

LAKE LOMBARDY

L U X U R Y T O W N H O U S E S

SPECIFICATIONS

Please note that Specifications reflected are subject to change and replacement with similar items or products at the discretion of the Developer. To confirm Specifications please contact the Lombardy Sales Office on (010) 534 6699.

1. FINISHES

Location		Specification
ENTRANCE LOBBY	Floor	Marble tiles, or similar.
	Skirting	Supawood, painted
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
	Ceiling	Skimmed Rhinoboard. Painted, colour to specification.
GUEST WC	Floor	Marble Tiles, or similar.
	Skirting	Supawood, painted
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
	Ceiling	Skimmed Rhinoboard. Painted, colour to specification.
LOUNGE & DINING	Floor	Marble tiles or similar
	Skirting	Supawood, painted
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
	Ceiling	Skimmed Rhinoboard with lighting coves. Painted, colour to specification.
KITCHEN/ SCULLERY	Floor	Marble tiles or similar
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
	Ceiling	Skimmed Rhinoboard. Painted, colour to specification.
BEDROOMS	Floor	Carpet - collection or similar. Colour Prairie or Cotton to specification.
	Skirting	Supawood, painted
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
	Ceiling	Skimmed Rhinoboard. Painted, colour to specification. Lighting coves in main bedroom.
BATHROOMS	Floor	Marble tiles or similar.
	Walls	Marble Tiles or similar, polished, full height.

	Ceiling	Skimmed Rhinoboard. Painted, colour to specification.
TERRACE	Floor	White cement pavers on sand blinding on compacted fill. White Pebbles
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
	Ceiling	Skimmed Rhinoboard. Painted, colour to specification.
BALCONIES	Floor	Marble tiles or similar.
	Walls	1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.

2. DOORS & WINDOWS

Description	Specification
DOOR FRAMES INT.	Painted Hardwood frame. Colour to match wall.
DOORS INTERNAL	Full height, painted hollow-core door leaves. Hinges-Aluminium, Door furniture, Olivari - Planet (nichelato opaco) or similar to specification.
TOWNHOUSE ENTRANCE DOOR	Full height, Scrub open grain Oak veneer on solid timber door. Hinges-Aluminium, Door furniture-Olivari - Planet (nichelato opaco) or similar to specification.
DOORS & WINDOWS EXTERNAL	Glazing to aluminium to be clear glass to SABS safety standards.

3. KITCHEN CUPBOARDS

Location	Finish	Specification
KITCHEN		Taupe stained Maple or similar veneer doors, all with recessed grip handles. Carcasses to be finished with Formica, Colour-Vancouver Maple or similar.

4. WARDROBES & VANITY CUPBOARDS

Location	Finish	Specification
BEDROOM/ BATHROOM		Painted doors, colour as per specification, full height to wardrobes, all with recessed grip handles. Carcasses to be finished with Formica, colour as per specification. Marble vanity slabs.

5. APPLIANCES

Location	Make	Specification	
KITCHEN	ELEC. HOB	BOSCH	Standard Specification
	EXTRACTOR	BOSCH	Standard Specification
	OVEN	BOSCH	Standard Specification

6. WORKTOPS

Location	Description	Material
KITCHEN	Counter top	Caesar stone or similar
BATHROOMS	Vanity top	Marble or similar
DININGROOM	Bar top	Marble or similar

7. SANITARYWARE

Description	Specification	Location		
		KITCHEN	BATHROOMS	GUEST WC
Sink	Stainless steel, Quinline QLX621 – 120, or similar to spec.	X		
Prep Bowl	Stainless steel, Rondo RDX610-45, or similar to spec.	X		
Bath	White, 1800 x 960 or similar to spec.		X	
Basin	Rectangular or similar to spec.		X	X
WC	Wall mount with Geberit cistern or similar to spec.		X	X
Shower	Clear toughened safety glass, frameless glass, 2m high with shower tray set into slab or similar to spec.		X	
Shw. head	Standard Specification.		X	
Chromeware	Standard Specification.	X	X	X

8. LIGHTING & POWER

Location

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

Specification

Linear Lighting to Bulkhead, accent low voltage d/lights.

General low voltage downlights.

Undercounter lights for cupboards, low voltage d/lights.

Wall bracket lights.

Mirror lights

Switch – one

Switch – 2 way

Plug Sockets

Plug Socket – weather proof

Stove Isolator

Extractor/Fan Isolator

TV Point

Shaver Point

Switch – Geyser

Telephone Points

9. AIR CONDITIONING AND UNDER FLOOR HEATING

1. Under floor heating to lounge, dining, entrance, bedrooms and bathrooms.

10. EXTERNAL FINISHES

1. External walls - 1 coat plaster, 2 coats paint as per approved paint specification. Colour to specification.
2. Roof tiles: Roof tiles or similar to specification.
3. Stone effect wall features.

11. SPECIAL NOTES

1. Built in fireplace and braai

12. ADDITIONAL OPTIONS

1. Air conditioning as per specification with individually controlled units
2. Splash pool