



Sales Specifications

Important Notices:

- This Specification List is for houses 1, 2 & 3 at Belmont Views, 20 Eugene Marais Avenue, Bel Ombre, Constantia.
- Should the details set out herein conflict with those in the plans, the details set out herein take precedence.
- The Seller reserves the right to amend the specifications or substitute any item reflected herein with items of a similar standard and quality provided that the amendments do not diminish the overall the value of the property.
- As this document was compiled prior to final building plan approval, engineering or construction of the project, the Seller, Architect and Structural Engineer are entitled to amend the design, specification or parts thereof, if required.
- Artist renderings included in the marketing brochure and materials are indicative only and finishes may vary from that illustrated in such renderings.
- Unless expressly specified herein, selected finishes and furnishings reflected in the artist renderings are purely illustrative and not included.

Security and Access Control

Estate and common areas:

- Guardhouse with safety glass
- Separate, communal toilet for gardeners/workers
- Boundary walling/fencing at 2.1m high with 8 strand electric fencing to full estate perimeter. Overall height of perimeter boundary (including electric fencing) is 2.9m
- High-definition infrared Hikvision CCTV camera system to full perimeter entrances (linked to an App allowing viewing via mobile phone)
- High-definition infrared CCTV camera system is fully compatible for both on-site and off-site monitoring with on-site recording and play back facilities
- Access control via intercom to both guardhouse and individual houses (linked to an App allowing for operation via mobile phone)
- Inverter with battery back-up for all common area security systems including CCTV cameras, electric fence, guardhouse and intercom
- Communal borehole servicing each garden as well as common areas
- Road verge and entrances landscaped and attractively lit

Houses:

- Safety glass on doors and windows - glazing as per Energy Consultant specification (*upgrade to full double glazing available*)
- Wireless Paradox alarm system with internal motion sensors as well as external motion

- sensors/beams (linked to an App allowing for operation via mobile phone)
- Direct access control via 2x full colour, wall mounted intercom monitors per house

WiFi / Internet Access

- Each house will be fully fibre ready/enabled (contract with service provider for homeowners account)
- WiFi coverage throughout entire house via WiFi boosters/repeaters (to ensure full coverage)
- 5kW inverter with 5kW lithium battery (solar ready) to provide backup power for lights, plugs, TV, WiFi, alarm, garage door, gate and intercom installations during load shedding (*upgrade options available*)

Electrical

- Legrand Arteor switchgear
- Combination plug sockets including 3-pin & 2-pin plug points
- Energy-efficient LED downlights throughout with selected dimmer units (bedrooms, lounge & dining room)
- Electrical point for chandelier/pendants above stairs, kitchen island, dining table, lounge and patio (*light fittings and installation for purchaser's account*)
- Ceiling fans (*optional*)
- Customisable home automation packages available (*optional*)

Flooring Finishes

- Engineered oak – entrance, kitchen, dining room, lounge, stairs, landing, pyjama lounge and passages
- Carpets – all bedrooms/study and main dresser (*optional upgrade to tiles/engineered oak*)
- Tiles – all bathrooms, laundry/scullery and patios & terraces
- Garage – grano screed (*optional upgrade to tiles*)

Kitchen and Scullery

- Imported MEIR mixers (*colour upgrades available*)
- Soft close fittings to doors and drawers
- Engineered stone worktops with splashbacks
- Freestanding SMEG electric/gas combo cooker (90cm wide) and extractor (*colour options and upgrades to integrated appliances available*)
- Feature island with oak / veneer accents and Butler sink
- Separate scullery/laundry area with connections/piping for all appliances (washing machine, tumble dryer and dishwasher)
- Water point for fridge
- Double underslung sinks
- Ample built-in cupboards with duco door finish and oak / veneer accents
- Joinery design includes pantry cupboard (walk-in pantry in house 3), broom / ironing board cupboard, pull out spice rack, tray drawer, microwave hatch, ironing rail, fitted recycling bin unit(s)

Bathrooms

- En-suite bathrooms to all bedrooms including downstairs study/guest suite
- Imported MEIR taps, spouts and bathroom accessories (*colour upgrades available*)
- Free-standing bath in main en-suite

- Heated towel rail (*included in main en-suite only, optional in other en-suites*)
- Engineered stone counters and splashbacks in all bathrooms
- Concealed Giberit cisterns with dual flush plates
- Frameless walk-in glass shower enclosures
- Glass enclosed toilet cubicles (*included in main en-suite only, optional in other en-suites*)
- Mirrors (unbevelled) included in all bathrooms (*main en-suite bathroom mirrors have backlit LED strip lighting*)

Garage / Outdoor

- Oversized double garage with fully automated double sectional overhead door and direct access into the house (*optional built-in storage cupboards*)
- Secure, off-street visitors parking for each house
- Spacious entertainer's patios, terraces and pergolas (*patio enclosure options available*)
- Built-in stainless steel wood burning braai with engineered stone counter with prep bowl (*upgrade to gas braai & optional pizza oven*)
- Landscaped, level gardens with computerised irrigation (*borehole linked*)
- Tiled terraces to maximise spectacular views
- Dedicated kitchen yards with washline, stainless steel wash trough, refuse area
- 2x 9kg gas bottles
- Built marbelite swimming pools with automatic pool cleaner (*optional*)
- Subtle external lighting around house perimeter (*garden lighting optional*)

Additional features

- NHBC registered and guaranteed
- Kliplock (or similar concealed-fix) metal roof sheeting
- Fire retardant ceiling insulation throughout
- Plastered and painted exterior wall finish with packed stone, timber and/or plaster detailing on feature walls
- Ample built-in cupboards with duco door finish and oak / veneer accents
- Linen cupboard
- Shadowline ceiling detail and timber skirtings
- Inverter airconditioner to main bedroom (*optional for other rooms*)
- Glass fronted, slow combustion wood burning fireplace in lounge / dining area
- Spacious work from home office / guest bedroom (downstairs) with full en-suite bathroom
- Powder coated aluminium doors and windows with safety glass – glazing as per Energy Consultant specification (*double glazing optional*)
- 1x 300l energy efficient integrated solar/heat pump geysers
- Oakhurst appointed interior decorator will assist each purchaser with the selection of finishes from date of signature to final handover of the completed home
- Comprehensive hand over pack provided on delivery of home containing NHBC enrolment certificate, Occupancy Certificate, all compliances certificates, approved plans and contact details for all sub-contractors.

PC (Provisional Cost) Sums included in the Purchase Price

<i>All amounts include VAT</i>	Houses 1, 2 & 3
Joinery	R500 000
Counters	R110 000
Sanitaryware (including kitchen sinks and taps, bathroom accessories, heated towel rails, braai prep bowl and mixer, external wash trough)	R160 000
Flooring: - Engineered oak (supply and install) - Tiles (supply only) - Carpets (supply and install)	R1 300 / m ² R500 / m ² R500 / m ²
Landscaping & irrigation	R100 000
Inverter and lithium battery	R86 000
Stove, oven and extractor (supply and install)	R35 000
Braai (supply and install)	R30 000
Fireplace (supply and install)	R55 000
Bathroom mirrors (unbevelled)	R10 000

- The PC sums set out above are for reference purposes in the event of any variation to the Specifications set out herein being agreed to in writing by the Developer.
- Should the Purchaser request a variation, the Developer will advise the Purchaser whether it can accommodate such request within the PC sum applicable or whether such variation will result in an additional amount being payable by the Purchaser.
- All requests for extras are to be handled in accordance with clause 8 of the Sale Agreement.
- All requests for variations are to be handled in accordance with clause 9 of the Sale Agreement.