

**THE SAVANNAHS**  
**Promissory Contract**  
**Annex II – Specifications + Unit Plan**  
(English Version)

(PLOTS - 7 and 9)

**1 STRUCTURE**

- 1.1 The structure is to be a reinforced concrete frame consisting of pillars and beams supported off reinforced concrete foundations, in accordance with the Structural Engineer's designs and specification
- 1.2 The ground floor slab is to consist of lightweight precast concrete slabs, with a void underneath, supported off reinforced concrete beams, in accordance with the Structural Engineer's designs and specification
- 1.3 Upper floor slabs are to be reinforced concrete properly tied into the frame
- 1.4 The roof is to consist of a lightweight precast concrete slab on sleeper walls in blockwork built off a horizontal reinforced concrete slab
- 1.5 Retaining walls (where applicable) are to be in reinforced concrete, duly waterproofed, in accordance with the Structural Engineer's designs and specification

**2 WALLS**

- 2.1 Exterior walls are to be cavity construction with 11cm inner and outer skins of hollow block work enclosing a cavity containing 40 mm thick slabs of thermal insulation
- 2.2 Internal walls are to be of 70 mm, 110 mm ,150 mm or 220 mm thick hollow blockwork
- 2.3 Openings in internal or external walls are to be spanned by precast concrete lintels
- 2.4 All external walls are to be finished with a 25 mm thick sand/cement render to a mix as specified by the Structural Engineer and containing a waterproofing agent, with raised render surrounds to all external windows and doors
- 2.5 All internal walls above ground level are to be finished with a 15 mm thick layer of gypsum plaster

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3 ROOFS

3.1 All roofs are to be laid with new regional style roof tiles

3.2 The roof tiles are to be laid on a waterproofing membrane and thermal insulation 35 mm thick

3.3 The tiling to all upper floor terraces is to be laid on a waterproofing membrane and thermal insulation 30 mm thick

4 WINDOWS AND DOORS

4.1 All external windows and doors (except front doors) are to be double glazed in white powder coated aluminium frames

4.2 All sliding doors are to incorporate fly screens in white powder coated aluminium frames

4.3 Front doors are to be part glazed solid timber panelled doors finished with satin varnish

4.4 Internal doors are framed in solid oak with either glazed or timber panels, clear satin varnish

4.5 All external windows and doors are to have solid stone sills

4.6 All wardrobes are to have oak doors with frosted glass panels. Drawers and hanging rails are included

5 ELECTRICS

5.1 All wiring is to be in accordance with current regulations and housed in recessed conduits (no visible surface mounted wiring)

5.2 All light switches and socket outlets are to be of high quality by 'Legrand - Suno'

5.3 The living rooms and master bedroom are to be provided with television and telephone sockets, with additional telephone sockets in the entrance hallway

5.4 The living room lights are to have dimmer controls

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- 5.5 White halogen spotlights are to be installed in bathrooms and kitchens
- 5.5 All bathrooms are to contain sockets for electric shavers and mechanical extract fans
- 5.6 The living room is to be installed with conduit piping for future installation of flat screen televisions and surround sound speaker systems

6 PLUMBING

- 6.1 All drains are to be of rigid upvc pipework, laid to approved falls with inspection chambers and rodding eyes as necessary
- 6.2 All water distribution is to be in Pex system pipework with individual distribution boxes for each apartment

7 HEATING AND DOMESTIC HOT WATER

- 7.1 All apartments are to be fitted with multi-split air conditioning systems providing heating and cooling with one unit per bedroom and at least one unit per living room
- 7.2 Domestic hot water is to be supplied by solar energy with a storage capacity of at least 150 litres. A supplementary system is to be provided with a gas water boiler of 11 litres
- 7.3 All living rooms and master bedrooms are to be fitted with electric under-floor heating
- 7.4 Electric towel rails in main bathrooms

8 KITCHENS

- 8.1 Kitchen units are to be fully fitted with laminated doors and drawer fronts
- 8.2 Worktops are to be 30 mm thick polished granite.
- 8.3 All kitchens are to be fitted with top quality German appliances (hob, oven, microwaves, extractor fan, integrated fridge/freezer, washing/drying machine and integrated dishwasher)
- 8.4 All kitchens to be fitted with stainless steel under mounted sinks

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- 8.5 Taps are to be Franke mixer chrome monobloc
- 8.6 Spotlights (two) are to be installed inside cupboards
- 8.7 Kitchen floor to be in 500 x 500 mm tiles Novagres – Vetiver Ivory

9 BATHROOMS

- 9.1 Bathrooms to be fitted with white Roca ceramic sanitaryware: hand basins, WCs, bidets, and baths
- 9.2 Roca bath and hand basin taps and handheld shower head and tap
- 9.3 Vanity units with ceramic hand basins and polished natural or composite stone tops with a high gloss finish
- 9.4 Shower trays built “in situ”
- 9.5 Bathrooms with separate showers to have fully glazed shower enclosures
- 9.6 Bathrooms with no separate shower to have glass shower screens fitted above the bath
- 9.7 Floors to be finished with tiles 500 x 500 m m Cinca – Heart of stone
- 9.8 Bathrooms to be fitted with large wall mirrors

10 INTERNAL FINISHES

- 10.1 Internal floors in living rooms to be in 3mm solid oak strip laminate flooring and timber oak skirtings
- 10.2 Internal floors in bedrooms to be in 3mm solid oak strip laminate flooring and timber oak skirtings
- 10.3 Internal floors in entrance lobby in 500 x 500 mm tiles Novagres – Vetiver Ivory with a timber oak frame, and timber oak skirtings

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10.4 Internal corridors in 500 x 500 mm tiles Novagres – Vetiver Ivory

10.5 Internal stairs with hardwood timber treads with risers in terracotta Soladrilho – Egitanea tiles

11 EXTERNAL FINISHES

11.1 External walls to receive textured paint finish, with contrasting colour to window and door surrounds and mouldings

11.2 All external terraces to be laid with terracotta tiles Soladrilho - Egitanea

11.3 External courtyards and above ground parking spaces to be finished in coloured concrete blocks