



# DOGON | GROUP

PROPERTIES

## VILLA FLORA

FINISHING SCHEDULE



VILLA FLORA

NEWLANDS · CAPE TOWN

HEAD OFFICE **021 433 2580**

**dogongroup.com**

*A visionary company with decades of experience*



# DOGON | GROUP

## PROPERTIES

### COMPANY PARTICULARS

Established in 2002, Dogon Group Properties has proven to be a true real estate success story. The Dogon name has become synonymous with the proficient and effective marketing and selling of premium grade properties in Cape Town and particularly the sought-after Atlantic Seaboard. Dogon Group currently have offices in high profile positions in Sea Point and Southern Suburbs.

Dogon Group Properties prides itself on its unique and focused approach to marketing and sales, providing a comprehensive and tailored solution to ensure that sales occur at the optimum price within a compressed space of time. The company utilizes an evolved and distinctive sales force of highly adept and skilled sales agents who are selected for their extensive experience, professionalism and successful track records.

Headed by Managing Director Alexa Horne, Dogon Group has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary Dogon Group database combined with its eye-catching and prominent advertising, both in print and digital media, together with our visible network of sales offices support our strong performance on the Western Cape's Atlantic Seaboard, Southern Suburbs, Western Seaboard and surrounding areas.

DOGON GROUP PROPERTIES (PTY) LTD  
REGISTRATION NO: 2002/020365/07  
FIDELITY FUND CERTIFICATE NO: F110941  
ALEXA HORNE (MANAGING DIRECTOR)

P O BOX 605 SEA POINT 8060  
THE KINGS, 101 REGENT ROAD  
SEA POINT, SOUTH AFRICA  
TEL +27 21 433 2580  
FAX +27 21 433 2781

### SALES AGENTS



PAUL UPTON  
**071 610 8088**

[paul@dogongroup.com](mailto:paul@dogongroup.com)

Registered with the PPRA - FFC No: 0525859



TONY BREDEKAMP  
**083 602 6113**

[tony@dogongroup.com](mailto:tony@dogongroup.com)

Registered with the PPRA - FFC No: 0373080

HEAD OFFICE **021 433 2580**


**dogongroup.com**

*A visionary company with decades of experience*



## VILLA FLORA - NEWLANDS

### Specification and finishes





<u>Item / Category</u>	<u>Allowed in costings (where applicable)</u>	<u>Picture (where applicable)</u>
<p><b>Roof covering</b></p> <p><b>* Parapets</b></p> <p><b>Gutters</b></p> <p><b>Insulation / underlay</b></p>	<p>0.53mm Victorian profile corrugated sheeting / Armour grey</p> <p>*All flashings / Armour grey to be waterproofed</p> <p>Domestic OG profile gutters with PVC downpipes</p> <p>bubble foil insulation under sheeting</p>	 
<p><b>Ceiling board type</b></p> <p><b>Ceiling soffit type</b></p> <p><b>Insulation</b></p> <p><b>Trapdoor</b></p>	<p>9mm skimmed Rhinoboard - plaster primer and PVA finish coat / colour white</p> <p>Skimmed</p> <p>135mm Glasswool or Polyester type blanket / thickness depending on insulation calculations / example Isotherm 50</p> <p>600x600mm Aluminium trim</p>	 
<p><b>Entrance Gate</b></p> <p><b>Front entrance door to unit</b></p>	<p>Horizontal slated Aluminium door / Colour Armour grey.</p> <p>Aluminium frame door with single clear glass panel Aluminium handle on rose/cylinder lock/ Colour Armour grey</p>	 
<p><b>Internal doors</b></p> <p><b>Internal door frames</b></p> <p><b>Internal door handles</b></p>	<p>Semi-solid 813x2032mm superwood doors</p> <p>90x45mm solid meranti frames painted white</p> <p>Stainless steel handle on rose / Multi lever lock</p>	  
<p><b>Aluminium doors &amp; windows</b></p> <p><b>Glass</b></p>	<p>Aluminum windows / Armour grey</p> <p>Clear, safety or obscure (depending on size and position)</p>	



<p><b><u>Door stops</u></b></p>	<p>Stainless steel half moon doorstop</p>	
<p><b><u>Soap dish</u></b></p> <p><b><u>Toilet roll holders</u></b></p>	<p>Soap dish and toilet roll holders are all from the Bathroom butler range</p>	
<p><b><u>Towel hook - Behind all upstairs bathroom doors aswell as next to guest bathroom basin</u></b></p>	<p>Bathroom butler range</p>	
<p><b><u>Heated Towel rail -</u></b> Main bed (en suite bathroom)</p> <p><b><u>Towel rail -</u></b> Family bathrooms</p> <p><b><u>Mirrors</u></b></p>	<p>5 Bar 524x735mm Straight Heated Towel rail</p> <p>Single 650mm towel rail</p> <p>Framless mirrors above basin mixers up to 2.1m high.</p>	
<p><b><u>Internal flooring:</u></b></p> <p><b><u>Tiles</u></b> - For all bathrooms , kitchen and living area</p> <p><b><u>Vinyl</u></b> - Stairs and landing</p> <p><b><u>Carpets</u></b> - All bedrooms (option to upgrade to Vinyl - PC @ R500/m2 incl VAT - supply&amp; fit )</p> <p><b><u>Wall tiles in bathrooms</u></b></p> <p><b><u>Shower walls</u></b></p>	<p>600x600mm Porcelain tiles / Range from Ceramica (PC Amount R200/m2 excl VAT - for supply only)</p> <p>Vinyl flooring from Mazista (PC amount R500/m2 incl VAT - for supply and fit)</p> <p>Carpets from TLC Flooring (PC amount R350/m2 incl VAT - for supply and fit)</p> <p>Tiled with porcelain floor tiles up to 2.1m (PC @ R200/m2 for tile only - excl VAT )</p>	
<p><b><u>Feature wall - main bath en-suite and guest toilet</u></b></p> <p><b><u>Tiled skirting</u></b></p> <p><b><u>Shower floors</u></b></p>	<p>15 x 90 smoothgrip tiles / Greenheart oak / smoke/walnut</p> <p>80 mil tiled skirting to all bathrooms</p> <p>Flush walk in shower base</p>	
<p><b><u>External paving :</u></b></p> <p><b><u>Patios -</u></b></p> <p><b><u>Walkways -</u></b></p> <p><b><u>Internal communal driveway -</u></b></p>	<p>800x800 stone paved patios</p> <p>1.2m x 600 pavers</p> <p>Bond pavers</p>	




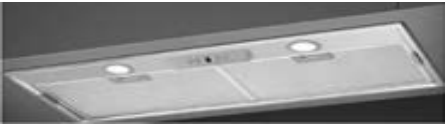
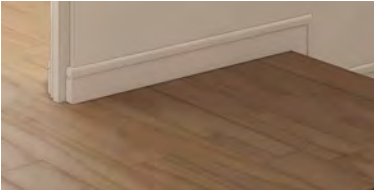

<p><b><u>Bedroom cupboards</u></b></p>	<p>Melamine carcasses with 18mm superwood fingergrip doors ,sprayed satin.</p>	
<p><b><u>Kitchen cupboards</u></b></p> <p><b><u>Kitchen kick plates</u></b></p>	<p>Melamine carcasses with 18mm superwood fingergrip doors , sprayed satin.</p> <p>*choice of colour although a sample must be sprayed which will be for the owners account.</p> <p>16mm painted superwood</p>	
<p><b><u>Kitchen counter tops</u></b></p> <p><a href="https://www.cosentino.com/en-za/silestone/">https://www.cosentino.com/en-za/silestone/</a></p> <p><b><u>Kitchen splashback</u></b></p>	<p>Silestone 12mm -</p> <ul style="list-style-type: none"> <li>• Impact Resistant</li> <li>• Scratch Resistant</li> <li>• Heat Resistant</li> <li>• Stain Resistant</li> <li>• Acid resistant</li> </ul> <p>100mil splash back with Eazi quarts</p>	 <p>Blanco City Silestone - Basiq</p> <p>Blanco Norte Silestone - Mythology</p> <p>Oris Expo Silestone - Mythology</p> <p>Marengo Silestone - Basiq</p>
<p><b>Geyser</b></p> <p><b>Solar Panels</b></p>	<p>150litre B rated kwikot solar geyser with geyser wise control panel. 5 year guarentee</p> <p>1 x Flat plate solar panel per unit</p>	
<p><b><u>Wash hand basins:</u></b></p> <p>- <b><u>Main bathroom</u></b></p> <p>- <b><u>Splash back</u></b></p> <p>- <b><u>Family bathroom</u></b></p> <p>- <b><u>Guest bathroom</u></b></p> <p><b>*Custom vanities can be supplied at extra cost</b></p>	<p>1200mm Cabinet with double bowl basin</p> <p>120mm high Esziquarts (iceberg) splashback</p> <p>600mm cabinet with single bowl basin</p> <p>500 x 240 mm wall mounted cacoon basin</p>	

<p><b><u>WC suite</u></b></p> <p><b><u>Bath (if applicable)</u></b></p>	<p>Concealed cisterns and wall hung pans</p> <p>Freestanding bath</p>	
<p><b><u>Extra plumbing points</u></b></p>	<p>1 x washing machine point 1 x dishwasher point</p>	
<p><b><u>Kitchen sink</u></b></p> <p><b><u>Prep bowl (where applicable in larger units with islands)</u></b></p> <p><b><u>Kitchen and prep bowl Tap fitting</u></b></p>	<p>Franke drop in sink with drain board</p> <p>Franke Rondo RDX 610-34 Stainless Steel Prep Bowl Size L 34 × W 34 × H 13,9 (cm)</p> <p>Single lever kitchen mixer 260, 1jet</p>	
<p><b><u>Bath and shower tap</u></b></p> <p><b><u>Bath spout</u></b></p>	<p>Hansgrohe Vermis Blend mixer</p> <p>Hansgrohe Rebris S Bath spout</p>	
<p><b><u>Shower arm</u></b></p> <p><b><u>Shower rose</u></b></p>	<p>Hansgrohe Vermis Blend arm 240mm</p> <p>Hansgrohe Vermis Blend round 201</p>	




<p><b><u>Basin taps</u></b></p>	<p>Hansgrohe Vermis Blend mixer</p>	
<p><b><u>Shower waste and trap</u></b></p> <p><b><u>Bath &amp; basin wastes</u></b></p>	<p>Hydrotec Sarah Lee</p> <p>Gio clicker 40mm and 32mm / Chrome</p>	
<p><b><u>Shower screens or doors</u></b></p>	<p>2,1m framless glass panels/doors</p>	
<p><b><u>Plugs / switched outlets:</u></b></p> <p><b>Lounge / Dining room</b></p> <p><b>Main Bedroom</b></p> <p><b>Family bedrooms</b></p> <p><b>Above counters in kitchen</b></p>	<p><b>*All appliances to have single plug points</b></p> <p>3 x double plug points</p> <p>3 x double plug points</p> <p>2 x double plug points</p> <p>3 x double plug points</p>	 <p><b>*COLOUR / WHITE</b></p>
<p><b><u>Internal light fittings</u></b></p> <p><b><u>Kitchen under counter LED</u></b></p> <p><b><u>Downlights</u></b></p> <p><b><u>Garage light fitting</u></b></p> <p><b><u>External wall light fitting</u></b></p>	<p>Swatt LED bulbs (warm white) PC @ R100 per unit incl VAT (SY121 CODE)</p> <p>Non dimmable Under cupboard kitchen LED strip light(warm white)</p> <p>Downlighters in Kitchen, Living room, Stairs, Passages, Bedrooms and Bathrooms./ Warm white (PC @ R100 incl VAT per unit) <b>SY121 CODE</b></p> <p>LED Fluorescent double tube 1,2m</p> <p>Powder coated external lighting</p>	<p>Layout as per electrical plan.</p> 



<p><b><u>TV point</u></b></p> <p><b><u>WIFI points (additional points will be quoted on)</u></b></p> <p><b><u>Basic backup invertors</u></b></p> <p><b>Battery can be upgraded to a lithium iron battery,wall mount to save space.10 year guarantee.</b></p>	<p>TV point in living room</p> <p>2 x Wi-fi , fibre points supplied- infrastructure only (you will need to sign up to your own ISP).</p> <p>Meccer 3kva inverter with 2 x 100 ah deep cycle batteries basic backup inverter that will run all lights,all plugs related to security,garage door if any,tv,dstv,modem for wifi</p> <p>- This will be wired directly to DB with surge protector and change over switch. Estimated run time is 2 hours. 1 year guarantee on inverter and 2 year on battery</p>	
<p><b>Oven</b></p> <p><b>Hob</b></p> <p><b>* 9kg gas canister included to go inside kitchen cupboard</b></p>	<p>- SMEG 60/70CM EXTRA-VOLUME OVEN</p> <p>- SMEG 60/70CM GAS-ON-GLASS HOB</p> <p><b>*Note</b> 80 -125sqm units will have 60cm standard hobs 160 - 170sqm units will have 70cm standard hobs</p>	
<p><b><u>Extractor / cooker hood</u></b></p>	<p>60cm/ 70cm stainless steel integrated extractor fan</p>	
<p><b><u>Skirting internal</u></b></p> <p><b><u>Cornice</u></b></p>	<p>96mm painted pine skirting /White</p> <p>Shadowline cornices</p>	
<p><b><u>Internal walls</u></b></p>	<p>1 x coat plaster and painted with Plaster Primer and final 2 coats of washable acrylic. (any deep base colours to be quoted on)</p>	
<p><b><u>Boundary wall</u></b></p>	<p>Plastered and painted with galvanized steel infill panel as per plan/render.</p> <p>Code:                      Colour:</p>	
<p><b><u>External walls</u></b></p> <p><b><u>External feature walls</u></b></p>	<p>Plastered and painted with one undercoat of Masonary Primer and 2 coats Pure Acrylic, SABS approved.</p> <p>Klompies Nutek cladding and kliplock roof sheeting</p>	
<p><b><u>Internal garden wall dividers</u></b></p> <p><b><u>Exterior Driveway gate</u></b></p>	<p>Horizontal slated garden wall dividers</p> <p>Galvanised Mentis steel automated swing gate.</p>	





<p><b><u>Video Intercom - front entrance gate</u></b></p> <p><b>- downstairs in unit</b></p>	<p>32 station video intercom</p> <p>1 x video intercom downstairs</p>	<p>Works with the CCTV Facial/ numberplate recognition</p>
<p><b><u>Landscaping</u></b></p> <p><b><u>Irrigation system</u></b></p>	<p>As per landscape plan</p> <p>Manually operated valve switch</p>	
<p><b><u>Pergola and posts</u></b></p> <p><b><u>Construction</u></b></p> <p><b><u>Brickwork</u></b></p> <p><b><u>Electric fence</u></b></p> <p><b><u>CCTV</u></b></p> <p><b><u>Post boxes</u></b></p>	<p>All pergolas to be aluminium and posts to be galvanized steel</p> <p>Clay Maxi 14mpa bricks</p> <p>Plastered and painted with one undercoat of Masonary Primer and 2 coats Pure Acrylic, SABS approved</p> <p>Six strand Electric fencing around the entire complex.</p> <p>CCTV camera system with PVR and monitor in guard house. 2 camera's stationed at the front entrance gate with Facial/ numberplate recognition.</p> <p>Communal 6 hole stainless steel post box.</p>	
<p><b><u>Balustrades</u></b>    - external</p> <p><b>- internal</b></p> <p><b><u>Garage door</u></b></p>	<p>Galvanised flat bar balustrades where required.</p> <p>* as per exterior design</p> <p>Steel balustrade as per exterior design with steel hand rail / Matt dust grey or choice of own colour.</p> <p>Automated garage doors with top light windows. Sectional overhead/ Matt dust grey (internal walls to be plastered)</p> <p>- See renders</p>	

**PLEASE NOTE :**

\* All specs and finishes are subject to change due to availability and price increases

\* All optional extras are to be paid upfront

\* All changes to the standard specs and finishes , will automatically incur a 15% management fee to be negotiated.

\* Any upgrades/additions to the specs or finishes will be quoted on separately.