

Annex N1: Specifications

General project specifications:

- Independent plots with their own title.
- 1-private parking space per unit.
- Security camera system.
- Common cistern connected to the Encuentro water system.
- Common area lighting.
- Low HOA fees (estimated: US\$60 per month, per villa).

Description of units and finishes:

- Porcelain tile floors.
- Fixed aluminum windows.
- M100 aluminum sliding windows.
- Inverter (individual per villa) for electrical back-up.
- In-line water heater (gas).
- Bathroom cabinets with integrated sinks.
- Faucets, accessories and hardware for bathrooms.
- Kitchen cabinets with quartz or porcelain countertops.
- Wooden desk (workspace/office area).
- Fixed Furniture (Kitchen, TV Cabinet, and Bedroom Headboard): concrete structure finished in microcement.
- Split type air conditioning in master bedroom.
- Ceiling fans in living area and office area.
- Interior lighting: Recessed ceiling spot lights (LED).
- Private garden lighting: Outdoor LED flood lights.
- **Optional:** incorporation of pool to the patio.
- Wooden main doors.
- Private garden with natural vegetation and PVC wood deck (estimated deck area: 9 m2).
- Furniture and appliances are **NOT** included.

Pool Option (*Picuzzy*):

- **Price:** US\$8,000 (includes ITBIS)
- **Dimensions:** 3.00 m x 2.00 m
- **Specifications:**
 - Finishes in *Balystone* or similar.

- Pool pump and filtration tank.
 - Salt-based chlorinator.
- **Payment plan:**
 - 50% with the purchase and sale agreement.
 - 50% upon delivery.