

## **Exhibit**

### **Standard Features for Bella Collina Oceanview Condominium Residences**

#### **Exterior Façades & Areas**

- Exterior façade features natural stone veneer with patinas and aged texture elements, evoking the Tuscan countryside, and custom brick veneer, handcrafted by potter artisans.
- Handcrafted tiles by Nicaraguan artisans adorn the rooftops of all villas.
- Custom-designed, wrought iron fences accent the exterior façade.
- Concrete weatherproof balusters feature travertine stone textures and acrylic stuccos.
- Decorative handmade fountains, inspired by neoclassical Italian design, add depth and intrigue to the common areas of each building.
- Sidewalks, walking paths, trails, and pedestrian connectors are made with environment-friendly materials and textures. They are strategically designed for maximum enjoyment of the surrounding landscape.

#### **Interior Areas**

##### **WALLS**

- Interiors boast acrylic, stucco-finished walls that are washable and weatherproof. Select from ocher and terracotta color palettes, with special imported pigments from France and Belgium.
- Additional custom veneers are accented with handcrafted bricks, generating unique and unrepeatable textures, shapes, and colors.
- Veneers in bathrooms and humid areas are finished in travertine or coralline natural stone, with specially crafted elements such as showers, bathtubs, sinks, and ornamentation designed specifically for each space.
- Average wall heights will range between 2.8 and 3.2 m.a.f.f.l. (Approx 9.25 to 10.5 ft.).
- Accents include export-quality, solid-wood 5-inch baseboards and polyvinyl Bovelacci-type decorative cornice or equivalent with acrylic-aged stucco finish and patina (special ocher tones for polyvinyl).

##### **FLOORING**

- Residence flooring for social areas (main living areas) will feature imported travertine stone, with special transitions and garnishes in treated concrete or coralline stone.
- Italian Mosaics in foyers area of select units
- In private areas, such as bedrooms, Brazilian laminated/natural wood floors will be placed.
- Flooring in exterior and common service areas is finished in ceramic European earthenware porcelain.
- Flooring in service common areas, such as garages and parking lots, is made with treated non-slip concrete.
- Elements on terraces and in gardens are made with special concrete footsteps with decorative ground stone.

## **CEILINGS**

- Ceilings are mixed in a dry-wall system, with vaults and cupolas (domes) accentuating private and social spaces.
- Ceilings are finished in stucco, aged with French and Belgian ocher tones, and enhanced with ornamental borders and motifs.
- Cannon vaults and other vaults are accented with handcrafted brick, highlighting the space with ornamental ribs, typical of the Romanesque period.
- Electric illumination elements are strategically placed in order to emphasize the vaults' textures, groins, ribs, and other elements in the composition.
- Ceiling fans are located in main living area and all bedrooms.

## **WINDOWS AND DOORS**

- All windows are constructed with Polyvinyl Chloride (PVC), with temperature isolating elements and solar radiation, increasing the inner comfort thermal factor as a passive control strategy.
- Solid Costa Rican-wood doors feature rustic lock elements.
- Terrace sliding doors are constructed with Polyvinyl Chloride (PVC), with marquetry according to the design.

## **KITCHENS AND RELATED ITEMS**

- The kitchen is conceptualized as an integrated environment of the Tuscan style's aesthetic features, with contemporary functionality that demands a comfortable and practical solution.
- Natural granite countertops (selection of colors and styles).
- Kitchen Aid® appliances.
  - 23.9 cubic, grand single door refrigerator/freezer with ice maker
  - 30' – 42' range & built-in oven
  - Built in Microwave oven
  - Fully integrated console, ENERGY STAR® qualified dishwasher
  - Washer/Dryer (Whirlpool® or equivalent)
  - Penthouse includes outdoor kitchen
- Grease-extracting filter.
- Fire detection system with smoke detectors positioned according to the international safety rules.
- All plumbing fixtures in kitchens and bathrooms are DECA (or equivalent) Pro-Line brand.

## **OTHER FEATURES**

- Independent Internet security monitoring system and Wi-Fi throughout the residences.
- Structured cabling system for easy and dynamic audio, video, and data management at home.
- Fully energized, protected, and grounded electric installation with disjunctive boards properly assembled and energized all around the house.
- Prime quality lighting and accessories.
- Dolby® Pro Logic 7.1 audio-video system wiring preview.
- Caterpillar self-sufficient back-up generator per constructive block to assure a strategic, minimum continuity in the electric and mechanical systems of each solution.
- Central air conditioning (brand to be defined).

- Mechanics with potable water system and three-day reserve container, filtration system, and mechanical circuits.
- Automated irrigation system in garden and outdoor areas.
- Overload surge protection systems.
- Water bacteriological control.
- Sewage aerobic plant treatment system.
- Usage and promotion of environmental sustainable policies with domestic waste control. Usage of biodegradable chemicals to help reduce impact on the environment.
- Equilateral water pressure system throughout residences.

## **WARRANTIES**

- All documentation will be written and in-sight of each proprietor or society.
- An attestation of warranties for the interior finishes will be given and awarded for 24 months (2 years) in where RIVALI warranty is directly transferred.
- 7-year warranty in constructive structural components under normal use conditions.
- All the respective manufacturer's warranties on the plumbing/appliances with direct dealer's representation and support.
- Fire detection system: 3 years.
- Central air conditioning unit (option to mini-split): Manufacturer's warranty.
- Independent Internet security monitoring system: 3 years.
- Structured cabling system for effective audio, video, and data management: 3 years.

\*\*\*DEVELOPER RESERVES THE RIGHT TO CHANGE ANY ITEM WITHOUT PRIOR NOTIFICATION TO THE BUYER.