



DOGON | GROUP

PROPERTIES

NOOITGEDACHT SECURITY ESTATE - HOUT BAY

BRAND NEW DEVELOPMENT



HEAD OFFICE **021 433 2580** SEA POINT **021 434 1223**

dogongroup.com

A visionary company with decades of experience



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COMPANY PARTICULARS

Established by our CEO, Denise Dogon 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 the City Bowl, Sea Point, Southern Suburbs and Gauteng.

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 CEO, Denise Dogon (Head of Marketing) and Group MD, Rob Stefanutto (Head of Developments), DG 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 and surrounding areas.

DOGON GROUP PROPERTIES (PTY) LTD
REGISTRATION NO: 2002/020365/07
DENISE DOGON (CEO & HEAD OF MARKETING)
ROB STEFANUTTO (GROUP MANAGING DIRECTOR)

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PROPERTIES

THE DYNAMIC SALES TEAM



ROB STEFANUTTO (MD)
083 556 6861



LESLEY RENSBURG
082 576 2087

THE DEVELOPER - NOVA GROUP



Nova Group has had a long standing relationship with ourselves stretching some ten years and offering such projects as:

- Atlantic Views
- The Atlantica, Avignon Security Village
- The Hyde Apartel Hotel
- The Crystal - Camps Bay

and most recently completed 30 000m² mixed use development:

- The Mirage



NOOITGEDACHT SECURITY ESTATE - FINISHING SCHEDULE

HOUT BAY, CAPE TOWN

Specifications and Schedule of Finishes

- This document to be read in conjunction with the architects marketing drawings
- All items below are specified as minimum specification
- The developer reserves the right to substitute any of the below items with equal or better quality specification

Internal House Finishes

Floors

- 600 x 600 High grade porcelain tile or vinyl flooring (developers range, PC allowance of R300/m²) to entrance, kitchen living and dining areas
- 600 x 600 High grade porcelain tile (developers range, PC allowance of R300/m²) to bathroom floors with mosaic tile to shower base (developers range, PC allowance of R300/m²)
- Carpet to bedroom (developers range, PC allowance of R250.00/m²)
- Slip resistant tiles to balcony (developers range, PC allowance of R300/m²)

Walls

- Smooth plaster, painted (neutral palette as per developers range)
- 600 x 300 Polished tile shower enclosure (allowance of R300/m²)
- 125 x 22 Timber moulded skirting painted

Ceilings

- Smooth skimmed painted nail up ceilings.
- Painted cornice strip / coved cornice detail to wall and soffit junction

Doors

- Main entrance door - timber veneer door with cylinder lockset
- Internal room doors - semi-solid veneer doors with 2 lever lockset

Bedroom Joinery

- Layout to architect's plan
- Doors sprayed superwood
- Internal to be white melamine finish
- Door handles to be brushed aluminium finish



NOOITGEDACHT SECURITY ESTATE - FINISHING SCHEDULE

HOUT BAY, CAPE TOWN

Kitchen Joinery

- Layout to architects plan
- Doors sprayed superwood (developer's specification)
- Internal to be white melamine finish with impact edging
- Door handles to be brushed with aluminium finish
- Kitchen counter tops to be reconstituted stone or similar, with 100mm splashback to wall

Sanitary Ware

- Stainless steel single/double bowl drop in sink (as per plan) with lever mixer
- WC to be wall hung pan with Geberit cistern
- Wash-hand basin with a floating wall hung vanity cupboard and standard 600 x 900 mirror, lever mixer
- Shower - glass panel with support, lever mixer shower arm and shower rose
- Brushed stainless steel bathroom accessories in all bathrooms:
 - Toilet roll holder
 - Double towel rail
 - Heated towel rail to main en-suite only

Fireplaces

- Carbel range or similar

Electrical

- Plugs and switches - Clipsal S3000 Range or equal
- Light fittings (developers range)
- 2 x Telephone point per apartment
- Bosch Oven, Hob and Extractor (wall mounted only)
- DSTV connection points to lounge
- 1 x Fibre data connection point to lounge and main bathroom
- Hot water - Distributed by a heat pump.
- Split electrical meter - prepaid type to all units
- Underfloor heating to main en-suite



NOOITGEDACHT SECURITY ESTATE - FINISHING SCHEDULE

HOUT BAY, CAPE TOWN

Structure and External Finishes

Design Standards

- All design standards to be compliant with SANS 10400 or according to approved rational designs
- All structural elements to approved registered engineer's designs
- Retaining walls and floor structure

External Walls

- 230mm Cavity cement brick
- Cement plaster and painted finish with feature elements to architects design

Windows

- Aluminium windows and sliding doors to architects design

Balustrades

- Galvanised mild steel handrails with timber handrail to architects design

Roof

- Victorian profiled chromadeck roof sheeting with aluminium seamless gutters

Boundary walls

- To architects design

Security

- Access control to main entrance gate
- A-phone communication to all houses
- Electric fencing and security beams to perimeter walls