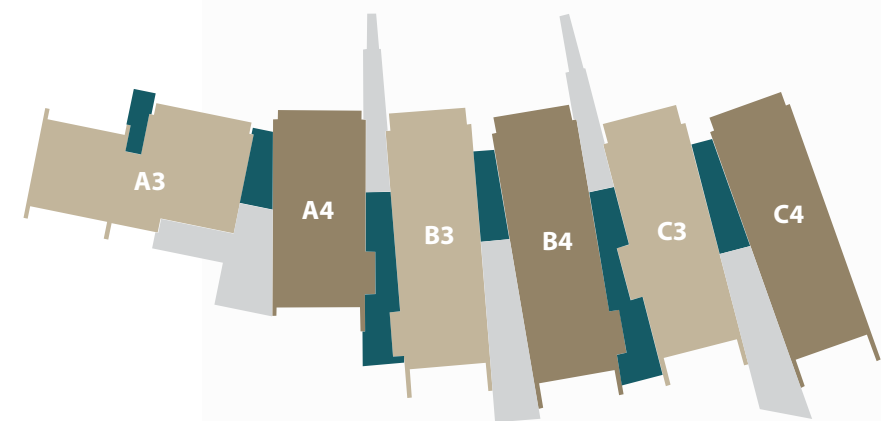


### Les joies de la vie insulaire moderne

La pièce à vivre, en plan ouvert, est ingénieusement structurée par le mobilier du séjour et de la cuisine décloisonnée, aux couleurs et lignes claires et nettes. La salle à manger et le salon de plein air se partagent la terrasse, ouvrant la vie sur le dehors. Le plafond s'habille de lattes de bois qui s'étendent en pergola au-dessus de la terrasse, unifiant le tout. Les transitions intérieur-extérieur se font toutes naturelles. Les joies d'une vie insulaire moderne commencent par une maison conviviale.



1<sup>st</sup> FLOOR /  
1<sup>er</sup> ETAGE



Total surface area / Surface totale

A3	A4	B3	B4	C3	C4
295m <sup>2</sup>	205m <sup>2</sup>	280m <sup>2</sup>	270m <sup>2</sup>	263m <sup>2</sup>	258m <sup>2</sup>





# PLAN

APARTMENT

## Open views

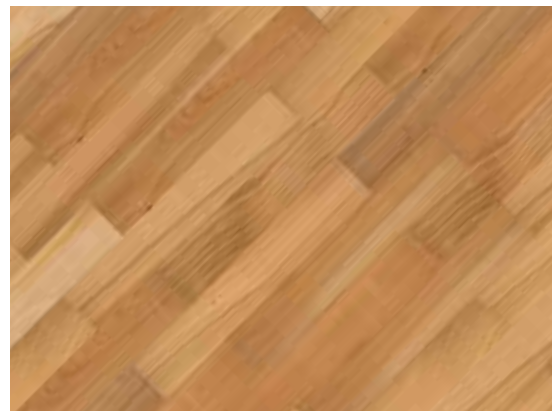
First floor apartments are 205 to 295 m<sup>2</sup> wide. Large openings and exterior terraces create a wonderful feeling of openness and outdoor living. The open views extend freely above the garden, over the beach, across the sea to the horizon – unrestrained.



APPARTEMENT

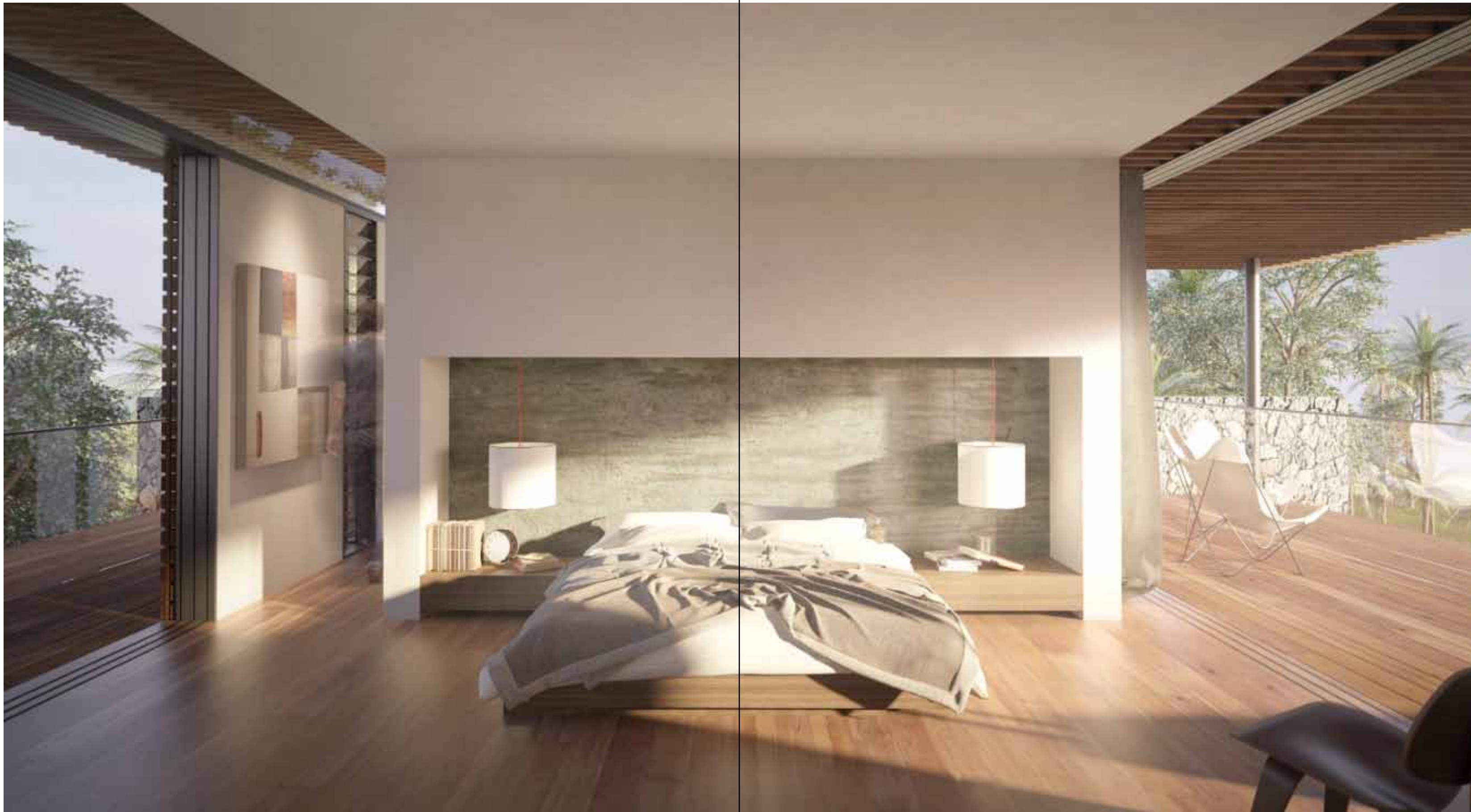
## Rien n'arrête le regard

Les appartements du 1er étage offrent des superficies allant de 205 à 295 m<sup>2</sup>. Les larges ouvertures et les grandes terrasses extérieures font que l'on ne s'y sent jamais cloîtré mais toujours en contact avec l'extérieur. Le regard s'envole au-dessus du jardin, par-dessus la plage – rien ne l'arrête jusqu'à l'horizon.



## The sweetness of living

2m80 high ceilings, huge windows and glazed balconies... Bedrooms breathe with the sweetness of living. Space and natural light is predominant. One can rest still enjoying the splendid view.



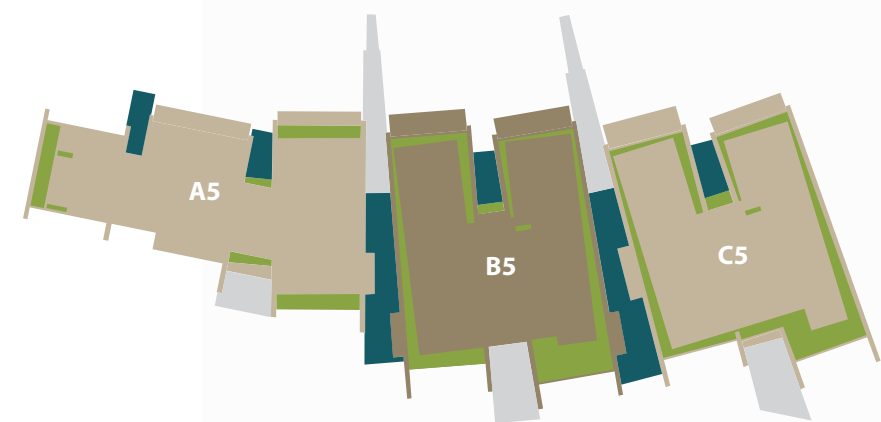
## La douceur de vivre

Sous leurs plafonds hauts de 2m80, avec leurs immenses baies et balcons vitrés, les chambres respirent la douceur de vivre. Elles offrent de spacieux et lumineux espaces où l'on se prélassé sans jamais se lasser de la beauté de la vue.





2<sup>nd</sup> FLOOR /  
2<sup>ème</sup> ETAGE



Total surface area / Surface totale

A5	B5	C5
452m <sup>2</sup>	462m <sup>2</sup>	452m <sup>2</sup>







# PLAN

## PENTHOUSE

### Living at leisure

The second floor is devoted to 3 magnificent penthouses. The luxurious space is only equaled by the breathtaking view one enjoys from the top. In any case, whether up there or down at the beach, the sea is always part and parcel of an idyllic life. Luxury takes the shape of that permanently possible shift from inside to outside, swaying at leisure between splendid home and equally splendid seaside. Lifestyle and quality of life are unmatched.



## PENTHOUSE

### Vivre à loisirs

Le second étage est dédié à 3 magnifiques penthouse, offrant un luxe d'espace qui n'a d'égal que la vue qui s'offre des sommets. D'en haut ou pieds dans l'eau, la mer est de tous les instants, partie intégrante d'une vie idyllique. Le luxe s'intériorise dans une immanence dedans-dehors et s'extériorise en plein air, à loisirs entre maison et bord de mer. Style et qualité de vie sont inégalables.

### Golden life, magnified by the sun

Everything is magnified here. Terraces are inset with rooftop gardens and each room enjoys its own outdoor extension. The comfortably-sized dip pool adds to the joys of a golden life under the sun, between sea and sky. The living room and terrace, fresh and shady, bathe in soft natural light and a modern décor.



## EROK - TERRACE VIEW - V1



### La vie, dorée de soleil, magnifiée

Ici tout est magnifié. Les terrasses se bordent de jardins créés sur le toit et chaque chambre dispose de son extension de plein air. La piscine de baignade aux dimensions confortables ajoute aux joies d'une vie dorée de soleil, entre ciel et mer. La pièce à vivre et la terrasse, fraîches et ombragées, baignent dans d'une douce lumière naturelle et un décor moderne.








### Haven of peace

Erok's private spa, located at the most quiet angle of the garden is exclusively reserved for residents and their visitors. It is a sheer haven of peace. The modern Balinese style sets the concept of an ideal world based on the essential balance of elements – between water, rock, air and sunshine. It invites one to regenerate.



### Havre de paix

A l'angle le plus quiet du jardin – le spa privé de Erok. Exclusivement réservé aux résidents et à leurs invités, c'est un véritable havre de paix. Le style balinais moderne, pose le concept d'un monde ancré dans un équilibre élémentaire essentiel - entre l'eau, la pierre, l'air et le soleil. Il invite à se ressourcer.







**An island of well-being**

Cast amidst water features, bordered by peaceful gardens, Erok's spa bathes in an ideally fresh and tranquil ambience conducive to a contemplative atmosphere. Treatments merge ancient massage techniques with the virtues of natural essential oils for the holistic wellbeing of body and mind.



**Ilot de bien-être**

Posé sur des plans d'eau, bordés de paisibles jardins, le spa de Erok baigne dans une ambiance de fraîcheur et de quiétude idéales qui concourent à créer une atmosphère contemplative. Les soins dispensés réconcilient techniques ancestrales de manipulations et bienfaits des huiles essentielles pour un bien-être holistique du corps et de l'esprit.







### Ultimate serenity

When the day sets, the whole place dresses up in that naturally voluptuous and poetic ambience which attracts to Mauritius those hearts in search of an authentic quality of life and ultimate serenity.




### Ultime sérénité

Lorsque le jour décline, la propriété s'habille de cette ambiance naturellement voluptueuse et empreinte de poésie qui attire à l'île Maurice les cœurs en quête d'une authentique qualité de vie et d'une ultime sérénité.







Le “Real Estate Scheme” (RES) mauricien : avantages aux acheteurs venus d’ailleurs.

**OFFREZ VOUS UN COIN DE PARADIS EN TOUTE SÉCURITÉ  
EN DEVENANT PROPRIÉTAIRE A L’ILE MAURICE**

1. Votre investissement garanti par l’état mauricien (Board of Investment - BOI)
2. La banque AFRASIA sécurise votre investissement par une vente en VEFA avec garantie financière d’achèvement (GFA)
3. Revenus locatifs attractifs par des sociétés dûment accréditées.
4. Pas de taxe sur les plus-values en cas de revente et vos bénéfices seront librement transférables.
5. Qui peut se porter acquéreur ?
  - a. Un citoyen étranger.
  - b. Un citoyen mauricien.
  - c. Une compagnie ou société étrangère dûment enregistrée sous le Companies Act 2001 de l’île Maurice.
  - d. Un trust, à l’enseigne d’une société de gérance, dûment enregistrée sous juridiction et licence mauriciennes, par la commission des services financiers (Financial Services Commission).



# R.E.S

Mauritius Real Estate Scheme (RES) welcomes foreign investors.

**YOU CAN NOW BUY YOUR OWN PIECE OF EDEN IN MAURITIUS AND  
WITH ALL DUE PEACE OF MIND.**

1. Secure investment, guaranteed by the Government of Mauritius through its respective arm, the Board of Investment (BOI).
2. AFRASIA bank secures your investment through an officially authorized pre-completion sale contract, which includes a completion pledge.
3. You can freely offer your property on the rental market, which can be taken care of by duly agreed companies allowing you to enjoy attractive revenue from your Mauritian home.
4. RES properties are exempted from capital gains tax and resale proceeds can be freely repatriated.
5. Eligibility criteria - The following persons may acquire a residential property from an RES company (defined as a company implementing an RES project):
  - a. a non-citizen of Mauritius.
  - b. a citizen of Mauritius.
  - c. a company registered as a foreign company under the Companies Act 2001, a société, where its deed of formation is deposited with the Registrar of Companies.
  - d. a trust, where the trusteeship services are provided by a qualified trustee licenced by the Financial Services Commission.



## 1.0 FOUNDATIONS

- Concrete strip footings to Structural Engineer's specification and details.
- Foundation walls 200mm block walls to approximately 600mm below natural ground level to Structural Engineer's specification and details.

## 2.0 EXTERNAL WALLS

### 2.1 Stone Walls

- Reinforced concrete column structure in-filled with 200mm block walls to Structural Engineer's specification and details.
- One 6mm coat of sand-cement external render and waterproofing prior to application of stone walling.
- Selected random rubble natural stone walling 'Mauritian grey stone' to ECA Architects details, tie bars at regular intervals to Structural Engineer's specification to ensure solid fixation of stones and mortar.

### 2.2 Plastered Concrete Walls - refer to ECA concrete set out plans

- Reinforced concrete column structure in-filled with 200mm block walls to Structural Engineer's specification and details.
- One 18-20mm coat of sand-cement external render to high quality finish.
- One coat binder and three coats anti-fungus paint. Paint colours to ECA Architects specification.

### 2.3 Off-shutter Concrete Walls - refer to ECA concrete set out plans

- Reinforced concrete walls 200mm thick and 2m high above ground level to parking area, and other selected walls – refer to ECA plans, sections and elevations for locations and extent.

## 3.0 INTERNAL WALLS

### 3.1 Plastered Concrete Walls - refer to ECA concrete set out plans

- Concrete block walls of 150 - 200mm.
- First coat 12mm sand cement internal render, and second coat 13mm render, with t-metal profile 100mm from finished floor level to allow for 25mm painted hardwood skirting to finish flush with wall finish.
- 3-5mm thick 'rhinolite' to ensure a high quality finish.
- One base coat and three top coats satin emulsion paint.

### 3.2 Gypsum Plasterboard Partitions - refer to ECA partitions plans and typical details

- Metal studs with gypsum plasterboard (2 board thickness), skim finish, rock wool insulation between studs and t-metal profile 150mm from finished floor level to allow 25mm painted hardwood skirting to finish flush with wall finish.
- 3-5mm thick 'rhinolite' to ensure a high quality finish.
- One base coat and three top coats satin emulsion paint.

## 4.0 FLOORS

### 4.1 Floor Slabs - refer to ECA concrete set out plans

- Reinforced concrete slabs to Structural Engineer's specification and details.
- Off-shutter board-marked concrete finish to the underside fascia and top of exposed concrete floor slabs to external terraces achieved by applying wood boards to formwork prior to casting. Care to be taken that concrete spacers used to hold form work are removed prior to casting.

### 4.2 Floor Finishes (Internal) - refer to ECA finishes plans

- Selected ceramic tiles with matching grout to ECA specification.
- Selected wood flooring, on 25 x 25mm treated hw battens to entrances and offices.

## 5.0 FLAT ROOFS

### 5.1 Waterproofing & Drainage

- Double layer bituminous waterproofing membrane to be laid on flat roofs.
- All balconies, terraces and shower recesses to be treated with waterproofing slurry before receiving finishes.
- Rainwater pipe routes to ECA Architects plans with pipes to run vertically concealed within external stone walls.

### 5.2 Roof Gardens

- Selected sedum planting on topsoil and gravel over waterproofing with geotextile cover. French drains to be provided with drainage pipes covered in geotextile layer linked to drainage system with pipes to run vertically concealed within external stone walls.

## 6.0 CEILINGS

### 6.1 Gypsum Plasterboard Ceilings (Internal) - refer to ECA reflected ceiling plans and typical details

- Metal studs with gypsum plasterboard with taped joints, skim and paint.

### 6.2 Gypsum Fiber Cement Board Ceilings (External) - refer to ECA reflected ceiling plans and typical details

- Metal studs with fibre cement plasterboard with taped joints, skim and paint.

### 6.3 Ceiling Finishes - refer to ECA reflected ceiling plans and typical details

- One base coat and three top coats matt emulsion paint to all ceilings.
- Wood pergola ceiling to penthouse lounge / dining / kitchen area and master bedroom.

## 7.0 TERRACES

### 7.1 Wood Decking (Penthouses, Spa and Sports Club) - refer to ECA finishes plans and typical details

- Selected kiln dried timber decking with open joints on treated bearers with wood plug covered stainless steel screw fixings on concrete pads with drainage below all terraces and slabs or screed to falls.

### 7.2 Ceramic Tiles (Apartments) - refer to ECA finishes plans and typical details

- Selected ceramic tiles with matching grout on sand cement bedding to ECA specification. Tiles to be laid level with minimal joints 2-3mm.

### 7.3 Tempered Glass Balustrades - refer to ECA balustrade schedules & details

- Frameless tempered glass balustrades to all terraces with 100mm stainless steel support brackets, rubber gaskets, etc. for the full installation.

## 8.0 ALUMINIUM OPENINGS

### 8.1 Ground & First Floor Apartment Openings - refer to ECA window schedule and typical details

- Selected square profile good quality ECA approved aluminium framed windows system finished in sand-finished 'noir volcan' dark grey powder coating in a combination of fixed, sliding and jalousie.
- All windows to be full height, 2.8m high ground & first floor.
- Clear toughened laminated glass thickness to Structural Engineers specification allowing for relevant wind speeds and design wind-loading.

### 8.2 Second Floor Penthouse Windows - refer to ECA window schedule and typical details

- Selected square profile good quality ECA approved aluminium framed 'slimline' windows system finished in sand-finished 'noir volcan' dark grey powder coating in a combination of fixed, sliding and jalousie.
- All windows to be full height, 2.6m to second floor.
- All concrete / steel supports to be provided in accordance with ECA / specialist details.
- Clerestorey glazing to be provided to penthouse to the sides and rear facades above the sliding / fixed windows and below the roof pergola – refer to ECA details. Same to be with aluminium frames top and bottom, but no vertical mullions, silicone to glass joints (to give the appearance of frameless glass).
- Clear toughened laminated glass thickness to Structural Engineers specification allowing for relevant wind speeds and design wind-loading.

## 9.0 DOORS

### 9.1 External Doors - refer to ECA door schedule and typical details

- Solid wood doors and frames to full height - 2.8m high ground & first floor, 2.6m to second floor with glass / wood panel above second floor to close between the top of the door and the angled wood ceiling.
- All weathering seals, dead locks, etc. to be provided to complete the installation.
- Flush satin stainless steel door handles to ECA Architects design & specification.

### 9.2 Internal Doors - refer to ECA door schedule and typical details

- Semi-solid wood hinged / sliding / pivot doors with satin clear varnish or lacquer paint finish.
- Frames, Locks, Pivots, Hinges, etc. to be provided to complete the installation to ECA specification.
- Ironmongery, door handles to ECA Architects design & specification.

## 10.0 WOOD / METAL SCREENS

### 10.1 Fixed Vertical Screens (inset between stone walls - refer to ECA screen schedule and typical details)

- Solid 75 x 150/200mm solid wood fins @150mm centres fixed to concrete slabs with galvanised metal brackets to ECA details.

### 10.2 Fixed Horizontal Screens (in-front of Block A glass lift and stairs - refer to ECA screen schedule and typical details)

- Solid 75 x 150/200mm solid wood fins @150mm centres fixed to steel frame with galvanised metal brackets to ECA details.

### 10.3 Fixed Facade Screens (Penthouses - refer to ECA screen schedule and typical details)

- 20/25mm solid wood cladding on dark grey painted (RAL 7021 black grey) galvanised mild steel frames or wood battens on ECA details.

### 10.4 Facade Sliding Shutters (Terraces & Balconies - OMITTED)

- 20mm solid wood cladding on dark grey painted (RAL 7021 black grey) galvanised mild steel frames with proprietary ss rails and fittings to ECA details. Rails and guides only to be provide, shutters to be client supply.

### 10.5 VRV Screens

- 40x40mm metal / aluminium tubes on 40x40mm painted (RAL 7021 black grey) galvanised mild steel frame in front of full extent of VRV room to provide the necessary ventilation according to M&E Engineers specifications.

## 11.0 WOOD PERGOLAS

### 11.1 Main Roof Pergola - refer to ECA roof plans & pergola details

- Solid 75mm x 500mm solid wood fins @200mm centres fixed to steel frame with galvanised metal brackets to S.E Engineers details.
- Toughened glass or tinted polycarbonate roof cover to provide cover over terraces.

### 11.2 Spa Pergola (to terrace)

- Solid 65 x 200mm balao wood fins @130mm fixed to steel frame with galvanised metal brackets to S.E Engineers details.
- Toughened glass or tinted polycarbonate roof cover to provide cover over terrace.

## 12.0 BATHROOMS / SANITARYWARE - refer to ECA bathroom schedules & details

- Selected good quality sanitaryware to ECA specification.
- Countertop sinks placed on concrete table tops covered in resin or special paint finish (apartments); resin wash basins to penthouses to ECA design.
- Toilets to be wall hung type on geberit frames or similar good quality.
- Brassware (taps, shower heads, mixers, etc.) to be good quality to ECA specification.
- Bathroom accessories (towel rails, toilet roll holders, etc. etc.) to be good quality satin stainless steel to ECA specification.
- Selected ceramic tiles to showers – full height.
- Sofap earthcote or other special paint finish to walls of bathrooms.
- Large wall mirrors to be provided to bathrooms to ECA design.

## 13.0 KITCHENS - refer to ECA kitchen schedules & details

- High Quality kitchens to be provided by approved supplier to include all fixed furniture and appliances.
- All kitchens have been designed as a full height back wall furniture and front island with integrated sink and table top mechanical exhaust system.

## 14.0 LIGHTING - refer to ECA lighting plans and fittings schedule

- All general lighting (recessed or surface mounted luminaires) to be provided to the interior of all apartments, spa, sports club and lower ground floor to ECA design and specification. Lighting to be LED generally unless otherwise specified.
- All general lighting (recessed or surface mounted luminaires) to be provided to the external areas, parking, ponds, etc. to ECA design and specification.

## 15.0 ELEVATOR LIFTS

Selected closed double-side opening glass passenger lift to block A. Specifications and finishes to be confirmed with specialist supplier to provide a high quality finish.

Selected closed double-side opening passenger lift to blocks B & C. Specifications and finishes to be confirmed with specialist supplier to provide a high quality finish.

## 16.0 POOLS & PONDS

- Concrete base and walls to Structural Engineers details, with waterproofing applied to receive the specified finish.
- Selected quartzite tile finish in 300x100mm or as specified by ECA.
- Rocks and lave or tempered glass to overflows to ECA details.
- Wall recessed waterproof light fittings to be provided according to ECA lighting design.

## 17.0 EXTERNAL WORKS & LANDSCAPING - refer to ECA plans and details (hard landscaping) and specialist landscaping designers design & specifications (soft landscaping).

### 17.1 Parking

- Green Plastic 'grasscrete' egg-crate system to parking bays including visitors parking.
- Planters, rock gardens, etc. to be provided with plants to specialist landscaping.
- Walls around parking in board-marked cast-in-situ concrete - refer to item 2.3 external walls above.

### 17.2 Footpaths & kerbs

- Brushed or bush hammered concrete footpaths / cast-in-situ paving slabs to entrances / walkways.
- Stepping pavers in ponds to spa entrance to be in precast concrete to specified finish on a concrete base.
- Steps to apartment block entrances to be in selected stone finish to ECA specification.
- Cast in-situ concrete kerbs, 100 x 100mm above FGL with square bevelled edges between grasscrete and planters.

### 17.3 Main Entrance Ramps

- Washed concrete finish to entrance ramps with white & grey aggregate mix added to surface prior to casting and then polished when dry to achieve a clean even finish. Care to be taken not to cast when wet and to cast in single day to have an even consistent finish. Brushed or bush hammered finish with slot drainage channels covered with pebbles to ECA details.

### 17.4 Main Entrance Sliding Gates (2 No.) - refer to ECA gate details

- Automatically operated gate wood cladding on alucobond on galvanised mild steel frame to ECA details.
- Rollers, guides, motor, sensors, etc. to be provided according to the gate size, weight and design to ensure that the gate can be smoothly and safely operated.

### 17.5 Transformer Room Doors - refer to ECA steel door schedule and typical details

- Wood cladding on alucobond on galvanised mild steel frame to ECA details as this door is visible from the main entrance ramp.

### 17.6 Technical Room Doors - refer to ECA steel door schedule and typical details

- Painted galvanised mild steel doors with 50% opening for ventilation to ECA details.

### 17.7 External Lighting

- LED lighting generally to external areas and feature lighting to trees and ponds.

### 17.8 Soft Landscaping & Planting

- All existing trees on site to be retained and protected unless coincident with the footprint of the building.
- Trees that are coincident with the area of construction are to be carefully relocated and preserved where possible. A review of all existing trees will be required with the contractor / ECA prior to the commencement of site excavation to identify any trees that are required to be relocated.
- Instant lawn planting and full landscaping to be completed as per landscaping design include a variety of new medium - mature trees to be confirmed by the landscaping designer.
- Automatic irrigation system to be installed to specialist details.



Promoteur :

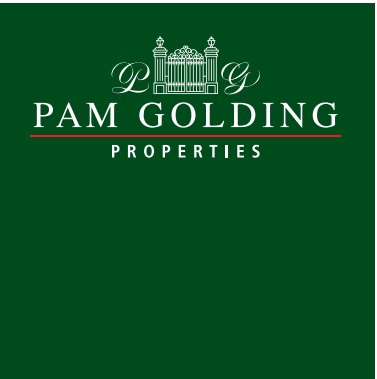


Architecte : **Eric Chavoix Architects**  
Constructeur : **xx**  
Cuisiniste : **xx**  
Notaire : **xx**  
Banque : **xx**  
Conception graphique : **XWORX**  
et illustration 3D

Pam Golding Properties  
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Bureaux : +230 263 4056



