THE NAUTILUS

SCHEDULE OF SPECIFICATIONS

OCTOBER 2026

thenautilusestate.co.za

1	**WALLS**		
		Exterior:	280mm Brick cavity walls Combination of plastered and bagged walls Screen walls (front doors and covered balconies) *Lighter face brick – vanilla or similar*
		Interior:	110mm Brick single skin walls Combination of plastered and bagged featured walls
2	**ROOF**		
		Roofing material:	Colorbond roof sheeting *Colour of sheeting: Livid Grey/Armour Grey*
		Facias:	Fibre cement *Painted in light grey to match roof colour*
		Rainwater goods:	Aluminium gutters – powder coated *Dove Grey*
3	**WINDOWS**		
		Windows:	Aluminium – powder coated *Charcoal*
4	**DOORS**		
	Door frames	*Exterior sliding doors:*	Aluminium - powder coated *Charcoal*
		Interior:	Hardwood door jambs painted to approved colour scheme *Painted in "White"*
		Front door:	Timber door
	Doors	*Exterior:*	Aluminium sliding door- powder coated *Sliding door - charcoal*
		Interior:	Horizontally profiled hollow core – painted to approved colour scheme *Painted in "White"*
		Front door:	Timber door
5	**IRONMONGERY**		
		Exterior:	Standard door handle as per aluminium supplier
		Interior:	QS stainless steel tube lever handle on rose with escutcheons and 2 lever lock
		Front door:	QS stainless steel handle with mortice lock (external use)
6	**GLAZING**		
		Doors:	Laminated safety glass
		Windows:	Clear glass on all windows excluding bathroom Obscure glass to all bathroom windows
7	**CEILINGS**		
		Concrete roofs:	Painted concrete soffits *Painted in white*
		Pitched roof units	Skimmed and painted plaster board ceiling with shadow line
8	**PAINTING**		
		Interior and exterior walls:	One coat masonry primer. Two coats IN/EX Acrylic paint *Colour External– A very light grey undertone*

		Colour Internal– "Almost there"	
	Garage doors:	Aluzinc - *Charcoal*	
9	**SANITARY WARE**		
	Toilet:	Close-coupled toilet - *Betta range*	
	Bath/shower:	1700mm x 700mm bath as per developer's choice – *Dado storm or similar* Concealed mixer as per developer's choice Shower arm and head as per developer's choice Glass shower screen	
	Basins:	White wall mounted cabinet and basin Basin mixer as per developer's choice	
	Sink:	Stainless steel double sink Sink mixer as per developer's choice	
	Accessories:	Wall mounted mirror in bathroom Toilet roll holder Towel rail Soap dish – shower and bath	
10	**FLOOR COVERINGS**		
	Floor covering:	Vinyl – *Aspen Premium range Italian oak colour*	
	Skirting:	69mm High SA Pine skirtings painted "almost there" All bedrooms to have skirting	
11	**WALL COVERINGS**		
	Wall tiles	*Kitchen:*	Ceramic wall tiles 600mm x 600mm, tiled 600mm above worktop *600 x 600 tile in light colour as per Developer's choice*
		Bathrooms:	Ceramic wall tiles 1800mm high to showers as per developer's choice aluminium edge trims to all exposed edges *600 x 600 tile in light colour as per Developer's choice*
12	**CUPBOARDS**		
		Kitchen & scullery:	Floor cupboards as indicated on plan Engineered stone tops Melamine colour as per developer's choice Doors with impact edging, melamine white interior and white backing	*PG Bison Super White (Cupboards) or Nata Peen* *Wooden elements: Sonae Arauco Karlstad Oak Melamine*
		Bedrooms:	Cupboards as indicated on plan Melamine colour as per developer's choice Doors with impact edging, melamine white interior and white backing	*PG Bison Super white (Cupboards)*
13	**ELECTRICAL**		
	Light fittings	*Kitchen:*	One light fitting as per developer's choice – track light with spots
		Livingroom:	One light fitting as per developer's choice – track light with spots
		Bedrooms:	One light fitting as per developer's choice – track light with spots

		Bathrooms:	One light fitting as per developer's choice – round LED fitting
	Plugs and switches		CBI Range or similar
		Kitchen:	5 plug points
		Livingroom:	2 plug points, 1 x Data point
		Bedrooms:	2 plug points
	Other	*Metering:*	Prepaid electricity meter
	Appliances	*Oven and hob:*	Defy 600mm Slimline undercounter oven and gas hob or similar
		Extractor fan:	Defy 600mm or similar
14	**WATER**		
		Water heating:	150l Solar geyser – each apartment
15	**INTERNET**		
	Apartments are fibre ready		
16	**PAVING**		
	Internal roads will be paved. Walkways and driveways will be **cement pavers.**		
17	**LANDSCAPING**		
	Landscaping as per design. Duplexes to have "green" areas.		
18	**GENERAL**		
	These specifications serve as a guideline only and the developer reserves the right to amend and/or substitute items, at their sole discretion, in the event of any item not being available or being in short supply.		
	The purchaser is not permitted to do any work on site while construction is under way without the permission of the contractor.		
	Should the abovementioned specification differ from the final plan specifications, then this specification will be the final ruling document.		