



**DOGON | GROUP**  
P R O P E R T I E S

**CHANTECLER TERRACE**  
HOUSE 3



HEAD OFFICE **021 433 2580**

**dogongroup.com**

*A visionary company with decades of experience*



# DOGON | GROUP

## PROPERTIES

### COMPANY PARTICULARS

Established in 2002 and founded by Denise Dogon, Dogon Group Properties has proven to be a true real estate success story. The Dogon name has become synonymous with the proficient and effective marketing and selling of premium grade properties in Cape Town and particularly the sought-after Atlantic Seaboard. Dogon Group currently have offices in high profile positions in Sea Point and Southern Suburbs.

Dogon Group Properties prides itself on its unique and focused approach to marketing and sales, providing a comprehensive and tailored solution to ensure that sales occur at the optimum price within a compressed space of time. The company utilizes an evolved and distinctive sales force of highly adept and skilled sales agents who are selected for their extensive experience, professionalism and successful track records.

Headed by Managing Director Alexa Horne, Dogon Group has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary Dogon Group database combined with its eye-catching and prominent advertising, both in print and digital media, together with our visible network of sales offices support our strong performance on the Western Cape's Atlantic Seaboard, Southern Suburbs, Western Seaboard and surrounding areas.

DOGON GROUP PROPERTIES (PTY) LTD  
REGISTRATION NO: 2002/020365/07  
ALEXA HORNE (MANAGING DIRECTOR)

P O BOX 605 SEA POINT 8060  
THE KINGS, 101 REGENT ROAD  
SEA POINT, SOUTH AFRICA  
TEL +27 21 433 2580  
FAX +27 21 433 2781

### SALES AGENTS



PAUL UPTON  
071 610 8088



ALEXA HORNE  
082 349 7799

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PROUDLY DEVELOPED BY



# *Chantecler Terrace*

SPECIFICATION  
HOUSE 3

**01 - PLANS**

SITE PLAN  
GROUND FLOOR PLAN  
FIRST FLOOR PLAN

**02 - FLOOR & WALL FINISHES**

ENGINEERED OAK WOOD FLOORING  
CARPET  
INDOOR & OUTDOOR TILES

**03 - WALL FINISHES**

SKIRTING PROFILE  
CORNICE PROFILE  
INTERNAL WALL FINISH  
EXTERNAL WALL FINISH

**04 - DOORS**

INTERNAL DOORS & DOOR HANDLES  
EXTERNAL FRONT DOORS & DOOR HANDLE

**05 - COUNTERTOPS**

KITCHEN & MASTER EN-SUITE  
SCULLERY & BATHROOMS  
BRAAI AREA

**06 - BATHROOMS**

GUEST BATHROOM  
MASTER EN-SUITE  
BEDROOM 01 EN-SUITE  
BEDROOM 02 EN-SUITE  
BEDROOM 03 EN-SUITE

**07 - SANITARYWARE & ACCESSORIES**

BATHROOM, KITCHEN & SCULLERY

**08 - APPLIANCES**

KITCHEN  
BRAAI & FIREPLACE

**09 - JOINERY**

KITCHEN JOINERY  
BUILT IN CUPBOARDS  
BRAAI UNIT  
HANDLES & KNOBS

**10 - OUTDOOR / PATIO**

JOINERY  
APPLIANCES  
SANITARYWARE  
WASHLINE

**11 - LIGHTING**

EXTERNAL & INTERNAL LIGHTING

**12 - ELECTRICAL**

PLUGS, SWITCHES, ALARM KEYPAD & INTERCOM  
CONSOLE

**13 - ADDITIONAL SPECIFICATIONS**

SECURITY & ACCESS CONTROL  
ELECTRICAL  
WIFI/ INTERNET ACCESS  
KITCHEN & SCULLERY  
GARAGE/ OUTDOOR  
ADDITIONAL FEATURES

**14 - PC SUMS**

**DISCLAIMER:**

The Developer reserves the right to substitute any item reflected in these specifications with an item of a similar standard and quality, to vary the specifications or plans relating to the property should the architect consider the variation reasonably necessary for technical or aesthetic reasons, or reasonably necessary to comply with any requirements of any competent authority, any special features of the property and/or any special impediments such as water, sewer or electrical lines either above or underground or any rock or other soil condition provided that such substitutions and variations do not materially affect the development or the specifications, nor detract from the quality thereof.

**HOUSE 3:**

Ground floor	200	m <sup>2</sup>
First floor	111	m <sup>2</sup>
Total under roof	311	m <sup>2</sup>
Kitchen yard	8	m <sup>2</sup>
Plot size	700	m <sup>2</sup>



**HOUSE 3:**  
DIMENSIONS AND SIZES (based on internal wall measurements)

GROUND FLOOR:	Meters		Meters	Area (m <sup>2</sup> )
Kitchen	5,2	X	4,0	20,8
Scullery/Laundry	4,9	X	2,8	13,7
Dining room	5,2	X	3,6	18,7
Living room	5,2	X	3,0	15,6
Covered entrance	1,8	X	1,4	2,5
Entrance Hall	4,0	X	3,1	12,4
Guest bathroom	3,3	X	1,3	4,3
Study/Guest bedroom	4,5	X	3,0	13,5
Covered patio	5,7	X	3,0	17,1
Garage	6,0	X	6,0	36,0
Storage Area	1,9	X	2,8	5,2
Total Garage				41,2
Kitchen yard	3,0	X	2,7	8,1

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Kitchen yard	8 m <sup>2</sup>
Plot size	700 m <sup>2</sup>



**HOUSE 3:**  
DIMENSIONS AND SIZES (based on internal wall measurements)

FIRST FLOOR:	Meters	X	Meters	Area (m <sup>2</sup> )
Main bedroom (including Dresser)	5,0	X	5,0	25,0
Additional BIC Area	3,2	X	1,6	5,1
Total Main Bedroom & Dresser				30,1
Main en-suite	3,3	X	3,1	10,1
Bedroom 1	4,0	X	3,8	15,2
Bedroom 1 en-suite	3,5	X	1,3	4,6
Bedroom 2	4,0	X	3,8	15,2
Bedroom 2 en-suite	3,5	x	1,3	4,6

HOUSE 3:	
Ground floor	200 m <sup>2</sup>
First floor	111 m <sup>2</sup>
Total under roof	311 m <sup>2</sup>
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**ENGINEERED OAK**  
 OGGIE – GREY MIST  
 LIVING ROOM, DINING ROOM,  
 KITCHEN, ENTRANCE &  
 PASSAGES



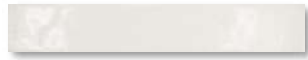
**CARPET**  
 BELGOTEX – MANTRA  
 AQUEOUS  
 ALL BEDROOMS &  
 STUDY/GUEST BEDROOM



**TILE**  
 STONEMOOD –SILVER  
 600 X 1200MM  
 MASTER EN-SUITE  
 (SHOWER WALLS & FLOOR)



**TILE**  
 STARK NACAR HEX DESERT  
 GUEST BATHROOM (FLOOR)



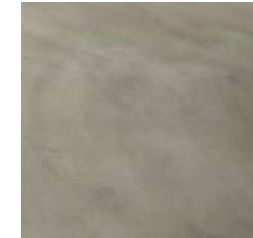
**TILE**  
 COUNTRY GLOSS BLANCO  
 (WHITE) 50 X 400MM  
 GUEST BATHROOM (SHOWER  
 WALL)



**TILE**  
 FAENZA – GRINGIO  
 600 X 1200 MM  
 EN-SUITES 01, 02 & 03  
 (SHOWER WALLS & FLOOR)



**TILE**  
 FAENZA – FOSSIL  
 600 X 1200 MM  
 SCULLERY & OUTDOOR



**SCREED**  
 GRANO SCREED  
 GARAGE





**TIMBER SKIRTING PROFILE**  
TORUS SKIRTING 22MM X  
145MM



**CORNICE PROFILE**  
SIZE: 93MM H X 99MM W

**WALL APPLICATION:**

**INTERNAL:** SMOOTH PLASTER  
**GROUND FLOOR EXTERNAL:** SMOOTH PLASTER  
**FIRST FLOOR EXTERNAL:** BAGGED FINISH,  
PAINTED WHITE

**PAINT COLOURS:**

**INTERIOR PAINT:** LOW SHEEN, WASHABLE  
(PLASCON CASHMERE OR SIMILAR) – WHITE  
**EXTERIOR PAINT:** HIGHLY DURABLE, UV  
RESISTANT, WATERBASED COATING WITH FINE  
TEXTURE – WHITE



INTERNAL DOORS



INTERNAL DOOR  
HANDLE & ESCUTCHEON  
PLATE



EXTERNAL FRONT  
DOOR



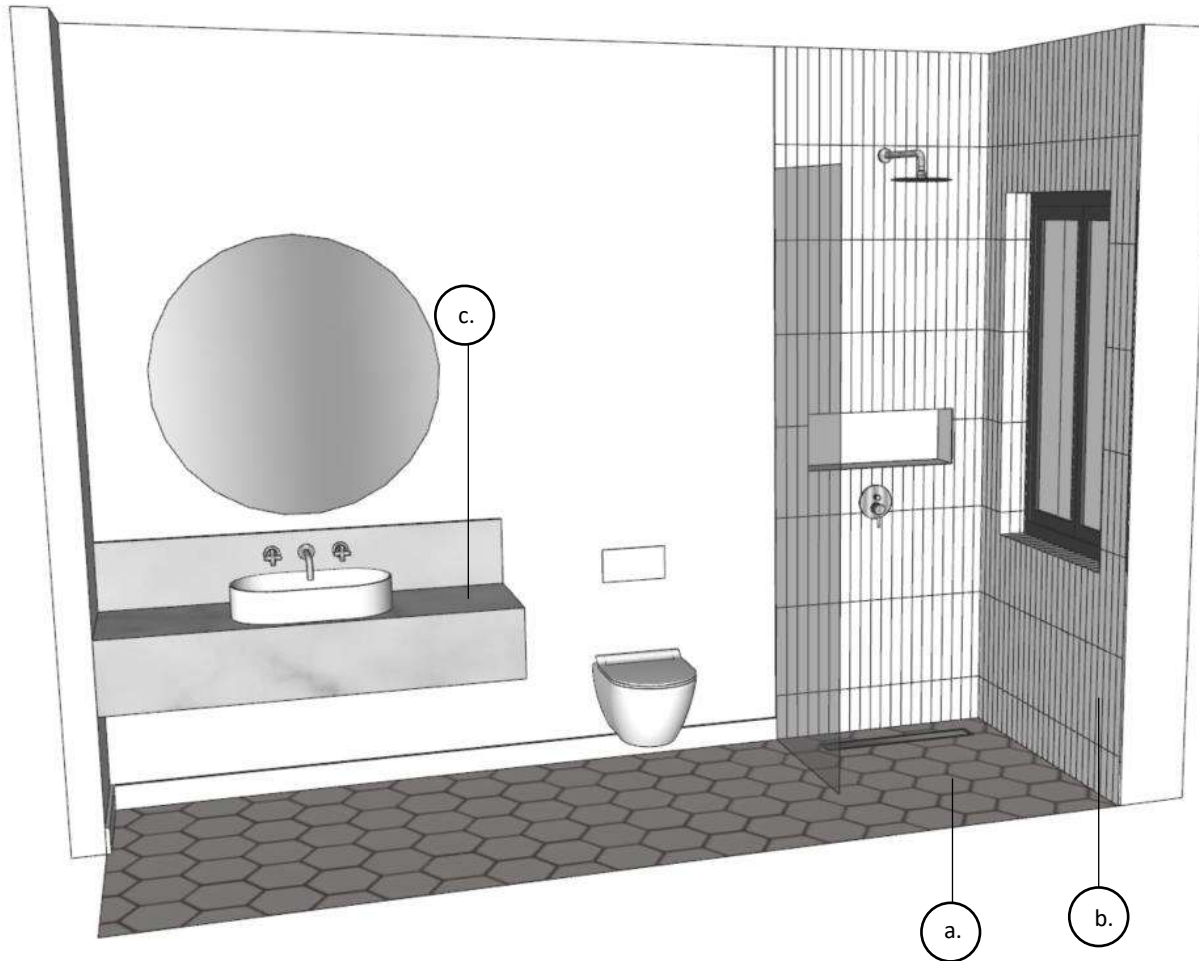
EXTERNAL FRONT DOOR HANDLE



QUARTZ STONE - RENOIR  
KITCHEN, GUEST BATHROOM &  
MASTER EN-SUITE

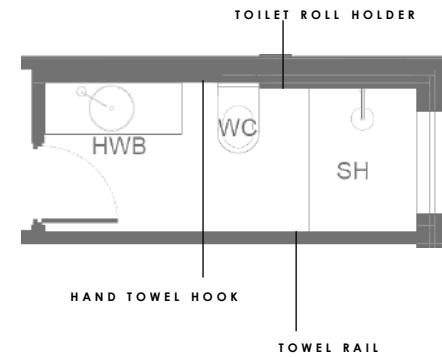


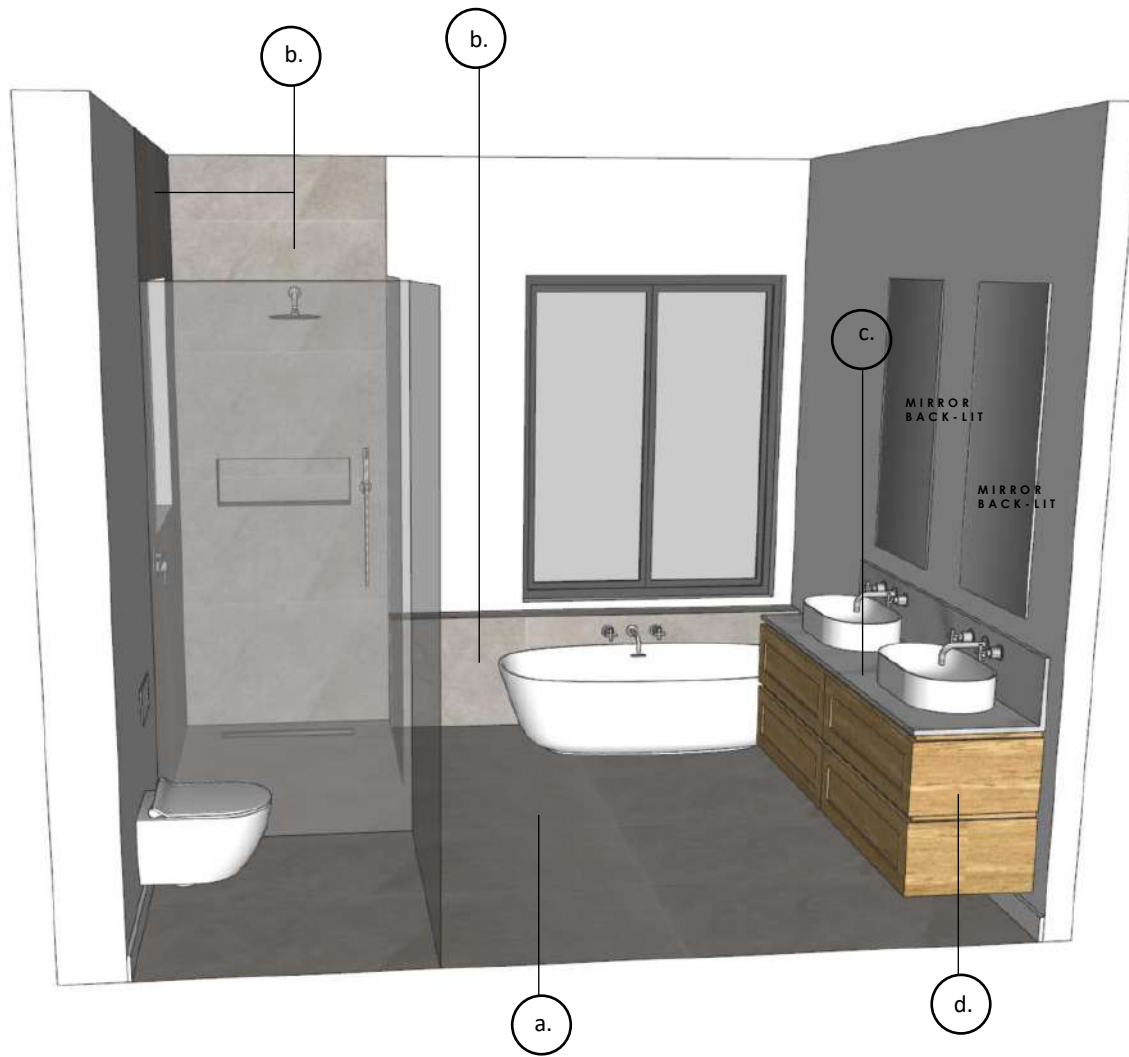
QUARTZ STONE - COBBLE  
SCULLERY EN-SUITES 01, 02 & 03  
VANITIES & PATIO



SURFACE FINISHES

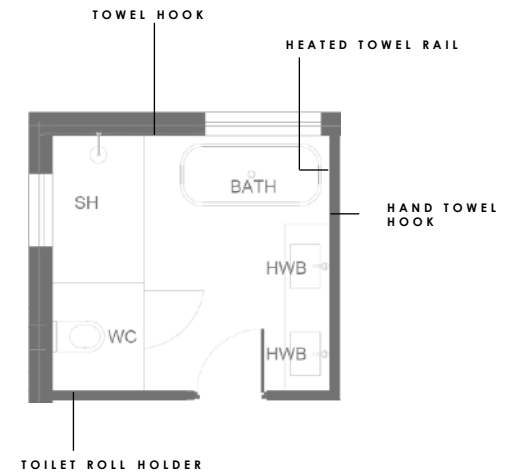
- a. Floor tile: STARK NACAR HEX DESERT
- b. Wall tile: COUNTRY GLOSS BLANCO (WHITE)
- c. Vanity top: QUARTZ STONE RENOIR

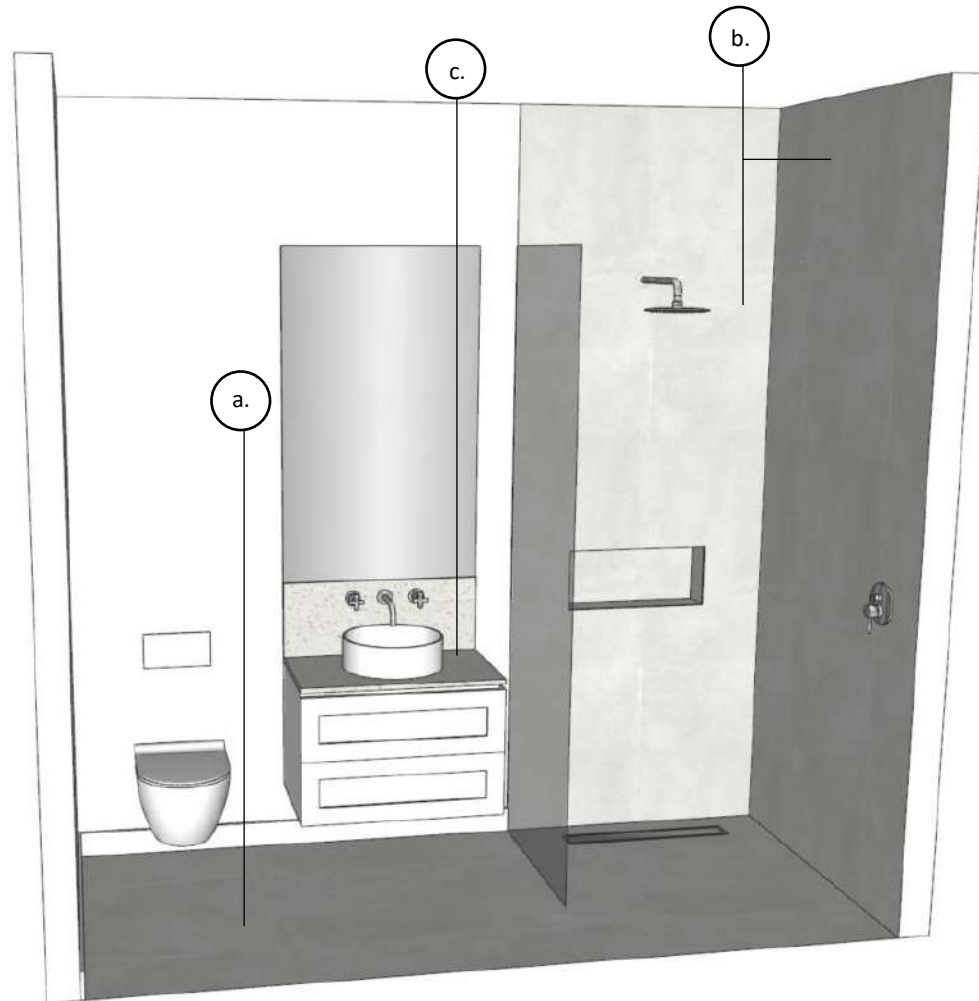




SURFACE FINISHES

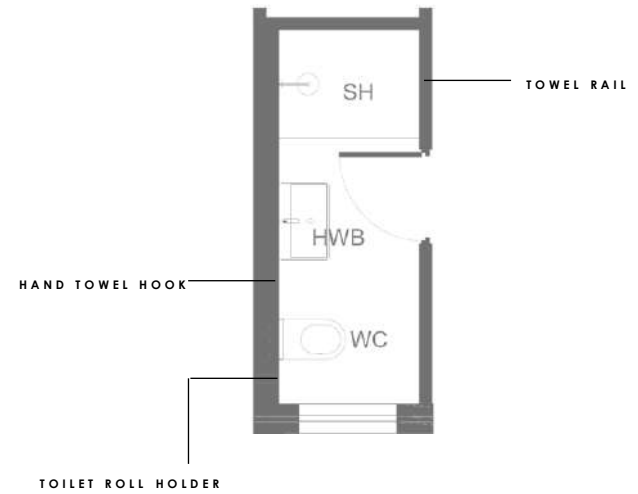
- a. Floor tile: STONEMOOD –SILVER
- b. Wall tile: STONEMOOD –SILVER
- c. Vanity top: QUARTZ STONE RENOIR
- d. Oak veneer vanity unit

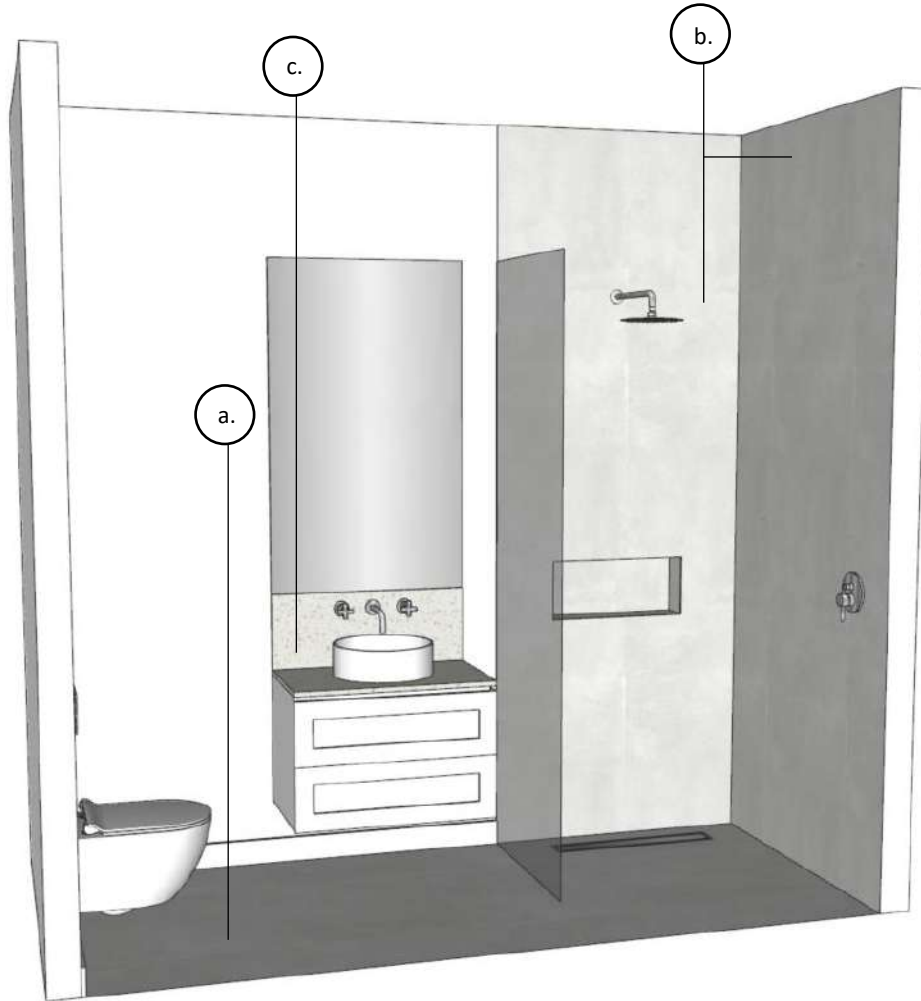




SURFACE FINISHES

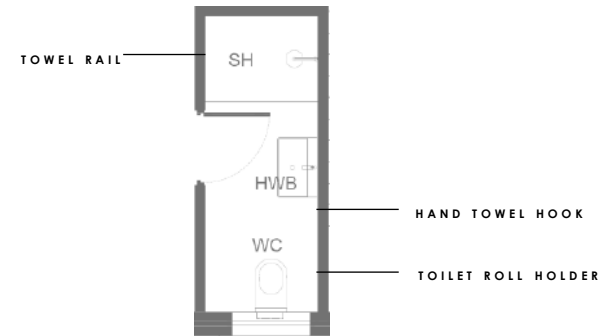
- a. Floor tile: FAENZA – GRINGIO
- b. Wall tile: FAENZA – GRINGIO
- c. Engineered stone vanity top: QUARTZ STONE COBBLE





SURFACE FINISHES

- a. Floor tile: FAENZA – GRINGIO
- b. Wall tile: FAENZA – GRINGIO
- c. Engineered stone vanity top: QUARTZ STONE COBBLE



BATHROOMS



EVORA WALLHUNG PAN &  
 SOFT CLOSE SEAT  
**ALL BATHROOMS**



ALPHA CISTERN & ALPHA  
 01 WHITE FLUSH PLATE  
**ALL BATHROOMS**



DUBAI COUNTER TOP BASIN  
 IN MATTE WHITE FINISH  
**MASTER EN-SUITE**



WALL SPOUT & HOT &  
 COLD CROSS LEVER TAPS  
**ALL BATHROOMS**

BATHROOMS



ALANA F/S BATH  
 IN MATTE WHITE FINISH  
**MASTER EN-SUITE ONLY**



200MM RAIN ROSE &  
 300MM ARM  
**ALL BATHROOMS**



HANDSHOWER  
**MASTER EN-SUITE & GUEST  
 BATHROOM**



MIXER DIVERTER FOR  
 SHOWERS  
**MASTER EN-SUITE & GUEST  
 BATHROOM**

BATHROOMS



SHOWER MIXER  
**EN-SUITES 01 & 02**



CHANNEL TRAP  
**ALL SHOWERS**



TOILET ROLL HOLDER  
**ALL BATHROOMS**



TOWEL HOOK  
**ALL BATHROOMS**



BATHROOMS



JEEVES SPARTAN I 520 HEATED  
TOWEL RAIL 790 X 520  
MASTER EN-SUITE



OVAL CERAMIC BASIN  
GUEST BATHROOM



600MM TOWEL RAIL  
GUEST BATHROOM & EN-SUITE  
01 & 02



ROUND CERAMICE BASIN WITH  
WHITE CERAMIC WASTE  
EN-SUITES 01 & 02

KITCHEN & SCULLERY



SUBLINE 400-U  
UNDERMOUNT TARTUFO  
COLOUR SINK  
KITCHEN ISLAND



MEIR SINK MIXER  
KITCHEN ISLAND



SUPRA 500-UNDERMOUNT SINK  
X 2  
SCULLERY



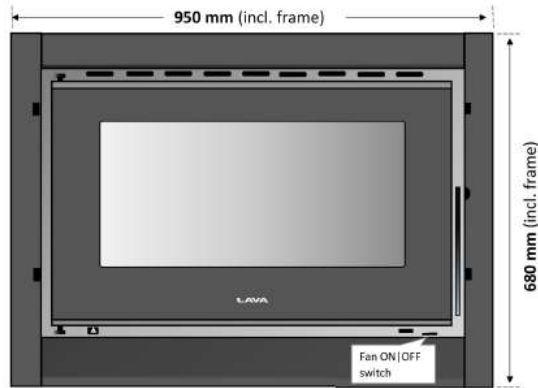
MEIR PULL OUT SINK MIXER  
SCULLERY



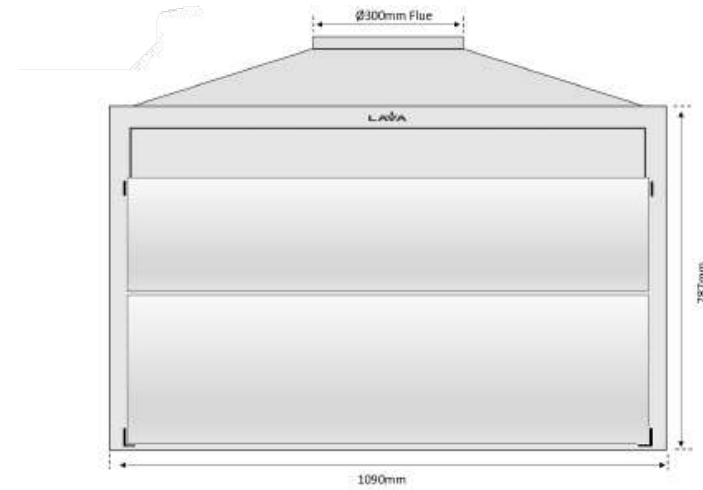
**SMEG FREESTANDING COOKER**  
5 PLATE GAS HOB & ELECTRIC  
OVEN  
90 X 60 CM



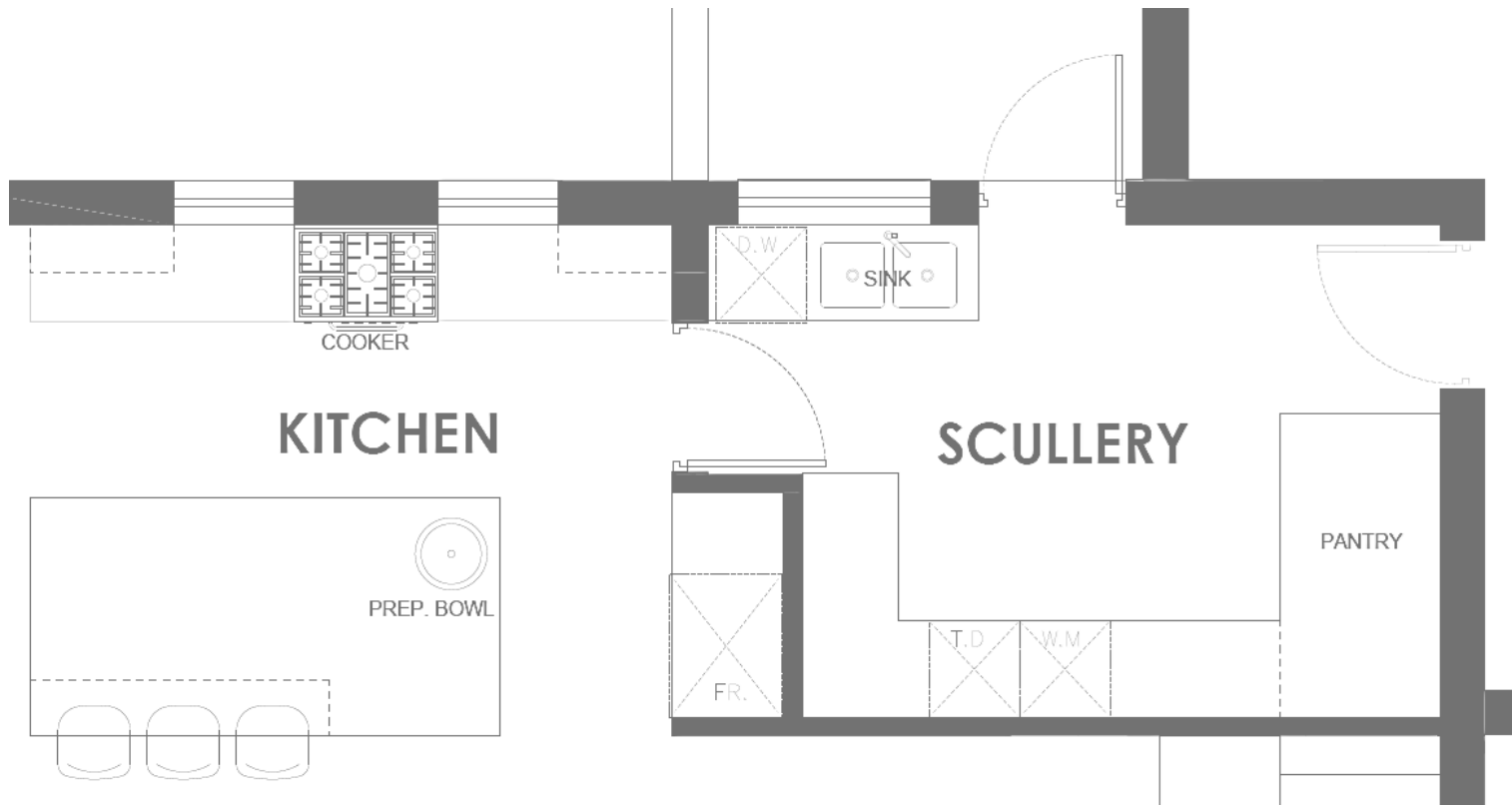
**EXTRACTOR HOOD**



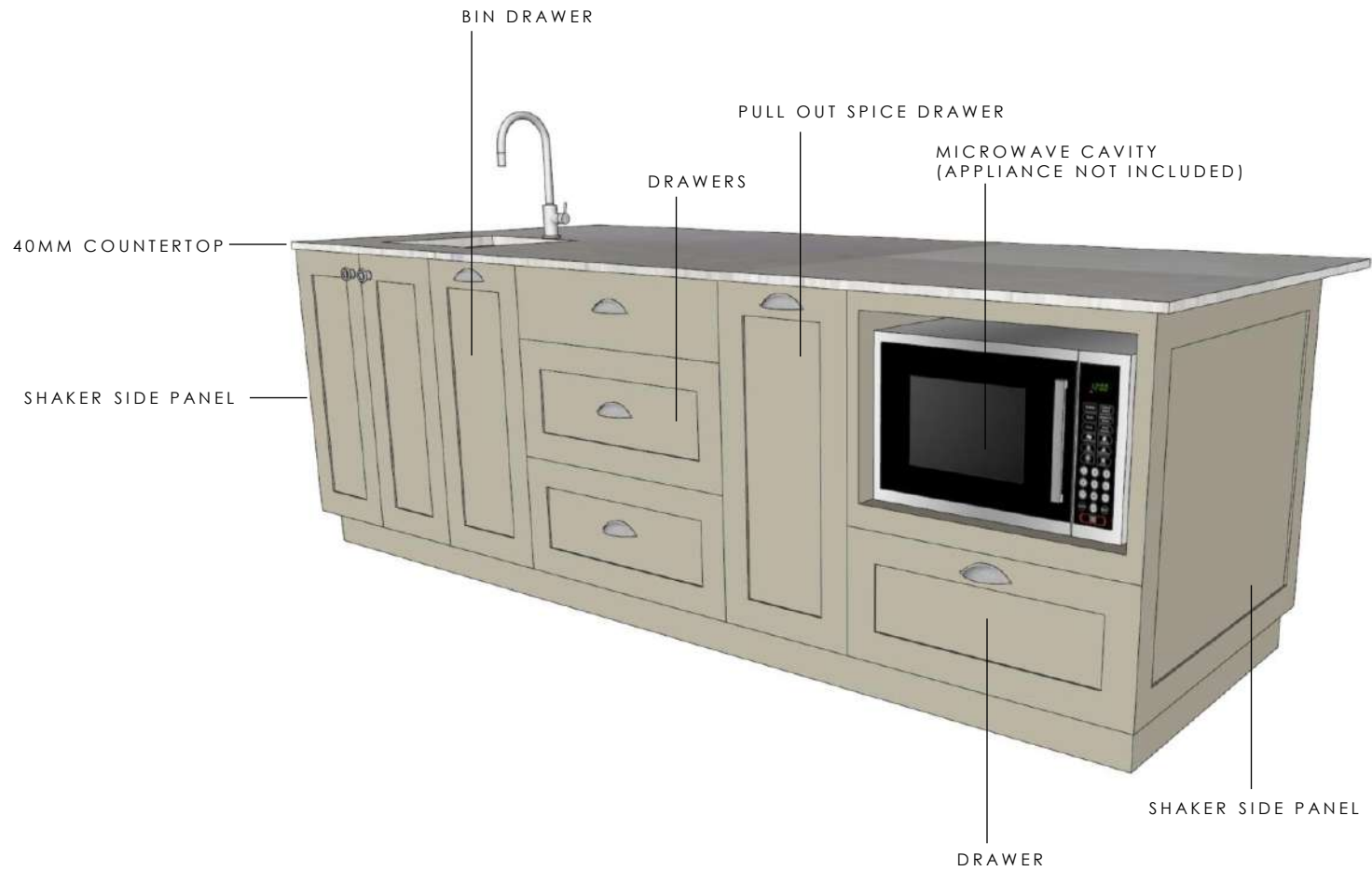
CUBO 900 AIR - INSERT  
FIREPLACE



WOOD BURNING BRAAI  
STAINLESS STEEL FACE AND  
MILD STEEL INTERNAL







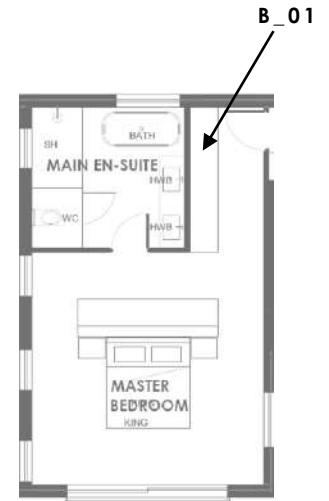
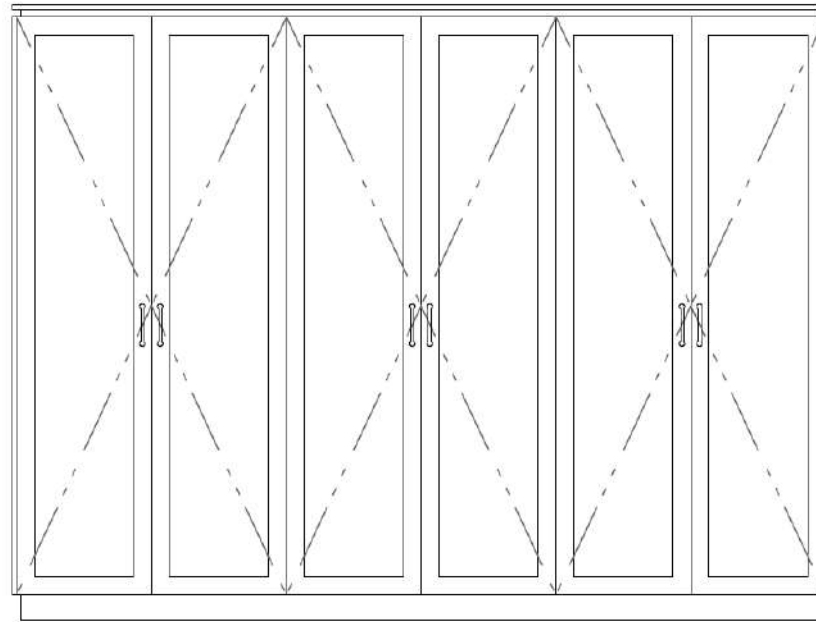
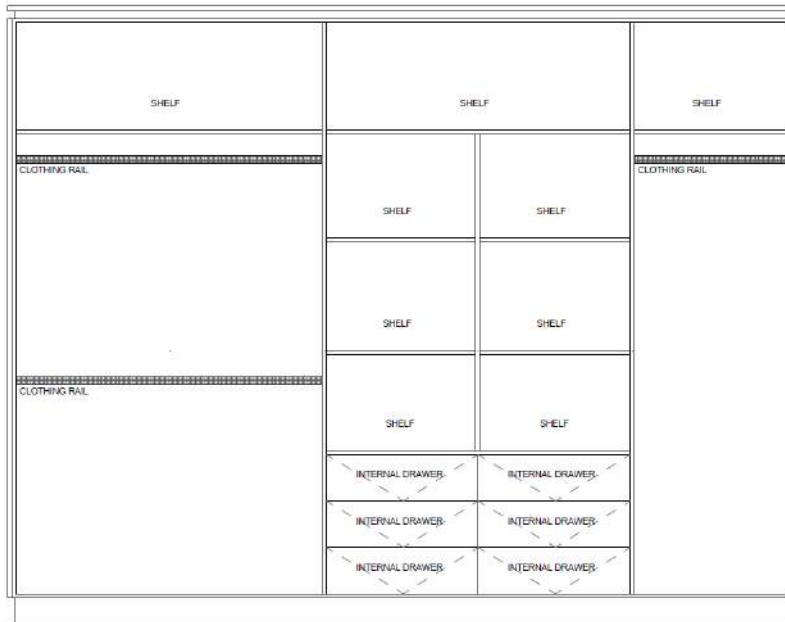


WASHING MACHINE & TUMBLE DRYER (APPLIANCES NOT INCLUDED)



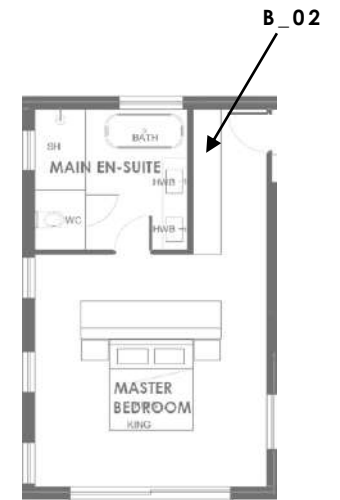
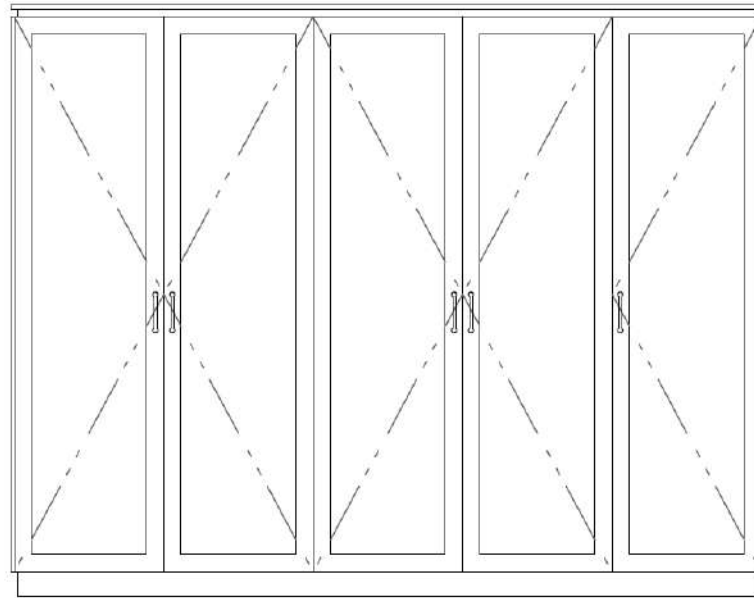
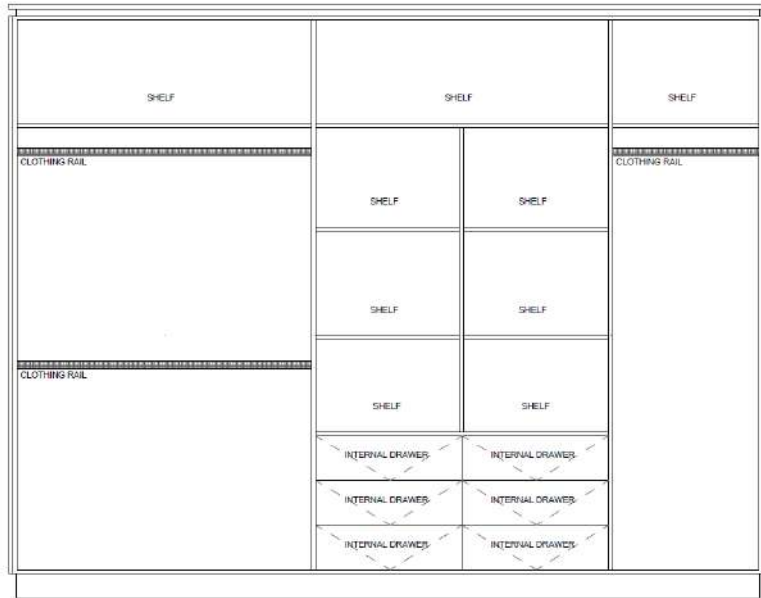
DISHWASHER (APPLIANCE NOT INCLUDED)

B\_01 - Size: 3180mm w x 2400mm h x 600mm d

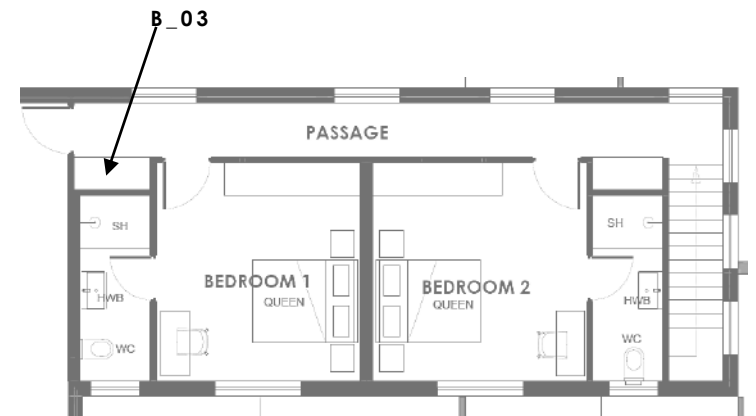
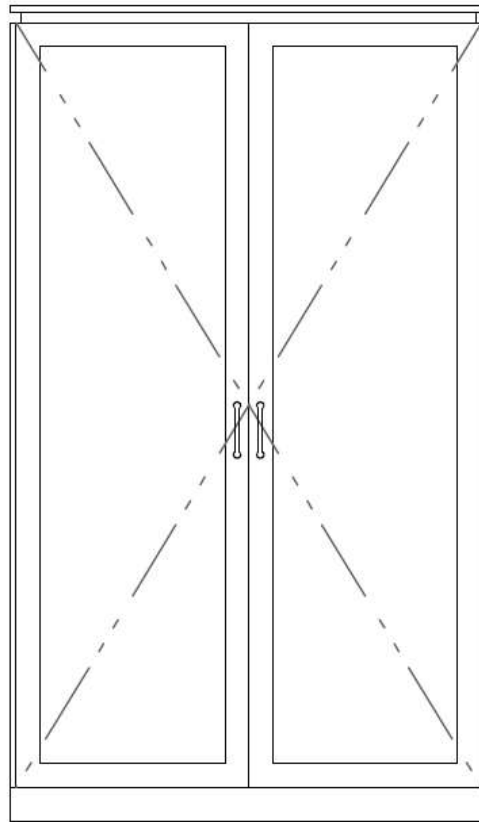
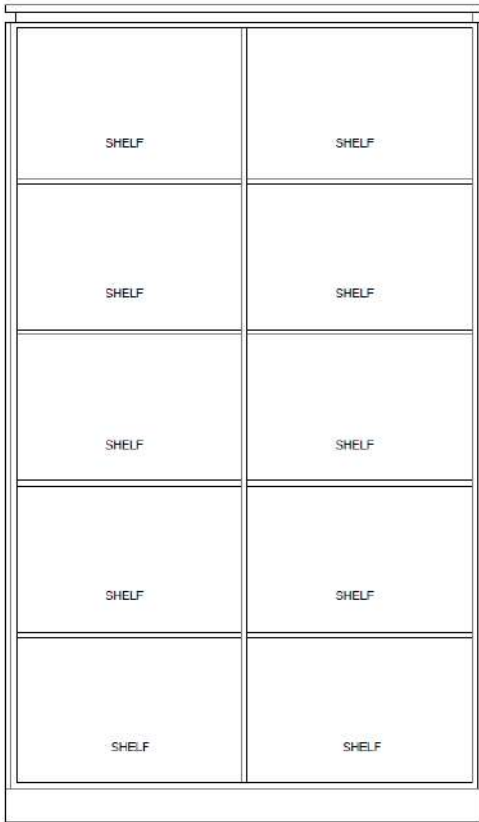




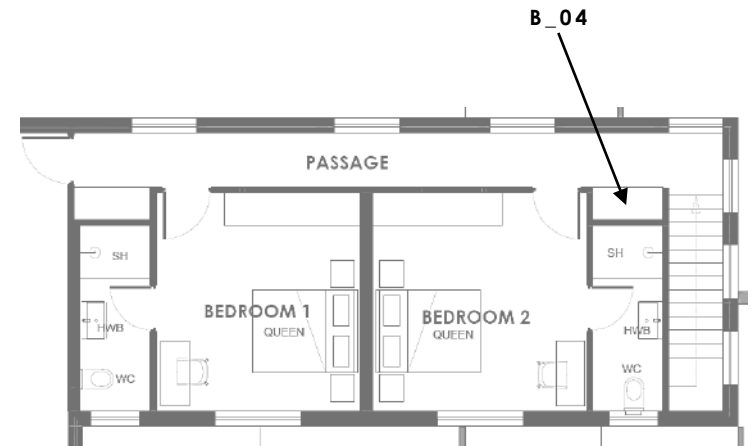
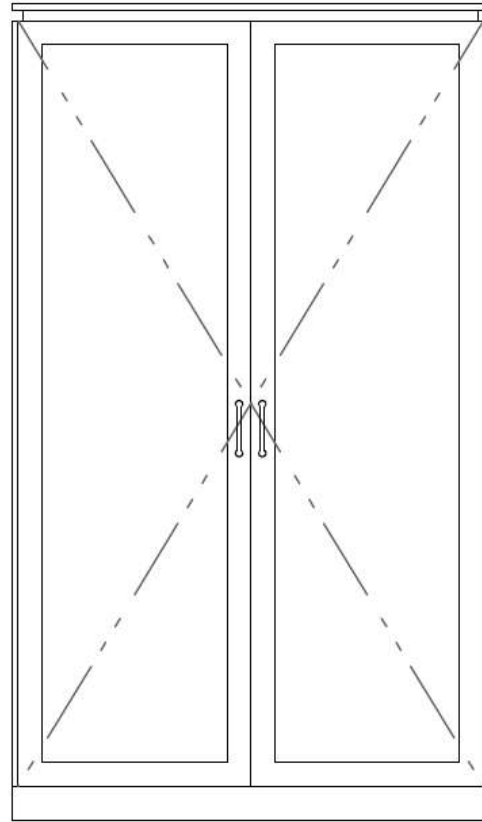
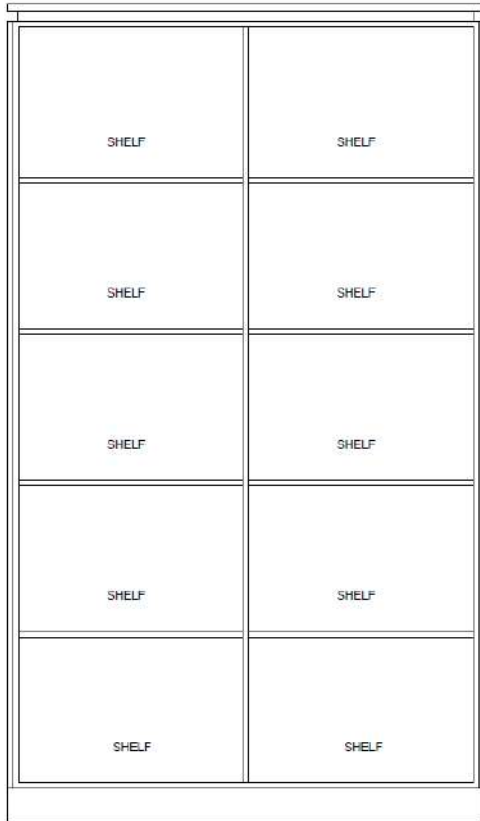
B\_02 - Size: 3060mm w x 2400mm h x 600mm d



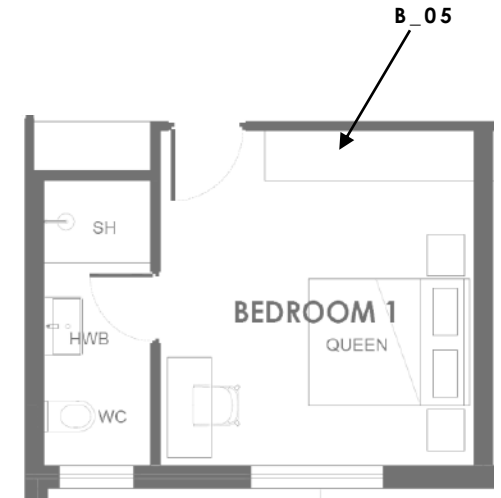
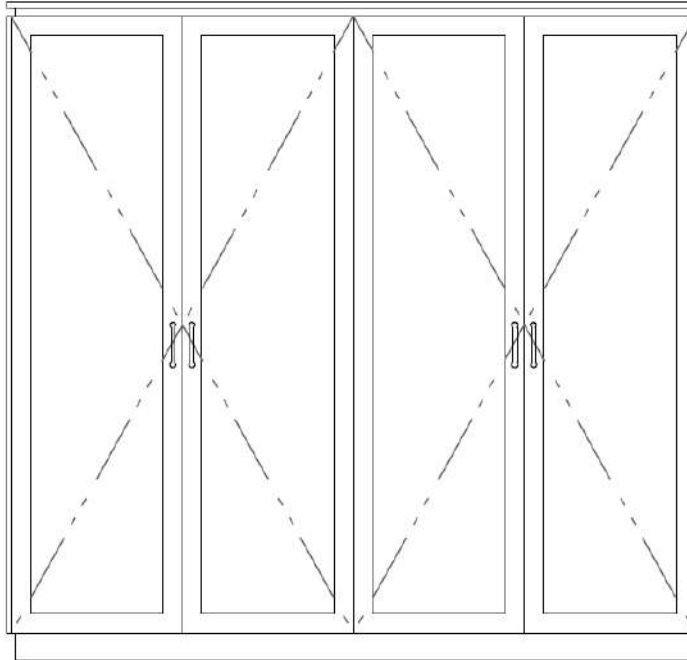
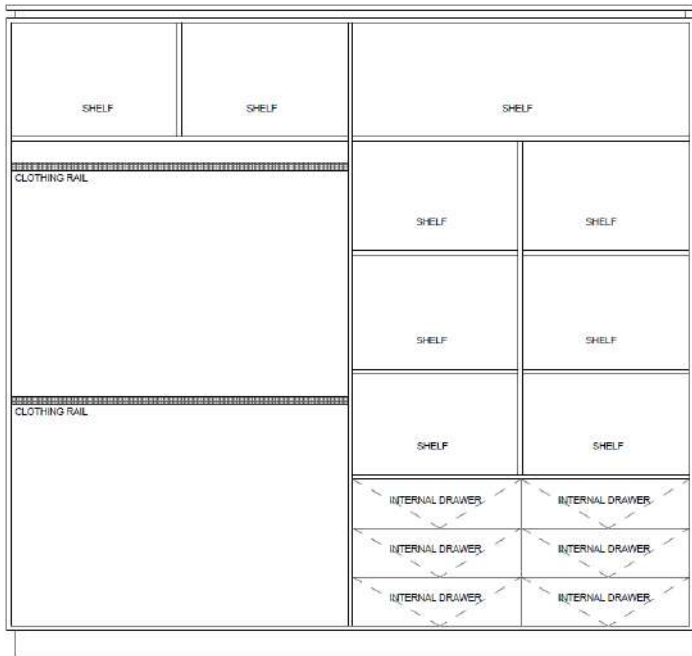
B\_03 - 1400mm w x 2400mm h x 600mm d



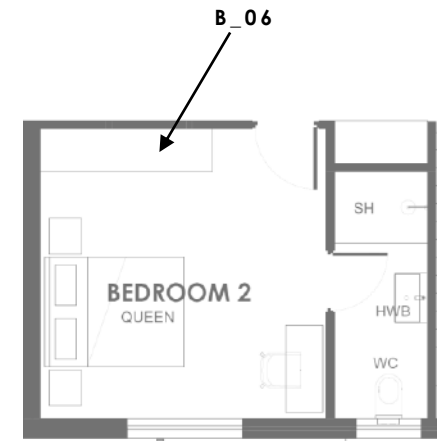
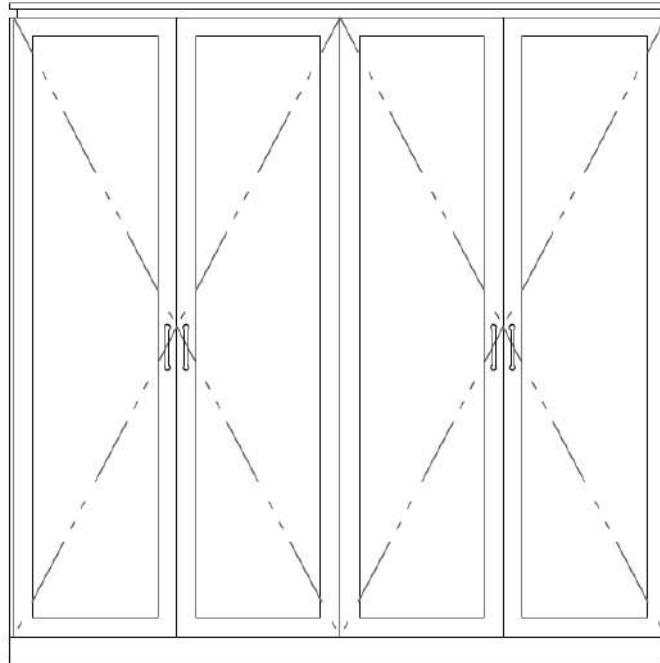
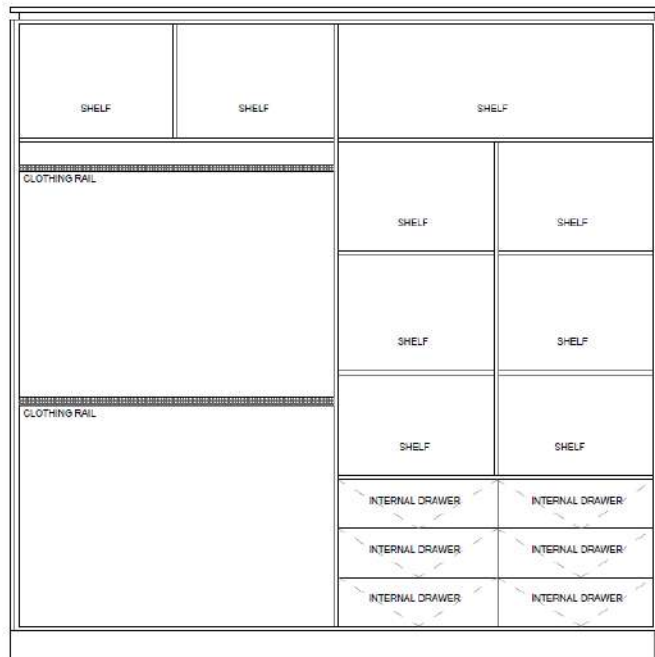
B\_04 - 1400mm w x 2400mm h x 600mm d



B\_05 - Size: 2530mm w x 2400mm h x 600mm d



**B\_06** - Size: 2400mm w x 2400mm h x 600mm d





**CUP**  
KITCHEN & SCULLERY  
CUPBOARD DRAWERS & EN-  
SUITE VANITY DRAWERS  
FINISH: OXIDISED TIN

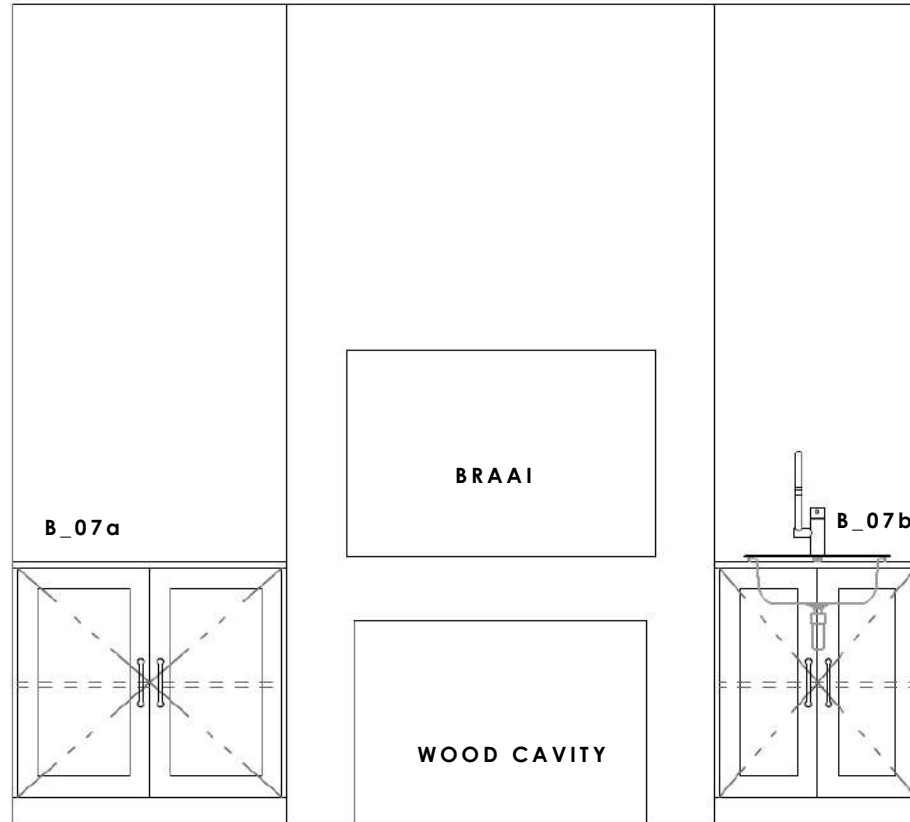


**KNOB**  
KITCHEN & SCULLERY  
CUPBOARD DOORS & EN-  
SUITE VANITY DRAWERS  
FINISH: OXIDISED TIN



**HANDLE**  
BEDROOM & LINEN CUPBOARD  
DOORS  
FINISH: OXIDISED TIN

**B\_07a** Size: 934 mm w x 900mm h x 500mm d and **B\_07b** Size: 705 mm w x 900mm h x 500mm d





FRANKE RONDO PREP BOWL  
INSET SINK 340ØMM  
X 1  
**PATIO**



MEIR SINK MIXER  
**PATIO**



FRANKE WASH - THROUGH



MR WASHLINE  
SIZE: 2600MM X 800MM





EXTERNAL LIGHT 01



EXTERNAL LIGHT 02

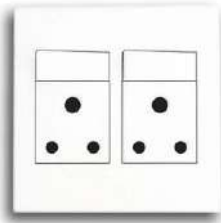


INTERNAL DOWNLIGHTS  
(LED)  
WHITE

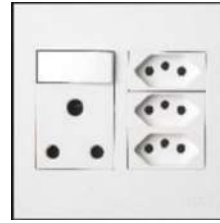


DRIVEWAY BOLLARD LIGHTING

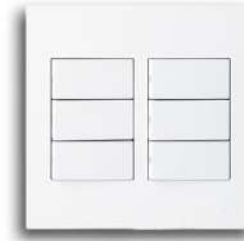
ISLAND PENDANT(S) TO  
PURCHASER SPECIFICATION  
PC SUM= R 6000 (Incl. VAT)



DOUBLE PLUG



MULTI PLUG



MULTI SWITCH



SINGLE SWITCH



ISOLATOR SWITCH



ALARM & INTERCOM  
CONSOLE

**Security and Access Control****Estate and common areas:**

- Located at the top of a secure cul-de-sac with minimal road frontage
- Guardhouse with safety glass
- Combination plastered walling and security fencing with 8 strand electric fence to full estate perimeter
- High-definition infrared Hikvision CCTV IP camera system with audio capability to full estate perimeter and main entrance (linked to an App allowing viewing via mobile phone)
- CCTV camera system is fully compatible for both on-site and off-site monitoring with on-site recording and play back facilities
- Access control via Hikvision intercom to both guardhouse and individual houses (linked to an App allowing operation via mobile phone)
- Inverter with battery back-up for all common area security systems including CCTV cameras, electric fence, guardhouse, main gate and intercom (upgrade options available)
- Separate pedestrian gate with biometrically controlled access
- Bollard lighting along driveway and common areas

**Houses:**

- No road frontage or exposure for any of the houses
- Low-E, safety glass on all doors and windows
- Wireless Hikvision alarm system with 4x internal motion sensors as well as 4x external motion sensors/beams (linked to an App allowing operation via mobile phone)
- Direct access control via 2x full colour, wall mounted intercom monitors per house

**Electrical**

- Onesto Matrix switchgear
- Combination plug sockets including 3-pin & 2-pin plug points  
LED downlights with selected dimmer units (bedrooms, lounge & dining room)
- PC sum allowed for pendant(s) above kitchen island
- Electrical point for chandelier/pendants above stairs, dining table, living room and patio (client to supply light fittings)
- Electrical point for ceiling fans (optional extra) in all bedrooms

**WiFi / Internet Access**

- Each house will be fully fibre enabled (contract with service provider for homeowners account)
- WiFi coverage throughout entire house via an 8 port Unifier PoE switch with 2x WiFi boosters (one per floor to extend coverage)
- 3kVa inverter with standby battery to provide backup power for lights, TV, WiFi, alarm, garage door and intercom installations during load shedding

**Garage / Outdoor**

- Double garage with automated door and direct access into the scullery/laundry
- Additional storage area in garage
- Communal borehole & storage tanks
- Spacious tiled patio (wrap around patio – house 1 only)
- Built-in wood burning braai with engineered stone counters, prep bowl and under counter built-in storage
- Gardens designed by Alan Dawson Gardens with computerised irrigation (borehole linked)
- Dedicated wash yard with wall mounted washline, stainless steel wash trough, refuse area
- Built water feature in outdoor courtyard with sub-merged lighting
- Spectacular mountain views - site terraced to maximise views from all houses
- Guardhouse has separate toilet and basin
- Swimming pools (optional extra)

**Kitchen and Scullery**

- Imported MEIR mixers – [www.meir.com.au](http://www.meir.com.au)
- Soft close fittings to doors and drawers
- Engineered stone worktops with splashbacks
- Freestanding SMEG electric/gas combo cooker (900 wide) and extractor
- Feature island with underslung Blanco coloured granite prep bowl, open shelving and wine display
- Separate scullery/laundry area with connections/piping for all appliances (washing machines tumble dryer and dishwasher)
- Large built-in pantry cupboard
- Double underslung sinks
- Joinery design includes broom / ironing board cupboard, pull out spice rack, tray drawer, microwave hatch, ironing rail

**Additional features**

- NHBRC registered and guaranteed
- Diamondek 0.47 Colourbond roof sheeting
- Plastered finish with feature 'bagged' walls externally
- Generous open plan spaces with high ceilings / exposed trusses
- Ample built-in cupboards with shaker door finish
- Linen cupboard
- Moulded cornices and timber skirtings throughout
- Glass fronted wood burning fireplace in Living Room
- Floating staircase with solid oak treads
- Spacious work from home / office / guest bedroom (downstairs) with full en-suite bathroom
- Upstairs pyjama lounge (house 1 only)
- Powder coated aluminium doors and windows with Low-E, safety glass
- 300l energy efficient solar/heat pump geyser
- Comprehensive hand over pack provided on delivery of home containing NHBRC enrolment certificate, all compliances certificates, approved plans and contact details for all sub-contractors.

ASKING PRICE INCLUDES AN INITIAL 1 HOUR CONSULTATION WITH ARCHITECT AND/OR INTERIOR DESIGNER; AND OUR INTERIOR DESIGNER HAS NEGOTIATED A 15% TRADE DISCOUNT WITH WEYLANDTS (ONCE OFF PURCHASE) OF WHICH WILL BE PASSED ONTO PURCHASERS WHEN DEALING VIA OUR INTERIOR DESIGNER.

WEYLANDTS

*All amounts include VAT*

<u>JOINERY</u>	R 350 000,00
<u>COUNTERS</u>	R 90 000,00
<u>SANITARYWARE</u>	R 130 000,00
<i>(Including kitchen sinks and taps, bathroom accessories, heated towel rail (Master e-suite only), braai prep bowl and mixer, external wash trough)</i>	
<u>FLOORING</u>	
Engineered oak (supply and install)	R1 000 / m2
Tiles (supply only):	
Main en-suite and guest en-suite	R400 / m2
Patio, scullery & other en-suites	R300 / m2
Carpets (supply and install)	R400 / m2
<u>LANDSCAPING &amp; IRRIGATION</u>	R 90 000,00
<u>APPLIANCES (supply and install)</u>	R 20 000,00
<u>BRAAI (supply and install)</u>	R 10 000,00
<u>FIREPLACE (supply and install)</u>	R 30 000,00
<u>KITCHEN ISLAND PENDANT (3) (supply only) – in total</u>	R 6 000,00

- The PC sums set out above are for reference purposes in the event of any variation to the Specifications set out herein being agreed to in writing by the Developer.
- Should the Purchaser request a variation, the Developer will advise the Purchaser whether it can accommodate such request within the PC sum applicable or whether such variation will result in an additional amount being payable by the Purchaser.
- All variation requests are to be handled in accordance with clause 9 of the Sale Agreement.