

## SCHEDULE OF FINISHES

### KITCHEN & JOINERY

Kitchen Cupboards – imported	All Units
Kitchen Countertops – 15mm stone top or similar	All Units
1 x Miele Hob	All Units
1 x Miele Oven	All Units
1 x Miele Integrated Extractor	All Units
1 x Miele Stainless Steel Freestanding 60cm Fridge/Freezer	All Units
1 x Miele Integrated Dishwasher	All Units
Bedroom Cupboards – imported BIC	All Units
Bathroom Vanities with Oak Veneer	All Units
Bathroom Vanity Tops with 15mm stone tops (colour - white)	All Units
Bathroom Vanity Mirrors with LED lighting	All Units

### FLOORS

<b>Timber Flooring:</b> Engineered timber flooring or similar	All Units: Kitchen, Bedrooms & Living Areas
<b>Tiles:</b> Porcelain Tile	All Units: Bathrooms
<b>Tiles:</b> Porcelain Tile	All Units: Terraces

### COMMON AREAS FLOORS

<b>Grano:</b> Non Slip Screed by Contractor	All Service Rooms & Fire Escape Stairs
<b>Power Floated:</b> Power Floated Concrete	All Parking Floors
<b>Pavers:</b> Paving Slabs or Cobbles	Entrance Walkway & Driveway
<b>Tiles:</b> Porcelain Tile per floor	All Common Internal Corridors & Lift Foyers

### SKIRTINGS

<b>Tiles:</b> Cut Tile as Skirting	All Tiled Common Areas, Bathrooms, Balconies & Terraces
<b>Timber:</b> Skirting as per Architect's detail	All Internal Areas excluding Bathrooms

### WALL FINISHES

<b>New Brickwork:</b>	All New Brickwork
Brick with 1 x coat wood floated cement plaster, 1 x coat skimfil & 3 x coats paint to specification	
<b>New Columns:</b>	All New Columns
1 coat wood floated cement plaster, 1 x coat skimfil & 3 x coats paint to specification	
<b>New Concrete Walls:</b>	All New Concrete Walls

1 coat wood floated cement plaster, 1 x coat skim and 2 x coats paint to specification

### **WALL TILING**

**Tiles to Bathrooms:** Porcelain Tile All Bathrooms & WC's (walls to full height)  
**Aluminium Tile Edges:** Aluminium Angle Protector All Tiled Corners (where required)

### **ELECTRICAL**

#### **Lighting:**

LED down lighters as per architects design All Units  
LED lighting to all bathroom mirrors All Units

#### **Plugs & Switches:**

Le Grande Arteor switches with cover plates or similar All Areas

#### **Intercom:**

1 x Audio Gate Station Pedestrian Entrance Gate & Main Entrance  
1 x Hand Set All Units

#### **TV & Satellite:**

1x TV point/s as shown on plan As Per Plan

#### **Fibre Internet:**

1 x Fibre Internet Access Point All Units  
(Purchaser to select & liaise Internet Service Provider)

#### **Air Conditioning:**

2 x Remote Controlled Wall Mounted Units All Units: Living Area & Bedroom 1 only  
(capacity to manufacturer's specifications)

#### **Heated Towel Rail:**

1 x Heated Towel Rail All Units: Bathroom 1 only

### **PLUMBING & SANITARYWARE**

#### **Sanitary Ware:**

Bath & Basin Mixers – Hansgrohe or Kohler or similar All Units: Bathrooms  
Basins – White Porcelain All Units: Bathrooms  
WC's – White Porcelain Wall Hung Pan All Units  
Flush Plate – Geberit or similar All Units  
Bath – Freestanding Bath As Per Plan

**Showers:**

<b>Bases:</b> Walk-in Shower Bases	All Units
<b>Tiling:</b> All Tiles Cut as Split to Fall to Trap	All Units
<b>Doors &amp; Screens:</b> Frameless Toughened Glass	All Units

**BALUSTRADES**

**Steel Flat Bar:**

Galvanised mild steel flat bar handrails & galvanised mild steel mid rails Fire Escape Stairs  
As per Architect's Details

**Glass Balustrade:**

Toughened Glass as per Specialist Requirements All Terraces as per Plan

**SIGNAGE**

<b>Signage:</b> 1 x Number for Each Unit	All Units
<b>Main Signage to Building:</b> As per Architect's Details	External Wall to Building
<b>Fire Escape Signage:</b> As per Specialist Requirements & Fire Plans	

**LANDSCAPING**

**Gardening / Pot Plants:** To Be Confirmed Main Building Entrance

**LIFT**

**Lift:** Schindler lift or similar As per Specialist Design

**HOT WATER SYSTEM**

Central Hot Water System with individual metering to each unit All Units  
As per Specialist Design

**MECHANICAL EXTRACTION**

As per Specialist Design

**Important Note:** All items specified in this Schedule of Finishes are dependent upon availability. Where the items specified cannot be obtained from the Seller's usual supply chain, the Seller reserves the right to supply alternate items of a similar quality.

The Seller's selection of finishes is final and no negotiations will be entertained.

Marketing images are artist's impressions.