

# THE Links

Haasendal estate

The Links apartments

Erf 23325

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specifications document for residential units on erf 23325 as follow:

## 1.0 ARCHITECTURE

- Multi leveled reinforced concrete super-structure
- 22 blocks of residential apartments on semi-basement parking, serviced by security entrance gates
- Dedicated covered parking bays and open air visitors parking bays within walled premises
- 4 level apartment units
- 78 lockable garages
- Building façade to be plastered and painted with cosmetic features to developers approval
- Balconies and walkway bridges along cobbled internal streetscapes
- Central courtyard based development with landscaped public open space
- Ground floor central units private enclosed gardens

## 2.0 INTERIOR FINISHES

### 2.1 Interior Wall Finish

- Smooth plastered and paint
- One coat primer and coat and 2 coats paint
- kitchen and bathrooms: Wall tiles 1.2m from FFL and shower 2.1 from FFL, remainder of area to be painted: One coat primer and coat and 2 coats paint
- For the balcony: plastered and painted to developers spec.

### 2.2 Apartment Floor Finish

- Tiled

### 2.3 Apartment Ceiling Finish

- Ceiling finish for the entrance area, kitchen, living and dining area, bedrooms, bathrooms and balcony: Flushplaster, one plaster skim coat, 2 coats paint

### 2.4 Kitchen Fittings

- Granite work tops
- Stainless steel drop in sinks
- Built in equipment including oven, hob & extraction hoods.
- Built in cupboards and drawers

### **2.5 Bathroom Fittings**

- Porcelain sanitary ware fixtures including bath, shower, toilet and wash hand basins
- Sanitary fittings to bath, shower and wash hand basins
- Shower doors

### **2.6 Bedroom fittings**

- Bedroom built in cupboards

### **2.7 Doors**

- Solid wood entrance door
- Hollow core internal doors

### **2.8 Apartment Glazing**

- aluminium windows
- aluminium tri-sliding doors

## **3.0 ELECTRICAL**

### **3.1 kitchen**

- 2 double plug points at above counter height
- 1 stove isolator switch
- distribution board
- 2 single plug point at 0.5m above ffl
- prepaid electrical usage meter
- 2 wall mounted light switches
- 4 low voltage downlights

### **3.2 bedroom 1**

- 2 double plug points at 0.5m high
- 1 wall mounted light switches
- 4 low voltage downlights

### **3.3 bedroom 2**

- 2 double plug points at 0.5m high
- 1 wall mounted light switch
- 4 low voltage downlights

### **3.4 living/dining**

- 2 double plug points at 0.5m high
- 2 wall mounted light switches
- 6 low voltage downlights
- Plug in satellite TV connection

### **3.5 balcony**

- wall mounted waterproof incandescent light

### **3.6 bathroom**

- 1 wall mounted light switch
- ceiling mounted incandescent light

## **4.0 SERVICES AND UTILITIES**

- Plug in satellite TV connections to TV areas
- fire escape stairs
- Plumbing: programmable heat pumps, individual to each unit
- Security: Access control
- Fire preventive equipment floor / building
- Lighting for common areas
- Service area for waste disposal
- refuse yard with bin cleaning facility
- drying yard provided
- central garden communal space
- 2 lap swimming pools- safety access controlled
- Undercover parking level- semi basement

## **5.0 OTHER**

### **5.1 timber screens and privacy**

- timber screening element on balconies to provide visual privacy
- galvanised mild steel frame with stained hardwood
- external units lifted by one level above ngl.

### **5.2 balustrades**

- timber or GMS handrails
- GMS uprights

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