

1. Outside & standard specifications

- Internal Roads of Development
 - Bosun interlocking pavers (or similar) on internal walkway.



- Standard figure 8c mountable kerbing for all internal road kerbing;
- Drought-resistant plantings along sidewalk

- Driveway



- 300 x 150 Bosun Brick Cobble (or similar)
- Pool
 - Concrete case with textured finish blue;
- Braai's
 - Built structure for free-standing gas/ brai. Gas point provided.
 - Brick structure with riven-stone clad chimney
- Parking
 - Chromadek roof sheeting on painted m/s framing by specialist.



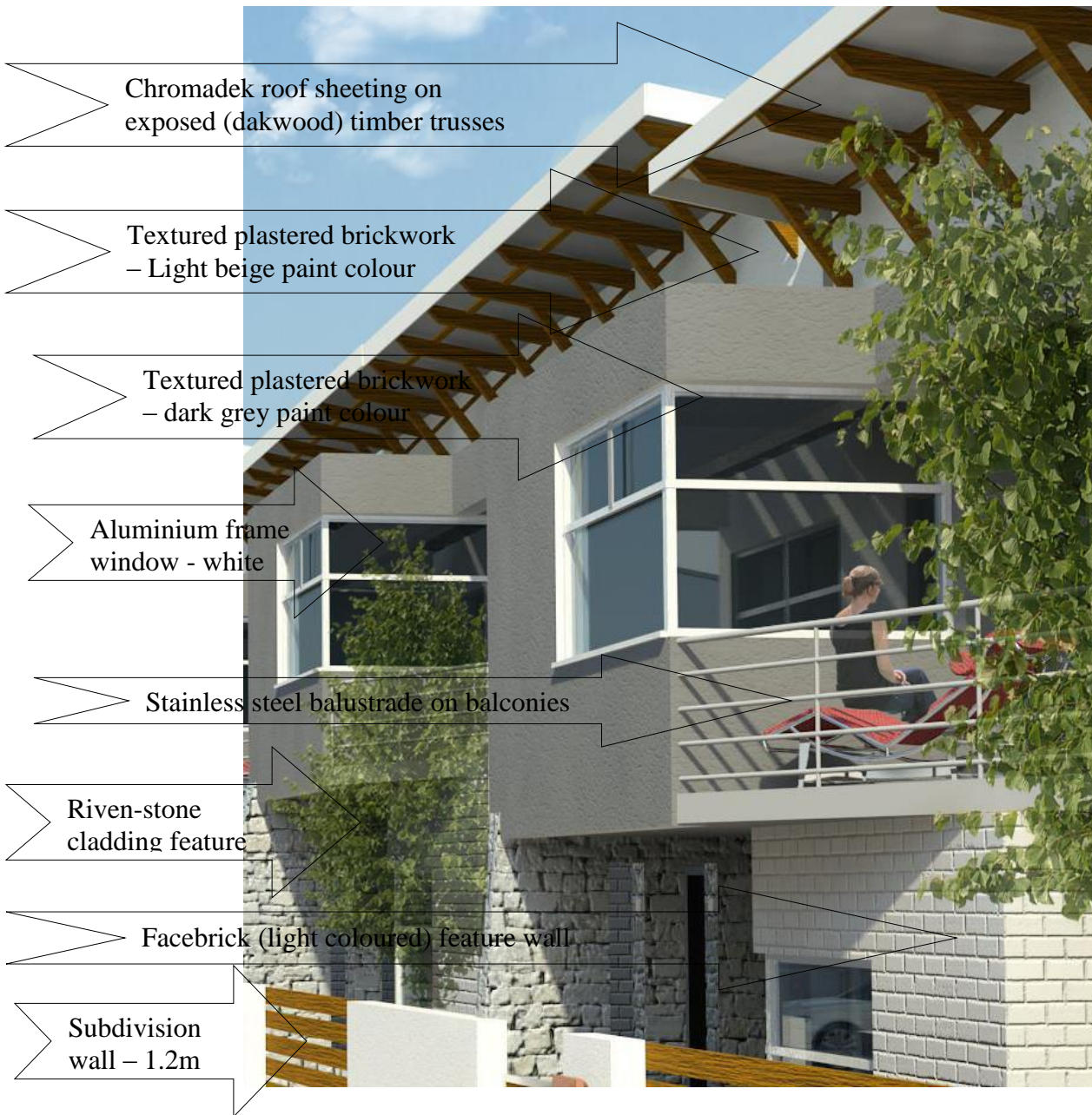
- Internal subdivision walls
 - Combination of plastered brickwork with timber slats (or painted ms plates) including gate



- Boundary wall/ Entrance
 - Plastered and painted walls: two-tone paint dark and light color



- External walls
 - Combination of Plastered brickwork, facebrick and riven stone cladding



- Social amenities;
All units will have access to:
 - Clubhouse;
 - Splash pool within;

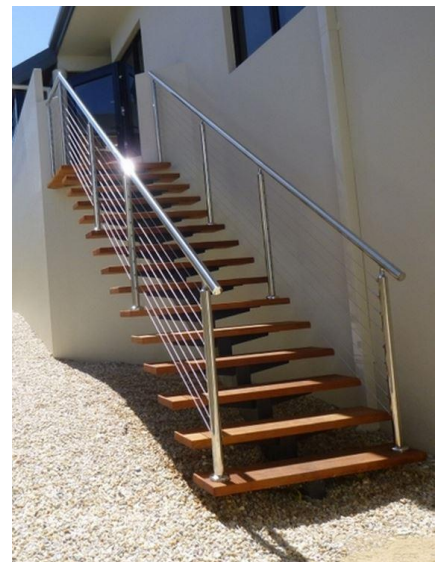
2. Entrance (unit)

- Floor
 - Standard 600X600 Porcelain tile – as per sample
- Door
 - Front door – 813mm wooden frame + 8 panel hardwood door + 4 lever brass lock.
- Ceilings
 - Plastered and Painted 90mm molded cornice
- Walls
 - Plastered and painted – white
 - Feature wall- riven stone cladding
- Light fitting
 - 1 x Light – wall mounted (feature)
- Guest w/c
 - close couple cistern + pan white top flush
 - standard pedestal basin and tap



Lounge/Dining room

- Floor
 - Standard 600X600 Porcelain tile – as per sample
- Skirting
 - 70mm tile as per floor
- Ceiling
 - Plastered and painted + 90mm mounded cornice
- Walls
 - Plastered and painted – white gloss paint
- Light Fittings
 - Central fitted ceiling Light
- Plugs
 - 3 x Double Plugs
- Curtain rail
 - Double kirsh mire rail provided
- TV point
 - 1 (25mm piping and socket only) with dstv connection
 - DSTV Point in unit with access to HDPVR
 - Feature tv wall with tile cladding.
 - Gas outlet connection for fire place
- Door
 - 3.0m Aluminum sliding Door
- Timber open-riser staircase with timber handrail and Stainless steel horizontal railing



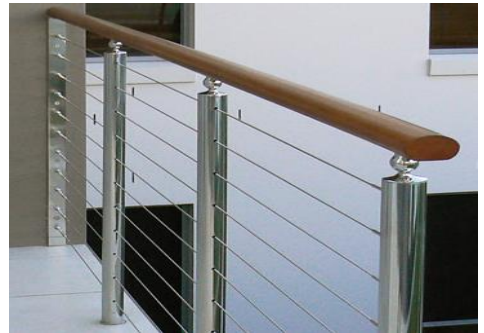
Kitchen

- Floor
 - Standard 600X600 Porcelain tile – as per sample
- Ceiling
 - Plastered and painted + 90mm molded cornice
- Walls
 - Tiled as per sample – wall tiles matching floor up to maximum height 2100mm
 - Plastered and painted above tile height
- Light Fittings
 - 1X 600mm fluorescent Light
- Plugs
 - Double plug points for D/W, T/D, and W/M
- Bic's
 - Kitchen unit as per layout plan with dark mahogany finish and white granite tops
 - All cupboards to be fitted with anti-slam system
- Stove
 - Defy Gas/ electric hob (or similar) with extractor fan
- Sink
 - 1 x double s/s Frankie sink.
- Taps
 - Standard mixers as per contractor sample board in line with architect drawings – COBRA RANGE
- Curtain rail
 - Single rail provided (Optional Blinds)
- Kitchen tops
 - White Ceaserstone countertop, (White Rustenburg granite optional)
- Geyser
 - 1 x 200 l vertical installed in first floor cupboard



Patio/Balcony

- Floor
 - Standard 600X600 Porcelain tile – as per sample
- Skirting
 - 70mm tile
- Door
 - 1.8m ALUMIN sliding door with double curtain rail



- Ceiling
 - Plastered and painted + 90mm molded cornice
- Walls
 - Plastered and painted - white
 - Light Fittings: 1 x Central ceiling Light or wall mounted
- Balustrade
 - Stainless steel balustrades with timber handrail

Bathrooms

- Floor
 - Tiles – as per sample
- Skirting
 - 70mm tile
- Ceiling
 - Plastered and painted + 90mm molded cornice
- Walls
 - Full-height tiled walls as per sample.
- Light fittings
 - Central ceiling light
- Door
 - 813mm steel frame + semi-solid core door - 2 lever lock
- Shower
 - 900mm shower with clear glass door
- Bath
 - COBRA RANGE: Standard bath in second bathroom.
 - Corner bath in ensuite bath
- Toilet
 - close couple cistern + pan white top flush
- Basin
 - Pedestal and basin with 900 x 600 mirror above
 - Above-counter vanity basins in ensuite: COBRA RANGE
- Taps
 - Standard mixers as per contractor sample board
COBRA RANGE
- Towel Holder
 - Standard fitting as per contractor sample board
- Roll Holder
 - Standard fitting as per contractor sample board
- Soap Dish
 - Standard fitting as per contractor sample board
- Curtain rails
 - Single rail provided



- Optional curtain blinds
- All bathrooms with no windows to be fitted with extractor fans attached to lighting circuit

Bedrooms

- Floor
 - Timber laminate floors (optional carpet)
- Skirting
 - 70mm timber skirting
- Door
 - 813 mm steel frame + semi-solid core door + 2 level lock
- Ceiling
 - Plastered and painted + 90mm molded cornice
- Walls
 - Plastered and painted
- Light fittings
 - 1 x central ceiling Light
- Plugs
 - 3 x Double plugs
- Bic's
 - Full-height bic's – burnt mahogany finish and white melamine interiors
- Curtain rails
 - Double kirshmir rails on all windows and sliding doors



***No allowance is made for:

1. Gas fire place
2. Gas brai
3. Blinds;
4. Extra cupboard beyond what is noted;
5. Extra cupboards in the bedrooms beyond what is noted;
6. Extra light switch, plug points or DSTV point beyond what is noted;
7. Extra water point beyond what is noted;
8. Ceiling fans in the units;