



MZ 17/05/21

| UNIT TYPES: | | |
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| B (1 beds) C & G (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 (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 |
| Joinery | TV media unit | Unit in sprayed duco satin finish |
| 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 |
| Front door hardware | Lever handles | Solid stainless steel handles |
| Door hardware | Lever handles | Tubular stainless steel handle |
| Fireplace (Build into TV Media Unit) | Flue less biofuel fireplace | Flueless biofuel fireplace build into TV media unit |



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| Ceiling fan | 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 |
| 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 | 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 | 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 | Double stainless steel underslung sink or similar |
| | Mixer | "Hansgrohe" 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 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> | |



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| | Electric Oven | SMEG; 60cm Classic stainless steel and black Eclipse Glass Pyrolitic 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) |
| | Washing Machine 9kg | SMEG - 60cm Stainless steel freestanding washer (or similar) |
| | Tumble Dryer 8kg | SMEG - 60cm Stainless steel freestanding dryer (or similar) |
| | Fridge | SMEG - 60cm Anti- Fingerprint stainless steel freestanding combination fridge-freezer (or similar) |
| BEDROOMS | | |
| 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 (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 |
| Joinery | Carcass | PG Bison 16 mm Melawood cabinets with smooth grey interior textured exterior finish |
| | 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 |



| BATHROOMS (including guest bathroom if applicable) | | |
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| 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 | "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 top basin | "Duravit" countertop ceramic basin colour white or similar |
| | Guest Bathroom (if applicable) | "Duravit" Wall mounted basin with single mixer colour white or similar |
| Basin mixer | Single control mixer | "Hansgrohe" single control basin mixer in polished chrome with trap and waste assembly or similar. |
| | Guest Bathroom (if applicable) | "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. |
| 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 |



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| | Bath mixer | "Hansgrohe" or similar approved. |
| | 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 | "Hansgrohe" grab rail shower kit - multifunction handshower with a 900mm slidebar. |
| | | 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 (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 |
| 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 (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 |
| 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 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 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).

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| 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 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