

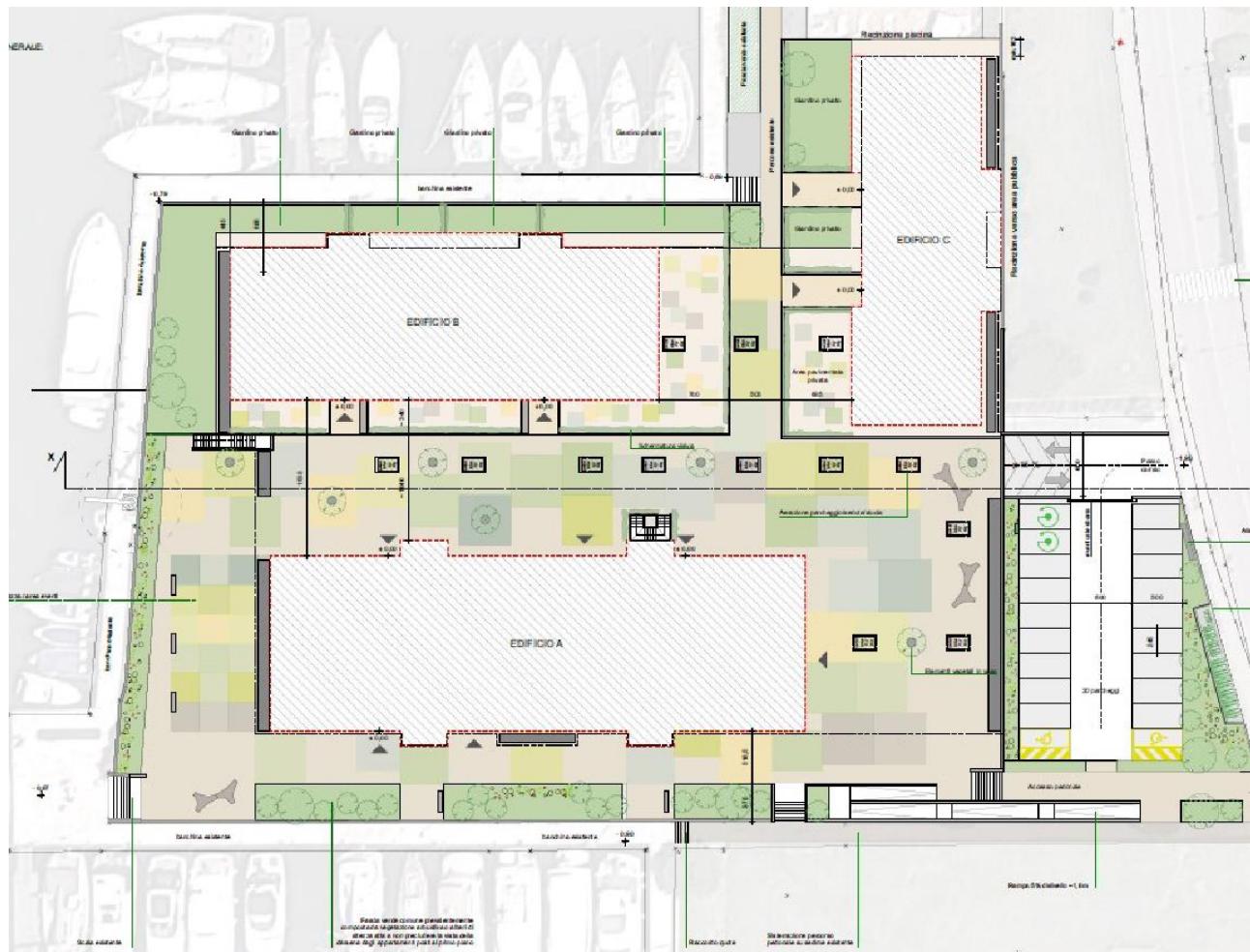


**CONSTRUCTION OF THREE BUILDINGS WITH UNDERGROUND PARKING AT THE "DARSEN
A DELL'OROLOGIO" DEVELOPMENT, SECTOR "L" - LOTS 12, 13, AND 14, CAORLE**

www.residenceponente.com

TECHNICAL SPECIFICATIONS

The "Darsena dell'Orologio" complex will be built in the municipality of Caorle. It will be made up of three buildings "A", "B" and "C", and will have the following layout:



The buildings will have a shared basement floor used for garages distributed as shown on the attached plan.



There will be two lifts in each of the three buildings to access the various floors from the basement.

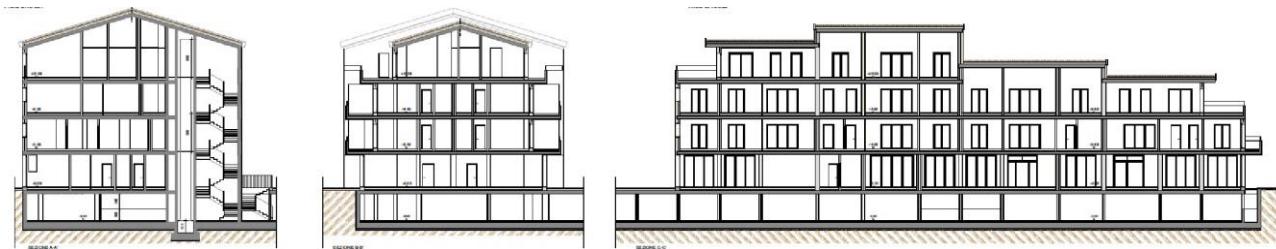


Building "A" with the following façade view

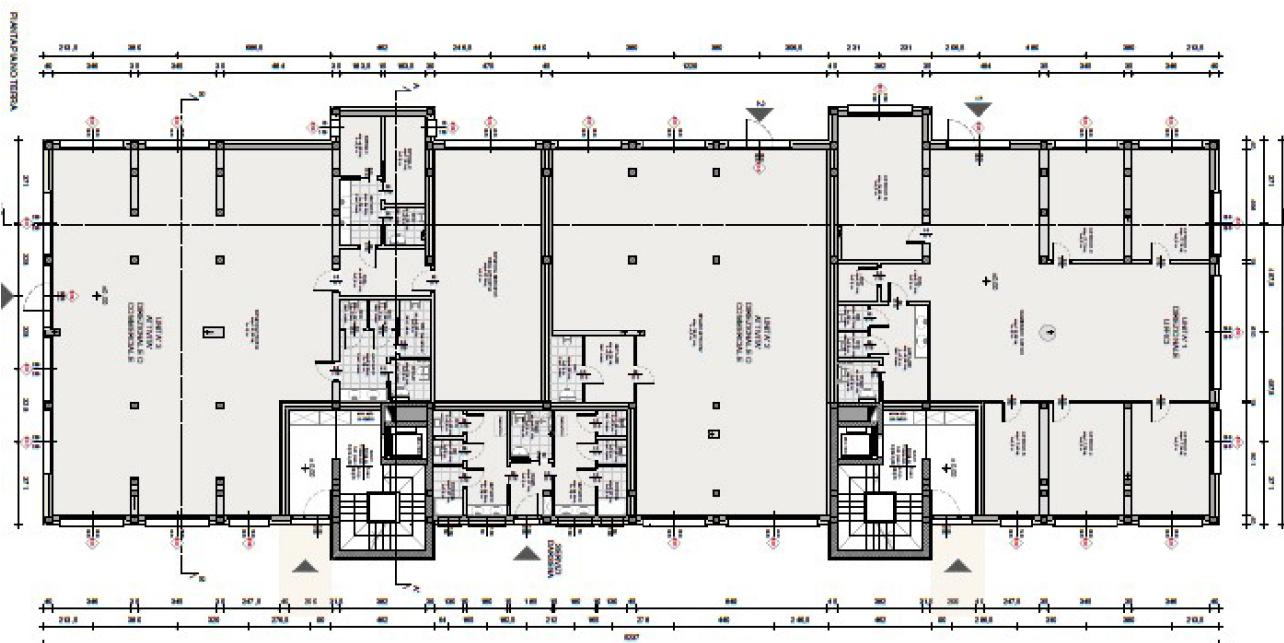




And cross-section

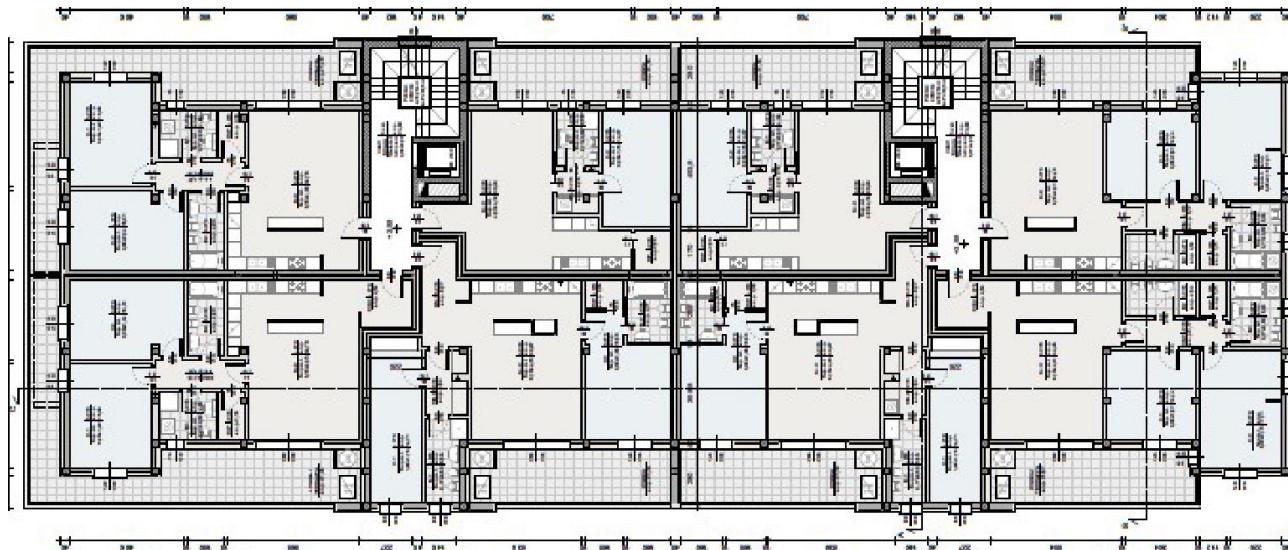


The ground floor will host administrative areas, retail spaces, and offices of various sizes.

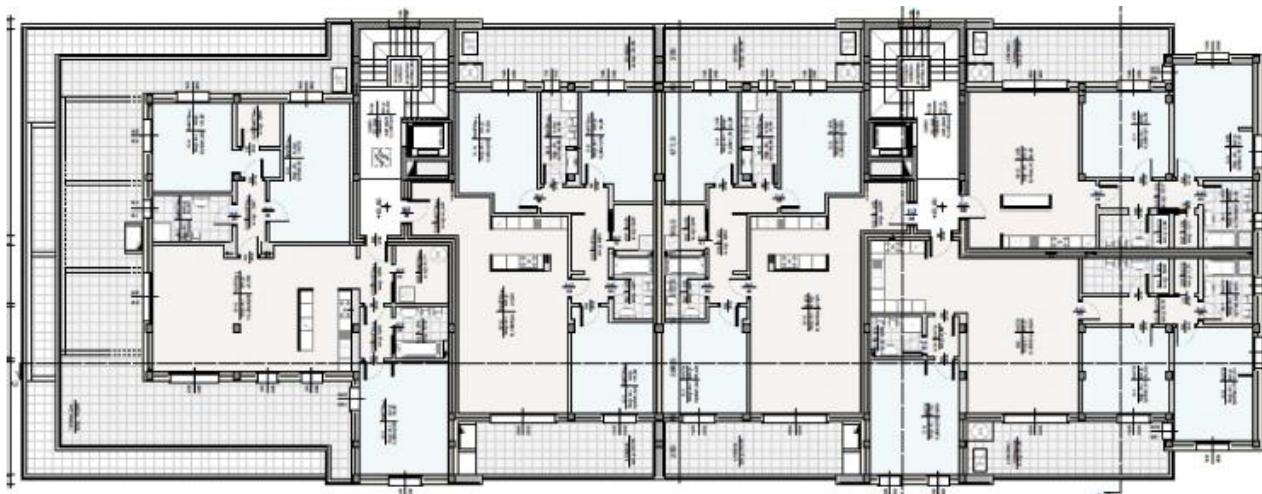




While the upper floors will be used for residential purposes, namely
- on the first floor, 8 apartments;



- on the second floor, 5 apartments;



- on the third floor, 2 apartments;



The building will have three different apartment layouts as can be seen from the attached plans:



Type 1

Consisting of a kitchen, living/dining room, two bedrooms, two bathrooms, one of which is intended as a laundry room, and a terrace/loggia.

Type 2

Consisting of a kitchen, living/dining room, one bedroom, one bathroom, and a terrace/loggia.

Type 3

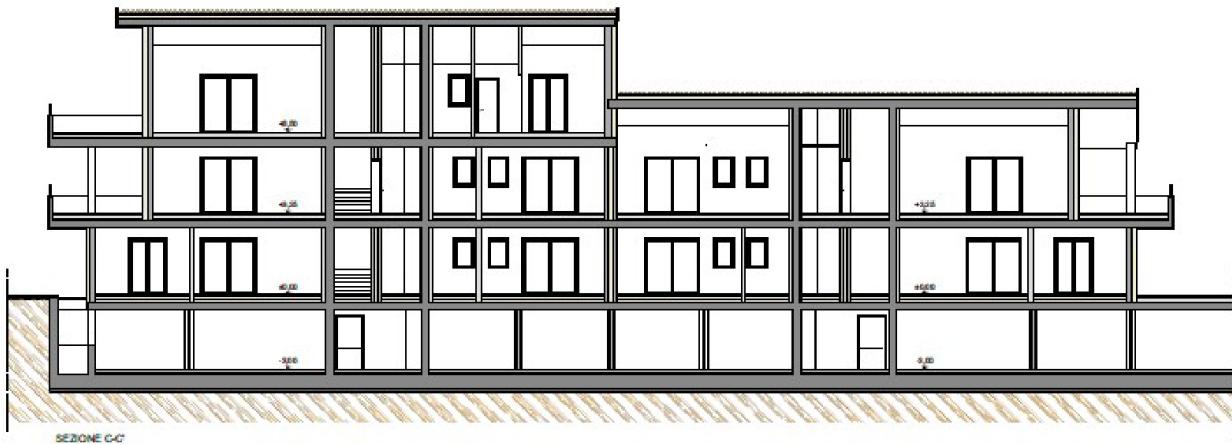
Consisting of a separate kitchen, living/dining room, three bedrooms, two bathrooms, one of which is intended as a laundry room, and a terrace/loggia.

Building "B" with the following façade view



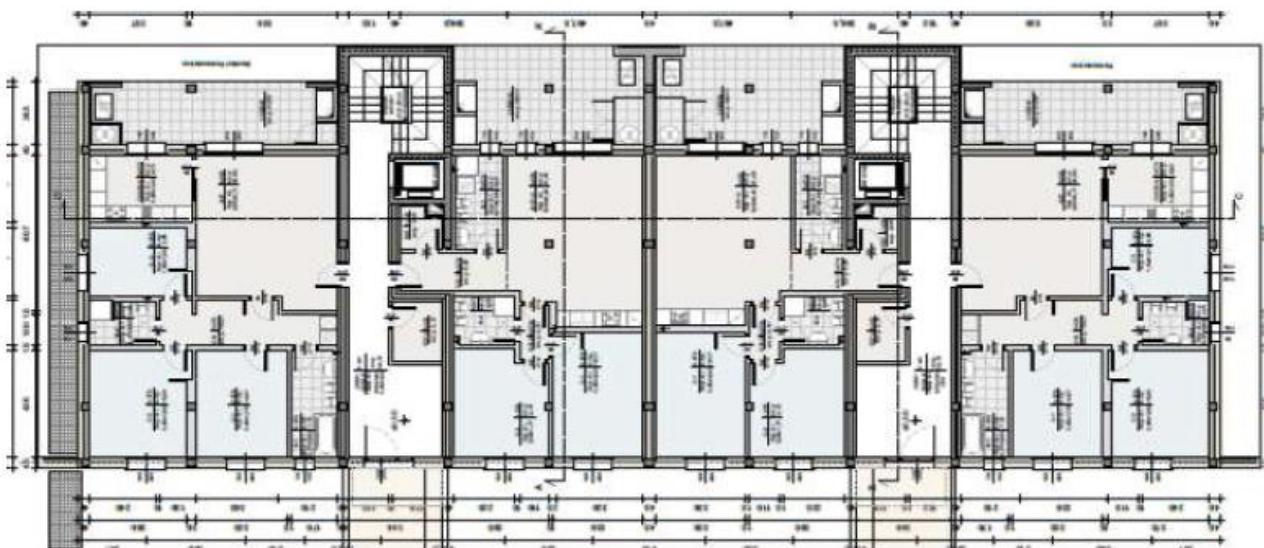


And cross-sections



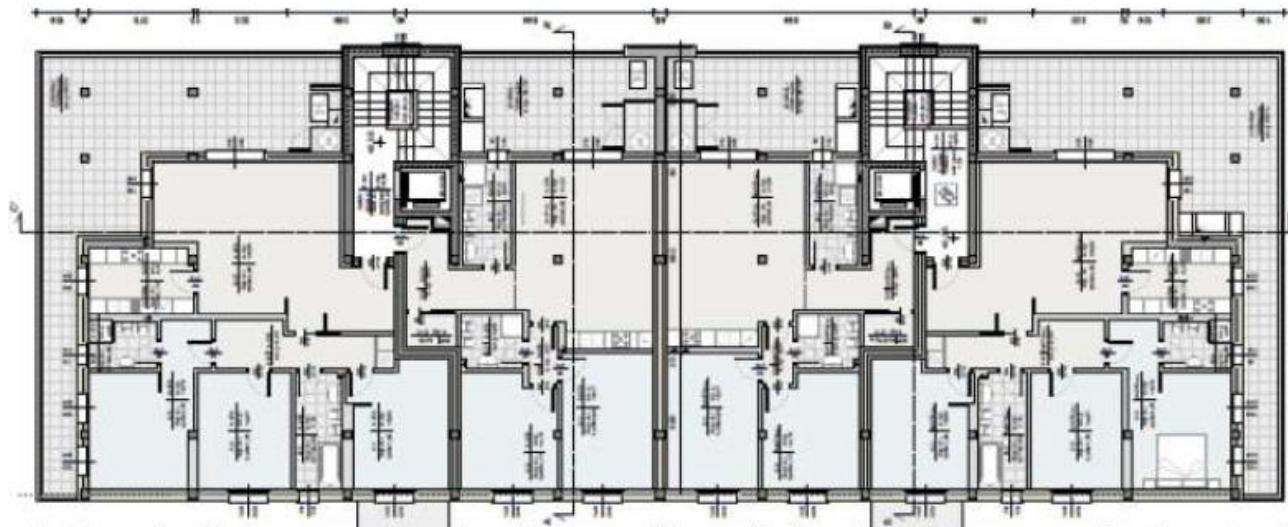
Will be used exclusively for residential purposes, namely

- on the ground floor, 4 apartments;

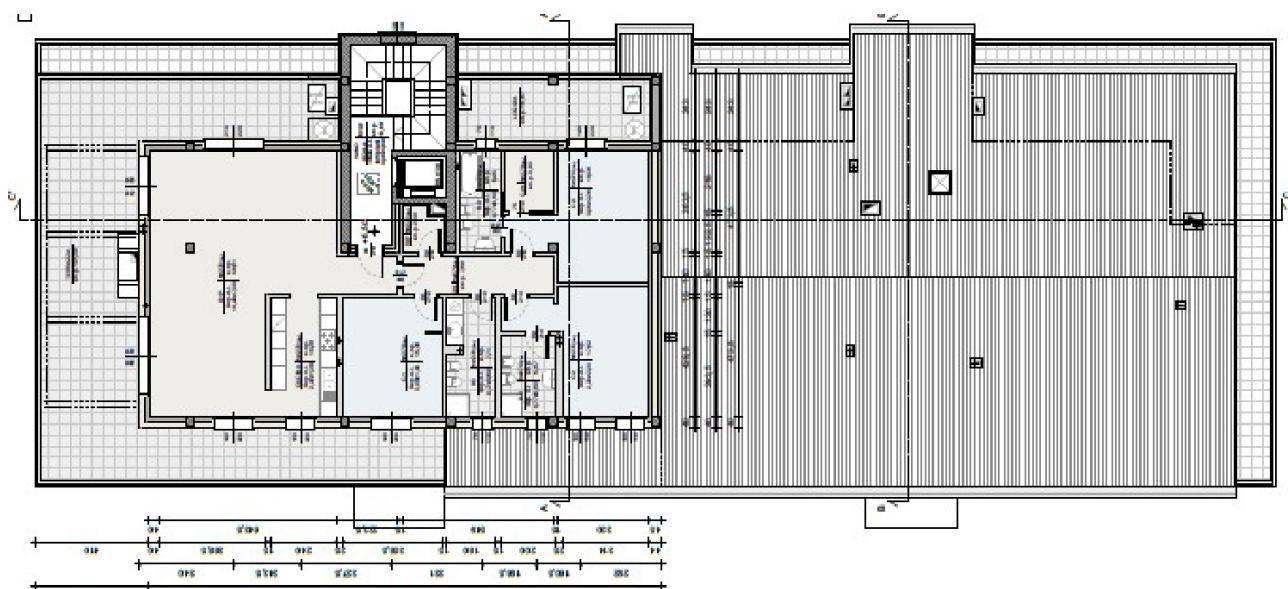




- on the first floor, 4 apartments;



on the second floor, 1 apartment;



The building will have two different apartment layouts as can be seen from the attached plans:

Type 1

Consisting of a kitchen, living/dining room, two bedrooms, two bathrooms, one of which is intended as a laundry room, and a terrace/loggia.

Type 3

Consisting of a separate kitchen, living/dining room, three bedrooms, two bathrooms, one of which is intended as a laundry room, and a terrace/loggia.

CONCRETE STRUCTURES (foundations, load-bearing structure, floors, roof, loggias, and stairways)

All structures in reinforced concrete (type of concrete and diameter of reinforcing steel) will be in accordance with the project drawings, statistical calculations drawn up by a qualified architect; they will also comply with current anti-seismic regulations.

- The foundations will be made up of piles.
- The load-bearing structure, from the ground floor to the roof, will be made of concrete pillars and partitions.
- The floor slabs will consist of solid concrete slabs, according to the structural design.
- The floors of the loggias (terraces) will be made of lightweight concrete or concrete slab.
- The roof slab will be of the "inverted flat roof" type made of lightweight concrete, duly waterproofed and insulated.
- The internal staircase will be made of concrete.

MASONRY – PARTITION WALLS – WALLS

The external and internal walls will be built as follows:

- The external curtain walling will be made of bricks with a thickness of 25 cm.
- The internal partition walls will be made of perforated bricks with a thickness of 8/12 cm.
- The partition walls between the residential units will be built in accordance with the provisions of the "acoustic" regulations in force; insulating fibrous panels will be used in combination with brick partition walls, ensuring compliance with the minimum acoustic requirements prescribed by law.

WATERPROOFING - INSULATION

- The waterproofing at the foot of the walls on the ground floor will consist of a double reinforced prefabricated sheathing, with polyester film, such as "Viapol" or similar; the first sheath will be placed before laying the first row of brick blocks, the other before laying the second row of brick blocks.

- The terraces will be waterproofed with two coats of "Mapelastic" or a similar product with the same characteristics, with synthetic mesh reinforcement in between. All "thermal" Insulations will comply with the regulations for the reduction of energy consumption in order to guarantee the planned Energy Class.

- The external perimeter walls will have thermal insulation cladding, according to the thicknesses and methods specified in the thermal report and regulations, and constructed in compliance with the current legislation.

All "acoustic" insulations will be implemented according to the minimum requirements prescribed by the current law and in compliance with the directives of the Site Management

- The partition walls between the residential units and the interfloor slab will be acoustically insulated with suitably selected fibrous panels.

PLASTERING - PAINTING

- All internal surfaces will be finished with traditional plaster, using a smooth finish (using pre-mixed mortar based on hydraulic lime or gypsum)

- The interior walls will be finished with two coats of breathable white paint, the first will be sprayed and two coats, the first coat applied by spray and the second coat applied by roller
- The external walls will be fitted with a layer of thermal cladding.

FLOORS – WALL COVERINGS – WINDOW SILLS and DOOR THRESHOLDS

- Indoor floors in porcelain stoneware tiles, measuring 20x20/30x30 cm (or a different size to be chosen by the Site Management), laid with adhesive (reference purchase price €/m² 20.00).
- The external floors in glazed porcelain stoneware tiles, resistant to sudden temperature changes, frost and acids, for non-slip residential areas.
- The bathroom walls will be covered with first choice porcelain stoneware tiles measuring 20x20 cm (or different sizes to be chosen by the Site Management), laid with adhesive, on four walls for a maximum height of 2.00 m (reference purchase price €/ m² 20.00).
- The interior floors in the bedrooms will be in engineered wood planks, consisting of a 5 mm thick top layer and birch plywood underlay with tongue and groove profiles: with a pre-painted surface, total thickness 12.
- The interior skirting boards will be made of wood, in the same Ral as the interior doors.
- The skirting boards of the terraces and stringcourses will be cut from the stoneware used to make the floor.
- The window sills and thresholds will be made of 3 cm thick “Trani” marble slabs, grouted, smoothed and polished, complete with drip moulding.

IRONWORK

- The parapets of the terraces will be made of concrete and a railing on top, in galvanised and painted round iron profiles in a simple design.
- The parapets of the communal staircases will be made of plain round iron profiles, in compliance with the reference standards in force.

INTERIOR AND EXTERIOR DOOR AND WINDOW FRAMES

The doors and windows will be made as illustrated in the plans

In the apartments as in the other units there will be:

- An armoured entrance door with internal panelling in the same colour as the interior doors and an external panel in the colour chosen by the Site Management, with a drill-proof cylinder, half handle on the inside and steel knob on the outside.
- Hinged, solid panel, hollow-core and veneered interior doors in white Ral 9010, with satin-finish steel manoeuvring and support fittings chosen by the Site Management, with variable dimensions depending on the project.
- Industrially manufactured concealed sliding internal doors with honeycomb door leaf hollow-core doors with veneered edges.
- External doors and windows in wood/aluminium, in the colour exclusively chosen by the Site Management, complete with double glazing, argon gas, transparent safety glass, satin-finish steel manoeuvring and support fittings, satin-finish steel handles (or the colour chosen by the Site Management). They will be of the dimensions prescribed by the project, of the single- or double-leaf

type, equipped with a tilt-and-turn mechanism and made in compliance with current safety, thermal and acoustic transmittance regulations.

- The external doors and windows will be fitted with wooden shutters painted with water-soluble single-component, smooth marine plywood.

The external doors and windows of the communal parts (stairwell and communal entrance) will have the same characteristics as those planned for the apartments. The condominium entrance door will be electro-wired, complete with a lock opening mechanism controlled by the video intercom inside each apartment. The doors of the technical rooms and the panels covering the meter compartments will be made of aluminium in the colour that will be at the exclusive discretion of the Site Management.

FIREPLACES - DRAINS - VENTS

All cooking areas in the apartments will be served by a PVC duct with a diameter of 100 mm, complete with off-roof turret or cupola and condensation collection, built according to the plan and specifications.

The duct may be moved, subject to prior authorisation by the Site Management and in any case depending on the progress of the building project.

Ventilation of the kitchens will be ensured by a hole made in the lower part of the external wall and protected, internally and externally, by a plastic grid complete with netting.

GUTTERS

Gutters, rain gutters, covers and downpipes will be made of coloured 10/10 aluminium sheet metal in an appropriate length.

ELECTRICAL SYSTEM

The electrical system will be installed in accordance with the project and the relevant regulations. The apartments, offices and retail units will be equipped as follows:

Electrical control box for the building

Lighting system excluding luminaires inside the apartments. Power system with 10/16 A sockets.

TV system sockets

Summer/winter heating supply points

Photovoltaic system of the type and characteristics as specified by the electrical project executed during the design phase and in compliance with current regulations.

The control points will be in white plastic material with technopolymer plates, also white.

The condominium electrical system will be designed in accordance with the project and the relevant regulations.

WINTER-SUMMER AIR-CONDITIONING SYSTEM

The system will be installed in accordance with the project and the relevant regulations.

The apartments, as well as the offices and retail units, will be equipped with a self-contained air-conditioning system (winter and summer) powered by an air/water heat pump, consisting of an

outdoor unit located in the terrace/loggia and two indoor split units, controlled by a programmable thermostat to regulate the room temperature.

The bathrooms will be fitted with an electric towel warmer radiator.

The design, construction and testing of a technical systems will comply with the rules and regulations on energy saving.

PLUMBING AND SANITATION SYSTEM

The various units will be provided with their own drinking water meter placed at the point outside from which the water is fed into the internal water system. The water supply will be distributed by means of plastic pipes. The drainage and venting system of the units will use acoustically insulated under-floor piping of the Geberit or similar type with socket joints.

Domestic hot water will be produced by means of a boiler.

Water will be supplied to:

Kitchen

- Hot and cold water connection with drain for sink positioned at +40 cm from floor level, in the position indicated by the Site Management.
- connection and drain for washing machine

Bathroom

- washbasin in white vitrified porcelain complete with single lever mixer, pop-up drain, siphon, supply pipe is not included in the storage unit and support.
- floor-standing toilet bowl, in white vitrified porcelain, complete with Geberit or similar in-wall cistern, complete with white heavy type seat,
- floor-standing bidet, in white vitrified porcelain, complete with single-lever mixer, pop-up drain, siphon, supply pipe
- floor-level shower tray measuring 70x70/80x80 cm, complete with external single-lever mixer complete with rod and shower with wall support, drain, siphon excluding shower cubicle.

Brand and model of the sanitary fittings and faucets will be at the Site Management's exclusive discretion.

LIFT/ELEVATOR

The lift/elevator will comply with the Lift Directive 2014/33/UF, European standards EN 81.20 and EN 81.50, Amendment A3 and Law 13/89 - Italian Ministerial Decree N. 236/89. It will be operated electrically, with no. 3/4/5 stops, and the cabin and landing doors will have two automatic double doors.

EXTERNAL CONSTRUCTIONS AND COMMUNAL AREAS

All the utility lines (underground and otherwise) for the technical systems, those for the supply of electricity, water, telephony, and the collection and discharge of wastewater (rain / sewage / white water) with the relevant connections to the supplier's connection lines and to the public sewerage system will be installed in the outdoor open area. Two-compartment concrete condensate-grease

tanks of a capacity appropriate for the number of people/users will be installed, as well as manholes complete with cast-iron or concrete manhole covers for inspection. The sewer system will comply with municipal regulations.

The uncovered area intended for parking, driveways and footpaths will be built in self-locking concrete blocks (concrete pavers) laid on a bed of split gravel after preparation of a suitable substrate, with a sheet of woven/non-woven material, and a layer of stabilised soil for the final paving.

FINAL/EXPLANATORY NOTES

The contents of these specifications may be subject to changes during the course of construction due to adaptations to the architectural, structural and technological projects, to regulatory changes, and to changes in the choice of construction and finishing materials, which may lead to variations in the size of the apartments, in the distribution of the outdoor area, and in certain aesthetic features of the building project. The choice of the type, characteristics, and brands of construction and finishing materials are at the exclusive discretion of the Site Management, subject to the manufacturer's consent. The to check has the exclusive right to supply and install the materials and finishes for which he is liable in terms of guarantee and liability. On the contrary, the developer will not provide any guarantee, nor will it assume any liability for those materials chosen by the Buyer other than those chosen, foreseen and deemed to be suitable/compliant by the Site Management/developer, even if supplied and laid by the same developer at the Buyer's request.

The developer also has the right to decide whether or not to allow the Buyer to make changes during the course of the construction work, subject to the opinion of the Site Management and depending on the progress of the work. The Buyer acknowledges and accepts that the description of these technical specifications, the drawings/plans attached to the sale agreements and any renderings drawn up for advertising purposes are to be understood as general and not binding and that the purchase is based on individual units within the condominium, not their size. The standard of construction and finishing in terms of quality and compliance with legal requirements will in any case be guaranteed.

Caorle,

Read, approved and signed in duplicate

**DEVELOPER/SELLER
BUYER**