



*Le Parc de*  
**MONT CHOISY**  
GRAND BAIE

*Island Signature Villa*

Specifications and finishes

# Project Specifications

## INTERNAL FINISHES

- > Quality of finishes and designs are based on Philippe Starck designs.
- > Internal walls are finished with one coat plaster and 2 coats of finishing paint to the Architect's specification.
- > Ceramic A grade floor tiles will be used in all areas of the apartment internally as per Architect's and/or Interior Designer's specification.
- > A combination of ceramic tiles and granite will be used in the bathrooms as per Architect's and/or Interior Designer's specification.
- > Modern designed kitchen units with granite work surfaces and splash backs as per Architect's and/or Interior Designer's design and specification.
- > All bedrooms will be fitted with Built-in Cupboards as per Architect's and/or Interior Designer's design and specification.
- > The bathrooms will be fitted with quality sanitary and tap ware (Hansgrohe high end range) in accordance with the Architect's and/or Interior Designer's specifications and approval.
- > All internal doors will be of semi solid construction material including all handles and fittings. All material and products will be as per Architect's and/or Interior Designer's specification and approval.
- > A combination of architectural and design specific lighting will be included in accordance with the Architect's and/or Interior Designer's layouts.
- > All power-outlet points/layouts will be in accordance with the Electrical Engineer's and/or Interior Designer's layouts and specifications.
- > Conduits for television connection points are installed in the lounge and master bedroom, which get terminated back to a satellite dish network point, which can cater for Mauritian, French and South African television/cable/satellite networks at the owner's option. All reticulation and cabling will be provided for and connection of individual satellite television devices will be undertaken by each individual units owner.
- > Wooden and/or Tiled skirtings will be provided for throughout the apartment/unit, as per the Architect's and/or Interior Designer's specification.
- > Timber floors can included as an optional extra.
- > Ceiling finishes depend on the location and will be one or more of the following:
  - Render and paint
  - PVC
  - Gypsum, plaster and paint
  - Timber

## ARCHITECTURE

- > Buildings comprising of reinforced concrete foundations and structural reinforced concrete frames.
- > A combination of 200mm ,150mm and 100mm concrete block walls for external and internal wall structures, rendered to Architect's specification.
- > Reinforced concrete roof areas with slate tiles cladding on pitch roof areas including waterproof membrane as per Specialist Supplier specification.
- > Powder coated aluminium window and sliding-door frames in line with the Architects and Structural Engineers designs and wind loading specification.
- > External walls are finished with one coat plaster and 2 coats of finishing paint to the Architect's specification.

## EXTERNAL WORKS

- > Professionally designed and constructed landscaped gardens to all common and private areas including a combination of manual and automatic irrigation systems.
- > External feature lighting to common areas and walkways and as per Architect's design.
- > The landscape maintenance contract cost for common areas, common electricity and water charges will be included in the monthly levies.
- > Swimming pools will be complete with appropriately designed filtration systems and finished as per specialist's design.
- > Parking arrangements are provided for in accordance with local regulations with 2 (two) parking bays provided for each unit. A combination of on-grade and covered parking will be available.
- > Boundary walls, where applicable, as per Architect's design and specification. No boundary wall will be provided for between the units and the golf course open areas
- > Internal road network and services in accordance with the Engineer's specifications and standards.

## VENTILATION

- > All bedrooms are air conditioned by means of remote controlled split unit air conditioning units in accordance with the Mechanical Engineer's and/or Specialist Supplier's design specification.
- > All bedrooms and living areas are fitted with ceiling fans as per Architect's and/or Interior Designer's specification.
- > All toilets get equipped with mechanical extraction if natural ventilation by means of open able windows is not possible.

## ELECTRICAL

- > A standby generator plant provides power in the event of supply interruptions. Running and maintenance cost of the standby generator will be provided for in the monthly levies.
- > The Central Electricity Board (CEB) is the sole organization responsible for the transmission, distribution and supply of electricity in Mauritius.
- > The CEB's primary distribution system operates at voltages of 22kv and 6,6kv while the low voltage supply at the terminals of the end consumer is at 230 Volts 50Hz, single phase and 400 Volts 50 Hz, three phase, with a tolerance of +-6% voltage variation.
- > Electricity usage for all common areas will be provided for in the monthly levies and individual electricity usage will be billed directly to the unit owner by the CEB and/or the Syndic of the development.

## PLUMBING

- > Hot water is supplied and generated by means of solar heating system, with a back-up electrical element heating supply system.
- > Water storage tanks are located in a technical areas and/or common areas on the site to cater for any water shortage that may occur. Water tanks will be screened to fit in with the development as per Architect's specification.
- > Treated potable water supplied from the Central Water Authority (CWA) meets the norms met by the World Health Organisation (WHO) for drinkable water and will be distributed to each unit. The ministry of Health and Quality of Life conducts independent test to ensure CWA's compliance to the norms met by both WHO and the Ministry of Environment.
- > Water consumption, if not individually metered, will be pro-rata share amongst all the unit owners. Water charges will be managed by the Syndic and billed to the individual unit owners.
- > Waste water disposal system will be designed and constructed to connect with the waste system owned and managed by the Waste Water Management Authority (WWMA) in accordance with the design consultant's and/or specialist supplier standards and specifications to fulfil the requirements and specifications of the WWMA in Mauritius.
- > The cost for maintaining the waste water disposal system is included in the monthly levies.

## SECURITY

- > The complex is monitored and controlled by a 24-hour security and access control operation, which are housed in a dedicated guardhouse.
- > CCTV Cameras will be installed for surveillance to common external areas as per Specialist Supplier's specification and design.
- > Fire fighting systems will be installed where applicable and in accordance with the Mechanical Engineer's specification which is governed by the local regulations.
- > Lighting protection will be provided where applicable and in accordance with the mechanical and/or electrical engineer's specification.
- > The cost for security and maintenance thereof are included in the monthly levies.

## TELECOMMUNICATIONS

- > All necessary reticulation and cabling are provided for individual unit owners to facilitate telephone and data connections (Internet, Wifi) to individual units.
- > All reticulation and cabling will be provided for the installation of satellite television and the connection will be undertaken by each individual unit owner.
- > Data cabling and reticulation will be provided for and connections to Mauritius Telecom need to be approved for by each unit owner.

## APPLIANCES

- > The following appliance are provided as standard to each unit:
  - Oven
  - Plates
  - Hob / Extractor
- > Brand of appliances in standard supply will be in the range of SMEG and/or Miele as per Interior Designer's specification.
- > All other appliances will for part of the optional furniture pack and will be of similar brands as the standard supplied items in the specific unit.

There are different styles available so you will be able to choose your favorite  
ambiance and personalize your residence to your own style.

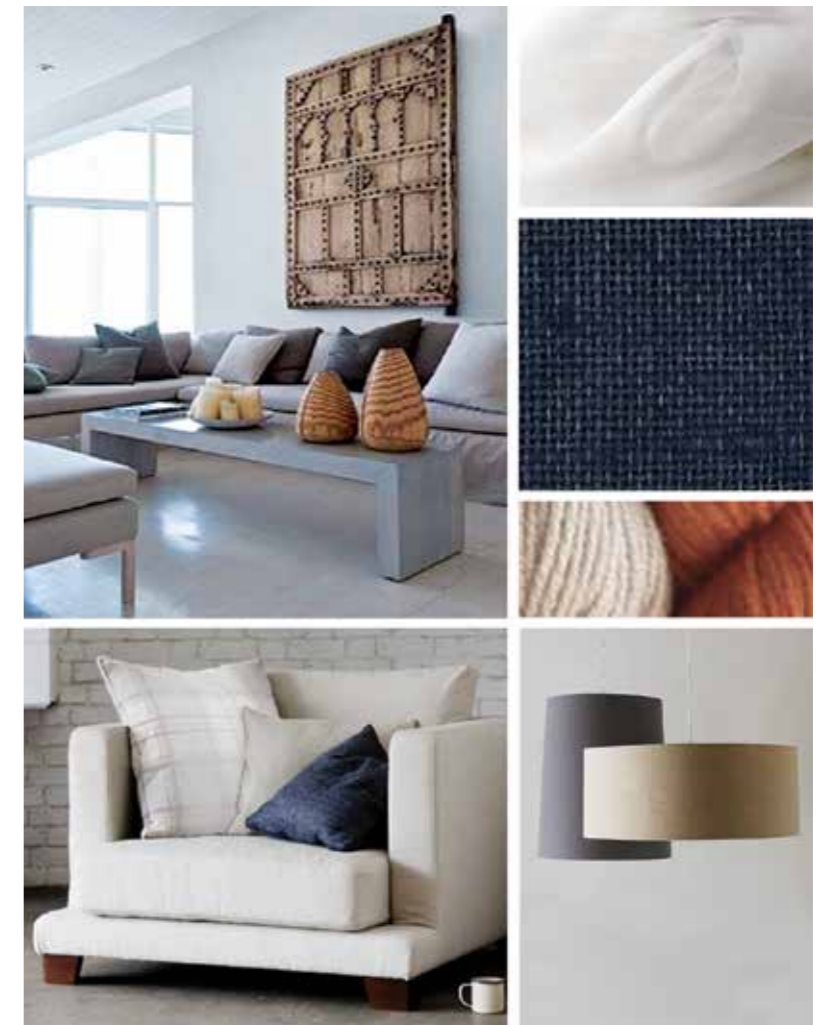
## OPTION 1



## OPTION 2



## OPTION 3



## Floors & Walls

### The standard features and finishes

All the villas at Le Parc de Mont Choisy are fitted with high quality finishes including European-inspired cabinetry, granite counter-tops and high grade tile flooring. The choices of finishes and combinations are endless, allowing you to truly create your dream residence. Our team of interior designers will assist you through the finishing choices.



Bocciardato Porcelain



Matt Porcelain



Oak Parquet



Travertine Porcelain



Oak Parquet



Matt White



Brown Taupe



Cottonwood Stone



Oak Panels



Basalt Wall

## Bathroom

Top-of-the-line bathroom finishes ensure an optimal mix of style, high performance and efficiency that transform your bathroom into a harmonic and invigorating home spa oasis.



Shower Floor



Mounted Toilet



Counter Bassin



Tapeware



Axor Tapeware



Shower Wall

## Kitchen

The latest materials and technology have been selected to integrate top-of-the-line European appliances. A seamless transition between design, functionality and energy efficiency are ensured to accentuate the beauty of your gourmet kitchen.



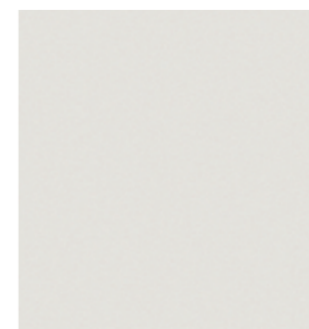
Light Oak Cabinet



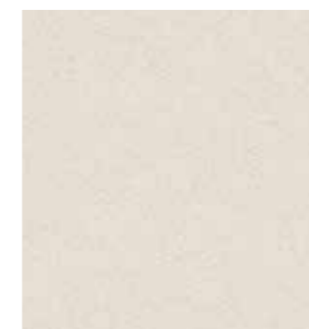
Light Taupe Cabinet



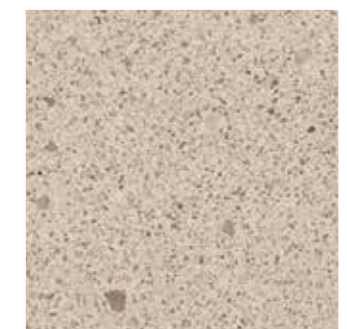
White Lacquer Cabinet



White Granite Counter Top



Vanilla Counter Top



Canella Counter Top