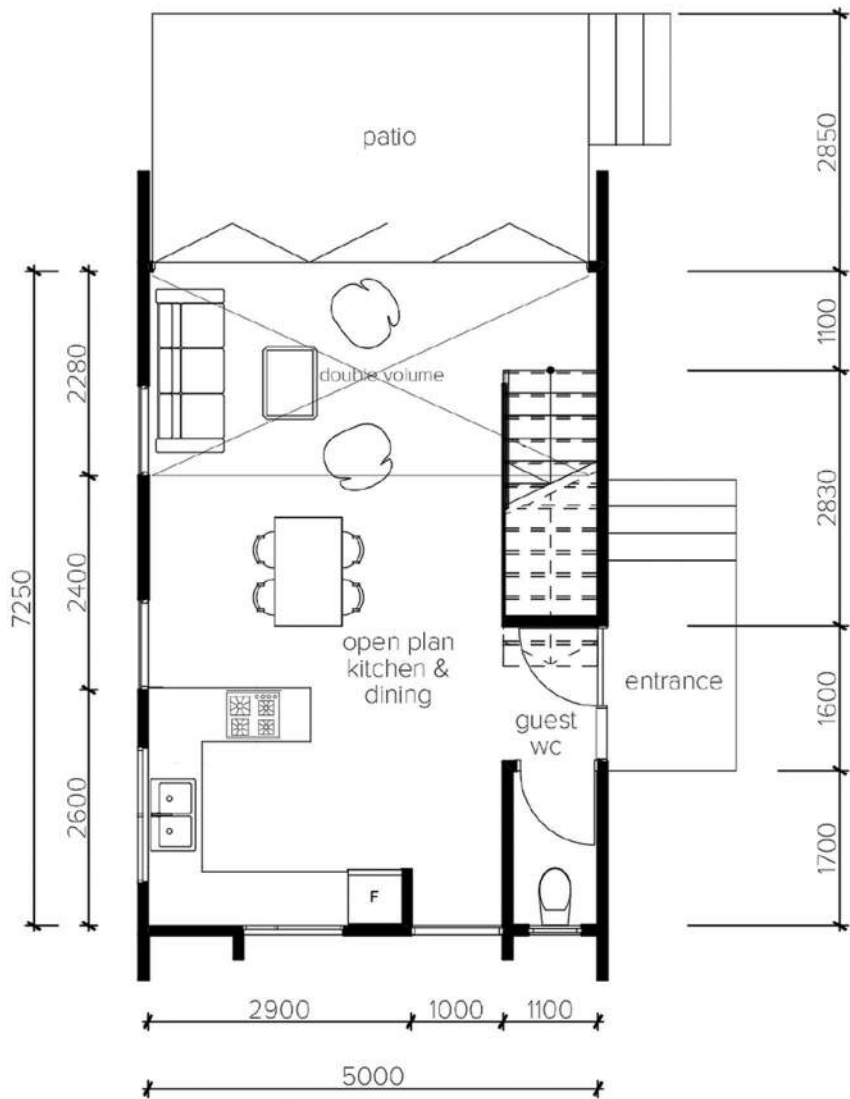


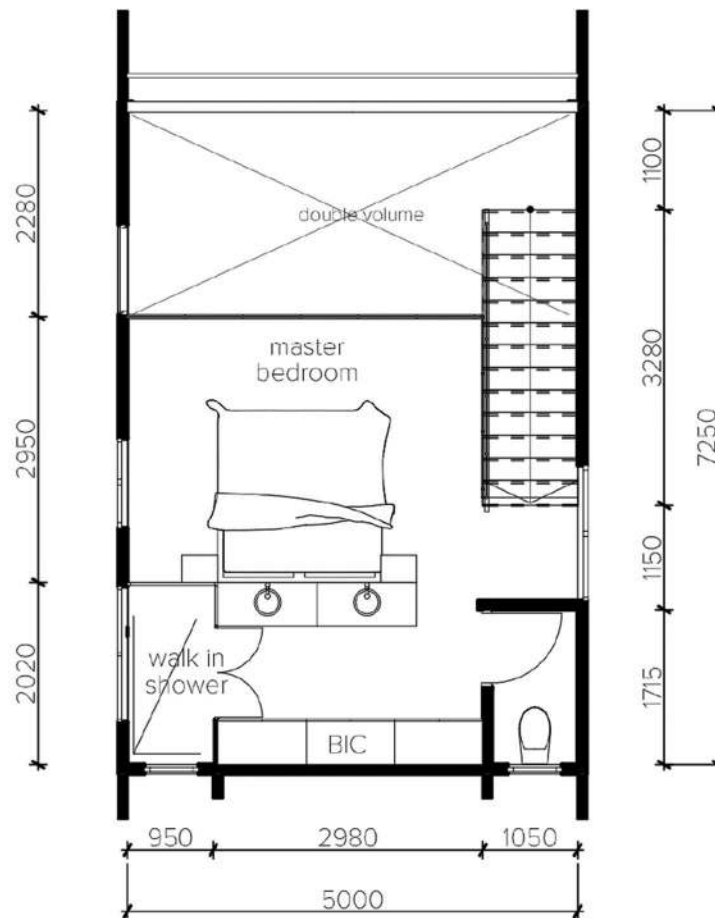


Smart Series





GROUND FLOOR PLAN
scale 1-100



FIRST FLOOR PLAN
scale 1-100

Floor area - 81 sqm
(interior 67 sqm + exterior 14 sqm)

1 Bed Unit

from

R543 500

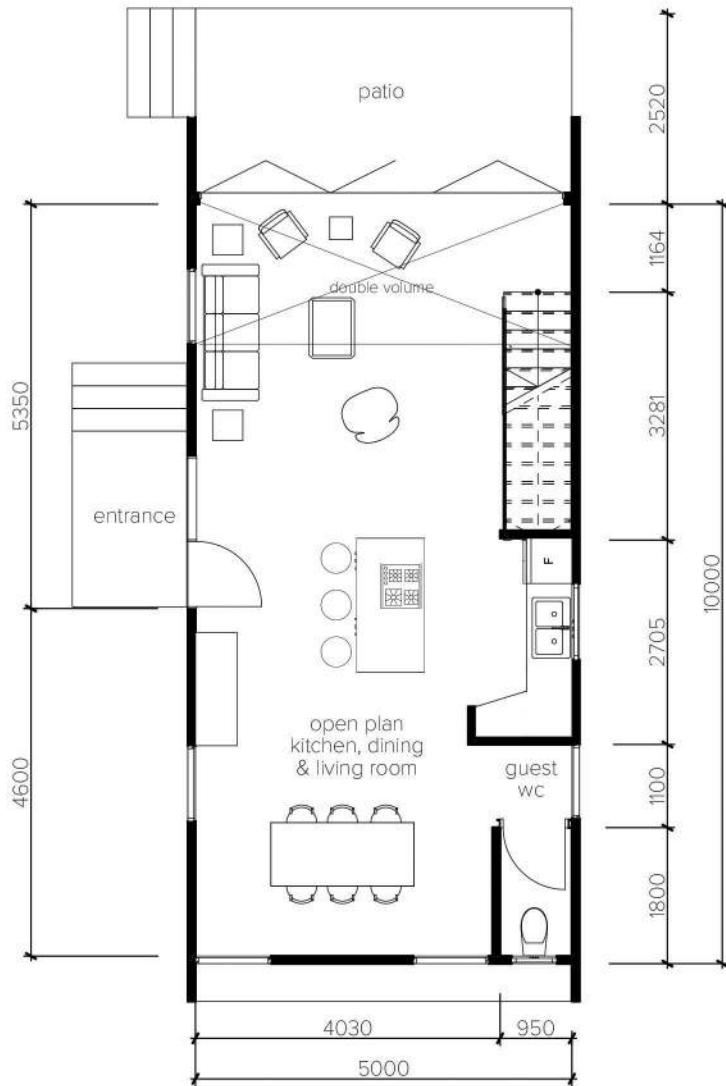
incl. VAT

1 Bed Unit

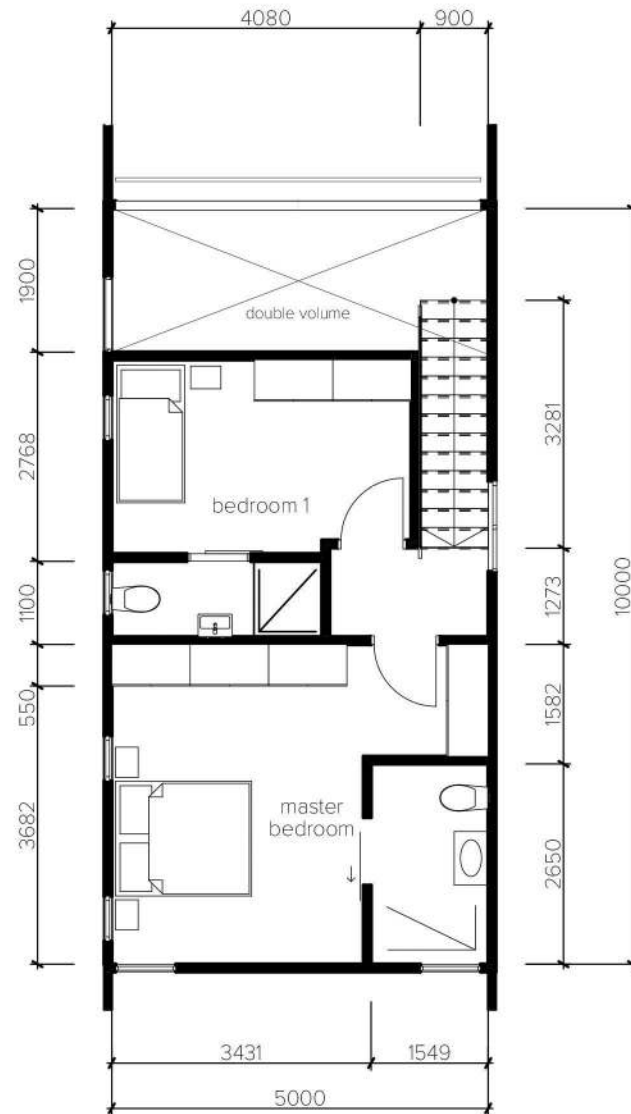


1 Bed Unit





GROUND FLOOR PLAN
scale 1-100



FIRST FLOOR PLAN
scale 1-100

Floor area - 111 sqm
(interior 93 sqm + exterior 18 sqm)

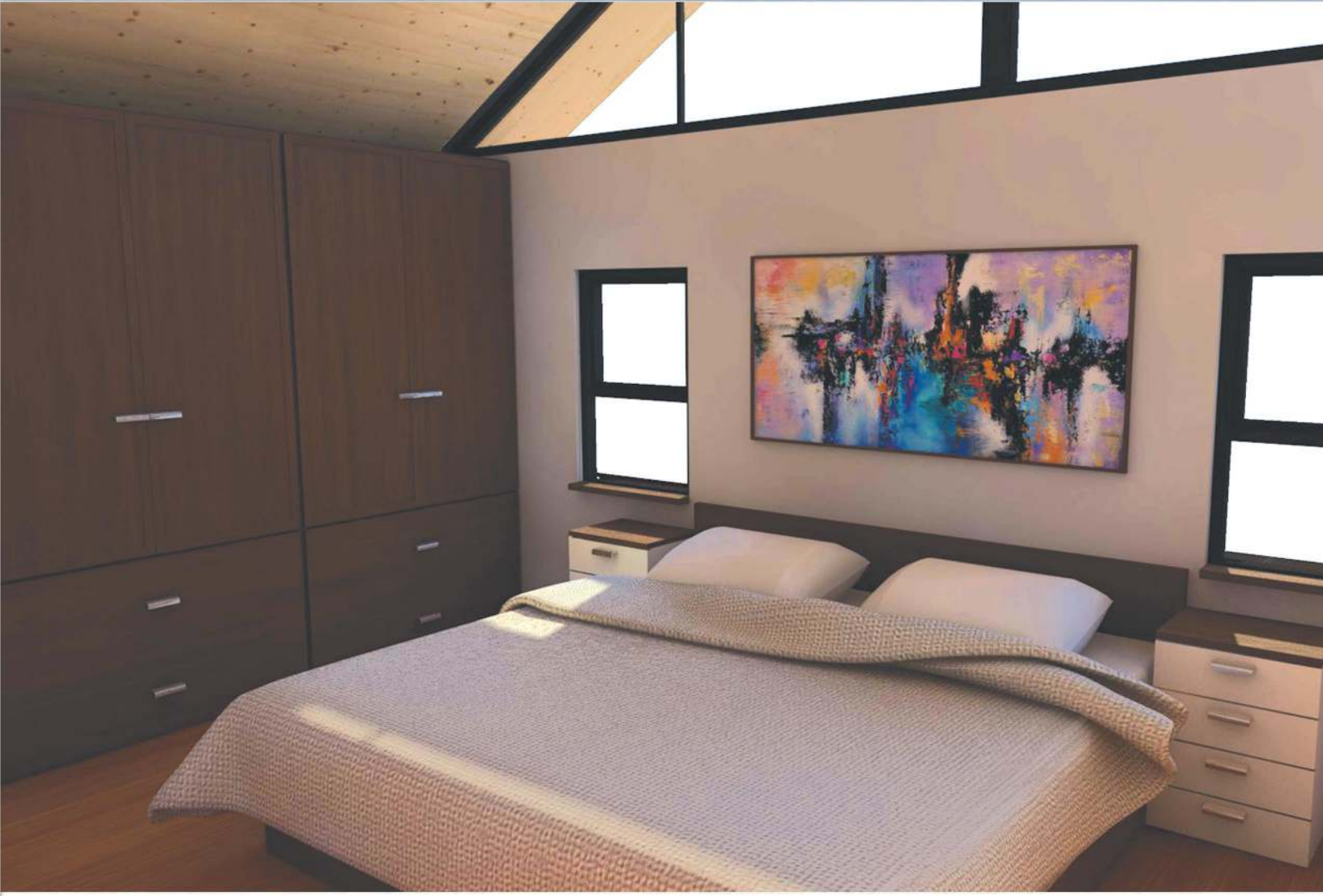
2 Bed Unit

from

R752 500

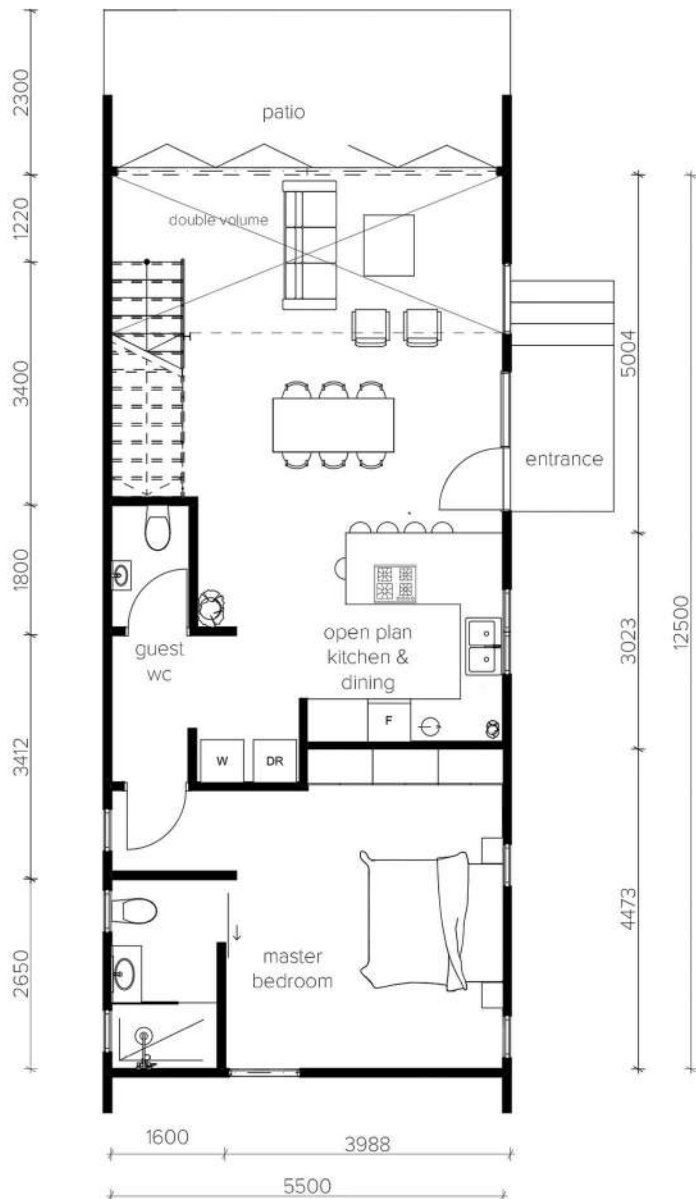
incl. VAT

2 Bed Unit

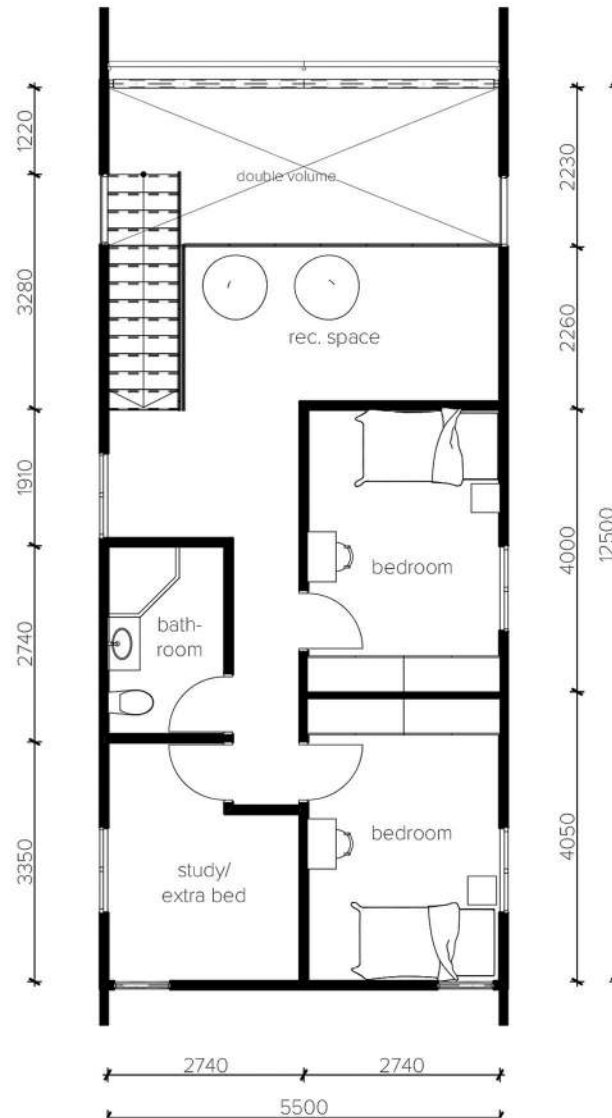


2 Bed Unit





GROUND FLOOR PLAN scale 1-100



FIRST FLOOR PLAN scale 1-100

Floor area - 160 sqm
(interior 136 sqm + exterior 24 sqm)

3 Bed Unit

from

R1 094 500

incl. VAT

3 Bed Unit



3 Bed Unit



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