

SCHEDULE OF FINISHES & SPECIFICATIONS

ANNEXURE "F"

PROJECT: POLO VILLAGE, VAL DE VIE ESTATE
ADDRESS: Erf REM649, Val de Vie Estate

FOUNDATIONS

- Concrete strip footings - As per approved plans.

STRUCTURE

- Main dwelling to be 230mm external cavity and 90mm single skin internal walls (where indicated)
- Reinforced pre-cast concrete lintels over all openings
- Reinforced concrete floor slabs

WINDOWS, DOORS AND DOOR FRAMES

- External aluminium windows & doors (except where otherwise stated) as per Window & Door Schedule
- 6.38mm Low-E clear glass to windows (obscured in bathrooms)
- Timber internal doors and door frames as per Door Schedule

ROOF (AS PER PLAN)

- Constructed with S.A.B.S. structural timber – standard type trusses
- Roof covering - Roof slate (Elephant Blue)



- Fixing the roof covering shall be with corrosion resistant nails
- "Sisalation"/"Isoboard" insulation ceilings to be fitted where indicated

CEILINGS

- Various levelled ceilings constructed of Gypsum plasterboard, Insulation board ceilings in open roof truss are where respectively indicated on drawings and bulkheads where necessary
- Concrete soffits to be painted

IRON MONGERY

- External windows & doors as per aluminium supplier
- Internal Timber doors:



- Entrance doors:



- Glass doors:



FLOOR & WALL FINISHES

- Internal floor finish:
Engineered French Oak
Colour: Natural
Material: Timber



- Bathroom floors, walls & patio finish:
600 x 600mm Non-slip porcelain tiles
Colour: Beige
Material: Porcelain



- Bathroom walls:
75 x 150mm Subway tiles
Colour: White
Material: Ceramic



- General internal wall finish:
Paint (White Orchid)

PLUMBING & SANITARY WARE

- Bathrooms:

Basins:

Duravit / Deca Basins with Hansgrohe mixers
Polo Pads Ambrosia Suites

Hurlingham Suites



WC:

Duravit WC with Cistern & Seat
Polo Pads Ambrosia Suites

Hurlingham Suites



Showers:

Frameless glass & Hansgrohe & ICSA fittings
Polo Pads Ambrosia Suites

Hurlingham Suites



Baths:

Livingstone baths with Hansgrohe mixers and handshowers
Ambrosia Suites

Hurlingham Suites



- Bathroom Accessories:**

	Polo Pads	Ambrosia Suites	Hurlingham Suites
Robe hook			
Soap rack			
Roll holder			
Roll holder for spare			
Brush holder			

Heated towel rails to en-suite bathrooms
Mirrors above all vanities

- Kitchens:**

	Polo Pads	Ambrosia Suites	Hurlingham Suites
Blanco Sink with Hansgrohe / Bianco mixer			

BUILT IN CUPBOARDS AND KITCHEN UNITS

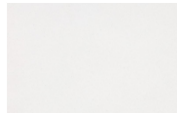
- Internal built-in cupboards:**

White Duco Sati Finish



- Counter tops:**

Pure White Polished Caesarstone:



- Feature kitchen counter tops:**

Pure Black 20mm Polished Pheonix Stone



APPLIANCES

- "SMEG" ovens, hobs, extractor fans, fridge, freezer, etc.

UNDERFLOOR HEATING

- Underfloor heating only in bathroom areas as specified

AIRCONDITONING

- Mid wall split units (heating and cooling)

*The Developer shall be entitled to change any of the finishes to another finish of a similar standard at it's sole discretion.