


Paarl Valleij Standard Specification July 2026

	Primary	Image
1	Roof Construction	
2	MiTek designed Trusses @ 1200 c/c and Purlins @ 1150 c/c, Nutec 12x225 fascias. Exposed Trusses to some types living areas	
3	Roof covering –0,47 Colourplus AZ150 Concealed fix 700 Sheeting All required Fixings, Sealants, Flashings and Cappings are included	
4	Insulation - Ecosential Double sided Radenshield Reflective foil Insulation under Sheeting	
5	Soffits - No Eave overhang	
6	Roof Pitch – as indicated on plan	
7	Seamless aluminium gutters, in standard colours, with upvc downpipes, painted to match external wall colour.	
8	Wall construction	
9	External cavity walls - Maxi clay bricks, plastered and painted.	
10	Internal double walls – Maxi clay bricks, plastered and painted.	
11	Internal single skin walls – Maxi clay bricks, plastered and painted.	
12	Courtyard double walls – Maxi clay bricks plastered and painted.	
13	Internal garage walls just bagged and not plastered	
14	Ceiling and cornice	
15	Galvanized grid dropped ceiling under truss with 9mm skimmed and painted Rhinoboard	
16	Aluminium frame trap door	
17	Soffit of slab - skimmed with Crestone and painted where applicable	
18	Shadowline cornice	
19	No Ceiling to Garage	
20	Shower doors and mirrors	
21	8mm TSGBPARG frameless glass shower panels, 2.1m high with chrome finish hard walk-in panel with sleeve support	
22	600 x 1100mm 5mm BPAR mirrors to single basins	
23	1200mm x 1100mm 5mm BPAR mirrors to double basins where applicable	
24	Sanitary ware	
25	Baths	
26	LIVINGSTONE TAYLOR BATH 1625mm x 735mm x 530mm	
27	BATH WASTE BRASS CLICKER LONG	



28 SILK CHROME FREESTANDING BATH MIXER



29 Bathroom Basin

30 GIO 1200 BASIN + CABINET SLIMLINE



31 GIO 600 BASIN + CABINET SLIMLINE



32 GIO 550 BASIN + CABINET SLIMLINE



Primary Image

33 LOGIS BASIN MIXER 70 NO PUW



34 Shower

35 TRAP SHOWER SARAH LEE HYDROTEC HORIZONTAL



36 LOGIS SHOWER MIXER FINISH SET








37 SHOWER ARM 400mm












38 SHOWER ROSE DUNE SQUARE 200mm

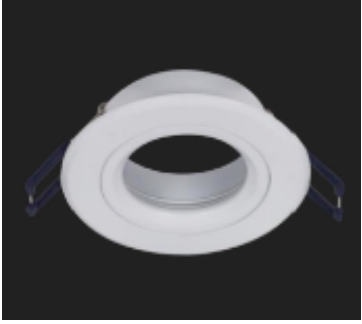








39 Toilets





Primary	Image
<p>40 GEBERIT KOMBIFIX WALL HUNG</p>	
<p>41 GEBERIT ALPHA 15 WHITE FLUSH</p>	
<p>42 BETTA DIPLOMAT W/H PAN WITH SOFT CLOSE SEATS</p>	
<p>43 Kitchen</p>	
<p>44 FRANKE NOUVEAU SINK 800x460x149 + 90mm WASTE</p>	
<p>45 FRANKE NOUVEAU SINK 1160x460x149</p>	


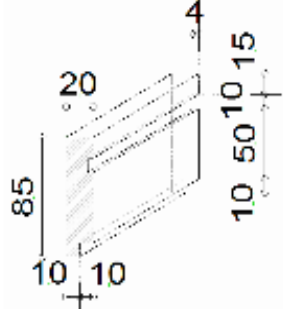


Primary	Image
46 FRANKE CUB UNDERMOUNT PREP BOWL 455x390x140 WHERE APPLICABLE	
47 DECOR E² SINK MIXER	
48 Bathroom Accessories	
49 Stun Guest Toilet Toll Holder	
50 STUN QUANTUM OPEN ENDED TOWEL RING	
51 STUN QUANTUM DBL RAIL 600mm	
52 Geysers & Panels	
53 OUTDOOR GAS GEYSER AND COVER AS PER THE DEVELOPER	
54 Windows and Doors	
55 2400mm high Aluminium clear single glazed doors, with safety glazing as per building regulation	
56 Garage Doors – Alusink in colour to match doors & windows, no Opener	
57 Internal garage door – 44 x 105mm profile 2400mm high frame with 10mm threshold and 813 x 2400mm hardboard door 30min fire rated	
58 Internal door – 44 x 105mm profile 2400mm high frame, no sill, with hollow core hardboard door 813 x 2032mm	
59 Internal door – Classic or Elegance panels – to be confirmed	
60 Switch Gear	
61 Plug Points	

Primary	Image
62 Lesco Pipelli Range White double or single switch sockets Euro prong combination	
63 One pop up plug to Kitchen	
64 Switches	
65 •Lesco Pipelli Range White Switches with Large Modules	
66 Appliances	
67 Gas Oven	
68 Bosch 60cm Gas Oven Stainless Steel - HGL10E150	
69 Gas Hob	
70 Bosch 60cm Gas Hob (Stainless Steel) - PBP6C5B62M	
71 Extractor	
72 Bosch 60cm Extractor Hood DHU635HZA	
73 Light Fittings (Pendant options Available)	

Primary	Image
74 Downlights - 5W LED (Mat white static)	
75 PENDANTS AS PER SELECTION	
76 Bedrooms and Bathrooms - LED ceiling light	
77 Dining Room Pendant (metal slim dome) with LED globes	

Primary	Image
78 Braai Light – Bulkhead oval small – Halogen Lamp	
79 Garage Light – Single 1.2m open channel LED tube	
80 Exterior Lights – Integrated LED bulkhead fitting (rectangular)	
81 Fireplaces & Braai's	
82 HEETA 600 OR BAIONA GAS OPTIONS	
83 KLOMPIE LINED OR MILD STEEEL OPTIONS	
84 Cabinetry (Colour Options Available)	
85 Kitchen and Scullery	
86 Carcasses - 16mm White melamine with wood look elements	
87 Edging - 1mm White impact PVC	
88 Doors - 16mm Folkstone Grey Peen melamine	
89 Door Profile/Edging - 2mm Matching	
90 Visible Decor panels - 16mm Folkstone Grey peen melamine	
91 Plinth/Cornice - Matching	
92 Drawer specification - Hafele Soft close	
93 Hinge specification - Hafele Soft close	
94 Handles - Slimline handles	
95 Splashback behind Stove - 6mm Opti White glass	
96 Stone tops - 20mm Engineered - Magnolia	
97 Bin Drawer insert	
98 Bedrooms	

	Primary	Image
99	Carcasses - 16mm White melamine	
100	Edging - 1mm White impact PVC	
101	Doors - 16mm White melamine	
102	Door Profile/Edging - 2mm Matching	
103	Visible Decor panels - 16mm White melamine	
104	Plinth/Cornice - Matching	
105	Drawer specification - Hafele ball bearing	
106	Hinge specification - Hafele Soft close	
107	Handles - Slimline	
108	Ironmongery	
109	Internal Doors	
110	Internal doors – Tubular stainless steel Lever handle on rose with lockset and escutcheon	
111	Halfmoon doorstops	
112	Internal Garage Door	
113	Tubular stainless steel Lever handle on rose with cylinder lock and escutcheon plates. Stainless steel hinges. Overhead doorclose	
114	Flooring	
115	Vinyl Flooring (Options available)	
116	ASPEN PREMIUM VINYL	
117	Tiling (Various colour options available)	

Primary	Image
118 1200x600mm TILES AS PER SELECTION	
119 Shower walls to be tiled 2.4m in height	
120 Skirting	
121 Purpose made timber skirting to all internal areas, painted.	
122	
123 Paving (Charcoal or Grey)	
124 Driveway	
125 100x100x50mm Cobbles on Compacted G5 filling	
126 Courtyard	
127 100x100x50mm Cobbles	
128 Braai Patios	
129 Square 600 x 600 x 40mm Continental classic pavers	
130 Washing Line	
131 Fold away washing line to courtyard	
132 Paint (Colour Options Available)	
133 External Walls - Plaster primer Midamite Fine with flexicryl	
134 Internal Walls – Apartment filler coat scraper fill 230 of 240 Midalux	
135 Ceiling – Apartment pride of Midamax 200	
136 Timber – Plascon Velvaglo	
137 Steelwork & Metalwork	
138 Gates	
139 Galvanized mild steel frame, Nutec board infill – 780mm wide x 2000mm high	

	Primary	Image
140	Electrical Back up	
141	3KW INVERTER WITH LITHIUM BATTERY BACK UP BY DEVELOPER	