

# BASIC SPECIFICATIONS

## 1. BRICKWORK

Exterior Walls:	Cement Imperial bricks to be used and finished in one coat scratch plaster, with one (1) coat undercoat and two (2) coats exterior acrylic paint to walls. Windowsills, and other trim will be charcoal aluminium.
Interior Walls:	Cement imperial bricks and finished in one coat smooth plaster, with one (1) scraper coat and two (2) coats pure acrylic paint.
Garages will only be bagged and painted.	

## 2. WINDOWSILLS

Exterior:	Plastered and painted.
Interior:	Plastered and painted.

## 3. WINDOWS

All windows will be charcoal aluminium as per developer's choice. All glazing specifications to be confirmed pending SANS 204 calculations. Window sizes on marketing drawings may need to be adjusted pending SANS 204 calculations.

## 4. DOORS AND DOOR FRAMES

Front door:	Standard charcoal aluminium door with glass in standard aluminium frame as per developer's choice.
Internal doors:	Hollow core door in timber frame as per developer's choice.
Sliding doors:	Standard charcoal aluminium glass sliding doors in standard aluminium frame. Specification SD 2121 as per developer's choice.
Garage Door(s):	Charcoal Zinalum sectional overhead garage door with single motor.

## 5. ROOF TRUSSES AND COVERING

Roof trusses:	Prefabricated wooden roof trusses.
Roof covering:	Charcoal cement tile coloured or equal approved (OEA) and insulation as per developer's choice.

## 6. FLOOR COVERING

Kitchen, Lounge, entrance hall and passage:	Floor tile will be as per Developer/Contractor's sample board.
Bedrooms:	Neutral Nordic Mood - Oak Vinyl. Natural Nordic Mood - Oak Vinyl.
Bathrooms:	Neutral Nordic Mood - 60x60cm Soho Grey Matt Tile with tile skirting. Natural Nordic Mood - 60x60cm Soho White Matt Tile with tile skirting.
Showers:	Grey mosaic tile with Dove Grey grout.
Patios:	Cobble paving as per developers' choice.
Balcony:	Ceramic tiles

## 7. BUILT-IN CUPBOARDS

Kitchen Cupboards:	Neutral Nordic Mood - 16mm Iceberg White Melamine (Natural Touch Finish) and Jefferson Board (Linear Finish) with high impact edging and Black Lip Handle.  Provision is made for a +- 950mm wide and 1800mm high fridge opening (Double Door Fridge).  Natural Nordic Mood - 16mm Folkstone Grey Melamine (Natural Touch Finish) and Jefferson Board (Linear Finish) with high impact edging and Brushed Aluminium Lip Handle.  Water point to be supplied to the fridge in the kitchen.
Kitchen top:	Quality Engineered Stone: Neutral Nordic Mood - Nixie Legacy Quartz (OEA) Natural Nordic Mood - Stealth Legacy Quartz (OEA)
Bedroom cupboards:	Neutral Nordic Mood : 16mm Iceberg White Melamine (Linear Finish) with high impact edging and Aluminium Lip Handle.  Natural Nordic Mood 16mm Folkstone Grey Melamine (Linear Finish) with high impact edging and Aluminium Lip Handle.
Bathroom Vanity:	16mm Jefferson Board (Linear Finish) with high impact edging and Aluminium Lip Handle as per developers choice.

## 8. SANITARY WARE

Type and colour selected by the Developer/Contractor.

Basin: Bathroom vanity as per developers choice.

**Note:** Vanities will only be fitted to en-suite and family bathrooms. Guest and staff quarter bathrooms to receive wall hung basin only.

Shower doors: Frameless glass to main house , Framed shower doors to staff quarters as per developers choice.

Toilet and cistern: Close coupled dual flush toilet with soft closing seat as per developers' choice.

Bath: Free standing white bath as per developer's choice.

Kitchen sink: Stainless steel double bowl underslung sinks as per developers' choice.

Taps: Hansgrohe taps OEA as per developer's choice.

Hot water cylinder: Units A to F – 1x 200 Litre Solar geyser (3 PV panels with control panel per Geyser) as per developer's choice.

Units G to I – 2x 200 Litre Solar geyser (6 PV panels with control Panel per Geyser) as per developer's choice.

Rainwater goods: Charcoal 125mm Seamless gutters with 75mm uPVC downpipes painted as per house colour.

Garden taps: Two garden taps to be provided.

Washing machine: One point to be provided in the garage. (Units A to D)  
One point to be provided in the scullery. (Unit E to I)

Dishwasher: One dishwasher point to be provided in the kitchen (Units A to D)  
One dishwasher point to be provided in the scullery (Unit E to I).

## 9. ELECTRICAL INSTALLATION

Electrical installation will be as per the approved unit electrical plan.

## 10. TV ANTENNA

No TV antenna/ satellite dish supplied. Only one conduit and draw box will be fitted to living room and main bedroom.

## 11. LIGHT FITTINGS

Skimmed ceilings: LED down lights to be installed as per approved lighting plan.

Concrete soffits (double storey ground floors): LED White track lights to be installed

Garage: LED tube lights to be installed

Patios: LED Bulkhead

**All lights are as per developer's choice.**

Pendants: Only to be installed above kitchen island and staircase (where applicable)  
Neutral Nordic Mood – Bronze Glass Pendant  
Natural Nordic Mood – Smokey Glass Pendant

## 12. CEILINGS

Internal: Skimmed "Rhino board" with white Z profile cornices, painted with two (2) coats acrylic. 125mm thick 'Ecotherm' or similar approved insulation on all horizontal gypsum board ceilings where applicable. Insulation thickness may vary, pending SANS 10400 -XA calculations.

Garage: No ceilings.

## 13. SOFFITS

Internal: Concrete with sealed joints, moulded cornices and one (1) coat scraper coat and painted with two (2) coats acrylic.

## 14. WALL TILING

Kitchen: 600mm between top and bottom kitchen cupboards:  
Neutral Nordic Mood – 30x60cm Bianco Gloss Tile with white grout.  
Natural Nordic Mood – 30x60cm Bianco Gloss Tile with dove grey grout.

Scullery: Only 15cm stand-up splashback to match countertop

Shower: 60x30cm Matt White Tile up to ceiling height

Vanities: 150x75cm White Metro Tile (OEA), no bevel

## 15. BATHROOM ACCESSORIES

The following accessories have been allowed for in each bathroom as per Developer/Contractor's choice:

- Toilet roll holder
- Towel ring
- Matching towel rail in all bathrooms (not in guest toilet)

**16. KITCHEN FIXTURES**

Oven & Hob: Stainless steel Bosch 60cm ceramic electric hob with built in oven under counter as per developer's choice.

Extractor: Stainless steel integrated extractor as per developer's choice.

**17. IRONMONGERY**

Internal doors: To be fitted with standard two lever mortice locksets as per developer's choice.

Door handles: Brushed stainless steel handles as per developer's choice

External Doors: To be fitted with standard cylinder lock sets as per developers' choice

**18. BRAAI/ PATIO**

A built-in braai will be supplied at the patio area where allowed by the unit type with a light inside the braai as per developer's choice.

**19. BOUNDARY WALL**

Boundary wall will be as per Developer/Contractor's specification and plan. Road/POS facing garden/boundary wall built out of 140 mm cement maxi brick, scratch plastered and painted with one (1) coat primer- and two (2) coats paint. The side and back walls will be Vibracrete (except where the stand boundary is a development boundary. One (1) garden gate will be supplied as per developers choice.

**20. HOUSE NUMBER**

Will be a suitable type as per developer's choice.

**21. LANDSCAPING AND GARDENING**

Instant lawn (Kikuyu) will be planted to the front and back of the house, with paving as per plan. This may change due to specific ERF requirements.

**22. FINISHES**

The Purchaser hereby acknowledges and agrees that the choice of finishes limited to the range offered by the Developer/Contractor as per this Basic Specification and shall be subject to availability thereof, or a similar product may be substituted.

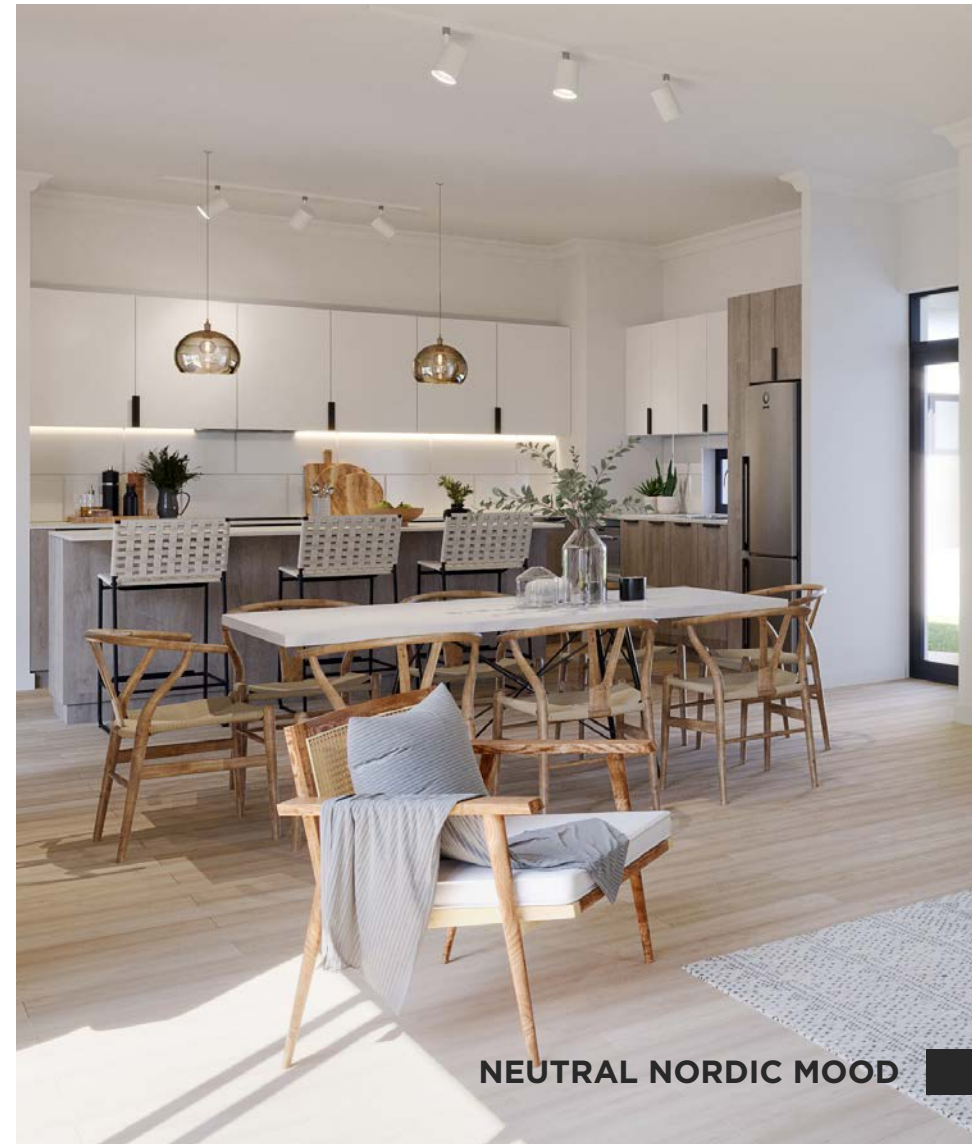
**23. BUILDING STANDARDS**

All construction procedures, and standards, will be in accordance with the requirements of the NHBRC and in line with the SANS 10400 XA regulations.

**24. GENERAL**

Barge/Facia boards: Fibre cement painted with one (1) coat primer- and two (2) coats acrylic paint.

Skirtings: Skirting selected by the Developer/Contractor and painted white.







**NATURAL NORDIC MOOD**

# NEUTRAL NORDIC MOOD



## Scandinavian Inspiration

*This mood embodies a sense of minimalism and contemporary elements . It combines a comfortable warmth with clean-lined simplicity — uniting in a way that is practical, unfussy, and timeless.*

Wall Cabinets  
with LED Detail

**Iceberg White Melamine**  
elegant, timeless.



**Black Lip Handle**

*pops of colour can be even more impactful next to white cabinetry because of the sharp contrast, so a colour palette can be easily understood.*

**30x60 Bianco Gloss Tile**

*a glossy finish will help bounce light around, and can give the illusion of a larger space.*

Counter Top

**White Track Lights**  
modern lines



**20mm Legacy Quartz Nixie**  
*light multitoneal fleck or grain counter tops give the surface a subtle natural richness.*



**Bronze Pendant**

*softly flecked or grainy counter tops work well paired with brass accents, such as a bronze contemporary light.*

Floor Units

**Jefferson Board**

*infusing some approachable character to ensure for a more 'homey' feel.*

**Floor Tile**

*60x60cm soho grey matt with grey grout to match.*

**Extractor Hood**  
integrated.



**Bosch Hob**

**Sanware** 60cm Ceramic Electric Hob  
*underslung sink and hansgrohe mixer.*



**Bosch Oven**  
60cm built-in oven





NATURAL  
NORDIC  
MOOD



**Scandinavian Inspiration**  
This mood incorporates warm, functional and minimalistic features whilst still providing a sense of coziness and comfort. Its earthy tones are highlighted by natural textures.

Wall Cabinets with LED Detail

**Jefferson Board**  
using wood on the top cabinets provide a subtle focal line.



**Aluminium Lip Handle**  
blends in with the grey bottom cabinets for a smooth, sleek finger grip look.

**30x60 Bianco Gloss Tile**  
a glossy finish will help bounce light around, and can give the illusion of a larger space.

**White Track Lights**  
modern lines



**20mm Legacy Quartz Stealth**  
light multitoneal fleck or grain counter tops give the surface a subtle natural richness.



**Bronze Pendant**  
softly flecked or grainy counter tops work well paired with brass accents, such as a bronze contemporary light.

Floor Units

**Folkstone Grey**  
infusing some approachable character to ensure for a more 'homey' feel.

**Floor Finish**  
60x60cm soho white matt.

**Extractor Hood**  
integrated.



**Bosch Sanware**  
60cm Ceramic Electric Hob underslung sink and hansgrohe mixer.



**Bosch Oven**  
60cm built-in oven

