

# PONTA VERMELHA PROJECT MAPUTO

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Presented by



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# AREA CHARACTERISTIC



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- This building is located on one of the finest areas of Maputo City. It is at walking distance from:
- Cardoso Hotel
- Maputo International School
- Julius Nyerere Avenue
- Presidential Palace
- Police Station
- Major restaurants/Polana Shopping Centre
- The area is known as 'Ponta Vermelha'.
- It is a very safe attractive neighbourhood for expatriates and tourists. All major hotels and restaurants are in the vicinity



# BUILDING

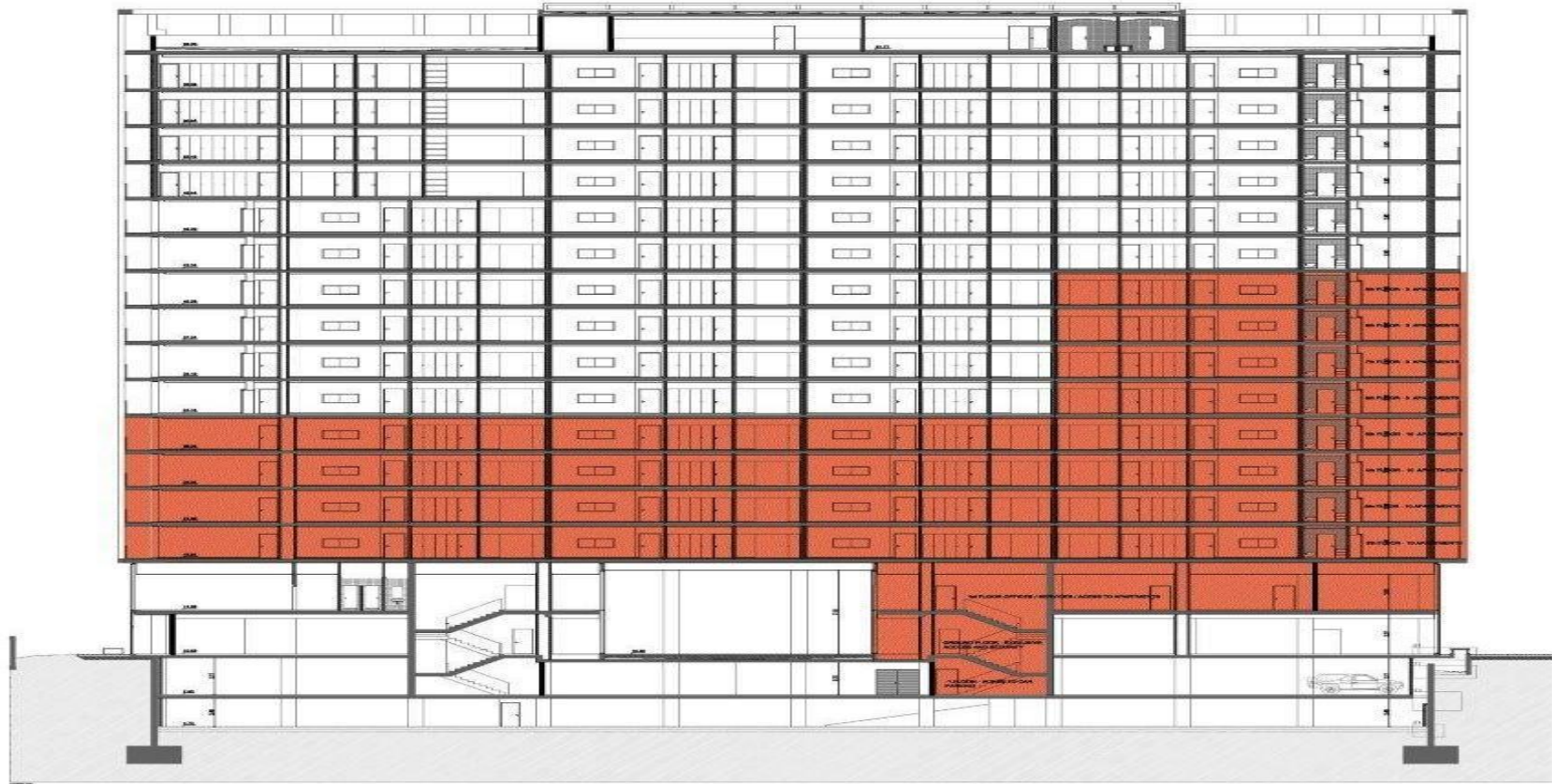


# BUILDING





# ELEVATION PLAN



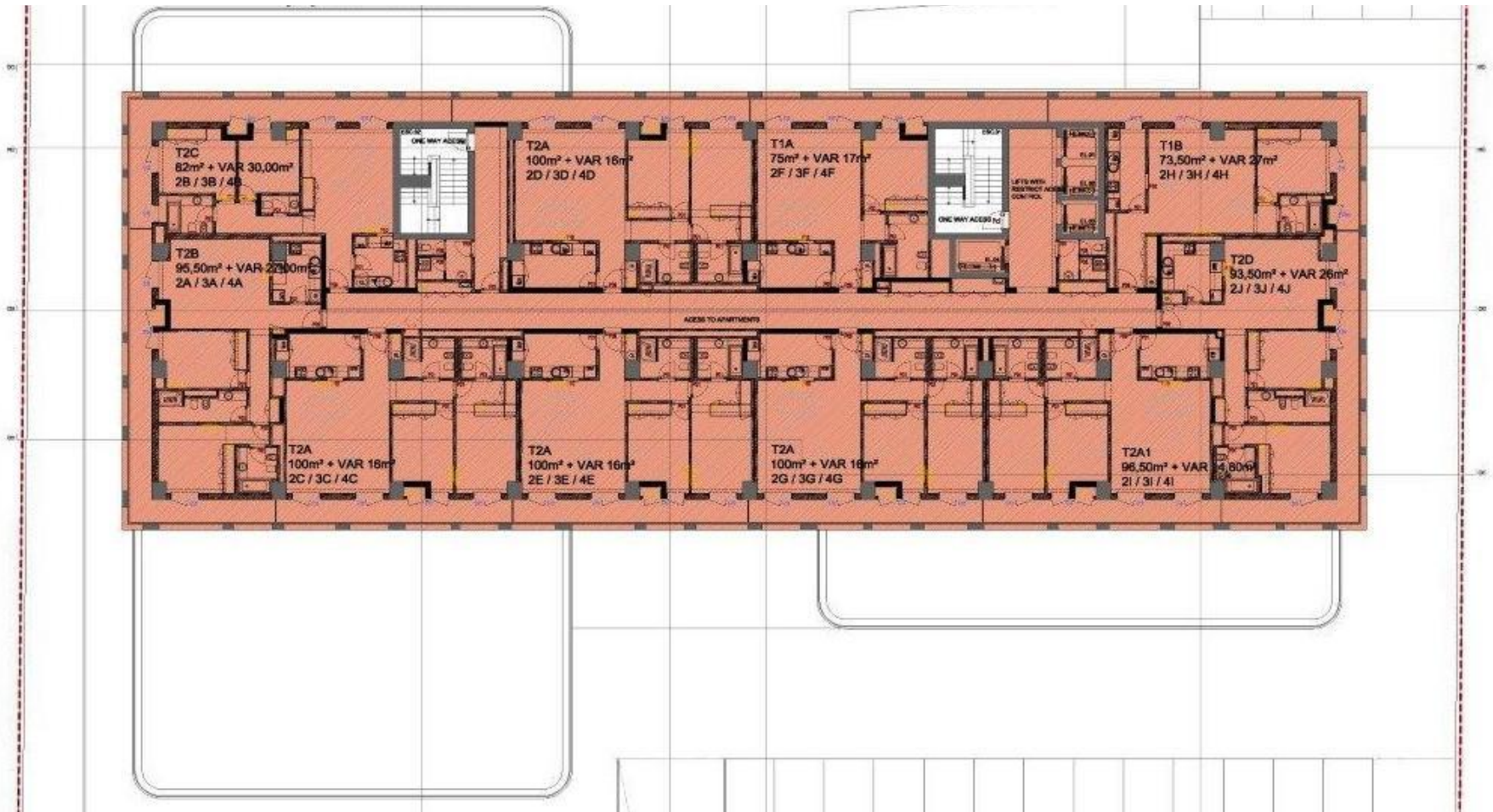
# GROUND FLOOR PLAN - RECEPTION







# SITE PLAN – 2<sup>nd</sup> TO 4<sup>th</sup> FLOORS

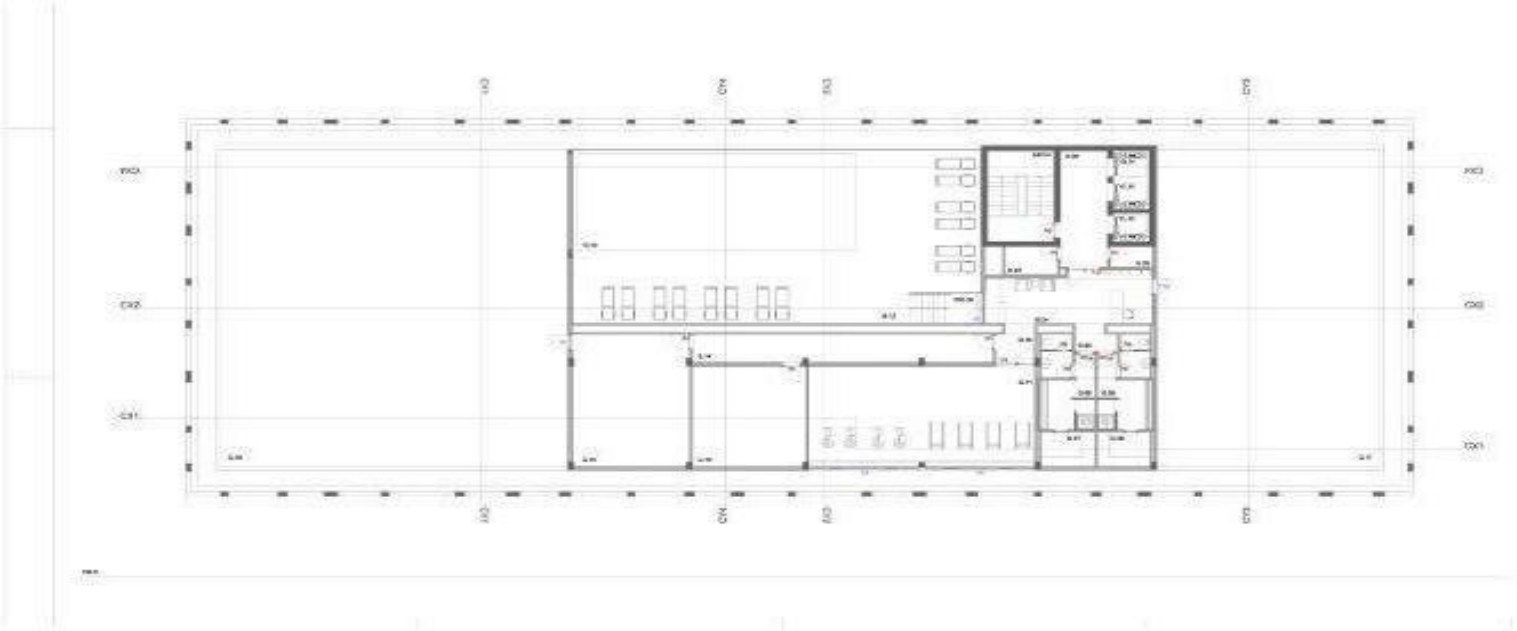


# SITE PLAN – 5<sup>th</sup> to 8<sup>th</sup> FLOORS



VAR = BALCONY

# SITE PLAN – ROOF TERRACE & GYM





# APARTMENT LAY OUT

T1 AE 6° / 15° 92m<sup>2</sup>



# APARTMENT LAY –OUT

T1 AF 2º / 5º 92m2



# APARTMENT LAY-OUT

T2 CB 2º / 5º 112m2





# APARTMENT LAY-OUT

T2 AC 2º / 5º 116m2



# APARTMENT LAY-OUT

T1 BG 6° / 15° 101m<sup>2</sup>



# APARTMENT LAY-OUT

T1 BH 2º / 5º 101m2





# LIST OF FINISHES

- **Interior**
- Outdoor covering reinforced and flexible grout
- Plastered interior walls
- Large balconies in every apartment coated with Deck Mosaic
- Balcony separators in matte laminated glass
- Outside space for tumble dryer
- Thermal and acoustic insulation
- False ceilings in plasterboard
- Inner wood lacquered in white
- Interior handles in stainless steel
- High security doors at the entrance of the apartments
- Cabinets and wardrobes with shelves and drawers modules
- Interior floors with floating floorboards
- Kitchens and bathrooms fitted with ceramic tiles (rectified)
- Fully equipped kitchens with furniture and appliances
- Bathrooms with counter tops and wood cabinets
- Sanitary suspended parts with built-in water tank and faucets
- Centralized air conditioning system type Multi-split placed in own technical area

# LIST OF FINISHES

- **Outdoor**
- Building with Contemporary Design
- Garage with doorman
- Outdoor garden
- Building entrance with large circulation areas
- Entrance hall to homes and autonomous and independent offices - 3 lifts and 1 exclusive Service lift for residents
- Outside spaces coated with Deck Mosaic
- Outdoor swimming pool
- Showers
- Male and female Turkish bath
- Gym
- Condo Room

# MATERIALS AND SPECIAL EQUIPMENT

- The coatings of walls and floors of bathrooms, kitchens and balconies are in ceramic tiles
- Floor coverings in rooms, bedrooms and circulation will be in floor boards, with 2m strips in a thickness of 1.2cm
- The wardrobes are in MDF of 2cm in thickness with handles
- Frames Aluminium anodized with double glazing, ventilation and mosquito net
- Fire doors where needed
- Garage gate
- Bathroom sinks, toilets, bathtubs, shower trays and taps, all ROCA
- Kitchen furniture will be Corian
- Fully fitted kitchen with hob, oven and extractor hood, refrigerator dishwasher and washing machine
- Lighting in all divisions; Embedded lighting projectors in the ceilings; Hall, kitchen, living room and bedrooms. Bathrooms equipped with wall lighting



# MATERIALS AND SPECIAL EQUIPMENT

- All apartments are equipped with a video intercom system (Security) with imaging system and intercom to be placed indoors (Zone to be defined to either Kitchen or Hall) and outdoor connection to the main entrance of the dwelling
- TV and Phone: infrastructure is assured since the building's entrance to all dwellings
- Water heating done through water heaters – expected capacity T1 / T2 heater up to 200 L.
- Spa Zone, Sauna, Pool
- Electrical equipment (sockets, switches) A / C infrastructure are not yet defined but will be of higher quality (Premium)
- Placement of 2 generator sets with power 650KVA covering the entire building (common and housing zones) in case of power failure
- All materials and equipment are of proven brand and top quality, but may change in the course of construction without decrease the quality

# BATHROOM



# BATHROOM



# KITCHEN





# BEDROOM



# BEDROOM



# GYM



# ROOF TERRACE POOL





# SIZE CHART

Floor	Name	Type	View	Flat Area (m <sup>2</sup> )	Balkony Area (m <sup>2</sup> )	Car Parking (un)	Total Area (m <sup>2</sup> )	Total Area (m <sup>2</sup> )
Ground Floor		Entrance	N/A	N/A	N/A	0	65	65
1 <sup>st</sup> Floor		Offices	N/A	N/A	N/A	5	619	619
2 <sup>nd</sup> Floor	A	T2B	City/Sea	96	27	1	123	1123
	B	T2C	Sea/Bay	82	30	1	112	
	C	T2A	City	100	16	1	116	
	D	T2A	Bay	100	16	1	116	
	E	T2A	City	100	16	1	116	
	F	T1A	Bay	75	17	1	92	
	G	T2A	City	100	16	1	116	
	H	T1B	Bay/Matola	74	27	1	101	
	I	T2A1	City	97	15	1	111	
	J	T2D	City/Matola	94	26	1	120	
3 <sup>rd</sup> Floor	A	T2B	City/Sea	96	27	1	123	1123
	B	T2C	Sea/Bay	82	30	1	112	
	C	T2A	City	100	16	1	116	
	D	T2A	Bay	100	16	1	116	
	E	T2A	City	100	16	1	116	
	F	T1A	Bay	75	17	1	92	
	G	T2A	City	100	16	1	116	
	H	T1B	Bay/Matola	74	27	1	101	
	I	T2A1	City	97	15	1	111	
	J	T2D	City/Matola	94	26	1	120	
4 <sup>th</sup> Floor	A	T2B	City/Sea	96	27	1	123	1123
	B	T2C	Sea/Bay	82	30	1	112	
	C	T2A	City	100	16	1	116	
	D	T2A	Bay	100	16	1	116	
	E	T2A	City	100	16	1	116	
	F	T1A	Bay	75	17	1	92	
	G	T2A	City	100	16	1	116	
	H	T1B	Bay/Matola	74	27	1	101	
	I	T2A1	City	97	15	1	111	
	J	T2D	City/Matola	94	26	1	120	
5 <sup>th</sup> Floor	A	T2B	City/Sea	96	27	1	123	1123
	B	T2C	Sea/Bay	82	30	1	112	
	C	T2A	City	100	16	1	116	
	D	T2A	Bay	100	16	1	116	
	E	T2A	City	100	16	1	116	
	F	T1A	Bay	75	17	1	92	
	G	T2A	City	100	16	1	116	
	H	T1B	Bay/Matola	74	27	1	101	
	I	T2A1	City	97	15	1	111	
	J	T2D	City/Matola	94	26	1	120	
6 <sup>th</sup> Floor	6G	T1B	Bay/Matola	74	27	1	101	332
	6H	T2A1	City	97	15	1	111	
7 <sup>th</sup> Floor	7I	T2D	City/Matola	94	26	1	120	332
	7J	T2D	City/Matola	94	26	1	120	
	7K	T1B	Bay/Matola	74	27	1	101	
8 <sup>th</sup> Floor	8L	T2A1	City	97	15	1	111	332
	8M	T2D	City/Matola	94	26	1	120	
9 <sup>th</sup> Floor	9N	T1B	Bay/Matola	74	27	1	101	332
	9O	T2A1	City	97	15	1	111	
	9P	T2D	City/Matola	94	26	1	120	
				4732	1096	57	6504	6504