GONDERANGE PROJECT – RUE DE L'ECOLE
BUILDING SPECIFICATIONS

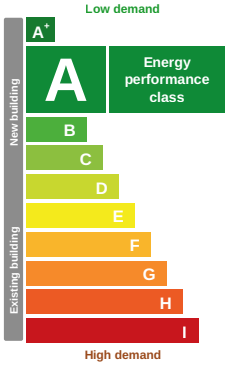








Energy performance class



Thermal insulation class

B

Energy performance class
The energy performance class of the building is determined on the basis of its ***primary energy demand***. The primary energy demand takes into account the ***thermal envelope*** as well as the ***technical installations*** of the building. It also takes into account the ***environmental impact*** of the energy source used.

Thermal insulation class
The thermal insulation class is determined on the basis of the ***heating demand***. The heating demand takes into account the ***thermal quality*** of the walls, roofs, floor slabs and windows, as well as the ***type of construction***, the ***quality of workmanship*** and the ***orientation*** of the building.

Performance level
The classification ranges from A+ (best class) to I (worst class).

A. PRELIMINARY PROVISIONS

These specifications form a whole with the sales contract and the construction plans, and are intended to describe the execution and finishing of the property sold. They are drawn up in accordance with the Grand-Ducal Regulation of **3 September 1985** and shall serve as the basis for invoicing in the event of changes to the works requested by the Purchaser.

The construction plans annexed to these specifications may only be considered final and contractually binding once all administrative permits have been obtained. The Developer may make technical modifications deemed necessary for the proper completion of the project, provided they do not affect the architectural design of the building. Any such modifications shall not give rise to any claim by the Purchaser.

The structural, thermal and energy studies, as well as those for the technical installations, are entrusted to independent professionals with recognised qualifications and experience.

Only first-class contractors will be commissioned for the works of the various trades.

An inspection office acting within the framework of the ten-year and two-year warranty insurance will be responsible for on-site inspections and for checking the technical plans.

An airtightness test (blower-door test) is carried out and an energy performance certificate is issued to the Purchaser, attesting to the energy performance of the building.
These specifications and the plans are complementary. However, only the data contained in these specifications shall be considered binding. The furniture (wardrobes, cloakrooms, kitchens, etc.) and the decorations shown on the plans are for information purposes only, unless the Developer specifies otherwise in these specifications.

The thickness of the walls, the location and cross-section of columns, beams and lintels, the room heights, the thickness of the floor slabs and the thickness and quality of the components of the insulation system are indicated on the Architect's plans, subject to express confirmation by the calculations of the engineering consultants. Any change may be carried out without the prior consent of the Purchaser, the consulting engineer's plans and the energy calculation being authoritative.
It is expressly agreed between the parties that all works must be carried out by trades contracted by the Developer in order to ensure the smooth progress of the works, and may under no circumstances, either partially or completely, be withdrawn from the Developer and carried out by the Purchaser's own contractors.
The selection of materials and finishes is to be made with the contractors engaged by the Developer.

Site visits by the Purchaser may only take place in the presence of a representative of the Developer and by appointment. The Purchaser is not authorised to access the site alone. In the event of unauthorised access, the Purchaser shall bear full responsibility for any incident, accident or damage.
All verbal agreements and promises shall be considered null and void unless confirmed in writing by the Developer.

B. CHARGES AND TAXES

Charges payable by the Purchaser:
- Property tax from the date of the notarial deed, for the share relating to the lot acquired.
- The costs of installing and connecting the individual private meters (water, electricity, heating, etc.).
- The fees for the private connection to the P&T network and to the collective aerial (if applicable).
- Municipal taxes.
- Building permit taxes and charges (where the building permit application was submitted or obtained by the Developer, the taxes and charges paid to the municipal administration will be re-invoiced to the Purchaser).
- In the event of changes, the related costs and fees.
- Fire insurance premiums from the date of the notarial deed.

C. STATE FINANCIAL AID

The subsidies have already been deducted from the advertised price. The Developer will submit the aid applications to the competent authorities and will remain the beneficiary of the aid granted.

D. DELIVERY PERIOD

Handover of the building is scheduled within 16 months from the signing of the notarial VEFA deed (sale of a property under construction), for execution in accordance with this description, except in cases of force majeure beyond the Developer's control.
In the event of a delay in the execution of the works attributable to the Developer, the latter shall pay the Purchaser a daily compensation of one hundred euros (€100.00) per working day of delay.
Legitimate grounds for suspending the delivery period include, in particular, any external event forcing the Developer to suspend the works, such as pandemics, natural disasters, revolutions, wars and their consequences, strikes, lock-outs, bankruptcy, insolvency, site accidents, receivership or liquidation of the assets of any of the companies carrying out the works, administrative or judicial orders to suspend or stop the works (unless such orders are based on faults or negligence attributable to the Developer), or any other event beyond the Developer's control.
Should a case of force majeure or a legitimate ground for suspending the delivery period arise, the scheduled completion date shall be postponed by a period equal to that during which the event in question prevented the works from continuing.
It is understood that the above period relates exclusively to the works covered by the sale concluded between the Developer and the Purchaser.
Any modifications requested by the Purchaser may extend the stated period.

E. ADDITIONAL TIME

In order not to disrupt or delay the execution of the works or the schedule established by the Developer, any change request must be submitted in good time, and the Purchaser's approval must be given within the deadlines set by the Developer at that time. Where the Purchaser modifies supplies, the Developer can under no circumstances be held responsible for delays in the finishing and handover of the property. Should the Purchaser wish to select materials and/or technical installations and/or any fittings other than those provided for in the standard execution of these specifications, the Purchaser accepts automatically, without the Developer having to notify each time, that any additional time resulting directly or indirectly from such choices shall extend the overall period set out in the notarial deed by operation of law.

F. DEED OF SALE AND PAYMENT TERMS

The following are payable upon signing of the notarial deed: the land share, the architect's and consulting engineers' fees and costs and, where works have already commenced, the share for the part of the works already completed.
The notarial deed fees are borne by the Purchaser.
The construction lump sum is payable in staged instalments as the works progress, according to the payment schedule below.
The full amount of the works provided for in the contract must be paid no later than at the handover of the keys. Failing this, the Developer is entitled to refuse to hand over the keys.

Payment schedule:

● On completion of the foundations	10 %
● On completion of the ground-floor slab	10 %
● On completion of the first-floor slab	10 %
● On completion of the top-floor slab	10 %
● On completion of the roof	10 %
● On completion of window installation	15 %
● On completion of the embedded electrical and heating/plumbing installations	15 %
● On completion of the plastering works	5 %
● On completion of the façade	5 %
● On completion of the screeds and tiling	5 %
● 14 calendar days before acceptance or handover of the keys	5 %
Total	100 %

The Purchaser expressly declares acceptance of the payment schedule and undertakes to pay the related invoices, as well as any index adjustments, within 8 days, failing which the seller shall be entitled to charge late-payment penalties. The price is not subject to inflation and is therefore not revisable.

G. SUPER-REDUCED VAT RATE OF 3%

Upon signing of the notarial deed, the Developer will complete, together with the Purchaser, the application forms for the super-reduced VAT rate of 3% and submit

them to the Administration de l'Enregistrement, des Domaines et de la TVA (Registration Duties, Estates and VAT Authority). Should the Administration not approve the application, the seller will be obliged to invoice the works at a VAT rate of 17%.

H. SELECTION AND MODIFICATION OF THE SPECIFIED SERVICES

a. Purchaser's choices

The Purchaser may choose other materials or appliances to replace those provided for in these specifications and may change the interior partitions to suit their taste, within the limits of technical feasibility, provided that such changes in no way affect the load-bearing structure or the external appearance of the building, and within the range of options offered by the Developer. The Purchaser will be invited in good time by the Developer to validate the fittings and equipment set out in the specific description below, relating essentially to:

- sanitary appliances and accessories
- floor and wall coverings
- interior doors
- the locations of sockets and electrical points
- interior joinery (doors, etc.)

For this purpose, the Purchaser will be invited in good time by the Developer. All modifications require the prior approval of the Developer and a written request from the Purchaser.
The Purchaser must state their choice within 3 weeks of the Developer's invitation. Failing this, the standard materials and the simplest locations will be used by the various trades in accordance with this description.
Where a material or supply other than that proposed in the specifications is chosen, the Purchaser shall request from the Developer the surcharge resulting from their particular wishes.
The Purchaser shall bear in full all additional costs arising from such changes, including the costs of studies to be carried out by the architect and the consulting engineers.

b. Additional modifications

Any additional or modification work before acceptance must be carried out by trades contracted by the Developer in order to ensure the smooth progress of the works. The selection of materials and finishes is to be made with the contractors engaged by the Developer.
The Purchaser undertakes to wait for the acceptance of the property at the end of the works before having any installation carried out by tradespeople not engaged by the Developer (e.g. kitchen installation, built-in cupboards, etc.).
It is hereby agreed that non-compliance with this clause automatically and without further notice releases the Developer from liability for damage caused by third parties. Should works be carried out without authorisation in the name and on behalf of the Purchaser by firms not mandated or contracted by the Developer before acceptance, the Purchaser expressly releases the Developer from any warranty whatsoever relating to all works carried out.

c. Reserve stock

The buyer must provide for a reserve of tiles and parquet, which is not included in the sale price. If the tiles or coverings are no longer available on the market and no reserve has been set aside for a repair to be carried out by the contractor (for example under the ten-year warranty), the Developer cannot be required to replace all of the tiles or coverings.

d. Cost reductions

Any modifications made at the Purchaser's initiative which result in cost reductions on the supplies and works provided for herein shall not entitle the Purchaser to any refund.

I. TWO-YEAR, TEN-YEAR AND COMPLETION GUARANTEES

The building is covered by a completion guarantee, a ten-year guarantee (structural works) and a two-year guarantee (minor works) as provided for by law.

J. INSURANCE

The Purchaser must insure the house against fire throughout the construction phase. Upon completion of the works, the Purchaser informs their insurer, who then converts the existing contract into a final contract with full coverage.
The Developer is insured, in its capacity as project owner, for civil liability for any damage that may arise from defects attributable to it, and the trades active on the site are also insured for professional civil liability.

K. ACCEPTANCE

Acceptance and confirmation of completion of the property will take place at the Developer's invitation. They will be recorded in an acceptance report signed by both parties in the presence of each other, who will then release the bank completion guarantee, allowing the keys to be handed over (Art. 1601-7 of the Law of 28 December 1976). The final payment instalment in full and final settlement, including the balances of any additional works, must be paid no later than 14 days before the handover of the keys, which may take place together with the acceptance.

L. CLEANING

The house is delivered in a clean condition. Final cleaning is the responsibility of the Purchaser.

M. MAINTENANCE

After acceptance of the works, the Purchaser, who alone is responsible, must ensure the maintenance of the façades, blinds and surroundings in order to preserve their appearance and longevity (in particular against the build-up of dirt, moss, algae and air pollutants).

1. DESCRIPTION OF THE BUILDING

1.1. STRUCTURAL WORK

1.1.1. Structural design

A structural study of the building will be carried out by a firm of consulting engineers. The thickness of the walls, the location and cross-section of columns, beams and lintels, the room heights, the thickness of the floor slabs and the thickness and quality of the components of the insulation system are indicated on the Architect's plans, subject to express confirmation by the calculations of the engineering consultants.
Any change may be carried out without the prior consent of the Purchaser, the consulting engineer's plans and the energy calculation being authoritative.

1.1.2. Excavation

Bulk excavation removed for the new construction; excavated material free of topsoil may be reused for backfilling.

1.1.3. Foundation slab

Reinforced concrete foundation slab in accordance with the structural calculations, instructions and plans of the consulting engineer. The ground slab comprises a hardcore layer beneath the slab, a layer of fine sand, a plastic membrane and reinforced concrete of a thickness defined according to the instructions and plans of the consulting engineer.

1.1.4. External and load-bearing walls

The external load-bearing and façade walls will be built with insulating blocks of the **POROTON** type or an equivalent material with similar thermal and mechanical performance.
These elements will have a nominal thickness of **42.5 cm** and will be installed in accordance with good building practice, the manufacturer's instructions and the standards and regulations in force in the Grand Duchy of Luxembourg.
In particular, they will provide:

- thermal insulation compliant with the applicable energy requirements,
- acoustic insulation suited to the use of the building,
- appropriate mechanical strength,
- optimal durability of the structure.



1.1.5. Non-load-bearing walls and partitions

Non-load-bearing walls and partitions are built with 11.5 cm concrete blocks laid in cement mortar. Opening lintels are made of precast or cast-in-place reinforced concrete depending on the loads to be supported.

1.1.6. Floor slabs

Standard floor slabs in reinforced concrete, thickness according to the structural calculation.

1.1.7. Staircases

Staircases and steps in reinforced concrete according to structural requirements and the plans of the consulting engineers.

1.1.8. Downpipes and main drainage

The wastewater treatment system is adapted to the municipality's guidelines. The wastewater and rainwater collection pipes are made of synthetic material and fitted with non-return valves. Their diameter is adapted to their purpose.

1.1.9. Empty ducts for P&T, electricity, water and aerial connections

4 empty ducts with a diameter of 50–100 mm are placed in the foundation for the P&T, electricity, water and aerial connections.

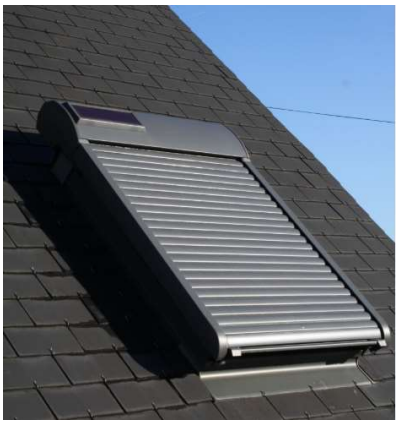
2. ROOF

Main building

The roof of the main building will be built with a traditional timber frame, sized in accordance with the standards in force.
High-performance rock-wool thermal insulation will be installed to ensure a high level of thermal comfort and to meet the energy requirements applicable in the Grand Duchy of Luxembourg.
The roof covering will be made of natural slate, laid in accordance with good practice and the manufacturer's instructions, ensuring durability, weather-tightness and aesthetic quality.



Velux-type (or equivalent) roof windows will be fitted with high-performance triple glazing and an external blind system, providing effective solar protection and optimal thermal comfort in all seasons.



An empty technical duct will be provided in the roof to allow, where applicable, the subsequent installation of a photovoltaic system, as an option for the Purchaser.

Adjoining garage

The adjoining garage will be covered by a flat reinforced-concrete roof.
This roof will be provided with thermal insulation suited to the use of an unheated room, protecting against climatic variations and limiting heat loss.
Waterproofing will be provided by a membrane of the **Alwitra** type or equivalent, ensuring durable protection against water infiltration.
The whole will be carried out in compliance with technical standards, good practice and the applicable regulations.

3. EXTERNAL JOINERY

3.1. Entrance door

The entrance door is made of aluminium in the same colour as the window frames. Dimensions according to the architect's plan.

3.2. Windows and French windows

Windows and French windows will be made of high-quality PVC profiles fitted with high-performance energy-efficient triple insulating glazing.
The joinery will be provided with external aluminium cladding, ensuring enhanced weather protection, greater durability and a high-quality finish.
The model, colours and finishes will be determined by the Developer in order to ensure architectural and aesthetic harmony across all the homes in the project.
Installation will be carried out in accordance with the standards in force, the manufacturers' instructions and good practice.

External window sills in aluminium or PVC, in the same colour as the windows.



3.3. Garage door

The garage door will be a Hörmann® (or equivalent) sectional door made of insulated panels, ensuring good thermal and acoustic performance.
It will be in the same colour as the window frames, to ensure aesthetic harmony with the façade as a whole.
Opening and closing will be operated by a remote-controlled electric motor. Two remote controls will be supplied with the equipment.
The dimensions of the door will be defined in accordance with the architect's plans.
Installation will be carried out in compliance with the standards in force, the manufacturer's instructions and good practice.

3.4. Sun protection and blackout
Ground floor

On the ground floor, the openings and windows will be fitted with external aluminium blinds with adjustable horizontal slats, with the exception of the roof windows and the side window next to the entrance door.
These blinds will be individually controlled by switch.
The model, colour and finishes will be determined by the Architect and/or the Developer to ensure aesthetic harmony across all the homes in the project.

Upper floor
On the upper floor, the bedroom windows will be fitted with electric aluminium roller shutters, providing effective blackout ("Verdunkelung") and ensuring optimal comfort for rest.
The shutters will be motorised and individually controlled.

3.5. Alarm contacts

The opening windows and French windows on the ground floor will be fitted with concealed magnetic contacts integrated into the frames.
These devices will allow subsequent connection to an alarm system, providing enhanced protection against intrusion.
The installation will be carried out discreetly, without altering the appearance of the frames, and in accordance with the standards in force, the manufacturers' instructions and good practice.

4. HEATING, SANITARY EQUIPMENT AND VENTILATION

4.1. Heating

Heat generation by an air/water heat pump of the BUDERUS or STIEBEL ELTRON brand or similar, at the Developer's choice, with all accessories required for the proper operation of the installation. Underfloor heating throughout the house (except rooms outside the thermal envelope) with an individual recessed manifold for regulation and thermostats in each heated room.
The heating distribution pipes are embedded in the walls and screeds and provided with the necessary insulation.
In all bathrooms and shower rooms, the heat emitter will be an electric towel radiator of approximately 50 x 154 cm or equivalent.

4.2. Plumbing installation

Complete installation downstream of the water meter installed by the water supplier.
Domestic hot water will be produced by the heat pump installed in the technical room.
Concealed supply pipes and "sanitary"-grade drainage for the appliances, as well as all accessories required for a complete installation.
Distribution and drainage pipes embedded in the walls or under the floor covering.

4.3. Sanitary appliances

Sanitary equipment – Bathrooms and separate WCs

Bathrooms, shower rooms and separate WCs will be fitted with sanitary installations located in standard positions defined on the architect's plans.
The locations of the sanitary appliances (WCs, washbasins, showers, bathtubs, hand basins, etc.) will be determined according to technical constraints, the standards in force and the optimisation of space, to ensure functional and ergonomic use of the rooms.
Water supplies, drains and the necessary connections will be positioned accordingly and integrated into the walls, floors or partitions in accordance with good practice.
Any subsequent modification of the locations compared with the standard plans may be subject to a technical feasibility study and, where applicable, a price supplement.

Budgets allocated for sanitary equipment
For this project, the following budgets are provided per item, supply only excluding installation, unless otherwise stated:

- Per WC: €400
- Per hand basin: €400
- Per shower: €1,500
- Per shower enclosure: €1,000
- Per bathtub: €1,500
- Per washbasin: €1,500
- Per utility sink: €200
- Per towel radiator: €500

These amounts correspond to an indicative budget allowing the Purchaser to choose the equipment from the supplier designated or approved by the Developer.
Any amount exceeding these budgets will be invoiced additionally to the Purchaser.

4.4. Ventilation

Balanced (double-flow) ventilation unit according to the Developer's choice.
Ducts and air-terminal boxes integrated into the floor slabs, with rectangular covers.
According to the technical study.
All main habitable rooms of the house (excluding the garage) are connected to an individual balanced mechanical ventilation system with heat recovery, installed in the technical room.
Extraction in the ceilings of the wet rooms (kitchen, bathrooms, shower rooms, WCs).
A recirculating (activated-carbon) cooker hood, at the Purchaser's expense, is mandatory. The house must be fitted with a hood without direct external exhaust, as this is incompatible with the energy concept and the required airtightness.
Natural ventilation for the garage.
Supply and extract vents placed on the walls and/or ceilings of the various rooms, according to the technical study and the technical constraints of the house.

4.5. Warranties

The warranties for the heating and ventilation equipment correspond to the manufacturer's warranties, subject to

regular servicing of the installation by an approved technician.

5. ELECTRICITY

5.1. Electrical installation

Three-phase current, power according to CREOS requirements. Concealed installation in plastic conduit. Sockets and switches of the JUNG brand, standard series (or similar), in white or beige.
Equipment of each room:

Main external entrance
- 1 light point (automatic, motion detection)
- 1 door intercom (with video)

Entrance hall
- 2 light points with 2 switches
- 2 single sockets

Garage
- 2 light points with 2 switches
- 2 single 230 V sockets

Technical room
- 2 light points with 1 switch
- 6 single 230 V sockets
- 1 single 230 V socket for washing machine
- 1 single 230 V socket for tumble dryer
- power supplies for technical equipment

Kitchen
- 1 light point with 2 switches
- 1 light point with 1 switch
- 5 single 230 V sockets
- 1 single 400 V cooker socket
- 1 single 230 V socket (cooker hood)
- 1 single 230 V socket (dishwasher)
- 1 single 230 V socket (oven)
- 1 single 230 V socket (fridge)
- 1 single 230 V socket (microwave)

Living / dining room
- 2 light points with 2 switches
- 8 single 230 V sockets
- 1 TV connection socket
- 2 Cat. 7 Internet connection sockets

Stairs
- 2 light points with 2 switches

Landing
- 1 light point with 2 switches
- 2 single 230 V sockets

Bedrooms
- 2 light points with 2 switches
- 4 double 230 V sockets

Bathrooms / shower rooms
- 2 x 1 light point with 1 switch
- 2 single 230 V sockets
- 1 power socket for towel radiator

Separate WC
- 1 light point with 1 switch

Terrace
- 1 light point with 1 switch
- 1 single waterproof 230 V socket

In the garage, an empty conduit will be provided for the subsequent installation of an **electric vehicle charging station**.



5.2. Photovoltaic panels

As an option, subject to a price supplement payable by the Purchaser and at the Purchaser's discretion, the supply, installation and commissioning of a roof-mounted photovoltaic system is provided for.
This installation will comprise photovoltaic panels with a total output of approximately **13 kWp**, together with all the equipment, accessories and devices required for its proper operation (mounting structures, inverter, cabling, electrical protection, connections, etc.).
The installation will be carried out in accordance with the standards in force, the manufacturers' instructions and the requirements of the grid operators.
The equipment will be supplied without a storage battery.
The works will include everything necessary for complete and compliant commissioning.

6. FLOOR COVERINGS

6.1 Floors of habitable rooms

The floors of the habitable rooms will be covered, at the Purchaser's choice, with tiles or parquet, up to a public purchase price of **€80/m² incl. VAT**, skirting boards included.

6.2 Floors of bathrooms, shower rooms and separate WCs

The floors of bathrooms, shower rooms and separate WCs will be tiled, at the Purchaser's choice, up to a public purchase price of **€80/m² incl. VAT**.

6.3 Floors of the garage, technical room and cellar/utility room

The floors of the garage, technical room and cellar/utility room will be tiled, at the Purchaser's choice, up to a public purchase price of **€50/m² incl. VAT**, skirting boards included.

6.4 Terrace floors

The terraces will be covered with tiles laid on pedestals, at the Purchaser's choice, up to a public purchase price of **€50/m² incl. VAT**.

6.5 Staircase covering

The treads and risers of the staircase will be tiled, at the Purchaser's choice, up to a public purchase price of **€80/m² incl. VAT**, skirting boards included.

Note

The maximum permitted tile size is 80 x 80 cm throughout the dwelling, in all rooms.

7. WALL AND CEILING COVERINGS

7.1 Gypsum plaster

The interior walls (except in the bathrooms, technical room and garage) and the concrete ceilings will receive a smooth gypsum plaster, ready for painting.
Interior painting is not included in the base price. It may, however, be included as an option, according to the Purchaser's needs and instructions.

7.2 Cement render

The walls of the bathrooms and shower rooms will receive a cement render, intended to receive tiling.
The interior walls of the garage and technical room will also receive a cement render, intended to be painted.

7.3 Wall tiling in bathrooms, shower rooms and separate WCs

In bathrooms and shower rooms, wall tiles will be laid over the full height of the walls concerned, up to a maximum of 2.50 m, at the Purchaser's choice, up to €80.00/m² incl. VAT.
In separate WCs, wall tiling will be provided up to a height of 1.20 m.

8. Interior joinery and associated equipment

8.1 Interior doors

The interior doors will be at the Purchaser's choice, up to a value of €650 incl. VAT per door, supply and installation included, including handles and accessories.
The clear height of the doors will be 2.09 m.
The models offered will comply with the standards in force and ensure harmonious integration throughout the dwelling.

8.2 Climate door

An insulated door, with a finish identical or similar to that of the interior doors, will be installed between the heated and unheated volumes.
This door will be fitted with an airtight seal of the "Kältefeind" type or equivalent, ensuring effective thermal separation.
The model will be at the Purchaser's choice, up to a value of €1,450 incl. VAT, supply and installation included, including handles and accessories.

8.3 Interior window sills

The interior window sills, approximately 2 cm thick, will be made of natural stone or an equivalent material, from the supplier's collections, at the Purchaser's choice, up to a value of €90/m incl. VAT, supply included.
In fully tiled rooms (bathrooms, shower rooms, WCs, etc.), the sills will be replaced by tile cladding matching the wall covering.
All equipment will be supplied and installed in accordance with the standards in force, good practice and the manufacturers' instructions.

9. FAÇADE

9.1 The façades of the building will receive a mineral external render finish, specially adapted to the construction system of POROTON-type (or equivalent) insulating blocks.
The render system will be compatible with the technical characteristics of the substrate (water-vapour permeability, adhesion, mechanical strength) and will ensure lasting protection against bad weather, climatic variations and external aggression.
The render will be applied in accordance with the manufacturer's instructions, the standards in force and good practice, including the necessary bonding, reinforcement and finishing coats.
The colour, texture and grain of the finish will be determined by the Developer and/or the Architect to ensure aesthetic harmony across the project as a whole.
The timber façade elements will be made of Siberian larch ("Sibirische Lärche") or an equivalent material with similar characteristics in terms of durability and weather resistance.
These elements will receive a suitable anti-UV protective coating, applied in accordance with the manufacturer's instructions, in order to limit the natural ageing of the wood and preserve its appearance.
It is expressly stated that the timber elements are natural materials likely to change over time. Consequently, colour variations, natural greying or any change in appearance due to ageing, UV exposure or climatic conditions shall not engage the liability of the Developer.
All works will be carried out in compliance with the technical, energy and aesthetic requirements applicable in the Grand Duchy of Luxembourg.

10. EXTERNAL WORKS

10.1 Garage access and access path

Grey paving stones chosen by the Developer, of the CHAUX DE CONTERN or KANN type or similar, in compliance with the applicable road regulations and building permits. Appropriate rainwater drainage.

10.2 Privacy screen between houses

Privacy screen at the Developer's choice.

10.3 Planting

Any external planting not described in these specifications is not included in the base price, even if shown on the plans.

10.4 Green spaces, garden

The private outdoor areas will be landscaped in accordance with the architect's plans and the applicable administrative permits.
The private gardens will be levelled and shaped. A layer of topsoil will be supplied and spread evenly to allow lawn seeding.
A lawn will be sown or laid, at the Developer's choice, ensuring a neat finish to the green spaces.
Property boundaries and separations between plots will be built in accordance with the project, where applicable with fences, hedges or similar, as specified by the Developer and/or the Architect.

Accesses, paths and external circulation areas will be built with materials suited to their use.
The following are not included in the base price and remain the responsibility of the Purchaser, in particular: the pergola, the garden shed, specific landscaping, additional terraces, automatic irrigation systems and any other equipment not expressly mentioned.
Routine maintenance of the garden after acceptance of the works shall be the responsibility of the Purchaser.

The undersigned hereby declare that they have received a copy of these specifications, have read and approved them, and undertake by their signatures to accept and comply with them.

READ AND APPROVED

Signed on (date) ……

The PURCHASER(S)