

# FINISHES SCHEDULE

## FLOOR FINISHES

Tiles throughout kitchen, dining and lounge areas - 60 x 60 medium grey ceramic tile.

Bathrooms floors and walls - 60 x 60 medium grey ceramic tile.

Shower floors - 100x100 medium grey ceramic tiles.

Main bedroom floors - laminated timber 10mm.

Other bedrooms - 60 x 60 medium grey ceramic tile.

Shower floors - 100x100 grey ceramic tiles - as per floor tile.

Patio - 60 x 60 medium grey ceramic tile.

Garage floors - concrete floor screed with float finish.

## SKIRTING

Purpose hard wood skirting painted.

## WALL FINISHES

### PLASTER AND PAINT

Internal - standard plaster with primer and Plascon paint or equivalent.

External - standard plaster with primer and Plascon paint or equivalent.

Shower walls – 60 x 60 grey ceramic tile.

## CEILING

Internal - flush plastered drop ceiling with a shadow-line edging - painted white.

Parking garage - off shutter concrete open truss ceilings.

## EXTERNAL WINDOWS / SLIDERS AND DOORS

Extruded aluminium with safety glass.

## DOORS

Front door - aluminium and glass pivot, or purées made timber door 450mm square handle.

Internal doors - semi solid plain grooved doors painted.

Internal handles - brushed stainless handles.

Frames and architrave – purpose-made solid timber and painted.

## LIGHT FITTINGS

Internal lighting - white down-lighter with LED 5W warm white globe.

External - charcoal up down wash lighter - coastal grade.

Garage - florescent lighting.

Fans - in each bedroom only - white aluminium with remote control.

## ELECTRICS

Plugs and switches - Clipsol S3000 range - white or similar spec.

DB Board - to allow for UPS integration.

## AIRCON

Split wall units within each bedroom only.

## BALUSTRADE

External - 10mm toughed glass to engineer's spec.

## APPLIANCES

Kitchen - gas hob / electric oven / extractor - Smeg or equivalent.

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### **PLUMBING / SANITARY WARE / BRASSWARE**

WC - Imported Duravit or equivalent.

Kitchen sink - imported Franke or equivalent.

Bathroom basin - Lecico or equivalent.

Bathroom mirror.

Shower glass – purpose-made seamless toughened glass 10mm.

Basin and kitchen taps - Grohe/Hansgrohe or equivalent.

Mixer single lever - Grohe/Hansgrohe or equivalent.

Shower mixer - Grohe/Hansgrohe or equivalent.

Bathroom accessories - bathroom butler series or equivalent.

Vanities - wrapped doors and drawer finish onto melamine and chipboard carcasses with soft close hinges and runners.

Note: The specifications may change to architect's nominated alternatives due to supply/procurement constraints.

### **OPTIONAL EXTRAS:**

Pool and decking pack - R175 000 ex VAT

Aircon to main lounge area - R75 000 ex VAT

### **JOINERY**

#### **KITCHENS**

Built-in kitchen cupboards - wrapped doors and drawer finish onto white melamine over chipboard carcasses, with soft close hinges and soft close runners.  
Seamless handles.

Kitchen counter - 20mm engineered stone or equivalent.

Splashbacks - ceramic tile or mosaic as per architect's specification.

#### **VANITIES & BEDROOM BUILT-IN CUPBOARDS**

Built-in bedroom cupboards - wrapped doors and drawer finish onto white melamine and chipboard carcasses with soft close hinges and runners.  
Seamless handles.