



SCHEDULE OF FINISHES (rev. Q1.2020)

Ground Floor Reception Area & Parking

- Flooring in good quality marble and/or granite
- Walls to have good quality grade marble and/or granite

Apartments' flooring

- Bedrooms & TV/family room to have laminated wood flooring.
- Main lounge, dining room, kitchen, bathroom & corridor to be granito marble look tiles.

Windows

- Powder coated aluminium frames and 6mm tinted glass windows with burglar 12mm grills on ground & mezzanine floors
- 5mm obscure glass for baths

Doors

- Main door to be solid mahogany panel door, all other doors to be post form with full size frame
- Lounge, dining and deck entrances to have aluminium sliding doors

Vanity cabinet, dressing tables, geyser doors (louvre)

- Design in wood/MDF
- All drawers to be fitted with good quality runners
- His & Her walk-in-wardrobe with separate mirrored vanity with integrated lighting in the master-suite.

Wardrobes:

- Floor to ceiling height sliding post formed MDF cabinets full length mirrors
- Veneer and laminate finish wardrobes

Curtain Rod:

- Concealed curtain runners inside the gypsum ceiling and/ or double – wrought iron bars on brackets with matching curtain rings, decorative ends

Ceiling and Roof:

- Lounge, Dining, Bedrooms, Kitchen, 30% Gypsum ceiling with LED downlights and strip lighting
- Internal corridors, 100% Gypsum ceiling with LED lights and approved cornices
- Bathrooms, changing rooms, 100% Gypsum ceiling with LED downlights
- Lift lobbies & entertainment areas e.g. Banquet, 100% Gypsum ceiling with LED downlights
- Service areas- DSQs, guard houses & balconies with plaster, full skimming & matt vinyl paint with Gypsum cornices

Kitchen:

- Counter top to be of good quality 20mm thick granite.
- High quality Italian design kitchen, with excellent finish drawers and doors and some shelves, all drawers to be fitted with good quality soft close runners
- Provision for dishwasher and double door 'American-style' fridge (not fitted)
- Double bowl, single drain sinks (180mm deep) in kitchen and equivalent

Utility:

- Well ventilated post formed MDF cabinets
- Single bowl no drain in utility yard (180mm deep)



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Bathrooms:

- Full wall granito marble look tiles in wet areas
- All showers to have full size frameless cubicles with toughened glass
- All sanitary wares to be of Kohler or equivalent and sanitary fittings to be Kohler or equivalent. Master-suite bath with Jacuzzi tub
- Rain showers
- All pipes to be good quality PPR. Insulated pipes for hot water

Lift area:

- 10 passenger stainless side walls & door and toughened glass back wall lift, Omega or equal approved brand
- 3 passenger Hydraulic glass wall lift in mezzanine with wheelchair access for duplex units
- 1.5 ton capacity service lift with canvas protection along the walls
- Stainless steel wall panel cladding around the lift door area; rest of area to have granite tiles

External finish:

- High quality external decorative paint like real rock and good quality blue stone/mazera/paint finish
- Painting:
- 3 coats of silk vinyl/satin paint, gloss and varnish to be used
- All varnish to be Pinotex and paint will be three coats or more if required

Deck:

- Wood look, easy-clean, UV-resistant deck tiles
- Anodized aluminium French windows and full height sliding doors to deck
- Stainless steel handrail with toughened glass infill balustrades

Security:

- Manned entry with sensors at entry to all basement and ground floor entrances
- CCTV and videocom access in all public areas
- Electric fence & razor wire along boundary wall

Auxillary:

- Full generator backup system. Provision for inverters in each apartment
- Water: Solar water heating except kitchen and utility yard (under sink instant water heater)
- Pressurized borehole and council water supply
- All rooms have provision for split type air conditioning
- Provision for Internet, DStv and Intercom
- 7ft high stone boundary wall with electric fence and razor wire
- Heated pool with underwater LED light fittings
- Outside access road to Lower Kabete will be re-done with paving blocks
- Multiple electrical points in every room with modular light switches

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