

WALL FINISHES

External Walls

Walls are to be finished in plaster and painted.

Garden walls and yard walls to have plaster copings. Colour to be off-white as specified by the Developer and/or Grantor.

Internal Walls

Plastered walls are to be painted. Colour to be a light natural or off-white colour as specified by the Developer and/or Grantor.

Wall tiling to be ceiling height in showers of bathrooms only, tiles to be 600 x 300 high gloss porcelain with light grey grout. Selection as per finishes specifications by the Life Right Holder. Stainless-steel or aluminium edge trims and pvc quarter rounds (where applicable).

Garage walls to be bag-washed and finished off with paint. Colour to be white as specified by the Developer and/or Grantor.

FLOOR FINISHES

Carpets to bedrooms: Selection as per finishes specifications by the Life Right Holder.

Tiles to bathrooms, kitchen, dining and living areas: Tiles to be 600 x 600 porcelain with light grey grout. Selection as per finishes specifications by the Life Right Holder.

Mosaics to shower floor: Mosaics to be glass with light grey grout. Selection as per finishes specifications by the Life Right Holder.

External tiles: Tiles and grout to match internal tiles. Selection as per finishes specifications by the Life Right Holder.

Edge trims and transition covers: to be brushed stainless steel.

CEILINGS

Level ceilings are to be RhinoBoard, skimmed with Rhinolite and painted.

Exposed ceilings to be SA Pine 12x102mm Tongue & Groove to be fixed above rafters, Tongue and Groove to be white-washed and rafters painted.

Cornices to flat ceilings (excluding bathrooms) as specified by the Developer and/or Grantor and painted.

PAINT

Treatment of all materials to be in accordance with specification of the paint manufacturer, paint colours as specified by the Developer and/or Grantor.

EXTERNAL DOORS, WINDOWS AND GATES

All external doors, windows and gates to be aluminium in colour Matt Stone Grey. All glazing to be double glazing.

Garage doors to be powder coated aluminium sectional overhead automated door, colour to match aluminium doors and windows.

INTERNAL DOORS

Doors to be horizontal slatted semi-solid doors with hardwood timber frames all painted white.

PLUMBING AND DRAINAGE

Three standpipes have been allowed for Cottages and one for Courtyard Suites.

All shower and basin water to form of part of a grey water system.

SANITARY WARE AND BRASSWARE

Basins: Leicio Adesso Bordo.

Water Closets: Bijiou Le Rubis.

Brassware: Brassware and shower roses are to be from the hansgrohe Décor. Shower channels and basin clicker-waste to be Gio. Stop taps to be BluTide.

BATHROOM ACCESSORIES

Paper holders, spare paper holders, towel rails, towel rings, towel hooks and/or shower shelves (all where applicable) are to be from the hansgrohe Logis range.

Mirrors above basins to be mirror lights.

SHOWERS

Frameless glass panels in a u-channel up to ceiling.

WASHING MACHINE AND DISHWASHER POINTS

Cold water supply only.

HOT WATER CYLINDER / GEYSER

Solar geysers to be installed and where applicable, 15 litre electric geysers additionally for kitchens.

JOINERY AND SPLASH BACKS

KITCHEN

General cupboards: PG SupaGloss panels, fillers and unit fronts. Selection as per finishes specifications by the Life Right Holder.

Wall mounted cupboards: PG SupaGloss panels and fillers, colour to match general cupboards. VOE White Oak Crudo white finish unit fronts.

Wall mount open boxes: PG Supagloss, colour to match general cupboards and VOE White Oak Crudo white finish backing.

Included: Cutlery tray unit, spice rack and 60L pull-out recycle bin unit.

Handles: Raiel 128mm for doors and 160mm for.

Counter tops: Ceasar Stone or similar engineered stone. Selection as per finishes specifications by the Life Right Holder.

Splash backs: Toughened glass. Selection as per finishes specifications by the Life Right Holder.

Appliances: Hob, oven and extractor (if applicable) to be Smeg or Siemens. Selection as per finishes specifications by the Life Right Holder.

Sink: Franke Nouveau in a satin finish.

BEDROOMS

Cupboards: Satin duco unit fronts, selection as per finishes specifications by the Life Right Holder. VOE White Oak Crudo white finish fillers, side panel and capping.

Handles: Raiel 160mm.

BATHROOM 1

Vanity cupboard: PG SupaGloss unit fronts, selection as per finishes specifications by the Life Right Holder. VOE White Oak Crudo white finish filler and side panels. VOE White Oak Crudo white finish shelf.

Handles: Raiel 128mm.

Counter top: Ceasar Stone or similar engineered stone. Selection as per finishes specifications by the Life Right Holder.

Splash back: 200mm stone or similar engineered stone to match counter top.

BATHROOM 2

Vanity cupboard: PG SupaGloss unit fronts, selection as per finishes specifications by the Life Right Holder. VOE White Oak Crudo white finish side panels.

Handles: Raiel 128mm.

Counter top: Ceasar Stone or similar engineered stone. Selection as per finishes specifications by the Life Right Holder.

Splash back: 200mm stone to match counter top.

GARAGE

Cupboards: 16mm white melamine carcasses, ceiling filler, panel and white unit front.

Handles: Raiel 160mm.

Counter top: Rustenberg granite or similar.

Splash back: 100mm stone to match counter.

ELECTRICAL INSTALLATION

The electrical supply is a single-phase 60amp distribution board with a prepaid meter.

The installation incorporates lighting, power outlets, stove, dishwasher and geyser isolator, telephone points, data points, TV points, alarm system, Call4Care system, and an allowance for two air-conditioning points, all as specified by the Developer and/or Grantor. Switches and cover plates to be CBI or similar. Lights to be LED.

GAS INSTALLATION

Gas installation for hob.

VENTILATION

Where internal bathrooms form part of the design, ventilation will be provided in accordance with the National Building Regulations

FIREPLACES

Built-in slow combustion wood burning fireplace as specified by the Developer and/or Grantor.

BRAAIS

Built braai, finished with pavers and a stainless-steel cover, and chimney cowl of the turbo design with fins.

EXTERNAL WORKS

Driveways are to be Corobrik paved to match the roads within The Village and Langebaan Country Estate.

RAINWATER GOODS

White Ogee pre-painted double-coated Polymer Silicon aluminium gutters with white uPVC downpipes.

GARAGE

Garages are finished with screeded floors and painted to specification of the manufacturer, colour to be grey or similar.

YARD

Yards to have Corobrik paved floors.

Washing line to suit yard, configuration as specified by the Architect.

PLANTING (EXCLUSIVE USE GARDEN)

Shaping and indigenous planting by specialist as per The Village Landscape Guidelines and plant list. .