



CRYSTAL RESIDENCE

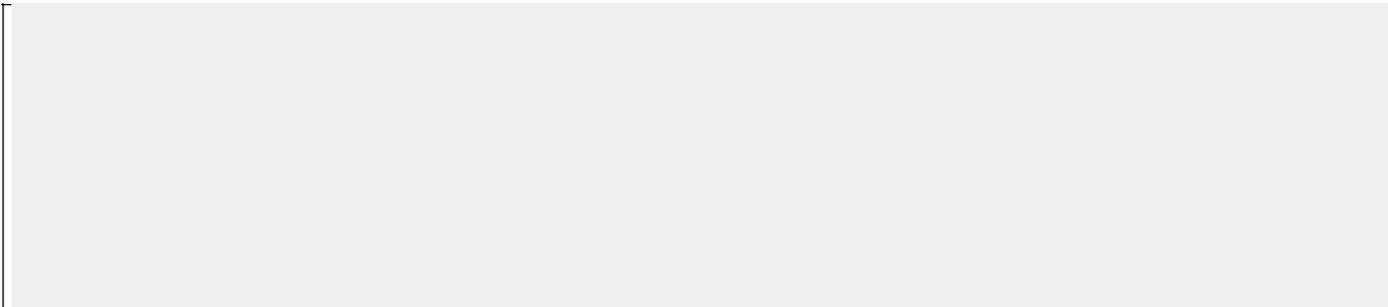
SAINT-MARTIN

9 rue du Privilège, Anse Marcel
97150 Saint Martin

CONSTRUCTION OF 24 HOUSING UNITS WITH
PARKING

SALES DESCRIPTION OF HOUSING UNITS

*(This document has been drawn up in accordance with the Ministerial Order of 10 May 1968
defining the terms of the sales description
provided for in Article 10 of Decree No. 671166 of 22 November 1967)*



BUYER'S NAME:

LOT NO.:
ANNEX NO.

1.1 INTRODUCTION

This description concerns the 24 housing units in the project, all of which are for purchase, the project being broken down as follows:

- Three buildings B, A and G, the first comprising 9 units, the second 11 units and the third 4 units.**
- Two residential levels in Building B and three residential levels in buildings A and G.**
- Mixed parking, indoor with garages and outdoor at ground level for all the buildings.**

NOTE:

The Project Owner, the SCCV APROMEOS XX, reserves the right to make certain changes, both to the plans and to the equipment and materials, for technical or supply reasons, while maintaining an equivalent level of services.

The services, products or brands referred to in this description are cited for information and reference purposes only. They will be replaced, if necessary, by products of equivalent quality. Consequently – and without this being systematically specified – each product mentioned should be taken to mean said product “or equivalent”.

Similarly, in order to ensure that these objectives are met, the Project Owner may have to make any modifications that may be imposed by the Inspection Authorities in the design of certain elements of the works and in the references of certain services implemented, as defined below.

It should also be noted that the technical characteristics of the building comply with the requirements of:

- The Unified Technical Documents (DTU) drawn up by the Centre Scientifique et Technique du Bâtiment (CSTB),
- Earthquake and hurricane resistant construction rules,
- The Building Permit and particularly opinions issued by safety departments,
- The Disabled Access regulations in force at the time of application for the Building Permit,
- Standard NFC 15-100 relating to electrical installations.

1.1.1 GENERAL EARTHWORK

Earthwork carried out in accordance with the graphic documents.
Boundary mapping and elevation marking by an approved surveyor.

1.2.2 EXCAVATIONS

Bulk excavations with or without sloping depending on the elevation of the natural terrain, with use of soil for grading and/or removal of surplus soil, according to the nature of the soil.

1.2.3 FOUNDATIONS

To be laid according to the recommendations of the Inspection Agency and the Structural Design Office, in accordance with the soil study carried out on the area of the site on which the buildings are to be built.

1.2.4 STRUCTURAL WORKS

1.2.4.1 Car park walls

Walls, columns and beams in poured reinforced concrete with thickness according to Structural Design Office calculations. The interior shear walls may be made of cinder blocks, depending on the location. The visible interior faces will be plastered and painted.

The visible exterior faces will be either plastered and painted or covered with natural stone cladding.

1.2.4.2 Façade walls

The walls of all the facades are made of poured reinforced concrete with a minimum thickness of approximately 16 cm and are covered, depending on the location indicated in the Architect's plans and the requirements of the Building Permit, with:

- Single-layer plaster,
- Wood or natural stone cladding according to the Architect's choice,
- 13 paint on concrete structures that remain visible.

References, colours and layout according to the Architect's choice and the requirements of the building permit and subject to the Project Owner's approval.

1.2.4.3 Load-bearing walls or partitions inside the buildings

Walls made of poured reinforced concrete with thickness according to their location, the regulations and the recommendations of the structural design office. Between adjoining apartments and between apartments and landings, the walls will be made of reinforced concrete approximately 18 cm thick.

1.2.4.4 Floors

Floors consisting of concrete slab or paving, poured in situ, thickness according to calculations. Ceiling height may vary in places depending on the location of the structural beams, after installation of false ceilings and finishing floor coverings.

All built in accordance with the regulations and the recommendations of the structural design office.

1.2.4.5 Roof Terraces

Covering of private roof terraces of upstairs apartments with two-layer elastomeric coating or resin.

The waterproofing will be protected by a finishing covering such as a concrete slab or a wooden deck-type planking supported by plastic blocks, reference according to the Architect's choice.

1.2.5 STAIRCASES

Exterior staircases in reinforced concrete, steps and risers prefabricated or made on site. The whole staircase will be covered with a tile-type finishing floor covering.

Depending on the Architect's choices, they may also be made of metal, in galvanised steel with finishing paint in an RAL colour.

They will be equipped with guardrails and a handrail.

All built according to the regulations in force and the recommendations of the Technical Inspector.

1.2.5.1 Building G staircase

Metal spiral staircase, in galvanised steel with an RAL colour finishing paint chosen by the Architect.

1.2.6 DIVIDING WALLS

Interior dividing walls of the housing units made of drywall with a honeycomb core such as Placopan by PLACO, 7 cm thick according to the heights of the areas to be divided and the location.

Partitions on service ducts of housing units made of insulating drywall, thickness according to location and regulations.

Partitions and linings of bathrooms and shower rooms comprise water-repellent plasterboard cladding all the way up.

For shower areas, waterproof tiling is provided in accordance with the regulations.

Removable partitions located according to sales plans, made of plasterboard with a minimum thickness of 5 cm, to meet the disabled access regulations in force.

Occasionally, for acoustic comfort reasons, some partitions may consist of panels on a metal framework of varying thickness.

1.2.7 DRAIN PIPES AND LARGE PIPES

1.2.7.1 Rainwater drain pipes

Collection of rainwater on roofs by guttering and drain pipes on facades, all in powder-coated aluminium in an RAL colour of the architect's choice.

Drainage of inaccessible and accessible terraces on upper floors by PVC downpipes running from the underside of the terrace roofs through the service ducts on the landings or in the housing units, depending on the case.

Vertical drain pipes will be connected to the horizontal pipe network.

1.2.7.2 Wastewater and sewage downpipes

PVC downpipes in the interior service ducts of the housing units, running down to the collectors of the horizontal pipe network under the slab for conveyance to the external sewerage system.

They may be diverted on the ceiling of certain rooms with casing in plasterboard soffits and false ceilings.

The sewerage network will be connected to the residence's connection points to redirect wastewater and sewage to the treatment plant.

1.2.8 FRAME AND ROOF

1.2.8.1 Frame

The frames will be of the traditional solid wood type comprising wooden trusses and purlins, all treated with fungicide and insecticide products.

They will be anchored to the concrete supports.

They will be constructed according to the recommendations of the Inspection Agency and the Structural Design Office, in accordance with the regulations in force.

1.2.8.2 Roof

Aluminium sheet roof in the colour of the architect's choice, complying with the technical recommendations of the inspection agency, including all requirements for:

- Gutters,
- Rainwater drain pipes,
- Connection elements as required.

Insulation according to the recommendations of the thermal study.

2.1 PRIVATE PREMISES AND THEIR EQUIPMENT

2.1.1 FLOORS AND SKIRTING BOARDS

All the main rooms, including wet rooms and verandas, are fitted with class U3P3E2C1 60x60 or 80x80 porcelain stoneware tiles and matching skirting boards, according to the Architect's choice.

Waterproof tiling provided in the bathrooms.

2.1.2 TILED WALL COVERING

Tiling according to the architect's choice around the shower (H: approx. 2.00 m) + splashback above washbasins.

Waterproof tiling in shower areas.

2.1.3 EXTERIOR JOINERY

2.1.3.1 Doors and windows

All the joinery of the apartments will be made of powder-coated aluminium in the colour of the Architect's choice. They will comply with the hurricane resistance standards in force, validated by the inspection agency.

Inward-opening or sliding depending on the plans and dimensions, single or "STADIP" glazing as per standards.

Burglar-proof blinds with adjustable blades.

40 mm thick solid core landing doors in solid wood, steel or aluminium according to the Architect's choice, compliant with hurricane resistance standards, 3-point lock.

Appropriate Swiss-style door sill and stainless steel or elastomer door stop.

2.1.3.2 Shutters

All exterior joinery (excluding blinds), French windows and picture windows in the bedrooms and living rooms will be equipped with aluminium shutters complying with the standards in force.

Electrically operated aluminium roller shutters in aluminium external box for French doors and sliding openings.

2.1.4 GUARDRAILS

Depending on the location and the façade plans of the building permit, for balconies and terraces, guardrails mounted at ground level or on concrete parapets, section and appearance according to Architect's plans.

Powder-coated finish in aluminium or stainless steel and glass structure, according to the Architect's choice.

2.1.5 INTERIOR JOINERY

2.1.5.1 Interior doors of housing units

Pre-painted or laminated post-formed interior joinery from the MALERBA Fiber range or equivalent, as per architect's plans.

Stainless steel hardware on escutcheon by BRICARD or equivalent. Lever lock with external locking and unlocking for toilets, bathrooms and shower rooms. Lever lock for all other doors.

Stainless steel door stop on all doors, BRICARD Linx range or equivalent.

2.1.5.2 Wardrobes

Location as per sales plans.

Custom-made wardrobes with sliding or hinged doors, number of doors depending on the width. Made of MDF or medium chipboard or solid wood. Finishing according to the architect's choice,

- Top shelf across the width of the wardrobe, hanger rod, drawers. -jamb for widths greater than 90 cm.

2.1.6 INTERIOR PAINTWORK

2.1.6.1 Walls

Dry room walls: acrylic paint, satin finish, white.

Wet room walls: acrylic paint, satin finish, white, in addition to tiled surfaces.

2.1.6.2 False ceiling

On all ceilings, in dry and wet rooms, white satin-finish paintwork.

2.1.6.3 Exposed beams

After preparation, two coats of white satin-finish acrylic paint

2.1.6.4 Pipes

On exposed metal or PVC pipes: two coats of white satin paint.

2.1.7 INTERIOR HOUSEHOLD EQUIPMENT, SANITARY FACILITIES AND PLUMBING

2.1.7.1 Cold water distribution

- Pressure PVC or multi-layer risers, positioned in service ducts on landings with brass or steel connection sleeves for later installation of sub-meters by the property management company,
- Embedded distribution in cross-linked polyethylene screeds, embedded or multi-layer, in sleeve,
- Visible equipment connections inside each room, in painted copper or multi-layer,
- Distribution under sink, bath and vanity unit to be provided in cross-linked polyethylene or multilayer

2.1.7.2 Hot water production and distribution

Hot water will be produced by electric water heaters with tanks

2.1.7.3 Drainage

By exposed PVC pipes to the downpipes located in the service ducts.

2.1.7.4 Connection points

Connection point comprising supply and drainage for washing machine and dishwasher depending on the configuration of the apartment.

2.1.7.5 Sanitary ware

- Toilet

JACOB DELAFON wall-hung toilet set with 2-in-1 seat, or equivalent, with GEBERIT support frame, SIGMA type water-saving pushbutton mechanism.

- Bathroom cabinet

Custom-made with wall-hung vanity unit and solid wood shelf according to the architect's choice. JACOB DELAFON VOX type double countertop washbasin. JACOB DELAFON and SiphonDesign mixer taps or equivalent. Mirror and light fixture (depending on the configuration).

- Shower

Custom-built walk-in shower with mosaic finish according to the architect's choice, dimensions according to sales plan. Rainfall shower head, thermostatic mixer and hand shower by HANSGROHE or similar.

Stainless steel floor drain and glass shower screen (depending on the configuration).

2.1.7.6 Kitchens

Custom-built kitchen comprising a worktop, stainless steel double sink and swan neck mixer tap. Wall and base units with doors in MDF or medium chipboard or solid wood. Finish according to the architect's choice with wood decor laminate, lacquer paint or varnish. PVC or aluminium skirting board (depending on the configuration). BOSCH kitchen appliances or equivalent including 4-burner ceramic hob, extractor hood, dishwasher, oven and microwave.
American-style multi-door refrigerator/freezer with water and ice dispenser.

2.1.7.7 Outdoor tap

Wall-mounted tap on the outside wall, with nozzle connection and cut-off valve located in the housing unit.

Location:

- For outdoor watering of verandas with a garden and for swimming pools

2.1.8 INTERIOR ELECTRICAL FITTINGS

The apartments are built in accordance with a specific lighting study complementing the basic equipment and regulations. This study provides for the supply and installation of all the light fixtures, spotlights or other LED type lighting.

2.1.8.1 Basic type of installation (excluding lighting study) as per standard NFC 15-100

- Installation in accordance with regulations in force
- Grade 1 wiring, minimum
- Supply of equipment by electrical conduits embedded in the structure and partitions. Unless otherwise specified, all light points are supplied with a standard luminaire connection device (DCL),
- The telephone sockets are equipped with an RJ 45 connector,
- The equipment will be of the ARNOULD or LEGRAND type or equivalent,
- Sockets and switches attached to each other will be grouped under a common 2-gang double plate

2.1.8.2 Fittings in each room

- Hall
 - Residential Service Duct (GTL) positioned in a reserved volume otherwise known as the Residential Electrical Service Space (ETEL)
 - 1 x 16 A electrical socket with earth positioned under the switch,
 - 1 ceiling light point with toggle control by remote switch or one-way switch depending on the configuration in the drawing,
- Kitchen
 - 1 ceiling light point, controlled by one-way switch
 - 1 light point above the sink, controlled by one-way switch according to program
 - 1 electrical connection point located at 1.80 m for subsequent connection of a hood according to program
 - 1 x 32 A power supply with earth
 - 6 x 16 A P+N+E electrical sockets including:
 - 4 located above the worktop,
 - 1 located high up near the main switch,
 - 1 located at the bottom.
 - 2 specialised 16 A P+N+E electrical sockets for washing machine and dishwasher, with 3 sockets to be provided if the washing machine is to be installed in the kitchen.

- The specialised 16 A P+N+E electrical socket for the washing machine may be located in the bathroom, shower room or toilet depending on the architect's plans.
- Living room
 - 1 ceiling light point, controlled by a one-way or two-way switch.
 - 1 x 16 A P+N+E electrical socket per 4 m² of living space, with a minimum of 5 sockets for living rooms of up to 28 m² and a minimum of 7 sockets for living rooms of over 28 m². One socket will be high up near the switch.
 - 2 x 16 A P+N+E electrical sockets near the 2 adjacent RJ45 sockets for multimedia use.
- Bedroom 1
 - 1 ceiling light point, controlled by one-way switch,
 - 3 x 16 A electrical sockets with earth
 - 1 RJ 45 wall socket,
 - 1 USB socket,
- Other bedroom
 - 1 ceiling light point, controlled by one-way switch,
 - 3 x 16 A electrical sockets with earth
 - 1 RJ 45 wall socket,
- Passageway
 - 1 or more ceiling light points controlled by a one-way or two-way switch depending on the configuration in the drawing,
 - 1 x 16 A socket with earth.
 - 1 standalone smoke detector (DAAF)

If there is no passageway in the housing unit, the smoke detector will be positioned in the hall.

- Bathroom
 - 1 ceiling light point, controlled by one-way switch,
 - 1 x 16 A electrical socket with earth at the level of the vanity top (outside the protected area),
 - 1 x 16 A electrical socket with earth positioned under the switch
- Toilet
 - 1 ceiling light point, controlled by one-way switch,
 - 1 x 16 A electrical socket with earth positioned under the switch.
- Verandas & Gardens
 - 1 waterproof 10/16 A electrical socket with earth on each private veranda of more than 10 m².
 - 1 ceiling or wall-mounted light point, controlled by one-way switch.

2.1.8.3 Power to be provided:

- 2-room apartment: 6 kVA
- 3-room apartment: 9 kVA

2.1.8.4 Air conditioning:

Built-in air conditioning by DAIKIN or equivalent with ducts and grilles recessed in soffits and other false ceilings for the living room and kitchen. The units will be accessible from the common areas for maintenance. The bedrooms will have wall-mounted air conditioning. There will also be air conditioning units in the common areas.

2.1.9 SWIMMING POOL & PRIVATE TERRACE

Private terrace planked with exotic wood such as Teak, Ipe or Elondo.

Swimming pool with reinforced PVC liner, colour according to the architect's choice, adjoining technical room.

Dimensions as per sales plans.

Pool house connection points including water/electricity supply and drainage.

3.1 PRIVATE ANNEXES

3.1.1 INDOOR PARKING

Closed garage with overhead door operated by remote control.

16 A electrical socket with earth

Light point with one-way switch

4.1 INDOOR COMMON AREAS

4.1.1 ENTRANCE HALL

The entrance halls and airlocks will be decorated according to the Architect's project in agreement with the Project Owner.

4.1.1.1 Letterboxes

Set of individual standardised "La Poste" letterboxes, lacquered finish, colour in harmony with the walls. Individual letterboxes opened with flat keys.

4.1.1.2 Signage

Building numbering

Indication of the number by a figure with graphic design as detailed by the Architect.

4.2.1 CORRIDORS AND PASSAGEWAYS

4.2.1.1 Floors

All corridors are provided with class U4P4E2C1 60x60 porcelain stoneware tiling and matching skirting boards, as chosen by the Architect.

4.2.1.2 Walls and ceilings

Unsheltered walls will be treated with an I3 paint coating. Sheltered walls and ceilings will be painted with a microporous Pliolite paint. Colour according to the Architect's project.

4.2.1.3 Lighting

Lighting by ceiling lights or spotlights, according to the Architect's decoration plan, controlled by presence detectors.

Reference to be chosen by the Architect and the Project Owner, with a level of illumination in line with the regulations.

4.3.1 MOTORCYCLE PARKING AREA

4.3.1.1 Floors

Surfaced concrete slab or paving

4.3.1.2 Walls and ceilings

Levelling concrete.

4.3.1.3 Door

Solid core aluminium exterior doors.

4.4.1 BIN ROOM

4.4.1.1 Floors

Concrete slab or paving,

4.4.1.2 Walls and ceilings

Levelling concrete.

4.4.1.3 Door

Solid core aluminium exterior doors

5.1 COMMON AREAS INSIDE BUILDINGS

5.1.1 LIFTS

Lifts with capacity of 625 or 630 kg serving all residential levels from the ground floor. These will comply with the European safety standards and disabled access standards in force at the time of application for the building permit.

Lifts called from the landing on each floor via pushbuttons.

Interior fittings and decorative covering according to the Architect's decoration project: ceiling or wall-mounted lighting, mirrors, handrail, skirting boards, pre-equipment for remote monitoring connections.

Floor covering: same as halls.

Single-opening lift and landing doors, depending on location, side-sliding.

5.2.1 TELECOMMUNICATION

5.2.1.1 Telephone

Sleeves and vertical distribution in landing service ducts from the terminal strips. Connection with each apartment through to the terminal sockets.

5.2.1.2 TV-FM

Fibre installation. TV via service provider's box

5.3.1 WATER SUPPLY

From the main meter, horizontal distributions in pressure PVC.

General network serving the taps of the water meter room and the common/technical rooms according to technical necessity.

Pressure PVC or multi-layer risers in landing service ducts for supply of cold water to apartments with connection point for possible installation of sub-meters by the property management company

5.4.1 POWER SUPPLY

5.4.1.1 Source

Electricity supply from the public grid.

Horizontal distribution of cable to the metering rooms or utility ducts and to the bottom of the electrical risers.

5.4.2.1 Utility metering

EDF SG metering for each stairwell, with lift sub-metering. Sub-metering will also be provided for the power consumption of the car park and the exterior lighting.

5.4.3.1 Risers

In service duct on floor landings.

5.4.4.1 Individual connections and metering

Individual meters and subscriber circuit breaker as per EDF standards.

6.1 COMMON AREAS OUTSIDE BUILDINGS

6.1.1 ROADS AND CAR PARK

6.1.1.1 Roads / Pedestrian pathways

Concrete or hot-mix asphalt depending on the road. Concrete pavements and pathways, including kerbs.

6.2.1 GREEN AREAS

Lawns, trees, perennials and shrubs, as per Building Permit plan and landscaping project.

6.3.1 LIGHTING

Lighting of building entrances, roads and pathways controlled by twilight switch and clock according to regulations in force.

6.4.1 FENCES

In accordance with the Building Permit, rigid panel fence on metal posts. Height 1.60 m.

NOTE ON ALTERATION WORK

In some cases, you may wish to personalise your home by making alterations to it. To ensure that this work is carried out correctly, we will proceed as follows:

I Alterations made during construction:

To file an alteration work application you must pay a fixed administrative fee of **€420 excluding VAT**, payable to the SCCV APROMEOS XX.

This work can be carried out during construction. However, depending on the progress of the project (preparatory phase or implementation), the SCCV APROMEOS XX reserves the right not to take into account certain alterations or options at the time of your request.

Some requests may require an adjustment to the plan by the architect for a charge of **€280 excluding VAT**.

Requests must be made in writing (by letter or fax including batch number, name and signature) to the SCCV APROMEOS XX (to avoid any misinterpretation of your request, no changes requested by telephone or on loose sheets of paper will be taken into account).

You are asked to make your requests in one go. For any subsequent requests an additional administrative fee of **€100 excluding VAT** per request will be charged.

- Any request not included in the list of options may entail study costs (architect, design office, etc.)

Depending on feasibility, we will send you our quotation indicating the deadlines to be met in order to allow these changes to be taken into account.

If you accept the quotation, you will be asked to return it to us signed and accompanied by two cheques made out to the SCCV APROMEOS XX, one to be cashed at the start of the building construction work and the other after verification of the correct execution of the work by the architect of the operation.

The work will be entrusted to the contractors awarded the construction contracts.

No outside company - *other than those working on the site* - may intervene before you take possession of your home, in order to avoid any problems related to builder's risk insurance.

- If an option is abandoned after it has been accepted, the amount of the advance payment will be retained as a management fee.

II Alterations made after taking possession of the property:

This work will be carried out under your full responsibility and must comply with building regulations, the specifications of the building complex and the building permit and have been approved, if necessary, depending on the nature of the work, by the Architect of the operation and the property management company.

THE PROJECT OWNER

THE BUYER