

KIEM 2050 PROPERTY DETAILS Housing



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The purpose of these property details, provided for in Article 1605-1 of the Civil Code and constituting part of the sales contract, is to describe the construction and finish of the Sustainable Housing units of the Kiem 2050 Project. It has been drawn up in accordance with the Grand Ducal Regulation of 3 September 1985 setting out its content.

1 GENERAL

1.1 LOCATION AND DESCRIPTION

The Kiem 2050 project is located on the Kirchberg plateau, Boulevard Pierre Frieden.

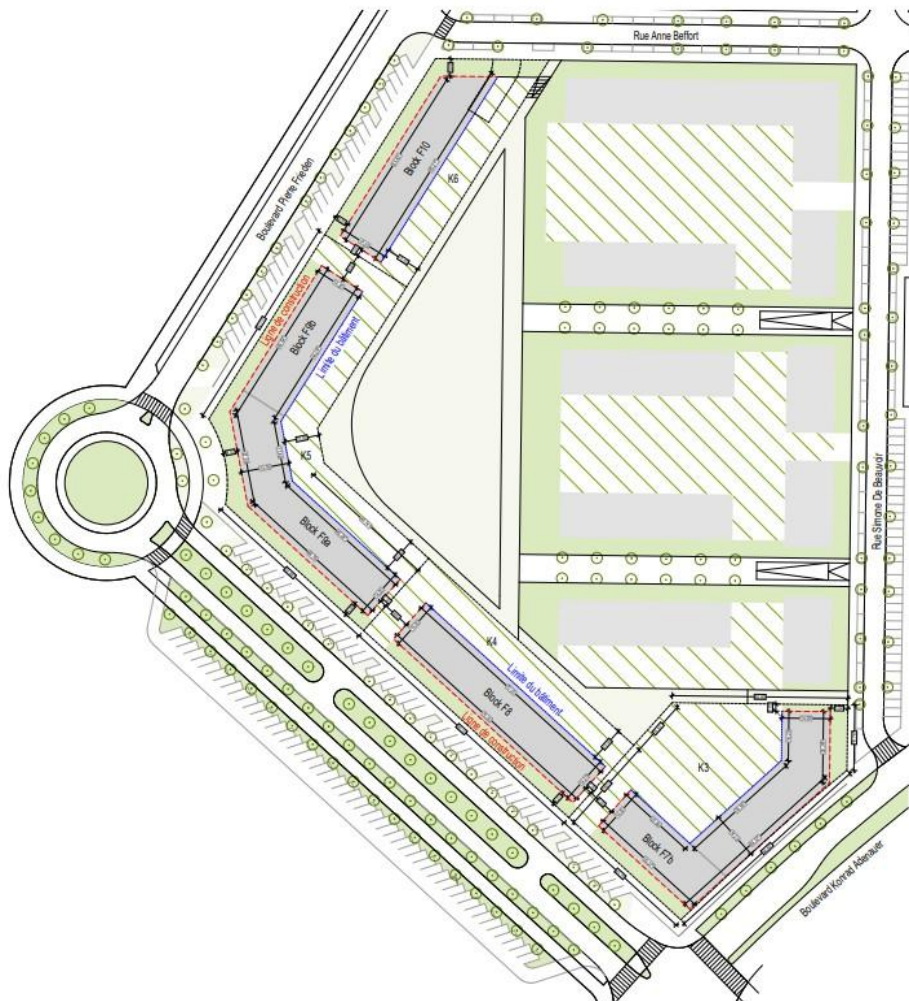
The project consists of four buildings: F7, F8, F9 and F10, comprising 148 dwellings, including 135 sustainable dwellings, 5 co-living dwellings and 8 working living dwellings, 664 m² of shared spaces for the dwellings, 2,859 m² of mixed-use space (shops, services, offices, HoReCa and incubator) and 82 parking spaces.

More specifically, each building comprises:

F7: 44 dwellings (including 43 sustainable dwellings), 185 m² of shared spaces, 372 m² of mixed-use spaces and 47 parking spaces;

F8: 34 housing units (including 30 sustainable units), 151 m² of shared spaces and 809 m² of mixed-use space; F9: 44 dwellings (including 38 sustainable dwellings), 257 m² of shared spaces and 1,394 m² of mixed-use spaces;

F10: 26 dwellings (including 24 sustainable dwellings), 70 m² of shared spaces and 284 m² of mixed-use spaces, and 35 parking spaces.



1.2 CONSTRUCTION

The buildings described in this notice were designed by the architectural firms Witry & Witry and

Search.

This project was initiated by the Kirchberg Fund and developed in collaboration (design offices, developer and Fund) until the building permit stage. Since then, its implementation has been entrusted solely to the project owners.

The technical and structural studies are entrusted to experts with recognised qualifications and experience in the Grand Duchy. A technical inspection agency is responsible for inspecting major and minor works with a view to taking out ten-year insurance.

One or more companies shall be commissioned to carry out the work. The choice of the various expert operators , design offices, builders and other parties involved is made at the discretion of the developer.

Project initiator	Fonds d'Urbanisation et d'Aménagement du plateau du Kirchberg
Project owner/developer	Kiem 2050 S.à.r.l.
Architects	Witry-Witry & Search
Structural engineering firm	SGI
Special Technical Design Office	Betic
Landscape Design Office	Areal
Technical inspection authority	Secolux

2 GENERAL CHARACTERISTICS OF THE BUILDINGS

2.1 INFRASTRUCTURE

2.1.1

Excavations

The excavation work shall be carried out on a large scale. The excavated material shall be used to supplement the fill material intended for levelling the ground. Surplus materials shall be transported to approved landfill sites.

2.1.2 Foundations

The building's foundations shall be constructed of reinforced concrete, in accordance with the calculations of the consulting structural engineer and the recommendations of the geotechnical study.

The structures shall be equipped with earth connections and equipotential bonding as required by current regulations.

2.1.3 Technical duct

A technical duct located below SS-1 level shall run through the central part of the buildings, with accessible and inaccessible areas to facilitate maintenance and operation of the buildings. In particular, it shall allow all the technical equipment in the technical rooms to be connected to the distribution areas.

2.2 Walls and Frames

The structure of the buildings shall be constructed in accordance with the static and fire resistance requirements of the materials.

The load-bearing structure shall consist of a composite concrete/steel/wood structure in accordance with the calculations of the consulting structural engineer.

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2.2.1 Basement walls

2.2.1.1 PERIPHERAL WALLS

The basement walls located around the perimeter of the structure shall be constructed using reinforced concrete shells. The use of prefabricated elements may be considered, at the discretion of the contractor and according to the calculations of the consulting structural engineer.

The concrete walls shall be left unfinished except for the residential areas on these levels, which shall be finished with plaster or equivalent and a double coat of white latex or acrylic paint.

2.2.1.2 PARTITION WALLS, LOAD-BEARING WALLS INSIDE THE PREMISES AND PARTITIONS ROOM DIVIDERS

Partition walls located inside the basement shall be constructed using reinforced concrete and hollow concrete blocks, or equivalent, at the discretion of the contractor and in accordance with the calculations of the consulting structural engineer. The use of prefabricated elements, slag bricks, or cellular concrete may be planned.

The concrete walls shall be left unfinished and the masonry shall be regouted, except for the residential areas on these levels, which shall be finished with plaster or equivalent and a double coat of white latex or acrylic paint.

2.2.2 Facade walls and gable walls on upper floors

Non-load-bearing façade walls and gable walls shall be constructed using a wooden structure of an appropriate cross-section in accordance with structural analysis and thermal requirements. It may be planned to use of prefabricated walls. For areas with large openings or requiring bracing according to the engineer's structural analysis, St. Andrew's crosses or solid wood panels shall be provided where necessary.

2.2.3 Partition walls between dwellings on each floor

The partition walls between dwellings shall be constructed using drywall systems in accordance with the requirements of the location of these walls. Some partitions shall need to incorporate a structural bracing system using Saint Andrew's crosses on all levels or shall be constructed using concrete blocks or equivalent, depending on the calculations of the consulting structural engineer.

2.3 FLOORS

2.3.1 Basement level floors

The floors on the ground floor and park level shall be made of reinforced concrete slabs with a rough-cast underside, or equivalent, at the discretion of the contractor and in accordance with the calculations of the consulting structural engineer, except for the residential areas on these levels, which shall be finished with plaster, or equivalent, and a double coat of white latex or acrylic paint.

The use of precast slabs, hollow blocks, or similar reinforced concrete elements may be considered.

2.3.2 Floors on standard levels, under-decks and on roofs

The floors of the above-ground levels (levels above street level) shall be constructed using a hybrid wood/steel structure, or equivalent, at the discretion of the contractor and in accordance with the calculations of the consulting structural engineer. It is possible to use prefabricated elements for the installation of floors.

2.4 INTERNAL PARTITION WALLS IN THE APARTMENTS

The non-structural walls forming the interior partitions of the dwellings shall be constructed of plasterboard on metal frames, or equivalent, at the discretion of the contractor and in agreement with the developer.

2.5 STAIRCASES

The shells and walls of common staircases shall be constructed of reinforced concrete for staircases in common areas and of wood or wood/steel structures for private areas according to the static calculations of the engineer chosen by the developer and in consultation with the architect. The use of prefabricated elements shall be possible.

2.6 VENTILATION DUCTS

2.6.1 Ventilation ducts for private premises in buildings

Ventilation ducts located in dwellings shall be made of flexible polyethylene pipes or equivalent. They shall be integrated into a false ceiling in the central part of the dwellings. The grilles shall be vertical or horizontal depending on the location. Adaptations are planned for the PATIO dwellings in SS-1, where some ducts shall be integrated into slabs.

Ventilation ducts located in private premises on the ground floor (cellars, car parks, etc.) shall be made of galvanised steel or equivalent. They shall be left exposed.

2.6.2 Ventilation ducts in the common areas of buildings

Ventilation ducts located in common areas shall be made of galvanised steel or equivalent. Ventilation ducts located in halls and common areas on above-ground levels shall be integrated into the vertical utility shafts or the service plenum of the false ceilings.

Ventilation ducts located in common areas on the ground floor (basement, car parks, etc.) shall be left exposed. Where appropriate, and depending on the design chosen by the technical design office, they may run through private rooms located in the basement and ground floor.

A Canadian well shall be installed to pre-treat the temperature of the fresh air supplied to the ventilation systems in the dwellings and shared spaces.

The Canadian well consists of passing the fresh air through networks buried in to the ground before it enters the building

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In winter, the ground at this depth is warmer than the outside temperature. The cold air is then preheated as it passes through this underground circuit.

In summer, in the same way, the air passing through the buried pipes absorbs the coolness of the ground.

The fresh air intake terminals shall be installed at the edge of private green spaces or in the transition stairways, according to the technical engineer's calculations.

2.7 DRAINPIPES AND LARGE PIPES

2.7.1 Rainwater downpipes

Rainwater from the roofs shall be drained via a high-density polyethylene drainage system, or equivalent, integrated into the common vertical utility shafts, behind the façade cladding or left exposed, depending on the design chosen by the technical design office .

To preserve the thermal envelope of the buildings, downpipes passing through heated premises shall be fitted with anti-condensation insulation.

Rainwater from terraces, loggias and balconies shall be drained via nozzles and downpipes located on the façades, in accordance with the architect's plans, in a RAL colour chosen by the developer in consultation with the architect.

Most of the rainwater shall be collected in underground tanks and used to water green spaces, terraces and green roofs.

2.7.2 Wastewater downpipes

Wastewater shall be drained via a high-density polyethylene drainage network, or equivalent. The main downpipes shall be integrated into the common vertical technical ducts and ventilated on the roofs of the buildings. The drainage system shall feature integrated soundproofing such as Geberit DB20 (or similar).

Wastewater and rainwater drainage pipes from above-ground floors may, where applicable and depending on the design chosen by the technical design office, run through private premises located in the basement.

Pipes at street level (cellars, car parks, etc.) shall be made of high-density polyethylene or equivalent. They shall be left exposed.

Wastewater from the communal car park shall be directed to a hydrocarbon separator and returned to the sewage system via a hydraulic lifting system if necessary.

All wastewater shall be directed directly to the city's sewage system.

2.7.3 Sewer connections

The connection of wastewater and rainwater to the public sewage network shall be carried out in accordance with the requirements of the City of Luxembourg and the Special Development Plan.

2.8 ROOFS

2.8.1 Roofing, covering and accessories

Roofs shall be waterproofed using EPDM rubber membranes with weldable overlaps, or equivalent. They shall be covered with a green complex, gravel or slabs on pedestals, or equivalent, in accordance with the specifications set out in the architect's and landscape architect's plans.

Rainwater drainage shall be ensured by drains installed in the roof complex, allowing gravity or vacuum drainage of water via the common utility shafts. The roofs shall also be equipped with an "overflow" system allowing water to be discharged onto the façade in the event of obstruction of the main drainage system. Dimensioning by design offices, positions, materials and colours to be approved by the architect; the appearance, colour and finish of these materials shall be left to the choice of the developer in consultation with the architect.

The roof parapets shall be fitted with copings or edge profiles, at the developer's discretion and in consultation with the architect.

Photovoltaic solar panels shall be installed on the roofs of the buildings. Their layout shall be based on the recommendations and plans of the specialised consulting engineer and in accordance with the provisions of the energy performance certificates and the regulatory requirements of the CGDIS.

2.8.2 Waterproofing and accessories for terraces, loggias and balconies

Terraces, loggias and balconies shall be waterproofed with EPDM rubber membrane with weldable overlapping joints, or equivalent.

Rainwater drainage shall be provided by nozzles or drains located under the slabs on pedestals, allowing gravity drainage of water via downpipes located in the common utility shafts or on the facades.

Terraces and loggias shall also be equipped with an "overflow" system allowing water to be discharged from the facades in the event of obstruction of the main drainage system.

Rainwater from terraces located on the ground floor and SS-1 shall be directly infiltrated through the drainage covering or drained by floor drains or equivalent.

2.8.3 Ventilation stacks and various ducts

The waterproofing of ventilation stacks and various ducts shall be ensured by the use of EPDM rubber membranes with weldable cover joints, or equivalent. Depending on the architectural design chosen, some structures may be clad with zinc metal cladding or equivalent.

The exhaust air from the controlled ventilation system in the dwellings shall be installed on the roofs of the buildings and shall travel through vertical utility shafts.

Fresh air shall flow through a Canadian well before supplying the technical air units in the dwellings and shared spaces via the vertical utility shafts.

2.9 FACADES

The façades of the buildings shall be constructed in accordance with the architect's specifications in the building permit plans. The façade cladding shall have the following finishes (this list is not exhaustive and depends on the architectural style of the buildings in question):

- Slate finish or equivalent
- Wood, burnt wood or equivalent finish
- Fibre cement panel finish or equivalent
- External thermal insulation or equivalent

The choice of materials, colours and implementation shall be left to the developer in agreement with the architect and in accordance with the recommendations of the energy performance certificates.

2.10 ENERGY PERFORMANCE

Each building shall be delivered with an energy performance certificate, in accordance with the Grand Ducal Regulation of 9 June 2021.

The building's energy requirements shall be reduced through the use of high-performance thermal insulation materials, the treatment of thermal bridges and the installation of high-efficiency dual-flow ventilation in the dwellings.

The insulation materials used in the building's thermal envelope shall be specified by the architect, based on the recommendations of the energy consultant and in accordance with the regulatory requirements of the CGDIS.

3 PRIVATE ROOMS AND THEIR EQUIPMENT

3.1 FLOORS AND SKIRTING BOARDS

Several variants, with different finishes and colours, shall be offered to purchasers at no extra cost. The various flooring options available, listed below, shall be presented to the purchaser by the developer as indicated in Article 8.5.

3.1.1 Floors and skirting boards in interior spaces

Purchasers may choose a floor covering for each room in their home from the following collections pre-selected by the developer:

Living room, corridors, kitchens and bathrooms:

- Collection of Atlas Concorde® Solution brand porcelain stoneware tiles or equivalent, as chosen by the developer, through-body coloured, measuring 60cm x 30cm or 60cm x 60cm, laid straight, with matching skirting boards.

➤ Bedrooms

- Collection of semi-solid wood flooring from TARKETT (C2C certified) or equivalent, as chosen by the developer, with a wear layer of thickness between 3 and 3.5 mm, laid straight with matching skirting boards.

Or

- Collection of Atlas Concorde® Solution porcelain stoneware tiles or equivalent, as chosen by the developer, through-body coloured, dimensions 60cmx30cm or 60cmx60cm, laid straight, with matching skirting boards.

The tiles shall be grouted using water-repellent mortar, the colour of which shall be selected by the purchaser from a colour chart specified by the developer at the time of choosing the floor covering. The joints between the tiles/skirting boards and internal corners shall be grouted using silicone sealant in the same shade as the selected mortar. Silicone expansion joints may be used to meet expansion requirements.

Depending on the flooring choices made by the purchaser, a metal anchoring plate, or equivalent, may be installed between parquet and porcelain tile flooring.

Without confirmation of the purchaser's choice within the time limits specified by the developer in accordance with Article 8.5 below, the dwellings shall be fitted with the following floor coverings:

- Living room, hallways, kitchens and bathrooms: Grey cement-effect tiles (AtlasConcorde® Yacht collection or equivalent, as chosen by the developer), dimensions 60x60cm, with matching skirting boards and grey mortar.
- Bedrooms: semi-solid parquet flooring with a light natural oak finish (TARKETT, from the PRO range, Oak Authentik or equivalent colour, as chosen by the developer), with matching skirting boards.

3.1.2 Balcony and terrace flooring

Terraces, loggias and balconies shall be fitted with concrete or porcelain stoneware tiles measuring 60x60 cm, 60*40 cm or 60x30 cm or equivalent, laid on pedestals.

The choice, appearance, colour and finish of these coverings shall be left to the discretion of the developer in consultation with the architect. To ensure the harmony of the exterior appearance of the buildings and to comply with CGDIS requirements regarding the safety of the dwellings, it is specified that no changes to the flooring of the terraces, loggias and balconies shall be permitted.

3.2 WALL COVERINGS

3.2.1 Wall coverings in living areas

With the exception of wall surfaces covered with tiles under the conditions set out in the paragraph below, the walls and partitions forming the living spaces shall be plastered or equivalent and painted with two coats of white latex or acrylic paint.

3.2.2 Wall coverings in bathrooms, shower rooms and toilets

Several variants, with different finishes and colours, shall be offered to purchasers at no extra cost, as described below:

Bathrooms and showers

- Collection of Atlas Concorde® Solution brand porcelain stoneware tiles or equivalent, at the developer's discretion, full-body coloured, with approximate dimensions depending on the range of 60cmx30cm laid straight, without skirting boards, including supply and installation, levelling, gluing and grouting.
- Full-height tiles in showers and bathtubs only. They shall be grouted using a water-repellent mortar, the colour of which shall be selected by the purchaser from a colour chart specified by the developer at the time of choosing the wall covering. The joints between the wall tiles and the floor covering and internal corners shall be grouted using silicone sealant in the same shade as the selected mortar.

➤ Separate toilets

- Atlas Concorde® Solution collection porcelain stoneware tiles or equivalent, as selected by the developer, through-body coloured, with approximate dimensions depending on the range of 30cm x 60cm laid straight, without skirting boards
- The tiles shall only be laid on the surface of the support frame located at the back of the wall-mounted toilets (main and upper surfaces, approximate dimensions 115 x 90 x 23 cm). The tiles shall be grouted using a water-repellent mortar, the colour of which shall be selected by the purchaser from a colour chart specified by the developer at the time of choosing the wall covering. The joints between the wall tiles and the floor covering and the internal corners shall be grouted using silicone sealant in the same shade as the selected mortar. The protruding corners of tiled surfaces shall be fitted with an aluminium profile or equivalent.

Unless the purchaser confirms their choice within the time limits specified by the developer in accordance with Article 8.5 below, the private lots shall be fitted with the following floor coverings:

- Bathrooms and shower rooms: Ivory grey and white cement-effect tiles (AtlasConcorde® Yacht type or equivalent), dimensions 60x30cm, with grey mortar. It is specified that differences in the colour of the wall tiles shall be applied to each vertical wall, at the developer's discretion based on the layout of the room.
- Separate toilets: Ivory grey cement-effect tiles (AtlasConcorde® Yacht collection or equivalent), dimensions 60x30cm, with grey mortar.

3.3 CEILINGS

3.3.1 Ceilings in interior rooms

The undersides of the fire-resistant plasterboard slabs in the dwellings shall be plastered, or equivalent, covered with two coats of white latex or acrylic paint.

It should be noted that bathrooms, shower rooms and certain areas of the corridors shall be fitted with a plaster false ceiling. These shall be primed and finished in the same way as the undersides of the structural slabs.

Special technical equipment located in the technical rooms of the dwellings, such as technical cabinets, shall be left exposed.

3.3.2 Ceilings and undersides of loggias and balconies

The undersides of loggias and balconies shall be clad with wooden slats or equivalent, in accordance with the chosen architectural design. The colours and finishes shall be left at the discretion of the developer in consultation with the architect.

Lighting shall be provided. The colours and finishes of the lighting shall be left at the discretion of the developer in consultation with the architect.

3.4 EXTERIOR JOINERY

3.4.1 External joinery for dwellings

The window and French window frames shall be made of thermo-lacquered aluminium profiles with thermal breaks, or equivalent, in a light colour. The appearance, colour and finish of these materials shall be left at the discretion of the architect in agreement with the developer. The appearance, colour and finish of these materials shall be left at the discretion of the developer in consultation with the architect.

They shall be fixed, lifting-sliding, single-opening or tilt-and-turn, in accordance with the architect's working drawings. The interior and exterior colour and finish of the frames shall be left at the discretion of the developer in consultation with the architect.

The characteristics of the joinery shall comply with the Energy Performance Certificates and shall have acoustic qualities in accordance with the recommendations of the consulting engineer.

3.4.2 Window and French window glazing

Window and French window frames shall be fitted with triple glazing. Glass directly accessible from outside the buildings (located less than 2.00 m above the finished external floor level) shall be theft-proof.

3.4.3 Window and French window thresholds

Windows and French windows shall be fitted with aluminium thresholds, or equivalent, in the same colour as the window frames. Their colours and finishes shall be left at the discretion of the developer in consultation with the architect.

French windows that give direct access to balconies, terraces and loggias may not be fitted with thresholds, to ensure the continuity of the exterior flooring up to the base of the frame. The flooring shall then be interrupted at a distance of approximately 2 cm from the joinery to allow rainwater to drain away to the adjoining floor complex or supplemented with a galvanised metal grate channel.

For technical reasons, some dwellings may be fitted with a step to access outdoor terraces and loggias.

3.4.4 External joinery in utility rooms

The doors located on the façades, providing access to the common areas of the residences, shall be made of thermo-lacquered aluminium profiles, with thermal breaks, or equivalent. Their appearance, colours and finishes shall be left at the discretion of the developer in consultation with the architect.

The frames shall be fitted with theft-proof insulated glazing. The thermal characteristics of the joinery shall comply with the energy performance certificate.

3.4.5 Garage door

Access to the various levels of the communal car park shall be secured using sectioned metal doors or equivalent. These shall be fitted with an electric remote control for each private parking space, allowing the door and barrier to be opened remotely. To allow ventilation of the car parks, these may be perforated or fitted with vents in accordance with the engineer's design notes.

The appearance, finish and colour of the doors shall be left at the discretion of the developer, based on the architect's recommendations and the advice of the consulting engineer specialising in technical systems.

3.5 EXTERIOR CLOSURES, BLINDS AND SUN PROTECTION

The windows and French windows of the dwellings shall be fitted with external solar blinds made of SOLTIS 92 fabric for buildings F7B/F9A/F10 and adjustable aluminium slats for buildings F7A/F8/F9B or equivalent. The blinds shall be individually controlled electrically.

The colours and finishes of the blinds shall be chosen by the developer in consultation with the architect.

For technical reasons, the blinds cannot be installed on certain corner frames or frames with smaller dimensions (generally on windows smaller than 65 cm in width).

The external solar blinds provided by the developer are not blackout blinds. The purchaser must arrange for the installation, if desired and at their own expense, of an interior blackout system to be fixed to the lintel or ceiling (such as fabric roller blinds or curtains).

3.6 INTERIOR JOINERY

3.6.1 Interior doors for dwellings

Door units shall be fitted with wraparound frames (door frame and counter frame) made of particleboard or equivalent. The door leaves shall consist of a high-density tubular core and a solid wood reinforcement frame around the perimeter.

The door units shall have a white lacquered finish, or equivalent. They shall be fitted with a synthetic insulating seal, exposed hinges, a double handle and stainless steel or equivalent rosettes. Doors leading to separate toilets and bathrooms/shower rooms shall be fitted with a standard L-shaped lock or equivalent.

3.6.2 Landing doors

Landing doors shall be fitted with a security lock with at least three locking points, a peripheral seal, a peephole and a retractable threshold. The door shall have an apparent weighted sound reduction index of $R_w \geq 40\text{dB}$ (in situ measurement value $R'w \geq 35\text{ dB}$).

The door unit on the apartment side shall have a white lacquered finish or equivalent. The colour and finish of the door block on the landing side shall be left at the discretion of the developer, in consultation with the architect.

The door shall have fire and smoke resistance properties in accordance with CGDIS requirements.

3.6.3 Cupboard doors

The doors and fittings of the cupboards shown on the sales plans are not included in the sale price, with the exception of technical cupboards. They shall be supplied and installed by the purchaser after delivery of the flat.

Doors on frames are provided to close off the niche giving access to the individual ventilation unit, heating manifold and other technical equipment in dwellings that do not have this installation in a storage room or adjoining room. These doors shall be made of wood panels, or equivalent, and shall have a white lacquered finish. They shall be fitted with concealed hinges when closed and small stainless steel L-shaped handles or equivalent.

3.6.4 Interior window sills

Windows with sills shall be fitted with a painted MDF wood shelf or equivalent. The appearance and colour of the same shall be left to the discretion of the developer, in consultation with the architect.

3.7 METALWORK AND GUARDRAILS

3.7.1 Guardrails and handrails

Balconies, terraces and windows not fitted with a fixed sill shall be secured by glass or metal railings, or equivalent, in accordance with the specifications set out in the architect's working drawings.

The colour, appearance and finish of the railings shall be left at the discretion of the developer, in consultation with the architect.

3.7.2 Separation of balconies and terraces

The terraces of the dwellings, which are directly connected to those of other private lots, shall be fitted with a screen in accordance with the arrangements set out in the architect's execution plans.

The layout, colour, appearance and finish of these elements shall be left at the discretion of the developer, in consultation with the architect.

3.8 INTERIOR FITTINGS

3.8.1 Household appliances

Kitchen-ware and appliances (such as kitchen units, central island, sink, dishwasher, oven, microwave, refrigerator, extractor hood, washing machine or tumble dryer) are not included in the sale price and shall be supplied and installed by the purchaser after delivery of the property.

The electrical and plumbing connections for the kitchen appliances shall be left in ready condition for connection for when the property is delivered. They shall be installed based on the plans of the kitchen designer chosen by the purchaser and sent by the latter to the developer in accordance with the decision-making schedule mentioned in Article 8.5. Failing this, the simplest locations technically approved by the architect shall be planned and installed.

The kitchens shall be fitted with an autonomous air recycling hood with a filter, of the activated carbon or equivalent type.

Purchasers wishing to install a tumble dryer must provide for the installation of a closed-circuit appliance without external air extraction, such as a condenser tumble dryer.

3.8.2 Sanitary facilities and plumbing

3.8.2.1 COLD AND HOT WATER DISTRIBUTION

The hot and cold water supply pipes in the dwellings shall be made of multilayer pipe or equivalent. Depending on their location, they shall be embedded in the floor or walls of the dwelling, and in false ceilings, depending on the type of equipment selected by the purchaser and the configuration of the dwelling

, the installation of copper pipes or exposed braided hoses may be planned for connection to sanitary appliances.

3.8.2.2 DOMESTIC HOT WATER PRODUCTION

Instantaneous and decentralised domestic hot water production by substations in the dwellings shall be provided via connection to the town heating network. This domestic hot water shall be distributed to the various taps in the dwelling, ensuring a continuous supply of domestic hot water.

3.8.2.3 HOT AND COLD WATER METERING

The dwellings shall be fitted with volumetric and calorific sub-meters to determine individual consumption. These shall be installed in the apartment's substation, in accordance with the concept adopted by the consulting engineer for special technical installations. The meters shall be installed by the building management. The building's main meter shall be installed in the basement in the water supply room.

3.8.2.4 DRAINAGE

The waste water pipes located in the dwellings shall be made of high-density polyethylene or equivalent. Depending on their location and the technical design chosen by the consulting engineer, they shall be integrated into the walls of the dwellings, within a plasterboard partition wall or in the floor structure.

Depending on the type of equipment selected by the purchaser and the configuration of the dwelling, it may be planned to install partially exposed piping.

Wastewater shall be discharged directly into the Luxembourg City network.

3.8.2.5 PENDING CONNECTIONS

The developer shall provide the following basic sanitary connections within the dwellings:

- 1 domestic hot water (DHW) connection, 1 domestic cold water (DCW) connection and 1 black wastewater drainage connection for the subsequent connection of the kitchen sink;
- 1 cold water connection (EFS) and 1 black water drainage connection for the subsequent connection of a dishwasher;
- 1 external frost-proof tap for gardens and roof terraces with a surface area greater than 20m².

3.8.2.6 SANITARY APPLIANCES AND TAPS

The supply and installation of sanitary accessories not included in the sanitary description (towel rails, toilet brushes, etc.) are not included in the sale price. Purchasers shall have the option of selecting and ordering such equipment from suppliers listed by the developer, subject to technical feasibility. These orders must be confirmed to the developer within the deadlines set out in the decision-making schedule mentioned in Article 8.5. Subject to technical feasibility and orders being placed within the specified time limits, this equipment may be installed by the company responsible for carrying out the work, at the purchaser's request, at locations agreed on-site with the developer.

3.8.2.6.1 PLUMBING

Two variants, with different finishes, shall be offered to purchasers at no extra cost. The different choices of sanitary lines available, listed below, shall be presented to the purchaser by the developer as indicated in Article 8.5.

Cocoon collection line:

Toilet, lid, control plate and paper holder

- Wall-mounted toilet bowl and seat: "O.NOVO SQUARE" series from Villeroy & Boch, dimensions 360 x 250 mm, white or equivalent colour;

- Dual flush control plate: "Sigma 01" series from Geberit®, white finish or equivalent;
- Toilet roll holder: "Addstoris" series from Grohe®, chrome finish or equivalent;

Only in separate toilets

- Hand basin: "O.NOVO" series from Villeroy & Boch, dimensions 450 x 350 mm, white or equivalent colour;
- Single-lever mixer tap: "Eurosmart Cosmopolitan" series from Grohe®, size S, chrome finish or equivalent;
- Rectangular mirror 400 x 500 mm with concealed fittings

Washbasin, taps and mirror

- Single washbasin (according to the sanitary layout shown on the sales plan): "O.NOVO" series from Villeroy & Boch, dimensions 600 x 490 mm, white or equivalent;
- Single-lever mixer tap: "Eurosmart Cosmopolitan" series from Grohe®, size S, chrome finish or equivalent;
- Rectangular mirror 600 x 450 mm with concealed fittings

➤ Shower and taps - as per the bathroom layout shown on the sales plan

- = Acrylic shower tray from the "Ultra Flat New" series by Ideal Standard®, dimensions: 900x900mm, white or equivalent.
- Exposed single-lever mixer tap: "Eurosmart Cosmopolitan" series from Grohe®, with slide bar and shower head, "Euphoria" series from Grohe®, chrome finish or equivalent
- Shower screen: series: "Alpha 2" series from Hüppe®, safety glass finish / matt silver profile or equivalent

➤ Bathtub and taps - as per the bathroom layout shown on the sales plan

- Built-in acrylic bathtub: "Hotline" series from Ideal Standard®, dimensions 750 x 1700 mm, white or equivalent;
- Exposed single-lever mixer tap with shower set: "Eurosmart Cosmopolitan" series for the mixer tap and "Euphoria" for the hand shower from Grohe®, chrome finish or equivalent;

Edge collection range:

Toilet, lid, control plate and paper holder

- Wall-mounted toilet bowl and seat: "O.NOVO" series from Villeroy & Boch, dimensions 560 x 360 mm, white or equivalent colour;
- Dual flush control plate: "Sigma 30" series from Geberit®, white finish or equivalent;
- Toilet roll holder: "Addstoris" series from Grohe®, chrome finish or equivalent;

Only in separate toilets

- Hand basin: "O.NOVO SQUARE" series from Villeroy & Boch, dimensions 360 x 250 mm, white or equivalent colour;
- Single-lever mixer tap: "Vernis Shape 100" series from Hansgrohe®, size S, chrome finish or equivalent;
- Rectangular mirror 400 x 500 mm with concealed fittings

Washbasin, taps and mirror

- Single washbasin (according to the sanitary layout shown on the sales plan): "O.NOVO SQUARE" series from Villeroy & Boch, dimensions 600 x 460 mm, white or equivalent;

- Single-lever mixer tap: "Vernis Shape 100" series from Hansgrohe®, chrome finish or equivalent;
 - Rectangular mirror 600 x 450 mm with concealed fittings
- Shower and taps - as per the bathroom layout shown on the sales plan
- = Acrylic shower tray from the "Ultra Flat New" series by Ideal Standard®, dimensions: 900 x 900 mm, white or equivalent
 - Exposed single-lever mixer tap: "Vernis shape" series from Hansgrohe®, with slide bar and shower head, "Vernis blade" series from Hansgrohe®, chrome finish or equivalent
 - Shower screen: series: "Alpha 2" series from HÜPPE®, safety glass finish / matt silver profile or equivalent
- Bathtub and taps - as per the bathroom layout shown on the sales plan
- Built-in acrylic bathtub: "Hotline" series from Ideal Standard®, dimensions 750 x 1700 mm, white or equivalent;
 - Exposed single-lever mixer tap with shower set: Hansgrohe® "Vernis shape" series for the mixer tap and "Vernis blade" for the hand shower from Hansgrohe®, chrome finish or equivalent;

3.8.3 Electrical equipment

3.8.3.1 TYPE OF INSTALLATION

The electrical installation shall be carried out in accordance with the standards in force at the time of drafting these property details.

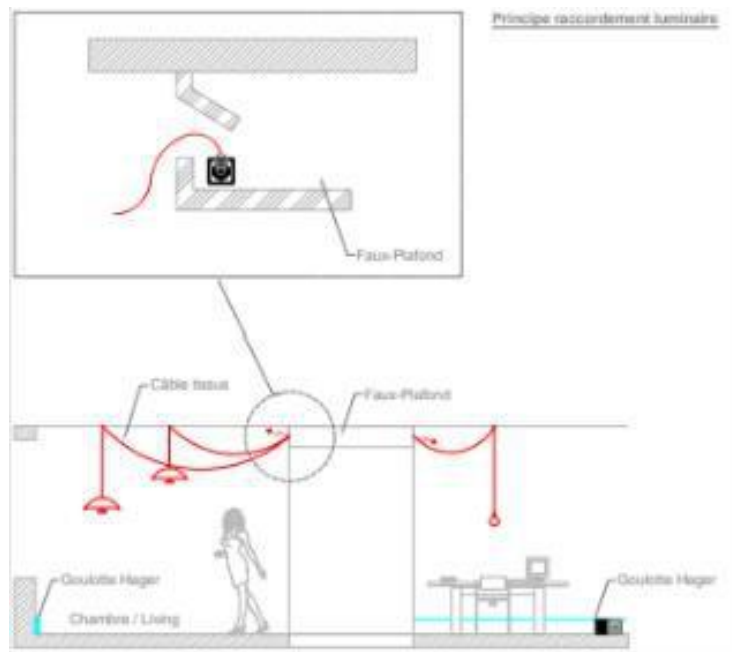
The installation shall be Hager brand, type "Tehalit SL" or equivalent in the dwellings and "exposed" type in private premises located in the basement.

The layout, colour, appearance and finish of these elements shall be left at the discretion of the developer and in consultation with the architect.



The electrical ducting located in the basement may, where applicable and depending on the design chosen by the technical design office, may run through the car park, garages, cellars and private storage areas.

Light outlets not located in a technical false ceiling shall be installed directly on the ceiling and shall be powered via fabric cables, i.e. in a visible manner, from the power supply module integrated into the nearest false ceiling, as detailed in the attached drawing:



3.8.3.2 POWER TO BE SUPPLIED

The power to be supplied for the various installations shall be defined by the special technical consultant in accordance with the requirements of the CREOS network operator.

3.8.3.3 EQUIPMENT IN EACH ROOM

The number and location of electrical equipment shall depend on the layout of the dwelling. This shall be specified by the developer to the purchaser in the agreed schedule. For information purposes, the following equipment shall be provided at minimum, at no extra cost within the dwellings:

- Hallway
 - 1 ceiling light controlled by 2 switches (if the hallway is less than 2.50 m long)
 - 2 ceiling lights controlled by 2 switches (if the corridor is longer than 2.50m)
 - 1 single power socket
- Living room and dining room
 - 2 ceiling light outlets for the "living room" area controlled by 2 switches (if the surface area is less than 20m²)
 - 3 ceiling light outlets for the "living room" area controlled by 2 switches (if the surface area is greater than 20m²)
 - 2 double sockets (if the area is less than 20m²)
 - 3 double sockets (if surface area greater than 20m²)
 - 1 coaxial socket
 - 1 RJ45 internet/telephone socket

Kitchen:

- 1 ceiling light controlled by 1 switch
- 2 double sockets for the work surface
- 1 three-phase connection for the cooking hob

- 1 single-phase connection for the oven
- 1 single socket for the dishwasher
- 1 power socket for the refrigerator
- 1 power socket for the extractor hood
- 1 power socket for the microwave oven

➤ Separate

toilet

- 1 ceiling or wall light, depending on technical constraints, controlled by 1 switch
- 1 single power socket
- 1 towel dryer socket

➤ Bathroom/shower

- 1 ceiling light controlled by switch
- 1 double socket per washbasin
- 1 towel dryer socket

➤ Bedroom

- 1 ceiling light controlled by 1 switch
- 3 double sockets
- 1 RJ45 internet/telephone socket

➤ Storage room/laundry

room

- 1 ceiling light controlled by a switch
- 1 power socket
- 1 double waterproof power socket for the washing machine and tumble dryer (depending on the position of the washing machine in the dwelling and only for dwelling that is not fitted with a shared laundry room)

Terrace, loggia and balcony

- 1 outdoor light controlled by a switch located inside the dwelling. The type and position of the light fixture shall be left to the discretion of the developer and in consultation with the architect.

- 1 waterproof socket (surface-mounted) controlled by 1 switch

The switches installed in the homes shall be Celiane with Netatmo white by Legrand® or equivalent, with piezoelectric technology that requires no wires or batteries: pressing the switch generates the energy. Silent controls, easy to operate for up to 200,000 movements and can be fixed with the adhesives provided. They can therefore be moved to other locations.



An individual distribution board with an automatic circuit breaker shall be installed in each dwelling. Depending on the design chosen by the specialised engineering consultant and the layout of the dwelling, this may be installed in the storage room, the technical cupboard or the entrance hall of the dwelling.

It should be noted that the supply of decorative light fittings is not included in the construction contract. They shall be supplied and installed by the purchaser after delivery of the flat.

Rooms with a plaster false ceiling for the passage of technical networks shall be fitted with non-adjustable recessed LED spotlights, or equivalent, in white.

To not compromise the fire-resistant properties of the structural floors of the dwellings, it is specified that any drilling carried out on the initiative of the purchasers in the ceilings for the purpose of fixing decorative light fixtures must comply with the instructions for use.

3.8.3.4 FIRE DETECTORS

The dwellings shall be fitted with stand-alone smoke detectors. These shall be installed on the ceilings of bedrooms and hallways, in accordance with the standards in force at the time of delivery.

3.8.3.5 DOORBELL

A Legrand / Bi Ticino **video intercom system** shall be installed in each dwelling in the hall or living room, enabling remote opening of the main door of each building entrance, shall be installed in each dwelling in the hall or living room.

Each dwelling shall also be fitted with an additional doorbell installed in the common areas at the landing door/corridor door.

3.8.4 Heating, fireplaces, ventilation

3.8.4.1 GUARANTEED TEMPERATURES

The heating system shall be scaled to guarantee the following indoor temperatures in the dwellings when the outdoor temperature is -12°C:

- Living room and lounge: + 20°C
- Kitchen: + 20°C
- Bedroom: + 18°C
- Bathroom: +22°C

As indicated in paragraph 2.8.3, a Canadian well shall allow fresh air to be cooled in summer and preheat it in winter. All the dwellings' CMVs shall be connected to this system.

3.8.4.2 HEATING DEVICES

The dwellings shall have a white hydraulic radiator heating system in the living room, dining room, kitchen and bedrooms. The distribution network shall consist of pre-insulated PE-X pipes integrated into the floor complex.

The temperature in each room shall be controlled individually by a thermostatic valve installed on the convectors.

A white electric towel-dryer radiator shall be installed in the bathrooms and shower rooms.

The power and size of the convectors shall be adapted to the volume of the room, based on the recommendations of the consulting engineer in specialised techniques.

3.8.4.3 VENTILATION DUCTS AND OUTLETS

The dwellings shall be fitted with a high-efficiency dual-flow CMV system to ensure hygienic air renewal in the various rooms. The fresh air from the CMVs shall be connected to the Canadian well. Depending on the layout of the dwelling, the unit may be installed in the storage room, an adjoining room or in a technical cupboard above the toilet.

The rooms shall be ventilated via visible thermo-lacquered steel grilles, or equivalent, installed in the ceilings/suspended ceilings of the rooms or in the upper part of the partitions. The appearance and colour of the grilles shall be left at the discretion of the developer and in consultation with the architect.

The distribution network shall be provided by polyethylene ducts, or equivalent, integrated into a false ceiling, in accordance with the plans and dimensions drawn up by the consulting engineer for specialised technical services.

Stale air shall be extracted via the roof through vertical technical ducts.

4 PRIVATE ANNEXES

4.1 CELLARS

Floor	Smooth concrete slab or smooth screed.
Walls	Partitioning system with wooden partition walls or equivalent Perimeter walls in rough concrete, coated stone or masonry with flush horizontal joints, or equivalent. Insulation against heated areas as recommended by the CPE. Partitions may be interrupted before the ceiling slab to allow for ventilation of the room.
Ceiling	Unfinished concrete, non-finished. Insulation against heated areas as recommended by the CPE.
Interior door	Cellar door with honeycomb core, surface finish at the developer's discretion. Door frame and door leaf in surface-finished particleboard, or equivalent. Hardware consisting of a cylinder lock, 2 nickel-plated hinges and an aluminium door handle, or equivalent. Two keys shall be provided for every cellar.

	In accordance with ITM specifications, the door may be made of metal, fire/smoke resistant and painted. The finish and colour shall be left at the architect's discretion, with the developer's approval.
Electricity	1 ceiling light outlet controlled by a simple switch or light sensor. 1 single power socket. (Shared power supply) The installations shall be left exposed and connected to the private meter.
Ventilation	Mechanical ventilation via outdoor air supply/exhaust or natural ventilation, depending on the concept chosen by the consulting engineer in specialised techniques. The installations shall be left exposed.

4.2 UNDERGROUND PARKING SPACES

Parking spaces are located in the basement of buildings F7 and F10.

Floor	Quartz-smoothed concrete slab, or equivalent, at the developer's discretion depending on technical constraints.
Walls	Raw concrete, masonry with flush horizontal joints, or equivalent. Insulation against heated areas as recommended by the CPE.
Ceiling	Unfinished concrete, non-finished. Insulation against heated areas as recommended by the CPE.
Electricity	Car park lighting via light fixtures installed in circulation areas and controlled by push buttons and/or motion detectors. The installations shall be left exposed. All the necessary preparations shall be made for the installation of charging stations, but the installation of these and the safety equipment shall be the responsibility of the purchaser.
Ventilation	Mechanical ventilation via supply/exhaust of outside air or natural ventilation, in accordance with ITM regulations. The installations shall be left exposed.
Fire protection	Fire and CO detectors, fire hose reel networks and fire extinguishers (non-exhaustive list), in accordance with current regulations. Access for natural gas/LPG vehicles shall be prohibited in accordance with current regulations.
Parking lot wastewater	Wastewater from the communal car park shall be directed to a hydrocarbon separator and returned to the sewage system via a lifting system if necessary.

5 COMMON AREAS INSIDE THE BUILDING

5.1 BUILDING ENTRANCE HALL

Floor	Porcelain stoneware tiling with matching skirting boards for interior halls or concrete paving with stainless steel skirting boards for exterior halls; or equivalent, at the developer's discretion and in consultation with the architect. Carpet embedded in the flooring with stainless steel frame at the entrance hall without drainage
Walls	Decorative cladding, raw concrete walls and painted walls at the developer's discretion and in consultation with the architect.
Ceiling	Decorative covering chosen by the developer in consultation with the architect.
Main access doors	Main entrance gate or door fitted with an automatic door closer, appropriate hinges, a security lock, an external pull handle and an internal lever handle, or equivalent. Colour and finish to be chosen by the developer in consultation with the architect. Night-time access via a code keypad or card/tag. For dwellings with a walkway, the main gate is fitted with an access control system (keypad or card/tag).
Secondary access doors if necessary	Secondary door providing access to the building's common areas from the main airlock, fitted with an automatic door closer, appropriate hinges, a security lock, an external pull handle and an internal lever handle, or equivalent. The material, colour and appearance of the door shall be chosen by the developer in consultation with the architect. The door shall be fitted with a centralised locking system that can be opened from the video intercom system installed in the homes. Four keys, allowing access to the residences, shall be provided per dwelling.
Electricity	Lighting provided by ceiling or wall lights, or equivalent, at the developer's discretion and in consultation with the architect. Control via illuminated push buttons on timers or presence detectors, at the developer's discretion. Panel with push buttons, or equivalent, allowing visitors to call the dwelling via the videophone system. This panel may be integrated into the letterbox assembly, depending on the finishing concept chosen by the developer. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation.
Letterbox	Set of letterboxes in lacquered metal, melamine-coated composite wood, stainless steel, or equivalent, at the developer's discretion, installed in accordance with the PTT directives. As per the WW type, the letterboxes shall be integrated into the façade, in the returns next to the entrance gates. Purchasers shall be provided two keys shall be provided for every

5.2 COMMON EXTERIOR CIRCULATION AREAS ON THE ABOVE-GROUND FLOORS OF BUILDINGS F10 / F9A / F7B

Flooring	Concrete paving or porcelain stoneware tiles 60*60 cm or 40*60 cm, at the developer's discretion and in consultation with the architect.
Walls	Decorative wood cladding chosen by the developer in consultation with the architect.
Ceiling	Decorative wood cladding chosen by the developer in consultation with the architect.
Interior joinery	Cupboards for covering technical ducts on landings made of painted MDF or equivalent. Colour and finish to be chosen by the developer in consultation with the architect. Fire doors in accordance with regulatory requirements in common areas. Material, colour and finish to be chosen by the developer in consultation with the architect.
Electricity	Lighting provided by ceiling or wall lights, or equivalent, at the developer's discretion in agreement with the architect Control via illuminated push buttons or presence detectors, at the developer's discretion. Electrical sockets installed in each stairwell on each floor to enable the operation of communal maintenance equipment. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation.
Fire protection	In accordance with current regulations.

5.3 COMMON INTERIOR CIRCULATION AREAS ON FLOORS ABOVE GROUND LEVEL BUILDING F7A / F8 / F9B

Flooring	Porcelain stoneware tiling and matching skirting boards, or equivalent, at the developer's discretion and in consultation with the architect.
Walls	Walls coated with two coats of paint chosen by the developer in consultation with the architect.
Ceiling	Ceiling made of exposed raw concrete or decorative wood cladding, at the developer's discretion and in consultation with the architect.
Interior joinery	Cupboards for covering technical ducts on landings made of painted MDF or equivalent. Colour and finish to be chosen by the developer in consultation with the architect. Fire doors in accordance with regulatory requirements in common areas. Material, colour and finish to be chosen by the developer in consultation with the architect.
Electricity	Lighting provided by ceiling or wall lights, or equivalent, at the developer's discretion and in consultation with the architect. Control via illuminated push buttons or presence detectors, at the developer's discretion. Electrical sockets installed in each stairwell on each floor to enable the operation of communal maintenance equipment. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation.
Fire protection	In accordance with current regulations.

5.4 COMMON AREAS IN THE BASEMENT (ACCESS TO CELLARS AND TECHNICAL ROOMS)

Floor	Quartz-smoothed concrete slab or porcelain stoneware tiling with matching skirting boards, or equivalent, at the developer's discretion depending on technical constraints.
Walls	Exposed raw concrete, coated stone or masonry with flush horizontal joints, or equivalent. Insulation against heated areas as recommended by the CPE.
Ceiling	Unfinished concrete, non-finished. Insulation against heated areas as recommended by the CPE.
Interior joinery	Fire doors in accordance with regulatory requirements in common areas. Material, colour and finish to be chosen by the developer in consultation with the architect.
Electricity	Lighting via light fixtures installed in circulation areas and controlled by push buttons and/or motion detectors. The installations shall be left exposed. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation. The number of light outlets and sockets shall be determined by the consulting engineer for specialised technical systems, based on the dimensions of the premises.
Ventilation	Mechanical ventilation by supply/exhaust of outside air or by natural ventilation, according to the concept chosen by the special technical consultant. The installations shall be left exposed. Fresh air intake on the façade and stale air exhaust on the roof.
Fire protection	In accordance with current regulations.

5.5 EXTERNAL STAIRCASES BUILDING F10 / F9A / F7B

Floor	Stair flights in exposed concrete on the underside and smooth on the surface (cast in situ or prefabricated) with non-slip stair nosings Landings made of smoothed concrete or smoothed screed
Walls	Exposed raw concrete, raw concrete coated with paint, plastered over insulation or equivalent, colour chosen by the developer in consultation with the architect and in accordance with current standards.
Ceiling	Exposed raw concrete or decorative wood cladding at the developer's discretion, based on the architect's recommendations
Guardrails and/or handrails	Made of galvanised lacquered steel or equivalent. Appearance and colour chosen by the developer in consultation with the architect and in accordance with current standards.
Electricity	Lighting provided by ceiling or wall lights, or equivalent, at the developer's discretion. Control via illuminated push buttons or presence detectors, at the developer's discretion. One electrical socket per floor, installed in the stairwell, to enable the operation of communal maintenance equipment. Emergency lighting and other emergency equipment in accordance with current legislation.
Fire protection & natural smoke extraction	In accordance with current regulations.

5.6 SHARED INDOOR SPACES

Shared spaces are indoor or outdoor spaces made available to residents.

Shared spaces are considered common areas and are managed/treated as such by the Joint ownership arrangement, which nevertheless assign them a specific description, use and management.

Various activities may take place there, depending on the choice of the co-ownership and the configuration and equipment of the space: meeting, cooking, playing, reading, meditating, doing crafts, gardening, etc. In addition to sharing resources and equipment, these Shared Spaces can also be used to share skills and knowledge.

Activities may take place either collectively or by temporarily privatising the space (e.g. for a birthday party, etc.), if permitted by the co-ownership regulations.

It should be noted that these indoor Shared Spaces are delivered **unfurnished and unfitted** by the Developer and that the initial fitting out of these Shared Spaces shall be carried out by the Fund, which is therefore free to fit them out as it sees fit.

The co-ownership may subsequently decide on a different use and furnishing from that proposed by the Fund, provided that the nature of these spaces is respected, namely a common space serving the residents of the co-ownership and facilitating interaction between residents.

In the event of a change of use and/or change of furniture by the co-ownership within three years of the building's completion, the Fund reserves the right to recover the furniture it has installed.

After the initial fitting out and furnishing of these spaces, responsibility lies with the co-ownership: the management, running and maintenance of these spaces is the responsibility of the co-ownership. The Fund cannot be held liable for any misuse of these spaces, equipment and furniture, for any damage to them, or for safety in the event of an accident within these spaces.

Consequently, the Shared Areas shall be delivered by the Developer with only the following finishes, the appearance, colour and finish of which shall be left at the discretion of the Fund and subject to the Developer's approval.

Floor	Flooring or porcelain stoneware tiled cladding, matching skirting boards or stainless steel, or equivalent, at the choice of the developer and in consultation with the architect.
Walls	Decorative cladding chosen by the developer in consultation with the architect.
Ceiling	Decorative covering chosen by the developer in consultation with the architect.
Access doors	Access door fitted with an automatic door closer, appropriate hinges, a security lock, an external pull handle and an internal push handle, or equivalent. Colour and finish to be chosen by the developer in consultation with the architect.
Electricity	Lighting through by ceiling lights, wall lights or equivalent, at the developer's discretion and in consultation with the architect. Control via illuminated push buttons on timers or presence detectors, at the developer's discretion. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation 4 electrical service sockets located at each corner of the room 1 socket for a dishwasher, 1 socket for a microwave oven and 1 socket for a refrigerator if the room is fitted with a kitchen.

Sanitary facilities

If there is a toilet in the common area:

- Toilet, seat, control panel and toilet paper holder:
- Wall-mounted toilet bowl and seat: "O.NOVO SQUARE" series from Villeroy & Boch, dimensions 360 x 250 mm, white or equivalent colour;
- Dual flush control plate: "Sigma 01" series made by Geberit®, white finish or equivalent;
- Toilet paper holder: "Addstoris" series from Grohe®, chrome finish or equivalent;
- Hand basin: "O.NOVO" series from Villeroy & Boch, dimensions 450 x 350 mm, white or equivalent colour;
- Single-lever mixer tap: "Eurosmart Cosmopolitan" series from Grohe®, size S, chrome finish or equivalent;
- Rectangular mirror 400 x 500 mm with concealed fittings

In the case of a shared kitchen in the common area:

- Domestic hot water connection, 1 domestic cold water connection and 1 black wastewater drainage connection for subsequent connection of the kitchen sink;
- cold water supply (EFS) and 1 black water drainage connection for subsequent connection of the dishwasher;

Ventilation

Dual-flow mechanical ventilation with outside air supply/exhaust.

Fresh air intake on the façade and stale air exhaust on the roof.

Not connected to the Canadian well

5.7 COMMON LAUNDRY ROOM

Distribution layout for washing machine + stacked tumble dryer:

Ground floor (basement):

Laundry room F7B: 18
units Laundry room F9A:
24 units Laundry room
F10: 26 units

Parking level:

Laundry room F7A: 26
Laundry room F8: 38
Laundry room F9B: 20

Floor	Porcelain stoneware tiles and matching skirting boards, or equivalent, at the developer's discretion based on the architect's recommendations.
Walls	Plaster or cement primer coated with two coats of latex or acrylic paint in white.
Ceiling	Coat of white latex or acrylic paint on concrete slab. Insulation against heated areas as recommended by the CPE.
Interior door	Honeycomb core doors. Door frame and door leaf made of surfaced wood particleboard, or equivalent, at the developer's discretion. Hardware consisting of a cylinder lock, 2 nickel-plated hinges and an aluminium door handle, or equivalent.
Electricity	Lighting controlled by push buttons and/or motion detectors. Two lockable power sockets, per location reserved for housing, for the installation of a washing machine and tumble dryer. The installations shall be left exposed. The power supplies shall be private. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation.
Sanitary facilities	One water tap and one waste water outlet per residential unit, for connecting the washing machine. The installations shall be left exposed.
Ventilation	Dual-flow mechanical ventilation with outside air supply/exhaust. Fresh air intake on the façade or via a fresh air network, technical gallery or vertical duct, and stale air exhaust on the roof. Not connected to the Canadian well

5.8 INDOOR BICYCLE STORAGE

Number of bicycle spaces:

- Building F7A: 62 spaces
- Building F7B: 50 spaces
- Building F8: 75 spaces
- Building F9A: 73 spaces
- Building F9B: 50 spaces
- Building F10: 71 spaces

Floor	Quartz-smoothed concrete slab or screed, or equivalent, at the developer's discretion depending on technical constraints.
Walls	Raw concrete, coated stone or masonry with flush horizontal joints, or equivalent. Insulation against heated areas as recommended by the CPE.
Ceiling	Unfinished concrete, non-finished. Insulation against heated areas as recommended by the CPE.
Interior door	Honeycomb core doors. Door frame and door leaf made of surfaced wood particleboard, or equivalent, at the developer's discretion. Hardware consisting of a cylinder lock, 2 nickel-plated hinges and an aluminium door handle, or equivalent.
Electricity	Lighting controlled by push buttons and/or motion detectors. The installations shall be left exposed. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation.
Sanitary facilities	In accordance with the recommendations of the consulting engineer for specialised technical systems.
Ventilation	Mechanical ventilation by supply/exhaust of outside air or by natural ventilation, according to the concept chosen by the special technical consultant. The installations shall be left exposed. Fresh air intake on the façade and stale air exhaust on the roof. Not connected to the Canadian
Equipment	Single or double height bicycle racks depending on the room

5.9 RUBBISH ROOM

Floor	Concrete slab or screed smoothed with quartz, or equivalent, at the developer's discretion and in consultation with the architect.
Walls	Raw concrete, masonry with flush horizontal joints, or equivalent. Insulation against heated areas as recommended by the CPE.
Ceiling	Unfinished concrete, non-finished. Insulation against heated areas as recommended by the CPE.
Access door	Fire-rated metal door or equivalent, as specified by the ITM. The finish and colour shall be left at the discretion of the developer. Hardware consisting of a cylinder lock, 2 nickel-plated hinges and an aluminium door handle, or equivalent.
Electricity	Ceiling lighting controlled by a sensor. The number of light outlets, sockets and switches shall be determined by the consulting engineer for specialised technical systems, based on the dimensions of the room. The installations shall be left exposed. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation.
Sanitary facilities	1 cold water supply point. The installations shall be left exposed.
Ventilation	Mechanical ventilation by supply/exhaust of outside air or by natural ventilation, according to the concept chosen by the special technical consultant. The installations shall be left exposed. Fresh air intake on the façade and stale air exhaust on the roof. Not connected to the Canadian

5.10 TECHNICAL ROOMS

5.10.1 Boiler room

Floor	Concrete slab or screed smoothed with quartz, or equivalent, at the developer's discretion and in consultation with the architect.
Walls	Raw concrete, masonry with flush horizontal joints, or equivalent. Insulation against heated areas as recommended by the CPE.
Ceiling	Unfinished concrete, non-finished. Insulation against heated areas as recommended by the CPE.
Interior door	Fire-rated metal door, or equivalent, as specified by the ITM. The finish and colour shall be left at the discretion of the developer. Hardware consisting of a cylinder lock, 2 nickel-plated hinges and an aluminium door handle, or equivalent.
Electricity	Ceiling lighting controlled by switch. The number of light outlets, sockets and switches shall be determined by the special technical consultant based on the dimensions of the room. The installations shall be left exposed. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation.
Sanitary facilities	In accordance with the recommendations of the consulting engineer for specialised technical systems.
Ventilation	Mechanical ventilation by supply/exhaust of outside air or by natural ventilation, according to the concept chosen by the specialised technical consultant. Fresh air intake on the façade and stale air exhaust on the roof. Not connected to the Canadian

5.10.2 Water room

Floor	Concrete slab or screed smoothed with quartz, or equivalent, at the developer's discretion and in consultation with the architect.
Walls	Raw concrete, coated stone or masonry with flush horizontal joints, or equivalent. Insulation against heated areas as recommended by the CPE.
Ceiling	Unfinished concrete, non-finished. Insulation against heated areas as recommended by the CPE.
Interior door	Fire-rated metal door, or equivalent, as specified by the ITM. The finish and colour shall be left at the discretion of the developer. Hardware consisting of a cylinder lock, 2 nickel-plated hinges and an aluminium door handle, or equivalent.
Electricity	Ceiling lighting controlled by switch. The number of light outlets, sockets and switches shall be determined by the consulting engineer for specialised technical systems, based on the dimensions of the room. The installations shall be left exposed. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation.
Sanitary facilities	In accordance with the recommendations of the consulting engineer for specialised technical systems.
Ventilation	Mechanical ventilation by supply/exhaust of outside air or by natural ventilation, according to the concept chosen by the special technical consultant. Fresh air intake on the façade and stale air exhaust on the roof. Not connected to the Canadian

5.11 Electrical rooms (supplier and meters)

Floor	Concrete slab or screed smoothed with quartz, or equivalent, at the developer's discretion and in consultation with the architect.
Walls	Raw concrete or masonry with flush horizontal joints, or equivalent. Insulation against heated areas as recommended by the CPE.
Ceiling	Unfinished concrete, non-finished. Insulation against heated areas as recommended by the CPE.
Interior door	Fire-rated metal door, or equivalent, as specified by the ITM. The finish and colour shall be left at the discretion of the developer. Hardware consisting of a cylinder lock, 2 nickel-plated hinges and an aluminium door handle, or equivalent.
Electricity	Ceiling lighting controlled by switch. The number of light outlets, sockets and switches shall be determined by the special technical consultant based on the dimensions of the room and technical requirements. The installations shall be left exposed. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation.
Sanitary facilities	In accordance with the recommendations of the consulting engineer for specialised technical systems.
Ventilation	Mechanical ventilation by supply/exhaust of outside air or by natural ventilation, according to the concept chosen by the special technical consultant. Fresh air intake on the façade and stale air exhaust on the roof. Not connected to the Canadian

5.12 POST room

Floor	Concrete slab or screed smoothed with quartz, or equivalent, at the developer's discretion and in consultation with the architect.
Walls	Raw concrete, coated stone or masonry with flush horizontal joints, or equivalent. Insulation against heated areas as recommended by the CPE.
Ceiling	Unfinished concrete, non-finished. Insulation against heated areas as recommended by the CPE.
Interior door	Fire-rated metal door, or equivalent, as specified by the ITM. The finish and colour shall be left at the discretion of the developer. Hardware consisting of a cylinder lock, 2 nickel-plated hinges and an aluminium door handle, or equivalent.
Electricity	Ceiling lighting controlled by switch. The number of light outlets, sockets and switches shall be determined by the consulting engineer for specialised technical systems, based on the dimensions of the room. The installations shall be left exposed. Emergency lighting, fire detectors and other emergency equipment in accordance with current legislation.
Ventilation	Mechanical ventilation by supply/exhaust of outside air or by natural ventilation, according to the concept chosen by the special technical consultant. Fresh air intake on the façade and stale air exhaust on the roof. Not connected to the Canadian

6 GENERAL BUILDING EQUIPMENT

6.1 LIFTS

The residences shall be fitted with electric lifts serving the basements and the various levels of the residences, in accordance with the following description:

1 passenger lift with a capacity of 8 people (630 kg), serving the shared basement and the various above-ground levels of the buildings.

The lifts shall have automatic doors ensuring a minimum clearance of 90 cm in accordance with accessibility standards for persons with reduced mobility in accordance with standard EN 81-70 type 2.

Each lift shaft shall be fitted with a ventilation system to limit energy losses due to ventilation and smoke extraction openings.

The lifts shall be fitted with all the necessary safety devices required by regulations and shall be approved by an accredited body before being put into service.

The equipment and finish of the lifts shall be left to the discretion of the developer.

6.2 HEATING, HOT WATER

6.2.1 Centralised heat production

Heat shall be produced via two connections to the VDL district heating system. There are two heat substations, located in the technical rooms in the basement (ground floor). Each dwelling shall be supplied with heating and domestic hot water via the technical duct and vertical technical shafts.

Corridors, entrance areas, storage rooms, cellars, laundry rooms, etc. are not fitted with heaters.

Automatic control

Centralised heat production shall be regulated automatically, using a system that adjusts to atmospheric conditions.

6.2.2 Riser pipes

The collective hot water distribution risers shall be made using multilayer pipe, or equivalent, at the discretion of the contractor with the agreement of the consulting engineer for specialised techniques. They shall be integrated into the common utility shafts and fitted with thermal insulation.

6.2.3 Metering

Energy metering shall be carried out by installing heat meters.

Personal consumption shall be allocated based on readings from individual meters installed in each dwelling (see section 8.9.3 of this notice). The installation and management of the meters shall be the responsibility of the co-ownership and/or purchaser.

6.3 COOLING ENERGY PRODUCTION

No cooling production planned at this time. Only cooling of fresh air in the dwellings is planned during the summer months, using Canadian wells.

6.4 TELECOMMUNICATIONS

The main distribution point is located in a P&T room provided for this purpose. The dwellings shall be fitted with a distributor

connected to the POST television distribution network and the Luxembourg City broadband network.

The developer shall be responsible for installing the cabling to connect the various dwellings to the main connection room located in the basement of the building. That is, from the POST room to the distribution point in the dwelling. The sockets and their connections are the responsibility of the purchaser.

6.5 STORAGE AND DISPOSAL OF HOUSEHOLD WASTE

Rubbish rooms, located in the basement of the buildings, are accessible to all residents of the building for the disposal of their household waste.

A specialist household waste management company, to be appointed by the co-ownership, shall collect all the bins from the street for collection by the municipal service of the City of Luxembourg.

6.6 WATER SUPPLY

6.6.1 Installation and connection to the municipal water supply

The building shall be connected to the City of Luxembourg's drinking water supply network.

The main mains water installation shall be fitted with a water treatment system comprising:

- A self-cleaning drinking water filter installed on the main cold water supply pipe;
- A backflow preventer installed on the main cold water supply pipe, after the filter;
- A water softener to treat domestic hot water.

6.6.2 Riser pipes

The collective water distribution risers shall be made of multilayer pipe, or equivalent, at the discretion of the contractor with the agreement of the special technical consultant. They shall be integrated into the duct, the common technical ducts and fitted with thermal and anti-condensation insulation.

6.6.3 Metering

The building's main water supply meter shall be installed in a shared technical room in the basement.

Personal consumption shall be allocated based on readings from individual meters installed in each dwelling (see section 8.9.3 of this notice).

6.7 ELECTRICAL SUPPLY

6.7.1 Installation and connection

A low-voltage main switchboard (TGBT) shall distribute power to the various meter cabinets located in four separate rooms, depending on the location of the dwellings supplied. The amperage available per dwelling shall be a minimum of 40A/400V.

The electrical network of the communal car park shall be dimensioned to allow for the installation and simultaneous operation of at least 10 slow charging points. An intelligent and expandable management system shall be put in place to ensure the best distribution of the available electrical power.

The installation of a charging station (at the purchasers' expense) in the shared car park registered with the ITM must be accompanied by the installation of a fire alarm push button, a control system to cut off the power supply and a suitable fire extinguisher.

No emergency power supply shall be installed. Equipment requiring an emergency power supply to ensure proper operation shall be fitted with autonomous batteries.

Photovoltaic panels shall be installed on the roofs of the buildings. All of the electricity generated shall be fed back into the public grid.

6.7.2 Building earthing & lightning protection

The earthing loop shall be created using a mesh (10 x 10 m) made of galvanised steel strips laid in the foundation slab. Given the characteristics of the concrete in the foundation slab, it is necessary to add a second earthing loop underneath it. This loop shall consist of a 10 x 10 m mesh made of V4A stainless steel strips (No. 1.4571).

A 10 x 10 m mesh shall also be installed on the roof for lightning protection, supplemented by lightning rods. The down conductors to the earthing loop (every 10 m) shall be insulated cables placed in the façade insulation or cables cast into the walls.

It has been agreed to fit the buildings with a class IV lightning arrester.

The transmission between the lightning protection antennas and the earth system shall be of the HVI type and shall run along the façade. Riser columns

A main utility shaft, located in the building's common areas, shall house the cable trays for electrical distribution within the various levels. The ducts shall be fire-compartmentalised in accordance with ITM regulations and CGDIS requirements.

6.7.3 Metering

Personal consumption shall be distributed by individual meters installed in the common areas located in the basement of the buildings (see Article 8.9.3).

Electricity consumption relating to the common areas (lighting, lift, common technical installations, etc.) shall be recorded on separate meters so that it can be distributed among all the co-owners.

7 COMMON EXTERIOR AREAS OF THE BUILDING

7.1 COMMON AREAS IN ACCORDANCE WITH AREAL EXTERIOR LANDSCAPING PLANS

The common areas shall be constructed in accordance with the plans of the landscape architect and in compliance with the urban planning regulations of the City of Luxembourg.

The boundaries of the private outdoor spaces on the ground floor shall be marked by concrete walls, planted hedges or fences, or equivalent. The appearance, finish and colour of the materials shall be left to the discretion of the developer, in consultation with the architect and landscape architect.

The species of trees, shrubs and hedges shall be left to the discretion of the developer, in consultation with the architect and landscape architect.

As the planting work must be carried out at the appropriate time of year, it may take place after the homes have been delivered.

7.2 EXTERIOR LIGHTING

The appearance, colour and finish of these materials shall be left at the discretion of the developer, in consultation with the landscape architect.

Outdoor lighting shall be installed at the entrance to the buildings. This lighting shall be controlled by presence detectors or twilight sensors. The number, position and power of the equipment shall be determined based on the recommendations of the consulting engineer specialising in technical systems. The type and appearance of the lighting fixtures shall be left to the discretion of the developer and in consultation with the architect.

The pedestrian circulation area within the outdoor spaces of the condominium shall also be fitted with lighting fixtures, placed at regular intervals along the entire length of the paths in accordance with the landscaping concept. They shall be placed in low walls, hedges or directly on the walkways, depending on the chosen design concept. This lighting shall be controlled by presence detectors or twilight sensors. The number, position and power of the equipment shall be determined based on the recommendations of the consulting engineer specialising in technical systems. The type and appearance of the lighting fixtures shall be left to the discretion of the developer, in consultation with the architect and landscape architect.

8 GENERAL CONDITIONS

8.1 EXECUTION OF THE WORKS

The developer shall appoint one or more companies to carry out the works described in this notice. It shall engage a qualified project manager to design and supervise the execution of the works. The purchaser allows the developer to execute the contract and gives them exclusive authority to choose their subcontractors, materials, or any other steps necessary to complete the construction project.

In consultation with the Architect, the developer reserves the right to choose the colours, materials and certain decorative elements as indicated in these property details.

The developer reserves the right to change the brands and types of sanitary equipment, electrical and sanitary fittings, floor coverings and wall coverings described in this description with items of the same or higher quality, in consultation with the architect.

The developer may, without prior notice and at any time, make any changes or modifications to the project that are in the general interest of the construction and/or in the event of administrative, regulatory, structural or technical requirements. This shall not give rise to any dispute by the purchasers, and in particular to any price reduction or compensation.

It is common to see cracks due to normal shrinkage or expansion of materials, despite work being carried out in accordance with best practice on site, without these affecting the durability and habitability of the building.

For all natural materials (wood, steel, natural façade materials), concrete used and manufactured elements (tiles, façade panels, exterior joinery elements, guardrails, etc.), variations in colour, appearance or shape inherent to the materials may also appear. The same applies to all flexible acrylic or silicone joints, which are the responsibility of the purchaser to maintain from the moment the keys are handed over.

The acceptance procedure for painted walls and slabs must be carried out in daylight and not in low-angled light. Only defects visible to the naked eye from a distance of 2 metres shall be taken into account.

All glazed parts shall be inspected upon delivery, and only defects visible from a distance of 3 metres in full daylight shall be taken into account as possible reservations.

The installation tolerances for the various floor and wall coverings shall comply with the requirements of the CRTIB technical specifications.

It is specified that the purchaser is aware of these construction uncertainties and that they cannot give rise to disputes, discounts, supplements, payment deductions or justify a refusal to hand over the keys.

8.2 ACCESS TO THE CONSTRUCTION SITE

Access to the construction site by a purchaser or their representative shall only be possible upon prior written request and in compliance with safety rules in the presence of a representative of the developer. For safety reasons, the contractor or safety coordinator may refuse visitors access to the construction site during certain phases of the work.

8.3 DELIVERY TIME

The developer undertakes to carry out the work in such a way that the works are completed within the time limits and under the conditions set out in the reservation contract, or in the notarial deed in the case of a sale before completion, except in the event of force majeure or, more generally, a legitimate cause for suspension of the delivery deadline as defined in the notarised deed of sale.

The delivery period may be further extended in the event of modification or additional work requested by the purchaser, in accordance with the provisions of Article 8.5 of this notice.

It is specified that the installation of the fitted kitchen, which is not part of the developer's obligations, is not included in the delivery period and can only be carried out after the keys have been handed over to the purchaser.

In the event that the work is completed before the expiry of the delivery period indicated in the deed of sale, the purchaser undertakes to accept the handover of the keys and take possession of the property.

8.4 MEASUREMENTS AND INDICATIONS IN THE SALES PLANS

The sales plans are drawn up in good faith by the architect. The sections and location of columns and beams shall be determined by the consulting engineer in charge of producing the stability plans. Any modifications deemed necessary for technical, aesthetic or stability reasons shall be carried out by the developer without the purchaser's consent being required.

The measurements indicated from the concrete or masonry walls correspond to the level of the unplastered raw walls. Taking into account the passage of all pipes, ducts, cables, etc., the dimensions of the masonry closures for technical ducts and the thicknesses of technical partitions or linings may be slightly modified based on local data and technical studies. Due to construction tolerances permitted by building standards, differences may also arise between the accuracy of measurements taken from plans and those observed on site after completion of the work. Additional false ceilings may be installed in certain areas for technical reasons. The height under the false ceiling provided is for information purposes only; it may be reduced for technical reasons. Consequently, the purchaser irrevocably accepts variations from the measurements indicated on the sales plans, either upwards or downwards, which may arise depending on the execution of the load-bearing structure, technical ducts, finishes and other possible technical modifications. Furthermore, the purchaser is informed that the surface areas indicated in the notarial deed will correspond to the surface areas calculated in accordance with the requirements of the Land Registry Administration (vertical land register). No claims may be made by the purchaser regarding these variations in surface area.

The cabinets, furniture or remote lighting fixtures shown on the sales plans are for informational purposes only. Furniture is not included in the sale price, unless otherwise stated in this notice.

The measurements required for ordering furniture, cupboards and kitchen units at the purchaser's expense shall be taken on site on dates to be agreed with the developer, to allow for construction tolerances. The promoter shall not be held liable in the event of non-compliance with this principle.

The purchasers, and therefore future co-owners, hereby give their irrevocable consent to the developer and authorise them to modify unsold co-ownership lots (namely, to combine or separate several private lots) as well as to transfer or grant the private and exclusive use of certain common areas to certain private lots and to amend the vertical land register and the basic deed of co-ownership accordingly.

Similarly, they give their irrevocable consent and mandate to the developer to ensure compliance of the building permit, the vertical land register and the basic deed to take into account structural modifications made to the project due to technical requirements.

The above modifications may result in a change in the surface area of the common areas and in the distribution of the thousandths of the common areas. By this irrevocable agreement, no claim in this regard may be raised by a co-owner or co-owners' association.

The abovementioned mandate shall terminate upon completion of the buildings.

8.5 CHOICE AND MODIFICATIONS OF THE INTERIOR LAYOUT OF THE PRIVATE AREAS BY THE PURCHASERS

After the notarised deed of sale has been signed, the purchaser shall be informed by the Developer of the terms and conditions under which they may customise its dwelling. To this end, they shall receive:

- A brochure explaining the customer journey for customising their dwelling

- One or more selection sheets to be completed in accordance with the organisational procedures defined by the developer
- One or more sets of plans for the dwelling in accordance with the organisational procedures defined by the developer
- A provisional decision-making schedule

A decision-making schedule shall be given to the purchaser. This shall include the deadlines by which finishing choices must be made. After these deadlines, finishing choices shall no longer be accepted. The dwellings shall then be completed with the basic finish provided for and chosen by the developer as indicated in Article 3.

It is specified that purchasers may not request changes to the layout of the dwellings. Particularly, changes requested by the purchaser that have an impact on building permits, the vertical land register, common areas, partition walls between private lots, exterior joinery or the exterior appearance of the building shall not be authorised. Similarly, the types of rooms and/or spaces (for dwellings: bedroom, living room, kitchen, WC, bathroom/shower room, storage room, laundry room, etc.) provided for, as well as their number and layout (layout between floors, communication between rooms/spaces, separation of functions, partitioning, etc.) cannot be changed.

Purchasers' requests are therefore limited to the choice of sanitary facilities and finishes offered by the developer and indicated in Article **Error! Source of link not found.**

Meetings shall be organised with the purchaser, at the developer's initiative, to present the various choices available. The purchaser may not request changes to the choices offered or choose other finishes or fittings than those presented to it.

Following each meeting, the purchaser undertakes to confirm its choices to the developer within the time limit set by the developer.

Any request/choice must be made exclusively in writing to the developer or its representative.

Any request by the purchaser not expressly provided for in these property details is subject to the prior and discretionary agreement of the developer and, where applicable, the FUAK.

It is specified that in the absence of precise choices by the purchaser within the specified time limits, the developer reserves the right, after a final formal notice by registered letter, to finalise the works in accordance with the basic equipment and finishes provided for in this document.

To preserve the architectural appearance and the quality of the finish and workmanship of the buildings, no work may be carried out by the customer themselves or by a third party before the keys are handed over. It should be noted that the properties shall be delivered completed, i.e. with floor and wall coverings and sanitary facilities. The installation of the kitchen and, where applicable, the fitting of furniture/cupboards shall be carried out by the purchaser after the keys have been handed over.

8.6 SUPPLEMENTS AND DISCOUNTS

Choices or waivers of one or more components included in the equipment base may not result in a reduction in the sale price below the sale price of the property agreed in the notarial deeds (no negative overall balance).

If the purchaser requests the installation of equipment not provided for in this notice and/or a modification to this notice, such a request, if accepted, shall give rise to additional costs which shall be presented and detailed by the developer according to the requests.

8.7 DELIVERIES

When the private areas are completed within the meaning of Article 1601-6 of the Civil Code, i.e. when "the works have been carried out and the equipment essential for use in accordance with its intended purpose has been installed", the developer shall invite the purchaser to visit and inspect the completion of the property.

For the purposes of assessing this completion, any non-conformities with the provisions of the contract shall not be taken into consideration if they are not of a substantial nature, nor shall any defects that do not render the works or elements referred to above unfit for use.

This completion report shall be recorded in a delivery report signed by both parties, it being specified that in the event of disagreement between the parties, this report shall be drawn up by a qualified person appointed by the parties or, failing that, by the Judge of the Luxembourg Court.

This report shall contain, in an appendix, a list of reservations (defects or non-conformities) that are not substantial in nature as defined above. These reservations shall be lifted as soon as possible.

The final instalment of the balance, invoices for additional work and the return of the completion guarantee must be settled no later than the handover of the keys, which shall take place at the same time as the completion report.

To preserve the architectural appearance and the quality of the finish and workmanship of the buildings, no work may be carried out by the purchaser itself or by a third party prior to acceptance. If the purchaser carries out or has work carried out on the property without informing the developer, they tacitly accept delivery of their private areas. This delivery shall be tacit and without any comments. Under no circumstances shall the purchaser be entitled to claim for damage to joinery, plasterwork, glazing, paintwork, sanitary appliances, technical appliances, floor coverings, wall coverings and other elements constituting the dwelling. Consequently, the developer shall be exempt from any liability or warranty towards the purchaser. Any form of commissioning or deployment prior to acceptance shall also constitute acceptance.

As regards official acceptance of buildings by approved bodies, it is specified that any comments included in the acceptance reports shall in no way constitute grounds for postponing the handover of the common areas to the co-owners' association or its representative.

8.8 COMPLETION AND REFUND GUARANTEE

The developer shall provide a completion and refund guarantee issued by a bank or insurance company in accordance with Article 1601-5 sub. f of the Civil Code. The purchaser undertakes to hand over the original of this guarantee when the keys are handed over.

8.9 ALLOCATION OF COSTS

8.9.1 Costs relating to all official authorisations and documents

All current or future costs and taxes relating to official authorisations and documents, such as municipal taxes and fire brigade taxes, shall be borne by the purchaser and shall be allocated on a pro rata basis proportionate to the thousandths.

However, the costs associated with official approvals by the relevant bodies shall be borne by the developer.

In case of modifications requested by the purchaser, requiring an adaptation of the said official documents or subsequent receptions, the developer shall be entitled to re-invoice the purchaser for the related costs in accordance with the provisions of this article.

8.9.2 Connection costs

The costs and fees for the main connection of the building to the electricity, cold and hot water and telephone (P&T and Eltrona) networks shall be borne by the developer. Connection work such as opening and closing roads and pavements, digging trenches, excavating, backfilling and restoring the site shall also be borne by the developer.

8.9.3 Costs of supplying, renting and installing private meters

For electricity, telephone, hot water, cold water and heating, the purchase or rental and installation of private meters by the distribution company or any other supplier chosen by the developer shall be borne by the purchaser, either directly, via additional invoicing by the developer, or via the co-ownership account.

8.9.4 Costs of installing and leasing fire detectors in private lots

The installation of fire detectors within private lots shall be paid for by the developer. Any monthly rental costs for the detectors shall be borne by the purchaser, either directly or via the co-ownership account. It is specified that the company that shall install and lease the fire detectors shall be chosen by the developer. A company shall visit periodically to carry out maintenance (changing batteries, cleaning, etc.).

8.9.5 Consumption and subscription fees

Consumption and network subscription fees, hereinafter referred to as consumption fees, shall be allocated as follows:

➤ Electricity and cold water in common areas

The consumption costs for electricity and cold water in the common areas shall be borne entirely by the developer until the date of acceptance of the common areas, which may occur on a building-by-building basis. The handover of the common areas shall take place with the property manager of the co-ownership, before the keys to the first flat are handed over. From the date of handover of the keys, the purchaser shall contribute to the above-mentioned costs in proportion to their share in the co-ownership via the service charges statement. It should be noted that the aforementioned monthly fee shall be charged to the purchaser via the first statement of charges to be drawn up by the co-ownership trustee.

➤ Electricity and cold water in private areas

All electricity and cold water consumption costs in the private areas shall be borne by the purchaser from the date of handover of the keys.

➤ Hot water in common areas

The costs of hot water consumption in the common areas shall be borne entirely by the developer until the date of acceptance of the common areas, which may occur on a building-by-building basis. From the date of handover of the keys, the purchaser shall contribute to the above-mentioned costs in proportion to their ownership share via the service charge statement. The developer shall contribute in proportion to the thousandths for which the keys have not yet been handed over.

Hot water in private areas

All hot water consumption costs in the private areas shall be borne by the purchaser from the date of handover of the keys.

➤ Heating

Heating consumption costs shall be borne by the developer until the date of acceptance of the common areas, which may occur on a building-by-building basis. Heating costs shall be borne by the purchaser, based on consumption, through their service charge statement, from the date of handover of the keys.

Comments

- The supply, rental and reading of all meters may be entrusted by the duly appointed representative of the co-owners' association, or failing that by the provisional trustee, to a company of the developer's choice and at the expense of the co-owners.

- To reach a correct settlement between the developer and the purchaser on the allocation of consumption costs, the developer shall instruct the designated company to carry out a complete reading of all common and private meters before the first handover of the keys to a private section. This reading shall serve as the starting point for all subsequent settlements.
- The supply, leasing and reading of meters used to allocate consumption costs between several co-owners' associations shall be the responsibility of the co-owners' association supplying the fluid to the other co-owners' associations.

8.9.6 State subsidies

Any state subsidies granted under the "low-energy" residence concept have been taken into account (deducted) in the sale prices. The purchaser shall therefore not be able to obtain any related government subsidies on their own behalf.

8.9.7 Insurance

The developer shall take out, at its own expense, a comprehensive construction insurance policy particularly covering the risk of fire, lightning, explosion and water damage until the date of acceptance of the common areas, which may occur on a building-by-building basis.

Upon acceptance of the common areas by the co-owners' association (via the property manager), the association shall take out an insurance policy at the expense of the co-ownership to cover the risks of fire, lightning, explosion and water damage to the building.

Each purchaser must take out, at their own expense, an insurance policy covering the risks of fire, lightning, explosion and water damage to their private lot, effective from the date of handover of the keys, unless such insurance is taken out by the co-owners' association.

8.9.8 Maintenance and cleaning

Private dwellings shall be cleaned before the keys are handed over. This cleaning shall be limited to an initial deep-cleaning of the windows, tiles and sanitary facilities. Any subsequent more thorough cleaning (waxing, dusting, etc.) shall be the responsibility of the purchaser.

The co-owners' association (for common areas, including shared spaces) and the purchaser (for private areas) shall be required to maintain and clean all premises, equipment and facilities in accordance with best practice from the date of handover of the keys, failing which the developer's warranty shall be forfeit.

Thorough cleaning of terraces, balconies, drains, gutters, waterproofing and other areas is essential to prevent the formation of saltpetre, blocked pipes and other problems. Moreover, they shall be required to maintain green spaces and plantings by regular cleaning and watering, removing weeds, etc.

Facade surfaces made of plaster, natural stone, brick, wood, etc., as well as roofs, zinc work, pavements, low walls, etc., may take on a greenish, reddish, greyish or blackish appearance over time due to the development of various micro-organisms. The main factors contributing to the development of these micro-organisms are the plant environment, exposure conditions, temperature, relative humidity, wind, pollution, etc. As this natural climatic phenomenon is purely aesthetic, it is excluded from the developer's two-year and ten-year warranties. Therefore, appropriate maintenance must be ensured by the purchaser.

It is specified that failure to maintain the buildings, technical installations and surrounding areas, for any reason whatsoever, for example in the absence of appropriate maintenance contracts, shall automatically cancel the developer's warranties, whether common law or contractual.

The costs resulting from maintenance and cleaning contracts for the common areas shall be borne in full by the developer until the date of acceptance of the common areas by the co-owners' association.

The purchaser shall contribute to the above-mentioned costs in proportion to their share of the building via the service charge statement. The maintenance and cleaning contracts for the common areas shall include, in particular, lifts, roofs and rainwater or runoff drainage systems, all technical installations, plantings, water features, green spaces, stairwells, etc.

The costs of maintenance and cleaning contracts for private areas shall be borne by the purchaser from the date of handover of the keys.

8.9.9 Property tax

Property tax is always payable by the purchaser, in accordance with the provisions of the notarial deed documenting the acquisition of the land and/or buildings.

8.9.10 Other costs

All other costs not listed above but which are usually considered to be costs for the common areas shall be borne in full by the developer until the common areas are handed over.

All other costs not listed above but which are usually considered to be costs for the private areas, shall be borne by the purchaser from the moment the keys are handed over.

8.9.11 Other provisions

The developer may appoint a provisional property manager when the co-ownership regulations are drawn up, subject to ratification by the first general meeting to become definitive. In any event, this provisional property manager shall have the power to represent the co-owners until the first general meeting and, in particular, to take delivery of the common areas of the building with the developer before the very first handover of keys.

To cover the various costs referred to in this article, this provisional property manager may request an extraordinary advance payment from the co-owners. In such cases, a special account shall be opened for the payment of advances and for the settlement of invoices relating to the aforementioned costs. As soon as the permanent property manager has been duly appointed, the special account with its balance, as well as a detailed statement of the advances and invoices paid, shall be transferred to them upon first request.

As the date of handover of the keys is an important piece of information for the correct allocation of the above-mentioned costs, it is specified that if the purchaser, after having been correctly and duly summoned, fails to appear, the developer and/or the representative of the co-owners' association may, as of right, commence the purchaser's contribution to the said costs from the date of handover of the keys specified in the said notice, which the purchaser accepts by signing this document.

8.10 TWO-YEAR AND TEN-YEAR WARRANTIES

As regards the two-year and ten-year guarantees, reference is made to the contractual provisions binding the parties. In the absence of contractual provisions, common law shall apply.

8.11 WRITTEN FORM

The provisions and descriptions mentioned in this notice are subject to change depending on changes in standards, construction requirements, any instructions issued by the Luxembourg government, the inspection office or any unforeseeable circumstances at the date of signing the sales contract.

Where applicable, any changes to this notice shall be notified in writing to the purchaser and shall be the subject of an amendment to the sales contract.

Consequently, any verbal agreements and promises shall be considered null and void if they have not been confirmed in writing by the developer.

8.12 JURISDICTION

The courts of the Grand Duchy of Luxembourg shall have sole jurisdiction to hear disputes concerning this document.

8.13 ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE PROPERTY DETAILS

The undersigned declare that they have received a copy of these property details, have read and approved the same, and undertake by their signature(s) to accept and comply with these property details.

Drafted in two original copies in Luxembourg, on

The Purchaser The Developer