



## **Technical Description**

### **Infrastructure**

Access to the El Pueblo terrain will be by semi-paved road, which branches off from the public road from Kralendijk to Rincon. The paved road on the terrain will be partly a one-way and partly a two-way road. There will be a paved walking path giving direct access to the ocean. Each villa will be connected to the public water- and electricity system (WEB), as well as to telephone- (Telbo) and cable TV- (Flamingo) networks. Each villa will have its own roadside niche for (WEB-) meters and main switches. There will be 28 niches in total: 27 for the villas and one for the Home Owners Association (for electricity for entrance gate and streetlamps). All wires and cables on the entire El Pueblo terrain run underground.

### **El Pueblo Border**

The perimeter of El Pueblo will consist mainly of cactus fencing. The fence will be constructed with metal poles and galvanized 'goat wire'. Cacti of approximately 4 feet will be planted on either side. This type of impenetrable, living, green and native fence, blends in with its natural surroundings. A fence like this will be placed on the North-West, the North-East and the East border of the lot. Along the South-West border, the seaside, a cactus fence will only be placed in those parts of the terrain where entering would be relatively easy.

### **El Pueblo entrance gate**

The entrance gate will be closed from 6 PM until 6:00 AM; the remaining time it will be open. It is up to the Owners Association to decide on different closing times.

## **Garden walls**

Each individual lot will be surrounded by a wall of approx. 4 feet (1.20 m) high, built with concrete blocks and plastered on both sides with an irregular 'Mexico look' surface and painted. The lots of the front row villas will have no wall erected on the seaside. Their seaside borders will consist of short local thorny plants. Each villa has its own entrance gate at the road-side, connecting to the footpath to the front door. Each villa has a private parking place.

## **Plants**

Each garden will be fully landscaped, mainly with local plants which do not require a lot of water. In addition, at least eight palm trees per garden will be planted. All gardens will have an automatic drip irrigation system. The timer for this drip system will be connected to the septic tank as well as to the regular water supply. The unique BioRock septic tank supplies almost clean water.

## **Design Villas**

Small individual differences between villas occur, because of height differences in the terrain. In the Adobe villas these height differences can be resolved by means of one or more steps, logically placed inside of the villa. In the Santa Fe villas the number of steps at the entrances of the villa, as well as from the porch into the garden, may vary slightly.

## **Villa sizes**

Adobe villas consist of three bedrooms with walk through closet, two bathrooms, and spacious living room with open kitchen, laundry room, large covered porch, a beautiful roof terrace and private swimming pool with sun deck. Total living space is more than 2,098 ft<sup>2</sup> (195 m<sup>2</sup>). The swimming pool is approximately 258 ft<sup>2</sup> (24 m<sup>2</sup>), the adjacent sun deck 182 ft<sup>2</sup> (17 m<sup>2</sup>) and the roof terrace 473 ft<sup>2</sup> (44 m<sup>2</sup>). Therefore, the total living area inside and out is over 3,010 ft<sup>2</sup> (280 m<sup>2</sup>).

The villas of the Santa Fe model also feature a studio on the second floor with their own bathroom and entrance as well as a roof terrace on the third floor of 290 ft<sup>2</sup> (27 m<sup>2</sup>). Therefore the total living area, inside and out is over 3,229 ft<sup>2</sup> (300 m<sup>2</sup>).

## **Foundation / Rough floors**

The villa will have a slab foundation of reinforced concrete, poured directly on the solid cliff. With concrete blocks, walls will be erected to ground floor level. The foundation areas will be filled and covered with at least 5 inches (15 cm) of reinforced concrete. All walls on top of this foundation will be of solid concrete (poured into aluminum casts). The second and third level floors and roofs will consist of reinforced concrete of at least 7 inches (20 cm). The roof will be insulated on top with 'Floormate' and covered with EPDM rubber.

The entrance path to the villa will run from wide to narrow to wide again. Its widest section will be 5 ft. (1.50 m) across, its narrowest 4 ft. (1.20 m). It will be constructed of reinforced concrete on solid ground. The outside stairs will also be constructed of reinforced concrete.

## **Walls/ Masonry**

All walls and dividing walls will be made of solid concrete. Height, thickness and width of each wall according to the drawings.

## **Plaster**

All inside walls will have a smooth plastered surface. The outside walls will be plastered in 'Mexican style' in an irregular somewhat wavy surface (approx. 0.07 inch / 2 cm). The outside corners will mostly be rounded off at the edges.

## **Roofs of Porch and Entrance**

The porch- and entrance-roofs will be constructed with round wooden beams (approx. 3.9 inches / 10 cm in diameter) in approx. 3.9 inches (10 cm) of concrete, in such a way that the bottom-halves of the beams are left exposed. The ceiling in between the beams will be plastered in an irregular somewhat wavy 'Mexican style' surface and painted. Rooftops will be treated with 'bull bond' or similar coating.

## **Tiles and Floors**

All floors, except those on the roof, will be tiled. The floor on the roof will be finished with a 'Floormate' insulation layer of approx. 1½ inches (5 cm), covered with EPDM rubber. The roof patio will be covered with either a hardwood deck or composite wood.

The walls in the bathrooms will be tiled from the floor up to a height of 5.9 ft. (1.80 m). The countertop in the kitchen will have a low splashboard, made out of the same natural stone as the countertop itself.

## **Doors and Windows**

All doors, window frames and windows will be of durable, low maintenance, first class aluminum, provided with insulation glass. All aluminum will be factory finished with a high quality dark brown spray painted cover.

## **Air Conditioners and Fans**

All bedrooms, as well as the studio of the Santa Fe model, will be equipped with a split unit air conditioner (AC) of the brand Shining. The drains for water condensation, electricity supply and AC-unit pipes will be hidden in the walls and concrete floors where possible. The compressors will be placed out of side, under the villa in the storages.

A ceiling fan with light will be installed in the living room/open kitchen, all bedrooms and on the porch.

## **Swimming Pool**

The swimming pool in both villa models will be a concrete pool with double layers of reinforcement and coated with pool coat. It measures approx. 11.1 x 23 feet (3,4 x 7 m) on the inside, with a depth of approx. 3.3 feet (1 m) increasing to approx. 4.9 feet (plm 1,60 m). In the shallow side of the pool -under water level- a concrete bench will be made. Instead of chlorine, the pool will be cleaned using Magnesium and Potassium Chloride. As a result of the so called Hydroxinator the minerals change into a mild silk soft substance that is called Magnesium hydroxide. Pool water is therefore of a superior quality!

## **Electrical Installation**

The electrical installation is made according to the electricity plan. The switches and outlets are European quality. Some places in the villas will have both 110 and 220 volt outlets available.

## **Telephone and Cable-Television Connection**

Living, all bedrooms and the studio of Santa Fe are wired with telephone- and cable connections.

## **Water and hot water installation**

PVC water pipes are placed in the floor in tubes. A 20 gallon electric water heater will be installed in the laundry room. Bathroom showers and faucets, as well as the kitchen faucet, are connected to this heater. A switchboard will be installed for the water installation from where all water pipes in the villa can be turned on and off individually.

## **Sanitary Fittings**

The bathroom countertops will be of the same natural stone as the kitchen countertop. Toilets will be 'hanging' toilets, of Sphinx brand or equal. All faucets and sanitary accessories will be of heavy-duty chrome. The faucets will be the brand Grohe or equal.

## **Kitchen**

The kitchen will be provided with all appliances, such as side-by-side refrigerator, dishwasher and a microwave oven combination. Please refer to the list of electrical appliances for a detailed description. The kitchen countertops will be of quartz stone, of the brand Silestone, color 'Haiku' with a backsplash made from the same natural stone as the countertop itself. There will be a stainless steel sink (1 ½) with a mixer tap installed.

## **Sewage**

A special septic tank of the brand 'Biorock' will be installed. After clearing, this septic tank provides almost clean water. There are two main advantages of this septic tank system. First of all it does not matter for the clearing process if no new wastewater comes in the tank when the villa is not used and the tank might become empty.

Secondly no nutrients stay behind in the cleared water, which could, as a result of watering the garden, reach the reef and cause growth of algae. Therefore this septic tank system is very environmental friendly.

A buffer tank will be installed for (cleared) water storage. A pump for the drip irrigation system for the garden will be connected to this tank.

### **Carpentry**

The kitchen and bathroom carpentry will consist mainly of spray painted MDF with walnut veneer. The decorative beams and protruding beam-parts in the outside walls

### **Hinges and Locks**

High quality hinges and locks will be installed in all villas, with the latest requirements in durability as well as safety.

### **Painting**

All wooden parts, including decorative beams, protruding wooden beam-parts, ceiling beams etc. will be stained. The outside walls, as well as the wall around the villa, will be painted with 'KEIM' paint in the three typical Adobe colors which are mentioned elsewhere in this brochure. KEIM is a mineral base paint which will not fade because of the way it attaches to its underground and therefore only has to be reapplied approximately every 10 years. All metal gates will be treated with two layers of primer and two layers of oil base paint.

### **Metal**

The banister along the stairs which leads to the roof terrace as well as the banister around the balcony of the Adobe model, and the banister alongside both sides of the porch and sometimes the swimming pool of both models, will be of black wrought iron.

### **technical Drawings – KDW Architects**

All villas at El Pueblo will be constructed according to the following specifics:

drawing Bsit-01

Layout terrain

## Villa Santa Fe

drawing SF-B01                      Floor plans-facades-cross sections – 3D

drawing SF-B02                      Foundation-sewage-constructions-electricity

## Villa Adobe

drawing A-B01                      Floor plans-facades-cross sections – 3D

drawing A-B02                      Foundation-sewage-constructions-electricity

Note: Villa Adobe individual drawings for each plot!

drawing B-gar                      Garage - entry door with gate and lighting

drawing B-erf                      Garden-walls, gates facing road

## **Warranties**

All claims, which the project developer might lay with respect to the property sold towards third parties, among whom are included builder(s), (sub) contractor(s), fitter(s) and supplier(s), are transferred to the buyer. In so far these claims cannot be laid as qualitative rights as meant in Article 6:251 Civil Code, the project developer shall co-operate with a transfer. Project developer shall hand to the buyer all warranties, which might exists with respect to the villas, as well as the inventory delivered along, and do all that is necessary to have them put in the name of the buyer.

Furthermore the following warranties are applicable for all villas:

- There will be a maintenance period of three months after delivery.
- The roof has a warranty of five years to be waterproof, guaranteed by the constructor, during which period all repairs, that might be necessary, are for account of the constructor. The constructor will give a signed certificate upon delivery concerning this warranty (with exclusion clause for severe storm, disaster, fire or war, etc.)