

The Grove - Apartments

Parklands

Foundation & Structure:

- To be Built in strict accordance with the Municipal building regulations and the N.H.B.R.C

Walls:

- Internal - Plastered and painted with One Coat Plaster Primer, Two Coats PVA
- External Walls to be painted with One Coat Plaster Primer, Two Coats Acrylic Paint

Joinery:

- Aluminium Windows – colour – grey / charcoal
- Aluminium / Glass entrance door
- Aluminium Sliding Door to Balcony includes Key
- Sliding Timber Doors on track to bedrooms and bathrooms

Light Fittings:

- Ceiling Fittings as per Developers choice with Energy Globes

Floors:

- Standard porcelain tile chosen by Developer throughout to be laid with expansion joints and manufacturers recommendations and relevant SANS requirements.
- Tiled Skirtings

Bedrooms:

- White Melamine BIC with straight edged doors to ceiling height
- Standard porcelain tile chosen by Developer

Bathrooms:

- SABS approved - Mixers to Basin & Showers
- Shower panel included with Frame & clear glass
- Toilet Roll holder, Towel rail & Mirror
- Tiling to bathroom 1.2m high
- Tiling to shower - 2.1m high

Kitchens:

- Double Stainless Steel bowl in sink unit
- Tiling between Granite & Top BIC
- PG Bison Melawood BIC with straight edged doors – in colour Picco Stratta (White)
- Top cupboards included (maximum height of 2.5m)
- 20 mm Granite / engineered stone tops – Rustenberg Granite or similar
- Microwave , Oven, Hob & Extractor fan included (Brand subject to availability)

Ceilings:

- Concrete – 1 st Floor slab ceilings – varnished
- 2nd Floor - Rhino ceilings with cornices (painted)

Roofs:

- As per engineers specifications

Not Included:

- No exclusive use to Garden internal Walls or Gates
- No Telkom lines provided
- Security gates to Apartments
- No Burglar Bars

General:

- 1 x 150 litre 400 kpa Geysers
- Internal locks to be 2 – lever Mortice locks
- External locks to be 3 – lever Mortice locks
- 2 x key to each door, internal & external
- Pre-paid water & electricity meters with card supplied
- Electric fencing surrounding development
- Fibre ready
- Access controlled
- 1 Parking Bay per Unit (To be allocated prior to Occupation)

Electrical and Plumbing points:

- 2 x single plug point to Main Bedroom
- 2 x Single plug point to 2nd Bedroom
- 1 x Single Point for Fridge
- 1 x Double plug point to kitchen
- 1 x Single plug to dining room
- 1 x Single plug point for washing machine
- 1 x TV point to lounge
- 1 x Double plug to Lounge
- 1 x Single plug point to Lounge
- 1 x Isolator point for stove
- 1 x Plug point supplied for Extractor fan

Variations:

- To the discretion of the Developer

Developers Notes:

The SELLER / Developer shall in his sole discretion be entitled to substitute items of a similar standard and quality for any specified item referred to in the Schedule of Specifications and the Agreement of Sale as a whole.