



## XANADU HEIGHTS FINISHES & SPECS

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**APARTMENT BUILDING** is provided with:

### 1. FOUNDATION

- Consists of large raft foundations. The foundation design is of the professional Engineer's to suit the ground conditions and building's needs.

### 2. SUPERSTRUCTURE

- A combination of load bearing concrete columns and beams, with in-situ slabs as well as load-bearing brick work & precast slabs.

### 3. WALLS

- External walls: Double skin, cavity brick walls.
- Internal walls: Mostly single skin walls with double skin unit dividing walls. Feature walls have been created in lounge area using a single skin wall with a thicker beam above (to create "indent" in lounge for TV unit).
- Wall finish – plastered & painted. Paint colour: Dried Leaf

- |                |   |
|----------------|---|
| 4. ROOF        | <ul style="list-style-type: none"><li>• A timber truss and roof sheeting, low pitched roof.</li><li>• Insulated with white ceiling boards.</li></ul>  |
| 5. PARKING     | <ul style="list-style-type: none"><li>• One dedicated parking bay or garage per apartment (buyer can choose – first come first serve).</li><li>• Visitor's parking: Parking bays 1 and 26.</li></ul>  |
| 6. FIRE SAFETY | <ul style="list-style-type: none"><li>• Designed fire plan with the firefighting system and equipment professionally installed, including: A fire water booster, a fire hydrant and two hose reels on each floor. Fire extinguishers, fire escape routes with emergency lighting and signage.</li></ul> |
| 7. SECURITY    | <ul style="list-style-type: none"><li>• Electric fencing provided above boundary walls</li></ul>  |

ALL APARTMENTS are provided with:

- |                    |  |
|--------------------|--|
| 1. FLOORS          | <ul style="list-style-type: none"><li>• A grey ceramic tile throughout the apartment (spec attached)</li><li>• Vinyl flooring inside the bedrooms (spec attached)</li></ul>  |
| 2. CEILINGS        | <ul style="list-style-type: none"><li>• Ceilings are plastered, skimmed and painted white.</li></ul>   |
| 3. DOORS & WINDOWS | <ul style="list-style-type: none"><li>• Front door – ½ hour horizontal veneer fire door (painted in a light charcoal colour).</li><li>• Internal door - the classic white door</li><li>• Windows – Charcoal framed.</li></ul>  |
| 4. BALCONY         | <ul style="list-style-type: none"><li>• Each apartment has their own balcony with either 1m high wall edge or an upstand beam with charcoal steel balustrade.</li></ul>  |
| 5. KITCHEN         | <ul style="list-style-type: none"><li>• A choice of a combination of Madura Oak and Icy Gloss White cabinet finishes with standard chrome kitchen handles (spec attached). Corner cabinet open shelving in a light charcoal colour – example included.</li><li>• White Engineered Stone countertop.</li><li>• Backsplash – a Marble Tile or White Subway Tiles (spec attached)</li></ul> |

6. BATHROOM

- Defy Appliances included and installed: Electric hob stove, extractor fan, oven, fridge and washing machine (specs and supply codes included).
- Geberit toilets with 1,2m high wall for open shelf feature behind toilet.
- Wall tile for 1,2m high wall and for in shower – marble tile or white subways tiles.
- Freestanding bath (spec attached)
- Pivot door shower, black frame.

7. BEDROOM

- Includes built in Madura Oak cupboards.

8. ELECTRICAL

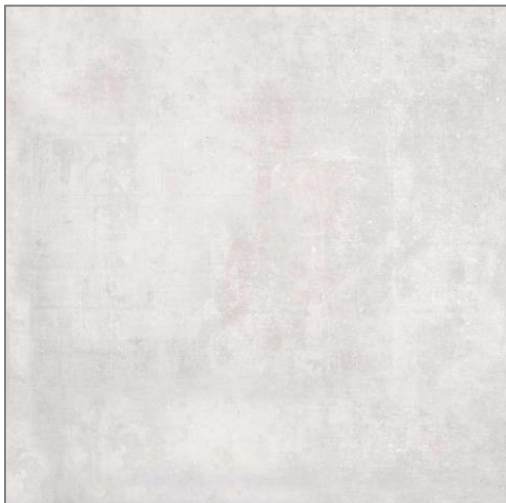
- LED, ceiling mounted lights throughout the apartment with three tier spotlights in kitchen (spec attached).
- Socket outlets and light switches shall be from a high-quality range (specs attached).

9. DATA & TV POINTS

- Fiber ready.
- TV Connection in lounge and data/ WIFI points in lounge and bedrooms.

**SUPPLIERS SPECS:**

**FLOOR:**



ECHO GREY CERAMIC 400X400

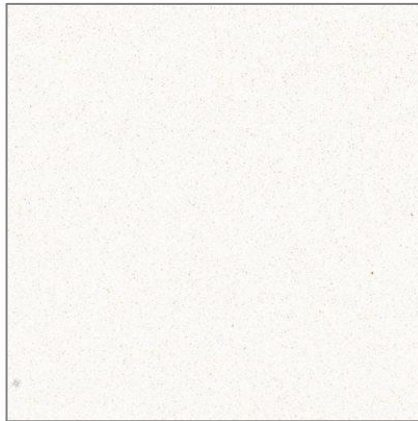


GERFLOR CREATION 30  
BOSTONIAN OAK BEIGE 1219 X  
184 X 3.36MM

**KITCHEN:**



MADURA OAK

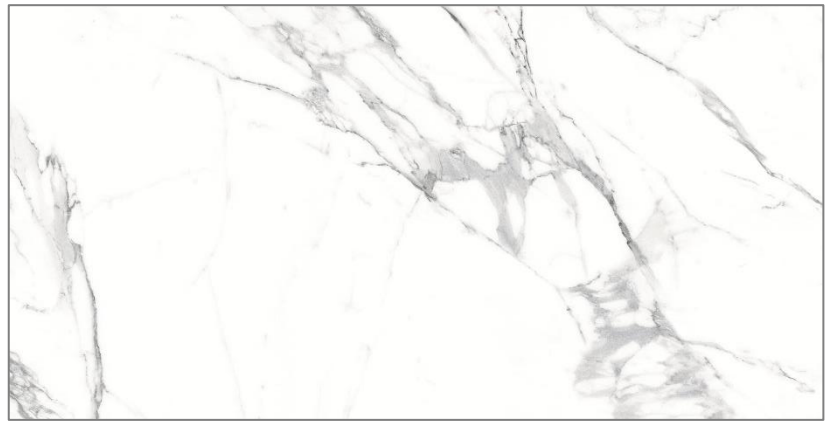


WHITE ENGINEERED STONE



WHITE SUBWAY TILES

MARBLE LOOK  
white bocciardata (carrara) porcelain  
tile 600 x 1200 mm



MAGNETITE SINK MIXER  
DECK TYPE



STRIP HANDLE



Example of corner shelves at the  
end of the cabinet.



DEFY 6KG HYGIENE+ FRONT  
LOADER WASHING MACHINE

DAW382



DEFY 350LT NATURA FRIDGE-  
FREEZER

DAC622



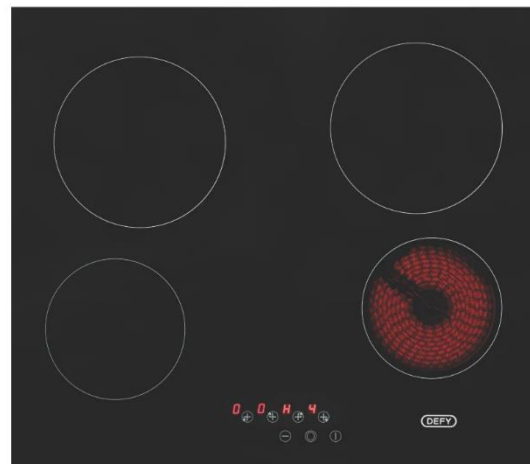
DEFY 60CM EXTRACTOR FAN  
(built into cupboard above)

DCH609



DEFY SLIMLINE MULTIFUNCTION  
EYE-LEVEL OVEN

DBO486



DEFY SLIMLINE TOUCH CONTROL  
VITROCERAMIC HOB

DHD406

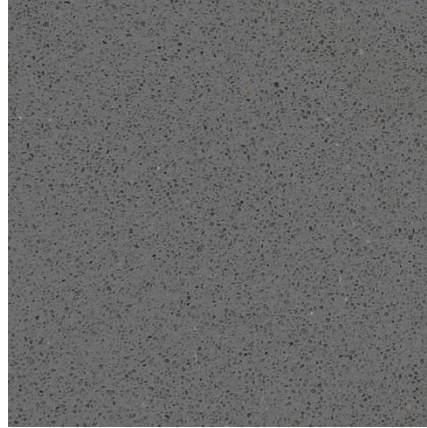
**BATHROOM:**



WHITE SUBWAY TILES



MARBLE LOOK



SHOWER FLOOR: Matt charcoal colour mosaic tile.

LEDGE: Grey Engineered Stone

GIBERIT TOILET WITH 1,2m WALL BEHIND (Open shelf)



KIS Construction



BLACK FRAME PIVOT SHOWER DOOR



BATH, SKIRTED  
FREESTANDING, 1700\*700MM,



MAGNETITE UNDERTILE  
SHOWER/ BATH MIXER



SHOWER ARM SQUARE LONG  
HEAVY 400MM BLACK



SHOWER ROSE MATT BLACK  
RECTANGLE



ATLAS 55CM BASIN & SEMI  
PEDESTAL



MAGNETITE BASIN MIXER  
SHORT BODY



CABINET MIRROR ABOVE  
BASIN

**ELECTRICAL**



SMART WALL SWITCHES  
(TOUCH SCREEN)



MATT BLACK SPOTLIGHTS  
(KITCHEN)



CEILING FITTED LED LIGHTS