



ONE MAMBO BEACH

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GENERAL CONSTRUCTION WORK

1. EXCAVATION WORK

1.1. General

The building site shall be prepared for construction prior to construction work starting.

Both mechanical and manual excavations shall be performed to the specified depths for the laying of foundations, sewers, elevator pits and all other structures located below ground level. Additions shall only be made after constructed components have sufficiently hardened and been provided with suitable backfill.

1.2. Sewers

Separate sewage systems for feces, wastewater and rainwater shall be installed in accordance with applicable standards. All pipes and fittings shall be made of PE or PVC.

2. SUPPORT STRUCTURE

2.1. Foundations.

The building shall be built on a strip foundation made of reinforced concrete that, according to the structural engineer's calculations, will ensure the complete stability of the structure.

2.2. Sub flooring

All sub floors shall be constructed from in-situ concrete. The quantity, length and diameter of the rebar shall be determined in accordance with the manufacturer's calculations based on current standards.

2.3. Walls

Load-bearing and non-load-bearing walls shall be constructed from concrete block masonry dimensioned in accordance with the structural engineer's calculations.

2.4. Columns and beams

Floors and walls, together with the necessary reinforced concrete columns and beams, shall be constructed in accordance with the guidelines resulting from the structural study carried out by the structural engineer.

2.5. Steel structures

Should the structural engineer deem it necessary, part of the supporting structure may be made of steel. The dimensioning of these parts shall be part of the structural engineer's report.

2.6. Dimensions

Construction drawings are purely informative. Where necessary, all dimensions of the structural components shall be adapted in accordance with the stability calculations prepared by the structural engineer.

3. ROOFS

3.1. Flat roofs

Flat roofs shall be finished with a single-layer plastic membrane applied to insulation boards of at least 5 centimeters thick. The contractor shall provide a 10-year guarantee on complete water impermeability.



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FINISHES AND AMENITIES

1. FLOORS

1.1 Floor tiles

The apartment shall be fully equipped with first choice ceramic floor tiles selected by the architect. Three color/style combinations are available. For examples please see the appended "ONE Finishes Brochure". Due to annual changes in style collections, the final choices for the color/style combinations shall be made known by the Seller during construction of ONE Mambo Beach.

1.2. Skirting

Tile skirting shall be used everywhere where floor tiles are laid, except in those cases where the walls are also tiled.

2. WALLS

2.1. Plasterwork

All walls and columns consisting of in-situ concrete or concrete blocks shall be plastered, with the exception of the bathrooms and toilet areas, where the walls shall be fully or partially tiled. The plaster shall be smooth and painted in accordance with local standards.

2.2 Wall tiles

Bathroom walls shall be partially tiled. Untiled walls shall be plastered and provided with high quality and moisture-resistant finishes.

The wall tiles to be used have been selected by the architect.

For examples, please see the appended "ONE Finishes Brochure". Due to annual changes in style collections, the final choices for the color/style combinations shall be announced by the Seller during construction of ONE Mambo Beach.

3. CEILINGS

3.1 Ceilings

Ceilings are partly made of concrete and partly of plasterboard on wooden strapping. In some locations, the ceiling shall be lowered to accommodate piping and ductwork for technical systems. Ceilings shall be completely smoothed and painted.

4. WINDOWS, DOORS AND SLIDING DOORS

4.1. Exterior windows, doors and frames

Exterior window frames shall be made of aluminum. The front door shall be constructed of aluminum or hardwood, according to the architect's specifications. Doors shall be executed as standard swinging doors. Windows shall be designed as fixed, hinged or tilt windows.

4.2. Aluminum sliding doors

The sliding door providing access to the covered balcony shall be made of aluminum sections with glass infill. The aluminum elements shall be powder coated.

4.3 Interior doors and frames

Interior door frames shall be made of grade 1 hardwood. Door leaves shall be implemented using semi-solid designs.

4.4 Glazing

Exterior windows and doors shall be glazed with laminated or double glazing, along with solar control coatings applied at locations designated by the architect.

4.5. Building hardware

All windows, doors and sliding doors shall be fitted with stainless steel window and door fittings consisting of door handles including rosettes and cylinder lock rosettes or free / occupied fittings.



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Exterior doors and windows shall be fitted with security locks and/or good quality hardware. The final choice for the (electronic or conventional) key system has not yet been made. Interior doors shall be equipped with standard latches.

4.6 Balustrades

Balustrades shall be constructed from aluminum and glass. They shall be anchored securely in accordance with the manufacturer's instructions. The design of the separation between adjoining balconies has not yet been finalized and shall be made known by the Seller at a later date.

4.7. Paintwork

All visible surfaces shall be painted in the conventional manner with latex and lacquer paints in a color of the architect's choosing, with the exception of locations where tiling or other covering is applied.

5. ELECTRICAL SYSTEM

5.1 General

The installation and connection costs of the electrical system are included in the purchase price. The apartment shall be equipped with a 220v/50Hz system that conforms to NEN 1010.

5.2 Electricity meter

The apartment shall have its own electricity meter, which shall be installed at a location to be determined in accordance with the requirements of UOOW and Aqualetra.

5.3 Distribution box layout

The distribution box in the apartment shall contain separate circuits with breakers for lighting, wall sockets, power supply for kitchen appliances, white goods and the air conditioning system. The technical implementation of the system design shall be performed by a UOOW certified technician.

5.4. Switches and sockets

Wall sockets, switches and junction boxes shall be manufactured according to European design in plastic of a color to be determined by the architect. Switches shall be installed at a height of approximately 1.05 m above floor level. The wall-socket boxes are installed at approximately 0.3 m above floor level, except for the connection points in the kitchen and unless otherwise indicated in the drawing.

5.5. Light fixtures

The delivery and installation of light fixtures in the apartment are not included in the purchase price, except for recessed spotlights selected by the architect. An overview of various options is provided for illustrative purposes in the appended "ONE Finishes Brochure". The final models shall be made known by the Seller at a later stage due to the manufacturer's collections changing every year.

5.6 Intercom

The apartment has a video intercom system with door openers.

5.7 Data and television

Empty ducts for data and television cables are installed from the connection points in the various rooms to the storage room. The apartment shall have a main (fiber optic) connection point for data / telephony and television. Telephony / data and television connection costs are not included in the purchase price.

5.8 Electrical system design

The design of the apartment's electrical system shall be provided by the Seller at a later stage.



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6. WATER SUPPLY

6.1 General

The installation and connection costs of the water supply system are included in the purchase price.

The apartment shall have an individual water meter, which shall be installed at a location to be determined.

Distribution of water within the apartment shall occur by means of a plastic piping system.

6.2. Cold water supply

The cold-water pipes shall be laid from the water meter to the following tapping points:

- Kitchen mixer
- Dishwasher tap
- Refrigerator tap
- Washing machine tap
- Water heater tap
- Lavatory washbasin
- Toilet facilities
- Washbasin mixers
- Shower mixers

6.3 Hot water supply

The hot water supply shall be controlled by means of an electric water heater.

The hot water pipes shall be laid from the water heater to the following tapping points:

- Kitchen mixer
- Bathroom washbasin mixers
- Shower mixers

7. BATHROOMS, LAVATORIES & ACCESSORIES

The layouts of the guest lavatory and the bathrooms are shown in the drawings. The type of bathroom shall be indicated in the sales contract. Three color/style combinations are available. For examples see the illustrations in the appended "ONE Finishes Brochure". Due to collections changing annually, the final choices for the color/style combinations shall be announced by the Seller during construction of ONE Mambo Beach.

8. AIR CONDITIONING

The apartment is equipped with an individual air conditioning system consisting of a Panasonic inverter multi-split system or equivalent. The living room and bedrooms shall be air-conditioned and individually controllable per room.

9. KITCHEN

9.1. Kitchens

A luxury kitchen has been designed for the apartment by the architect in cooperation with the kitchen supplier. The type of kitchen shall be indicated in the sales contract. For examples, please see the illustrations in the appended "ONE Finishes Brochure". Due to collections changing annually, the final choices for the color/style combinations shall be announced by the Seller during construction of ONE Mambo Beach. Indications in sales plans are illustrative.

9.2. Customization

Customization of the standard kitchen is limited by the progress of the work preparation and construction of the project. Modifications must be agreed with Seller sufficiently ahead of time, taking into account the standard connections in accordance with the installation drawings.

10. VENTILATION EQUIPMENT

10.1. Natural ventilation

The apartment shall be naturally ventilated through the windows and doors shown in the drawings.

10.2. Mechanical ventilation

The apartment shall be equipped with a continuous mechanical air exchange system.

10.3. Apartment bathrooms and lavatories

The apartment's bathrooms and lavatories shall be fitted with mechanical ventilation. The designated area for the clothes dryer and washing machine does not have a separate mechanical ventilation. Buyer is requested to take this into consideration when selecting a clothes dryer and washing machine.



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FINISHES AND AMENITIES OF COMMON AREAS

1. FINISHES

1.1. Floor tiles

The floors of common areas, galleries and stairwells shall be coated or tiled according to the architect's choice.

1.2. Walls

The walls of common areas shall be plastered and painted in a color of the architect's choice.

1.3 Parking garage

The walls of the parking garage shall be plastered and painted in a color of the architect's choice. Concrete floors and columns shall be coated.

1.4. Ceilings

The ceilings in common areas shall largely consist of plasterboard, which shall be smoothed and painted in a color of the architect's choice.

1.5. Balustrades and railings

Balustrades and railings shall be made of glass and/or metal as selected by the architect. The metal shall be constructed of rust proof material or provided with a two-component finish in a color of the architect's choice. Balustrades shall be anchored securely in accordance with manufacturer instructions.

2. ELECTRICAL SYSTEM

A separate electricity meter with distribution box shall be provided for common areas and will power (among other things) common-area lighting fixtures, wall sockets, elevators, access system to the parking garage and pumping equipment. A generator shall be installed as back-up power supply for common areas.

3. PASSENGER ELEVATOR

A total of 4 electromechanical or hydraulic passenger elevators shall serve the various floors. Elevators shall be finished with durable materials and equipped according to current safety regulations.

4. MAILBOXES

The apartment shall have its own suitably representative mailbox with lock situated in a central location near the entrance to the building.

5. FIRE SAFETY

Facilities shall be designed in accordance with the applicable regulations of the local fire department. The necessary hose reels and powder extinguishers shall be placed at central locations in the common areas. The building shall also be equipped with a fire alarm system.

6. PARKING AND STORAGE

The apartment shall be provided with 1 or 2 parking spaces (depending on what is agreed in the sales contract) on either the ground floor or underground level. There will be 1 private storage room for the apartment on either the ground floor or underground level. Both parking and storage locations shall comply with the sales contract and accompanying drawing.

7. GREEN SPACES

The landscaping around the swimming pool shall conform to the architect's instructions. These areas may deviate from the artist impressions, which are provided for illustration purposes only.



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8. SWIMMING POOL AND PATIO

The pool shall be constructed of coated concrete and have a maximum depth of approximately 1.40 meters. The pool shall be equipped with a "zero entry" incline from a terrace. This terrace shall also be made of concrete. The "zero entry" and pool terrace shall be finished with a special coating.



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IMPORTANT INFORMATION

1. DRAWINGS

1.1. General

The drawings of the apartment authenticated by the Buyer and Seller by means of signatures constitute integral parts of the sales contract.

1.2. Measurements

The Seller may, on its own initiative, change the measurements recorded in the drawings at any time for reasons of stability or technical reasons or due to government regulations. The drawings were made in good faith by the architect after measuring the terrain. Any differences that may occur and result in either increases or decreases in measurements shall be considered as acceptable deviations that in no way alter the agreement in any way. Any measurements indicated on the plans should therefore be regarded as "approximate" measurements. Necessary modifications for engineering or aesthetic reasons are allowed without prior agreement of the Buyers. The actual construction of any apartment purchased after it is completed shall prevail over the technical description, should there be any discrepancies.

2. ARCHITECT AND ENGINEER FEES

The fees for the architect and engineers appointed by the Seller are included in the sales price. An additional fee may be charged, however, if the Buyer wishes to make substantial changes to the drawings provided such changes are possible and approved by Seller.

3. UTILITIES

All connection, installation, and startup costs for utilities (water and electricity) are included in the sales price.

All connection, installation and administrative costs for telephone, television, and any desired burglary alarm system are not included in the sales price.

All consumption and subscription charges for all utilities (water, electricity, telephone, data, television) are not included in the sales price.

All costs not included in the sales price shall be borne by the Buyer.

4. MATERIALS AND QUALITY

The contractor shall carry out the work using the materials described. This technical description replaces or completes the specifications on the drawings. The contractor may, however, with the approval of the architect, replace the materials mentioned in this technical description with other similar and equivalent materials at any time. The (aesthetic) quality shall not be reduced due to any such change. The apartment, the complex of which the apartments form part of, and the accessories, shall be built and finished in accordance with the generally accepted standards and requirements on Curacao.

5. FURNISHING

The fixed and/or loose furniture, washing machine, clothes dryer and other appliances that appear on the drawings are provided for illustrative purposes only, and are to be considered as such, unless explicitly mentioned as included in this technical description.



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6. SETTLEMENT

Slight general or partial settlement may occur as well as possible expansion, which may cause settlement cracks to appear. The Seller, architect or the contractor cannot be held responsible for such occurrences. Such settlement cracks shall not be grounds for delaying payment.

7. WORK BY THIRD PARTIES

Buyers are not permitted to carry out any work themselves or to have it carried out by a third party prior to delivery of the apartment. Failure by the Buyer to comply with this provision shall result in immediate final acceptance, and the Seller shall be relieved of all warranties and responsibility.

The Seller shall also not be liable for damage caused by any work carried out by third parties on the Buyer's instructions.

All work and deliveries must be carried out exclusively by the contractors and suppliers appointed by the Seller.

8. CONSTRUCTION SITE VISIT

The Buyer is expressly prohibited from entering the building site during the construction process. In any cases where such visits become necessary, they shall only be possible on Buyer viewing days. All visits shall take place at the Buyer's own risk with no possibility for recourse or claim against the Seller in the event of an accident during a visit to the construction site.

VERSION: 23 December 2020

This document has been carefully and diligently translated from Dutch, however the Dutch text is binding and shall prevail in the event of any discrepancies and/or differences between the English and the Dutch text.

9. DISCLAIMER

Although this technical description has been compiled with great care and the Seller has made every reasonable effort to ensure that the information is up to date and accurate, it may still contain inaccuracies or typographical errors. Mambo Development Company NV reserves the right to make any necessary corrections, additions, clarifications, or changes to this technical description.

The most recent version of the technical description will be published at www.onemambobeach.com. Mambo Development Company NV does not guarantee the correctness and completeness of the information contained in the description. The technical design of the apartments can be changed, providing any such changes do not affect their ease of use and quality.

Furthermore, Mambo Development Company NV does not assume any liability, obligation or responsibility for any erroneous or incomplete information in this technical description. The visual material of the ONE Mambo Beach project, including floor plans and the ONE Finishes Brochure, is only intended to give the Buyer an impression of the apartments and the complex of which the apartment is a part. They are not legally-binding drawings and/or photographs. No rights can therefore be derived from the visual material. Mambo Development Company NV reserves the right to make changes to the text, illustrations, and drawings. The included layout suggestions are intended to give an impression, as the color scheme and small changes to the apartments are often added by the architect at a later stage during construction. No rights can therefore be derived from these drawings.

The property rights of names, images, logos, and photographs are retained by Mambo Development Company NV.