



**CLASSICO
DEVELOPMENTS**

ANNEXURE A

Fixtures and Fittings – 8 MOLTENO ROAD

EXTERIOR FINISHES

- Driveway- light grey cobble.
- Boundary wall – Plastered and painted with powder coated steel infill panels as per plan/rendering.
- Exterior driveway gate – Ornate Galvanized Steel. Automated sliding gate.
- 28 Station video intercom
- Exterior walls - 1 Coat plaster and painted to developer's color choice
- 1st and 2nd floor to have powder coat balustrades where required. Balconies, landings higher than 500mm
- 3rd and 4th floor to have glass balustrades where required. Balconies , landings higher than 500mm.
- Landscaping as per plan.

BRICKWORK

- Construction – Clay Maxi bricks
- Plastered and painted with one undercoat of Masonry Primer and 2 coats Acrylic (SABS approved).

ROOFING

- Armour grey Colour bond 0.53mm Diamond Deck sheeting
- Aluminium long span seamless guttering.
- EPDM/Torch on waterproofing for parapets, flat roofs and balcony

ELECTRICAL INSTALLATIONS

- TV and telephone points in lounge - 1 unit
- Video intercom - front door
- Light fittings (Down lights, 5 Watt LED) as per showroom samples / subject to availability.
- Fibre points to all units



CLASSICO DEVELOPMENTS

- Extractor fan – For all bathrooms without windows.
- All plugs as per electrical layout
- All light switches and plugs are from the Vetri range.

PLUMBING

- 1 x 180 Litre intergrated heat pump
- All tap fittings from the Grohe range.
- Kitchen sinks and prep bowls from Blanco range
- Frame less shower doors/panels
- Concealed cisterns and wall hung pans as per showroom specification
- Free standing bath

DOORS AND WINDOWS

- Front door solid meranti.
- Exterior doors & windows – Aluminium Nat stone grey.
- Interior doors – Semi-solid super wood doors with solid timber frame and architraves painted with Polyurethane Enamel, colour off white with S/S ironmongery. Door handles as per showroom specification

INTERIOR FINISHES

- Skirting – 96mm
- Cornice - Shadow line
- Ceilings skimmed and painted with undercoat Plaster Primer and final coat. Colour White unless specified
- Interior walls 1 coat plaster and painted with Plaster Primer and final 2 coats of Washable Acrylic colour to owner's choice.
- Various other extras are available and will be quoted on additionally.



CLASSICO
DEVELOPMENTS

FLOORING

- Front Door entrance hall, stairs, kitchen, dining area, lounge, to have Laminate - PC @ R280/m² (incl labour and material) excl VAT or Porcelain Tile at R200/m² plus R255 labour (excl VAT)
- Bathroom floors to have porcelain tiles - PC @ R200/m² plus labour as per above, excl VAT
- All bedrooms to be carpeted – PC @ R280/m² or Laminate at R280/m² excl VAT (incl Labour)

KITCHEN

- Melamine units with spray painted super-wood doors Satin (choice of colour although a sample must be sprayed which will be for the owners account)
- Vico stone countertops with a 20mil leading edge.
- Stainless steel prep bowl with Grohe sink mixer.
- Stainless Steel Smeg 600 wide Oven with 4 Gas burner or Electric glass Smeg built in oven.
- Extractor - integrated filter system
- Plumbing for dishwasher or washing machine
- Stainless Steel bowl with Grohe sink mixer

BEDROOMS

- Built in cupboards - to ceiling in the below rooms:
- Main bedroom
- Second bedroom
- Choice of spray painted or melamine wood finish super-wood doors with a choice of colour



CLASSICO
DEVELOPMENTS

EN SUITE BATHROOM:

- Full mirror above basin (frameless).
- Cabinet with Gio basin
- Toilet, Concealed cistern with wall hung pan
- Shower base and walls tiled. PC R200/SQM Tile only. Labour, adhesive and grout at R255 excl VAT.
- Shower walls tiled with Porcelain floor
- Walls tiles up to ceiling.
- Shower doors – Frameless glass
- Shower mixer with shower arm and rose – Grohe range.
- Bathroom fittings - toilet roll holder and soap holder for shower – Bathroom Butler range.
- Bath – Fixed for combination shower

GUEST TOILET

- Cabinet with small single bowl Gio 380mm
- Concealed cistern with wall hung pan and seat
- Fittings – toilet roll holder and towel ring



CLASSICO
DEVELOPMENTS

Exterior

- Landscaped gardens as per plan.
- Automated irrigation
- Tiled patios, walkways and stairs as per layout. Tiles as per developer's choice.
- External stainless-steel wall lighting as per electrical layout

GENERAL

- Communal powder coated automated sliding gate (Driveway)
- Electric fencing around entire complex.
- CCTV camera system with PVR and monitor in guard house.
- Stainless steel external lighting on day/night sensor
- Stainless steel letterbox
- Irrigated communal landscaping

IMPORTANT NOTES:

- Please note that fittings are subject to change due to availability.
- All extras on fittings to be paid upfront.
- Please note that all changes to the standard specs will automatically incur a 15% management fee .
- Please note that all fittings over and above the PC spec to be bought from designated suppliers. List of suppliers to be issued by the developers.