

BOND

Estates

Building specifications

Villa Spectre

Plot Los Flamingos 144-9

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0. GENERAL DESCRIPTION

0.1. NATURE OF THE PROJECT

Villa Spectre is the result of a close collaboration between renowned Norwegian Architect Kristina O. Bräteng and luxury property developer BOND ESTATES s.l., the Spanish subsidiary of Groep Caenen n.v.

The result is a leading unique villa in terms of architecture, use of materials and interior design.

The villa is completely south/south-west oriented with views on the beautiful 18 Hole Golf Club Villa Padierna. A 180° frontal sea view makes the whole a prime location just a stone's throw away from Puerto Banus and Marbella. The luxury villa is located in a cul-de-sac which guarantees peace and quiet at this unique location.

The design and choice of the materials is the result of in-depth research and is a symbol of the quality for which Bond Estates stands. Los Flamingos can only be accessed through guarded barriers and the entire domain is monitored 24/7 and equipped with cameras in each street.

The façade has a defining sleek design. This creates a striking street scene and a nice slack in terms of material use in the façade. The use of warm colours and natural products gives the whole a warm character. The garden, swimming pools, chill-out areas and various water features create the perfect holiday feeling.

Together we make a case of honour to put villa Spectre literally and figuratively on the map. Particular attention is paid to the following, when it comes to concept and implementation of the project:

- The architectural qualities of the design: terraces, architecture, flexible layout of the spaces, light, ...;
- The use of durable and refined materials, tailored to timeless architecture;
- The quality in the execution: a professional team of architect, engineers and builders are in place for the follow-up, realization and guidance of the entire project;
- The use of modern techniques tailored to the specific needs of the resident

For example, the villa is equipped with: all preinstallations for camera and alarm systems, video door function, fences, automatic garage gates and entrance door to the villa, security doors and locks, domotics system for control of light, music, heating/air conditioning, alarm, swimming pool,... Etc

The design is fully adapted to an optimal ergonomic use: all door steps are eliminated to an absolute minimum, access to the ground floor terraces is without thresholds.

The project will be realized in line with current or possibly changing permit- and implementation plans and the regulations of the various licensing authorities. The builder reserves the right to realize deviations from the 3D images and the surrounding areas if this would be necessary or at the request of specific authorities (municipality, police, fire brigade, ...) and/or stability engineers, techniques, etc. .

These building specifications consist of a description of the materials to be used and the way in which they are processed. The construction partners will consist of the builder, the architect, the engineers, the construction company, the controlling architects and the safety coordinator.

All the images in these building specifications brochure are purely illustrative.

1. PREPARATION OF THE CONSTRUCTION SITE:

1.1. YARD FACILITIES AND START-UP

The building is constructed according to the details of the plans, the guidelines of the building permit and the instructions of the municipality and the architect. The contractor ensures a careful stacking of the supplied building materials. The contractor will clean up the yard at regular intervals. At the end of the works he will dispose of his yard installation, all remaining materials and all packaging of building materials. The disposal of the construction waste is on behalf of the contractor. The building and site are cleaned up before delivery.

1.2. ENCLOSURE OF THE BUILDING SITE

The contractor takes care of the temporary fencing of the construction site. This fencing should prevent third parties from accessing the works. The closure complies with the requirements of the local municipality. The builder reserves the right to advertise on the fencing and the building site. When the works are finished, the fencing and publicity will be removed.

1.3. VARIOUS CONNECTIONS

The provisional connection costs for water and electricity required for the yard are borne by the builder. The final connection costs and the installation and rental of any counters and consumption for water, gas, electricity, telephony and data are borne by the buyer

2. UNDERGROUND STRUCTURAL WORKS

2.1. EARTH WORKS

The earthworks include all excavation works according to the plans for the execution of the foundations, micro poles, the cellar and sewage system. The excavations are deep enough to obtain solid foundations and also to allow the installation of trenches, poles, sewage system, research chambers and any drainage works. The surplus soils will be disposed of. Each plot has the necessary retaining walls and partition walls in boulders according to the calculations of the Geotechnical agency who carried out the stability studies.



2.2. FOUNDATION WORKS

The indication of the foundations on the architect's plans is purely indicative and is determined by the study of the engineer who relies on the results of the soil survey and the calculation of loads of the building structure with the useful additional loads. The foundation type is a network of micro poles up to the depth indicated in the geotechnical studies. The engineer determines the exact type of foundation, the dimensions and the concrete composition.

2.3. UNDERGROUND STRUCTURAL WORKS

All structural walls, floor plates, beams and columns are carried out in accordance with the guidelines of the engineering company. The architectural plans are therefore purely indicative. All thicknesses and heights are adjusted to the stability calculations. All constructions in concrete/steel and their reinforcements comply with Spanish and European standards.

The floor slabs of the underground basement are carried out in reinforced concrete of 30 cm thickness poured on site. Both the floor plate and the exterior walls are carried out to ensure a degree of waterproofing in accordance with the standard. A grounding loop is provided. The underground exterior walls are carried out at the choice of the builder in flat concrete, pile walls, masonry in concrete blocks or any alternative.

2.4. UNDERGROUND INNER WALLS

The interior walls of the basement rooms are carried out in concrete, (concrete) masonry, or any alternative determined by the builder.

2.5. SEWAGE NETWORKS

The sewage system is carried out in PVC or PE pipes according to municipal regulations. The diameter of the pipes has been adjusted to cope with the flow of the various wastewaters. The sewerage network shall be equipped with associated fittings such as elbows, T-pieces as well as the necessary shovel pits and/or inspection holes, equipped with the required odour valves and cast iron lids. Where necessary, the lids of the inspection holes are provided in an odour-free version.

2.6. TECHNICAL ROOM

The technical room provided in the basement is accessible via a separate door. This tiled space contains all meters, pumps, controls,... etc with clear markings.

3. ABOVE GROUND STRUCTURAL WORKS

3.1. CONCRETE

All foundations, beams and columns are executed according to the current standards and under the responsibility of the contractor. Concrete is of rich composition, according to the engineering study. The floor plates are poured on site, vaulted ceilings or any alternative determined by the builder. All concrete foundation beams, foundation slabs, floor slabs, stair sills, columns, etc.... are realised in accordance with Spanish and European standards.

3.2. ABOVE GROUND MASONRY WORKS AND INNER WALLS

The interior walls, insofar they are non-load-bearing walls, are carried out in solid gypsum blocks with smooth surface, plaster board walls, masonry or any alternative determined by the builder. For the bathroom, hydro-plaster blocks, waterproof plaster board, masonry or any alternative determined by the builder are used. Supporting interior walls are made of silicate stone, fast-build stone, concrete wall, masonry or any alternative determined by the builder.

3.3. FACADES

The façades are made of various façade materials, including large-format façade ceramic natural stone tiles and Rockpanel wood look slats and paintwork, in line with the markings on the current or changing building permit plans. The indications on 3D images are purely indicative and not binding. Nevertheless, the architect, builder and contractor try to approach these images as closely as possible. The material choices for the façades are determined by the architect and the builder in order to achieve an aesthetic total concept. Exterior walls are provided with sufficient insulation to meet the current standards.



3.4. ROOFING WORKS

The flat roofs are provided with sufficient insulation in line with the current Spanish and European standards. The roof seals are carried out in accordance with the applicable standards. On the flat roofs a filling will be installed in order to obtain the necessary slope for the drainage. The roofs are finished with a vapour screen, insulation and one or more layer roof seal (EPDM, bitumen,...). The flat roofs of the top floor will be covered with gravel with diameter 16/32mm.

3.5. EXTERIOR CARPENTRY

The exterior carpentry is carried out in thermally interrupted aluminium profiles, in line with the markings on the current or changing building permit plans. All opening parts close airtight against the fixed frames by means of circular sealing strips. The colour is determined by the construction partners. All windows have Tilt and Turn, only turn, fixed or sliding window hardware according to the architect's markings. Safety glass will be provided where necessary. Aluminium, wooden or natural stone window sills are provided for the windows at height. The floor-level door sills are made of natural stone, at the direction of the leading architect.

The outside door of the entrance hall of the villa (trade value max. 6,000 € excl. VAT, excl. installation) is of high quality and equipped with a safety lock, an ornamental handle if necessary and with automatic door opening function.

All outdoor glazing will be carried out in insulating low emission glass according to current Spanish and European standards and "Control Solar". The glass thicknesses will correspond to factory standards, applicable to conventional wind loads. Where necessary, the glazing will comply with the provisions of the safety glazing standard. For example, the glazing around terraces and stairs.

The carport will be closed with an automatic gate, where the design, type and colour will be determined by the architect. This gate is equipped with a remote control.

3.6. TERRACES

The terraces are made of a concrete slab on micro pillars, surface structure to be determined by the construction partners. The walkable parts of the terrace have a finishing in durable ceramic floor tiles (trade value 50€/m² excl. VAT, excl. placement) at the direction of the construction partners.

The terraces on the ground floor level are made of the same tiles, whose colour and structure are determined by the construction partners. The first floor terrace hand rails are carried out in clear safety glass, in accordance with the provisions of the current or possibly changing building permit and implementation plans and the designations of the construction partners.



4. FINISHING OF COMMON PARTS WITH ADJACENT PLOTS

4.1. SHARED ENCLOSURE WITH PLOT 144-8

The architect, in consultation with the construction partners, makes a contemporary design for these common fences completely in harmony with the architecture of the building. The intermediate borders of the adjacent plot have shared fences and accompanying planting to achieve a harmonious green whole.

The enclosures of plots 144-7, 144-8 and 144-9 adjacent to the street are designed in the same way and built in the same materials to form one beautiful whole.

5. INTERIOR FINISH

5.1. FLOOR FINISH

In all interior spaces except storage rooms and technical areas, the supply and installation of high-quality ceramic tiles with a size of 120x120cm (commercial value €100/m², excluding VAT and excl. installation) is provided. In the storage(s) and technical areas, a tile floor with a minimum area of 60x60cm (commercial value €40 /m², excluding VAT and excluding placement is provided).

The floors of the bedrooms and the night hall on the first floor are finished in oak parquet (wide shelf) and soft colours in accordance with the directions of the architect.

5.2. WALL FINISH

All interior walls of the villa are painted, except for those walls covered in large format ceramic natural stone tiles.

Paintwork: Primary finish, by means of plaster on the masonry, either by means of plaster on the concrete walls or by filming of the plaster walls/plaster board walls. Secondary finish, Primer and 2 cover layers in colour to be determined by architect and builder in close consultation with the buyer.



In the bathrooms is provided for the delivery and placement of wall tiles in the showers, Large-format ceramic tiles (commercial value €150/m², excluding VAT, excluding installation) to a minimum height of 250cm, on those walls that are splashwater sensitive, such as e.g. The walk-in showers and the bath.

Other areas in the Bathrooms are painted with water-resistant primer and 2 layers of water resistant paint.

Part of the sitting area (salon) of villa Spectre is clad in large-format ceramic tiles Nero Ardi (see 3D villa Spectre), identical to the same large format tiles used in the façade.

5.3. CEILING FINISH

The suspended ceilings are finished with paint: 1 primer and 2 coatings.

Where so designed by the architect certain parts of the ceilings are finished in wood structure "RockPanel Woods" on metal carrier. Wood look boards of the type "Rockpanel Woods" Merbau or similar high quality for finishing indoors and outdoors.

5.4. INTERIOR CARPENTRY

The interior doors are executed in lacquered or veneer material (no longer to be painted) according to the choice of the architect and fitting into the overall concept of the type "invisidoor" or similar and equipped with a matching modern door handle (commercial value 1,000€/door excl. VAT, excl. installation) .

Alternatively, sliding doors can be fitted at the direction of the architect and in accordance with the building plans.

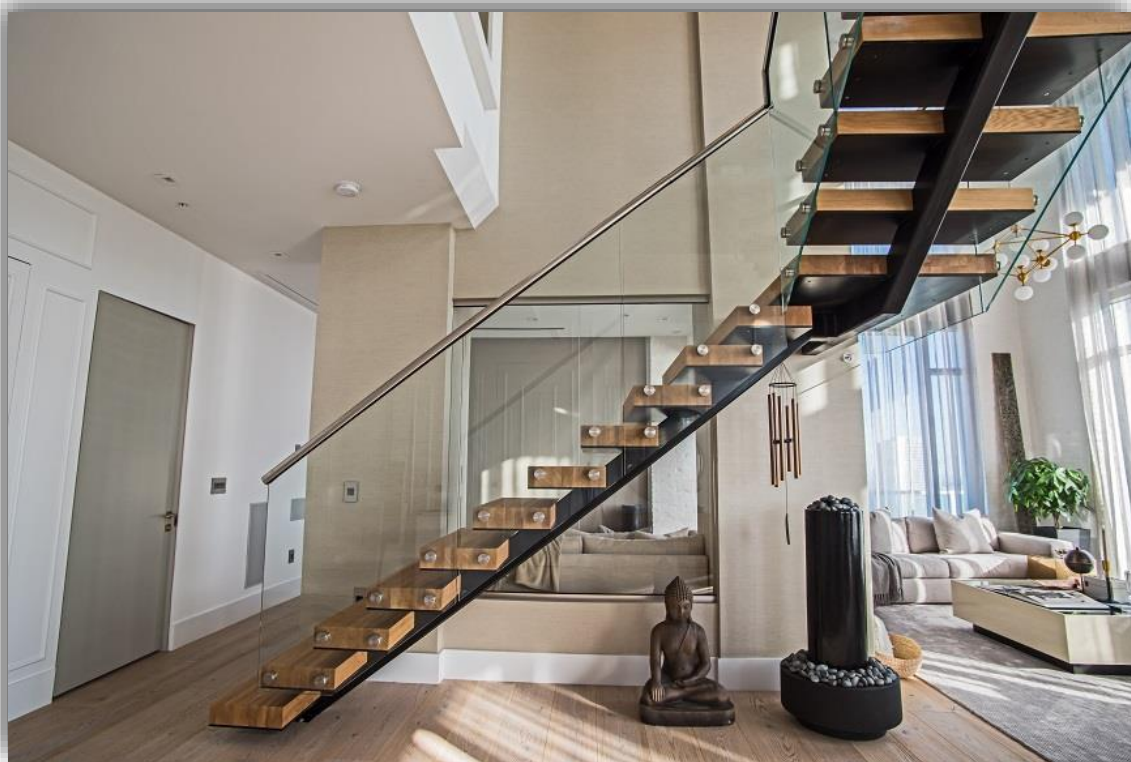
An MDF or natural stone window tablet is placed on all windows that do not come up against the floor.

Curtain cabinets are provided.



5.5 STAIRS

Villa Spectre features a floating staircase with wooden steps and central metallic beam, between ground floor and first floor, and a concrete stair structure between basement and ground floor. It is equipped with a glass handrail in layered safety glass with a handrail height according to the current standards.



6. TECHNICAL INSTALLATIONS

6.1. ACCESS CONTROL VIDEO SYSTEM / DOOROPENER / MAILBOX / UTP CABLES / INTERNET

A full video access control system is installed on all floors of the villa. Each floor has a push button to operate the electric lock of the outdoor fence door and front door. The indoor video system function allows you to talk to each other. The video control system is connected to the Domotics system (see below) and can therefore be operated remotely. (via App or GSM function)

An Internet connection is provided in every room with sleeping and living function. The costs of connection and request for subscription are at the expense of the buyer who will take the necessary steps at his own initiative.

6.2. ELEVATOR INSTALLATION

Villa Spectre has an elevator installation. This modern concept passenger lift is equipped with automatic level control, telescopic sliding doors and comply with the applicable standards and all safety regulations. The installation shall be inspected for commissioning by an approved control organism. The colours and finishes are determined by the construction partners. The lift has at least the following characteristics: Electric lift without engine room with minimal speed of 1m/s, 3 floors, nominal carrying capacity of 450kg, capacity 6 people, glass elevator door.

6.3. INSULATION

The insulation in the Villa will be completed in accordance with the rules of all applicable Spanish and European standards.

HYDRO:

All walls on and below the level of the ground floor are protected from rising moisture and protected by roofing, asphaltting (bitumen) and/or similar foil. The underground building parts are equipped with concrete blocks with sealing layers or waterproof concrete to provide protection against possible water infiltrations.

THERMIC:

All walls and roof/ceiling constructions are sufficiently insulated with PU spray insulation, Polystyrene plates or mineral wool. All glassware is insulated by using insulating double glass.

6.4. VENTILATION

The ventilation is carried out in accordance with the applicable Spanish and European standards.

- Performant and low-noise ventilation system, in accordance with the standard; SIBER DF Excellent 4. (technical details in Annex 1) including steering.
- all associated blow in and extraction points included
- ecodesign certificate (in Annex 2)



6.5. COOLING/ HEATING INSTALLATION / WARM WATER PRODUCTION

The cooling and heating/hot water production is realised in accordance with the applicable Spanish and European standards.

- The villa has underfloor heating b.m.o. a heat pump according to the calculations and plans drawn up by architect and engineer.
- The villa has Air Conditioning in all relevant areas according to the calculations and plans drawn up by architect and engineer.
- all associated inflator and extraction points included and heat exchanger for hot water production.

The cooling/heating system is high-performance, low-noise, in accordance with the standard; brand DAIKIN VRV-IV and is a device with individual room control, heat recuperation and control possible via the home automation system (see below). Technical description in Annex 3.



6.6. ELECTRICITY

6.6.1. ELECTRICAL INSTALLATION

The light points, switches and sockets are carried out in accordance with the indications of the chief architect and in accordance with the standards of safety and electrical comfort. The installation is inspected by an approved control organism. The electrical installation complies with the technical regulations and regulations of the local electricity company.

The switch with main fuse is located at the meter box in the technical room. The electrical circuits depart from the distribution boards to the different light points and sockets.

6.6.2 DESCRIPTION PER ROOM: SEE ATTACHED PLANS *Villa Spectre*

All cover plates are made of matte black synthetic material and/or metal. Design brand Simon: series 100.



All proposed indoor and outdoor light points are LED lighting, energy class A.

6.6.3 DATA & INTERNET

In the bedroom(s) and the living room there is a UTP connection provided for the use of internet, routers, access points, internet TV's,...etc.

6.6.4 DOMOTICS

The villa is equipped with a home automation system, brand to be determined, with control of light, music, heating/air conditioning, alarm,... etc.

The module is also equipped with a TCP/IP network interface which makes it possible to connect to smartphones and tablets. It is possible to further expand the basic installation.



6.7. SANITARY

6.7.1 PLUMBING INSTALLATION

All drains are carried out in PVC or PE, resistant to high temperatures. The entire installation will be conceived in accordance with the requirements of the local water supply company, including the necessary valves, recoil valves and other accessories.

6.7.2 SANITARY WARE

The commercial plans, as they are signed off by the respective buyers, act as a guide on the number of sanitary facilities. Where a bathtub, shower, sink and/or toilet was designed, the installation will be done in that way.

DESCRIPTION PER ROOM: see attached plans villa 9

The detail of the facilities is described below:

Showers:

- Walk-in showers with thermostatic faucets with mobile hand shower and rain shower brand: Axor Hansgrohe
- Where necessary, a shower wall is provided with clear safety glass
- Large-format ceramic tiles in the showers.





Bath:

- Acrylic bathtub with central drain
- Thermostatic bath faucet with hand shower: brand: Axor Hansgrohe, MyEdition



Sink(s):

- 1 or 2 porcelain/natural stone sink(s), as indicated on the commercial plan,
- Mirror in relation to the number of sinks rectangular in shape
- Below sink furniture according design by the architect
- Faucets brand: Axor Hansgrohe, MyEdition



Separate toilet (or integrated into the bathrooms):

- Modern hanging toilet with soft-close toilet seat
- Toilet roll holder
- Toilet brush with holder
- Towel carrier

6.8. KITCHEN INSTALLATION

The villa will be equipped with a kitchen ensemble designed by the architect and construction partners.

The kitchen consists of 2 stainless steel sinks and the following electrical appliances: recirculation extraction hood, combi oven, induction plate with 4 cooking zones, American refrigerator with freezer compartment + ice cube production, dishwasher. All appliances are branded Miele and have the required energy labels. The kitchen design is handleless and has a composite worktop.

Kitchen appliances and kitchen with trade value of: €40,000,- (excluding VAT, including installation)

Proposed kitchen builder: it can be agreed to deviate from this kitchen brand, in close consultation between buyer and architect/construction partners.



7. LANDSCAPING

7.1 EXTERIOR BAR

The villa is equipped with an outdoor bar with bar furniture designed by the architect and construction partners.

Bar furniture with facilities for electrical appliances, under pergola structure, Bar furniture in stone with composite/stone worktop at bar height for bar stools.

The covered outdoor terrace features a bio-climatic pergola with adjustable slats.

Proposed brand Pergola: Winsol or other (By mutual agreement with buyer)



7.2 GARDEN DESIGN/AUTOMATIC IRRIGATION SYSTEM

The garden of the villa is designed by a landscaping architect. Various grass meadows, interspersed with shrubs and Mediterranean trees that form an aesthetic whole. The garden is equipped with an automatic, electrically controlled irrigation system.

For the plot boundaries and fences, planting with shrubbery is provided to ensure optimal privacy.

7.3 SWIMMING POOL , CHILL-OUT ZONE , WATER FEATURES

7.3.1 Swimming Pool

Villa Spectre has a swimming pool with an overall depth of 1.40m, designed by architect and engineer according to all the guidelines of the current building permit.

The indication of the foundations on the architect's plans is purely indicative and is definitively determined by the study of the engineer who relies on the results of the soil survey and the calculation of the loads of the swimming pool. The foundation type is a network of micro poles indicated to the depth in the geotechnical studies.

- All facilities for pool heating b.m.o. heat pump and pool cover are pre-installed. The heat pump and pool cover itself are optional.
- The pool is an "infinity" pool. Cladding in modern larger tile work according to design of architect and construction partners. (TBD).
- Automatic measurement and control system for Ph and Chlorine measurement is included. Automatic filling system to prevent pool level reduction by evaporation is provided.
- Sufficient LED projectors in the pool to have a pleasant lighting at evening and can be programmed via timer.
- The exterior walls of the infinity pool are lined with ceramic large-format tiles according to the architect's design.
- Facilities for installation of Jacuzzi on 1st floor. (only pr- installed)
- All motors and pumps are included according to the architect's design and calculations.

Villa Spectre has a glass wall at both ends of the pool over a depth of 70cm. This creates a fantastic view and is one of the top architectural extras of this Villa's design. (see 3D render)



7.3.2 Water features

Villa Spectre has beautiful water features at the entrance and next to the swimming pool,... according to design and guidelines of the architect and construction partners. These are equipped with LED light points for evening lighting.

8. FIRE PLACES

In several places in the villa, fireplaces (type Ethanol fireplace) are provided according to the architect's design and building plans. These are in accordance with the applicable fire safety rules and comply with all legal standards. See plans and 3D's

9. BASEMENT

The basement is delivered in shell-state. Bathroom with sanitary ware and shower adjacent to bedroom 4 is provided. Execution in the same quality and brands as the other bathrooms. Amenities for installation of an extra kitchen (kitchen not included).

The "gamesroom, living room, gym" on the plan are purely illustrative and can be fit out by the buyer as they see fit.

10. GENERAL CONDITIONS

10.1. PLAN DISCREPANCIES

Quality and concept of the building are fixed. The builder may at any time modify the materials and/or installations described above or their processing without, however, harming the quality or concept.

Any plans that are handed to the buyer serve as the basis for the drafting of the sales agreement. As far as the finishing of the villa is concerned, the indications on the plans can be considered purely indicative.

Changes in size to the plans are always possible, due to stability or technical reasons. The plans were drawn up in good faith by the architect after measuring the plot. The differences that would occur, either in more or minus, will be considered as acceptable derogations which would in no way alter the agreement in any way. Any sizes on the plans should therefore be considered as "circa" sizes. Necessary adjustments for constructive or aesthetic reasons of general interest are permitted without obtaining the agreement of the purchasers in advance.

10.2. FENCING / CONSTRUCTION SITE VISITS

Access to the construction site is strictly prohibited for anyone who is not involved in the execution of the works, except where he has written permission or is accompanied by the builder or the architect or the representative of the builder, and this only during working hours. The builder shall reject all liability for accidents that may occur on the construction site.

It is also strictly forbidden for the buyer to bring other contractors to the yard and to have works carried out on his villa before its completion has taken place.

10.3. UTILITIES

All connection, installation, commissioning, inspection, consumption and subscription costs of the utilities (water, gas, electricity, internet, sewage) are not included in the selling price and are therefore borne by the buyer.

The costs of commissioning and installation of any individual meters, are borne by the buyer.

The buyer will, at first request, pay his share of the costs of the utilities either to the builder, on the presentation of an invoice, or directly to the utilities company, in accordance with the provisions contained in the sales agreement.

10.4. MATERIALS, TRADE VALUES AND BRAND NAMES

The builder has the right to modify the plans or to use or process materials of equivalent quality than those contained in the book of specifications, to the extent that these changes are deemed necessary by the architect, engineer, competent authorities, insurance companies, utilities companies or because the builder believes that these changes improve the villa or its usefulness, or because the builder believes that in the course of the construction works these changes are necessary or useful to bring in line with the book of specifications, due to the absence on the market of the necessary materials, lower value in quality, unacceptable delays in delivery, failure of suppliers or subcontractors, etc. . Changes should in no way adversely affect quality or ease of use.

The book of specifications refers to the term 'commercial value' a number of times. This should be interpreted as the retail sales price, excluding VAT of the materials, including installation costs, if any. The installation fee is included in the specified values where explicitly stated.

10.5. CHANGES BY THE BUYER

Changes to the structural parts and common sections between villa's are not permitted. However, buyers are allowed to propose non-structural changes to their villa insofar as they have no impact on the stability and technical aspects of the building.

All changes must always be approved by the construction partners before execution and order. The agreement of the construction partners is essential for implementing any change.

The construction partners reserve the right, for any reason, to refuse all or part of a certain requested change. A refusal by the construction partners cannot be invoked by the buyer(s) to either cancel the purchase or claim any damages.

All changes will always have to be coordinated through a coordinator appointed by the builder. A coordination fee of 15% will be due, by the buyer, on the total amount of changes requested, which will be included in the price specification.

Before ordering and carrying out, the buyer will always have to give his agreement in writing on the submitted order and the price specification. No changes can be made without a written agreement from the buyer.

If the buyer decides not to have a certain finish done, the value of the work not performed will be deducted for max. 65% of the original calculated value.

10.6. INSURANCES AND RISK TRANSFER

The builder will subscribe to the first insurance policies for sufficient amounts to cover the risks of fire, explosion, lightning strike, etc.... . This policy will be taken over by the buyer(s) during the construction phase until the legal deadline and the buyer(s) will pay the premiums for it from the moment of endorsing the said policy up to the provisional acceptance (with the exclusion of the decennial insurance policy which will be at the cost of the builder).

10.7. CONTRADICTIONS

The sales agreement, this specifications book and the plans complement each other. If there are any contradictions, the Architect will decide what prevails. Works that are not explicitly stated in the previous description are not included in the sale price. All furniture signed on the plans are only for your information and are not part of the sales agreement.

10.8. BUILDING SETTING

The buyer's attention is drawn to the fact that the building is new and that, consequently, a slight general or partial setting may occur, as well as any expansion caused by temperature fluctuations, which may cause slight cracks or fissures. Neither the builder, nor the architect, nor the engineer or the contractor can be held responsible for this phenomenon. The builder can't be held responsible for the damage caused by early painting and wallpapering by the buyer.

10.9. SAFETY COORDINATOR/TECHNICAL ARCHITECT

At his expense, the builder shall appoint a safety coordinator and yard coordinator with a mandate to coordinate safety and/or to check the applicable standards, both during the design phase and the implementation of this construction project, as well as the preparation of the post-intervention file. The cost of the post-intervention file will be borne by the buyer. In the context of a post-intervention file, the seller will present all necessary certificates and documentation at the buyer's request.

10.10. FIRST CLEANING

The apartment is cleaned before the provisional acceptance, with removal of all the debris and construction waste. A first cleaning of the windows will be performed to clearly notice any defects.

Are not included in the selling price:

- VAT, registration and notary fees,
- The final connections of water, gas, electricity, internet, sewage and any other utilities,
- Post-intervention file and basic act costs
- Any additional work and coordination fee requested

Bijlage 1:

Bijlage 2:

Bijlage 3:

Elektrische en Sanitaire plannen Villa Spectre