



CLASSICO
DEVELOPMENTS

ANNEXURE A

Fixtures and Fittings – 3 Mona Crescent

EXTERIOR FINISHES

- Driveway- light grey cobble with double cobble boarder.
- Boundary wall – Plastered and painted with galvanized steel infill panels as per plan/rendering.
- Exterior driveway gate – Ornate Galvanised Steel. Automated sliding gate.
- Exterior walls.1 Coat plaster and painted to developers colour choice
- Feature walls to be fair faced ROK brick, grouted with white cement
- Galvanized ornate balustrades where required. Balconies, landings higher than 500mm
- Galvanized wood cladded garden gates as per plan.
- Landscaping as per plan.

BRICKWORK

- Construction – Clay imperial 14mpa bricks.
- Plastered and painted with one undercoat of Masonary Primer and 2 coats Pure Acrylic ,SABS approved
- Garage internal walls bagged and sealed with
- Enclosed garage area to be red bagged brickwork
- Open undercover parking to be plastered and painted

ROOFING

- Armour grey Colour bond 5,3mm corrugated iron sheeting
- Aluminium long span seamless guttering, PVC downpipes
- Torch on waterproofing for parapets, flat roofs and balcony

ELECTRICAL INSTALLATIONS

- TV and telephone points in family room and in the main bedroom.
- Video intercom downstairs front door
- Light fittings (Downlights, 50 Watt bulbs) as per showroom samples / subject to availability. (PC amount of R150 Including Vat) per unit. Layout as per electrical plan
- Down lights – Kitchen, living area, stairs, passage, bedrooms and bathrooms.
- under counter kitchen lights



CLASSICO
DEVELOPMENTS

- Extractor fan – Extractor fans above all showers
- 2 double plug points per room
- All light switches and plugs are from the Legrand range Arteor White

PLUMBING

- 1 x 200 Litre Intergrated heatpump
- All tap fittings from the Grohe/Hansgrohe range.
- Gio Basins.
- Franke kitchen sinks and prep bowls
- Frameless shower doors
- Concealed cisterns and wall hung pans as per showroom specification
- Free standing bath as per showroom specification

DOORS AND WINDOWS

- Front door Meranti with frosted glass panes
- Exterior doors & windows – Aluminium/UPVC Nat stone grey.
- Interior doors – Semi-solid super wood doors with solid timber frame and architraves painted with Polyurethane Enamel, colour off white with S/S ironmongery. Door handles as per showroom specification

INTERIOR FINISHES

- Steel ornate balustrade with timber hand rail.
- Skirting – 140mm painted pine, Architraves 70mm painted pine around all internal door frames as per showroom design,
- Polystyrene moulded cornice as per showroom design
- Ceilings skimmed and painted with undercoat Plaster Primer and final coat .Colour White unless specified
- Interior walls 1 coat plaster and painted with Plaster Primer and final 2 coats of Washable Acrylic colour to owner's choice.
- Various other extras are available and will be quoted on additionally.



CLASSICO
DEVELOPMENTS

FLOORING

- Front Door entrance hall, stairs, kitchen, dining area, guest toilet and laundry - Porcelain tiles (labour and materials) – PC @ R300/m² for tiles plus labour.R255.00 Including Vat. Includes adhesive and grout
- Bathroom floors Porcelain (labour and materials) – PC @ R300/m² plus labour as above
- All bedrooms, carpeted (labour and materials) – PC @ R350/m²
- Ground floor stairs and first floor landing – Engineered Oak 12mmx190mm, colour to owner's choice.- PC Amount R821.00 ex VAT Labour @ R 179.00 ex VAT

KITCHEN

- Melamine units with spray painted super-wood doors Satin (choice of colour although a sample must be sprayed which will be for the owners account)
- Stainless Steel handles.
- Vico stone countertops with a 40mil leading edge.
- Stainless steel prep bowl with Grohe/Hansgrohe sink mixer.
- Stainless Steel Smeg 900 wide Oven with 5 Gas burner.
- Extractor wall mounted – stainless steel extractor will be vented to outside.
- Stainless Steel Built in Smeg microwave

SCULLARY

- Plumbing for dishwasher and washing machine.
- Stainless Steel bowl with under slung bowls (teka) with Grohe sink mixer.

BEDROOMS

- Built in cupboards - 150mm from ceiling.
- Main bedroom – 6 door Cupboard with draws
- Second bedroom -4 door built in cupboard with draws.
- Third bedroom - 4 door built in cupboard.
- Choice of spray painted or melamine wood finish super-wood doors with a choice of colour



CLASSICO
DEVELOPMENTS

MAIN BEDROOM BATHROOM (EN SUITE)

- Cabinet with a double bowl Gio basin with high Vicostone splash back
- Full mirror above basin (frameless).
- Toilet, Concealed cistern with wall hung pan
- Shower base and walls tiled. PC R350/SQM Tile only. Labour, adhesive and grout.R255
- Shower walls tiled with Porcelain floor tiles to approximately 400mm below ceiling.
- Shower doors – Frameless glass
- Shower mixer with shower arm and rose – Hans Grohe range.
- Bathroom fittings - toilet roll holder, heated towel rail and soap holder for shower – Hans Grohe range
- Bath – Freestanding

FAMILY BATHROOM

- Cabinet with single bowl (600 Gio)
- Full mirror above basin.
- Toilet, Gibert with wall hung pan concealed
- Shower base tiled.
- Shower walls tiled with Porcelain floor tiles to approximately 400mm below ceiling.
- Shower doors - glass , frameless
- Shower mixer with shower arm and rose – Hans Grohe.
- Bathroom fittings –toilet roll holder and soap holder for shower – Hans Grohe range
- Heated towel rail can be supplied at extra cost

GUEST TOILET

- Cabinet with small single bowl Gio 380mm
- Concealed cistern with wall hung pan and seat
- Fittings – toilet roll holder and towel ring
- Heated towel rail can be supplied at extra cost



CLASSICO
DEVELOPMENTS

Exterior

- Landscaped gardens as per plan.
- Automated irrigation
- Tiled patios, walkways and stairs as per layout. Tiles as per developer's choice.
- External stainless steel wall lighting as per electrical layout
- Galvanized timber clad garden gates. 1800mm high.

GENERAL

- Communal galvanised automated sliding gate (Driveway)
- All ceilings heights – floor to ceiling 2.7m
- Automated garage doors. Sectional overhead.
- Electric fencing around entire complex.
- CCTV camera system with PVR and monitor in guard house.
- Stainless steel external lighting on day/night sensor
- Stainless steel letterbox
- Irrigated communal landscaping

Please note that fittings are subject to change due to availability. All extras on fittings to be paid upfront.