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**MZURI ESTATE  
SPECIFICATION,  
SCHEDULE OF FINISHES,  
SELECTION OF FINISHES  
AND  
OPTIONAL EXTRAS**

**MARCH 2024**

Version 07

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## **SPECIFICATION**

### **1. FOUNDATIONS & STRUCTURE**

- 1.1. Foundation to Engineer's design and specification.
- 1.2. Concrete surface beds to Engineer's design and specification.
- 1.3. Suspended concrete slabs to Engineer's design and specification.
- 1.4. External and Internal walls constructed in brick according to the specification of the National Building Regulations.

### **2. ROOF CONSTRUCTION**

- 2.1. Profiled metal sheeting with pre-coated charcoal finish
- 2.2. Precast and concrete slabs where applicable to Engineers details.
- 2.3. Trusses by approved supplier as per Engineer's design and specification.
- 2.4. Fibre cement bargeboards and fascia's.
- 2.5. Aluminium gutters & down pipes (powder coated charcoal to match roof colour).
- 2.6. Full flow rainwater outlets to flat roofs where applicable.
- 2.7. Sisalation and Insulation to roofed areas where applicable to Architects Specification

### **3. EXTERNAL WALL FINISHES**

- 3.1. Plastered and painted (colour to Architect's specification)
- 3.2. Feature walls to be bagged ("fair-faced brickwork"), sponge washed and painted (colour to Architect's specification)
- 3.3. All windowsills to be plastered to fall, and painted to match wall colour
- 3.4. Cladding to Architect's specification (where applicable)

### **4. INTERNAL WALL FINISHES**

- 4.1. Internal walls to be plastered and painted unless otherwise specified as per internal finishes specification
  - 4.1.1. Interior Paint colour - Lexicon Half
- 4.2. Bathrooms to have tiling to shower walls to a height of 2100mm. Wall tiles to bathrooms as per samples on the mood boards.
  - 4.2.1. Bathroom Wall tiles – 600mm x 600mm Bianco Grey Ceramic tile
- 4.3. Windowsills to be plastered and painted (interior to match wall colour).
- 4.4. Garage walls to be bagged and painted where applicable.

## **5. FLOOR FINISHES**

- 5.1. Refer to samples on the mood board where applicable.
  - 5.1.1. Internal Ceramic Tile Option – 600mm x 600mm Bianco Grey Ceramic tile
  - 5.1.2. Internal Vinyl Option – Portland Holm Oak Pea or similar approved
  - 5.1.3. External Ceramic Tile - 600mm x 600mm Bianco Grey Ceramic tile (non-slip)
- 5.2. Garage floor surface to be power floated, with hardener where applicable.

## **6. CEILINGS**

- 6.1. Ceilings to be gypsum board on 38 x 38mm brading with shadow line cornices skimmed and painted white. Same applies to 1<sup>st</sup> floor ceilings under trusses
- 6.2. Concrete soffits to be skimmed, smooth plastered and painted white
- 6.3. Garages not to have ceilings, where applicable
- 6.4. Certain areas in some houses have exposed trusses & raked ceilings, where applicable

## **7. EXTERNAL WINDOWS AND DOORS**

- 7.1. Aluminium windows to be powder coated (charcoal).
- 7.2. Aluminum external doors to be powder coated (charcoal).
- 7.3. Aluminum front door to be powder coated (charcoal).

## **8. INTERNAL DOORS**

- 8.1. Internal doors are hollow-core doors in timber frames, painted to match wall colour.

## **9. IRONMONGERY**

- 9.1. Stainless steel or aluminium door handles with two lever mortice locks to all internal doors.
  - 9.1.1. lever on round rose
- 9.2. Stainless steel or aluminium door handles with cylinder locks to external doors.
  - 9.2.1. lever on round rose

## **10. PLUMBING & GAS**

- 10.1. Single residential Homes – 1x washing machine point & 1x dishwasher point to be provided where indicated on plan
- 10.2. 1x Standpipes (garden taps) provided.
- 10.3. Dwellings hot water generation system comprises roof mounted solar panels & geyser to Engineers details.
- 10.4. Gas installation for gas stove with under counter storage of 9L (gas bottle excluded)

## **11. SANITARYWARE**

- 11.1. Basin/Vanity combo – Catherine Vanity 600mm or 800mm – available in White, Oak colour or Cement colour
- 11.2. Toilets – Concealed cistern systems – Geberit or similar concealed system with actuator plate and Lave pan
- 11.3. Bath – Duravit Bath 1800 x 800mm center waste bath
- 11.4. WHB Mixers – Hansgrohe Vernis Blend or equal approved.
- 11.5. Shower Mixer – Hansgrohe Vernis Blend shower mixer or equal approved
- 11.6. Rain shower head or equal approved
- 11.7. Kitchen sink – Franke Nouveau 1160 x 500mm double end stainless steel drop-In sink
- 11.8. Kitchen mixer – Hansgrohe Vernis Blend Kitchen Mixer
- 11.9. Accessories:
  - 11.9.1. 2301 Lavish chrome toilet paper roll holder – or equal approved
  - 11.9.2. 2370 Lavish single rail 430mm – chrome or equal approved
  - 11.9.3. 2310 Lavish robe hook single – chrome or equal approved
- 11.10. Aluminium Frame glass shower screens.

## **12. ELECTRICAL INSTALLATION**

- 12.1. LED down lighters throughout to Architect's design to soft surface ceilings
- 12.2. External wall & ceiling lights to Architect's design;
  - 12.2.1. 12W 3000K Up and down wall fitting with polycarbonate body and diffuser. Includes LED driver.
- 12.3. Main bedroom to be provided with 1x double plug point & 2x single plug point with 1x Euro point and 1x USB module. All other bedrooms to have 1x double plug points and 1 x double plug with USB module;
  - 12.3.1. Onesto Matrix 4x4 white Single Switched OLD RSA or equally approved power sockets
  - 12.3.2. Onesto Matrix 4x4 White Blank/Onesto Matrix 4x2 White 1 Lever 2 way/Onesto Matrix 4x2 White 2 Lever 2 way or equally approved switches
- 12.4. Kitchen to be provided with 2x above counter double plug points and 2x above counter single plug points with 1 Euro point and 1x USB module, plug points for washing machine (where indicated on plan) & dishwasher. Oven point to be provided;
- 12.5. Minimum 2x double plug points to garage as well as an electrical connection for the automated garage door (where applicable)
- 12.6. Electrical connection for hot water cylinder to be provided;

12.7. All LED & external energy efficient light fittings to be provided as per Architect's specification.

**13. LIGHT FITTINGS** (to Architect's specification)

13.1. Down lights – Anti Glare Polycarbonate Downlight. White. including GU10 lamp holder or equal approved. Angled LED downlights to the exposed truss area in the freestanding home living rooms, where applicable.

13.2. LED Lights - 6W 3000K Dimmable GU10 lamp or equal approved, where applicable.

13.3. Fluorescent lights – Flush Mount, Slim Line, Metal with Plastic Cover Garage Fitting, wired for LED Tubes, where applicable

13.4. Exterior lights – 12W 3000K Up and down wall fitting with polycarbonate body and diffuser. Includes LED driver or equal approved, where applicable.

13.5. Terrace Home and Townhouse surface mounted lights to the soffit – Eurolux C699 downlight surface Gu10 55x100mm (white & black), where applicable.

**14. PAINTING**

14.1. All plastered areas will receive a single primer coat and 2 finishing coats applied as per manufacturer's specification (colour to Architect's specification).

14.1.1. Cool White - Lexicon Half

14.2. Ceilings will receive two finishing coats applied as per manufacturer's specification.

14.3. All internal doors and frames will be painted (colour to Architect's specification).

14.3.1. To match wall colour

**15. KITCHEN & BEDROOM CUPBOARDS** (refer Kitchen and Cupboard drawings) – all as per Architect design

15.1. Melamine - See internal finishes specification options.

15.1.1. Iceberg White Melamine

15.1.2. Storm Grey Melamine

15.1.3. Folkstone Melamine

15.1.4. Brookhill Oak Melamine

15.2. Counters – See internal finishes specification options.

15.2.1. White Quartz as per sample in showroom

15.2.2. Grey Quartz as per sample in showroom

15.2.3. Bianco Vetro Quartz or similar approved – sample in showroom

15.3. Cupboard Handles – As per showroom samples

15.4. Cupboard Carcass – 16mm super white peen on chip exposed edging – 1mm PVC Iceberg white internal edging

- 15.5. Cupboard Shelves - 16mm super white peen on chip exposed edging – 1mm PVC Iceberg white internal edging
- 15.6. Brushed aluminium kickplates in kitchen

## **16. APPLIANCES**

- 16.1. Hob – 60cm Bosch stainless steel gas hob or equal approved.
- 16.2. Oven – 60cm Bosch Built-in oven or equal approved
- 16.3. Extractor – Integrated Bosch Extractor

## **17. GLAZING**

- 17.1. All glazing will be in accordance with SANS 10400-N and SANS 10400 Part XA

## **18. PATIO, ENTRANCE PORCH & DRIVEWAY**

- 18.1. Porch (Entrance) to be tiled with exterior non-slip tile
  - 18.1.1. 600mm x 600mm Bianco Grey Ceramic tile
- 18.2. Patio to be tiled with exterior tile (colour to Architect's specification).
  - 18.2.1. 600mm x 600mm Bianco Grey Ceramic tile
- 18.3. Driveway paving to be exposed aggregate pavers or equal approved (to Architect's specification)

## **19. YARD WALLS, GATES & FENCES**

- 19.1. External gate – Tee Hinge – Zinc Plated (1500mm) with 127mm Automatic Gate Latch, where applicable.

## **20. BRAAI**

- 20.1. Single Residential Houses – External stainless-steel wood burning braai or equal approved to be offered as an **optional extra** with natural reinforced concrete slab counter.

## **21. FIBRE**

- 21.1. All security, access control, internet and DSTV will run on the fibre infrastructure of the estate.

## **22. LANDSCAPING**

- 22.1. To be done according to plan provided

## **23. CAR PORTS**

- 23.1. Timber car ports to be provided where applicable to Architects detail.

## **24. HANDRAILS**

- 24.1. Balustrades to be fitted to balconies where applicable to Architects detail.
- 24.2. Handrail to staircase to Architects detail.

**25. GENERAL ITEMS**

- 25.1. All curtain rails and window blinds are not included – these items are for the purchaser's account.
- 25.2. The material specified in this specification will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion. Any deviation in specification will be of similar quality.

**NOTE:**

Reference is made to the finishes choices on the optional mood boards located in the on-site sales office. Samples of most finishes are on display in the sales office.



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**SANITARYWARE**

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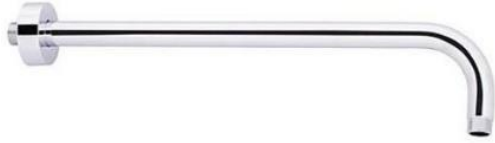
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# Vernis Blend





Product combination for Kitchen



Art. Nr.: 71870003





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## LIGHTING

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**IRONMONGERY**

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**FLOOR FINISHES  
AND  
SPLASHBACK**

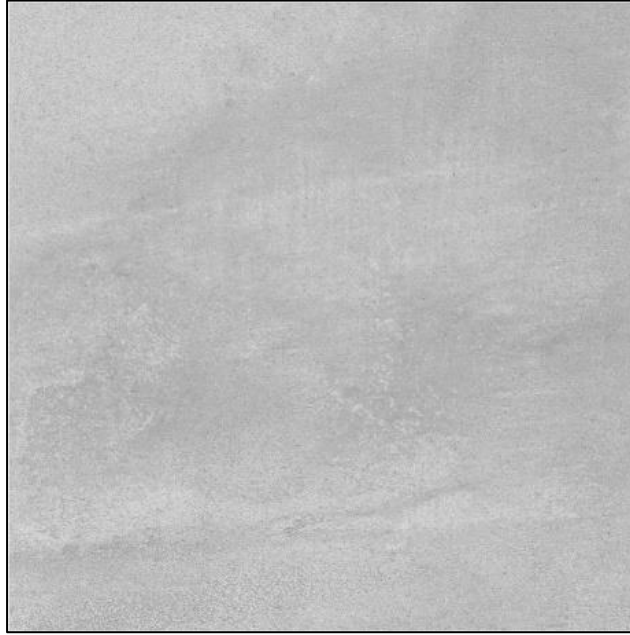
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## TILE OPTION



## VINYL OPTIONS







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## WALL FINISHES

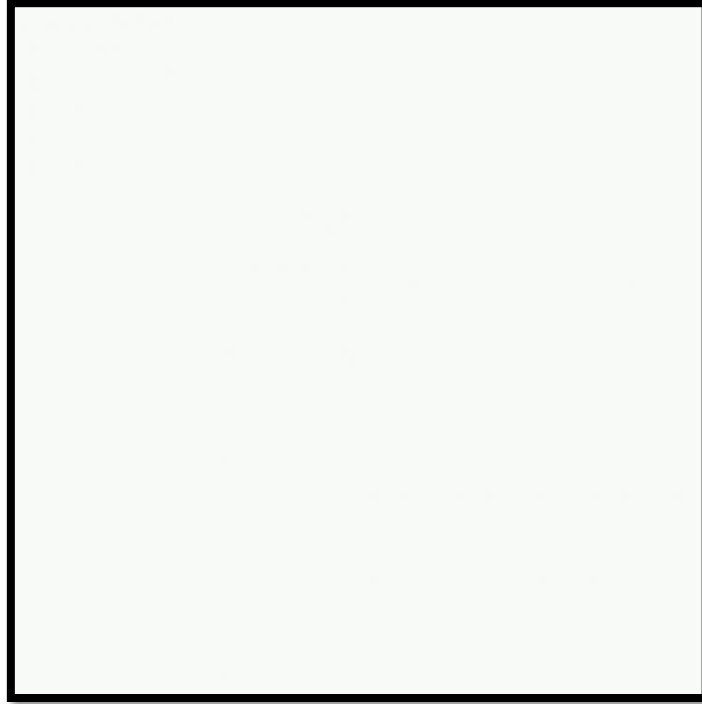
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**STANDARD INTERNAL COLOUR**





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**APPLIANCES  
AND  
ACCESSORIES**

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**KITCHEN / VANITY  
COUNTER TOPS**

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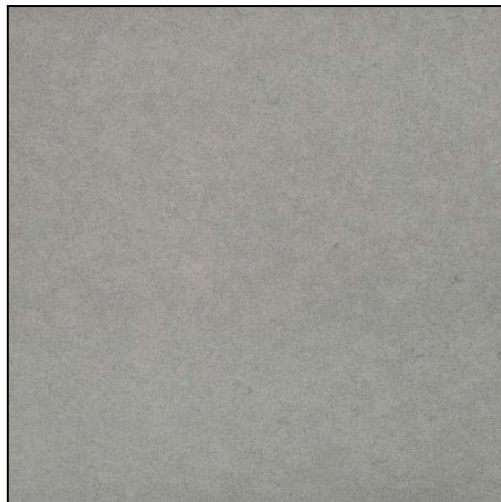


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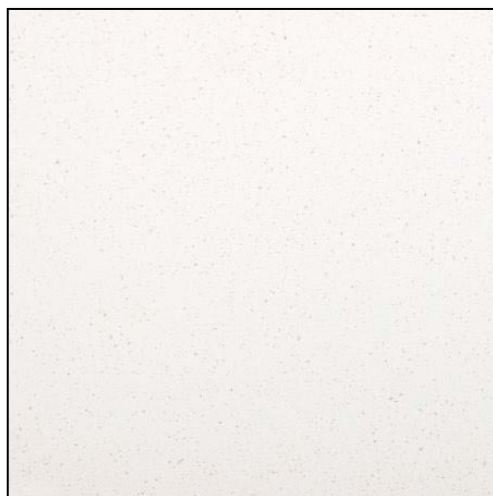
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**WHITE MIRROR QUARTZ**



**MIST GREY QUARTZ**



**BIANCO VETRO QUARTZ**





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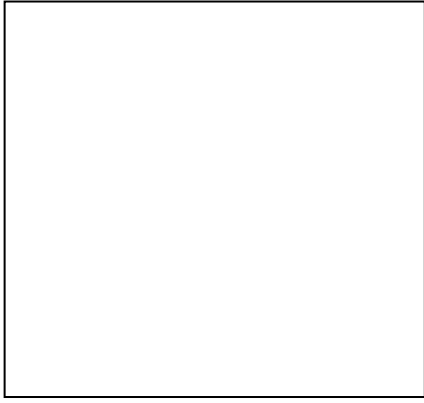
## KITCHEN / CUPBOARDS

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**ICEBERG WHITE MELAMINE**



**STORM GREY MELAMINE**



**FOLKSTONE GREY MELAMINE**



**BROOKHILL OAK**





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**MZURI ESTATE  
SELECTION OF FINISHES**

MARCH 2024

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ERF NO / UNIT NO.		HOME		TOWNHOUSE		TERRACE HOME	
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**PURCHASER DETAILS:**

NAME & SURNAME:	
CONTACT NUMBER:	

**DISCLAIMER:**

In the event of any variations between the specifications and other designs or written commitments, the specifications will override.

Unless reduced to writing, no verbal commitments will apply. The purchaser will be contacted by their estate agent to confirm the changes requested.

All materials herein specified 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 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.

All buildings will be erected in compliance with the National Building Regulations, SANS 10400, the requirements of the Local Authority and any major Financial Institution, but this specification will not replace these regulations should any conflicts arise.





All standard finishes are defined in the Specifications document. This schedule forms part of the Specifications document and should be read in conjunction.

**STANDARD OPTIONS (Please note: finishes are subject to availability and may change)**


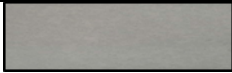

All selections to be marked with an X.



<b>FINISH</b>          <b>BUILT IN CUPBOARDS</b> (Where applicable)	DESCRIPTION	PROVISIONAL IMAGES	SAMPLE VIEWING
	Iceberg White Melamine		View in Sales Office
	Stormgrey Melamine		View in Sales Office
	Folkstone Grey Melamine		View in Sales Office
	Brookhill		View in Sales Office




LIVING ROOM AND PASSAGE	DINING ROOM	KITCHEN	MASTER BEDROOM	BEDROOM 1	BEDROOM 2


FINISH	DESCRIPTION	PROVISIONAL IMAGES	SAMPLE VIEWING	KITCHEN
<b>KITCHEN JOINERY</b>	Iceberg White Melamine		View in Sales Office	
	Stormgrey Melamine		View in Sales Office	
	Folkstone Grey Melamine		View in Sales Office	
	Brookhill		View in Sales Office	

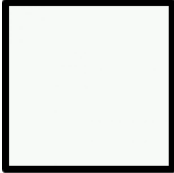






FINISH  KITCHEN  COUNTER TOPS	DESCRIPTION	PROVISIONAL IMAGES	SAMPLE VIEWING	KITCHEN
	Bianco Vetro		View in Sales Office	
	Mist Grey		View in Sales Office	
	White Mirror		View in Sales Office	

FINISH  INDOOR TILES AND VINYL	DESCRIPTION	PROVISIONAL IMAGES	SAMPLE VIEWING	LIVING ROOM AND PASSAGE	DINING ROOM	KITCHEN	MAIN BATHROOM	EN-SUITE (HOMES AND TOWNHOUSES) / GUEST WC (TERRACE HOMES)	MASTER BEDROOM	BEDROOM 1	BEDROOM 2	
	Bianco Grey Ceramic Tile 600 x 600mm		View in Sales Office									
	Portland Holm Oak Pea Vinyl		View in Sales Office									

FINISH	DESCRIPTION	PROVISIONAL IMAGES	SAMPLE VIEWING	SELECTION
<b>EXTERNAL WALL PAINT</b>	Somatt		View in Sales Office	
	Bovine		View on Sales Office	
	Antique		View in Sales Office	

<b>WASHING LINE</b>	Pull Out Washing Line		N/A	
	Foldaway Washing Line		N/A	

FINISH	DESCRIPTION	PROVISIONAL IMAGE	SAMPLE VIEWING
<b>STANDARD FINISHES</b>	Internal Wall Paint – Lexicon White		View in Spec House
	Internal Bath Wall Tile - 600 x 600mm Bianco Grey Ceramic Tile		View in Sales Office
	Exterior Floor Tile - 600 x 600mm Bianco Grey Ceramic Tile		View in Sales Office
	Bathroom Vanity – Catherine White Cabinet		View in Spec House
	Hansgrohe Vernis Blend Mixers		View in Spec House





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**MZURI ESTATE  
OPTIONAL EXTRA SCHEDULE**

**MARCH 2024**

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I/ We, \_\_\_\_\_ hereby request that the Contractor prepare a quote for the following optional extras in respect of my / our purchase of:

ERF	
PLOT	
DWELLING TYPE:	

**Please Tick Option:**

<input type="checkbox"/>	Air-Conditioning:	Lounge	Main Bedroom	Bedroom 1	Bedroom 2
<input type="checkbox"/>	Ceiling Fans:	Lounge	Main Bedroom	Bedroom 1	Bedroom 2
<input type="checkbox"/>	Combustion Fireplace (Where Applicable)				
<input type="checkbox"/>	Ventless Gas Fireplace (Where Applicable)				
<input type="checkbox"/>	American Shutters to Windows and Doors				
<input type="checkbox"/>	Stainless Steel Built-in Braai with Chimney				
<input type="checkbox"/>	Window Blinds				
<input type="checkbox"/>	Black Sanitaryware				
<input type="checkbox"/>	Battery Backup System				
<input type="checkbox"/>	Swimming Pool (Where Applicable)				
<input type="checkbox"/>	Paving to Pool Terrace (Where Applicable):				
<input type="checkbox"/>	Irrigation system (Where Applicable):				
<input type="checkbox"/>	Inverter/Solar System				

**Bosch Appliances (or Similar approved)**

<input type="checkbox"/>	Freestanding Fridge-freezer Inox-look (180,5 x 55cm)
<input type="checkbox"/>	Front loader Washing Machine 9 kg
<input type="checkbox"/>	Condenser Tumble Dryer 9kg Silver-Inox
<input type="checkbox"/>	Freestanding Dishwasher 60cm Silver-Inox
<input type="checkbox"/>	Design Line Kettle 1.7 L Stainless Steel Design
<input type="checkbox"/>	Line Compact Toaster Stainless Steel



**DECLARATION**

I / We \_\_\_\_\_ hereby acknowledge that the costs for the item/s selected will be at my / our own cost and expense and will be in addition to the Purchase Price contained in item 3 of the Schedule of Particulars of the Offer to Purchaser.

The Contractor shall be entitled to charge a fee where applicable including but not limited to all and any Professional fees including those levied by a quantity surveyor, and or engineer in preparing a quote and any re-design of the layout of the dwelling.

SIGNED at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
EMPLOYER

SIGNED at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
CONTRACTOR