

# SCHEDULE OF INCLUSIONS & FINISHES: PENTHOUSE APARTMENTS

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SOUTH AFRICA



# SCHEDULE OF INCLUSIONS & FINISHES

## APARTMENTS: PENTHOUSE

### ENTRY FOYER

**Floor:** Timber

**Ceiling:** Skimmed and painted concrete soffit, plasterboard bulkhead, where specified

**Walls:** Plaster and paint

### LIVING AND DINING

**Floor:** Timber

**Ceiling:** Skimmed and painted concrete soffit, plasterboard bulkhead, where specified

**Walls:** Plaster and paint

### BEDROOMS

**Floor:** Timber

**Walls:** Plaster and paint

**Wallpaper:** Where specified

**Ceiling:** Skimmed and painted concrete soffit, plasterboard bulkhead

### KITCHEN

**Floor:** Timber/Italian porcelain

**Ceiling:** Plasterboard bulkhead

**Walls:** Plaster and paint

**Countertop:** Neolith

**Fittings and appliances:** Dornbracht sink mixer, Dornbracht prepbowl and mixer, Gaggenau oven, microwave, hob combo, fridge, freezer, extractor and wine cooler, Bosch dishwasher, washer/dryer  
**Cupboards:** Niemann polymatt  
**Splashback:** Toughened glass

### BATHROOMS

**Floor:** Marble tile

**Ceiling:** Suspended plasterboard ceiling

**Walls:** General and feature porcelain tiles, plaster and paint

**Vanity:** Wall hung oak veneer with polished composite top

**Bath:** Free-standing bath, Dornbracht mixer and retractable hand shower

**Toilet:** Wall mounted with concealed Geberit cistern

**Basin:** Underslung with wall mounted Dornbracht mixer

**Shower:** Frameless glass enclosure with Dornbracht mixer

**Accessories:** Backlit vanity mirror, towel rail, toilet roll holder, spare toilet roll holder and robe hook, heated towel rail in master

### GUEST BATHROOM

**Floor:** Marble tile

**Ceiling:** Suspended plasterboard

**Walls:** Plaster and paint, feature porcelain tile

**Toilet:** Wall hung and concealed Geberit cistern

**Basin:** Countertop with Dornbracht mixer

**Accessories:** Mirror, towel rail, spare toilet roll holder, robe hook

### LIGHTING

DALI based LED lighting system

Automated bell presses for scene control

and mood lighting throughout

Feature Moooi lights

### COMMUNICATION

Data outlets to living room

Cable and free to air TV outlets to living and master rooms

AP's for Wi-Fi distribution throughout apartment

### GLAZING

Double glazing to all windows

### BLINDS

Motorised blinds in the living room and bedrooms

### SECURITY

Biometric access to all building entrances

CCTV at all building entrances

Audio intercom

### BALCONY

**Floor:** Italian porcelain

**Ceiling:** Exposed off shutter concrete

**Handrail:** Painted steel handrail

**Extras:** Power point and water point

### AIR CONDITIONING

Comfort heating and cooling

# SCHEDULE OF INCLUSIONS & FINISHES: DELUXE APARTMENTS

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# SCHEDULE OF INCLUSIONS & FINISHES

## APARTMENTS: DELUXE

### ENTRY FOYER

**Floor:** Timber

**Ceiling:** Skimmed and painted concrete soffit, plasterboard bulkhead, where specified

**Walls:** Plaster and paint

### LIVING AND DINING

**Floor:** Timber

**Ceiling:** Skimmed and painted concrete soffit, plasterboard bulkhead, where specified

**Walls:** Plaster and paint

### BEDROOMS

**Floor:** Timber

**Walls:** Plaster and paint

**Wallpaper:** Where specified

**Ceiling:** Skimmed and painted concrete soffit

### KITCHEN

**Floor:** Timber/Italian porcelain

**Ceiling:** Plasterboard bulkhead

**Walls:** Plaster and paint

**Countertop:** Neolith

**Fittings and appliances:** Hans Grohe sink mixer, SMEG oven, SMEG gas hob, extractor, Bosch

dishwasher, washer/dryer and fridge.

**Cupboards:** Niemann polymatt

**Splashback:** Toughened glass

### BATHROOMS

**Floor:** Italian porcelain tile

**Ceiling:** Suspended plasterboard

**Walls:** General and feature porcelain tiles

**Vanity:** Wall hung oak veneer with polished composite top

**Bath:** Drop-in bath, mixer and retractable hand shower

**Toilet:** Wall mounted, soft close seat with dual flush concealed cistern

**Basin:** Underslung with Hans Grohe wall mounted mixer

**Shower:** Frameless glass enclosure with Hans Grohe mixer

**Accessories:** Backlit vanity mirror, towel rail, toilet roll holder, spare toilet roll holder and robe hook, heated towel rail in master

### GUEST BATHROOM

**Floor:** Marble tile

**Ceiling:** Suspended plasterboard

**Walls:** Plaster and paint

**Toilet:** Wall hung with concealed cistern

**Basin:** Wall hung with Hans Grohe mixer

**Accessories:** Mirror, towel rail, spare toilet roll holder

### LIGHTING

DALI based LED lighting system

Automated bell presses for scene control

and mood lighting in living room

Feature Moooi lights

### COMMUNICATION

Data outlets to living room

Cable and free to air TV outlets to living and master bedroom

AP's for Wi-Fi distribution throughout apartment

### GLAZING

Double glazing to all windows

### BLINDS

Motorised blinds in the living room

### SECURITY

Biometric access to all building entrances

CCTV at all building entrances

Audio intercom

### BALCONY

**Floor:** Porcelain tile

**Ceiling:** Exposed off shutter concrete

**Handrail:** Painted steel handrail

**Extras:** Power point and water point

### AIR CONDITIONING

Comfort heating and cooling

# SCHEDULE OF INCLUSIONS & FINISHES: PREMIUM APARTMENTS



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# SCHEDULE OF INCLUSIONS & FINISHES

## APARTMENTS: PREMIUM

### ENTRY FOYER

**Floor:** Timber

**Ceiling:** Skimmed and painted concrete soffit, plasterboard bulkhead, where specified

**Walls:** Plaster and paint

### LIVING AND DINING

**Floor:** Timber

**Ceiling:** Skimmed and painted concrete soffit, plasterboard bulkhead, where specified

**Walls:** Plaster and paint

### BEDROOMS

**Floor:** Wool carpet

**Ceiling:** Skimmed and painted concrete soffit,

**Walls:** Plaster and paint

### KITCHEN

**Floor:** Timber/Italian porcelain

**Ceiling:** Plasterboard bulkhead

**Walls:** Plaster and paint

**Countertop:** Neolith

**Fittings and appliances:** Hans Grohe sink mixer,

SMEG oven, SMEG gas hob, extractor, Bosch dishwasher, washer/dryer and fridge

**Cupboards:** Niemann polymatt

**Splashback:** Toughened glass

### BATHROOMS

**Floor:** Italian porcelain tile

**Ceiling:** Suspended plasterboard ceiling

**Walls:** General and feature porcelain tiles, plaster and paint

**Vanity:** Wall hung oak veneer with polished composite top

**Bath:** Drop-in bath, mixer and retractable hand shower

**Toilet:** Wall mounted with concealed Geberit cistern

**Basin:** Underslung with Hans Grohe wall mounted mixer

**Shower:** Frameless enclosure with Hans Grohe mixer

**Accessories:** Backlit vanity mirror, towel rail, toilet roll holder, spare toilet roll holder and robe hook

### GUEST BATHROOM

**Floor:** Italian porcelain

**Ceiling:** Suspended plasterboard

**Walls:** Plaster and paint

**Toilet:** Wall hung and concealed Geberit cistern

**Basin:** Wall hung with Hans Grohe mixer

**Accessories:** Mirror, towel rail, spare toilet roll holder

### LIGHTING

DALI based LED lighting system

Le Grand bell presses to control lighting

Feature Moooi lights

### COMMUNICATION

Data outlets to living room

Cable and free to air TV outlets to living and master bedroom

AP's for Wi-Fi distribution throughout apartment

### GLAZING

Double glazing to all windows

### SECURITY

Biometric access to all building entrances

CCTV at all building entrances

Audio intercom

### BALCONY

**Floor:** Italian porcelain

**Ceiling:** Exposed off shutter concrete

**Handrail:** Painted steel handrail

**Extras:** Power point and water point

### AIR CONDITIONING

Comfort heating and cooling