



# DOGON | GROUP

PROPERTIES

## EMBASSY EDITION

THE PORTRAIT - FINISHING SCHEDULE



## EMBASSY EDITION



HEAD OFFICE **021 433 2580** SOUTHERN SUBURBS **021 671 0258**

[dogongroup.com](http://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)

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### SALES AGENTS



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# THE PORTRAIT

SCHEDULE OF SPECIFICATIONS

BILL DESCRIPTION	AREA	ALLOWANCE VAT INCL. (WHERE APPLICABLE)	UNITS
<b>TIMBER FLOORS</b>			
Lalegno Chablis 15/4 x 240 x 2200mm classic	Entrance Hall, Downstairs Living & Upstairs Passage		
<b>WALL TILING</b>			
600 x 600mm Porcelain wall tiles to feature walls as per plan	Bathrooms	R460.00	P/M <sup>2</sup>
600 x 600mm Stone wall tiles	External Feature Wall	R600.00	P/M <sup>2</sup>
600 x 300mm Porcelain wall tiles	Staff	R275.00	P/M <sup>2</sup>
<b>FLOOR TILING</b>			
600 x 600 x 20mm Stone floor tiles	Outdoor patios, Bathrooms and Scullery	R460.00	P/M <sup>2</sup>
600 x 600 x 9mm Porcelain floor tiles	Staff	R275.00	P/M <sup>2</sup>
<b>SKIRTINGS</b>			
220mm Profile Meranti or Supawood	Entire Home		
<b>CORNICES</b>			
Shadowline Recess	Entire Home		
<b>JOINERY FITTINGS</b>			
Allow the Provisional Amount of to be executed by a sub-contractor (Coastal Kitchens or Kitchen Studio)	Bedrooms, Bathrooms, Living Rooms, Kitchen & Scullery	R1 300 000.00	COMBINED
<b>SCREEN AT STAIRS / FAMILY ROOM</b>			
Wooden slatted screen at stairs / family room to be executed by a sub-contractor	Family Room		
<b>TIMBER FEATURE STAIRS + BALUSTRADES / SCREEN</b>			
Timber plinth feature stairs (to match Timber Floors) with glass balustrade	Staircase		
<b>FIREPLACE &amp; FLUE</b>			
C&A Chama Cristal 98 Insert Wood Fireplace	Living Room		
<b>BRAAI</b>			
Chad-O-Chef Hob Drop in Braai - 4 burner	Outdoor Terrace		
Falco 120cm T-Shape Extractor	Outdoor Terrace		
<b>KITCHEN APPLIANCES</b>			
Siemens 319L Built-in Full Fridge	Kitchen		
Siemens 211L Built-in Freezer	Kitchen		
Siemens Studio Line Oven 60cm	Kitchen		
Siemens Studio Line Oven With Microwave	Kitchen		
Siemens 90cm Gas Hob	Kitchen		
Siemens 90cm Island Extractor	Kitchen		
<b>LIGHT FITTINGS</b>			
Allow The Provisional Amount	General	R160 000.00	COMBINED
<b>UNDERFLOOR HEATING</b>			
Main & Guest En Suite Bathroom	Bathrooms		
<b>ALARM/SECURITY SYSTEM</b>			
Allow The Provisional Amount	General	R250 000.00	COMBINED
<b>HEAT PUMP / HOT WATER HEATING</b>			
1000L Geyser With 11kW Heat Pump	General		
<b>AIR-CONDITIONING</b>			
Samsung Split Units x 2 - Main & Guest Bedroom	Bedrooms		
Air-conditioning Preparation For Bedrooms 2 & 3	Bedrooms		
<b>SOFT LANDSCAPING AND IRRIGATION</b>			
Allow The Provisional Amount	Garden	R450 000.00	COMBINED
<b>TIMBER CEILING TO LOUNGE ONLY (OPTIONAL)</b>			
Lalegno Chablis 15/4 x 240 x 2200mm Classic (Optional allowance)	Family Room	R90 000.00	
<b>SANITARY FITTINGS + BATHROOM ACCESSORIES</b>			
See Attached Schedule	Bathrooms, WC, Kitchen, Scullery		COMBINED
<b>SOLAR &amp; BACK-UP ENERGY SOLUTION (OPTIONAL)</b>			
12 Solar Panel - 455w 26kwh-28kwh-/day 5kWh Lithium Battery 8kw Hybrid Inverter (Optional Allowance)	General	R240 000.00	

# THE PORTRAIT

SANWARE SPECIFICATIONS

IMAGE	SUPPLIER	ROOMS	AREA	DESCRIPTION	QUANTITY
MAIN BEDROOM EN-SUITE					
	Classic Luxury	Main En-suite	Toilet	Jika Pure Toilets Wall-Hung Pans White Notes: Jika Pure wall-hung pan	1
	Classic Luxury	Main En-suite	Toilet	Geberit Kombifix element for wall- hung WC, 109cm, with Sigma concealed cistern 8cm Notes: Kombifix element for wall- hung WC 109cm Sigma concealed cistern 8cm, SABS	1
	Classic Luxury	Main En-suite	Toilet	Geberit actuator plate Sigma30 for dual flush: matt chrome-plated, bright chrome-plated Notes: Actuator plate Sigma 30 for dual flush matt chrome/ bright chrome/ matt chrome	1
	Classic Luxury	Main En-suite	Basin	Hansgrohe Decor Single lever basin mixer 190 without waste set Notes: None	2
	Classic Luxury	Main En-suite	Basin	15 x 15 Angle Valve Notes: 15 x 15 Angle Valve	4
	Eurotrend	Main En-suite	Basin	Valencia Basin (600 x 340 x 110)	2
	Classic Luxury	Main En-suite	Shower	Hansgrohe Decor Single lever shower mixer for concealed installation Notes: None	1
	Classic Luxury	Main En-suite	Shower	Hansgrohe Basic set for single lever shower mixer for concealed installation Notes: None	1
	Classic Luxury	Main En-suite	Shower	Round Rose 200mm (Stainless Steel) Notes: None	1
	Classic Luxury	Main En-suite	Shower	Gio 860 x 65mm solid grate shower channel stainless steel Notes: None	1
	Classic Luxury	Main En-suite	Bath	London Bath IOF Pearl White Notes: None	1
	Classic Luxury	Main En-suite	Bath	Gio 40x55mm pop up bath waste long Notes: None	1
	Classic Luxury	Main En-suite	Bath	Concealed P-Trap with Flex hose, plastic Notes: Kit 12/13C concealed P-Trap with Flex hose, plastic, white	1
	Classic Luxury	Main En-suite	Bath	Gio 185 x2 5mm round wall spout (15mm inlet) Notes: None	1
	Classic Luxury	Main En-suite	Bath	HG PuraVida hand shower 1jet chrome Notes: None	1
	Classic Luxury	Main En-suite	Bath	Hansgrohe Isiflex Shower hose 125cm Notes: None	1

# THE PORTRAIT

SANWARE SPECIFICATIONS

IMAGE	SUPPLIER	ROOMS	AREA	DESCRIPTION	QUANTITY
MAIN BEDROOM EN-SUITE					
	Classic Luxury	Main En-suite	Bath	Hansgrohe FixFit Wall outlet S with shower holder Notes: None	1
	Classic Luxury	Main En-suite	Bath	Hansgrohe Decor Single lever bath mixer for concealed installation Notes: None	1
	Classic Luxury	Main En-suite	Bath	Hansgrohe Basic set iBox universal Notes: None	1
	Classic Luxury	Main En-suite	Bath	Jika Pure Toilets Wall-Hung Pans White Notes: Jika Pure wall-hung pan	2
BATHROOM 2 & 3					
	Classic Luxury	Bathrooms 2,3	Toilet	Jika Pure Toilets Wall-Hung Pans White Notes: Jika Pure wall-hung pan	2
	Classic Luxury	Bathrooms 2,3	Toilet	Geberit Kombifix element for wall- hung WC, 109cm, with Sigma concealed cistern 8cm Notes: Kombifix element for wall- hung WC 109cm Sigma concealed cistern 8cm, SABS	2
	Classic Luxury	Bathrooms 2,3	Toilet	Geberit actuator plate Sigma30 for dual flush: matt chrome-plated, bright chrome-plated Notes: Actuator plate Sigma 30 for dual flush matt chrome/ bright chrome/matt chrome	2
	Eurotrend	Bathrooms 2,3	Basin	Valencia Basin (600 x 340 x 110)	2
	Classic Luxury	Bathrooms 2,3	Basin	Hansgrohe Decor Single lever basin mixer 190 without waste set Notes: None	2
	Classic Luxury	Bathrooms 2,3	Basin	15 x 15 Angle Valve Notes: 15 x 15 Angle Valve	4
	Classic Luxury	Bathrooms 2,3	Shower	Hansgrohe Decor Single lever shower mixer for concealed installation Notes: None	2
	Classic Luxury	Bathrooms 2,3	Shower	Hansgrohe Basic set for single lever shower mixer for concealed installation Notes: None	2
	Classic Luxury	Bathrooms 2,3	Shower	Round Rose 200mm (Stainless Steel) Notes: None	2
	Classic Luxury	Bathrooms 2,3	Shower	Gio 860 x 65mm solid grate shower channel stainless steel Notes: None	2
	Classic Luxury	Bathrooms 2,3	Bath	Natural 5Bar 500mm STR-PTS-POLS Notes: Natural 5bar heated towel rail straight with PTSelect 500mm polished stainless steel	2















# THE PORTRAIT

SANWARE SPECIFICATIONS

IMAGE	SUPPLIER	ROOMS	AREA	DESCRIPTION	QUANTITY
BATHROOM 4					
	Classic Luxury	Bathroom 4	Toilet	Jika Pure Toilets Wall-Hung Pans White Notes: Jika Pure wall-hung pan	1
	Classic Luxury	Bathroom 4	Toilet	Geberit Kombifix element for wall- hung WC, 109cm, with Sigma concealed cistern 8cm Notes: Kombifix element for wall- hung WC 109cm Sigma concealed cistern 8cm, SABS	1
	Classic Luxury	Bathroom 4	Toilet	Geberit actuator plate Sigma30 for dual flush: matt chrome-plated, bright chrome-plated Notes: Actuator plate Sigma 30 for dual flush matt chrome/ bright chrome/matt chrome	1
	Eurotrend	Bathroom 4	Basin	Valencia Basin (600 x 340 x 110)	1
	Classic Luxury	Bathroom 4	Basin	Hansgrohe Decor Single lever basin mixer 190 without waste set Notes: None	2
	Eurotrend	Bathroom 4	Basin	15 x 15 Angle Valve Notes: 15 x 15 Angle Valve	2
	Classic Luxury	Bathroom 4	Shower	Hansgrohe Decor Single lever shower mixer for concealed installation Notes: None	1
	Classic Luxury	Bathroom 4	Shower	Hansgrohe Basic set for single lever shower mixer for concealed installation Notes: None	1
	Classic Luxury	Bathroom 4	Shower	Round Rose 200mm (Stainless Steel) Notes: None	1
	Classic Luxury	Bathroom 4	Shower	Gio 860 x 65mm solid grate shower channel stainless steel Notes: None	1
	Classic Luxury	Bathroom 4	Bath	Ava Bath IOF Pearl White Notes: None	1
	Classic Luxury	Bathroom 4	Bath	Gio 40x55mm pop up bath waste long Notes: None	1
	Classic Luxury	Bathroom 4	Bath	Concealed P-Trap with Flex hose, plastic Notes: Kit 12/13C concealed P-Trap with Flex hose, plastic, white	1
	Classic Luxury	Bathroom 4	Bath	Gio 185x25mm round wall spout (15mm inlet) Notes: None	1
	Classic Luxury	Bathroom 4	Bath	HG PuraVida hand shower 1jet chrome Notes: None	1
	Classic Luxury	Bathroom 4	Bath	Hansgrohe Isiflex Shower hose 125cm Notes: None	1
	Classic Luxury	Bathroom 4	Bath	Hansgrohe FixFit Wall outlet S with shower holder Notes: None	1

# THE PORTRAIT

SANWARE SPECIFICATIONS

IMAGE	SUPPLIER	ROOMS	AREA	DESCRIPTION	QUANTITY
BATHROOM 4					
	Classic Luxury	Bathroom 4	Bath	Hansgrohe Decor Single lever bath mixer for concealed installation Notes: None	1
	Classic Luxury	Bathroom 4	Bath	Hansgrohe Basic set iBox universal Notes: None	1
	Classic Luxury	Bathroom 4	Bath	Natural 5BAR 500mm STR-PTS- POLS Notes: Natural 5bar heated towel rail straight with PTSelect 500mm polished stainless steel	1
WC					
	Classic Luxury	WC	Toilet	Jika Pure Toilets Wall-Hung Pans White Notes: Jika Pure wall-hung pan	1
	Classic Luxury	WC	Toilet	Geberit Kombifix element for wall- hung WC, 109cm, with Sigma concealed cistern 8cm Notes: Kombifix element for wall- hung WC 109cm Sigma concealed cistern 8cm, SABS	1
	Classic Luxury	WC	Toilet	Geberit actuator plate Sigma30 for dual flush: black, matt black Notes: Sigma 30 actuator pate for dual flush matt black	1
	Flush Bathrooms	WC	Basin	MB03XL01-C Piccola Tall Basin Mixer Champagne	1
	Flush Bathrooms	WC	Basin	Freestanding pillar basin with Tap Hole SWMBAS54	1
Other Items	Flush Bathrooms	WC	Basin	MP04-B-CH Generic pop-up waste	1
Other Items	Flush Bathrooms	WC	Basin	DB1A PVC Basin Trap	1
Other Items	Flush Bathrooms	WC	Basin	Universal Angle Valve 15 x 15mm DZR	2
KITCHEN & SCULLERY					
	Classic Luxury	Kitchen	Basin	AMX120 - FRANKE Notes: None	1
	Classic Luxury	Kitchen	Basin	Saturn Cube Swivel - FRANKE Notes: None	1
	Classic Luxury	Kitchen	Basin	SPAZI F/2 Plumbing Kit - 50/90mm Outlet* Notes: None	1
	Classic Luxury	Kitchen	Basin	15 x 15 Angle Valve Notes: 15 x 15 Angle Valve	2
	Classic Luxury	Kitchen	Prep Bowl	SubLine 400-U White - BLANCO Notes: None	1
	Flush Bathrooms	Kitchen	Prep Bowl	MK17-PVDBN Mier Pullout Kitchen Mixer Brushed Nickel	1
Other Items	Flush Bathrooms	Prep Bowl	Basin	DB1A PVC Sink Trap	1
Other Items	Flush Bathrooms	Prep Bowl	Basin	Universal Angle Valve 15 x 15mm DZR	2

# THE PORTRAIT

SANWARE SPECIFICATIONS

IMAGE	SUPPLIER	ROOMS	AREA	DESCRIPTION	QUANTITY
STAFF ROOM & SECURITY					
	Classic Luxury	Staff & Security	Toilet	Jika Olymp Toilets CloseCoupled Suites White Notes: Jika Olymp close-couple toilet complete. Includes pan, cistern, seat and mechanism	2
	Classic Luxury	Staff & Security	Toilet	Braided Hose 15 x 10mm 350mm Long Notes: Braided hose 15 x 10mm 350mm long	2
	Classic Luxury	Staff & Security	Toilet	15 x 15 Angle Valve Notes: 15 x 15 Angle Valve	2
	Classic Luxury	Staff & Security	Basin	Lyra Plus Wall-Hung 550 x 450 x 170mm White Notes: Lyra Plus wall-hung 550 x 450 x 170mm White	2
	Classic Luxury	Staff & Security	Basin	Gio 32 x 75mm pop up slotted basin waste Notes: None	2
	Classic Luxury	Staff & Security	Basin	Gio 32 x 32mm round heavy duty bottle trap (includes rubber bung) Notes: None	2
	Classic Luxury	Staff & Security	Basin	Hansgrohe Decor Single lever basin mixer 70 without waste set Notes: None	2
	Classic Luxury	Staff & Security	Basin	15 x 15 Angle Valve Notes: 15 x 15 Angle Valve	4
	Classic Luxury	Staff	Shower	T2652- Smart Shower Trap SS Notes: None	1
	Classic Luxury	Staff	Shower	HG Croma 1jet SH 2.0gpm 3pack BlisterCH Notes: None	1
	Classic Luxury	Staff	Shower	Hansgrohe Shower arm 12.8cm Notes: None	1
	Classic Luxury	Staff	Shower	Hansgrohe Decor Single lever shower mixer for concealed installation Notes: None	1
	Classic Luxury	Staff	Shower	Hansgrohe Basic set for single lever shower mixer for concealed installation Notes: None	1
	Classic Luxury	Staff	Kitchenette	Trendline 800 x 460 SEB (32 x 10 Apron) Notes: None	1
	Classic Luxury	Staff	Kitchenette	Projectline Single Lever Notes: None	1
	Classic Luxury	Staff	Kitchenette	SPAZI F/1 Plumbing Kit - 50/90mm Outlet* Notes: None	1
	Classic Luxury	Staff	Kitchenette	15 x 15 Angle Valve Notes: 15 x 15 Angle Valve	2