

ABLUTIONS

- FLOORS : Sicily Bianco Porcelain tiles size 600 x 600mm Polished
- WALLS : Painted with Dulux or equally approved.
(one coat Dulux trade ecosure plaster primer, two coats Dulux trade 100 lowesheen)
- SHOWER WALLS : Sicily Bianco Porcelain tiles size 300 x 600mm or 600 x 600mm Polished. Balance of walls painted as per above spec
- CORNICE : Essential Mouldings Polystyrene cornice, NMC ST002
- CEILINGS : Concrete suspended slab to be plastered and painted white (one coat Dulux trade ecosure plaster primer, two coats Dulux bathroom)
- WINDOWS : Powder coated aluminium windows colour to architects specification

SANWARE

- FLUSH PLATE : Hansgrohe Decor 70 Basin Mixer Chrome



- TOILET : Jika Deep wall-hung pan white



- TOILET LID : Jika Deep soft close seat white



WASH BASIN : Coral 630 Wall Hung or Floor Combo



BASIN MIXER : Hansgrohe Decor 70 Basin Mixer Chrome



SHOWER : Grohe 200 round rain shower with 029 arm



SHOWER MIXER : Grohe GH BAU Edge shower mixer



LIGHTING : 2 x 15w ES M61 round bulkhead with silver trim, LIHLELIGHT



KITCHEN

FLOORS	: Sicily Bianco Porcelain tiles size 600 x 600mm Polished
WALLS	: Splashback tiling in between kitchen cupboards (As per architect specifications)
CORNICE	: Essential Mouldings Polystyrene, NMC ST002
CEILINGS	: Concrete suspended slab to be plastered and painted white (one coat Dulux trade eco-sure plaster primer, two coats Dulux trade 65 matte PVA)
DOORS	: Timber doors sealed with a smooth and even finish (one coat Dulux trade universal undercoat, two coats Dulux Pearl glo Water base enamel)
ARCHITRAVE	: Essential Mouldings Mahogany architraves, painted white (one coat Dulux trade universal undercoat, two coats Dulux Pearl glo Water base enamel)
WINDOWS	: Powder coated aluminium windows colour to architects specification
CUPBOARDS	: Melamine bottom cupboard with PG Bison High Gloss above Kitchen Floor Units – PG Bison Treviso Kitchen Wall Units – PG Iceberg White Gloss
COUNTER TOPS	: Modern engineered stone, colour to architects specification

SANWARE

SINK	: Franke Nouveau NVN621 double bowl 1160x460. Code: 811024. Single bowl Where space is restrictive by Franke
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SINK MIXER

: Hansgrohe, Single lever kitchen mixer
160 chrome



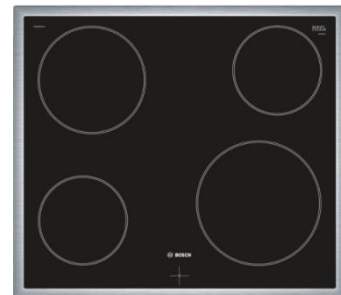
OVEN

: Bosch HEN201E2 brushed steel
Cooker



HOB

: Bosch NKE645GA1E Ceramic hob,
600 mm wide



EXTRACTOR

: Bosch DHU635GZA brushed steel
conventional hood, 600 mm wide



LIGHTING

: 40W LED Linear, LIHLELIGHT



LIVING AREAS / PASSAGES / BEDROOMS

FLOORS (LIVING AREAS)	: Sicily Bianco Porcelain tiles size 600 x 600mm Polished
FLOORS (BEDROOM)	: Sicily Bianco Porcelain tiles size 600 x 600mm Polished
WALLS	: Painted with Dulux or equally approved (One coat Dulux trade ecosure plaster primer, two coats Dulux trade 100 lowsheen)
SKIRTING	: Porcelain tiles size 100 x 600mm
CORNICE	: Essential Mouldings Polystyrene, NMC ST002
CEILINGS	: Concrete suspended slab to be plastered and painted white
DOORS	: Timber doors sealed with a smooth and even finish
ARCHITRAVE	: Essential Mouldings Mahogany architraves
WINDOWS	: Powder coated aluminium windows colour to architects specification
CUPBOARDS (BEDROOM)	: PG Bison Arden

LIGHTING
 (LIVING AREA) : 5W/220V LED die-cast aluminium body downlighter with cool white, non-dimmable Osram lamp. Satin chrome, LIHLELIGHT.



LIGHTING
 (BEDROOM) : 3 x 15w ES M62 round bulkhead with silver trim, LIHLELIGHT



BALCONIES

- FLOORS** : Porcelain tiles size 600 x 600mm Non-Slip. (As per architect)
- WALLS** : Brick walls – smooth plaster rendered and set Plastered surfaces
(one coat Dulux trade alkali-resistant plaster primer, two coats Dulux trade weather shield)
- SKIRTING** : Porcelain tiles size 100 x 600mm
- CEILINGS** : Concrete suspended slab to be plastered and painted white
Plastered surfaces (one coat Dulux trade eco-sure plaster primer, two coats Dulux trade65 matte PVA)
- LIGHTING** : 16W LED retrofit Poly bulkhead IP65 colour silver grey 5000k, LIHLELIGHT



YARDS

FLOORS	: Porcelain tiles size 600 x 600mm Non Slip (as per architect)
WALLS	: Brick walls – smooth plaster rendered and set Plastered surfaces (one coat Dulux trade alkali-resistant plaster primer, two coats Dulux trade Weather shield)
SKIRTING	: Porcelain tiles size 100 x 600mm
CEILINGS	: Concrete suspended slab to be plastered and painted white Plastered surfaces (one coat Dulux trade eco sure plaster primer, two coats Dulux trade65 matte PVA)
DOORS	: Timber doors sealed with a smooth and even finish
ELECTRICAL	: Electrical layout as per electrical consultants. Communal DSTV dish and feed provided. Intercom point provided per unit. Communal Tv aerial provided per unit Telephone point provided per unit. Kwikot or similar geysers minimum 150 litre capacity.
WATER PROOFING	: To architects specifications.
LIGHTENING PROTECTION	: To be provided as per electrical engineers specifications
SIGNAGE	: Unit and directory signage as per architect's details
SWIMMING POOLS & GARDENS	: Outdoor swimming pool , gym and clubhouse provided. Gardens and Decks landscaped as per landscape designs Specification. (built in phase 2)
LIGHTING	: 16W LED retrofit Poly bulkhead IP65 colour silver grey. 5000K LIHLELIGHT



DISCLAIMER

Seller and Architects are allowed to make changes to specification to equivalent or similar.