# OCEAN TERRACES
RESIDENCE

# ABOUT THE PROJECT

Offering a luxury living beachfront experience, Ocean Terraces is nestled on the beautiful East Coast of the island in a quiet residential area in Post Lafayette.

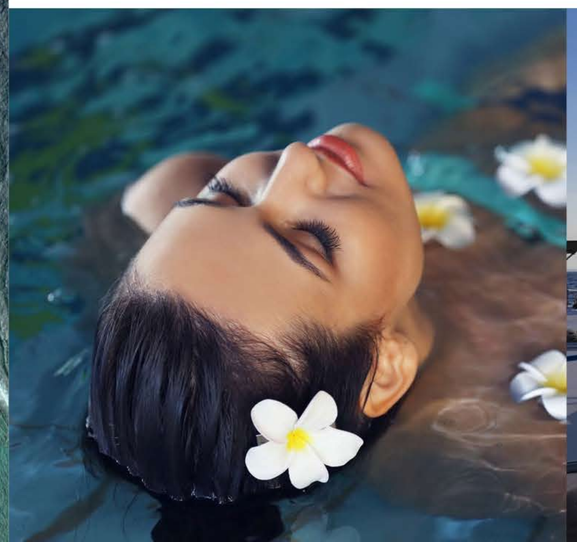
The development presents a selection of 18 secured apartment units that provides the privilege a relaxing seaside atmosphere and stunning unobstructed views of the lagoon.

# THE LOCATION MAP

SITUATION

Ocean Terraces is located only a few metres away from the public beach of Poste Lafayette which boasts turquoise seawaters with small islands dotted with stunning mangrove trees.

The peaceful environment and beautiful sceneries of Poste Lafayette allow for complete relaxation away from the stress of everyday working life. The surrounding facilities include those of luxury hotels and spas such as Radisson Blu and Prince Maurice, where residents of Ocean Terraces can spend the day at the spas and enjoy delicious meals.



# THE MASTERPLAN

## LEGEND

1. Main Entrance
2. Security
3. Parking
4. Generator
5. Common pool
6. Beach

The development's modern architecture presents a collection of 18 three-bedroom residences including 14 elegant apartments and 4 spacious penthouses scattered across 4 building blocks.

# THE ENTRANCE

# THE MODERN DESIGN CONCEPT

# THE OPEN-SPACE LIVING AND DINING AREA

The architecture has been throughfully designed to make sure that the building is in keeping with its surroundings while inspired by a modern tropical lifestyle.

## THE STUNNING VIEW OF THE LAGOON

All units at Ocean Terraces have stunning sea views with one beachfront block. The penthouses have the additional privilege of owning a private plunge pool.

# THE AMENITIES

The complex includes an extensive common swimming pool with relaxing sunbathing deck. It enjoys 24hour security and controlled access at all times and provides a parking area and separate storage spaces to each apartment.

# THE AMENITIES

149.3 - 403 m²

14 Apartmetns

4 Penthouses

Seaside living

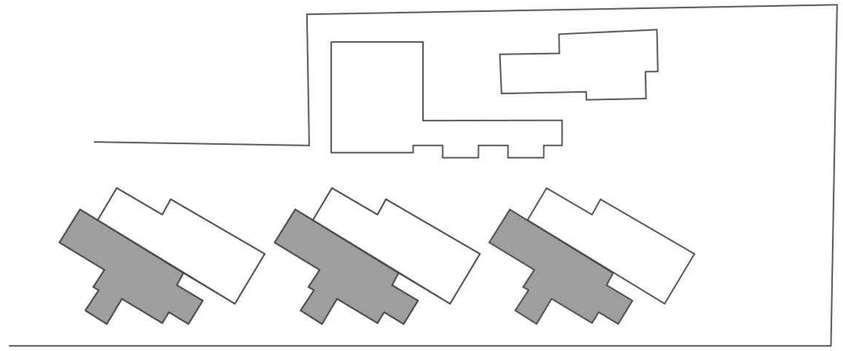
24H Security

Common pool

Private parking

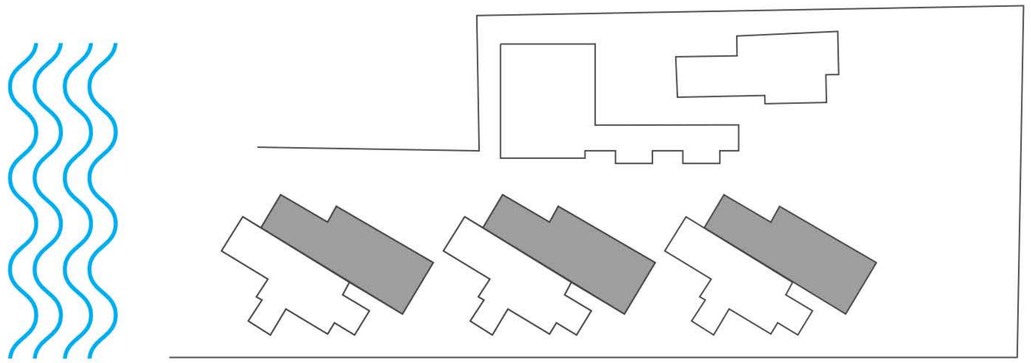
Groceries 15mins

# BLOCK A/B/C - UNIT A1/B1/C1
# GROUND FLOOR



| AREA IN m² | |
|---|---|
| 1 Entrance & Corridor | 16.4 |
| 2 Kitchen | 11.0 |
| 3 Living & Dining | 36.1 |
| 4 Bedroom 1 | 12.5 |
| 5 Bedroom 2 | 13.7 |
| 6 Shared Bathroom | 5.1 |
| 7 Master Bedroom | 16.0 |
| 8 Ensuite | 8.2 |
| Total Interior Excluding walls | 119 |
| Total Area including walls | 135.5 |
| 9 Bedroom Terrace | 17.4 |
| 10 Terrace | 14.9 |
| Total Area | 167.8 |

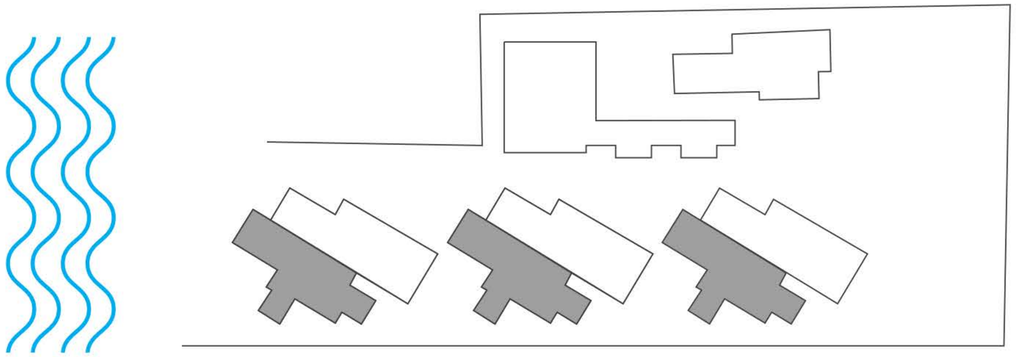
# BLOCK A/B/C - UNIT A2/B2/C2
# GROUND FLOOR

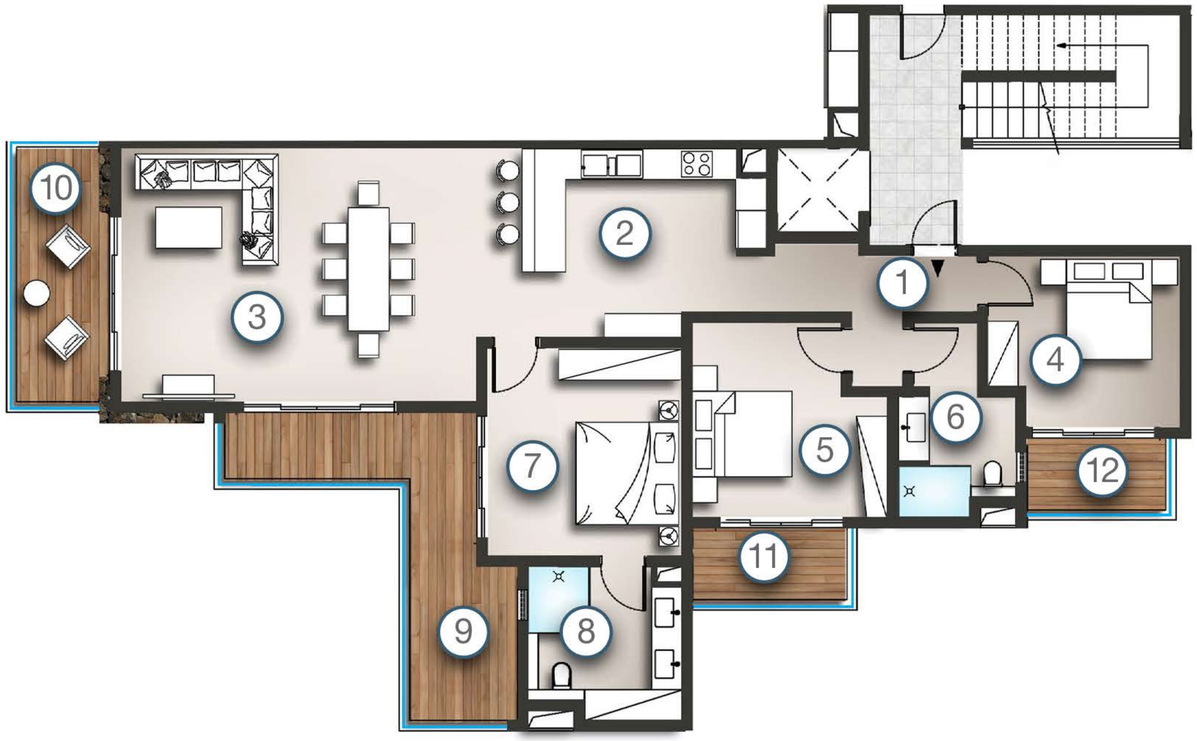


AREA IN m²

| | | |
|---|---|---|
| 1 | Entrance & Corridor | 15.6 |
| 2 | Kitchen | 10.7 |
| 3 | Living & Dining | 34.7 |
| 4 | Bedroom 1 | 14.2 |
| 5 | Bedroom 2 | 14.2 |
| 6 | Shared Bathroom | 6.0 |
| 7 | Dry Balcony | 1.8 |
| 8 | Master Bedroom | 17.7 |
| 9 | Ensuite & Wardrobe | 8.6 |
| | Total Interior Excluding walls | 123.5 |
| | Total Area including walls | 142.8 |
| 10 | Bedroom Terrace | 4.0 |
| 11 | Terrace | 14.1 |
| | Total Area | 160.9 |

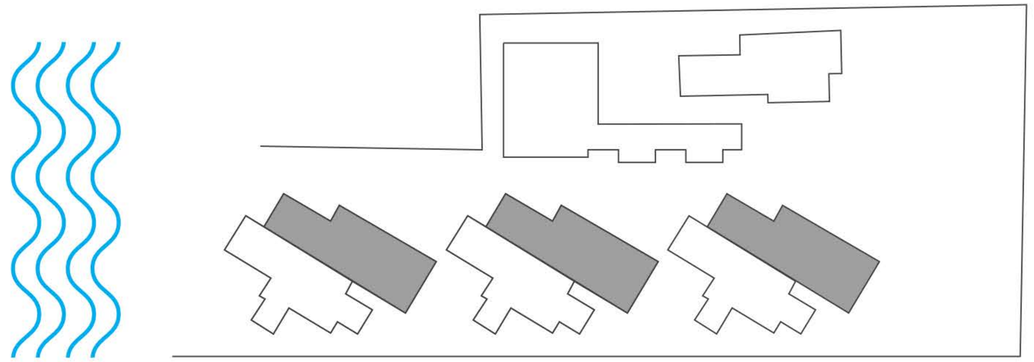
# BLOCK A/B/C - UNIT A3/B3/C3
# FIRST FLOOR

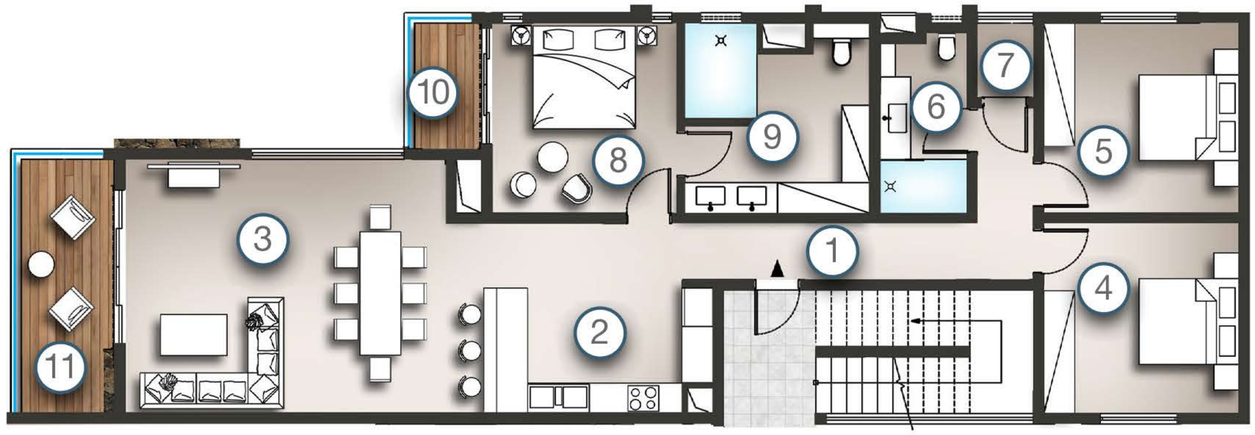





| AREA IN m² | |
|---|---|
| 1 Entrance & Corridor | 16.4 |
| 2 Kitchen | 11.0 |
| 3 Living & Dining | 36.1 |
| 4 Bedroom 1 | 12.5 |
| 5 Bedroom 2 | 13.7 |
| 6 Shared Bathroom | 5.1 |
| 7 Master Bedroom | 16.0 |
| 8 Ensuite | 8.2 |
| Total Interior Excluding walls | 119.0 |
| Total Area including walls | 135.5 |
| 9 Master Bedroom Terrace | 17.4 |
| 10 Terrace | 9.6 |
| Total Area | 162.5 |

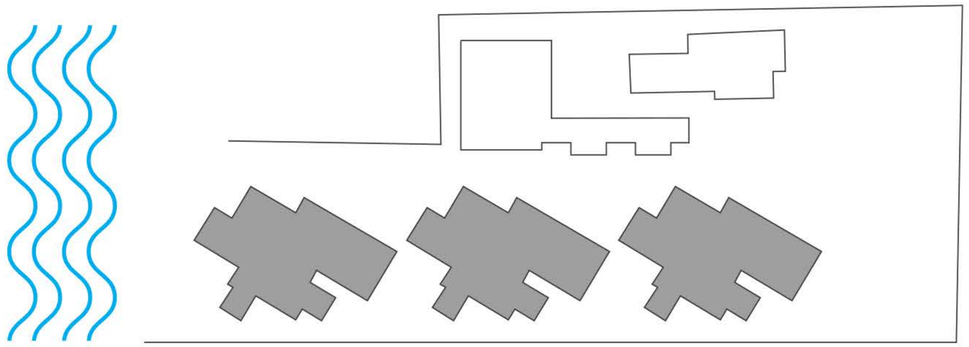
# BLOCK A/B/C - UNIT A4/B4/C4
# FIRST FLOOR

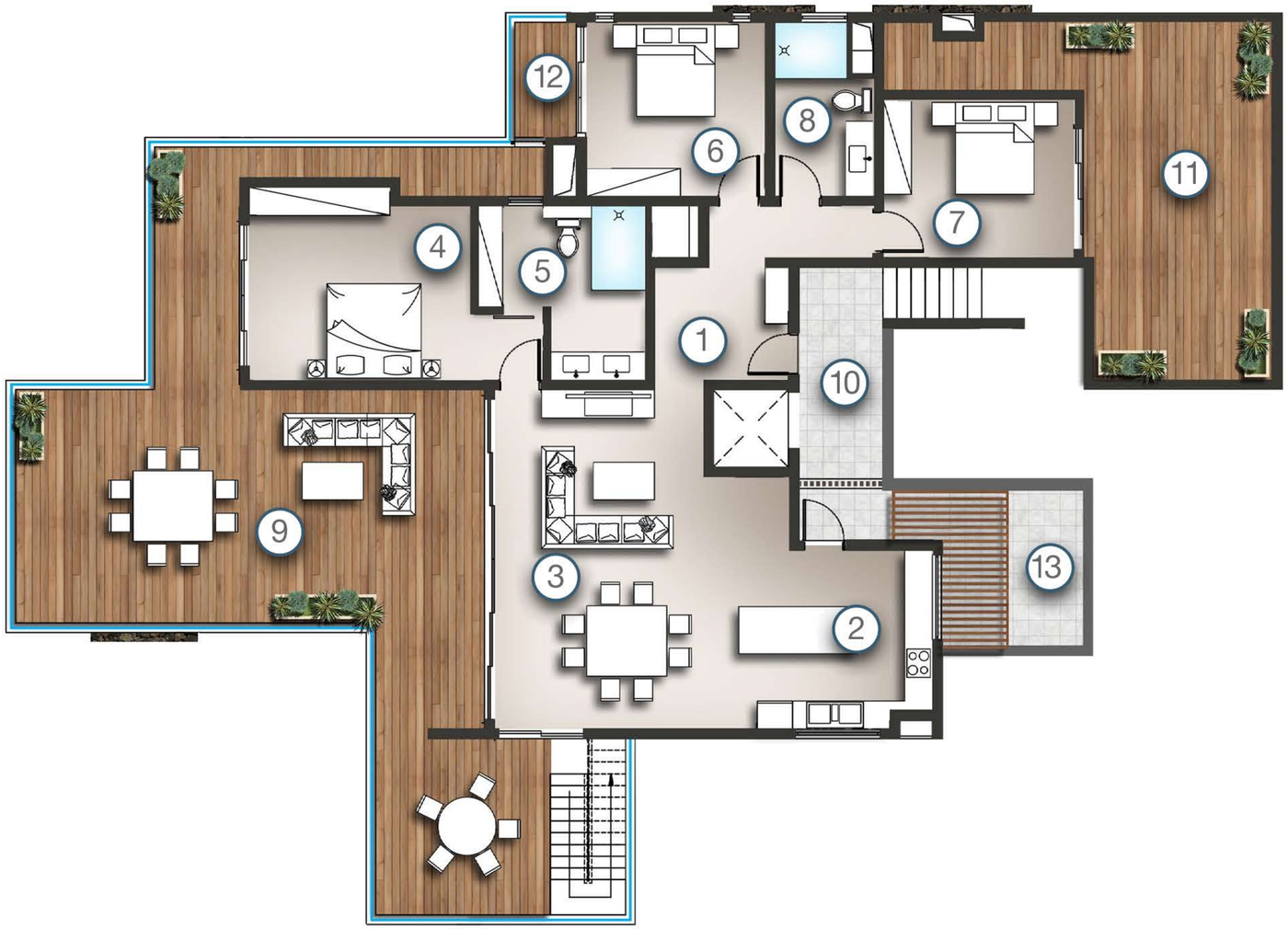





| AREA IN m² | |
|---|---|
| 1 Entrance & Corridor | 15.6 |
| 2 Kitchen | 10.7 |
| 3 Living & Dining | 34.7 |
| 4 Bedroom 1 | 14.2 |
| 5 Bedroom 2 | 14.2 |
| 6 Shared Bathroom | 6.0 |
| 7 Dry Balcony | 1.8 |
| 8 Master Bedroom | 17.7 |
| 9 Ensuite & Wardrobe | 8.6 |
| Total Interior Excluding walls | 123.5 |
| Total Area including walls | 142.8 |
| 10 Bedroom Terrace | 4.0 |
| 11 Terrace | 9.3 |
| Total Area | 156.1 |

# BLOCK A/B/C - UNIT A5/B5/C5
# PENTHOUSE

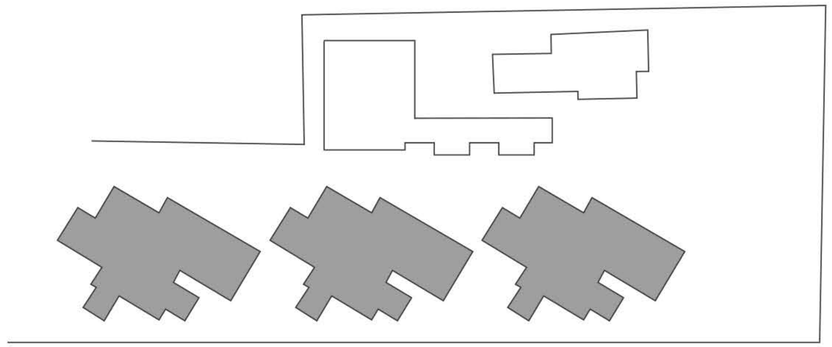





AREA IN m²

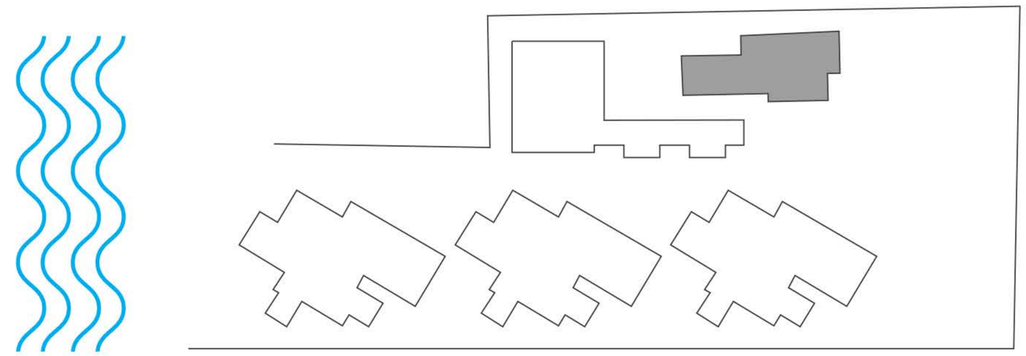
| | | |
|---|---|---|
| 1 | External Entrance Lobby | 8.4 |
| 2 | Entrance & Corridor | 16.1 |
| 3 | Kitchen | 17.9 |
| 4 | Living & Dining | 31.8 |
| 5 | Master Bedroom | 21.5 |
| 6 | Ensuite | 12.1 |
| 7 | Bedroom 1 | 14.6 |
| 8 | Bedroom 2 | 14.8 |
| 9 | Shared Bathroom | 7.2 |
| | Total Interior Excluding walls | 144.4 |
| | Total Area including walls | 154.3 |
| 10 | Main Balcony | 98.2 |
| 11 | Bedroom 2 Balcony | 39.3 |
| 12 | Bedroom 1 Balcony | 4.0 |
| 13 | Service Balcony | 15.6 |
| | Total Area | 412.8 |

# BLOCK A/B/C - UNIT A5/B5/C5
# ROOF TERRACE



| AREA IN m² | |
|---|---|
| 1 Roof Terrace & Plunge pool | 101.4 |
| Total Area (Penthouse & Roof Terrace) | 412.8 |

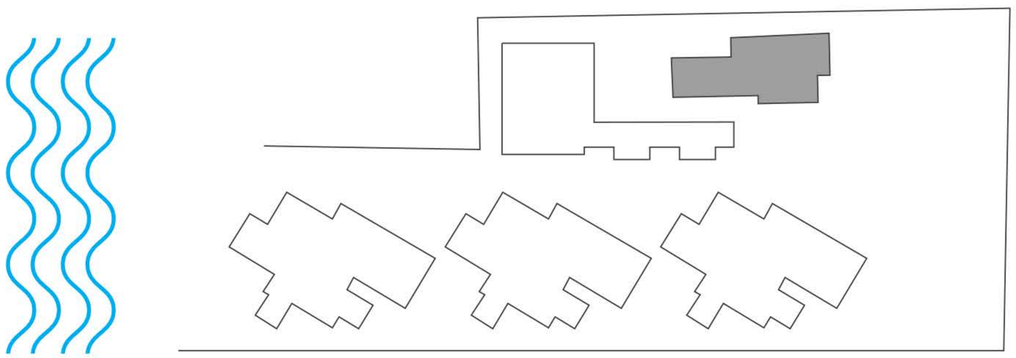
# BLOCK D - UNIT D1
# GROUND FLOOR



AREA IN m²

| | | |
|---|---|---|
| 1 | Entrance & Corridor | 13.5 |
| 2 | Kitchen | 8.5 |
| 3 | Living & Dining | 40.6 |
| 4 | Bedroom 1 | 14.0 |
| 5 | Bedroom 2 | 14.0 |
| 6 | Shared Bathroom | 6.0 |
| 7 | Dry Balcony | 1.6 |
| 8 | Master Bedroom | 18.6 |
| 9 | Ensuite & Wardrobe | 7.2 |
| | Total Interior Excluding walls | 124.0 |
| | Total Area including walls | 143.0 |
| 10 | Bedroom Terrace | 4.0 |
| 11 | Terrace | 14.8 |
| | Total Area | 161.8 |

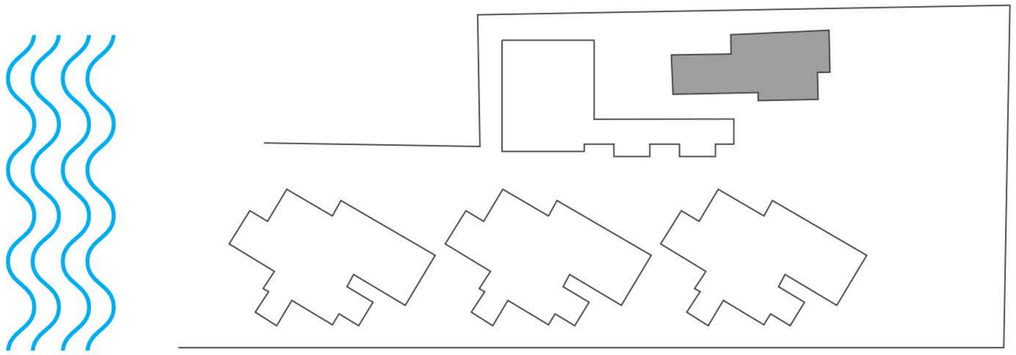
# BLOCK D - UNIT D2
# FIRST FLOOR



AREA IN m²

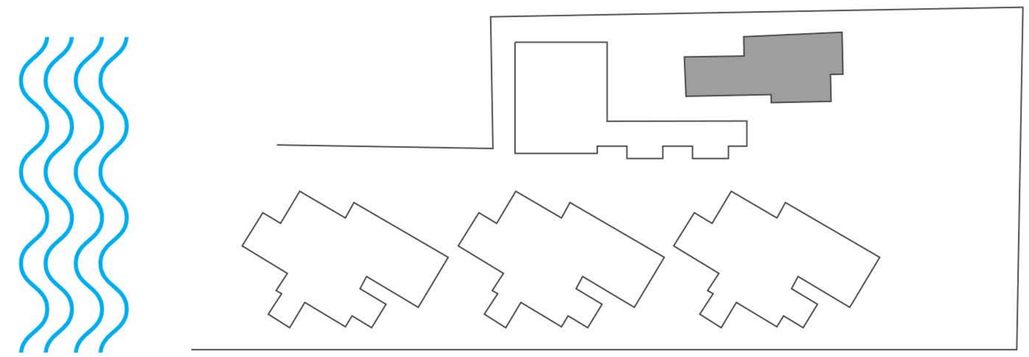
| | |
|---|---|
| 1 Entrance & Corridor | 13.5 |
| 2 Kitchen | 8.5 |
| 3 Living & Dining | 40.6 |
| 5 Bedroom 1 | 14 |
| 6 Bedroom 2 | 14 |
| 7 Shared Bathroom | 6 |
| 8 Dry Balcony | 1.6 |
| 9 Master Bedroom | 18.5 |
| 10 Ensuite & Wardrobe | 7.1 |
| Total Interior Excluding walls | 123.8 |
| Total Area including walls | 141.3 |
| 11 Main Balcony | 10.4 |
| 12 Bedroom 1 Balcony | 8.0 |
| 13 Bedroom 2 Balcony | 4.2 |
| Total area | 163.9 |

# BLOCK D - UNIT D3
# PENTHOUSE



| | AREA IN $m^2$ |
|---|---|
| 1 Entrance & Corridor | 13 |
| 2 Kitchen | 8.5 |
| 3 Living | 20 |
| 4 Master Bedroom | 17.2 |
| 5 Ensuite & Wardrobe | 6.4 |
| 6 Shared Bathroom | 5.7 |
| 7 Bedroom 1 | 13 |
| 8 Bedroom 2 | 11.6 |
| 9 Private staircase to roof&service area | 9.9 |
| Total Interior Excluding walls | 105.3 |
| Total Area including walls | 110 |
| 10 Main Balcony | 36.7 |
| 11 Roof Terrace&Plunge Pool | 71.1 |
| Total Area | 217.8 |

# BLOCK D - UNIT D3
# ROOF TERRACE



| AREA IN m² | |
|---|---|
| 1 Roof Terrace&Plunge Pool | 71.1 |
| Total Area (Penthouse & Roof Terrace) | 217.8 |

# THE TECHNICAL DETAILS

## 1. Construction

1.1. **Foundation:** Reinforced concrete and strip footing
1.2.Superstructure Reinforced concrete and block walling , columns, beams, intermediate slabs and flat roof slabs

## 2. Common Areas

**2.1. Floors**
Passageway: Asphalt and/or paving
**2.2. Walls :** External walls: Reinforced concrete or blockwork, rendered smooth finish generally or possible 'Tyrolean' finish to designated areas and emulsion paint
Internal walls: Reinforced concrete or blockwork, rendered smooth finish and emulsion paint
**2.3.Doors :** Main entrance: Automatic gate
Duct doors: Aluminium or GMS doors and/or paint finish
**2.4.Balustrade - Staircase and passageway:** GMS balustrade with paint finish
**2.5.Electrical installation :** concealed in building fabric to MS 63 standard
**2.6.TV Antenna :** Common satellite dishes
**2.7.Lightning Protection :** In compliance with Engineer's specifications
**2.8.Waterproofing :** Waterproofing to all exposed slabs, terraces, balconies and roofs

## 3. Apartments

**3.1. Floors :** Entrance, Circulation, Kitchen, Bedrooms, Guest Toilet, store, Linen, Dressing, Veranda and Balcony: Porcelain tiles and/or timber decking to designated areas
**3.2 Walls:** Entrance, Circulation, Bedrooms, Guest Toilet, Store, Linen, Dressing, Veranda and Balcony: Rendered and Emulsion paint finish.
Toilet and bathrooms: Porcelain wall tiles to selected walls.
Kitchen: Granite backsplash 100mm above Counter top and emulsion paint finish to selected walls.
**3.3. Ceilings :** Kitchen, bathrooms: Rendered and emulsion paint finish
**3.4. Doors :** Main Entrance : Solid door
Bedrooms, bathrooms, kitchen, bathroom and laundry: Timber flush door or similar
Veranda and balconies: Aluminium powder coated glazed door, designed to resist cyclonic conditions.
Ironmongery: Selected quality locksets to the main entrance door and other internal doors
**3.5. Balustrade :** Terraces / balconies: GMS balustrade with paint finish and glass balustrades
**3.6. Kitchen :** Kitchen furniture with granite worktop, stainless steel sink, mixer and kitchen appliances (built in only - hob, hood, oven)
**3.7.Toilet and bathroom:** wash basin with mixer, 1 shower cubicle with shower mixer and 1 toilet
**3.8.Light fittings**: General and task light fitting to internal areas, garden areas
**3.9.Air Conditioning :** Air Conditioning system to bedrooms
**3.1.0 Electrical Installation and TV / Telephone Point:** Concealed electrical wiring with switches and sockets - Legrand type or similar. Satellite socket outlet in living room and master bedroom wired to satellite dish on roof.
Telephone socket outlet to each living room and master bedroom wired to a junction box.
**3.10. Lift**: Lift till second floor.

## 4. General

4.1.Generator to be provided for all common areas and only essential load to apartments
4.2.Swimming Pool : Swimming pool and timber deck

## 5. Landscaped garden will be provided

## 6. Excluding

Home appliances, audio visual equipment, all furniture, interior decoration. CEB, MT Satellite dish connections

Note: All specifications are subject to change as per consultants' recommendations and availability on the market.

THE EXPERTS

# TECHNICAL TEAM

Project Manager & Quantity Surveyor: OCAL Ltd
Architect: ONE ARCH Ltd
Structural Engineer: Property Design & Management Consultants Ltd
MEP Engineer: KYA Engineering Ltd
Design & CGIs: Crealys Ltd