



MZ/17/03/21

UNIT TYPES:		
A Studios		
LIVING / BEDROOM		
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
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 (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.
	Feature wall 2 (optional at additional cost)	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
Doors	Entrance door	2300 x 900 x 44 mm solid timber door with timber frame and architrave - painted
	Internal doors	2300 x 900 x 44 mm semi - solid timber doors with timber frames and architraves – painted
Joinery	Study Nook	Shelves with wood like melawood backing board
Front door hardware	Lever handles	Solid stainless steel handles
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.



KITCHEN		
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	Engineered stone top and splash back, polished work surface with polished edge with routed groves next to underslung basin (as per designer's specification)
	Carcass	PG Bison 16 mm Melawood cabinets with smooth grey interior textured exterior finish
	Kitchen units finish	PG Bison 16 mm Melawood cabinets with smooth grey interior textured exterior finish
	Handles	Handles to all drawers and cupboard doors to be "Roco: Neptune" dull brushed satin nickel finish or similar
Fittings & appliances		
Fittings	Sink	One and a half stainless steel underslung sink or similar
	Mixer	"Hansgrohe" chromium plated single lever deck mounted deck mixer or similar
Appliances	<p><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></p>	



	Micro Combi Oven	SMEG; 60cm x 45cm Stainless steel and black Eclipse Classic Compact Combi Microwave oven or similar
	Hob	SMEG – 2 plate straight edge Induction hob (or similar approved)
	Cooker Hood	SMEG - 60CM Stainless Steel Semi-Integrated Telescopic Extractor (or similar)
	Fridge	SMEG - 60cm FridgeFreezer 365L capacity, left or right hinged (or similar)
BATHROOMS		
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
	Wall tiles	Glazed ceramic tiles – inside shower cubicles and portions of the walls
	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	“Duravit” – Glossy white Lynk Face actuator plate or similar
		“Duravit” – Instafit + inwall tank with full frame Cistern or similar
		“Duravit – Replay” (or similar approved) white vitreous china wall hung toilet with seat and cover or similar
Basin	Counter wall-mount basin	"Duravit" wall-mounted ceramic basin colour white or similar



Basin mixer	Single control mixer	"Hansgrohe" 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.
Shower	Shower rose; handshower and mixer	"Hansgrohe" grab rail shower kit - multifunction handshower with a 900mm slidebar.
		Stainless steel bathroom floor drain in shower or similar
Geyser	100L electric geyser	1 X 100 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
	Robe Hook	One stainless steel wall mounted robe hook
	Soap rack	Built in soap rack
	Shower seat (optional at additional cost)	1 x timber fold down timber shower seat
	Grab rails (optional at additional cost)	1 x grab rail by shower/bath; one x grabrail by toilet
PATIO/BALCONIES		
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 (Type A1 and A2 only)	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
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). 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 area B) One telephone outlet (point only) in study area Wifi ready router per section – capped at 5 Gb data at 4Mbps. 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	Matrix Onesto switches and plugs	Light switching will be performed via 32 "Matrix Onesto" (or similar approved" modules (white) complete with LED 'on' indicator lamps.
Socket outlets	Matrix Onesto switches and plugs	Socket outlets will be performed via 32 "Matrix Onesto" (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 bedroom area.
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 windows with double-laminated safety glazing.

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