



LOMBARDY

ESTATE & HEALTH SPA

SPECIFICATIONS

Please note that Specifications reflected are subject to change and replacement with similar items or products at the discretion of the Developer.

1. FINISHES

Location		Specification
ENTRANCE LOBBY	Floor	Ceramic Tiles
	Skirting	Meranti Skirting, varnished
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
	Ceiling	Underside of concrete slab to receive plaster and paint, shadow-line cornices to ceilings.
GUEST WC (where applicable)	Floor	Ceramic Tiles.
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
	Ceiling	Underside of concrete slab to receive plaster and paint.
LOUNGE & DINING	Floor	Ceramic Tiles
	Skirting	Meranti Skirting, varnished
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
	Ceiling	Underside of concrete slab to receive plaster and paint.
KITCHEN/ SCULLERY	Floor	Ceramic Tiles
	Walls	Ceramic Tiles, 1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
	Ceiling	Underside of concrete slab to receive plaster and paint.
BEDROOMS	Floor	Carpet on under-felt as per Architect's selection.
	Skirting	Meranti Skirting, varnished.
	Walls	1 coat plaster, 2 coats paint as per approved paint specification.

	Ceiling	Underside of concrete slab to receive plaster and paint. Gypsum skimmed plastered ceilings to areas below timber trusses, shadow-line cornices to ceiling.
BATHROOMS	Floor	Ceramic Tiles.
	Walls	Ceramic Tiles and paint.
	Ceiling	Underside of concrete slab to receive plaster and paint. Gypsum skimmed plastered ceilings to areas below timber trusses.
TERRACE	Floor	Ceramic Tiles
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
BALCONIES	Floor	Ceramic Tiles
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.

2. DOORS & WINDOWS

Description	Specification
FRONT DOOR	Hard Wood entrance door as per Architect's Specifications
DOOR FRAMES INT.	Timber frames.
DOORS INTERNAL	Painted hollow-core door.
WINDOWS EXTERNAL	Powder coated aluminium windows as per details of Architect. Glazing to SABS standards.

3. KITCHEN CUPBOARDS

Location	Finish	Specification
KITCHEN		Built-In cupboards with white interiors, or similar.
KITCHEN COUNTER TOP		Black Granite or similar.

4. WARDROBES & VANITY CUPBOARDS

Location	Finish	Specification
BEDROOM/ BATHROOM		Built-In cupboards with white interiors.

5. APPLIANCES

Location		Specification
KITCHEN	ELEC. HOB	Specified Range or similar.
	EXTRACTOR	Specified Range or similar.
	OVEN	Specified Range or similar.

6. WORKTOPS

Location	Description	Material
KITCHEN	Counter top	Black Granite or similar.

7. SANITARYWARE

Description	Specification	Location		
		KITCHEN	BATHROOMS	GUEST WC
Sink	Double bowl Stainless Steel.	X		
Bath	Bath where indicated.		X	
Basin	Specified Range or similar.		X	X
WC	Specified Range or similar.		X	X
Chromeware	Specified Range or similar.	X	X	X

8. EXTERNAL FINISHES

1. Plaster to all external walls.
2. Roof tiles: To specification.
3. Stone effect wall feature.

9. ADDITIONAL OPTIONS

1. Built in fireplace - Jetmaster or similar.

10. LIGHTING & POWER

Location

As per electrical drawing of which a copy can be requested by the client from the office.

Specification

- General low voltage downlights.
- Wall bracket lights.
- Switch – one way
- Switch – 2 way
- Plug Socket - single
- Plug Socket - double
- Plug Socket – weather proof
- Stove Isolator
- Extractor/Fan Isolator
- TV Point
- Switch – Geyser
- Telephone Points