

Specification List

Finishing Schedule - 2 Bedroom Apartments

Wall & Ceiling Finishes:

Plastered Surfaces	1 Coat plaster & Painted
Kitchen area	Plaster & Painted with a 70mm Splash back return throughout the kitchen & a full splashback behind the oven
Bathrooms	Tiled walls as per show unit with Grade 1 tiles
Internal Ceilings	Top Floor Units = 6,4mm Rhinoboard Ceilings with T-Strips & painted Lower Floor Units - Smooth Off Shutter Soffit No Plaster and No Paint
Patio Ceilings	Exposed roof trusses

Floor Finishes

Internal Floors	Tiled floors with Grade 1 tiles
Patio & Covered Entrance Floors	Tiled floors with Grade 1 tiles
Skirtings	Tiled skirtings & Grouted

Doors, doorframes & windows

Patio door	Aluminium Sliding door powder coated with glass panels
Internal doors	Masonite Hollow Core
External Front door	1,6mm Double Rebate Steel doorframes & Solid wood door
Internal doorframes	1,2mm Double Rebate Steel doorframes
Windows	Powder coated Aluminum

Ironmongery

Internal doors	Oulu Stainless Tube Lever Handle + Escutch, Stainless 3 Lever Lock Latch, Door Stop
External doors	Oula Stainless Tube Lever Handle + Escutch, Stainless Cylinder Latch Lock, Sating Nickel Double Cylinder, Door Stop

Electrical

Electrical layout	As per electrical engineer detail/design
Electrical Meter	Supplied by Impact Metering
Back-up Electrical Installation	Not included
Plugs	CBI, 4x4 3 point plug & 2 point plug combo
Light switches	CBI, 4x2 Light Swithces
Data Points	One Data Point per unit
Oven, Hob & Extractor	600mm Built in Electric Oven, Two Plate Electric hob
Lights - General	Kitchen - Black Track Light, Lounge & Bedrooms 36 Watt LED Round Panel Fitting, Bathrooms 12 Watt LED Round Panel Fitting
Lights - External	Eurolux B231 BFU
Lights - Patio	Eurolux B231 BFU

Plumbing

Plumbing Installation Description	Complete hot & cold water reticulation done
Water meter	Supplied by Impact Metering
Appliance water points	2x Appliance water points with Angle valves for dishwasher, washing machine
Back-up Water installation	N/A
Garden Irrigation	N/A
Geyser	100L Kwikot Electrical Geyser, with Elon System
Toilets	Betta Astina - Back To Wall
Basins	Betta Courier Basin, Moon Std Basin Mixer
Kitchen Zink	Franke Projectline 1160 x460mm, Plumblime Cygnus Mixer
Built-in Bath	Betta Nerida Bath 1700 No Handles, Moon Shower mixer, Nicci Spout, Gio Bella Clicker Waste
Shower Taps & Heads	Moon Shower Mixer, Shower rose 4 Function, Shower Arm, Gio Shower Trap
Shower screens	1100 Tri-Gide Aluminium
Mirrors	Vanity Cupboard with mirror
Bathroom Accessories	Single Towel Bar - Fitted, Toilet Roll Holder - Fitted, Dbl Robe Hook

Carpentry

Kitchen Cupboards	Carcassing is in White Melamine peen, Cupboard exposed sides are Storm Grey Peen Melamine, Floating shelves are 32mm Brookhill Melamine
Kitchen & Vanity Tops	Cabinet with 20mm Quartz
BIC's	Carcassing is in White Melamine peen, Cupboard exposed sides are Storm Grey Peen Melamine

Gardens-, Courtyards- & Boundary walls

Areas demarcated	As per the Marketing drawings
Boundary & Screen walls Finishing	Facebrick - Corobrik Amber Satin FBS
Landscaping	Instant Lawn as per the Marketing drawings with trees asper the Developers Descretion

External Finishes - Building

Facade Finishes	Bagwashed & Painted panels & Facebrick panels (Corobrik Amber Satin FBS) as per the elevations
Roofing	Klip- Lok 700 0,5mm Chroma deck Roof Sheeting

Paint - External & Internal

External - Walls	Approved Plascon Paint
Internal - Walls	Approved Plascon Paint
Internal - Doors	Approved Plascon Paint
External - Doors	Approved Plascon Oil/Sealant
Ceilings	Plascon ATC - Colour Fresh White

Other Specifications

Paving - Units	50mm Bevel Grey paving bricks
Paving - Road	60mm Interlocker Grey paving bricks

AVAILABILITY OF MATERIAL

ALL MATERIALS ARE SUBJECT TO AVAILABILITY AND THE DEVELOPER RETAINS THE RIGHT TO SUBSTITUTE WITH MATERIALS OF EQUAL QUALITY AND STANDARD

The show units serve as examples of the finishes of all the units in the complex except if expressly indicated otherwise.