

Standard Features for Town Villas at Bella Collina

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.
- 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 pigments from France and Belgium.
- Additional custom veneers are accented with handcrafted bricks, generating unique and unrepeated 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 ceiling heights for these specific areas are up to 4 m.a.f.f.l. (meters above the finished floor level). 4m = 13.1234 ft. (**Applicable for single-story town villas and second-story of two-story town villa.**)
- Average wall heights will range between 2.8 and 3.5 m.a.f.f.l. (Approx 9.5 to 11.5 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).
- Decorative concrete, handcrafted fountains are attached to walls. Fountains are enhanced by neoclassical period Italian colors to reinforce the energy that the water element imprints on the inner space.

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.
- 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, refrigerator with ice maker
 - 30 - 42 inch' range & built-in oven
 - Microwave oven
 - Fully integrated console, ENERGY STAR® qualified dishwasher
 - Washer/Dryer (Whirlpool® or equivalent)
- 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 Pro-Line brand or equivalent.

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 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.