

# Quality Specification

## Structure and Masonry

Load-bearing structure in reinforced concrete, internal and external walls in cement blocks, cement plastered and the roof top with roof tiles.

## Structural Guarantees

The building will have a 5 year structural guarantee.

## Floors

The internal floors will be tiled using a high quality polished porcelain tile imported from Italy. The external tiles will be a mix of high quality Italian tiles for all.

## Kitchen

The villa will have a fully fitted kitchen with solid painted mahogany wood doors with modern design including oven, hob, extractor fan and fridge freezer.

## Doors and Windows

All the external doors and windows are in aluminium which are in accordance with European standards. The interior doors are in mahogany wood. Door handles in aluminium.

Fitted wardrobes with sliding doors will be installed in each bedroom

Steel gates will be fitted to the car park area to give security to the car

## Door Locks/Security

All the external doors will be fitted with high quality locks. The front door and patio doors will also have an additional three pin security locks. All the windows will have high quality locks with additional security key locks.

## Paintwork

The interior walls will be painted with emulsion paint. The exterior walls will be painted all around (except where natural stone is used)

## Water and Sanitary Installation

The villa will have hot and cold water attachments in the bathrooms and kitchens, and the system will be supplied from the water tank. One tank will be placed in the roof of the building with a reserve tank in the garden.

The bathroom equipment (sink, toilet & shower tray) will be in white porcelain with fittings for the installation of toilet, washbasin & shower tray.

All the waste water will be collected in a septic tank.

## Recycled Water

The villas will have a water recycling system to recycle water to use for the gardens and plants making the villas more environmentally friendly.

## Electrical, TV and Telephone Installation

The electrical installation will comply with the regulations of Cape Verde law

Each villa will have its own power arrangements, independent control panel, control equipment and power points in an embedded box with front plate.

TV sockets for bedrooms and living room.

Phone sockets in bedrooms and living room

## External Works

The swimming pool will be installed in the garden which will include the filter system. High walls will be used to contain the gardens. A non-slip surface will surround the pool.

The rails on the terraces and outer walls will be galvanised aluminium

## Night Lights

Lights will be located in the gardens and perimeter walls of the villa which will give external light at night to the garden and pool area.

## Air Conditioning

The villa will have the piping and facilities pre-installed for the air conditioning units. No air conditioning units are supplied with the villas.

## Parking

Each villa will have a car park space which will be covered by a wooden pergola. Steel gates will be fitted to the parking area for added security

## Miscellaneous Info

Safety features have been placed in every possible location in the villa to ensure the villa meets European safety standards (e.g. pool, non-slip tiles, banister rails, night lights).

*\* The developer reserves the right to change and enhance all building materials, fixtures and fittings throughout construction for the enhancement of the construction and project.*