



LES VILLAS DE BEAUVALLON

BAIE DE SAINT-TROPEZ

10 Corniche de Bartole
Grimaud (83)

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8 VILLAS

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0 - GENERAL

The summary technical characteristics of the Villas are defined in this notice.

The work will be carried out in accordance with building and safety regulations and in accordance with best practice.

The property complex consists of 8 villas and their adjoining land, as well as various roads and shared utilities.

The overall ceiling height in the villas will be approximately 2.60 meters, except where soffits, false ceilings, or beam overhangs are present, as required for technical reasons.

The heights of the spandrels shown on the plans are subject to slight variations.

The location of electrical, telephone, and television equipment will be determined by the architect.

The conformity of the construction will be carefully checked by an approved inspection agency.

Brands and references are mentioned to indicate a level of quality.

The Project Owner reserves the right to replace the materials, equipment, or appliances described in this document with others of at least equivalent quality, for reasons of referencing or program choices, and in particular in the event that, during construction, their supply or implementation proves impossible, difficult, or likely to cause disruption or delays.

Natural materials such as stone, parquet flooring, etc. may vary in color and appearance depending on the source of supply.

Unless otherwise specified in this document, the direction of installation of coverings shall be determined by the Project Owner.

The colors, shades, and finishes of the facades, coverings of common areas, and outbuildings will be chosen by the Architect.

The dwellings will be built in accordance with the Acoustic Regulations and Thermal Regulations in force (RT2012) on the date of submission of the building permit application.

The services will be subject to the provisions of the DTUs, regulations, and mandatory standards in force on the date of submission of the building permit.

I - TECHNICAL AND GENERAL CHARACTERISTICS OF THE VILLAS

1.1. INFRASTRUCTURE

1.1.1. Excavations

- Carried out in solid ground, in trenches and wells as necessary.

1.1.2. Foundations

- Carried out using methods that comply with the requirements of the geotechnical study report.
- Temporary or permanent retaining structures according to technical study.

1.2. WALLS AND FRAMING

- Walls made of formwork concrete, concrete aggregate, or insulating concrete, according to BA, thermal, and acoustic studies.
- Interior insulation and, where necessary, exterior insulation in specific areas, thickness according to thermal study, location according to the architect's plans and building permit requirements.
- Interior load-bearing walls and columns will be made of reinforced concrete.
- Interior walls may be constructed of reinforced concrete or cinder block masonry.
- The facades and gables are clad, in accordance with the building permit, with stone and hydraulic plaster, with references and colors chosen by the architect.
- Thermal insulation on the interior or exterior of the walls using a complex comprising insulation of a thickness that complies with regulations and, on the interior side, plasterboard cladding.

1.3. FLOORS

1.3.1. Floors on standard floors

- Solid reinforced concrete slab, thickness according to BA study, possibly receiving a floating screed with acoustic insulation or flooring over a technical void according to plan.

1.3.2. Floors under terraces

- Solid reinforced concrete slab with thermal insulation and waterproofing on the surface as required either a joist-block floor.

1.3.3. Attic floors

- Reinforced concrete slab or not applicable according to plans.

1.3.4. Floor on ground level

- Paving on ground level with screed on top, with thermal insulation in between.

1.3.5. Balcony floors

- Solid reinforced concrete slab.

1.4. STAIRS

Reinforced concrete stairs with steps and risers covered with the same material as the living room.

1.5. VENTILATION DUCTS

- Stale air is extracted by controlled mechanical ventilation in utility rooms via vertical metal or flexible ducts located in the technical shafts of the villas.
- Depending on the layout of the rooms, any connections between the vertical ducts and the extraction vents are provided by horizontal ducts covered by soffits or false ceilings.
- Fresh air intakes via self-regulating or humidity-controlled vents on exterior joinery or in concrete walls, based on thermal and acoustic studies in living areas.

1.6. DRAINPIPES AND LARGE PIPES

1.6.1. Rainwater downpipes

- Rainwater drainage on balconies via EP downspouts on the facade and overflow.
- The exterior rainwater downpipes will be made of lacquered aluminum in a color chosen by the architect.

1.6.2. Wastewater and sewage pipes

- PVC downpipes located in the interior service ducts of the villas, leading to the horizontal networks.
- These downpipes may be diverted horizontally in the ceilings of certain rooms and encased in soffits or plasterboard false ceilings.

1.6.3. Buried pipes

- PVC sanitation network.

1.6.4. Connection to the sewer

- Connection to the public network in accordance with municipal and departmental specifications or lifting pit.

1.7. ROOFS

1.7.1. Inaccessible flat roofs

- Waterproofing of flat roofs using elastomeric bitumen with heavy gravel protection or "terra-sopra-nature".
- Thermal insulation, of a thickness that complies with regulations, is installed under the waterproofing, directly above heated rooms.

1.7.2. Roofing for villas

- Concrete, truss or traditional roof structure depending on technical constraints.
- Roofing with canal-type terracotta tiles or equivalent.

II - PRIVATE PREMISES AND THEIR EQUIPMENT

2.1 FLOORS AND SKIRTING BOARDS

2.1.1. Floors and baseboards in dry and wet rooms

All floor coverings are laid on a floating screed poured over acoustic insulation.

- Rectified porcelain stoneware tile covering, 90x90 cm in all dry rooms of the Villas, water-resistant medium-density fiberboard baseboards to be painted, including inside closets. UPEC classification in accordance with regulations.
- Rectified porcelain stoneware tiles, 90x90 cm, in bathrooms, shower rooms, and toilets, integrated into bathrooms to match the wall tiles. UPEC classification in accordance with regulations.
- Choice of colors from a selection proposed by the project owner.

2.1.2. Terraces and balconies

- 90x90 cm porcelain stoneware tiles on pedestals.
- Choice of colors from a selection proposed by the project owner.

2.2 . WALL TILES

- Rectified porcelain stoneware tiles, 30x90 cm or 45x90 cm.
Colors to be chosen from a selection proposed by the Project Owner.

Location:

- Installation around the perimeter of bathrooms and shower rooms, full height.
- Bathtub aprons made of water-repellent panels covered with the same tiles, with a tiled trap door.
- Backing walls for wall-hung toilets, including in separate toilets (including any water-resistant MDF shelf to be painted on top of the support frame).

2.3. EXTERIOR JOINERY

- Aluminum joinery, color according to building permit and architect's choice. Windows and French windows with fixed, sliding, or casement sashes according to plans. French windows have 3 locking points.
- Insulated glazing on all openings, in accordance with thermal and acoustic studies.
- The joinery on the ground floor is fitted with type 44.2 burglar-resistant glazing.

2.4. EXTERIOR CLOSURES AND BLINDS

- Roller shutters.
- In the case of corner windows, adjustable sunshades or blinds, depending on the architect's choice and technical constraints.

2.5. INTERIOR JOINERY

2.5.1. Interior doors for homes

- RIGHINI "KREATION" door frame or equivalent, melamine finish in wood tone (6 manufacturer colors), with comfort seal.
Solid-core flush door, matching the frame, with straight edges.
Concealed hinges.
Magnetic lock.
Stainless steel hardware on rosettes, type KLOSE Elsa, and cylindrical doorstop in stainless steel and rubber.
"End-of-construction" installation.

2.5.2. Portes d'entrée

- Entrance door with wood, metal, or glass facing.
- 5-point side security lock with A2P** burglar resistance rating.
- Fitted with 4 hinges and anti-lift pins.

2.5.2. Cupboards

- For cupboards wider than 1.00 m, the fronts will be either:
 - Sliding fronts in 16 mm thick melamine panel. Choice of colors from a selection proposed by the project owner.
 - French doors with the same finish as sliding doors.
- Cupboard fronts less than or equal to 1.00 m wide are hinged with the same finish as sliding fronts.
- Installation on wooden base.

1.1.4. Miscellaneous

- Access hatches with wooden or metal frames and particle board infill with sound insulation, painted finish. Location as required.
- Electrical Technical Space (ETEL) consisting of a French-style opening front in medium-density fiberboard to be painted.

2.6. DISTRIBUTION PARTITIONS

- Interior distribution partitions made of 7 cm thick metal frame partitions with mineral wool insulation.
- Water-resistant plasterboard cladding in shower rooms and bathrooms.

2.7. METALWORK AND GUARDRAILS

2.7.1. Guardrails and handrails

- Metal or powder-coated aluminum guardrails, or concrete or glass guardrails with or without concrete spandrels, depending on the architect's choice and location.

2.8. PAINT - WALLPAPER - CURTAINS

2.8.1. Exterior paint

2.8.1.1. On railing locks

- Factory powder coating or glossy glycerophthalic paint applied on site after installation.

2.8.1.2. On the underside of balconies

- After preparing the concrete surfaces, two coats of Pliolite paint.

2.8.2. Interior painting

2.8.2.1. On interior woodwork

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

2.8.2.2. On walls

- Walls in dry rooms: acrylic paint, velvet satin finish, white.
- Walls in damp rooms: acrylic paint, satin finish, white.

2.8.2.3. On ceilings

- Ceilings in dry rooms: acrylic paint, satin velvet finish, white.
- Ceilings in wet rooms: acrylic paint, satin finish, white color.

2.8.2.4. On pipes

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

2.9. INTERIOR EQUIPMENT

2.9.1. Household appliances

2.9.1.1. Kitchen

- Cold and hot water supply plugged, PVC drainage ready (sink unit and taps not supplied).

2.9.2. Sanitary and plumbing fixtures

2.9.2.1. Cold water supply

- External connection in PVC and internal distribution in multilayer or PER.
- Terminal distribution will be exposed.
- Individual water meter supplied by the concessionaire.

2.9.2.2. Hot water production and distribution

- Individual domestic hot water production will be provided by a thermodynamic DHW tank or other system following a thermal study.
- Terminal distribution will be visible.

2.9.2.3. Drainage

- Carried out using PVC pipes, either exposed or encased depending on the situation, up to the vertical downpipes located in the service ducts.

2.9.2.4. Standby connections

- Two connections for washing machines
 - Shut-off valve on the cold water supply.
 - Standby connection with PVC trap on the drain.
 - EF inlets and concealed drains.

2.9.2.5. Sanitary appliances

- Toilet: DURAVIT "ME by Starck" wall-hung toilet bowl or equivalent, with dual-flush push-button mechanism and soft-close double toilet seat.



- Washbasin unit: CULINA “CUBE” hand-wash cabinet or equivalent, as per plan.
Cold and hot water supply.
- In the bathroom:
 - ❖ Bathtub : D-CODE “DURAVIT” or equivalent dimensions 170 x 75 cm as per plans.
 - ❖ Vanity unit with ceramic integrated sink or ceramic countertop basin on PRESTIGE PLUS mineral countertop by CULINA, with drawers, or equivalent. Dimensions according to sales plans. Single-lever mixer tap, HANSGROHE “Talis E80” or equivalent, color to be chosen. Backlit mirror running the full length of the vanity top.
 - ❖ Bathtub screen, minimum height 1.60 m.
- In the shower room (if applicable):
 - ❖ Built-in shower tray, dimensions as per plans, choice of colors as per manufacturer.
 - ❖ Vanity unit with ceramic integrated sink or ceramic countertop basin on PRESTIGE PLUS mineral countertop by CULINA, with drawers, or equivalent. Dimensions according to sales plans. Single-lever mixer tap, HANSGROHE “Talis E80” or equivalent, color to be chosen. Backlit mirror running the full length of the vanity top.
 - ❖ Shower screen, minimum height 2m.

2.9.2.6. Taps

- All faucets in bathrooms and shower rooms are chrome-plated mixer taps.
- Bathtub: Thermostatic mixer “Ecostat Comfort” by Hansgrohe or equivalent with built-in body, equipped with a Crometta Select S hand shower by Hansgrohe or equivalent, featuring 3 anti-limescale spray modes, and a chrome hose on shower rail. Anti-scale device and chrome flexible hose on shower bar.
- Shower: thermostatic mixer with concealed body, shower arm, hand shower, wall bracket, concealed elbow, hose, and GROHE “Grohtherm Cube” overhead shower with Rainshower, or equivalent.
- Vanity units: Talis E80 single-lever mixer tap from HANSGROHE or equivalent.

2.9.2.7. External tap

- Wall-mounted tap with spout connection, drain and shut-off valve.

Location:

- In private gardens with or without terraces
- Accessible terraces and balconies on upper floors

2.9.3. Electrical, telephone, and TV equipment

- Electrical installation compliant with current standards.
- Type of power supply: single-phase 220 V.
- Power: According to technical study.
- Built-in protection panel and space for future box.
- Built-in equipment Céliane by "LEGRAND" or equivalent.
- Doorbell.
- One waterproof PC per outdoor space.

2.9.4. Heating/Cooling

2.9.4.1. Type of installation

- Bathrooms/shower rooms are equipped with electric towel dryers FASSANE SPA or equivalent.
- In other rooms, heating/cooling is provided by individual heat pumps.
- Power based on thermal study and ventilation systems.

2.9.4.2. Guaranteed temperatures

- When the outside temperature is -5°C:
 - Bathrooms and shower rooms: 20°C
 - Other rooms: 19°C

2.9.6. Telecommunications equipment

2.9.6.1 Cable TV (radio and TV)

- Provisions for future installation by the purchaser of a terrestrial or satellite antenna.
- 1 outlet in the living room and 1 in each bedroom.

2.9.6.2 Telephone

Compliant with standards, with two connections per dwelling: 2 sockets in the living room and 1 socket in each bedroom.

2.9.6.3 . Fiber optics

- The villas will be equipped with a fiber optic communication box.
- This installation will be made available to an operator by the co-ownership association depending on the operators available in the area, if applicable. Fiber optic access will be available to each resident, subject to signing a specific contract with an operator.

2.9.6.4 . Door entry systems

- INTRATONE-type electronic door entry system, subscription paid by the purchaser, including a GSM panel at the entrance to the estate and audio/video calls on the purchaser's smartphone, tablet, or computer.

2.9.7. Interior fittings for cupboards and storage rooms

2.9.7.1 Cupboards

- For all closets wider than 1.00 m and deeper than 60 cm:

Supply and installation of a 19 mm melamine-coated particle board shelf mounted on brackets at a height of 180 cm from the floor.

Installation of a full-height central melamine panel for closets over 120 cm wide (1/3, 2/3 distribution with 3 shelves on the short side and a drawer unit). Supply and installation of an oval chrome rail under the shelf.

- For all cupboards less than or equal to 1.00 m wide and more than 60 cm deep:

Interior fittings consisting of a melamine chipboard shelf at a height of approximately 1.80 m and a chrome rail.

- In the bedrooms, the following is provided:

A melamine chipboard hat shelf across the width of the closet at a height of approximately 1.80 m. A vertical melamine divider separating a space consisting of four shelves approximately 50 cm wide and a drawer unit.

2.9.7.2 Storage rooms, walk-in closets

- Not applicable (no equipment).

III - PRIVATE APPENDICES

3.1 COVERED GARAGES

3.1.1. Walls and partitions

- Reinforced concrete walls and posts coated with white vinyl paint.

3.1.2. Ceilings

- Solid reinforced concrete slab, painted finish.

3.1.3. Floors

- Reinforced concrete slab or paving covered with dust-proof paint.

3.1.4. Garage door

- Motorized door made of galvanized steel, lacquered. Remote control opening for entry and exit (1 unit per space).

3.1.5. Ventilation

- Mechanical or natural ventilation in accordance with regulations.

3.1.6. Electrical equipment

- Waterproof LED tubes in the garage.
- Waterproof electrical equipment and lighting.
- Two 16A 2P+T outlets for 25m².

3.1.7. Plumbing equipment

- 1 water tap.

3.2 PRIVATE GARDENS

- Plantings according to landscape plan and landscaper's choice.
- Turf laid in designated areas.
- Automatic watering system.
- Ambient lighting according to the landscape designer's choice.
- Separating fence made of rigid panels or low wall separating the garden from common areas or another garden with a hedge at least 1.50 m high at planting.

3.3 PRIVATE SWIMMING POOLS

- Reinforced concrete pool dimensions as per plans, wall height as per plan, with bench and steps as per plan.
- Pool equipment: bottom drain, return jets, vacuum point, LED spotlights, motorized cover.
- Pool waterproofing.
- Coating according to architect's choice.
- Filtration system: sand filter.

- Water treatment: electrolyzer including bypass and salt charge at start-up, pH regulator, heat pump.
- Technical room as per plan.

IV - EXTERIOR COMMON AREAS

4.1. ROADS AND PARKING

4.1.1. Access roads

- As per development plan.
- Asphalt or equivalent surface.
- Concrete curbs.
- Paving according to location.

4.1.2. Outdoor parking

- Location according to site plan.
- Road markings of boundary.

4.2. GREEN SPACES

4.2.1. Plantings

- Perennials and shrubs in the condominium's communal gardens, in accordance with the landscape architect's plans.
- Automatic watering system system.

4.2.2. Lawn

- Turfing with imported topsoil.
- Automatic watering system.

4.3. OUTDOOR LIGHTING

4.3.1. Roads and paths

- Using recessed spotlights or wall lights in accordance with regulations.

4.3.2. . Lighting for green spaces • By bollards or lampposts controlled by a timer and installed along

- By light bollards or candelabra controlled by a timer and installed along pedestrian walkways in accordance with the architectural design.

4.4. FENCES AND GATES

4.4.1. Perimeter fences

- According to the plan and at the architect's discretion.

4.4.2. . Fences between private outdoor spaces

- Same as 3.2

4.4.3. Gates

- Powder-coated steel gate according to the architect's choice.
- Remote opening control via remote control and INTRATONE-type remote control.

Private gate

- Motorized swing or sliding powder-coated steel gate, color and shape selected by the architect, electrically operated with a transmitter.

4.5. MISCELLANEOUS NETWORKS

4.5.1. Water network

- The connection will be carried out by the water distribution company.

4.5.2. Electricity

- The connection is planned to be carried out by ENEDIS from the public distribution network.

4.5.3. Sewer

a/ Wastewater and sewage disposal.

- Network design submitted to the City's Technical Services. Some villas may be connected to a pumping station before being returned to the public network.

b/ Rainwater drainage

- Network design subject to approval by the City's Technical Services and carried out in accordance with the Department's requirements as set out in the building permit and the Water Law File.

4.5.4. Household waste collection area

- Location as shown on the plan.
- Asphalt flooring in accordance with public service requirements.

4.5.5. Mailboxes

- Outdoor set of mailboxes with connected parcel boxes, compliant with LA POSTE standards.

End of document