



brief specification and schedule of finishes

| GENERAL NOTES | | | UNIT NUMBER | PURCHASER SIGNATURE | | |
|---|--------------|---|--------------|---------------------|------------|--------------|
| <p>· All materials herein specified or displayed on sample boards are subject to availability. If any materials are not readily available or undue delay is experienced in obtaining them, the Seller shall have the right to use the nearest similar material available. The Seller also reserves the right to change designated suppliers.</p> <p>· The Seller cannot guarantee that the materials used will be the same colour or texture as any sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representatives. Where any materials are not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material it considers to be the most suitable for the purpose intended.</p> | | | GRAND TOTAL: | | | |
| | | | | | | Desert Storm |
| 1. INTERIOR FINISHES | | | | | | |
| CODE | ITEM | | STANDARD | OPTIONAL EXTRAS | | |
| 1.1 - KITCHEN, LIVING, DINING AREAS | | | | | | |
| 1.1.1 | Floor finish | Internal: 600mm x 600mm concrete look hardbody ceramic tile (Portland) or similar and approved by Architect | Bone | | | |
| | | Internal: 600mm x 600mm mottled concrete hardbody ceramic tile (Pietra) or similar and approved by Architect | Crema | | | |
| | | OPTIONAL EXTRA: Belgotex Fortitude herringbone stick down vinyl (Nefertiti) or similar and approved by Architect (excludes staircase which remains tiled) | | | R34 000,00 | |
| | | External Terrace Tile: 600mm x 600mm hardbody ceramic tile in outdoor finish. As per internal selection or similar and approved by Architect. | | ✓ | | |
| 1.1.2 | Skirting | 69 x 13mm timber skirting, painted with Dulux high gloss enamel or similar and approved by Architect | White | ✓ | | |
| 1.1.3 | Cornice | ST2 cornice or similar and approved by Architect | White | ✓ | | |

| CODE | ITEM | | STANDARD | | OPTIONAL EXTRAS | |
|-------------------------------|--------------------|--|-----------------------------|---|-----------------|--|
| 1.1.4 | Wall finish | Skimmed plaster with Dulux accrylic PVA or similar and approved by Architect | Misty Morning | ✓ | | |
| 1.1.5 | Ceilings | Skimmed plaster to soffit and painted or similar and approved by Architect | White | ✓ | | |
| 1.2 - BEDROOM AREAS | | | | | | |
| 1.2.1 | Floor finish | Belgotex Mantra cut pile carpet. As per scheme or similar and approved by Architect | Aqueous | | | |
| | | Belgotex Mantra cut pile carpet. As per scheme or similar and approved by Architect | Patina | | | |
| | | OPTIONAL EXTRA: Belgotex Fortitude herringbone stick down vinyl (Nefertiti) or similar and approved by Architect | | | R8 500,00 | |
| 1.2.2 | Skirting | 69 x 13mm timber skirting, painted with Dulux high gloss enamel or similar and approved by Architect | White | ✓ | | |
| 1.2.3 | Wall finish | Skimmed plaster with Dulux accrylic PVA or similar and approved by Architect | Misty Morning | ✓ | | |
| 1.2.4 | Ceilings | Skimmed plaster to soffit and painted or similar and approved by Architect | White | ✓ | | |
| 1.3 - BATHROOMS | | | | | | |
| 1.3.1 | Floor finish | 600mm x 600mm hardbody ceramic tile. As per 1.1 selection or similar and approved by Architect. | As selected above | ✓ | | |
| 1.3.2 | Wall finish: Paint | Skimmed plaster with Dulux acrylic PVA or similar and approved by Architect | Misty Morning | ✓ | | |
| | Wall finish: Tiles | Tiles to shower walls with 100mm high tiled skirting elsewhere to match floor tile with aluminium edge trim or similar and approved by Architect | As selected above | ✓ | | |
| 1.3.3 | Ceilings | Skimmed plaster to soffit and painted or similar and approved by Architect | White | ✓ | | |
| 1.3.4 | Shower Cubicles | Semi frameless glass panel only or panel with pivot door and beach entry, or similar and approved by Architect | | ✓ | | |
| 1.3.5 | Shower Floor | Tiles to match floor tile cut to 100mm x 100mm or similar and approved by Architect | As selected above | ✓ | | |
| 1.3.6 | Mirror | Round mirror and frame, or similar and approved by Architect | Gold/Brass | ✓ | | |
| 1.4 - GENERAL FINISHES | | | | | | |
| 1.4.1 | Window Sills | Plastered window sill. Paint finish: Dulux Soft Velvet or similar and approved by Architect | Misty Morning | ✓ | | |
| 1.4.2 | Window Frames | Aluminum window frames or similar and approved by Architect | Charcoal | ✓ | | |
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|---|--------------------|---|-----------------------------|---|-----------------|
| 2. SANITARYWARE & BATHROOM ACCESSORIES | | | | | |
| 2.1 | Vanity | Main bathroom: Double floating vanity with cupboards and EeziQuartz countertop. Cabinetry - PG Bison Melawood in linear finish or similar and approved by Architect | Iceberg White | ✓ | |
| | | Second Bathroom: Single floating vanity with cupboards and EeziQuartz countertop. Cabinetry - PG Bison Melawood in linear finish and approved by Architect | Iceberg White | ✓ | |
| 2.2 | Vanity Basin | Didi round countertop basin or similar and approved by Architect | White | ✓ | |
| 2.3 | Basin Mixer | Hansgrohe Decor basin mixer rod chrome or similar and approved by Architect | Chrome | ✓ | |
| 2.4 | Bath | Built in bath or similar and approved by Architect | White | ✓ | |
| 2.5 | Bath Mixer | Hansgrohe Decor bath mixer chrome or similar and approved by Architect | Chrome | ✓ | |
| 2.6 | Bath Spout | Nikki bath spout or similar and approved by Architect | Chrome | ✓ | |
| 2.7 | Shower Head | Hansgrohe Crometta 160 Jet overhead chrome or similar and approved by Architect | Chrome | ✓ | |
| 2.8 | Shower Mixer | Hansgrohe Decor shower mixer chrome or similar and approved by Architect | Chrome | ✓ | |
| 2.9 | Toilet | Solo Arctic close coupled top flush toilet suite or similar and approved by Architect | White | ✓ | |
| 2.10 | Toilet Roll Holder | Liquid Red integrity or similar and approved by Architect | Chrome | ✓ | |
| 2.11 | Shower Caddy | Liquid Red integrity or similar and approved by Architect | Chrome | ✓ | |
| 2.12 | Towel Rail | Liquid Red integrity or similar and approved by Architect | Chrome | ✓ | |
| 2.13 | Robe Hook | Liquid Red integrity or similar and approved by Architect | Chrome | ✓ | |
| | | | PURCHASER SIGNATURE: | | |
| 3. ELECTRICAL & LIGHTING | | | | | |
| 3.1 | Distribution Board | Allowance per unit | | ✓ | |
| 3.2 | TV Point | Satellite and aerial point - allowance per unit | | ✓ | |

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| 3.3 | Interior Ceiling Light | AK20 downlight GU10, 4.6 WLED 3000k, or similar and approved by Architect | White | ✓ | | |
| 3.4 | Pendant Light | 2 Glass pendant with gold mesh inner to be hung over kitchen island or similar and approved by Architect | | ✓ | | |
| | | 1 Whiskey coloured glass pendant to be hung over dining table or similar and approved by Architect | | ✓ | | |
| 3.5 | Strip Light | Strip lighting applied under wall units in kitchen, or similar and approved by Architect | | ✓ | | |
| 3.6 | Plugs/Light Switches (plates) | To Architects Specification | | ✓ | | |
| 3.7 | LED Dimmers | OPTIONAL EXTRA: LED dimmers including dimmable globes to lounge and dining room | | | R5 000,00 | |
| | | OPTIONAL EXTRA: LED dimmers including dimmable globes to lounge, dining room and main bedroom | | | R7 500,00 | |
| | | OPTIONAL EXTRA: LED dimmers including dimmable globes to lounge, dining room, bedroom 1, 2 and 3 | | | R12 000,00 | |
| 3.8 | Pre-paid Meters | Meter Mate, or similar and approved by Architect | | ✓ | | |
| 3.9 | Fibre | High speed open access fibre (availability to be confirmed) | | ✓ | | |
| 3.10 | Airconditioning | OPTIONAL EXTRA: Airconditioning in the living area. Mid wall split unit capable of heating and cooling or similar and approved by Architect | | | R18 000,00 | |
| | | OPTIONAL EXTRA: Airconditioning in the living area and main bedroom. Mid wall split unit capable of heating and cooling or similar and approved by Architect | | | R34 000,00 | |
| | | OPTIONAL EXTRA: Airconditioning in the living area and bedroom 1, 2 & 3. Wall split unit capable of heating and cooling or similar and approved by Architect | | | R67 000,00 | |
| | | | PURCHASER SIGNATURE: | | | |
| 4. KITCHENS | | | | | | |
| 4.1 | Kitchen Counters | Counter Top: 20mm EeziQuartz counter with full splashback behind hob, or similar and approved by Architect | Magnolia | ✓ | | |
| | | Splashback: Penny round mosaic tiling between countertop and wall unit or similar and approved by Architect | White | ✓ | | |
| 4.2 | Kitchen Units | Floor Units: PG Bison Melawood in linear finish and matt chrome handles or similar and approved by Architect | Congo | ✓ | | |
| | | Wall Units: PG Bison Melawood in linear finish and matt chrome handles or similar and approved by Architect | Congo | ✓ | | |

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|------------------------------|----------------------|--|----------------------------------|---|-----------------|--|
| 4.3 | Kitchen Sink | Basico stainless steel double bowl drop in sink or similar and approved by Architect | Silver | ✓ | | |
| 4.4 | Kitchen Mixer | Hansgrohe Decor sink mixer 160 chrome or similar and approved by Architect | Chrome | ✓ | | |
| 4.5 | Appliances | Oven: Bosch Series 2 600mm built in electric oven. Hob: Bosch Series 4 600mm four burner gas hob. Extractor: Bosch series 2 600mm built under cooker hood or similar and approved by Architect | Chrome | ✓ | | |
| | | | PURCHASER SIGNATURE: | | | |
| 5. BUILT-IN CUPBOARDS | | | | | | |
| 5.1 | Built-in Cupboards | Doors: PG Bison Melawood in linear finish. Internal: pene white, 1/3 Shelving & 2/3 hanging space or similar and approved by Architect | Iceberg White | ✓ | | |
| 5.2 | Handles | Matt chrome handle placed vertically or similar and approved by Architect | Chrome | ✓ | | |
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| 6. DOORS | | | | | | |
| 6.1 | Entrance Door | Horizontal slatted timber pivot door with cylinder lock and door stop with painted finish or similar and approved by Architect | Internal White/External Charcoal | ✓ | | |
| 6.2 | Interior Doors | Semi-Solid door in a timber door frame painted with Dulux high gloss enamel with 2 lever lock and door stop and or similar and approved by Architect | White | ✓ | | |
| 6.3 | Security | OPTIONAL EXTRA: Security gate at front door to architect's design | | | R10 000,00 | |
| | | OPTIONAL EXTRA: Security bars at all opening sections of windows | | | R10 000,00 | |
| 6.4 | Garage Door | Automated garage door with two remotes | Charcoal | ✓ | | |
| 6.5 | Entry Door Handle | Lever handle on curved backplate or similar and approved by Architect | Chrome | ✓ | | |
| 6.6 | Interior Door Handle | Lever handle on rose with escutcheon or similar and approved by Architect | Chrome | ✓ | | |
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| 7. ROOF GARDEN | | | | | | |
| 7.1 | Decking | OPTIONAL EXTRA: Eva-tech composite Xavia deck with 10 year warranty or similar and approved by Architect (approximately 20m2) | | | R47 500,00 | |

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| 7.2 | Pergola | Painted timber | Charcoal | ✓ | | |
| 7.3 | Tiles | External Terrace Tile: 600mm x 600mm hardbody ceramic tile. As per internal selection or similar and approved by Architect. | Grey | ✓ | | |
| 7.4 | Grass | Artificial Grass to Architect's specification | | ✓ | | |
| 7.5 | Gas Braai | OPTIONAL EXTRA: Gas braai including gas connection for a 9kg bottle positioned in cupboard underneath braai, excluding gas bottle or similar and approved by Architect | | | R25 000,00 | |
| 7.6 | Prep bowl, Counter and Cupboard | OPTIONAL EXTRA: Prep bowl including Rustenburg granite counter and cupboard underneath or similar and approved by Architect | | | R16 000,00 | |
| 7.7 | Counter | OPTIONAL EXTRA: Rustenburg granite counter top with no prep bowl, no braai and no cupboards or similar and approved by Architect | | | R4 000,00 | |
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| 8. SECURITY | | | | | | |
| 8.1 | CCTV | CCTV security linked to owner TV system | | ✓ | | |
| 8.2 | Electric Fencing | 10 strand electric fence to perimeter on security boundary wall perimeter | | ✓ | | |
| 8.3 | Boundary Walling | Approximately 2.4m high exterior boundary walling all round | | ✓ | | |
| 8.4 | Guardhouse | Mercom/Mercell intercom system with electronic access | | ✓ | | |
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