



Technical description



A project executed by HOME Pietermaai District BV

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GENERAL CONSTRUCTION WORKS

1. EXCAVATION WORK

1.1. General

Before construction work starts, the construction site is prepared for construction.

For laying foundation, sewerage, lift pit and all other structures located below ground level, both mechanical and manual excavations should be carried out to the specified depths. Additions should only be made after the constructed parts have been sufficiently cured and provided with suitable padding.

1.2. Sewage system

The sewerage for faeces, wastewater and rainwater is connected to the municipal sewerage system in accordance with the applicable standards. All pipes and fittings must be made of PE or PVC.

2. SUPPORTING STRUCTURE

2.1. Foundation

The building will be built on a reinforced concrete strip foundation which, according to the constructor's calculations, will ensure the complete stability of the structure.

2.2. Subfloor

All subfloors are made of cast-in-place concrete. The amount, length and diameter of the reinforcement are determined according to the constructor's calculations based on current standards.

2.3. Walls

Load-bearing and non-load-bearing walls are made of poured concrete and (aerated) concrete blocks respectively, dimensioned according to the constructor's calculations.

2.4. Coluns and beams

Floors and walls, together with the necessary reinforced concrete columns and beams, must

be carried out in accordance with the guidelines resulting from the structural study carried out by the constructor.

2.5. Steel structures

If the constructor deems this necessary, part of the supporting structure can be made of steel. The dimensions of these parts are part of the manufacturer's report.

2.6. Dimensions

Construction drawings are purely informative. Where necessary, all dimensions of the structural parts are adjusted according to the stability calculations drawn up by the constructor.

3. ROOF

3.1. Flat roof

The flat roof is finished with a plastic membrane applied to insulation plates. The air conditioning units are mounted on special stainless brackets on top of the flat roof.

3.2. Slanted roof

A one-sided ridge elevation has been installed on all sides of the building from gutter height onwards. A traditional roof can be seen from street level. The flat roof runs slightly back into the sloping roof section, so that the air conditioners can be placed out of sight. The sloping roof is covered with traditional black roof tiles or other equivalent material. Naturally, it has good insulation.

AFWERKINGEN EN VOORZIENINGEN

4. FLOORS

4.1. Floor tiles

The apartment is fully equipped with first choice ceramic floor tiles. Two color/style combinations are available. For examples, see the attached presentation "HOME Interior Finishes" from Techniek & Design.

4.2. Skirting boards

Tile skirting boards will be used wherever floor tiles are laid, except where the walls are also tiled.

5. WALLS

5.1. Plasterwork

All walls and columns consisting of cast-in-place concrete or (aerated) concrete blocks are plastered, with the exception of the bathrooms and toilets, where the walls are fully or partially tiled. The plasterwork must be smooth and painted in accordance with local standards.

5.2. Wall tiles

The walls of the bathroom are partly tiled. Unfinished walls are plastered and provided with a high-quality, moisture-resistant finish.

For examples, see the appendix "HOME Interior Finishes" *. Due to annual changes in style collections, the final choices for the color or/style combinations will be announced by the Seller during the construction of the project.

6. CEILINGS

Ceilings are partly made of concrete and partly of plasterboard. In some locations the ceiling must be lowered to accommodate pipes and ducts for technical systems. Ceilings are completely smoothed and painted.

7. WINDOWS, DOORS, SLIDING DOORS

7.1. Exterior windows, doors and frames

The frames on the outside are made of aluminium. The front door is made of aluminum or hardwood, according to the architect's specifications. Doors are designed as standard revolving doors. Windows must be designed as fixed, turn or tilt windows.

7.2. Aluminium balcony doors

The sliding doors that provide access to the covered balcony are made of aluminum profiles with glass filling. The aluminum elements are powder coated.

7.3. Interior doors and frames

Interior door frames are made of class 1 hardwood. The frames are provided with a rubber covering for optimal (sound) insulation.

7.4. Glazing

Exterior windows and doors are fitted with laminated or double glazing, together with sun protection coatings applied in places designated by the architect.

7.5. Hinges and locks/balustrades

All windows and (sliding) doors are equipped with stainless steel window and door fittings consisting of door handles including rosettes and cylinder lock rosettes. Exterior doors and windows must be equipped with security locks and/or hinges and locks of good quality. The final choice for the (electronic or conventional) key system has not yet been made. Interior doors are equipped with standard handles.

7.6. Balustrades

Balustrades are made of aluminum or plastic. They must be securely anchored in accordance with the manufacturer's instructions. The design of the balustrade is in accordance with the latest available rendering.

7.7. Paintwork

All visible surfaces are painted in a conventional manner with first-class quality latex and lacquer paints in a color of the architect's choice, with the exception of areas where tiles or other coverings are applied.

8. ELECTRICAL SYSTEM

8.1. General

The installation and connection costs of the electrical installation are included in the purchase price. The apartment must be equipped with a 220v/50Hz installation in accordance with NEN 1010. The bathroom and kitchen will also be equipped with a 110v/50Hz socket.

8.2. Electricity meter

The apartment has its own electricity meter, which will be installed at a location to be determined in accordance with the requirements of UOOW (public works executive body) and Aqua-lectra. For the time being, the location has been projected on Van Speijckstraat in a niche.

8.3. Layout distribution box

The distribution box in the apartment must contain separate circuits with breakers for lighting, wall sockets, power supply for kitchen appliances, white goods and the air conditioning system. The technical implementation of the system design will be carried out by a UOOW certified technician.

8.4. Switches and sockets

Wall sockets, switches and connection boxes are manufactured according to European design in white plastic. Switches should be installed at a height of approximately 1.05 m above floor level. The wall sockets are installed approximately 0.3 m above floor level, with the exception of the connection points in the kitchen and unless otherwise indicated in the drawing.

8.5. Lighting fixtures

The supply and installation of lighting fixtures in the apartment is not included in the purchase price, with the exception of recessed spotlights selected by the architect. An overview of various options is given for illustration purposes in the appendix "HOME Interior Finishes" *.

8.6. Intercom

The apartment is equipped with a video intercom system with door openers.

8.7. Data and television

Empty pipes for data and television cables have been installed from the connection points in the various rooms to the storage room. The apartment has a main connection point (fiber optic) for data/telephony and television. The connection costs for telephone/data and television are not included in the purchase price.

8.8. Design electrical system

The design of the apartment's electrical installation will soon be shared by the seller with the buyer.

9. WATER SUPPLY

9.1. General

The installation and connection costs of the water pipe system are included in the purchase price. The apartment is equipped with an individual water meter, which is placed in a group in a niche located on Van Speijck Street.

Water distribution within the apartment must be done by means of a plastic pipe system.

9.2. Cold water supply

The cold water pipes must be installed from the individual water meter to the following tapping points:

- Kitchen mixer tap
- Dishwasher tap
- Refrigerator tap
- Washing machine tap
- Boiler tap
- Toilets
- Washbasin mixer taps
- Shower mixer taps

9.3. Hot water supply

The hot water supply is controlled by an (electric or solar) boiler. The hot water pipes must be laid from the boiler to the following tapping points:

- Kitchen mixer tap
- Washbasin mixer taps
- Shower mixer taps

10. BATHROOMS & ACCESSORIES

The drawings show the layout of the bathrooms. The type of bathroom is stated in the sales contract. Two color/style combinations are available. For examples, see the images in the appendix "HOME Interior Finishes" *.

11. AIRCONDITIONING

The apartment is equipped with an individual air conditioning system consisting of a high-quality inverter multi-split system. The living room and bedrooms have air conditioning and can be controlled separately for each room.

12. KITCHEN

12.1. Kitchens

A kitchen was designed for the apartment by Techniek & Design in collaboration with the kitchen supplier. The type of kitchen is stated in the sales contract. For examples, see the images in the appendix "HOME Interior Finishes" *.

12.2. Customization

Customization of the standard kitchen is limited by the progress of the work preparation and construction of the project. Changes must be agreed in a timely manner with the Seller, taking into account the standard connections in accordance with the installation drawings.

13. VENTILLATION

13.1. Natural ventilation

The apartment is naturally ventilated through the windows and doors indicated on the drawings.

13.2. Mechanical ventilation

The bathrooms and toilets of the apartment must be equipped with mechanical ventilation. The designated area for the dryer and washing machine does not have separate mechanical ventilation.

The buyer is requested to take this into account when choosing a dryer and washing machine.

“*” Because the collections change annually, the final choices for the color/style combinations will be announced by the seller during the construction of HOME Pie-termaai District. Indications in sales plans are illustrative.

FINISHES AND FACILITIES OF COMMON AREAS.

14. FINISHES

14.1. Floor tiles

The floors of common areas, galleries and stairwells are coated or tiled at the architect's discretion.

14.2. Walls

The walls of common areas are plastered and painted in a color of the architect's choice.

14.3. Ceilings

Ceilings in common areas will consist largely of plasterboard, which will be smoothed and painted in a color of the architect's choice.

14.4. Balustrades and railings

Balustrades and railings are made of metal of the architect's choice. The metal is made of stainless material, aluminum or galvanized steel with a two-component finish in a color of the architect's choice. Balustrades must be securely anchored in accordance with the manufacturer's instructions.

15. ELECTRICAL SYSTEM

A separate electricity meter with distribution box is provided for the common areas, which supplies (among other things) the lighting fixtures of the common areas, wall sockets and the elevator with power.

16. ELEVATOR

A hydraulic passenger lift serves the two floors. Lifts are finished with durable materials and equipped in accordance with the applicable safety regulations.

17. MAIL BOXES

The apartment has its own representative mailbox with lock in a central location near the entrance of the building.

18. FIRE SAFETY

Facilities must be designed in accordance with the applicable regulations of the local fire brigade.

The required hose reels and powder extinguishers are placed in central locations in the common areas. The building must also be equipped with a fire alarm system.

19. PARKING AND STORAGE

The apartment is equipped with 2 indoor parking spaces and 6 outdoor parking spaces which can be rented by the apartment owners. There will be 1 private storage room for the apartment on the ground floor. 1 storage room is intended for the cleaning and maintenance service of the VVE.

20. GREEN SPACES

The architect has planned a vertical garden on the east wall of the building. The greenery is irrigated by means of an irrigation system.

At the rear of the building (north side) (fan) palms or mature trees are placed.

Deze gebieden kunnen afwijken van de artist impressions, die alleen ter illustratie zijn verstrekt.

IMPORTANT INFORMATION

22. DRAWINGS

22.1. General

The drawings of the apartment, authenticated by the buyer and the seller through signatures, form an integral part of the sales contract.

22.2. Measurements

The seller may at any time, on its own initiative, change the dimensions included in the drawings for reasons of stability or technical reasons or due to government regulations. The drawings were made by the architect in good faith after measuring the site. Any differences that may occur that lead to additional or decreased measurements are considered acceptable deviations that do not alter the agreement in any way. The dimensions indicated on the plans should therefore be regarded as "approximate". Necessary adjustments for technical or aesthetic reasons are permitted without the prior consent of the Buyers. The actual construction of an apartment purchased after completion takes precedence over the technical description, should there be any differences.

23. ARCHITECT- AND ENGINEERING COSTS

The fees for the architect and engineers appointed by the Seller are included in the sales price. However, an additional fee may be charged if the buyer wishes to make changes to the drawings, provided such changes are possible and approved by the seller.

24. CONNECTIONS

All connection, installation and start-up costs for utilities (water and electricity) are included in the sales price.

All connection, installation and administration costs for telephone, television and burglar alarm system are not included in the sales

price. All consumption and subscription costs for all utilities (water, electricity, telephone, data, television, alarm) are not included in the sales price. All costs not included in the sales price are borne by the Buyer.

25. MATERIALS AND QUALITY

The contractor carries out the work with the described materials. This technical description replaces or completes the specifications on the drawings. However, the contractor may, with the approval of the architect, replace the materials mentioned in this technical description at any time with other similar and equivalent materials. The (aesthetic) quality will not be reduced by such a change. The apartment, the complex of which the apartments are part, and the accessories, will be built and finished in accordance with the standards and requirements generally accepted in Curaçao.

26. FURNITURE

The fixed and/or loose furniture, washing machine, dryer and other appliances shown in the drawings are for illustrative purposes only and should be regarded as such, unless explicitly stated as included in this technical description.

27. SETTINGS

Slight general or partial settlement may occur, as well as possible expansion, which may cause settlement cracks. The seller, architect and contractor cannot be held liable for this. Such settlement cracks are not grounds for deferment of payment.

28. WORK BY THIRD PARTIES

Buyers are not permitted to carry out work themselves or have it carried out by third parties prior to delivery of the apartment. Buyer's failure to comply with this provision will result in immediate final delivery and Seller will be released from all warranties and responsibility. The Seller is also not liable for damage caused by work carried out by third parties on behalf of the buyer. All work and deliveries must be

carried out exclusively by the contractors and suppliers appointed by the Seller.

29. CONSTRUCTION SITE VISIT

The Buyer is expressly prohibited from entering the construction site during the construction process. In all cases where such visits become necessary, they are only possible on buyer viewing days. All visits are at the Buyer's own risk without any possibility of recourse or claim against the Seller in the event of an accident during a visit to the construction site.

DISCLAIMER

Although this technical description has been compiled with great care and the Seller has made all reasonable efforts to ensure that the information is current and accurate, it may still contain inaccuracies or typographical errors. HOME Pietermaai District BV reserves the right to make any necessary corrections, additions, clarifications or changes to this technical description. The most recent version of the technical description is published on www.homepietermaaidistrict.com which can be found in the login area.

HOME Pietermaai District BV does not guarantee the accuracy and completeness of the information included in the description. The technical design of the apartments can be changed, provided that these changes do not affect the ease of use and quality.

Furthermore, HOME Pietermaai District BV accepts no liability, obligation or responsibility for incorrect or incomplete information in this technical description. The images of the HOME Pietermaai District project, including floor plans and the HOME Interior Finishes, are solely intended to give the Buyer an impression of the apartments and the complex of which the apartment is part. They are not legally binding drawings and/or photos. No rights can therefore be derived from the images. HOME Pietermaai District BV reserves the right to

make changes to the text, images and drawings. The included layout suggestions are intended to give an impression, as the color scheme and minor changes to the apartments are often only made by the architect at a later stage of construction. No rights can therefore be derived from these drawings.

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