



MZ 11/06/21

## UNIT TYPES:

STANDARD SPECIFICATIONS  
DECKS (VILLAS)

## LIVING / DINING

<b>Floors All Areas</b> Options of Timber floor, Vinyl or Carpet	Timber floor	European engineered oak floor (or similar approved).
<b>Ceiling</b>	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white with recesses and concealed lighting (or similar approved). Recessed ceiling and concealed lighting not applicable to Type B 1 Bedroom units (or similar approved).
<b>Cornice</b>	20mm Donn shadow line	20mm shadow recess junction between wall and bulkhead (or similar approved).
<b>Walls general</b>	Plaster and paint	230 mm smooth plastered cement brick walls and painted (or similar approved).
	Feature wall 1 (Optional at additional cost)	One wall in living area to receive painted timber cladding from finished floor level up to 1200mm high with ledge at the top. (Or similar approved).
	Feature wall 2 (Optional at additional cost)	One wall in unit to receive full height (floor to ceiling) textured wallpaper (or similar approved).
<b>Skirting</b>	Painted timber skirting	100mm high painted timber skirting around vinyl areas (or similar approved).
<b>Joinery</b>	TV media unit	Wall mounted unit suspended from the floor in a two-tone textured and matt finish (or similar approved).
<b>Doors</b>	Entrance door	2300 x 1200 x 44 mm solid timber double door with timber frame and architrave - painted (or similar approved).
	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted (or similar approved).
<b>Front door hardware</b>	Lever handles	Solid stainless-steel handles (or similar approved).
<b>Door hardware</b>	Lever handles	Tubular stainless-steel handle (or similar approved).
<b>Fireplace</b>	Fireplace	Closed combustion woodburning fireplace (or similar approved).
<b>Ceiling fan</b>	1 x Ceiling fan	900 mm blade sweep - "Height Breeze Solent" (or similar approved) ceiling fan with black motor, oak blades with a wall mounted control unit.
<b>Staircase</b>	Handrail	Stainless steel



<b>Staircase floor – Timber engineered plank floor.</b>	Treads and Risers	Treads in 240mm wide x 15mm European engineered oak floor (or similar approved).
<b>KITCHEN</b>		
<b>Floor – Timber engineered plank floor</b>	Timber floor	European engineered oak floor (or similar approved).
<b>Ceiling</b>	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white (or similar approved).
<b>Cornice</b>	20mm Donn shadow line	20mm shadow recess junction between wall and bulkhead (or similar approved).
<b>Walls general</b>	Plaster and paint	230 mm smooth plastered cement brick walls - painted (or similar approved).
<b>Skirting</b>	Painted timber skirting	100mm high painted timber skirting (or similar) around vinyl areas (or similar approved).
<b>Joinery</b>	Countertop	Engineered stone top and splash back to underside of top cupboards, polished work surface with polished edge with routed groves next to underslung basin (as per designer's specification) (or similar approved).
	Carcass	16 mm Metro board cabinets with textured interior finish (or similar approved).
	Kitchen units finish	16 mm Metro board cabinets with textured interior finish with smooth matt exterior finish (or similar approved).
	Handles	Handles to all drawers and cupboard doors to be "Finger grip" "black powder coated finish (or similar approved).
<b>Fittings &amp; Appliances</b>		
<b>Fittings</b>	Sink	Double stainless steel underslung sink or similar (or similar approved).
<b>Appliances</b>	<i>Either of the following appliances can be provided as standard to units but may be interchanged and exchanged by the developer at the sole discretion of the developer depending on availability and supplier service levels. Make and Model numbers may change due to availability.</i>	
	Mixer	"Hansgrohe" chromium plated single lever deck mounted pull out deck mixer (or similar approved).
	Electric Oven	SMEG; 60cm Classic stainless steel and black Eclipse Glass Electric Oven (or similar approved).
	Micro Combi Oven	SMEG; 60cm x 45cm Stainless steel and black Eclipse Classic Compact Combi Microwave oven (or similar approved).



Hob	SMEG – 4 plate straight edge Induction or electric hob (or similar approved).
Cooker Hood	SMEG – 60cm Stainless Steel fully Integrated Telescopic Extractor (or similar approved).
Dishwasher	SMEG – 60cm Fully integrated freestanding Dishwasher (or similar approved).
Fridge	SMEG – 54cm stainless steel fully integrated A+ rated freestanding fridge (or similar approved).
Freezer	SMEG - 54cm stainless steel fully integrated A+ rated freestanding freezer (or similar approved).

## BEDROOMS

<b>All Floors</b>	Timber floor option	European engineered oak floor (or similar approved).
	Carpet Option	“Vanguard Tango” wall to wall carpets (or similar approved).
<b>Ceiling</b>	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white (or similar approved).
<b>Cornice</b>	20mm Donn shadow line	20mm shadow recess junction between wall and bulkhead (or similar approved).
<b>Walls</b>	Plaster and paint	230 mm smooth plastered cement brick walls and painted (or similar approved).
<b>Skirting</b>	Painted timber skirting	100mm high painted timber skirting around vinyl and carpeted areas (or similar approved).
<b>Doors</b>	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted (or similar approved).
<b>Door hardware</b>	Lever handles	Tubular stainless-steel handle (or similar approved).
<b>Ceiling fan</b>	Ceiling fan (optional at additional cost)	900 mm blade sweep - “Hight Breeze Solent” (or similar approved) ceiling fan with black motor, oak blades with a wall mounted control unit (or similar approved).
<b>Joinery</b>	Carcass	16 mm Metro board cabinets with textured interior finish (or similar approved).
	Finish	16 mm Metro board cabinets with textured interior finish with smooth matt exterior finish (or similar approved).
	Handles	Handles to all drawers and cupboard doors to be “Finger grip “black powder coated finish (or similar approved).


**BATHROOMS (Including guest bathroom if applicable)**

<b>Floor</b>	Porcelain Tile 600 x 600	To bathrooms and shower cubicle areas: 600 x 600 mm glazed porcelain anti-slip tiles on cement screed (or similar approved).
	Shower	Sloped shower floor completed with smaller format anti-slip porcelain tiles (or similar approved).
<b>Ceiling</b>	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white (or similar approved).
<b>Cornice</b>	20mm Donn shadow line	20mm shadow recess junction between wall and bulkhead (or similar approved).
<b>Walls</b>	General	230 mm smooth plastered cement brick walls - painted 40 (or similar approved).
	Wall tiles - Hull	Glazed ceramic tiles – inside shower cubicles and behind toilets to be Hull theme - 75 X 150 gloss antique blue subway tile (or similar approved).
	Wall tiles - Canvas	Glazed ceramic tiles – inside shower cubicles and behind toilets to be Canvas theme - 75 X 150 gloss antique grey subway tile (or similar approved).
	Tile Coin	Tile coin (corner): stainless-steel angle corner (or similar approved).
	Vanity Splashbacks	Vanity stone top to have a 100mm return (or similar approved).
<b>Skirting</b>	Tile skirting - 60mm	60mm high floor tile skirting around tiled floors (or similar approved).
<b>Doors</b>	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted (or similar approved).
<b>Door hardware</b>	Lever handles	Tubular stainless-steel handle (or similar approved).
<b>WC</b>	Wall hung WC and concealed cistern	“Duravit” – Glossy white Lynx Face actuator plate (or similar approved).
		“Duravit” – Instafit + inwall tank with full frame Cistern (or similar approved).
		“Duravit – Replay” (or similar approved) white vitreous china wall hung toilet with seat and cover (or similar approved).
<b>Basin</b>	Countertop basin	"Duravit" countertop ceramic basin colour white (or similar approved).
	Guest Bathroom (if applicable)	“Duravit” Wall mounted basin with single mixer colour white (or similar approved).
<b>Basin mixer</b>	Single control mixer	"Hansgrohe" single control basin mixer in polished chrome with trap and waste assembly (or similar approved).



	Guest Bathroom (if applicable)	"Hansgrohe" single control basin mixer in polished chrome with trap and waste assembly (or similar approved).
<b>Joinery</b>	Vanity	Wall-hung vanity in melamine finish with impact edging and composite stone polished top (or similar approved).
<b>Bath</b>	Drop in bath	"Duravit" white built-in acrylic bath with (or similar approved). Size: 1800 x 800 mm
	Bath mixer	"Hansgrohe"(or similar approved).
	Bath surround	Composite stone (or similar approved).
<b>Shower</b>	Enclosure (if applicable)	Tempered safety glass side panel and frameless shower door enclosure to entire shower where applicable at height of 2 metres high (or similar approved).
	Shower rose; hand shower and mixer	"Hansgrohe" grab rail shower kit - multifunction hand shower with a 900mm slidebar (or similar approved). Stainless steel bathroom floor drains in shower (or similar approved).
<b>Geyser</b>	200L electric geyser	1 X 200 L electrical quick hot geyser will be provided per villa (or similar approved).
<b>Accessories</b>	Mirror	1 x Wall-hung de-misting mirror per bathroom (or similar approved).
	Towel rail	One 800mm stainless steel wall mounted double towel rail (or similar approved).
	Toilet roll holder	One stainless steel toilet roll holder per WC (or similar approved).
	Spare toilet roll holder	One stainless steel toilet roll holder per WC (or similar approved).
	Robe Hook	One stainless steel wall mounted robe hook (or similar approved).
	Soak rack	Built in soap rack (or similar approved).
	Shower seat (Optional at additional cost)	1 x acrylic fold down shower seat (or similar approved).
	Grab rails (Optional at additional cost)	1 x grab rail by shower/bath; 1 x grabrail by toilet (or similar approved).

## BALCONIES

<b>Floors</b>	Porcelain Tile 600 x 600	To balconies and outdoor patios: 600 x 600 mm glazed porcelain anti-slip tiles on screed or concrete surface bed will be provided (or similar approved).
<b>Gas braai (If applicable)</b>	Gas braai	Freestanding stainless steel gas braai will be provided (or similar approved).



## GARAGE

<b>Floors</b>	Finish	Powefloated concrete floor.
<b>Walls</b>	General	Smooth plastered cement brick walls – painted.
<b>Slab soffit</b>		230mm smooth plastered cement brick walls – painted.
<b>Door</b>		Chromodek garage door with motor.
<b>Appliances</b>		
	Washing Machine 9kg	SMEG - 60cm 9Kg Integrated freestanding washing machine (or similar approved).
	Tumble Dryer 8kg	SMEG - 60cm 8kg heat pump integrated freestanding tumble dryer (or similar approved).
<b>Joinery</b>	Countertop	Engineered stone top and splash back to underside of top cupboards, polished work surface with polished edge with routed groves next to underslung basin (as per designer's specification) (or similar approved).
	Carcass	16 mm Metro board cabinets with textured interior finish (or similar approved).
	External finish	16 mm Metro board cabinets with textured interior finish with smooth matt exterior finish (or similar approved).
	Handles	Handles to all drawers and cupboard doors to be "Finger grip "black powder coated finish (or similar approved).
<b>Laundry Rail</b>		Laundry fold down drying rail.

## ELECTRICAL

### PERMANENT SUPPLY:

Each unit will be supplied with a single-phase electrical supply to a distribution board inside the unit (position as specified by electrical Engineer).

Individual electricity and water meter per section.

### UNIT ELECTRONIC:

Each apartment will be supplied with the following telephone and television points in positions as specified by the Electrical Engineer):

A) One television outlet (point only) in Lounge and all bedrooms.

B) One telephone outlet (point only) in Kitchen.

Wifi ready router per section – capped at 5 Gb data at 4Mbps.

1 x telephone handset per section.

### AIR CONDITIONING:

a) Every Villa will be supplied with infrastructure built into the walls with one "high wall split type" air conditioning unit to the living area only.



<b>Switches</b>	Matrix Onesto switches and plugs	Light switching will be "Matrix Onesto" (or similar approved) modules in white or black.
<b>Socket outlets</b>	Matrix Onesto switches and plugs	Socket outlets will be "Matrix Onesto" (or similar approved) modules in white or black.
<b>Lights</b>	LED strip lights	Cove lighting – Indirect led light strip inside bulkhead (or similar approved).
	LED downlights	Recessed LED Downlight (or similar approved) in white.
	LED downlights in shower	Recessed LED Downlight (or similar approved) in white.
	Footlights	Indirect footlights fitted flush into wall (or similar approved).

#### ALUMINIUM WINDOWS AND BALCONY/PATIO DOORS & GARAGE

Doors to patios/balconies to be powder coated aluminium sliding doors with double-laminated safety glazing.

All windows to units to be side/top hung powder coated aluminium windows with double laminated safety glazing.

Chromodek garage door with motor.

Decking: Balau decking as per floorplan or similar. Pool (optional)

#### GENERAL:

Refer to finishing spec for "hull & canvas" for all finishes:

- Paint colours.
- Floor finishes.
- Wall finishes.
- Counter tops.
- All other finishes.