



DEVELOPMENTS

27 WILLOW ROAD
FINISHING SCHEDULE



Willow²⁷
road.

HEAD OFFICE 021 433 2580

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DEVELOPMENTS

COMPANY PARTICULARS

Established in 2002, DG Properties has proven to be a true real estate success story. The DG name has become synonymous with the proficient and effective marketing and selling of premium grade properties in Cape Town and particularly the sought-after Atlantic Seaboard. DG currently have offices in high profile positions in Sea Point and Southern Suburbs.

DG 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 sales force of highly adept and skilled sales agents who are selected for their extensive experience, professionalism and successful track records.

Headed by Managing Director Alexa Horne, DG Properties has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary DG database combined with its eye-catching and prominent advertising, both in print and digital media, together with our visible network of sales offices support our strong performance on the Western Cape's Atlantic Seaboard, Southern Suburbs, Western Seaboard and surrounding areas.

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FINISHES SPECIFICATION
27 WILLOW ROAD, CONSTANTIA




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1. EXTERNAL FINISHES

<p>1.1 CHIMNEYS</p>	<p>AREA: EXTERIOR PRODUCT SPEC: PACKED SLATE FINISH: COLOUR CHARCOAL NOTE(S): N/A</p>	
<p>1.2 FEATURE WALLS</p>	<p>AREA: EXTERIOR PRODUCT SPEC: KLIPLOK CLADDING NOTE(S): KLIPLOK CLADDING AS EXTENSION OF ROOF</p>	
<p>1.3 BOUNDARY WALLS</p>	<p>AREA: EXTERIOR PRODUCT SPEC: PLASTER & PAINT TRIBECCA CORNER NOTE(S): AND WHITE TO SPEC</p>	




1. EXTERNAL FINISHES

<p>1.4 PERGOLA</p>	<p>AREA: GARDEN PATIO PRODUCT SPEC: STEEL PERGOLA FINISH: PAINTED BLACK</p>	
<p>1.5 COLUMNS (FOR PERGOLA)</p>	<p>AREA: GARDEN PATIO PRODUCT SPEC: 75mm x 75mm SQUARE STEEL COLUMNS FINISH: STEEL TO BE GALVANISED & PAINTED NOTE(S): COLOUR: BLACK</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: OUTSIDE BAR <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	<p>TO BE QUOTED</p>
<p>1.6 PAVING</p>	<p>AREA: DRIVEWAY PRODUCT SPEC: INTERLOCKING PAVERS NOTE(S): N/A</p>	<p>PRICED ON SPECIFICATION</p> 

1. EXTERNAL FINISHES

<p>1.7 GARAGE DOORS</p>	<p>AREA: GARAGE PRODUCT SPEC: ALUMINIUM SECTIONAL OVERHEAD FINISH: POWDER COATED GARAGE DOOR (WITH HORIZONTAL GROOVES) NOTE(S): 2 150mm x 4 880mm, AUTOMATED</p>	<p>PRICED ON SPECIFICATION</p> 
<p>1.8 VEHICULAR GATE</p>	<p>AREA: STREET ENTRANCE PRODUCT SPEC: STEEL LASER CUT SCREEN FINISH: POWDER COATED FINISH NOTE(S): AUTOMATED</p>	<p>PRICED ON SPECIFICATION</p> 
<p>1.9 EXTERNAL UP/DOWN LIGHTS</p>	<p>AREA: EXTERNAL WALLS PRODUCT SPEC: REEF DOUBLE WALL LIGHT UP/DOWN NOTE(S): ADA LIGHTING</p>	<p>PRICED ON SPECIFICATION</p> 




1. EXTERNAL FINISHES

<p>1.10 DOORS & WINDOWS</p>	<p>AREA: EXTERNAL PRODUCT SPEC: TO ARCHITECT'S SPEC. FINISH: COLOUR CHARCOAL NOTE(S): LAMINATED GLASS TO NARROW WINDOWS. INCLUDES POSTBOX FLUSH PULL HANDLE & CYLINDER LOCK. 120mm WIDE DOOR FRAME. GLAZING SPEC TO XA STANDARD. 2.4m LINTEL HEIGHT.</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ DOUBLE GLAZING <input type="checkbox"/></p>	<p>R140 000 - R160 000</p>
<p>1.11 BALUSTRADES</p>	<p>AREA: BALCONIES & INTERNAL STAIR PRODUCT SPEC: VERTICAL STEEL MEMBERS & HANDRAIL NOTE(S): 1m HIGH</p>	<p>PRICED ON SPECIFICATION</p> 
<p>1.12 SWIMMING POOL</p>	<p>AREA: EXTERAL PRODUCT SPEC: PRE MANUFACTURED FIBREGLASS POOL NOTE(S): 700mm x 100mm TILE SURROUND TO MATCH TERRACE. HOUSE 1 & 2 POOL SIZE: 3.5m x 2m HOUSE 3 POOL SIZE: 5.6m x 2m</p>	<p>PRICED ON SPECIFICATION. ADDITIONAL SIZES TO BE QUOTED ON</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ POOL HEATING SYSTEMS <input type="checkbox"/> ◇ POOL COVER <input type="checkbox"/> ◇ OTHER: SALT CHLORINATOR <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	<p>R 50 000 R 250 000 R 25 000</p>


1. EXTERNAL FINISHES

<p>1.13</p> <p><u>OPTIONAL</u></p> <p>FIRE/CONVERSATION PIT</p> <p>AT ADDITIONAL COST</p>	<p>AREA: BALCONY</p> <p>PRODUCT SPEC: 2.8m x 2.8m SUNKEN CONCRETE PIT</p>	<p>R95 000</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>1.14</p> <p>PLASTER & PAINT</p> <p>(MAIN, PRIMARY COLOUR)</p>	<p>AREA: EXTERNAL WALLS</p> <p>PRODUCT SPEC: WHITE, TO ARCHITECT'S DESIGN</p> <p>NOTE(S): BY PLASCON</p>	
<p>1.15</p> <p>PLASTER & PAINT</p> <p>(SECONDARY COLOUR)</p>	<p>AREA: EXTERAL WALLS</p> <p>PRODUCT SPEC: TRIBECCA CORNER, TO ARCHITECT'S DESIGN</p> <p>NOTE(S): BY PLASCON</p>	




1. EXTERNAL FINISHES

<p>1.16</p> <p><u>OPTIONAL</u></p> <p>GARDEN LIGHTS</p> <p>AT ADDITIONAL COST</p>	<p>AREA: GARDEN</p> <p>PRODUCT SPEC: GARDEN SPIKE LIGHT</p> <p>NOTE(S): ADA LIGHTING. 4 - 6 INCLUDED. ADDITIONAL AS OPTIONAL EXTRAS</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	<p>R 2 000 PER POINT</p>
<p>1.17</p> <p>BRAAI</p>	<p>AREA: GARDEN PATIO</p> <p>PRODUCT SPEC: TO BE CONFIRMED</p> <p>NOTE(S): BUILT-IN BRAAI AT TERRACE INCLUDED, LAVA FIREPLACE</p>	
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: GAS BRAAI AS EXTRA COST <input type="checkbox"/></p> <p>◇ STAINLESS <input type="checkbox"/></p>	<p>R 40 000</p> <p>R 20 000</p>
<p>1.18</p> <p>PLANTER</p>	<p>AREA: FIRST FLOOR BALCONY</p> <p>PRODUCT SPEC: PLANTERS WATERPROOFED, LANDSCAPED, AND AUTO-IRRIGATION INCLUDED</p>	

1. EXTERNAL FINISHES

<p>1.19 SOLAR</p>	<p>AREA: ROOF TOP PRODUCT SPEC: TO BE CONFIRMED NOTE: ADDITIONAL COST IF SOLAR IS CHOSEN. ALL DWELLINGS SOLAR READY.</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	


2. FLOOR FINISHES

<p>2.1</p> <p>FLOOR TILE (INTERNAL)</p>	<p>AREA: INTERNAL</p> <p>PRODUCT SPEC: GREY FLOOR TILE</p> <p>NOTE(S): 1200mm x 600mm, GROUTING COLOUR TO MATCH</p>	<p>R 450/sqm</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: ENGINEERED OAK <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	<p>R 1 500/sqm EXTRA</p>
<p>2.2</p> <p>FLOOR TILE (EXTERNAL, NON-SLIP)</p>	<p>AREA: EXTERNAL BALCONIES & PATIOS</p> <p>PRODUCT SPEC: GREY FLOOR TILE</p> <p>FINISH: NON-SLIP</p> <p>NOTE(S): 1200mm x 600mm, GROUTING COLOUR TO MATCH</p>	<p>R 450/sqm</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: ENVIROWOOD DECKING <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	<p>R 1 500/sqm EXTRA</p>
<p>2.3</p> <p>FLOOR TILE (SHOWER FLOOR)</p>	<p>AREA: INTERNAL, AS PER FLOOR TILE</p> <p>PRODUCT SPEC: GREY FLOOR TILE</p> <p>FINISH: NON-SLIP</p> <p>NOTE(S): 1200mm x 600mm, GROUTING COLOUR TO MATCH</p>	<p>R 450/sqm</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: MOSAIC <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	<p>R 1 200/sqm</p>




2. FLOOR FINISHES

<p>2.4</p> <p>CARPET</p>	<p>AREA: ALL BEDROOMS</p> <p>PRODUCT SPEC: STANDARD</p> <p>FINISH: COLOUR BY CLIENT</p>	<p>PC AMOUNT AT R750/sqm</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<ul style="list-style-type: none"> • ROOMS: ALL BEDROOMS (CAN BE UPGRADED) ◇ OTHER: UPGRADE CARPET TO ENGINEERED OAK <input type="checkbox"/> ◇ OTHER: UPGRADE TILES TO ENGINEERED OAK <input type="checkbox"/> 	<p>R 800/sqm</p> <p>R 1 100/sqm</p>
<p>2.5</p> <p>TIMBER FLOORING</p>	<p>AREA: INTERNAL, LIVING ROOM</p> <p>PRODUCT SPEC: ENGINEERED OAK</p>	<p>R 1 500</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<ul style="list-style-type: none"> ◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/> 	
<p>2.6</p> <p>SKIRTING</p>	<p>AREA: INTERNAL</p> <p>PRODUCT SPEC: PAINTED HARDWOOD</p> <p>FINISH:</p> <p>NOTE(S): 100mm x 22mm HIGH SKIRTING STRIP</p> <p>COLOUR: TO SPECIFICATION</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<ul style="list-style-type: none"> ◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/> 	


2. FLOOR FINISHES

<p>2.7 GARAGE FLOOR FINISH</p>	<p>AREA: GARAGE PRODUCT SPEC: GRANO SEALED</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: TILE <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	<p>R 450/sqm EXTRA</p>

3. INTERNAL WALL FINISHES

<p>3.1 WALL TILES</p>	<p>AREA: INTERIOR (KITCHEN & BATHROOMS) PRODUCT SPEC: WHITE PORCELAIN TILE WITH GRAIN NOTE(S): 1200mm x 600mm, GROUTING COLOUR TO MATCH</p>	<p>R 450/sqm</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	<p>PRICED ON SPECIFICATION</p>
<p>3.2 OPTIONAL WALL TILES (FEATURE)</p>	<p>AREA: INTERIOR (LIVING ROOM FIRE PLACE) PRODUCT SPEC: BLACK PORCELAIN TILE WITH GRAIN AS PER ARCHITECT'S DESIGN NOTE(S): 1200mm x 600mm, GROUTING COLOUR TO MATCH</p>	<p>PRICED ON SPECIFICATION 1670mm (w) x 2750mm (h) 4.6sqm</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>3.3 PLASTER & PAINT (MAIN, PRIMARY COLOUR)</p>	<p>AREA: INTERIOR (ALL ROOMS) PRODUCT SPEC: WHITE, TO ARCHITECT'S DESIGN NOTE: ALL INTERIOR PLASTER HAS THE TOPCOAT APPLICATION INCLUDED</p>	
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	

3. INTERNAL WALL FINISHES

<p>3.4</p> <p><u>OPTIONAL</u></p> <p>PLASTER & PAINT</p> <p>(SECONDARY COLOUR, FEATURE WALLS)</p> <p>AT ADDITIONAL COST</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: TRIBECCA CORNER, TO ARCHITECT'S DESIGN</p> <p>NOTE(S): BY PLASCON</p>	
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>3.5</p> <p><u>OPTIONAL</u></p> <p>CLADDING (FEATURE)</p> <p>AT ADDITIONAL COST</p>	<p>AREA: INTERIOR (MASTER BEDROOM)</p> <p>PRODUCT SPEC: OAK OR WALLNUT</p> <p>NOTE(S): WOODUPP</p>	<p>R 1 500/sqm</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	



4. INTERIOR FIT OUT

<p>4.1</p> <p>LIGHT FITTINGS</p> <p>GENERAL LIGHTING</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: DOWNLIGHTS</p> <p>NOTE(S): COLOUR WHITE BY ADA LIGHTING</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.2</p> <p>LIGHT FITTINGS</p> <p>TYPE 1: PENDANTS</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: VENICE BLACK NARROW FUNNEL ALUMINIUM PENDANT LIGHT (SUBJECT TO CHANGE)</p> <p>NOTE(S): ADA LIGHTING</p>	<p>R 1 000 PER LIGHT</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.3</p> <p>LIGHT FITTINGS</p> <p>TYPE 2: UP/DOWN LIGHTS</p>	<p>AREA: INTERIOR (PJ LOUNGE)</p> <p>PRODUCT SPEC: REEF DOUBLE WALL LIGHT UP/DOWN</p> <p>NOTE(S): ADA LIGHTING</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	

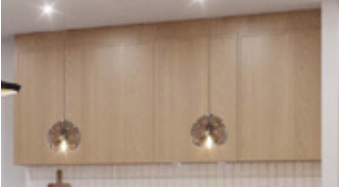
4. INTERIOR FIT OUT

<p>4.4 CEILING</p>	<p>AREA: INTERIOR PRODUCT SPEC: SKIMMED & PLASTER GYPSUM BOARD NOTE(S): SHADOWTRIM ALONG ALL CEILING EDGES, COLOUR WHITE</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.5 <u>OPTIONAL</u> BULKHEAD</p>	<p>AREA: INTERIOR PRODUCT SPEC: TO BE CONFIRMED, BULKHEADS TO ARCHITECT'S DESIGN</p>	<p>PRICED ON SPECIFICATION</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.6 SHADOW LINE CEILING DETAIL</p>	<p>AREA: INTERIOR PRODUCT SPEC: TO BE CONFIRMED NOTE: SET BACK TO BULKHEAD FOR MOUNTING CURTAIN RAILS WHERE APPROPRIATE</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	

4. INTERIOR FIT OUT

<p>4.7</p> <p>INTERNAL DOORS & FRAMES</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: SUPAWOOD DOORS WITH HARDWOOD FRAME</p> <p>FINISH: PAINTED TO SPEC.</p> <p>NOTE(S): 2400mm x 813mm DOOR LEAF WITH HORIZONTAL LINES.</p> <p>REBATES. 90mm x 70mm HARDWOOD FRAME</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.8</p> <p>INTERNAL DOOR IRONMONGERY</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: S/S HANDLES ON ROSE & ESCUSHION</p> <p>NOTE(S): 4 LEVER LOCKS, S/S HINGES</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.9</p> <p>BUILT-IN CABINetry/ SHELving IN GARAGE AT ADDITIONAL COST</p>	<p>AREA: GARAGE</p> <p>PRODUCT SPEC: TO BE CONFIRMED</p> <p>NOTE(S): LINEAR METERAGE: 3m</p>	<p>PRICED ON SPECIFICATION</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	


4. INTERIOR FIT OUT

<p>4.10</p> <p>JOINERY (BEDROOM CUPBOARDS)</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: PG BISON BOARDS</p> <p>FINISH: COLOUR WHITE/ VARIOUS</p> <p>NOTE(S): FINGER GRIP SURROUND, BLUM HARDWARE</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.11</p> <p>JOINERY (KITCHEN CUPBOARDS)</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: PG BISON BOARDS</p> <p>FINISH: TIMBER</p> <p>NOTE(S): FINGER GRIP SURROUND</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.12</p> <p>JOINERY (KITCHEN TOP CUPBOARDS)</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: TIMBER SHELVING</p> <p>FINISH: PG BISON BOARDS</p> <p>NOTE(S): FINGER GRIP SURROUND</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	

4. INTERIOR FIT OUT

<p>4.13</p> <p>JOINERY (KITCHEN COUNTER TOP)</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: ALPHA QUARTZ/ LEATHERED RUSTENBURG GRANITE</p> <p>NOTE(S): ALTERNATIVE STONE TOPS, SPECIFIC COLOURS OR GRANITE FOR EXAMPLE, TO BE QUOTED ON AS OPTIONAL EXTRA</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.14</p> <p>JOINERY VANITY</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: FLOATING VANITY, GIO SIMPLICITY VANITY WITH FINGER GRIP SHELVES</p> <p>NOTE(S): N/A</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.15</p> <p>JOINERY (VANITY COUNTER TOP)</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: ALPHA QUARTZ/ LEATHERED RUSTENBURG GRANITE</p> <p>FINISH: COLOUR WHITE</p> <p>NOTE(S): N/A</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	

4. INTERIOR FIT OUT

<p>4.16</p> <p>INVERTER AIR CONDITIONER</p>	<p>AREAS: MAIN BEDROOM AND LOUNGE INCLUDED.</p> <p>OTHER AREAS OPTIONAL EXTRAS</p> <p>9 000 BTU (COVERAGE 0 sqm - 18 sqm)</p> <p>12 000 BTU (COVERAGE 18 sqm - 25 sqm)</p> <p>18 000 BTU (COVERAGE 25 sqm - 40 sqm)</p> <p>24 000 BTU (COVERAGE 40 sqm - 50 sqm)</p> <p>ADDITIONAL PIPING & TRUNKING (PER METER)</p> <p>NOTE(S): HEATING AND COOLING</p>	<p>R 21 500</p> <p>R 23 000</p> <p>R 30 000</p> <p>R 37 000</p> <p>R 1 000</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.17</p> <p>CEILING FANS AT ADDITIONAL COST</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: 3 BLADE, REMOTE CONTROL OPERATED</p> <p>FINISH: SILVER</p> <p>NOTE(S): N/A</p>	<p>R :</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.18</p> <p>INVERTER/ PV SOLAR SYSTEM</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: 5 KVA</p> <p>NOTE(S): FULLY CUSTOMISED OPTIONS AVAILABLE.</p> <p>UPGRADES AS EXTRA COST ITEMS.</p>	<p>PRICED ON SPECIFICATION</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	



4. INTERIOR FIT OUT

<p>4.19</p> <p>APPLIANCES</p>	<p>AREA: INTERIOR</p> <p>PRODUCT SPEC: SIEMENS OR SIMILAR</p> <p>NOTE(S): VARIOUS COLOUR AND UPGRADE OPTIONS AVAILABLE INCLUDING INTEGRATED APPLIANCES</p>	<p>PRICED ON SPECIFICATION</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.20</p> <p>HOME AUTOMATION AT ADDITIONAL COST</p>	<p>AREA: INTERIOR & EXTERIOR</p> <p>PRODUCT SPEC: TO BE CONFIRMED</p> <p>NOTE(S): FULLY CUSTOMISED OPTIONS AVAILABLE.</p> <p>SECURITY INCLUDED: 2.1m PERIMETER WALL, ELECTRIC FENCE, CAMERAS, GARDEN BEAMS, AND VIDEO ACCESS TO FRONT GATE.</p>	<p>PRICED ON SPECIFICATION</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.21</p> <p>UNDERFLOOR HEATING</p>	<p>AREA: BATHROOMS</p> <p>CONVENTIONAL: PER BATHROOM (UNDER TILES)</p> <p>CONVENTIONAL: OTHER ROOMS</p>	<p>INCLUDED</p> <p>PRICED ON SPEC</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	



4. INTERIOR FIT OUT

<p>4.22 EXTRA ELECTRICAL POINT</p>	<p>AREA: INTERIOR PRODUCT SPEC: YSALIS OR SIMILAR NOTE(S): ADDITIONAL POWER POINTS AT R800 EACH AS OPTIONAL EXTRAS.</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.23 EXTRA PLUMBING POINT AT ADDITIONAL COST</p>	<p>AREA: INTERIOR PRODUCT SPEC: HANSGROHE NOTE(S): N/A</p>	<p>PRICED ON SPECIFICATION</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.24 <u>OPTIONAL</u> PIZZA OVEN AT ADDITIONAL COST</p>	<p>AREA: KITCHEN PRODUCT SPEC: TO BE CONFIRMED NOTE(S): N/A</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	<p>R 40 000</p>


4. INTERIOR FIT OUT

<p>4.25</p> <p>FIRE PLACE</p>	<p>AREA: LOUNGE</p> <p>PRODUCT SPEC: CLOSED COMBUSTION 900 LAVA FIRES</p> <p>NOTE(S): MAIN LIVING AREA COMBUSTION FIRE PLACE IS INCLUDED, HOWEVER THE BEDROOM FIRE PLACE IS OPTIONAL.</p> <p>OPTION TO UPGRADE TO GAS OR PELLET SYSTEM, FOR EITHER, TO BE QUOTED.</p>	<p>R 63 000 (LOUNGE 900)</p> <p>R 40 000 (BEDROOM 700)</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>4.26</p> <p>ELECTRICAL SWITCH GEAR & LIGHTING CONTROL</p>	<p>AREA: INTERIOR SPACES & PATIO</p> <p>PRODUCT SPEC: YSALIS OR SIMILAR RANGE WITH COVERS</p> <p>NOTE(S): BLACK OR WHITE</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	




5. KITCHEN APPLIANCES

<p>5.1 OVEN</p>	<p>AREA: KITCHEN PRODUCT SPEC: SIEMENS 90cm BUILT-IN ELECTRIC OVEN FINISH: STAINLESS STEEL WITH BLACK FRONT NOTE(S): 896mm x 594mm x 570mm.</p>	<p>PRICED ON SPECIFICATION</p>  <p>(VB554DFR0)</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>5.2 HOB</p>	<p>AREA: KITCHEN PRODUCT SPEC: SIEMENS 90cm GAS CERAMIC HOB COVERS FINISH: CERAMIC TOP SHEET WITH CAST IRON PAN SUPPORT NOTE(S): 912mm x 520mm</p>	<p>PRICED ON SPECIFICATION</p>  <p>(ER9A6SD70Z)</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>5.3 EXTRACTOR FAN</p>	<p>AREA: KITCHEN PRODUCT SPEC: SIEMENS FINISH: INTEGRATED NOTE(S): 898mm x 600mm</p>	<p>PRICED ON SPECIFICATION</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	




5. KITCHEN APPLIANCES

<p>5.4</p> <p><u>OPTIONAL</u></p> <p>INTEGRATED MICROWAVE AT ADDITIONAL COST</p>	<p>AREA: KITCHEN</p> <p>PRODUCT SPEC: SIEMENS COMPACT MICROWAVE & OVEN</p> <p>FINISH: STAINLESS STEEL WITH BLACK FRONT</p> <p>NOTE(S): 594mm x 455mm x 548mm</p>	<p>PRICED ON SPECIFICATION</p>  <p>(ET375FFP1E)</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>5.5</p> <p><u>OPTIONAL</u></p> <p>FRIDGE AT ADDITIONAL COST</p>	<p>AREA: KITCHEN</p> <p>PRODUCT SPEC: SIEMENS</p>	
<p>5.6</p> <p><u>OPTIONAL</u></p> <p>WASHING MACHINE AT ADDITIONAL COST</p> <p>TUMBLE DRYER AT ADDITIONAL COST</p> <p>DISH WASHER AT ADDITIONAL COST</p>	<p>AREA: KITCHEN</p> <p>PRODUCT SPEC: TO BE CONFIRMED</p> <p>PRODUCT SPEC: TO BE CONFIRMED</p> <p>PRODUCT SPEC: TO BE CONFIRMED</p>	




6. SANITARY WARE

<p>6.1</p> <p>BASIN</p>	<p>AREA: BATHROOMS</p> <p>PRODUCT SPEC: COUNTER TOP BASIN</p> <p>FINISH: WHITE (POLISHED OR MATT TO BE CONFIRMED)</p> <p>NOTE(S): SUPPLIER: ON TAP PLUMBING & BATHROOMS.</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.2</p> <p>BASIN MIXER</p>	<p>AREA: BATHROOMS</p> <p>PRODUCT SPEC: HG TALIS S 190 BASIN MIXER (HANS GROHE)</p> <p>FINISH: TALL CHROME</p> <p>NOTE(S): 154mm x 46mm x 332mm . SUPPLIER: ON TAP PLUMBING & BATHROOMS</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.3</p> <p>BATH</p>	<p>AREA: MASTER BATHROOMS</p> <p>PRODUCT SPEC: LIVINGSTONE BATHS CHARLOTTE FREE STANDING</p> <p>FINISH: WHITE (POLISHED OR MATT TO BE CONFIRMED)</p> <p>NOTE(S): SUPPLIER: ON TAP PLUMBING & BATHROOMS. 1600mm x 735mm x 530mm</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	



6. SANITARY WARE

<p>6.4</p> <p>BATH MIXER</p>	<p>AREA: MASTER BATHROOMS</p> <p>PRODUCT SPEC: TALIS S BATH MIXER HANSGROHE</p> <p>FINISH: CHROME</p> <p>NOTE(S): ON TAP PLUMBING & BATHROOMS.</p> <p>120mm x 150mm x 150mm</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.5</p> <p>BATH SPOUT</p>	<p>AREA: MASTER BATHROOMS</p> <p>PRODUCT SPEC: NIKKI WALL MOUNTED SPOUT</p> <p>FINISH: CHROME</p> <p>NOTE(S):</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.6</p> <p>SHOWER HEAD</p>	<p>AREA: BATHROOMS</p> <p>PRODUCT SPEC: LA GIO BELLA ROUND ROSE</p> <p>FINISH: STAINLESS STEEL</p> <p>NOTE(S): SUPPLIER: ON TAP PLUMBING & BATHROOMS.</p> <p>250mm DIAMETER</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	




6. SANITARY WARE

<p>6.7</p> <p>SHOWER ARM</p>	<p>AREA: BATHROOMS</p> <p>PRODUCT SPEC: LA GIO BELLA CEILING SHOWER ARM</p> <p>FINISH: CHROME</p> <p>NOTE(S): ON TAP PLUMBING & BATHROOMS.</p> <p>24mm x 150mm</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.8</p> <p>SHOWER MIXER</p>	<p>AREA: BATHROOMS</p> <p>PRODUCT SPEC: TALIS S SHOWER MIXER HANSGROHE</p> <p>FINISH: CHROME</p> <p>NOTE(S): ON TAP PLUMBING & BATHROOMS.</p> <p>120mm x 150mm x 150mm</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.9</p> <p>HAND SHOWER</p>	<p>AREA: BATHROOMS</p> <p>PRODUCT SPEC: HANSGROHE HAND SHOWER</p> <p>FINISH: CHROME</p> <p>NOTE(S): N/A</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	



6. SANITARY WARE

<p>6.10 TOILET</p>	<p>AREA: BATHROOMS PRODUCT SPEC: WALL MOUNTED CONCEALED CISTERN GEBERIT FINISH: WHITE HIGH GLOSS NOTE(S): SOFT CLOSE SEAT 540mm</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.11 ACTUATOR PLATE</p>	<p>AREA: BATHROOMS PRODUCT SPEC: ALPHA 15 DUAL FLUSH GEBERIT FINISH: BRIGHT CHROME NOTE(S): SUPPLIER: ON TAP PLUMBING & BATHROOMS. 213mm x 16mm x 142mm</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.12 <u>OPTIONAL</u> BIDET</p>	<p>AREA: BATHROOMS PRODUCT SPEC: HANSGROHE BIDET FINISH: CHROME</p>	<p>PRICED ON SPECIFICATION</p>
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/> ◇ NOT REQUIRED <input type="checkbox"/></p>	

6. SANITARY WARE

<p>6.13</p> <p><u>OPTIONAL</u></p> <p>TOILET SPRAY</p>	<p>AREA: BATHROOMS</p> <p>PRODUCT SPEC: HANSGROHE TOILET SPRAY WITH BRACKET</p> <p>FINISH: CHROME</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.14</p> <p>KITCHEN SINK</p> <p>(DOUBLE)</p>	<p>AREA: KITCHEN</p> <p>PRODUCT SPEC: SELENE SLX110-40 UNDERSLUNG SINK FRANKE</p> <p>FINISH: CHROME</p> <p>NOTE(S): ON TAP PLUMBING & BATHROOMS.428mm x 428mm x 190mm</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.15</p> <p>KITCHEN SINK MIXER</p>	<p>AREA: KITCHEN</p> <p>PRODUCT SPEC: DÉCOR KITCHEN MIXER PULL-ROD-OUT HANSGROHE</p> <p>FINISH: CHROME</p> <p>NOTE(S): ON TAP PLUMBING & BATHROOMS. 272mm x 104mm x 411mm</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	

6. SANITARY WARE

<p>6.16</p> <p>KITCHEN PREP BOWL</p>	<p>AREA: KITCHEN</p> <p>PRODUCT SPEC: SELENE SLX110-40 UNDERSLUNG SINK FRANKE</p> <p>FINISH:</p> <p>NOTE(S): ON TAP PLUMBING & BATHROOMS. 428mm x 428mm x 190mm</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	
<p>6.17</p> <p>KITCHEN PREP BOWL MIXER</p>	<p>AREA: KITCHEN</p> <p>PRODUCT SPEC: DÉCOR KITCHEN MIXER 260 SWIVEL SPOUT HANSGROHE</p> <p>FINISH: CHROME</p> <p>NOTE(S): ON TAP PLUMBING & BATHROOMS. 237mm x 104mm x 338mm</p>	<p>PRICED ON SPECIFICATION</p> 
<p>OPTIONAL EXTRAS AT ADDITIONAL COST</p>	<p>◇ OTHER: SPECIFY <input type="checkbox"/></p> <p>◇ NOT REQUIRED <input type="checkbox"/></p>	

27 Willow road

Design inspiration

- To create three modern homes that all place a strong emphasis on a connection to nature.
- To allow all three homes to enjoy natural daylight with 2.4m high glass sliding doors & clerestory windows in the master bedrooms.

Unique features

- Protruding boxes: Two of the first floor bedrooms extend beyond the ground floor footprint and these add depth to the elevation along Willow road.
- Materiality & colour palette:
 - Packed stone has been used for the chimneys.
 - Kliplok has been used for the roof and extends vertically in order to add character to the elevations.
 - Laser cut steel gates with a rectangular pattern ties into the dark shades found in the feature walls (Tribeca corner) along the entrance of all three homes.
 - The consistent use of vertical steel balustrades along the first floor further accentuates the dark palette.
 - The dark tones listed above work well together and this has been balanced with the backdrop of white plaster & paint external walls.
- Roof slope: The mono-pitched roofs of all three homes has been designed to take advantage of natural daylight and tilts further when reaching the master bedroom to enjoy additional views and light.

Interesting construction facts

- Concrete beams were introduced within the main rectangular shape of the building from the ground to the roof in order to achieve a flexibility in the design to step the structure into an L-shape.
- The external columns at the back of all three units allows the structure to continue and provides the outdoor patio with a shaded area and planter overlooking the garden & swimming pool.

How do you intend for a homeowner to feel living in one of these homes?

- When living here, one will feel the seamless connection between the public spaces on the ground floor and the quieter, more private rooms on the first floor.
- All three homes invite one in with a garden near the front door and the open plan layout following.
- The connection to nature is evident upon arrival and the natural beauty of the garden and mountains surround all three homes.
- In essence, these homes will allow one to feel at peace as the warmth of the chosen materials and sophisticated design elevates one's lifestyle.