



New Yorker Series

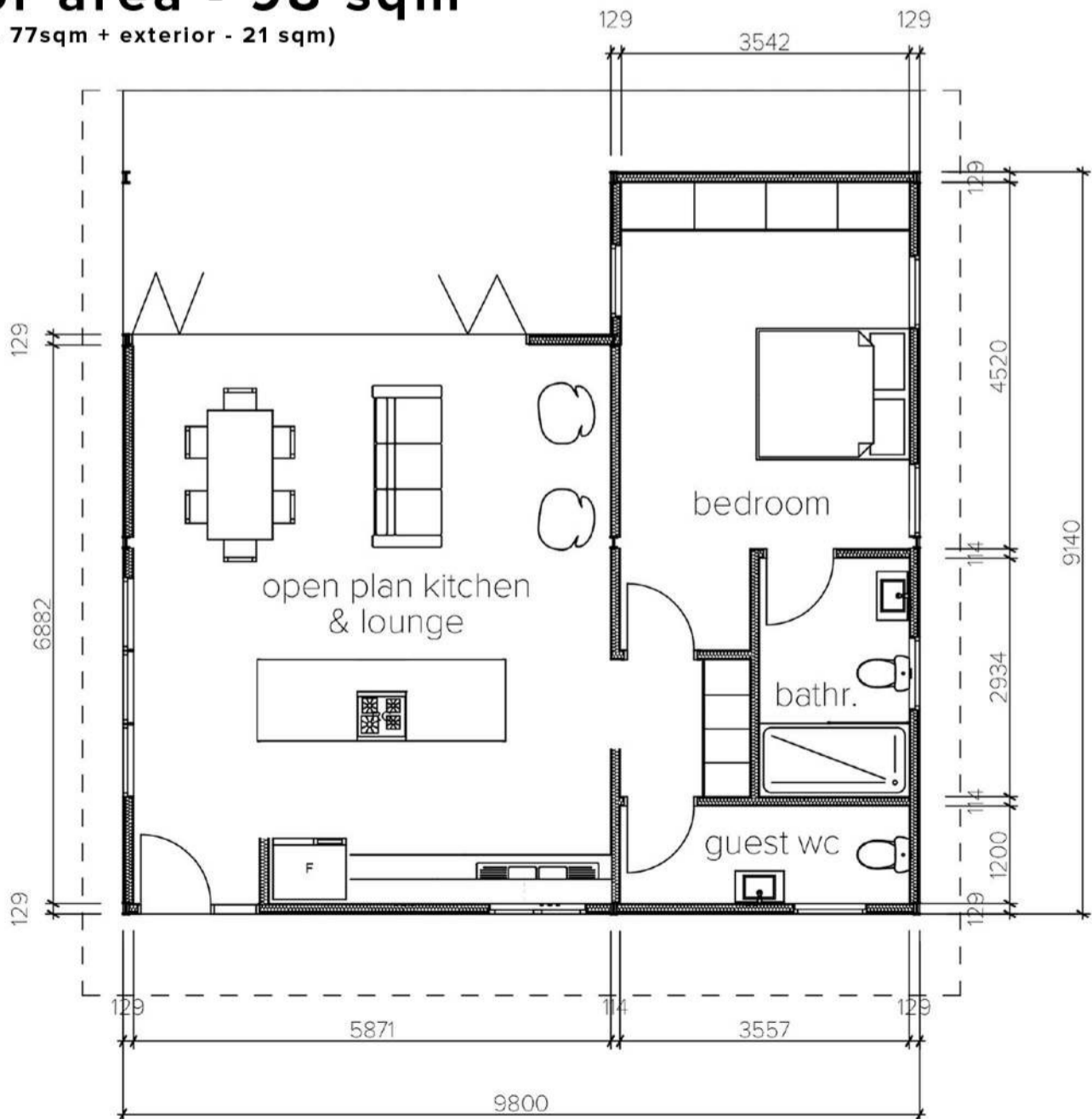
# 1 Bed Unit



from  
**R815 500** incl. VAT

## Floor area - 98 sqm

(interior - 77sqm + exterior - 21 sqm)



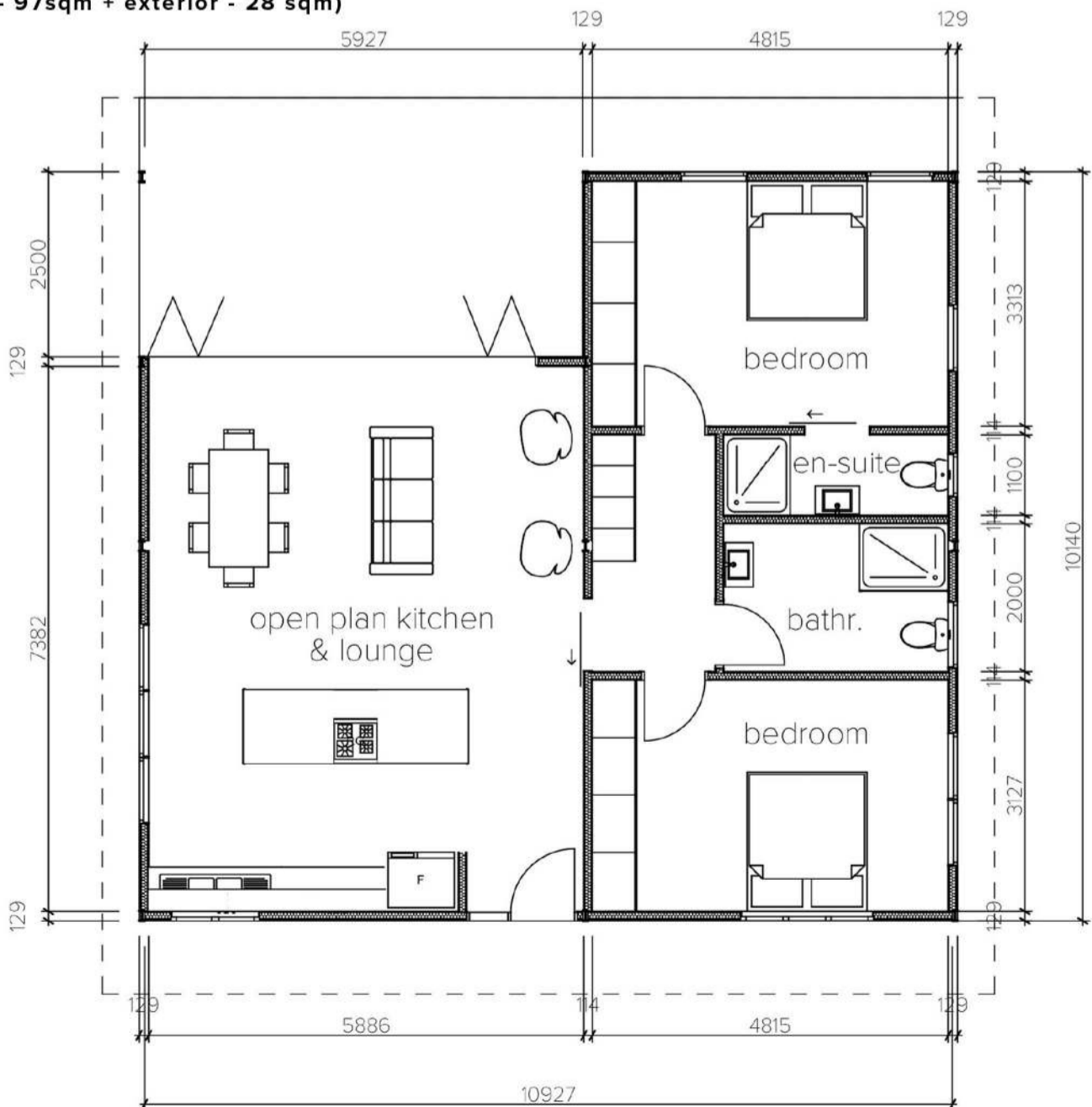
# 2 Bed Unit



from  
**R1 035 000** incl. VAT

## Floor area - 125 sqm

(interior - 97sqm + exterior - 28 sqm)

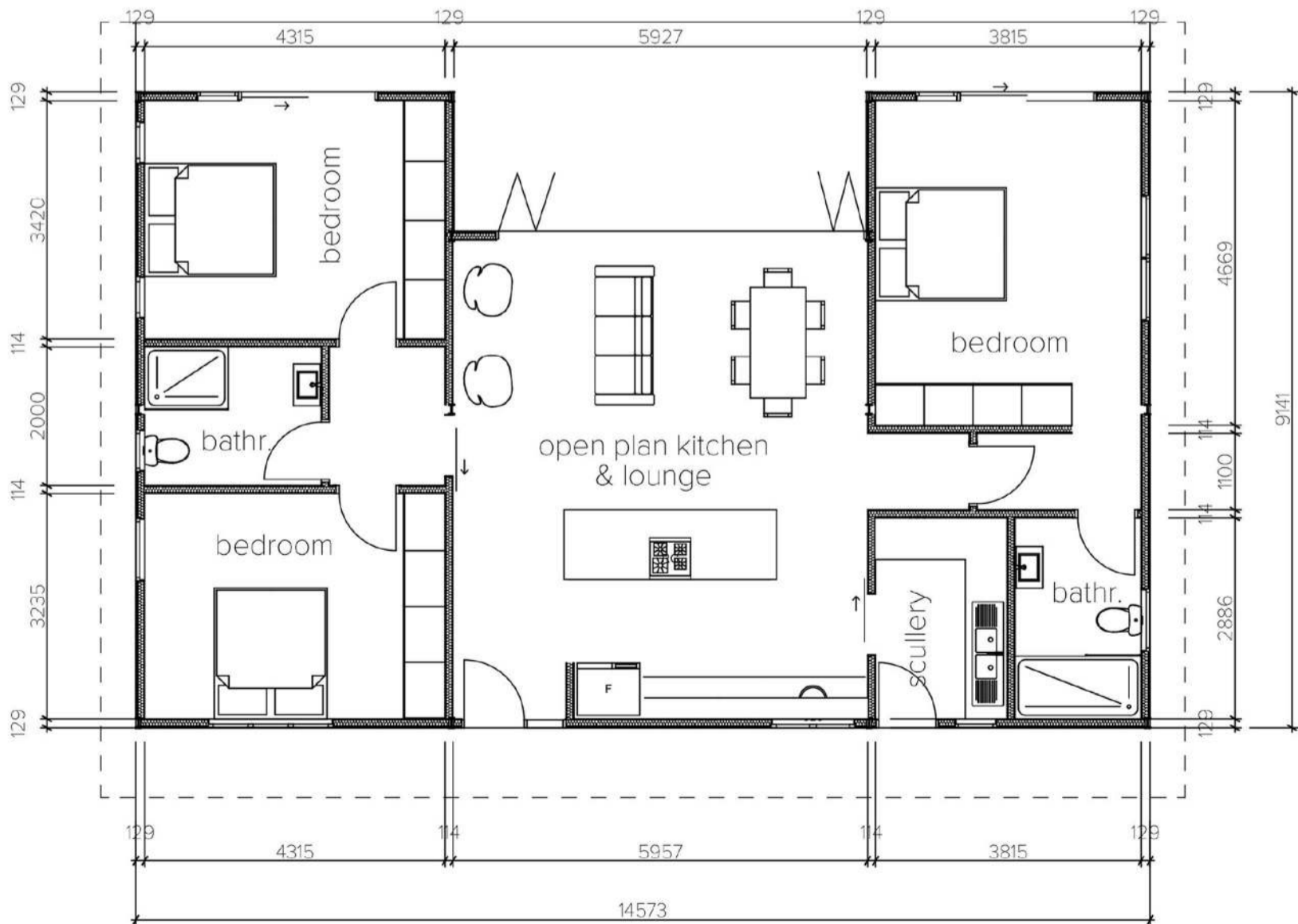


# 3 Bed Unit



from  
**R1 255 000** incl. VAT

**Floor area - 148 sqm**  
(interior - 121sqm + exterior - 27 sqm)



The price quoted is **INCLUSIVE** of the following items:

- SMS Structure is NHBRC registered – recognised by Banks for finance approval
- The complete structure, includes all external and internal finishes, as per finishing schedule
- Internal sewerage, water, and electrical reticulation inside the envelope of the structure, as per finishing schedule

The price quoted is **EXCLUSIVE** of the following:

- SACAP Architectural fees
- Council plan approval
- NHBRC enrolment fees
- Sewer, water, and electrical reticulation from the external Council bulk service(s) supply point(s) to the envelope of the structure
- External landscaping and/or paving
- Transport of materials to site

The price quoted above is subject to a site visit and inspection of the property.

#### **PROFESSIONAL FEES COVERED**

- Engineering design and certification fees

#### **ROOFING**

- Pitched roof - prefabricated trusses with Chromadek roof sheeting to Engineer's specification

#### **ENERGY EFFICIENCY AND BUILDING CODES**

- Building standards comply with all South African National Standard SANS 517 and 10400 specification requirements.
- The energy efficiency complies with all South African National Standards namely SANS 10400-XA:2011 (Energy usage in Buildings).

#### **OVEN AND HOB**

- 900mm stainless 4-plate gas hob – specification as per showroom samples

#### **DOORS & WINDOWS**

- The front door: wooden door; Internal doors: semi-solid wooden doors – specification as per showroom samples
- All other external doors & windows are powder coated aluminium – specification as per showroom samples

#### **WALL TILES**

- Bathrooms - 1.2m height and up to 2.0m height in the shower - PC material allowance of R **165.00 per sqm** – specification as per showroom samples

#### **FLOOR TILES**

- Floor tiles to house - PC materials only allowance of R **165.00 per sqm** – specification as per showroom samples

#### **SANITARYWARE**

- Basins - specified range basin and pedestal – specification as per showroom samples
- Toilets – specified range close couple suite – specification as per showroom samples
- Shower doors – specified range powder coated sliding shower door – specification as per showroom samples
- Accessories – specified range stainless steel – specification as per showroom samples
- Taps & mixers – specified range – specification as per showroom samples

#### **CABINETRY & COUNTER TOPS**

- Kitchen units – specification as per showroom samples
- Built-in-cupboards - specified range - specification as per showroom samples

#### **ELECTRICAL**

- Type A: specified range – as per layout
- Type B - specified range – as per layout
- Type C - specified range – as per layout 1 TV point

#### **HOT WATER**

- Water heating supplied by gas geyser system - specified range