

GENERAL INFORMATION

CONSTRUCTION

FOUNDATION

THE FOUNDATION OF THE VILLA EXISTS OF A CONCRETE UNDER LAYER WITH THE NECESSARY BEAMS AND WEIGHTINGS. THE CONSTRUCTIONS ARE ACCORDING DRAWINGS AND CALCULATIONS OF THE CONSTRUCTOR.

GROUND FLOOR

THE GROUND FLOOR IS MADE OF A CONCRETE FLOOR, WHICH IS TRADITIONALLY IRONED.

LEVEL FLOORS

THE FLOORS ON FIRST AND SECOND FLOOR ARE TRADITIONALLY IRONED. ALL FLOORS ARE EQUIPPED WITH GRAINED STEEL AND MADE OF PREFAB CONCRETE. ALL FLOORS ARE FINISHED WITH A LAYER OF 50 MM CEMENT.

CONSTRUCTION WALLS

THE CONSTRUCTION WALLS WHICH HAVE A CARRYING FUNCTION ARE MADE OF HOLLOW, CONCRETE MASONRY, IN COMBINATION WITH CONCRETE COLUMNS, POURED ON LOCATION.

OUTER WALLS AND ROOFING SYSTEMS

OUTER WALLS MASONRY

ALL OUTER WALLS ARE MADE OF HOLLOW CONCRETE BRICKWORK IN COMBINATION WITH CONCRETE COLUMNS AND CONCRETE WALLS, POURED ON LOCATION. THIS ALSO APPLIES FOR THE NOT CARRYING INNER WALLS.

BOTH SIDES OF THE OUTER WALLS ARE FINISHED WITH PLASTER WORKS ON THE LOCATIONS WHERE NO NATURAL STONES ARE USED. THE OUTER WALL PLASTER WORKS ARE FINISHED WITH A WATER RESISTANT LAYER. RIVER SAND IS BEING USED FOR THE PLASTER WORK. THE TOP PLASTER LAYER IS A PREFAB LATEX LAYER WITH A BROKEN WHITE COLOR.

OUTER WALL FINISHING

THE OUTER WALLS ARE FINISHED WITH TRADITIONAL PLASTERWORK WITH A BROKEN WHITE COLOR

OUTER WALL FRAMES, WINDOWS AND DOORS

THE SYNTHETIC MATERIAL OF THE OUTER WALL WINDOW FRAMES WILL BE DETERMINED LATER. THE COLOR WILL BE BLACK. THE TURNING PARTS OF THE WINDOW ARE

EXECUTED WITH THE POSSIBILITY OF TURNING AND TUMBLING OR THE POSSIBILITY OF SLIDING ACCORDING TO THE DRAWINGS. ALL WINDOWS AND DOORS WILL ALSO BE EXECUTED WITH GOOD FASTENINGS. THE FRONT DOOR (CENTRAL ENTRANCE DOOR) WILL BE MADE COMPLETELY MADE OF STEEL, BLACK COLORED, FINISHED WITH GOOD FASTENINGS AND A SPY-EYE. THE WINDOWS AND DOORS MUST COMPLY TO ALL SAFETY NORMS.

GLASS SYSTEMS

ALL GLASSES ARE MADE OF HIGHLY PROOFED AND ISOLATING, DOUBLE GLASS SYSTEMS.

FLAT ROOFS

THE FLAT ROOF OF THE VILLAS IS MADE OF CONCRETE WITH A WATER REPELLENT LAYER AND WOODEN FLOOR ON TOP.

INSTALLATIONS

SEWER

THE IN- AND OUTSIDE SEWER OF THE APARTMENTS ARE MADE OF SYNTHETIC MATERIAL AND ATTACHED TO A SEWER SYSTEM. FROM DIFFERENT CONNECTIONS THERE WILL BE SYNTHETIC PIPES CONNECTED TO THE OUTSIDE SEWER.

SANITARY

THESE ROOMS WILL BE FINISHED AS WRITTEN IN THE MATERIAL LIST. ALL PIPING WILL BE BUILT IN (NON VISIBLE) AS MUCH AS POSSIBLE. POSITION OF THE CONNECTION OF THE WASHING MACHINE CAN BE FOUND ON THE INSTALLATION DRAWING.

ALL BATHROOMS AND TOILETS WILL HAVE WALL TILES UP TO THE CEILINGS, UNLESS MENTIONED OTHERWISE.

ALL INSTALLATIONS ARE OF A HIGH PERFORMANCE AND QUALITY (TYPES AS VITRA, ECA ARTEMA WHO ARE COMPARABLE WITH THE GROHE-SYSTEMS).

VENTILATION

IN THE TOILETS AND BATHROOMS THERE WILL BE A WINDOW THAT CAN BE TURNED TO THE INSIDE FOR VENTILATION.

ON PLACES WITH NO NATURAL VENTILATION THERE WILL BE MECHANICAL VENTILATION.

HEATING AND COOLING SYSTEM

ALL ROOMS WILL BE HEATED AND COOLED BY AIRCO UNITS. THE POSITIONS OF THESE BUILT-UP UNITS WILL BE DETERMINED LATER. BECAUSE OF THE AIR COOLING AND HEATING IN THE APARTMENTS THERE WILL BE NO RADIATORS.

WATER SYSTEM

THE WARM WATER IS PROVIDED BY A ELECTRICAL BOILER. HIGH QUALITY PPRC PIPING IS USED FOR WARM AND COLD WATER. NO WATER TANKS ARE USED ON THE ROOFS OF THE APARTMENTS TO MAINTAIN NICE VIEWS.

GAS SYSTEM

ALL APARTMENTS WILL BE EQUIPPED WITH A CENTRAL GAS TANK. THESE TANKS ARE FOR GAS SUPPLY OF THE COOKING PLATE IN THE KITCHEN.

ELECTRICAL SYSTEM

THIS WILL BE BUILT AS A CENTRAL BOX SYSTEM. ALL PIPING WILL BE BUILT IN WALLS AND FLOORS. ALL SWITCHES ARE MADE OF WHITE SYNTHETIC MATERIAL. THE NUMBER OF LIGHTING BULBS, SWITCHES AND CONNECTORS ARE DRAWN IN THE TECHNICAL DRAWINGS.

ALL SWITCHES AND COMBINATIONS OF SWITCH/ELECTRICAL SUPPLY ARE BUILT IN WITH A HEIGHT OF 1050 MM ABOVE THE FLOOR. ALL OTHER ELECTRICAL SUPPLIES AND TV AND TELEPHONE SUPPLIES ARE BUILT IN WITH A HEIGHT OF 300 MM ABOVE THE FLOOR EXCEPT FOR ALL SUPPLIES IN THE BATHROOMS AND ROOM THERMOSTAT.

EVERYTHING IS BUILT ON THE NORMS OF TSE. WHEN YOU WANT SOME MODIFICATIONS, THE EXTRA COSTS WILL BE CHARGED.

TELEMATICA

LIVING ROOM AND BEDROOMS ARE EQUIPPED WITH CABLE SYSTEM FOR ADSL, TELEPHONE AND TELEVISION. ALL PIPING FOR THIS WILL BE CABLED. ADSL CAN BE SUPPLIED WITH THE TELEPHONE CONNECTOR. MODEM WILL NOT BE SUPPLIED.

TELEVISION IS SUPPLIED WITH A CENTRAL SATELLITE DISH-SYSTEM

GUARANTIES AND INSURANCES.

VITAELEX IS USING FOR THE PERIOD OF CONSTRUCTING THE VILLA A SO-CALLED CAR-INSURANCE (CONSTRUCTION ALL RISK), WITH WHICH CONSTRUCTION- AND ROBBERY-DAMAGE HAS BEEN COVERED. DURING CONSTRUCTION AN INSURANCE AGAINST EARTHQUAKE DAMAGE IS ALSO INCLUDED.

VITAELEX WILL GIVE YOU THE GUARANTEE THAT THE APARTMENT WILL BE BUILT AND FINISHED ALSO AT BANKRUPTCY OF THE CONSTRUCTOR. YOU WILL RECEIVE GUARANTEES ON THE CONSTRUCTION WORKS AND THE APPLIED MATERIALS IN YOUR VILLA AS SOON AS THE APARTMENT IS FINISHED. CONCERNING THESE MATTERS AND BEFORE YOU PROCEED TO PURCHASE YOU WILL BE SWIFTLY INFORMED BY VITAELEX.

ENERGY CONNECTIONS.

THE APARTMENTS WILL BE CONNECTED TO THE PUBLIC UTILITIES, PUBLIC WATER CONTROL -, ELECTRICITY - AND SEWAGE. THE COSTS OF THESE CONNECTION ARE INCLUDED IN THE PURCHASE SUM.