



BALINEA

DETAILED SPECIFICATIONS

I - COMMON FEATURES

- The complex is entirely surrounded by a wall and the access is made through an electric gate
- Security control post (24 hrs - 7 days)
- Gardening and maintenance of common areas
- Electrical main gate
- Lighting of common areas

II - PRIVATE AREAS

II.1 EXTERIOR FEATURES

II.1.1 Garden

- Boundary fencing (1.80m high) : wire netting - and timber
- Turf areas
- Coconut trees, Frangipani and Hibiscus
- Garden lighting
- Blockwall clad with volcanic stones and water feature (fountain)
- Concrete paving on walkways
- Outdoor bathroom "balinese style" with shower

II.1.2 Swimming pool

- Pool built with concrete blocks and reinforcement
- main pool : 7m * 5m (maximum depth 1.40m)
- small pool : 2.40m * 2.40m (0.30m depth)
- main pool with overflowing device on 2 sides
- pool finishes : slate tiles
- Pool lighting
- Filtration system

II.1.3 Kiosk

- Shelter with thatched roof on timber structure (covered area : 16m²)
- Concrete slab (area : 9 m²)

II.1.4 Car port

- Shelter for 2 cars (covered area 25m²) with concrete paving
- Additional parking place for 2 cars with concrete tiles (45cm*45cm) and turf

II.2 VILLAS

II.2.1 Sewerage

- Septic tank with absorption pit

II.2.2 Structure

- Walls : hollow concrete block (20cm thick) with reinforcement
- Columns and beams : reinforcement concrete
- Reinforcement Concrete slab
- Reinforcement concrete flat roof
- Reinforcement concrete pitch roof (4 slopes - 45°)
- Waterproofing on RC flat roof.
- Roof insulation.
- Exterior finishes :
 - Rendering coat
 - Stone cladding (location on plan)

II.2.3 Roof covering

- Concrete roof tiles
- location : pitch roofs (45°)

II.2.4 Exterior openings

- Main entrance door : timber door, windows with timber frame both sides
 - Secondary door (kitchen) : aluminium door
- General : powder coated aluminium windows and doors with clear glazing.
- sliding doors, sliding windows (livingroom, bedrooms, kitchen)
 - glazed doors (bathrooms)
 - louver windows (NACO) with steel bars
 - fixed sash

II.2.5 Anti trespassing protection

- Living room : 3 motorized aluminium roller shutters
- Bedrooms : Sliding timber shutters
- Other : armour plate glass

II.2.6 Woodwork and doors

- Timber flush door with timber framing
- metallic ironmongery
- built in cabinets with timber sliding door and internal fittings

II.2.7 Interior finishes

- floor :
Ceramic tiles (60cm*60cm), choice of 4 colors
location: all interior areas
- walls :
smooth render and emulsion VIP paint, free choice of colour
location : living room, dining room, bedrooms, study, corridor, kitchen, store)
- skirting
ceramic skirting
location : living room, dining room, bedrooms, study, corridor, kitchen, store)
- ceiling :
smooth render and emulsion VIP paint, free choice of colour
location : living room, dining room, bedrooms, study, corridor, kitchen, store)

II.2.8 Electricity

- Electric panel with circuit breakers
- All cables to be concealed inside conduits
- Sockets and switches to be recessed
- Lightning spots to be fitted with lamp sockets (lighting appliance not provided)

- Telecom sockets (living room, bedrooms and study room)
- Satelite wiring (living room, bedrooms and study room) , parable stand onroof
- TV wiring in study room

II.2.9 Kitchen

Kitchen to be fitted with :

- double sink,
- granite worktop,
- high and bottom cupboards,
- tap room,
- electrical appliance (hot plate, 2 doors refrigerator, electrical oven, micowave ovens, dishwasher, exhaust hood).

II.2.10 Air conditioning

- Split component air conditioners
- location : 4 bedrooms and study room

II.2.11 Bathrooms

Bathrooms to be fitted with :

- built in acrylic bath "balneo type",
- built in shower with tiled floor and floor trap,
- washbassin sit on granite top,
- WC with concealed flush tank,
- stainless steel water fittings,
- mirrors, tower holders, accessories.

II.2.12 Water heating system

- Gas heater for kitchen and master bedroom 2
- Gas or solar heater for other bedrooms

II.2.13 Security

- Communication with security control post

II.2.14 Electrical generator

- Electrical generator with manual start, adequate capacity to supply interior lighting, refrigerators, water pump)