








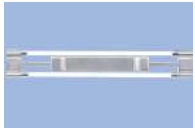



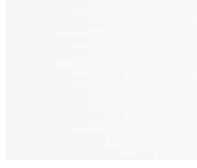



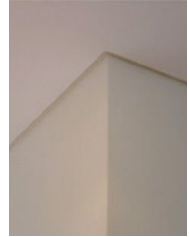












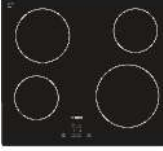


**SCHEDULE OF FINISHES**

<b>DINING / LIVING AREA</b>	<b>REMARKS</b>	<b>IMAGE</b>
Floors	600mm x 600mm Porcelain tiles	 'and or similar'
Skirting	Meranti skirting painted	
Walls	Two coats paint over an undercoat onto plastered walls	 'and or similar'
Concrete Soffits	Two coats paint onto plaster (Ground floor units)	
Cornices	Polystyrene cornice painted to match ceiling	
Lights	LED spotlights to ceilings	 'and or similar'
HD DSTV	Satellite dish connection point	
<b>KITCHEN</b>	<b>REMARKS</b>	<b>IMAGE</b>
Floors	600mm x 600mm Ceramic tiles	 'and or similar'
Skirting	Meranti skirting painted	
Walls	Two coats paint over an undercoat onto plastered walls	 'and or similar'
Concrete Soffits	Two coats paint onto plaster (Ground floor units)	
Cornices	Polystyrene cornice painted to match ceiling	

Splash Back	80mm Quartz stone splash back & paint	 'and or similar'
Counter Top	Natural quartz 20mm	 'and or similar'
Cupboards	Melamine – top cupboards provided (not to ceiling height)	 'and or similar'
Kitchen sink	Double	
Ironmongery	Satin chrome pull door handles	 'and or similar'
Electrical	Fluorescent ceiling light	 'and or similar'
Electrical points	All points to be new standard – one old three pin and two new three pin 1 fridge point provided	
<b>BEDROOMS</b>	<b>REMARKS</b>	<b>IMAGE</b>
Floors	600mm x 600mm Ceramic tiles	 'and or similar'
Skirting	Meranti skirting painted	
Walls	Two coats paint over an undercoat onto plastered walls Washable paint to be used	 'and or similar'

Soffits	Two coats paint onto plaster (Ground floor units) Ceiling – 60mm Isoboard installed between exposed roof beams (First floor units)	
Cornices	Polystyrene cornice painted to match ceiling	
Lights	LED spot lights to ceilings	  'and or similar'
Cupboards	Melamine (up to ceiling height)	  'and or similar'
Ironmongery	Satin chrome pull door handles	  'and or similar'
<b>BATHROOMS</b>	<b>REMARKS</b>	<b>IMAGE</b>
Floors	600mm x 600mm Ceramic tiles	  'and or similar'
Edging	Metal edging strips throughout	
Walls	Ceramic tiles floor to ceiling height Two coats paint over an undercoat onto plastered walls – washable paint to be used	  'and or similar'
Concrete Soffits	Two coats paint onto plaster (Ground floor units) Ceiling – 60mm Isoboard installed between exposed roof beams (First floor units)	
Cornices	20mm shadow line (First floor)	

		'and or similar'
Lights	LED spot lights to ceilings	  'and or similar'
Geyser	Solar powered geyser (1 <sup>st</sup> and 2 <sup>nd</sup> floor) Conventional (ground floor) 150 litre	
<b>DOORS &amp; WINDOWS</b>	<b>REMARKS</b>	<b>IMAGE</b>
Doors	Entrance door - 2000mm 30-minute fire rated solid timber door with horizontal slats  Internal doors - 2000mm Horizontal slatted hollow core timber door fitted to timber frame with shadow line surround	
Ironmongery	Lever handle on rose, semi solid satin chrome finish	  'and or similar'
Windows and sliding doors	Standard powder coated (charcoal) aluminum frames	
<b>SANITARY FITTINGS</b>	<b>REMARKS</b>	<b>IMAGE</b>
Vanity	Basin vanity combo unit with single tap hole & mixer	  'and or similar'
Shower cubicle	Glass panels, waterproofed and tiled with shower mixer, arm & head	  'and or similar'
Toilets	Close coupled suites – push flush	  'and or similar'
Bath	Cast acrylic with spout & mixer	  'and or similar'

Other	Under counter washing machine and dishwasher stopcock to be provided	
Extractor	Only to bathrooms where no natural ventilation cannot be accommodated	
<b>SANITARY ACCESSORIES</b>	<b>REMARKS</b>	<b>IMAGE</b>
Toilet roll holder		 'and or similar'
Towel rail		 'and or similar'
Hand towel rail		 'and or similar'
<b>APPLIANCES</b>	<b>REMARKS</b>	<b>IMAGE</b>
Hob	Electric hob with glass finish (Bosch or similar)	 'and or similar'
Oven	Under counter (Bosch or similar)	 'and or similar'
Extractor - kitchen	Wall mount, stainless steel finish	 'and or similar'
<b>EXTERIOR FINISHES</b>	<b>REMARKS</b>	<b>IMAGE</b>
External walls	Structural and load bearing masonry walls plastered and painted	
Concrete slabs	In situ Concrete slabs to structural engineer's details	

Roof covering	Powder coated metal roof sheeting installed to manufacturers specifications	
Stairs	In-situ stairs tiled with non-slip ceramic tile and drainage points	
Garden walls	1,8m high masonry face brick walls flush jointed whitewash Garden gates to be provided as per developer's spec 1 x outside tap provided	
Boundary walls	2,1m high masonry walls plastered and painted 2,1m high brick walls plaster and painted	
Electric fence	8 strand fence	
Pavers	60mm interlocking pavers	
Landscaping	Kikuyu grass	
Carports	Canter lever metal sheet carports to engineers detail	
Burglar bars to opening windows	Ground floor – all opening windows First and Second floor on passage way windows	
Security gates to front door	Included – all units	
Pushbolts	On all sliding doors – all floors	
Fibre	GTU units installed by TV point – open serve connection	
TV aerial	Communal dish provided	
Electrical metering	Pre-paid system	
Water metering	Pre-paid system	
Gate remotes	2 provided	
Access system	GSM system	
Plumbing points	One dishwasher point One washing machine point Both cold water	
Visitors parking	Not covered	
Refuse area	Communal provided	
Washing lines	Communal provided	
Postboxes	Not provided	
CCTV Camera	To be provided – developer's choice	
Guardhouse facilities	Provided with toilet	

Braai facilities	Built-in to each 2-bedroom unit – ground and first floor only	As indicated on plan
<b>GENERAL NOTES</b>		
<p>All material herein specified or displayed on the mood boards are subject to availability. If any of the materials are not readily available or undue delay is experienced in procurement, the Seller shall have the right to the nearest similar material available. The Seller also reserves the right to change designated suppliers.</p>		
<p>The Seller cannot guarantee that the material used will be the same colour or texture as the sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representative. Where the material is not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material they consider to be the most suitable for the intended purpose.</p>		