

Speranta



35 Athens Road, Table View

SPECIFICATIONS

Structure:

Exterior: Cement/Clay brick, plastered and painted
 Interior: Cement/Clay brick, plastered and painted

Roof: Coloured IBR roof sheeting

Rain water goods: Dark grey / charcoal gutters with concealed down pipes

Windows: Dark grey / charcoal powder coated aluminium

Door frames:

Exterior: Wood varnished or painted dark grey / charcoal
 Interior: Wood painted white
 Patio / Balcony: Dark grey / charcoal powder coated aluminium

Doors:

Front: Wood – Horizontal slatted – interior and exterior - varnished or painted dark grey / charcoal
 Interior: Wood painted white
 Patio / Balcony: Charcoal powder coated aluminium with glass

Ironmongery:

External doors: 3 lever locks – Upper Edge or similar
 Interior: 2 lever locks – Upper Edge or similar

Ceilings: Cement ceiling – painted white

Cornice: Moulded polystyrene cornice - painted white

Ballustrades: Steel – painted dark grey / charcoal

Paint Specifications:

Outside walls: One coat Dulux masonry primer or similar
 Two coats of colour Dulux paint or similar

Inside walls: One coat Dulux masonry primer or similar
 Two coats of colour Dulux paint or similar
 Paint colour to be decided by developer

Sanitary Ware:**Bathrooms:**

White Sanitary Ware throughout

Toilets:

ALL BATHROOMS

GEBERIT ALPHA 15 WHITE FLUSH PLATE or similar



BETTA DIPLOMAT W/H PAN or similar

Basins:

ALL BATHROOMS

550 BASIN AND CABINET or similar

Baths:

MAIN BATHROOM – where applicable

ASP ARUBA 1700 mm x 700 mm WITH HANDLES or similar

Showers:

ALL SHOWERS

Fully enclosed with Framed Glass



SHOWER TRAP S/STEEL 100 mm x 100 mm



CROMA 100 VARIO SHOWER ROSE or similar

Taps:

ALL BATHROOMS

BLUTIDE – Bore range - BASIN MIXER or similar



BLUTIDE – Bore range - SHOWER & BATH MIXER or similar

KITCHEN / SCULLERY

BLUTIDE – Bore range SINK MIXER SPOUT or similar

Kitchen:

Sink:

KITCHEN / SCULLERY

FRANKE NOUVEAU SINK 1160 mm x 460 mm x 149 mm WITH 90 mm WASTE or similar

General: Washing machine point in kitchen (cold water only)

Floor and wall covering:

Kitchen: Splash back

Bathrooms: Wall Tiles - Splash back
Shower – Tiles to shower door height

Floor tiles: Kitchen, living area, bedrooms, passage and bathrooms

Skirting: To all rooms, except bathrooms and kitchen – pine painted

Cupboards:

Kitchen: 16mm Colour/white melamine with 2mm impact edging.
128mm Strip Handles or similar
20mm Rustenburg Granite Kitchen tops

Bedrooms: Cupboards as indicated on attached plans
16mm Colour/white melamine with 2mm impact edging.
128mm Strip Handles or similar

Lights, TV and electrical points:

As per plan – Standard Light fittings

Not included:

Bond registration fees
Conveyancing fees
Curtain rails

Included:

- 600 mm Solid hob and extractor
- 600 mm Under counter oven
- Architectural fees
- Bulk Electricity connection
- Bulk Water connection
- Central Heating system
- DSTV point
- Entrance – intercom access at pedestrian gate
- Fibre internet point
- VAT included
- NHBRC fees
- Plan approval fees
- Secured Parking

General:

1. These specifications serve as guidelines only and the Seller reserves the right to amend and / or substitute, at his sole discretion.
2. The buyer is not permitted to do any work on site while construction is under way without the permission of the Developer
3. Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

PURCHASER(S): _____ **DATE:** _____

SELLER(S): _____ **DATE:** _____