



DESCRIPTION AND SPECIFICATIONS FOR SELVA ESCONDIDA II

LOCATION:

In the municipality of Puerto Morelos, Quintana Roo, at Sm 41, Mz 01, Lt 01-05; in an area of 45,741.65 square meters.

THE PROJECT:

The concept of this project is based on the harmonious integration of private streets with apartment buildings, in an environment of great natural wealth within the jungle of Puerto Morelos. Access to the development is through a single avenue called Arrecifes, which is contemplated as a primary road within the Urban Development Plan of this municipality.

These Private Residential streets are designed from the point of view of security, having automated vehicular access gates, pedestrian access gates with controlled access and strategically distributed surveillance posts. The Master Plan of the project contemplates eight exclusive private streets, which have a strip of green areas between buildings, allowing condominium owners to circulate from side to side without leaving the condominium, and also has the necessary parking spaces for each of the apartments, some of them reserved for visitors. In the central part of the condominium is considered an area to locate the General Administration, Coworking, Office and Commercial Premises with an approximate area of the lot of 423.00 m².

The project consists of 42 buildings with 8 apartments each, with a total of 336 homes in Condominium property regime, surrounded by green areas, in which the rescue of the native vegetation of the site is considered. The apartments have a living room, dining room, kitchen, service patio with space for air conditioning equipment, two full bathrooms, one for common use and the other inside the master bedroom, two large bedrooms with closet space and terrace. The design of the buildings also contemplates Roof Garden for exclusive use of the PH and is equipped with grill, sink, food preparation bar, palapa type cover with wooden structure and planters.

The common use Amenities area of this spectacular housing development has a family pool, adult pool, splash pool, palapas, hammocks, lounge chairs area, barbecue grills, fire pit, playground and services; Club House, equipped gym, yoga area, multipurpose court, tennis court, Pickleball court. There is also a Pet Friendly area, so that people can have fun with their pets. Access to all these amenities is achieved by crossing a path along the entire length of the property among the native vegetation of the natural environment, respecting and preserving the native forest to the maximum.

DRINKING WATER:

It will be supplied by C.A.P.A. through the service provider AGUAKAN at the foot of the lot, and will be piped through a hydraulic network to each of the home connections of each condominium. The arrival to the apartments will be with a pumping system with 3 submersible motor pumps of 2 HP each and a hydropneumatic tank to guarantee constant water pressure.

SANITARY DRAINAGE:

The discharges from each lot will be conducted through a subway network under the roads carrying them by gravity. Sanitary discharges will be collected in a system of manholes with NORMA type Sanitary PVC piping, and Manholes that flow into the general collector outside the condominium.

PLUVIAL DRAINAGE:

The pluvial runoff will be conducted taking advantage of the slope of the roads to the pluvial absorption wells that are distributed along the entire length of the Arrecifes road, under CONAGUA Standard.

ELECTRICAL ENERGY:

It will be supplied by the Comisión Federal de Electricidad (C.F.E.) by means of a subway conduction, to the transformers located outside each condominium and supplying the energy to each house by subway means.

STREET LIGHTING:

It will be based on high energy efficiency LED type luminaires with rechargeable Solar Panel with auto on/off; they will be placed on metal poles with angular arm according to authorized project.

CONSTRUCTION:

The Buildings are constructed based on a reinforced concrete Foundation Slab with steel rods, with the diameters, sections and details specified in the structural drawings.

The 15 cm thick block walls, enclosing chains and castles form a structural load-bearing system as indicated in the corresponding structural project.

The mezzanine and roof slabs are made with the construction system of reinforced concrete joist and concrete vault, with concrete compression layer, reinforced with electro-welded mesh.

The roof slab will have a perimeter parapet made of 15 x 20 x 40 cm block, which will serve as a boundary for the Roof Garden planters. The entire roof will be waterproofed with white Acriton waterproofing and reinforced with a layer of fiberglass, covered with 55 x 55 cm Thessaloniki model ceramic tile.

The facade walls will be plastered with putty mortar with stone powder, exterior acrylic paste coating with petatillo type scratched finish with white vinyl paint for exteriors.

The interior walls in the apartments will be plastered with fine putty mortar finished with fine acrylic paste and white vinyl paint.

FINISHES, WINDOW AND DOOR FRAMES AND CARPENTRY

The windows will be made of dark brown aluminum and 4 mm thick Sol-Lite transparent glass with mosquito screens, and the sliding doors will be made of dark brown aluminum with 6 mm thick Sol-Lite transparent glass, with sliding mosquito screen door. The laundry room louver window is 2 1/4" aluminum, dark brown.

The main door is metallic with wood texture, intelligent Digital lock with manual key, Steren brand, the interior doors are smooth metal in bone color and aluminum frame and locks for interior bedrooms and bathroom.

The floors and baseboards are of ceramic tiles Mod. Altar Beige of 55 x 55 cm. Mca. Lamosa, with champagne colored grout. In showers, the floor and shower tray will be made of 40 x 40 cm anti-skid ceramic, Mod. Southerleight, Wheat color, matte finish.

The bathroom furniture Orion brand, Mod. WC One Piece Atlantica, washbasin Mod Kuun oval white. The bathroom showers and mixer taps are chrome Dica brand, the washbasin cabinet is a floating plateau of travertine marble Fiorito cut, with base and skirt in glossy finish.

The standard Kitchen imported from Italy, Ciao Aran brand, has lower and upper drawers made of waterproof wood, 18 mm melamine doors color Olmo Torifa. It has accessories of aluminum Gola, aluminum plinth, drawers and doors with slow closing hinges, slow closing slides, Mca. Blum, kitchen countertop and granite bar Dallas White. Equipped with recirculation hood, 4-burner induction grill, rotary mixer, 2 stainless steel sink.

The electrical system of contacts and lights hidden in slab and walls, based on 1 general load center and 1 load center to feed the air conditioning system and electric water heater located in the laundry room. The ceiling lamps are LED saving lamps, the switches and electrical contacts are white Leviton brand.