



DOGON | GROUP
P R O P E R T I E S

THE SENTINEL
BRAND NEW DEVELOPMENT IN THE HEART OF THE CITY



SEA POINT **021 434 1223** CITY OFFICE **021 422 2526**

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PROPERTIES

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PROPERTIES

COMPANY PARTICULARS

Dogon Group Properties established in 2002 - a company which 13 years later has proved to be a true real estate success story. The Dogon name has become synonymous with the proficient and effective marketing and selling of premium grade properties on the Western Cape's Atlantic Seaboard.

Dogon Group Properties prides itself on its unique and focused approach to marketing and sales, providing a comprehensive and tailored solution to ensure that sales occur at the optimum price within a compressed space of time. The company utilizes an evolved and distinctive distribution platform spanning the Atlantic Seaboard together with a sales force of highly adept and skilled sales agents who are selected for their experience and measurable track records.

Headed by a team of professionals and a dedicated in-house marketing department, Dogon Group will ensure that appropriate, focused and specialized marketing techniques are brought to bear. The powerful proprietary database of the company combined with its eye-catching and prominent advertising, both in the popular media and via electronic media, and extremely visible sales offices support our strong performance on the Western Cape's Atlantic Seaboard.

DOGON GROUP PROPERTIES (PTY) LTD
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PROPERTIES

THE DYNAMIC SALES TEAM



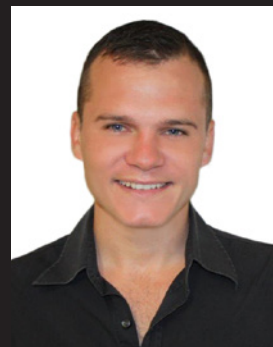
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PROPERTIES

THE SENTINEL - FINISHING SCHEDULE

27 LEEUWEN STREET, CAPE TOWN - 10.04.2015

ENTRANCE

- | | |
|----------|--|
| Floor | - Glue down wood vinyl (choice of two colours) |
| Skirting | - 125 x 22 Timber moulded skirting, painted velvagio, to Architects detail |
| Wall | - One coat plaster, one undercoat & two coats acrylic paint |
| Ceiling | - Skimmed concrete soffits with skimmed bulkheads, painted acrylic, to Architects detail |
| Cornice | - NMC B2, painted |

LIVING ROOM/KITCHEN (dining where applicable)

- | | |
|-------------|---|
| Floor | - Glue down wood vinyl (choice of two colours) |
| Skirting | - 125 x 22 Timber moulded skirting, painted velvagio, to Architects detail |
| Wall | - One coat plaster, one undercoat & two coats acrylic paint
- Kitchen walls to have glass splash backs between counter tops & overhead cupboards |
| Ceiling | - Skimmed concrete soffits with skimmed bulkheads, painted acrylic, to Architects detail |
| Cornice | - NMC B2, painted |
| Counter Top | - Caesarstone white |

BEDROOM (Bedroom 1, Bedroom 2 & Bedroom 3 where applicable)

- | | |
|----------|--|
| Floor | - Glue down wood vinyl (choice of two colours) |
| Skirting | - 125 x 22 Timber moulded skirting, painted velvagio, to Architects detail |
| Wall | - One coat plaster, one undercoat & two coats acrylic paint
- Feature wall behind bed (in main bedroom only) to be "Texdecor" or similar approved |
| Ceiling | - Skimmed concrete soffits with skimmed bulkheads, painted acrylic, to Architects detail |
| Cornice | - NMC B2, painted |

BATHROOM

- | | |
|-------------|--|
| Floor | - Tile, porcelain, 400 x 400 (allow R200/m ²)
- Tile, porcelain, 100 x 100 mosaics in showers (allow R350/m ²) |
| Skirting | - Tile, porcelain to match floor 200mm |
| Wall | - Tile, porcelain, 300 x 600 (allow R200/m ²) full height to shower only & at wash hand basin
- One coat plaster, one undercoat & two coats acrylic paint
- Mirrors to Architects detail |
| Ceiling | - Skimmed concrete soffits with skimmed bulkheads, painted acrylic, to Architects detail |
| Cornice | - NMC B2 painted |
| Counter Top | - Caesarstone white |



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THE SENTINEL - FINISHING SCHEDULE

27 LEEUWEN STREET, CAPE TOWN - 10.04.2015

BALCONIES

- Floor - Tile (allow R200/m²)
- Skirting - Tile skirting where applicable (allow R200/m²)
- Wall - One coat plaster, one undercoat & two coats acrylic paint
- Ceiling - Plastered & painted soffits
- Balustrade - Stainless steel supports with safety glass

SANITARYWARE (To Architects Specification)

- WC - Geberit cistern with wall hang wc pan
- Basin - Underslung vanity basin with clicker waste to detail
- Shower Door - Frameless armor plated glass with chrome plated fittings

BRASSWARE (As per Architects Selection)

- Bathroom Accessories - Nikki Spout
- Bath (where applicable) - Hansgrohe Mixer
- Shower - Hansgrohe mixer
- Hansgrohe handshower with Unica wall bar
- Basin - Hansgrohe basin mixer
- Underslung wash hand basin
- Kitchen Sink - Franke stainless sink
- Kitchen Tap - Hansgrohe sink mixer

KITCHEN & VANITY JOINERY

- Kitchen with lacquer/timber finishes with soft close doors/runners
- Carcasses to be melamine with visible edges to match doors

WARDROBES

- Sliding door cupboards with lacquer/timber finishes
- Carcasses to be melamine with visible edges to match doors

STUDY UNIT (where applicable)

- Carcasses to be melamine with visible edges to match doors



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THE SENTINEL - FINISHING SCHEDULE

27 LEEUWEN STREET, CAPE TOWN - 10.04.2015

DOORS

- | | |
|----------------|---|
| Front Door | - 2250 x 813 or 762 Solid door with flush hardwood veneer & matching edges. 1 Hour fire rated |
| Internal Doors | - 2250 x 813 or 762 Semi solid door with commercial veneer and primed & painted |
| Handles | - Solid stainless steel/brushed aluminium handles to internal doors |
| | - Stainless steel square section pull handles to sliding doors |
| Balcony Doors | - Aluminium sliding doors to Architects specification |

KITCHEN APPLIANCES

- | | |
|----------------|--|
| Fridge/Freezer | - Integrated fridge freezer (SMEG) |
| Oven | - Stainless steel undercounter oven (SMEG) |
| Hob | - Ceramic hob with controls (SMEG) |
| Extractor | - Stainless steel extractor (SMEG) |

ELECTRICAL

- | | |
|--------------------|---|
| Lighting | - To Architects detail, white round downlighters to bulkheads, selected surface fittings to walls & ceilings, strip lighting features |
| Plug/Switch Levers | - To be "Clipsal" S 3000 Range to Architects layout |
| Heated Towel Rail | - Jeeves Model D straight 620 x 1340 heated towel rail in main bathroom |
| Intercom | - Intercom to main reception |
| Telephone | - Conduiting for Telkom to living area |
| Television | - Installation of satellite dish & cabling |

NOTES:

- All prices given are excluding of VAT
- All finishes to be as stated or similar quality as approved to Architects final specification
- The Architect reserves the right to further develop & refine layouts & particular details
- The Seller reserves the right to insole discretion to supply appliances other than from SMEG



APARTMENT SCHEDULE - 8TH FLOOR

THE SENTINEL, 27 LEEUWEN STREET, CAPE TOWN - 10.04.2015

STOREY	UNIT NUMBER	BEDROOMS	UNIT m ²	BALCONY m ²	TOTAL UNIT AREA m ²	PRICE (VAT INCL)
8 TH FLOOR PLAN	811	1	55	3.5	58.5	R 2 047 512.00
	813	1	53	-	53	R 1 899 000.00

APARTMENT SCHEDULE - 9TH FLOOR

THE SENTINEL, 27 LEEUWEN STREET, CAPE TOWN - 10.04.2015

STOREY	UNIT NUMBER	BEDROOMS	UNIT m ²	BALCONY m ²	TOTAL UNIT AREA m ²	PRICE (VAT INCL)
9 TH FLOOR PLAN	913	1	53	-	53	R 1 950 000.00

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APARTMENT SCHEDULE - 10TH FLOOR

THE SENTINEL, 27 LEEUWEN STREET, CAPE TOWN - 10.04.2015

STOREY	UNIT NUMBER	BEDROOMS	UNIT m ²	BALCONY m ²	TOTAL UNIT AREA m ²	PRICE (VAT INCL)
10 TH FLOOR PLAN	1003	1	42	7.7	49.7	R 2 145 000.00
	1004	1	42	7.7	49.7	R 2 145 000.00
	1005	1	42	7.7	49.7	R 2 145 000.00
	1006	1	42	7.7	49.7	R 2 145 000.00
	1007	1	42	7.7	49.7	R 2 145 000.00
	1008	1	42	7.7	49.7	R 2 145 000.00

APARTMENT SCHEDULE - 11TH FLOOR

THE SENTINEL, 27 LEEUWEN STREET, CAPE TOWN - 10.04.2015

STOREY	UNIT NUMBER	BEDROOMS	UNIT m ²	BALCONY m ²	TOTAL UNIT AREA m ²	PRICE (VAT INCL)
11 TH FLOOR PLAN	1107	1	49	54	103	R 3 100 000.00
	1108	1	40	24	64	R 2 300 000.00

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