

ARNIM

HAASENDAL APARTMENTS



FINISHES

PLUMBING & SANITARY WARE - BATHROOMS

VANITY



SIMPLICITY WHITE
LENGTH: 550mm
DEPTH: 435mm



GROHE BAUEDGE BASIN MIXER
SMOOTH BODY



BATH



ALVITO IVY-P24 DESIGNER BATH
1700X800X580mm



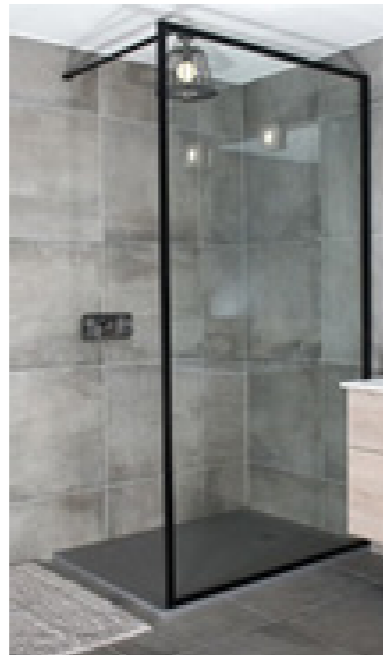
GROHE BAUEDGE
CONCEALED MIXER



EXTENDED BATH CLICKER WASTE
FOR FREESTANDING BATH

PLUMBING & SANITARY WARE - BATHROOMS

SHOWER



SHOWER PANEL BLACK INCLUDING STABILIZER BAR AND INSTALLATION



SHOWER CHANNEL TILE IN



SHOWER ARM 400mm ROUND



SHOWER ROSE 200mm ROUND WATER SAVING

GROHE BAUEDGE CONCEALED MIXER



TOILETS



LAGOS CLOSE COUPLE TOILET

PLUMBING & SANITARY WARE - KITCHEN



GROHE BAUEDGE SINK MIXER DECK MOUNT



SINK UDC/AS8750/DB UNDERMOUNT
OR DROP IN MOUNT

KITCHEN, FLOOR & WALL FINISHES



FOLKSTONE GREY LINEAR MELAMINE
IMPACT EDGING

BULEVAR WHITE BRILLO CEREMIC
SUBWAY TILE

SHIMMER WHITE ENGINEERED STONE

ASPEN OAK VINYL FLOORING

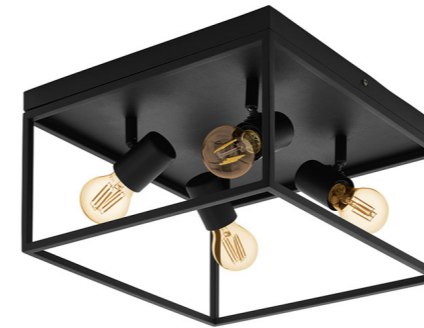


LIGHTING



BELSIANA CEILING 8 LIGHT 40W

COLOUR: BLACK
BASE: E27
MATERIAL: STEEL
LENGTH: 510mm
HEIGHT: 1.18
VOLTAGE: 220-240V



SILENTINA 4 LIGHT CEILING LIGHT

LAMP TYPE: EXCLUDING 4 X E27 MAX 40W
SHAPE: GLOBE
COLOUR: BLACK
BASE: E27
MATERIAL: STEEL
WIDTH: 360mm
HEIGHT: 205mm
DEPTH: 360mm
VOLTAGE: 220 - 240V

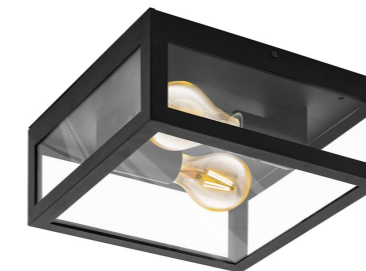
TB TRACK SYSTEM (LIVE END & END CAP INCL.)

COLOUR: BLACK
MATERIAL: ALUMINIUM
LENGTH: 1-2m
HEIGHT: 20mm



3 X SPOTLIGHTS (WITH TRACK ADAPTER)

COLOUR: BLACK
MATERIAL: DIE CAST ALUMINIUM
HEAD: 85 x 55mm
LAMP: LED GU 10 LAMP
VOLTAGE: 220-240V



ALAMONTE 1 GALVANIZED STEEL BLACK & GLASS

LAMP TYPE: EXCLUDING 2 X E27 MAX 60W
COLOUR: BLACK
BASE: E27
MATERIAL: GALVANISED STEEL
WIDTH: 290mm
HEIGHT: 290mm
DEPTH: 130mm
SHADE: CLEAR GLASS PANELS



KUBE SINGLE 35W /240V GRAPHITE

LAMP TYPE: EXCLUDING 1 X GU10 MAX 35W PAR16 2
COLOUR: GRAPHITE
BASE: GU10
MATERIAL: DIE CAST ALUMINIUM
LENS: CLEAR GLASS
WIDTH: 82mm
HEIGHT: 90mm
DEPTH: 116mm
VOLTAGE: 220V - 240V (50/60HZ)

ARNIM

HAASENDAL APARTMENTS



STANDARD BUILDING SPECIFICATIONS

2 BED APARTMENTS | BLOCK 6, FIRST & SECOND FLOORS ONLY

HOUSE STRUCTURE:	Exterior:	Maxi Cement Brick (14mpa), plastered and painted.
	Interior:	Maxi Cement Brick (14mpa), plastered and painted.
ROOF:	Widek Roof Sheeting Colorbond roof sheeting	
EXTERIOR TILE:	Communal areas	Portland Smoke Rough Inkjet (Code: 20007RIJ)
RAIN WATER GOODS:	Aluminium gutters with PVC down pipes	
	Down pipes painted	
WINDOWS:	Purpose Made Powder coated Aluminium Colour: Charcoal	
BALUSTRADE:	Powder Coated	
DOOR FRAMES:	Front:	Fire doorframe, 90 x 70 x 813,
	Interior:	Standard doorframe 70 x 45 No cill,
DOORS:	Front (under walkway)	Wood – Semi-exterior ½ Hour Rated Horizontal Commercial Veneer,
	Front (open roof area)	Wood – PD652
	Interior	Hollowcore
IRONMONGERY:	External doors:	3 x lever locks – Coupé Umea
	Internal doors:	3 x lever locks – Coupé Umea
CEILINGS:	6,4mm Thick plasterboard, painted White to underside of trusses	
	Plaster and painted White to underside of pre-Cast decking	
	75mm Cove Cornice, painted- White	
PAINT SPECIFICATION	Outside walls:	One coat SABRE masonry primer All horizontal surfaces get one coat of SABRE Fibre-shield Two coats of colour SABRE Flexi-sea
	Inside walls:	One coat Acrylic Poly skim walls One coat of SABRE masonry primer Touch up imperfections with polyfilla and re-apply SABRE masonry primer Two coats of colour SABRE IN/EX Acrylic
SANITARY WARE:	White throughout	
	Toilets	Semi-close couple with angle valve
	Baths	1700 bath acrylic with Nikki spout & Clicker waste, if applicable
	Basins	500mm Basin & full pedestal with clicker waste
SHOWER - IF APPLICABLE:	Rose and arm	
	White epoxy coated shower doors	
TAPS:	All internal taps to be mixers – Vortex- Blue Tide, Mixed Tide (solid handle) range	
SINK:	Double S/Steel, as per plan	
GENERAL:	Washing machine point (cold water) where indicated on plan	
	Dishwasher point (cold water) where indicated on plan	

2 BED APARTMENTS | BLOCK 6, FIRST & SECOND FLOORS ONLY

FLOOR & WALL COVERING:

WALL TILES:

Kitchen	300mm tiled splashback above countertop – Evolve Grey 300x600 (Code: OEV2087LA)
Bathroom	300mm tiled splashback to vanity & bath – Evolve Grey 300x600 (Code: OEV2087LA)
Shower	Tiled 1.8m high

FLOOR TILES:

To kitchen, living area, passage, bedrooms and bathroom(s) – Aida Sandstone Grey 420x420 (Code: VAS20421A)

SKIRTING:

75mm skirting to all rooms, except bathroom(s) and kitchen

Pine Painted same as interior walls

CUPBOARDS:

Kitchen	Cupboards where indicated on plan – Windsor Folkstone Melamine (Linear/Alpine finish), Random Swirl Post-form worktops (Grey) Doors with impact edging, melamine white interior and white backing
Bedrooms	Cupboards where indicated on plan – Windsor Folkstone melamine (Linear/Alpine finish) Doors with impact edging, melamine white interior and white backing

LIGHT FITTINGS:

One light to each room- Alabaster

Watertight light fittings to bathroom(s)

Outside lights, watertight

TELEPHONE/TV AND ELECTRICAL POINTS: INCLUDED:

As per plan

Transfer duty not applicable (VAT included in price)

Transfer fees (Developers cost)

NHBRC fees (Developers cost)

Municipal Plan approval fees (Developers cost)

Water connection

Electricity connection

Fibre ready (Includes DSTV connectivity point)

Central Heat Pump system with ring feed

Defy Slimline 600 Under counter oven & solid hob- black

NOT INCLUDED:

Bond registration fees

Curtain rails

Bathroom Fittings

GENERAL:

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

NOTE:

Should the specifications contained herein differ from the specifications in the final plans or construction drawings, then this specification will be the final ruling document, subject to substitution envisioned in clause 1 above.