

Terrace
VIEWS



Terrace
VIEWS



Kleine Kuppe Windhoek Namibia



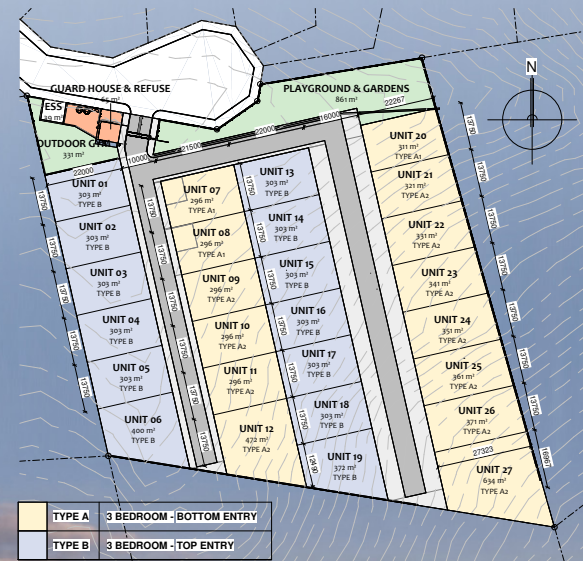
Terreace views is situated in a prime location with Windhoek Gymnasium School, the Grove Mall and IJG Trails located only minutes away. Perched along a hillside each unit will enjoy views overlooking the city and surrounding mountains.





Terrace
VIEWS

UNIT AREA SCHEDULE		
Name	Area	Occupancy
UNIT 01	303 m ²	TYPE B
UNIT 02	303 m ²	TYPE B
UNIT 03	303 m ²	TYPE B
UNIT 04	303 m ²	TYPE B
UNIT 05	303 m ²	TYPE B
UNIT 06	400 m ²	TYPE B
UNIT 07	296 m ²	TYPE A1
UNIT 08	296 m ²	TYPE A1
UNIT 09	296 m ²	TYPE A2
UNIT 10	296 m ²	TYPE A2
UNIT 11	296 m ²	TYPE A2
UNIT 12	472 m ²	TYPE A2
UNIT 13	303 m ²	TYPE B
UNIT 14	303 m ²	TYPE B
UNIT 15	303 m ²	TYPE B
UNIT 16	303 m ²	TYPE B
UNIT 17	303 m ²	TYPE B
UNIT 18	303 m ²	TYPE B
UNIT 19	372 m ²	TYPE B
UNIT 20	311 m ²	TYPE A1
UNIT 21	321 m ²	TYPE A2
UNIT 22	331 m ²	TYPE A2
UNIT 23	341 m ²	TYPE A2
UNIT 24	351 m ²	TYPE A2
UNIT 25	361 m ²	TYPE A2
UNIT 26	371 m ²	TYPE A2
UNIT 27	634 m ²	TYPE A2
9070 m ²		





UNIT 27
TYPE A2

UNIT 26
TYPE A2

UNIT 25
TYPE A2

UNIT 24
TYPE A2

UNIT 23
TYPE A2

UNIT 22
TYPE A2

UNIT 21
TYPE A1

UNIT 20
TYPE A1

UNIT 19
TYPE B

UNIT 18
TYPE B

UNIT 17
TYPE B

UNIT 16
TYPE B

UNIT 15
TYPE B

UNIT 14
TYPE B

UNIT 13
TYPE B

UNIT 12
TYPE A2

UNIT 11
TYPE A2

UNIT 10
TYPE A2

UNIT 09
TYPE A2

UNIT 08
TYPE A2

UNIT 07
TYPE A1

UNIT 06
TYPE B

UNIT 05
TYPE B

UNIT 04
TYPE B

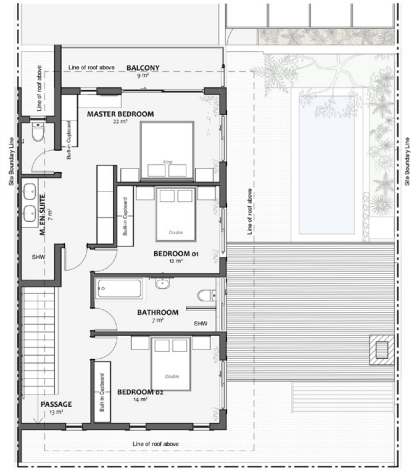
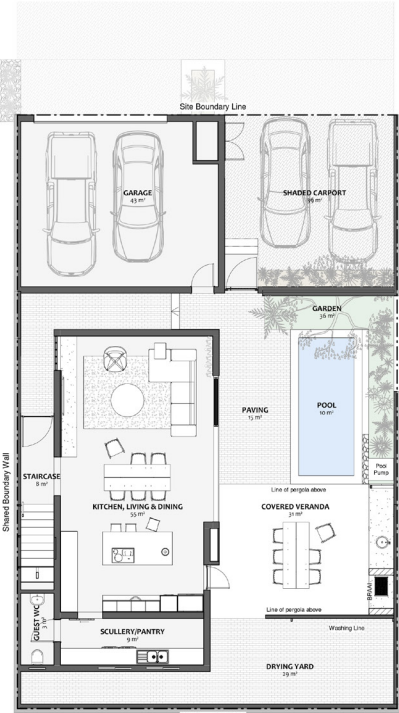
UNIT 03
TYPE B

UNIT 02
TYPE B

UNIT 01
TYPE B

UNIT A1

3 UNITS AVAILABLE



UNIT OVERVIEW

- 3** Bedrooms
- 2** Garages
- 3** Bathrooms
- 2** Shaded Carport
- Covered Braai Area
- 5 x 2m Swimming Pool



INTERNAL AREA		
Name	Area	Occupancy
STAIRCASE	8 m ²	INTERNAL
KITCHEN, LIVING & DINING	55 m ²	INTERNAL
GUEST WC	3 m ²	INTERNAL
BEDROOM 01	12 m ²	INTERNAL
BEDROOM 02	14 m ²	INTERNAL
MASTER BEDROOM	22 m ²	INTERNAL
M. EN-SUITE	7 m ²	INTERNAL
SCULLERY/PANTRY	9 m ²	INTERNAL
PASSAGE	13 m ²	INTERNAL
BATHROOM	7 m ²	INTERNAL
GARAGE	43 m ²	INTERNAL
Grand total	194 m²	

EXTERNAL AREA		
Name	Area	Occupancy
COVERED VERANDA	31 m ²	EXTERNAL
BALCONY	9 m ²	EXTERNAL
Grand total	40 m²	

OUTDOOR AREA		
Name	Area	Occupancy
POOL	10 m ²	OUTDOOR
DRYING YARD	29 m ²	OUTDOOR
PAVING	15 m ²	OUTDOOR
GARDEN	36 m ²	OUTDOOR
Grand total	89 m²	





20

Terrace
VIEWS



Terrace
VIEWS



Terrace
VIEWS



Terrace
VIEWS



Terrace
VIEWS



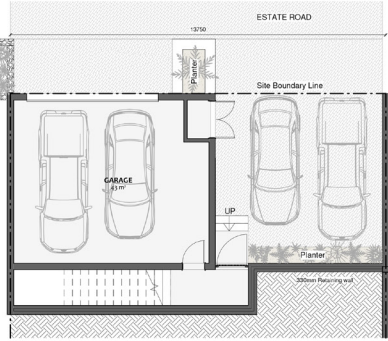
20

IS 64657 W

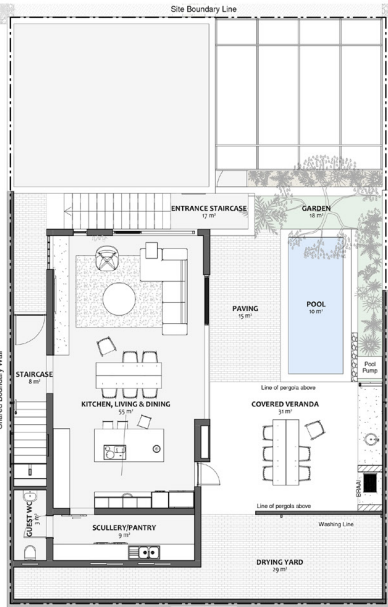
Terrace
VIEWS

UNIT A2

11 UNITS AVAILABLE



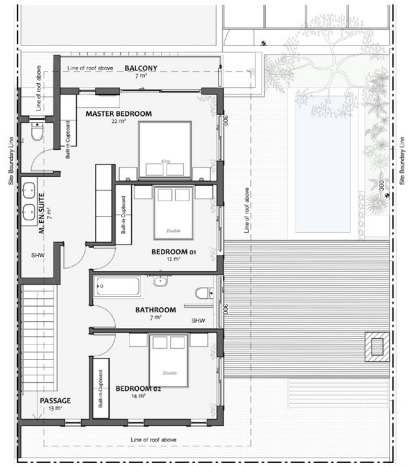
LOWER GROUND FLOOR
Scale - 1 : 100



UPPER GROUND FLOOR
Scale - 1 : 100



WEST ELEVATION PRESENTATION
Scale - 1 : 100



FIRST FLOOR
Scale - 1 : 100

UNIT OVERVIEW

- 3** Bedrooms
- 2** Garages
- 3** Bathrooms
- 2** Shaded Carport
- Covered Braai Area
- 5 x 2m Swimming Pool

INTERNAL AREA		
Name	Area	Occupancy

STAIRCASE	8 m ²	INTERNAL
KITCHEN, LIVING & DINING	55 m ²	INTERNAL
GUEST WC	3 m ²	INTERNAL
BEDROOM 01	12 m ²	INTERNAL
BEDROOM 02	14 m ²	INTERNAL
MASTER BEDROOM	22 m ²	INTERNAL
M. EN-SUITE	7 m ²	INTERNAL
SCULLERY/PANTRY	9 m ²	INTERNAL
PASSAGE	13 m ²	INTERNAL
BATHROOM	7 m ²	INTERNAL
GARAGE	43 m ²	INTERNAL
Grand total	194 m ²	

EXTERNAL AREA		
Name	Area	Occupancy

COVERED VERANDA	31 m ²	EXTERNAL
BALCONY	7 m ²	EXTERNAL
Grand total	38 m ²	

OUTDOOR AREA		
Name	Area	Occupancy

ENTRANCE STAIRCASE	17 m ²	OUTDOOR
POOL	10 m ²	OUTDOOR
DRYING YARD	29 m ²	OUTDOOR
PAVING	15 m ²	OUTDOOR
GARDEN	18 m ²	OUTDOOR
Grand total	88 m ²	





24

Terrace
VIEWS



Terrace
VIEWS



Terrace
VIEWS



Terrace
VIEWS



Terrace
VIEWS



Terrace
VIEWS



Terrace
VIEWS



Terrace
VIEWS



Terrace
VIEWS

MATERIAL SPECIFICATIONS AND FINISHES SCHEDULE

1. INTRODUCTORY NOTICE

The materials, fittings and finishes specified in this schedule are subject to availability at the time of construction. Should any specified material be unavailable, the Developer reserves the right to substitute such material with an alternative of similar or superior quality, appearance and performance. All substitutions shall be consistent with the overall design intent and quality standard of the development.

This development shall be constructed in accordance with the approved architectural drawings, engineer's specifications and local authority regulations. In the event of any discrepancy between this specification schedule and the architectural drawings, this specification shall take precedence unless otherwise directed by the Architect.

2. FOUNDATIONS

All external load-bearing walls founded on reinforced concrete strip footings as designed by the structural engineer.

Internal load-bearing walls founded on reinforced concrete footings.

Non-load-bearing internal walls founded on reinforced concrete surface beds.

Conventional building methods will be employed in accordance with normal ground conditions and engineer's specifications.

3. SUPER STRUCTURE

External and load-bearing walls constructed in masonry.

Internal non-load-bearing walls constructed in masonry or approved alternative.

Construction to comply fully with approved architectural and structural engineer's

3.1 Finishes

3.1.1 Walls Finishes:

- External walls to be combination plaster, smooth plaster and painted with two coats of pure PVA acrylic exterior paint finish and colour according to finishing schedule and colour scheme.
- Internal wall to be of smooth troweled cement plaster finish and painted with two coats Polvin Wall & Ceiling paint according to finishing schedule and colour scheme.
- All colour palettes according to finishing schedule and colour scheme.

3.2.1 Where tiled walls are indicated

- Porcelain or ceramic wall tiles to kitchens between countertops and wall units.
- Porcelain or ceramic wall tiles to bathrooms and guest WCs to full or designated height as per drawings.

4. ROOF STRUCTURE AND COVERING

- 4.1 Roof structure constructed using lightweight steel or timber trusses, concealed where applicable.
- 4.2 Exposed roof structures constructed in accordance with structural engineer's specifications.
- 4.3 Roof coverings to be concealed-fix or architectural-profile metal roof sheeting, including all required flashings.
- 4.4 Insulation provided in accordance with energy efficiency Industry Standard Norms.

5. WINDOWS

- 5.1 Powder-coated aluminium window and door frames.
- 5.2 No burglar bars will be provided by developer, and homeowner to adhere to design manual in this regard.
- 5.3 Glazing to comply with SANS, National Building Regulations and safety glazing requirements.
- 5.4 Clear glazing generally, with obscure glazing to bathrooms where required.
- 5.5 Plastered and painted external window sills sloped for water runoff.

6. DOORS AND DOOR FRAMES

- 6.1 Entrance door: Aluminium-framed door with architectural glazing or solid panels as per design.
- 6.2 Internal doors: Quality hollow core timber doors in suitable frames.
- 6.3 Sliding and patio doors: Aluminium-framed glazed doors.
- 6.4 All external doors fitted with secure cylinder locksets.
- 6.5 Internal door ironmongery of modern architectural standard, finish to Architect's selection.

7. CEILINGS

- 7.1 Minimum finished ceiling height of approximately 2400mm unless otherwise indicated.
- 7.2 Combination of skimmed concrete soffits, ceiling boards and insulated ceiling panels as appropriate.
- 7.3 Shadowline or flush cornice details where applicable.
- 7.4 Painted with quality interior ceiling paint.

8. FLOORS

- 8.1 Living areas, kitchens and circulation spaces: Large-format full body floor tiles.
- 8.2 Bedrooms: Full body floor tiles as per Architect's selection.
- 8.3 Bathrooms: Porcelain tiles to floors.
- 8.4 Shower floors finished with mosaic or slip-resistant tiles.
- 8.5 Tile skirtings provided to match floor finishes where applicable.

9. KITCHEN

- 9.1 Kitchen layouts coordinated between Developer, Architect and appointed joiner.
- 9.2 Provision for integrated or freestanding fridge/freezer combination.
- 9.3 Provision for dishwasher and washing machine connections.
- 9.4 Custom-built kitchen cupboards in Quality melamine, veneer or equivalent finish with durable edging.
- 9.5 Soft-close hinges and drawer runners throughout.
- 9.6 Engineered stone or equivalent premium worktops to kitchens and sculleries.

9.7 Finishes

- Provision is made for installation of melamine build-in cupboards with 3mm edging and internal panels will be standard 16mm white melamine carcasses with 1mm edging, selected by developer.
- Eezi Quartz tops to kitchen and bathrooms where necessary.
- Formica/ Surrino tops to Scullery and bedrooms where necessary.
- All cupboards will be provided with full 3mm white backing cupboard.
- All doors to be fitted with on handle selected by developer.

10. JOINERY

- 10.1 Built-in cupboards and joinery coordinated between purchaser and appointed joiner within the design intent.
- 10.2 Quality melamine, veneer or painted finishes as selected from the Developer's range.
- 10.3 Soft-close hardware throughout.

11. APPLIANCES

- 11.1 Built-in oven, gas hob and extractor hood of modern design and reputable quality.
- 11.2 Appliance finishes and specifications to be selected by the Architect.
- 11.3 Air conditioners will be installed at a few selected areas only.
- 11.4 Washing machine / dishwasher connections in scullery

12. ELECTRICAL

- 12.1 Electrical installation in accordance with local authority and SANS regulations.
- 12.2 Modern light switches and socket outlets of reputable quality.
- 12.3 Prepaid electrical metering to each unit.
- 12.4 Provision made for alarm system conduits and satellite/television cabling.
- 12.5 Lighting layout in accordance with Architect's drawings.

13. PLUMBING

- 13.1 Plumbing installation in accordance with approved drawings and regulations.
- 13.2 White glazed porcelain sanitary ware throughout.
- 13.3 Toilets: Wall-hung or close-coupled toilets with concealed or neat exposed cisterns.
- 13.4 Basins: Counter-mounted or wall-hung basins with chrome mixer taps.
- 13.5 Showers: Clear glass enclosures with concealed or exposed mixers and hand showers.
- 13.6 Baths provided to main bathrooms where indicated.
- 13.7 Kitchen and scullery: Stainless steel sinks with chrome mixer taps.
- 13.8 Solar-assisted hot water system installed as per engineer's specification.

14. BOUNDARY WALLS & FENCES

- 14.1 Built-in braai to each unit where indicated.
- 14.2 Paved access, patios and common areas as per site layout drawings.
- 14.3 Boundary treatments in accordance with estate or development guidelines. No Boundary wall to be erected on the whole fence for each unit.

15. CURTAIN RAILS AND WINDOW TREATMENTS

- 15.1 Provision for curtain rails or tracks to windows and doors.
- 15.2 Final window dressings to be supplied and installed by purchaser.
- 15.3 Shower floors finished with mosaic or slip-resistant tiles.

IMPORTANT: PLEASE NOTE

No changes to any specifications, finishes as per the Developer's approved range, or to the internal layout of the unit shall be permitted without the prior written approval of the Developer, except that purchasers may select kitchen cupboard colours from the Developer's approved range.

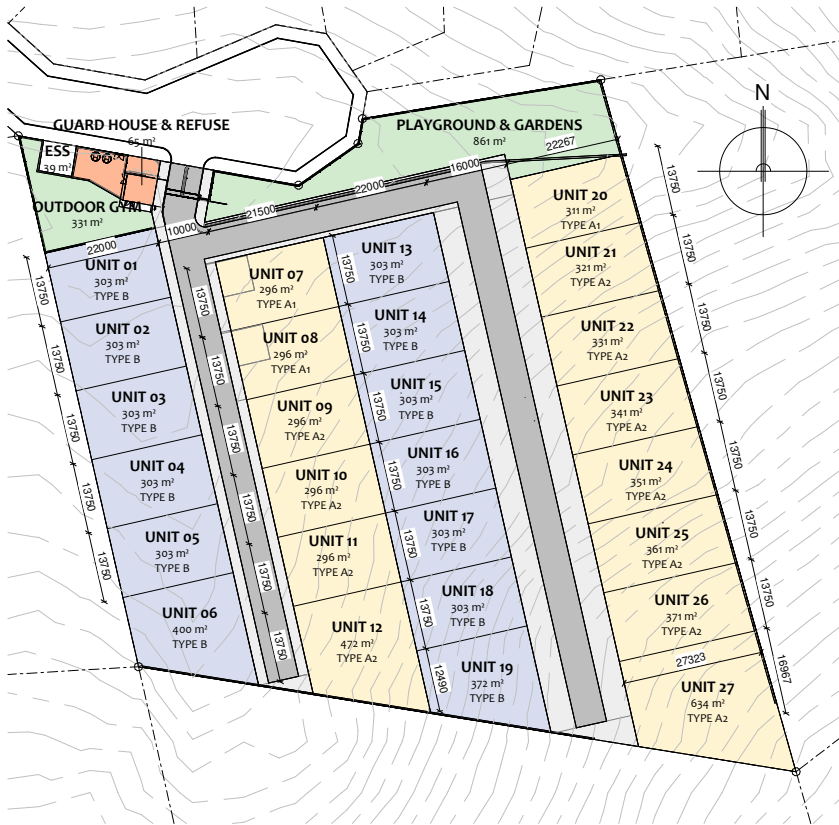
Should there be any discrepancy or conflict between this specification schedule and the architectural drawings, this specification schedule shall take precedence, unless otherwise confirmed in writing by the Architect or Developer.

ERF 727 KLEINE KUPPE

SITE AREA: 13 605.724 sqm
 DENSITY: 1 DWELLING / 500m²
 COVERAGE ALLOWED: 50%
 ZONING: RESIDENTIAL

TYPE A	3 BEDROOM - BOTTOM ENTRY
TYPE B	3 BEDROOM - TOP ENTRY

UNIT AREA SCHEDULE		
Name	Area	Occupancy



UNIT 01	303 m ²	TYPE B
UNIT 02	303 m ²	TYPE B
UNIT 03	303 m ²	TYPE B
UNIT 04	303 m ²	TYPE B
UNIT 05	303 m ²	TYPE B
UNIT 06	400 m ²	TYPE B
UNIT 07	296 m ²	TYPE A1
UNIT 08	296 m ²	TYPE A1
UNIT 09	296 m ²	TYPE A2
UNIT 10	296 m ²	TYPE A2
UNIT 11	296 m ²	TYPE A2
UNIT 12	472 m ²	TYPE A2
UNIT 13	303 m ²	TYPE B
UNIT 14	303 m ²	TYPE B
UNIT 15	303 m ²	TYPE B
UNIT 16	303 m ²	TYPE B
UNIT 17	303 m ²	TYPE B
UNIT 18	303 m ²	TYPE B
UNIT 19	372 m ²	TYPE B
UNIT 20	311 m ²	TYPE A1
UNIT 21	321 m ²	TYPE A2
UNIT 22	331 m ²	TYPE A2
UNIT 23	341 m ²	TYPE A2
UNIT 24	351 m ²	TYPE A2
UNIT 25	361 m ²	TYPE A2
UNIT 26	371 m ²	TYPE A2
UNIT 27	634 m ²	TYPE A2

9070 m²

TERRACE VIEWS AREAS SCHEDULE + PRICING

UNIT #	UNIT TYPE	PLOT SIZE	UNIT AREA	+	GARAGE	=	SECTIONAL TITLE AREA	SHADED CARPORT	+	VERANDA	+	GARDEN	+	POOL	+	BALCONY	=	EXCLUSIVE USE AREA	TOTAL AREA	SELLING PRICE
1	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,885,000.00
2	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,890,000.00
3	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,895,000.00
4	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,900,000.00
5	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,905,000.00
6	B	400	210.80		54.00		264.80	41.00		31.40		127.70		10.00		7.20		482.10	746.90	NAD 4,045,600.00
7	A1	296	212.70		44.90		257.60	39.10		31.80		68.90		10.00		7.20		414.60	672.20	NAD 4,160,000.00
8	A1	296	212.70		44.90		257.60	39.10		31.80		68.90		10.00		7.20		414.60	672.20	NAD 4,165,000.00
9	A2	296	212.70		44.90		257.60	39.10		31.80		68.90		10.00		7.20		414.60	672.20	NAD 4,170,000.00
10	A2	296	212.70		44.90		257.60	39.10		31.80		68.90		10.00		7.20		414.60	672.20	NAD 4,175,000.00
11	A2	296	212.70		44.90		257.60	39.10		31.80		68.90		10.00		7.20		414.60	672.20	NAD 4,180,000.00
12	A2	472	212.70		44.90		257.60	39.10		31.80		244.90		10.00		7.20		590.60	848.20	NAD 4,457,800.00
13	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,890,000.00
14	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,895,000.00
15	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,900,000.00
16	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,905,000.00
17	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,910,000.00
18	B	303	210.80		54.00		264.80	41.00		31.40		30.70		10.00		7.20		385.10	649.90	NAD 3,900,000.00
19	B	372	210.80		54.00		264.80	41.00		31.40		99.70		10.00		7.20		454.10	718.90	NAD 4,009,200.00
20	A1	311	212.70		44.90		257.60	39.10		31.80		83.90		10.00		7.20		429.60	687.20	NAD 4,197,000.00
21	A2	321	212.70		44.90		257.60	39.10		31.80		93.90		10.00		7.20		439.60	697.20	NAD 4,220,000.00
22	A2	331	212.70		44.90		257.60	39.10		31.80		103.90		10.00		7.20		449.60	707.20	NAD 4,243,000.00
23	A2	341	212.70		44.90		257.60	39.10		31.80		113.90		10.00		7.20		459.60	717.20	NAD 4,266,000.00
24	A2	351	212.70		44.90		257.60	39.10		31.80		123.90		10.00		7.20		469.60	727.20	NAD 4,289,000.00
25	A2	361	212.70		44.90		257.60	39.10		31.80		133.90		10.00		7.20		479.60	737.20	NAD 4,317,000.00
26	A2	371	212.70		44.90		257.60	39.10		31.80		143.90		10.00		7.20		489.60	747.20	NAD 4,345,000.00
27	A2	634	212.70		44.90		257.60	39.10		31.80		406.90		10.00		7.20		752.60	1010.20	NAD 4,750,400.00

