

PROPOSAL:
Deep Maintenance
Vista Amadores
2015

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Interior: Actual Status

After 20 years without having carried out any renovation, we found the following deficiencies in the facilities and furniture:

1. Water and electricity facilities lack basic safety standards
2. Obsolete and barely functional furniture
3. Some kitchen panels, counters and skirting boards in poor condition
4. Air conditioners broken or in poor condition with an obsolete system
5. Wooden carpentry outside and inside in poor condition
6. Obsolete apartment access system
7. Bathrooms old-fashioned and in poor condition - bathtubs in disrepair
8. Damaged exterior glass enclosure
9. Low indoor-outdoor connection and lack of communication spaces
10. Deprived views given the visual potential of the apartments
11. Some structural elements and facilities damaged
12. Old and obsolete interior decoration

Interior: Solutions



Problem:
Obsolete and barely functional furniture

Proposed solution:
New interior design concept for furniture
and decorative elements

Interior: Solutions



Problem:

Some kitchen panels, counters and skirting boards in poor condition

Proposed solution:

Repair actual kitchen and install a new induction system

Interior: Solutions



Problem:

Wooden carpentry outside and inside in poor condition

Proposed solution:

Replace main access doors and repair interior carpentry

Interior: Solutions



Problem:

Obsolete apartment access system

Proposed solution:

Implement an innovative magnetic system

Interior: Solutions



Problem:

Bathrooms old-fashioned and in poor condition - bathtubs in disrepair

Proposed solution:

Change to a functional, well distributed bathroom

Interior: Solutions



Problem:

Damaged exterior glass enclosure

Proposed solution:

Install a new glass enclosure system

Interior: Solutions



Problem:

Deprived views given the visual potential of the apartments

Proposed solution:

Maximize views from all areas including from the inside of the apartments - eliminate the current structure and replace with glass panels

Interior: Solutions

Résumé: Interior Solutions

1. New electricity installation according to normative
2. New water installation according to normative
3. New air-conditioning system to increase comfort
4. Carpentry: new doors for all cupboards, replace main access doors and repair interior carpentry
5. Repair of structural elements and damaged facilities
6. New interior design concept for furniture and decorative elements

Common Areas: Actual Status

The current state of many of the common areas is unfortunate, being necessary to carry out multiple renovation tasks such as:

1. General electricity and air conditioning system low standard and in poor condition and doesn't comply with the established normative
2. Permanently broken water system causes humidity in apartments on the first floors due to breakage of water pipes - hot water system in appalling condition
3. Permanent humidity in reception- and other areas due to water leaks in the solarium
4. Pavement by the pool area in disrepair and unstable - actual pool filter system does not comply with the established normative
5. Jacuzzi in pool is not operational, without heat pump and inaccessible
6. Exterior fencing does not comply with the established normative for kids
7. Damaged furniture, poor lighting and a shower that doesn't comply with the established normative in the pool area
8. Planters broken with high risk of falling
9. Safety fencing for kids around the pool is fragile with poor finishing
10. Deficiencies in the air-conditioned reception areas and lounges
11. Badly deteriorated façade

Common Areas: Solutions



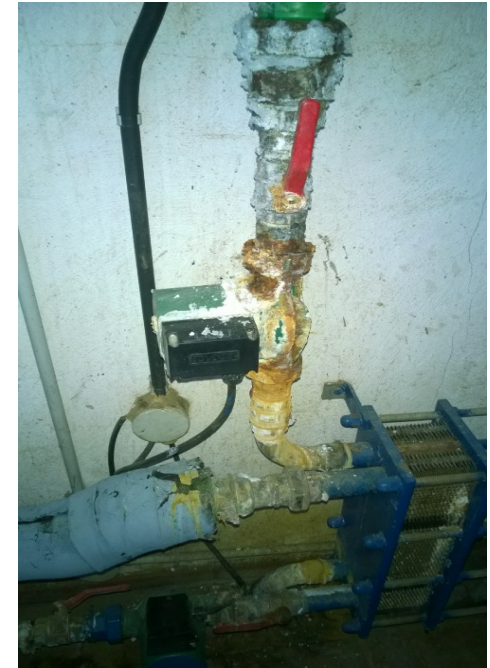
Problem:

Permanent humidity in reception areas and other areas due to water leaks in the solarium

Proposed solution:

Waterproofing of the entire solarium area to remove permanent humidity

Common Areas: Solutions



Problem:
Hot water system in appalling condition

Proposed solution:
Installation of a new hot water system

Common Areas: Solutions



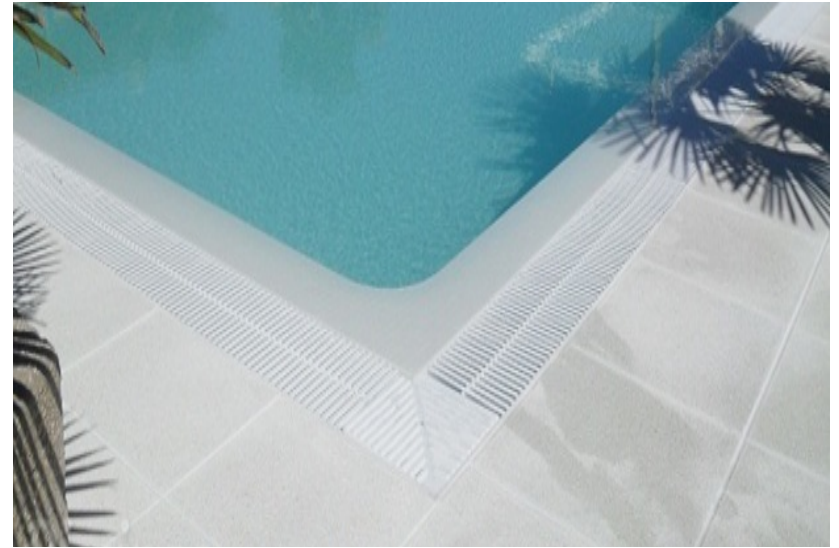
Problem:

Pavement by the pool area in disrepair and unstable

Proposed solution:

Change pavement throughout the solarium in accordance with the new rules and implement a new drainage system

Common Areas: Solutions



Problem:

The actual pool filter system does not conform to the normative and interior painting is in bad state with leaks

Proposed solution:

Implement a new obligatory filter-system (Munich) and repair the interior of the swimming pool completely

Common Areas: Solutions



Problem:

Exterior fencing does not comply with the established normative for kids

Proposed solution:

Implement a new child protection system in compliance with safety standards

Common Areas: Solutions



Problem:

Damaged furniture, poor lighting and a shower that doesn't comply with the established normative in the pool area

Proposed solution:

New furniture, an illumination plan and showers to be implemented in the pool area

Common Areas: Solutions



Problem:

Planters broken with high risk of falling

Proposed solution:

Eliminate most of the planters and replace with new ornamental ones by pool area

Common Areas: Solutions



Problem:

Safety fencing for kids around the pool is fragile with poor finishing

Proposed solution:

Devise a new evacuation plan to isolate the swimming pool in other ways

Common Areas: Solutions



Problem:

Deficiencies in the air-conditioning system of the apartments, reception areas and lounges

Proposed solution:

New air-conditioning system to increase comfort in the apartments and common areas

Common Areas: Solutions



Problem:
Badly deteriorated façade

Proposed solution:
Paint and repair the entire exterior of the complex

Common Areas: Solutions

Other works in Common Areas

1. General electricity system in accordance with the established normative
2. New Jacuzzi in pool in connection with the current pool with easy access and new features
3. Repair or replacement of the air-conditioning system in the reception areas and lounges
4. Installation of new water pipes and proper waterproofing of all facilities

Budget

Preliminary budget for the execution of the works and refurbishment of the interior of the apartments is approx. **1.377.000€ (excl. IGIC)** which implies:

Total investment one bedroom apt..... 750€ x 31 apartments x 51 weeks
Total investment two bedroom apt..... 1,125€ x 5 apartments x 51 weeks

Already Paid

One bedroom apt..... 50,00€
Two bedroom apt..... 75,00€

Pending Payment

One bedroom apt..... 651,29€ + IGIC = 696,88€
Two bedroom apt..... 977,03€ + IGIC = 1,045,42€

All efforts will be made to maintain costs at a minimum