THE DIAMOND – BOKSBURG
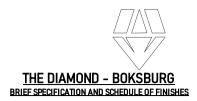## BRIEF SPECIFICATION AND SCHEDULE OF FINISHES

UNIT NUMBER:

GENERAL NOTES

All materials herein specified or displayed in the show unit are subject to availability. If any materials are not readily available or undue delay is experienced in obtaining them, the Seller shall have the right to use the nearest similar material available. The Seller also reserves the right to change designated suppliers and manufacturers. The Seller shall not supply curtain rails, bathroom fittings like towel rails, toilet roll holders, soap dishes etc. as these are the clients discretion.

The Seller cannot guarantee that the materials used will be the same colour or texture as any sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representatives. Where any materials are not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material it considers to be the most suitable for the purpose.

EXECUTIVE SUITE: YES/NO **PRICE:** R

1. INTERIOR FINISHES

CODE	ITEM	DESCRIPTION	SPECIFICATION	EXECUTIVE
1.1	FLOOR FINISH: LIVING/BEDROOM/BATHROOM	Champs Elysees Polished Full Bodied Porcelain 600 x 600	Colour: Pearl Grey	✔
1.2	SKIRTING: LIVING/BEDROOM/BATHROOM	100mm Champs Elysees Polished Full Bodied Porcelain 600 x 600	Colour: Pearl Grey	✔
1.3	WALL FINISH: LIVING/BEDROOM	Smooth Plaster with Prodec Paint or similar	Colour: Antique Petal	✔
1.4	FEATURE WALL FINISH: LIVING/BEDROOM	Smooth Plaster with Prodec Paint or similar and mirror feature wall	Colour: Antique Petal	✔
1.5	SOFFITS/CEILINGS: LIVING/BEDROOM/BATHROOM	Smooth painted soffits with bulkhead features	Colour: Painted Arctic White	✔
1.6	WALL FINISH: BATHROOM	Smooth Plaster with Prodec Paint/similar	Colour: Antique Petal	✔
1.7	WALL FINISH: BATHROOM SHOWER WALL	Carrara Polished Full Bodied Porcelain 600 x 600	Colour: Grey Marfil	✔
1.8	WALL FINISH: BATHROOM SHOWER FLOOR	Petit Fours Polished Full Bodied Porcelain 100 x 100	Colour: Grey Marfil	✔
1.9	WINDOWSILLS:	Smooth Plaster with Prodec Paint or similar	Colour: Antique Petal	✔
1.10	GLASS TO SHOWER:	Frameless Toughened Glass Screen panel	Colour: Clear	✔
1.11	MIRROR: BATHROOM	1 no. Mirror above standard WHB	Colour: Antique Petal	✔

2. SANITARYWARE & BATHROOM ACCESSORIES

CODE	ITEM	DESCRIPTION	SPECIFICATION	EXECUTIVE
2.1	VANITY:	Powder coated framed towel rail vanity	Colour: Matt Black	✔
2.2	WASH HAND BASIN:	Xavier Round Wall Hung Basin 335mm x 290mm x 120mm with waste	Colour: White	✔
2.3	BASIN MIXER:	Calypso Basin Mixer Single Control	Colour: Polished Chrome	✔
2.4	SHOWER HEAD:	Brescia Round Arm with Slique Thin Round Shower Rose 200mm	Colour: Polished Chrome	✔
2.5	SHOWER MIXER:	Calypso Concealed Shower Mixer	Colour: Polished Chrome	✔
2.6	SHOWER TRAP:	Brescia Square Shower Trap	Colour: Polished Chrome	✔
2.7	TOILET BOWL AND CISTERN:	Solo Tamarin top flush floor mounted pan	Colour: White	✔

3. ELECTRICAL AND LIGHTING

CODE	ITEM	DESCRIPTION	SPECIFICATION	EXECUTIVE
3.1	DISTRIBUTION BOARD:	Standard 6-way DB board including Pre-paid meter	Colour: White	✔
3.2	LIGHTING: Living Areas / Bedrooms / Bathrooms	77mm Diameter LED Downlighter with globe	Colour: Grey Chrome	✔
3.3	DATA CONNECTION:	Fibre / Data Point with pre-installed Fibre		✔
3.4	TV POINT:	TV Point with Draw Wire from Connection point to DB		✔
3.5	PLUGS:	Veti Single / Double Plugs	Colour: Charcoal	✔
3.6	SWITCHES:	Veti Switches	Colour: Charcoal	✔

4. KITCHEN

CODE	ITEM	DESCRIPTION	SPECIFICATION	EXECUTIVE
4.1	SHOPFITTING: Kitchen cupboards	Carcasses are 16mm White MDF with ABS Edging, carcasses to match with Push to Open, Runners and Hinges, Doors are High Gloss Acrylic on MDF with ABS Gloss Edging. Brushed Aluminium finished PVC kickplate.	Colour: White	✔
4.2	SHOPFITTING: Counter Tops	Whisper Quartz Slabs	Colour: Whisper Marble	✔
4.3	SHOPFITTING: Kitchen Splashback	Mamo Decorita 600x1200 Full Porcelain Splash Back	Colour: White and Black Marble	✔
4.4	SINK:	Square Undermounted Sink	Colour: Stainless Steel	✔
4.5	SINK MIXER:	Timeless Sink Mixer	Colour: Chrome	✔
4.6	BUILT IN APPLIANCES:	Bosch Slimline Inox Oven	Colour: Stainless Steel/Black Glass	✔
		Bosch Slimline Solid Hob	Colour: Stainless Steel	✔
		Bosch Slimline Extractor	Colour: Silver	✔

5. BEDROOM BUILT-IN CUPBOARDS

CODE	ITEM	DESCRIPTION	SPECIFICATION	EXECUTIVE
5.1	SHOPFITTING: Built-in Cupboards	Carcasses are 16mm White MDF with ABS Edging, carcasses to match with Slide to Open with drawers, Runners and Hinges, Doors are Matt MDF with ABS Edging.	Colour: Verashka Oak	✔

6. DOORS

CODE	ITEM	DESCRIPTION	SPECIFICATION	EXECUTIVE
6.1	ENTRANCE DOOR:	30 min Fire door door with Solid meranti door frame and lever handle on backing plates and cylinder locks. Door and frame painted Prodec Paint or similar	Colour: White	✔
6.2	INTERIOR DOOR: Swing/Slide	Semi solid door with Solid meranti door frame and handle. Door and frame painted Prodec Paint or similar	Colour: White	✔

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GENERAL NOTES

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LUXURY SUITE: | YES/NO | **PRICE:** | R

1. INTERIOR FINISHES

CODE	ITEM	DESCRIPTION	SPECIFICATION	LUXURY
1.1	FLOOR FINISH: LIVING/BEDROOM/BATHROOM	Champs Elysees Polished Full Bodied Porcelain 600 x 600	Colour: Pearl Grey	✔
1.2	SKIRTING: LIVING/BEDROOM/BATHROOM	100mm Champs Elysees Polished Full Bodied Porcelain 600 x 600	Colour: Pearl Grey	✔
1.3	WALL FINISH: LIVING/BEDROOM	Smooth Plaster with Prodec Paint or similar	Colour: Antique Petal	✔
1.4	FEATURE WALL FINISH: LIVING/BEDROOM	Smooth Plaster with Prodec Paint or similar and mirror feature wall	Colour: Antique Petal	✔
1.5	SOFFITS/CEILINGS: LIVING/BEDROOM/BATHROOM	Smooth painted soffits with bulkhead features	Colour: Painted Arctic White	✔
1.6	WALL FINISH: BATHROOM	Smooth Plaster with Prodec Paint/similar	Colour: Antique Petal	✔
1.7	WALL FINISH: BATHROOM SHOWER WALL	Carrara Polished Full Bodied Porcelain 600 x 600	Colour: Grey Marfil	✔
1.8	WALL FINISH: BATHROOM SHOWER FLOOR	Petit Fours Polished Full Bodied Porcelain 100 x 100	Colour: Grey Marfil	✔
1.9	WINDOWSILLS:	Smooth Plaster with Prodec Paint or similar	Colour: Antique Petal	✔
1.10	GLASS TO SHOWER:	Frameless Toughened Glass Screen panel	Colour: Clear	✔
1.11	MIRROR: BATHROOM	1 no. Cubico Umbra Mirror Shelf above standard WHB	Colour: Antique Petal	✔

2. SANITARYWARE & BATHROOM ACCESSORIES

CODE	ITEM	DESCRIPTION	SPECIFICATION	LUXURY
2.1	VANITY:	Powder coated framed towel rail vanity	Colour: Matt Black	✔
2.2	WASH HAND BASIN:	Xavier Round Wall Hung Basin 335mm x 290mm x 120mm with waste	Colour: White	✔
2.3	BASIN MIXER:	Calypso Basin Mixer Single Control	Colour: Polished Chrome	✔
2.4	SHOWER HEAD:	Brescia Round Arm with Slique Thin Round Shower Rose 200mm	Colour: Polished Chrome	✔
2.5	SHOWER MIXER:	Calypso Concealed Shower Mixer	Colour: Polished Chrome	✔
2.6	SHOWER TRAP:	Brescia Square Shower Trap	Colour: Polished Chrome	✔
2.7	TOILET BOWL AND CISTERN:	Solo Tamarin top flush floor mounted pan	Colour: White	✔

3. ELECTRICAL AND LIGHTING

CODE	ITEM	DESCRIPTION	SPECIFICATION	LUXURY
3.1	DISTRIBUTION BOARD:	Standard 6-way DB board including Pre-paid meter	Colour: White	✔
3.2	LIGHTING: Living Areas / Bedrooms / Bathrooms	77mm Diameter LED Downlighter with globe	Colour: Grey Chrome	✔
3.3	DATA CONNECTION:	Fibre / Data Point with pre-installed Fibre		✔
3.4	TV POINT:	TV Point with DSTV Connection		✔
3.5	PLUGS:	Veti Single / Double Plugs	Colour: Charcoal	✔
3.6	SWITCHES:	Veti Switches	Colour: Charcoal	✔

4. KITCHEN

CODE	ITEM	DESCRIPTION	SPECIFICATION	LUXURY
4.1	SHOPFITTING: Kitchen cupboards	Carcasses are 16mm White MDF with ABS Edging, carcasses to match with Push to Open, Runners and Hinges, Doors are High Gloss Acrylic on MDF with ABS Gloss Edging. Brushed Aluminium finished PVC kickplate.	Colour: White	✔
4.2	SHOPFITTING: Counter Tops	Whisper Quartz Slabs	Colour: Whisper Marble	✔
4.3	SHOPFITTING: Kitchen Splashback	Mamo Decorita 600x1200 Full Porcelain Splash Back	Colour: White and Black Marble	✔

4. KITCHEN (cont'd)				
CODE	**ITEM**	**DESCRIPTION**	**SPECIFICATION**	**LUXURY**
4.4	SINK:	Square Undermounted Sink	Colour: Stainless Steel	✓
4.5	SINK MIXER:	Timeless Sink Mixer	Colour: Chrome	✓
4.6	BUILT IN APPLIANCES:	Bosch Slimline Inox Oven	Colour: Stainless Steel/Black Glass	✓
		Bosch Slimline Solid Hob	Colour: Stainless Steel	✓
		Bosch Slimline Extractor	Colour: Silver	✓
		Bosch 54CM FRIDGE / FREEZER	Colour: Silver	✓

5. BEDROOM BUILT-IN CUPBOARDS				
CODE	**ITEM**	**DESCRIPTION**	**SPECIFICATION**	**LUXURY**
5.1	SHOPFITTING: Built-in Cupboards	Carcasses are 16mm White MDF with ABS Edging, carcasses to match with Slide to Open with drawers, Runners and Hinges, Doors are Matt MDF with ABS Edging with built in 40" Samsung TV.	Colour: Verashka Oak	✓
5.2	SHOPFITTING: Built-in Bedroom	Crema deLuca headboard, bed, base with undermounted drawer set and bedside table with Crema quartz top.	Colour: Silver grey	✓
5.3	SHOPFITTING: Lounge	Crema deLuca sofa, dining table and two chairs.	Colour: Silver grey	✓

6. DOORS				
CODE	**ITEM**	**DESCRIPTION**	**SPECIFICATION**	**LUXURY**
6.1	ENTRANCE DOOR:	30 min Fire door door with Solid meranti door frame and lever handle on backing plates and cylinder locks. Door and frame painted Prodec Paint or similar	Colour: White	✓
6.2	INTERIOR DOOR: Swing/Slide	Semi solid door with Solid meranti door frame and handle. Door and frame painted Prodec Paint or similar	Colour: White	✓