



DESCRIPTIVE INFORMATION AND TECHNICAL SPECIFICATIONS

**APARTMENT COMPLEX VILLAMARINA
(RESIDENCIAL VIILLAMARINA)**

NATAL/BRAZIL

1. GENERAL DESCRIPTION

Construction and incorporation of an apartment complex built with 01 (one) tower with residential and commercial spaces, named Residencial Villamarina, with: a ground floor built with 04 (four) shops, garage, piers (*pilotis*), and from the 1st to the 14th floor has 98 (ninety eight) type A apartments and 14 (fourteen) type B (adapted) apartments, the 15th floor has 04 (four) type A apartments, and on the 16th, 18th, 20th, and 22nd floors has 04 (four) type C (duplex) apartments, summing up these four floors results in 16 (sixteen) type C (duplex) apartments, the 17th, 19th, 21st and 23rd floors have 04 (four) type C (duplex) apartments on each of the four floors also totalling 16 (sixteen) type C (duplex) apartments, the 24th floor (top floor) has 04 (four) type C (duplex) apartments and the machines' room, **adding up to a total of 04 (four) shops, 112 (one hundred and twelve) apartments, of which 98 (ninety eight) type A apartments and 14 (fourteen) type B (adapted) apartments, and 36 type C (duplex) apartments, in a total of 152 (one hundred and fifty two) apartments**, located in RN 063 – Avenida Deputado Antônio Florêncio de Queiroz, Rota do Sol, Ponta Negra, Natal – RN, built on privately owned land corresponding to an area of 5,106.00 m² (five thousand, one hundred and six metres squared).

Common use:

Ground floor

Garage, vehicle circulation, generator room, stairwell, 04 elevators, anteroom, exhaust pool, deposit, administration, living room, women's bathroom, men's bathroom, management, management's bathroom, men's and women's changing rooms, inferior reservoir, waste room, gas room, multi-sports pavilion, meters, laundry room, guest circulation, reception, bulk item storage, lobby/entrance, service hall;

Garage level

Garage, vehicle circulation, elevator access hall, stairwell, anteroom, exhaust pool, 04 elevators;

Piers (*Pilotis*)

Elevator access, stairwell, anteroom, exhaust pool, 04 elevators, deposit, shower room, guest circulation, sauna, sauna machine room, female and male bathrooms, gym, gaming room, housekeeping, cloak room, activity room, squash court, covered terrace, adult and children's swimming pools.

1st to 23rd floors

Guest circulation, stairwell, 04 elevators, anteroom, exhaust pool, elevator access hall, housekeeping, housekeeping bathroom;

24th floor

Guest circulation, stairwell, machine's room, anteroom, exhaust pool;

Roof-top

Stairwell, anteroom, exhaust pool, rescue platform;

Private use:

Shop 01

Shop space and bathroom;

Shop 02

Shop space and bathroom;

Shop 03

Shop space and bathroom;

Shop 04

Shop space and bathroom;

102 type A apartments

Living room, bedroom, common bathroom, guest circulation, suite bedroom, en-suite bathroom, and kitchen/housekeeping;

14 type B (adapted) apartments

Living room, hall, circulation, suite bedroom, en-suite bathroom, common bathroom, kitchen/housekeeping.

36 type C (duplex) apartments

Ground floor – living room, dining room, common bathroom, hall, bedroom, kitchen, housekeeping, and stairwell.

1st floor – hall, bedroom, common bathroom, suite bedroom, and en-suite bathroom.

2. PRELIMINARY SERVICES

The plot of land shall be surrounded by a wall, flashboard or low fences/rails and a flower bed is to be created. There will be temporary water, electricity, telephone and sewage connections and all the equipment necessary for carrying out the services will be kept on site.

3. INFRASTRUCTURE

3.1. Land Work

Land levelling will be done according to the building project, guaranteeing that there will be as little ground movements as possible.

3.2. Foundations

The foundations are to be projected and executed according to the technical standards of ABNT, based on the land survey results, and the weight of the building.

4. SUPERSTRUCTURE

The superstructure will be executed according to the structural project and in perfect compliance with the architectural and installations projects, fully complying with the technical standards of ABNT.

5. FENCING

The exterior fencing can be in masonry, made of cement blocks and sand, or bricks, and the inner fencing can be made of plaster blocks, besides the already mentioned methods; in any of the alternative methods they are to be executed in accordance with the specific technical recommendations. The dimensions are to be defined in the architectural project.

6. FINISHING SPECIFICATIONS OF THE APARTMENTS

6.1. Coatings

6.1.1. Floors, Skirting's and Sills

Floors

Ceramics in all the divisions, in any of the following brands:

ELIANE, ELIZABETH, CECRISA or similar.

Skirting's

Ceramics in all the divisions, matching the floors.

Sills

In granite.

6.1.2. Walls

Common or en-suite bathroom

The walls will be covered with ceramics reaching 1.20 metre-high and the remaining areas are to be paint with acrylic paints on the walls covered with plaster or coating cement reaching the ceiling.

Ceramics in any of the following brands, ELIANE, ELIZABETH, CECRISA or similar.

Kitchen, housekeeping

The wall is to be covered in ceramic or tiles of the following brands, ELIANE, ELIZABETH, CECRISA, reaching 1.20 metre-high. The remaining walls and uncovered strips with ceramics and/or tiles are to be painted in acrylic paint on the walls finished with plaster or coating cement.

Remaining areas of apartment types A, B (adapted), C (duplex)

PVA latex paint, finished with plaster or coating cement.

6.1.3. Ceilings

PVA latex paint over simple smooth plaster slabs or dry wall slabs or directly over the plaster slabs, when they exist, in all the divisions and according to the projects.

6.2. FRAMES

6.2.1. Wood

The door fittings in solid wood and doors refurnished in wooden mounts and strips, being the entrance door of the apartment in solid wood and the remaining doors refurnished in wooden strips, are to be painted in synthetic enamel, wax or varnish, or even in melamine strips which are to be painted with synthetic enamel, wax polish or varnish, all of Eucatex, Multidoor, Sincol or Pormade type.

The coatings and smoothers are to be in wood and painted in synthetic enamel, wax or varnish.

6.2.2. Metal

All the apartments' windows are to be in anodised aluminium or electrostatically painted in white colour.

The machines rooms', generators', pumps' and waste rooms' gates are to be in anodised aluminium or electrostatically painted, or even in iron, painted in white, according to the dimensions and patterns defined in the architectural project.

For reference purposes, we have adopted the following specifications:

- Installations with counter frame in aluminium;

6.3. WOODEN DOORS' IRONWORK

Locks and hinges in any of the following brands: LA FONTE, PADO or PAPAIZ.

6.4. GLASS

Smooth for all the metallic framing of the apartment, except the bathroom windows that are to be translucent, decorated or embossed in green colour.

6.5. Sanitary wear, bathroom metals and benches

6.5.1. Sanitary wear

The sanitary wear, bathroom hand wash basins and toilet bowls, are to be in any of the following brands. DECA, ELIZABETH, CELITE or similar.

The toilet bowls are to be in box coupled style.

The basins are to be embedded into the benches.

6.5.2. Metals

The faucets and regulators are to be in any of the following brands: DECA, ORIENT, FABRIMAR, or similar.

6.5.3. Benches

Kitchen – in granite with stainless steel basin.

Bathrooms – in granite.

7. INSTALLATIONS

7.1. ELECTRICAL

Power supply for the co-property shall comply with the technical standards of ABNT as well as those of the local supplier. In the apartments will be installed:

- Light sources and sockets in all divisions.
- Infrastructure (dry tubing) for installing internet access in the bedrooms and living rooms.
- Pre-installation of the air conditioning mini central Air Split type in the bedrooms and living rooms.

The following are to be used:

- Switches/sockets of brands Pial, Siemens, Prime or similar
- Flexible electrical ducts.
- Wires and cables of brands Ficap or Pirelli or similar.

The electrical sockets are protected by current leak prevention mechanisms.

In the absence of power supply from the local supplier, some parts of the common areas of the co-property will be supplied by a generator group of the brand Leon Haimer, Stamac or Catterpillar.

The meter central for measuring energy consumption and the location for the power generator are to be detailed in the specific electrical installations project for the building.

7.2. TELEPHONE LINE AND INTERCOM

The telephone lines are to be installed according to the specific project and the technical standards of ABNT and the local supplier. The following telephone lines are to be installed:

- 01 telephone line in the living room and the bedrooms of all the apartments.
- An intercom exchange shall be installed for the communication between the apartments and the lodge as well as the common areas such as the front door, administration (trustee room) and leisure areas such as the gaming room, activity room and gourmet space.

7.3. LIGHTNING PROTECTION

A Franklin type lightning rod is to be installed on the roof-top of the building to ensure the global protection of the building and shall comply with the technical standards of ABNT.

7.4. WATER SYSTEM

The hydraulics system is to be installed according to the specific project and shall comply with the technical standards of ABNT and the local supplier. The piping and connections are to be in PVC or polypropylene, of the brands Tigre, Cande or Fortilit or Pex system of the brands Astra/Barbie or similar.

Individual water usage meters are to be installed in each of the apartments and in the common areas of the co-property.

7.5. SANITARY AND SEWAGE SYSTEMS

The sanitary and sewage piping are to be installed according to the specific project and shall comply with the technical standards of ABNT and the local supplier. The piping, connections, connector nozzles/boxes are to be in hard PVC of the brands Tigre, Cande, Fortilit or Pex system of the brands Astra/Barbie or similar.

7.6. FIRE PREVENTION

In order to ensure fire prevention all necessary installations are to be executed according to the specific project and shall comply with the technical standards of ABNT and of the fire brigade. The piping and connections are to be in black iron and/or zinc-coated. The fire hydrants are to be metallic and equipped with a hose and to be located on all the floors. The fire extinguishers are to be CO2-6Kg, dry chemical powder-4Kg and water fire extinguisher 10l.

The co-property will have an automatic smoke detection system and fire alarm in the common areas where will be installed sprinkler net according to the fire prevention project.

7.7 TV AND INTERNET

TV and Internet connections are to be installed according to the specific project and shall comply with the technical standards of ABNT. Dry tubing is to be installed for the common antenna connection points for TV and/or cable TV network. Each bedroom and living room of the apartments are to have 01 (one) connection point.

The installations are to extend from the TELEMAR entry box to the roof-top of the building where antenna equipment for common or interconnection within the cable TV network is to be installed by the co-property itself.

8. SECURITY SYSTEM

The security system of the co-property is to be composed of the following items:

- Infrared boundary sensors, installed on the side fences.
- TV closed circuit with video surveillance cameras installed in the common external and leisure areas.
- Closed co-property with a watchtower.

9. ROOF-TOP

Over the slab of the last floor, a waterproof coating is to be installed as well (rescue platform).

10. FINISHINGS OF THE COMMON AREAS

10.1. Floors, Skirting and Sills

Ground floor, elevator hallways and stairwell areas

- Gym and game rooms – in non-skid rubber coated floors
- Meters' and generator rooms – smooth cemented
- Stairwells – painted in novacor directly over the slab
- Remaining areas – specifications as for the apartments.

External leisure areas and social facilities

Finishing in smooth cement, floor in concrete, natural stone or ceramics of the same brands as used in the apartments or whatever is most appropriate in each division, according to the architectural project.

Parking /Public spaces

Pavements in cement blocks (*blocket* type).

10.2. Walls

External areas

Textured finishing, except the decorative elements of the main tower front, which will be in glass skin, according to the architectural project.

Internal areas

Ceramics with the same specifications as for the bathroom bases in the apartments and changing rooms and PVA latex painted, finished with plaster or coating cement in the remaining areas, according to the project specifications.

11. EQUIPMENTS AND SPECIALISED SERVICES

11.1. Elevators

Four elevators are to be installed with automatic command, capacity and velocity required for their appropriate functioning, strictly complying with all technical standards.

11.2. Common antenna

A common antenna is to be installed in order to cover the areas according to the specific project.

11.3. Cable TV

The entire building is to have common vertical piping (dry tubes), specifically for the installation of subscription TV (cable TV). With this, each apartment from a main shaft located in the halls of the floors, will be able to make a connection, taking advantage of the common antenna points of connection.

11.4 Intercom

The internal communication system is to be made through a central intercom.

11.5. Protection system and fire prevention

The building will have a stairwell equipped with an anti-fire door, with access to the hall on each floor. All hydrants and extinguishers according to the project approved by the fire brigade.

11.6. Generator group

One or more power generator groups are to be installed, adequately dimensioned to supply the common equipment, for example one elevator (service), force pumps, emergency stairwell lighting and automatic gates, according to the architectural project.

12. ELECTRICAL INSTALLATIONS

12.1. Wires and cables

Are to be in copper anti-flame.

12.2. Electrical ducts

Are to be half-weight in hard or flexible PVC.

12.3. Circuit board

Are to be in metallic boxes or in PVC and Quick-lag circuit breakers.

12.4. Computer sockets

In all the rooms PC sockets, an independent land cable will pass through, enabling the connection of computers, being necessary that the common socket be replaced by a 2p + T socket and the connection of this land cable to the socket.

12.5. Lighting apparatus

Only in the areas and dependencies of common services of the co-property will be installed luminaries, compatible with the spaces.

12.6. Services to be installed

Electricity, energy, lightening rod, and measuring devices.

13. HYDRAULICS AND SANITARY INSTALLATIONS

13.1. Cold water

In PVC tubes.

13.2. Sewage water and drainage

In PVC tubes.

13.3 Hot water

In CPVC pipes

14. WATERPROOFING

Will be installed in any locations technically deemed as required.

15. LEISURE AREAS

15.1. Adults swimming pool

Approximate depth of 1.20 m.

Interior finishing in ceramics or tiles and borders in marble.

15.2. Children swimming pool

Approximate depth of 0.60 m.

15.3. Multi-sports pavilion

Cemented floor and boundary markings painted for indoor soccer, basketball and volleyball. All around the pavilion a canvas will be placed with an appropriate height.

15.4. Gardens

Green area with turf grass and ornamental plants from the region.

15.5. Gaming room

Three units – equipped with a snooker table, tennis and soccer tables.

15.6. Gym

Equipped with a heavy weight machine, mat and ergometer bicycle.

16. GENERAL CLEANING

The buildings are to be delivered thoroughly cleaned, with the ceramics, floors and windows perfectly washed, free from any construction residues and dirt, eventually leaving fillings or finishing's that protect the floors and other finishing materials. The detailed cleaning is left for each apartment owner.

Important observations:

1. THE CORPORATION WILL SUPPLY THE FOLLOWING:

Kitchen: granite worktop, basin tap, burner, electric oven and fridge.

Bathrooms: granite top, basin and tap, wc's, shower tap and shower

2. WILL NOT BE SUPPLIED BY THE CORPORATION

All ornamental objects or part thereof in the promotional equipments, such as: mirrors, built in closets or not; luminaries and lamps; shower doors; wall paper or special wall paintings; any type of furniture; plaster patterns on the linings.

OR ANY OTHER DECORATIVE ELEMENT OR FINISHING NOT MENTIONED SPECIFICALLY IN THIS DOCUMENT.

3. All the equipment to be installed refers to all leisure areas, swimming pools, gaming room and gym, such as chairs, etc., as well as those stated in Item 1 (Important Remarks) being supplied by the Building Company and delivered to the co-property.

Any visits to the construction site will not be permitted at all, under any circumstance, before the completion of the masonry works, as well as the corresponding period of 60 (sixty) days prior to the completion date.

4. This document prevails over any other specifications adopted, such as the construction memorandum or mayor's office memorandum.
5. **Alterations:** alterations of any form or type are not permitted in the apartments until the delivery day.

Natal, 19th of June, 2008

SOLAR ATLÂNTICO EMPREENDIMENTOS IMOBILIÁRIOS LTDA.