

THE BREAKERS – PHASE 1

ANNEXURE D - FINISHING SPECIFICATION – 3 BEDROOM

1. Balconies

- 1.1. Floors: Wood look Ceramic Tile @ R200/m²
- 1.2. Balustrades: Frameless glass balustrades installed into concrete with non-shrinking grout
- 1.3. Windows and Doors: Aluminium windows and doors, with full lock-sets and ironmongery by manufacturer
- 1.4. Door Handles and Levers: As per Finishing Schedule – Stainless Steel

Optional Extras:

- 1.5. *Shading device: Pergola shading device on Northern side & Roof overhang on the Southern side*
- 1.6. *Braai: 304 Stainless steel built-in gas braai*

2. Kitchen

- 2.1. Floors: As per Finishing Schedule for the value of R 200/m²
- 2.2. Cabinets and countertops: Wrapped SUPAWood cupboards, White Melamine Interior with Stone tops. Colour combination selection as per Finishing Schedule.
- 2.3. Kitchen Built in Cupboard Hardware: Soft Closing Runners & standard hinges
- 2.4. Kitchen Splashback: 300 x 300mm Mosaic sheet @ R300/m²
- 2.5. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 2.6. Franke Stainless Steel Double Sink
- 2.7. Hansgrohe Single lever kitchen mixer
- 2.8. Kitchen Appliances:
 - 2.8.1. Gas Stove
 - 2.8.2. Electric Oven
 - 2.8.3. Provision made (item not included) for, microwave, double fridge, dishwasher, washing machine, tumble dryer

3. Living Area

- 3.1. Floors: As per Finishing Schedule for the value of R 200/m²
- 3.2. Skirtings: As per Finishing Schedule – Painted SA Pine
- 3.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 3.4. Built-in TV unit: Wrapped SUPAWood cupboards, White Melamine Interior with Stone tops. Colour combination selection as per Finishing Schedule.
- 3.5. Connection point to DSTV, Data & Security infrastructure

Optional Extras:

3.6. *Fireplace: Freestanding gas fireplace*

3.7. *Air-conditioning Unit*

4. Dining Area

- 4.1. Floors: As per Finishing Schedule for the value of R 200/m²
- 4.2. Skirtings: As per Finishing Schedule – Painted SA Pine
- 4.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 4.4. Pendant Light fitting as per Finishing Schedule

5. Bedroom 01

- 5.1. Floors: As per Finishing Schedule for the value of R 200/m²
- 5.2. Skirtings: As per Finishing Schedule – Painted SA Pine
- 5.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 5.4. Built-in Closet and Vanity: Wrapped SUPAWood cupboards, White Melamine Interior. Colour combination selection as per Finishing Schedule.
- 5.5. Connection point to DSTV, Data & Security infrastructure

Optional Extras:

5.6. *Air-conditioning Unit*

6. En suite 01

- 6.1. Floors: As per Finishing Schedule for the value of R 200/m²
- 6.2. Skirtings: As per Finishing Schedule – Painted SA Pine
- 6.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 6.4. Shower cubicle: Floor tile as per Finishing Schedule and mosaic wall tile as per Finishing Schedule enclosed with frameless glass
- 6.5. Built-in Closet and Vanity: Wrapped SUPAWood cupboards, White Melamine Interior. Colour combination selection as per Finishing Schedule.
- 6.6. Sanitary ware:
 - 6.6.1. WC Area: Floor Standing pan and toilet seat. Geberit Concealed cistern with Geberit Actuator in colour as per Finishing Schedule.
 - 6.6.2. Vanity Area: Basin Top-mounted with Hansgrohe Single lever mixer with push-open waste set.
 - 6.6.3. Shower Area: Hansgrohe Single lever shower mixer, with the Hansgrohe overhead showerhead mounted on a shower arm.
 - 6.6.4. Bath area: Freestanding bath with Hansgrohe Single lever bath mixer.
- 6.7. Bathroom Accessories: Heated towel rail, towel rail, Robe hook, WC paper holder, WC spare paper holder, soap dish.

Optional Extras:

6.8. *Privacy: Wood veneer privacy screen with opaque frameless glass partitions*

7. Bedroom 02

- 7.1. Floors: As per Finishing Schedule for the value of R 200/m²
- 7.2. Skirtings: As per Finishing Schedule – Painted SA Pine
- 7.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 7.4. Built-in Closet and Vanity: Wrapped SUPAWood cupboards, White Melamine Interior. Colour combination selection as per Finishing Schedule.
- 7.5. Connection point to DSTV, Data & Security infrastructure

Optional Extras:

- 7.6. *Air-conditioning Unit*

8. En suite 02

- 8.1. Floors: As per Finishing Schedule for the value of R 200/m²
- 8.2. Skirtings: As per Finishing Schedule – Painted SA Pine
- 8.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 8.4. Shower cubicle: Floor tile as per Finishing Schedule and mosaic wall tile as per Finishing Schedule enclosed with frameless glass
- 8.5. Built-in Closet and Vanity: Wrapped SUPAWood cupboards, White Melamine Interior. Colour combination selection as per Finishing Schedule.
- 8.6. Sanitary ware:
 - 8.6.1. WC Area: Floor Standing pan and toilet seat. Geberit Concealed cistern with Gerberit Actuator in colour as per Finishing Schedule.
 - 8.6.2. Vanity Area: Basin Top-mounted with Hansgrohe Single lever mixer with push-open waste set.
 - 8.6.3. Shower Area: Hansgrohe Single lever shower mixer, with the Hansgrohe overhead showerhead mounted on a shower arm.
 - 8.6.4. Bath area: Freestanding bath with Hansgrohe Single lever bath mixer.
- 8.7. Bathroom Accessories: Heated towel rail, towel rail, Robe hook, WC paper holder, WC spare paper holder, soap dish.

9. Bedroom 03

- 9.1. Floors: As per Finishing Schedule for the value of R 200/m²
- 9.2. Skirtings: As per Finishing Schedule – Painted SA Pine
- 9.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 9.4. Built-in Closet and Vanity: Wrapped SUPAWood cupboards, White Melamine Interior. Colour combination selection as per Finishing Schedule.
- 9.5. Connection point to DSTV, Data & Security infrastructure

Optional Extras:

- 9.6. *Air-conditioning Unit*

10. En suite 03

- 10.1. Floors: As per Finishing Schedule for the value of R 200/m²
- 10.2. Skirtings: As per Finishing Schedule – Painted SA Pine
- 10.3. Wall finishes: Plaster & Plascon Paint, Colour as per Finishing Schedule
- 10.4. Shower cubicle: Floor tile as per Finishing Schedule and mosaic wall tile as per Finishing Schedule enclosed with frameless glass
- 10.5. Built-in Closet and Vanity: Wrapped SUPAWood cupboards, White Melamine Interior. Colour combination selection as per Finishing Schedule.
- 10.6. Sanitary ware:
 - 10.6.1. WC Area: Floor Standing pan and toilet seat. Geberit Concealed cistern with Geberit Actuator in colour as per Finishing Schedule.
 - 10.6.2. Vanity Area: Basin Top-mounted with Hansgrohe Single lever mixer with push-open waste set.
 - 10.6.3. Shower Area: Hansgrohe Single lever shower mixer, with the Hansgrohe overhead showerhead mounted on a shower arm.
 - 10.6.4. Bath area: Freestanding bath with Hansgrohe Single lever bath mixer.
- 10.7. Bathroom Accessories: Heated towel rail, towel rail, Robe hook, WC paper holder, WC spare paper holder, soap dish.

11. Garage

- 11.1. Floors: Grano finish
- 11.2. Wall finish: Plaster & Plascon Paint
- 11.3. Ceiling: Concrète Soffit
- 11.4. Garage door: Motorised aluminium sectional overhead door
- 11.5. 1 x Plug point & 1 x light point