



UNIT TYPES:		
B (1 beds) C (2 beds) D (3 beds) E & F (Penthouse)		
LIVING / DINING		
Floor	Vinyl "timber planking"	"Vanguard Nature's Look" (or similar) wall to wall vinyl "timber planking"
Ceiling	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white with recesses and concealed lighting
		<i>Recessed ceiling and concealed lighting not applicable to Type B 1 Bedroom units</i>
Cornice	20mm Donn shadowline	20mm shadow recess junction between wall and bulkhead
Walls general	Plaster and paint	230 mm smooth plastered cement brick walls and painted
	Feature wall 1	One wall in living area to receive painted timber cladding from finished floor level up to 1200mm high with ledge at the top.
	Feature wall 2	One wall in unit to receive full height (floor to ceiling) textured wallpaper
Skirting	Painted timber skirting	100mm high painted timber skirting (or similar) around vinyl areas
Joinery	TV media unit	Unit in sprayed duco finish
Doors	Entrance door	2300 x 900 x 44 mm solid timber door with timber frame and architrave - painted
	Electronic mag lock (Premier Living Only)	1 x electronic mag lock as locking mechanism to front door.
	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted
Front door hardware	Lever handles	Solid stainless steel handles
Door hardware	Lever handles	Tubular stainless steel handle
Fireplace	Flueless biofuel fireplace	Flueless biofuel fireplace build into TV media unit



Ceiling fan	Ceiling fan	900 mm blade sweep - "Hight Breeze Solent" (or similar approved) ceiling fan with black motor, oak blades with a wall mounted control unit
<b>KITCHEN</b>		
Floor	Vinyl "timber planking"	"Vanguard Nature's Look" (or similar approved) wall to wall vinyl "timber planking"
Ceiling	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white
Cornice	20mm Donn shadowline	20mm shadow recess junction between wall and bulkhead
Walls general	Plaster and paint	230 mm smooth plastered cement brick walls - painted
Skirting	Painted timber skirting	100mm high painted timber skirting (or similar) around vinyl areas
Joinery	Countertop	32 mm 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)
	Carcass	16 mm chipboard cabinets with melamine laminate and textured finish
	Kitchen units finish	16 mm chipboard cabinets with melamine laminate and textured finish
	Handles	Handles to all drawers and cupboard doors to be "Roco: Neptune" dull brushed satin nickel finish or similar
Fittings & appliances		
Fittings	Sink	Double stainless steel underslung sink or similar
	Mixer	"Kohler" chromium plated single lever deck mounted deck mixer or similar
Appliances	<i>Either of the following appliances can be provided as standard to units but may be interchanged and exchanged at the sole discretion of the developer depending on availability and product service levels.</i>	
	Electric Oven	SMEG; 60cm Classic stainless steel and black Eclipse Glass Pyrolytic Electric Oven or similar



	Micro Combi Oven	SMEG; 60cm x 45cm Stainless steel and black Eclipse Classic Compact Combi Microwave oven or similar
	Hob	SMEG – 4 plate straight edge Induction hob (or similar approved)
	Cooker Hood	SMEG - 60CM Stainless Steel Semi-Integrated Telescopic Extractor (or similar)
	Dishwasher	SMEG - 60CM Stainless steel freestanding Dishwasher (or similar)
	Washer dryer combo	SMEG - 60cm Stainless steel freestanding combination washer dryer (or similar)
	Fridge	SMEG - 60cm Anti- Fingerprint stainless steel freestanding combination fridge-freezer (or similar)
<b>BEDROOMS</b>		
Floors	Vinyl / "timber planking" Option	"Vanguard Nature's Look" (or similar) wall to wall vinyl "timber planking"
	Carpet Option	"Vanguard Tango" (or similar) wall to wall carpets
Ceiling	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white
Cornice	20mm Donn shadowline	20mm shadow recess junction between wall and bulkhead
Walls	Plaster and paint	230 mm smooth plastered cement brick walls and painted
Skirting	Painted timber skirting	100mm high painted timber skirting (or similar) around vinyl and carpeted areas
Doors	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted
Door hardware	Lever handles	Tubular stainless steel handle
Ceiling fan	Ceiling fan	900 mm blade sweep - "Hight Breeze Solent" (or similar approved) ceiling fan with black motor, oak blades with a wall mounted control unit
Joinery	Carcass	16 mm chipboard cabinets with melamine laminate and textured finish
	Finish	16 mm chipboard cabinets with melamine laminate and textured finish
	Handles	Handles to all drawers and cupboard doors to be "Roco: Neptune" dull brushed satin nickel finish or similar
<b>BATHROOMS (including guest bathroom if applicable)</b>		
Floor	Porcelain Tile 600 x 600	To bathrooms and shower cubicle areas: 600 x 600 mm glazed porcelain anti-slip tiles on cement screed
	Shower	Sloped shower floor completed with smaller format anti-slip porcelain tiles.



Ceiling	Plasterboard ceilings	Flush plastered Gypsum plasterboard ceilings - painted white
Cornice	20mm Donn shadowline	20mm shadow recess junction between wall and bulkhead
Walls	General	230 mm smooth plastered cement brick walls - painted 40.
	Wall tiles - Hull	Glazed ceramic tiles – inside shower cubicles and portions of the walls Hull theme - 75 X 150 GLOSS ANTIQUE BLUE tile (or similar)
	Tile Coin	Tile coin (corner): stainless-steel angle corner.
	Vanity Splashbacks	Vanity stone top to have a 100mm return or similar
Skirting	Tile skirting - 60mm	60mm high floor tile skirting around tiled floors
Doors	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted
Door hardware	Lever handles	Tubular stainless steel handle
WC	Wall hung WC and concealed cistern	"Kohler" – Glossy white Lynk Face actuator plate or similar
		"Kohler" – Instafit + inwall tank with full frame Cistern or similar
		"Kohler – Replay" (or similar approved) white vitreous china wall hung toilet with seat and cover or similar
Basin	Counter top basin	"Kohler" countertop ceramic basin colour white or similar
	Guest Bathroom (if applicable)	"Kohler" Wall mounted basin with single mixer colour white or similar
Basin mixer	Single control mixer	"Kohler" single control basin mixer in polished chrome with trap and waste assembly or similar.
	Guest Bathroom (if applicable)	"Kohler" single control basin mixer in polished chrome with trap and waste assembly or similar
Joinery	Vanity	Wall-hung vanity in melamine finish with impact edging and composite stone polished top or similar.
Bath (Optional with exception of unit types "B")	Drop in bath	"Holdings" white built-in acrylic bath with chrome plated handles or similar. Size: 1800 x 800 mm
	Bath mixer and hand shower	"Kohler" exposed shower column or similar
	Bath surround	Composite stone or similar.
Shower	Enclosure (if applicable)	Tempered safety glass frameless shower door enclosure to portion of the shower (remainder of the



		shower open).
	Shower rose; handshower and mixer	Kohler' shower kit - multifunction handshower, a 24-inch slidebar, and a 60-inch ribbon hose or similar.
		Stainless steel bathroom floor drain in shower or similar
Geyser	150L electric geyser	1 X 150 L electrical quick hot geyser per apartment
Accessories	Mirror	1 x Wall-hung de-misting mirror per bathroom
	Towel rail	One 800mm stainless steel wall mounted double towel rail
	Toilet roll holder	One stainless steel toilet roll holder per WC
	Spare toilet roll holder	One stainless steel toilet roll holder per WC
	Robe Hook	One stainless steel wall mounted robe hook
	Soak rack	Built in soap rack
	Shower seat (General Units optional) (Premier Living Units compulsory)	1 x timber fold down timber shower seat
	Grab rails (General Units optional) (Premier Living units compulsory)	1 x grab rail by shower/bath; one x grabrail by toilet
<b>BALCONIES</b>		
Floors	Porcelain Tile 600 x 600	To balconies and outdoor patios: 600 x 600 mm glazed porcelain anti-slip tiles on screed/ concrete surface bed
Gas braai (If applicable)	5 burner build in gas braai	Chad-o-Chef Deluxe Entertainer (or similar) 1027 mm wide, 5 x burner stainless steel build in braai with rotisserie
<b>ELECTRICAL</b>		
<b>PERMANENT SUPPLY:</b>		
Each unit will be supplied with a single-phase electrical supply to a distribution board inside the unit (position as specified by electrical Engineer).		
Combined electricity/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 – 4Mbps uncapped.

1 x telephone handset per section.

**AIR CONDITIONING:**

a) Every Apartment will be supplied with infrastructure only (for coolant pipe work and power supply) built into the walls but no air conditioning unit or equipment) to support one “high wall split type” air conditioning unit to the Living Room area.

b) There will be an external electrical supply to control point for an Air conditioning system on the roof level of the development (or in a position as agreed by the consulting engineers and developer).

Switches	Le Grande switches and plugs	Light switching will be performed via 32 “Le Grande Ysalis” (or similar approved” modules (white) complete with LED ‘on’ indicator lamps.
Socket outlets	Le Grande switches and plugs	Socket outlets will be performed via 32 “Le Grande Ysalis” (or similar approved) range – white (entry level range). An allowance of 2 x (two prong, three prong and 2 USB ports) shall be provided in every bedroom.
Lights	LED strip lights	COVE LIGHTING – Indirect LED LED STRIP WITH ALUMINIUM CHANNEL; 9.6W per meter or similar approved
	LED downlights	DOWNLIGHT AND “ADJ ANTI-GLARE” recessed light (or similar) in white
	LED downlights in shower	Enclosed DOWNLIGHT “ANTI-GLARE” recessed light (or similar) in white
	Footlights	Indirect footlights fitted flush into wall or similar.

**ALUMINIUM WINDOWS AND BALCONY/PATIO DOORS**

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