

## **La Vignia Estate**

### **Client Specifications**

#### **SPECIFICATION AND FINISHES**

##### **STRUCTURE**

- In accordance with the building plans.
- All external walls, cavity walls
- Apartments and Garages to be built with Clay Maxi bricks

##### **ROOF**

- The roof covering is clip lock roof sheeting - Charcoal.
- Roof to be constructed with premanufactured roof trusses as per the engineer design.
- Fascia board to be New Tech cement and painted.
- Aluminum gutters with PVC downpipes.
- Main roof overhang to be 300mm.

##### **CEILINGS**

- Ground Floor – Precast concrete slabs Polly skimmed & Painted with 75mm cornice.
- First Floor Skimmed Rhino Board Ceiling with 75mm cornice
- No ceiling in garage.

##### **WINDOWS**

- All window frames aluminium - charcoal.
- Exterior and interior window sills to be plastered.
- Transparent window glass in general.
- Frosted glass in all bathrooms.

##### **DOORS**

- Interior – Hardboard Horizontal Hollow Core EE (Painted)
- Interior – Wood door frames (painted)
- Exterior – All door frames of hardwood (painted)
- Front door – Hardwood Entrance door – 30min Fire door
- Garage doors – Aluzinc Sectional Overhead and Motor Included
- Three lever – Chrome locks at all external doors



#### PAINT WORK

- External doors and timberwork to be white.
- All internal walls – 2 coats.
- All internal doors, frames to be painted with white paint.
- External paint color – Client to supply sample.
- Internal paint color – Birch White.
- Skirting's to be 69mm wood.

#### PLUMBING

- 1 x Washing Machine point.
- Sink double bowl stainless steel sink with drip tray
- Bath 1.7m white bath.
- Basin: White on Floating vanity.
- WC: Close couples' system – White.
- 150 liters GAP solar geyser with 2,2m<sup>2</sup> Powerzone Flat Plate.
- Chrome coated mixer taps -
- Shower doors – Pivot type (White)
- 1 Outside taps per unit

#### PLASTER

- Interior: Smooth plastered 'polly skimmed'.

#### FLOOR COVERING

- Floor tiles as per floor plan – Selections to be confirmed – PC: R 130/m<sup>2</sup> (Excl Vat and supply only)

#### WALL TILES

- Bathrooms: Splashbacks
- Kitchen: Splashbacks
- Shower: Tiled to 2,1m

#### CUPBOARDS

- Kitchen: Upper cabinets above the stove and cupboards below in colour melamine with 2mm Impact Edging.
- Rustenburg Granite – 20mm thick
- Bedrooms: White Melamine Cupboards. 1mm impact edges.

**\*\*EXAMPLE\*\***



Initial



#### ELECTRICAL

- As per plan
- Appliances: 600mm Electric Hob & Under counters Built in Oven & Extractor Fan (Black Finish)

#### GARAGE

- Internal walls bagged.
- Automatic garage door opener with two remotes.
- No Ceilings

#### PAVING

- As per plan. (Cement bond pavers)

#### ITEMS INCLUDED

- Bathroom Fittings
  - 1 x 700mm Single Towel Rail
  - 1 x Towel Ring
  - 1 x Toilet Paper Holder

#### ITEMS EXCLUDED

- Landscaping.
- Curtain rails or blinds.
- Dishes, aerals etc.
- Post Box.