



DOGON | GROUP

PROPERTIES

CHANTECLER TERRACE HOUSE 1



Chantecler Terrace

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)

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SALES AGENTS



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PROUDLY DEVELOPED BY



Chantecler Terrace

SPECIFICATION
HOUSE 1

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 1:**

Ground floor

242 m²

First floor

157 m²

Total under roof

399 m²

Kitchen yard

23 m²

Plot size

800 m²



HOUSE 1:
DIMENSIONS AND SIZES (based on internal wall measurements)

GROUND FLOOR:	Meters	Meters	Area (m ²)
Kitchen	4,8 x	4,5	21,6
Kitchen (fridge area)	2,7	1,8	4,9
Total Kitchen			26,5
Scullery/Laundry	3,0 x	2,6	7,8
Dining room	5,0 x	4,5	22,5
Living room	5,0 x	4,5	22,5
Covered entrance	1,8 x	1,1	2,0
Entrance hall	4,2 x	1,9	8,0
Guest bathroom	3,3 x	1,3	4,3
Study/Guest bedroom	5,0 x	3,5	17,5
Covered patios	19,3 x	3,0	57,9
Garage	6,0 x	6,0	36,0
Kitchen yard	5,0 x	4,5	22,5

HOUSE 1:	
Ground floor	242 m ²
First floor	157 m ²
Total under roof	399 m ²
Kitchen yard	23 m ²
Plot size	800 m ²



HOUSE 1:
DIMENSIONS AND SIZES (based on internal wall measurements)

FIRST FLOOR:	Meters	Meters	Area (m ²)
Master bedroom	6,1 x	4,0	24,4
Dresser	6,1 x	1,6	9,8
Total Master Bedroom & Dresser			34,2
Master en-suite	5,0 x	2,2	11,0
Bedroom 1	5,0 x	3,5	17,5
Bedroom 1 BIC area	2,0	2,0	4,0
Total - Bedroom 1			21,5
Bedroom 1 en-suite	3,0 x	1,4	4,2
Bedroom 2	4,8 x	3,5	16,8
Bedroom 2 en-suite	2,9 x	1,3	3,8
Bedroom 3	4,0 x	3,3	13,0
Bedroom 3 en-suite	3,5 x	1,3	4,6
Pyjama lounge	4,5 x	2,5	11,3

HOUSE 1:	
Ground floor	242 m ²
First floor	157 m ²
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Plot size	800 m ²



ENGINEERED OAK
 OGGIE – GREY MIST
 LIVING ROOM, DINING ROOM,
 KITCHEN, ENTRANCE &
 PASSAGES



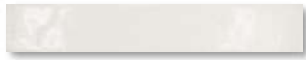
CARPET
 BELGOTEX – MANTRA
 AQUEOUS
 ALL BEDROOMS &
 STUDY/GUEST BEDROOM



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



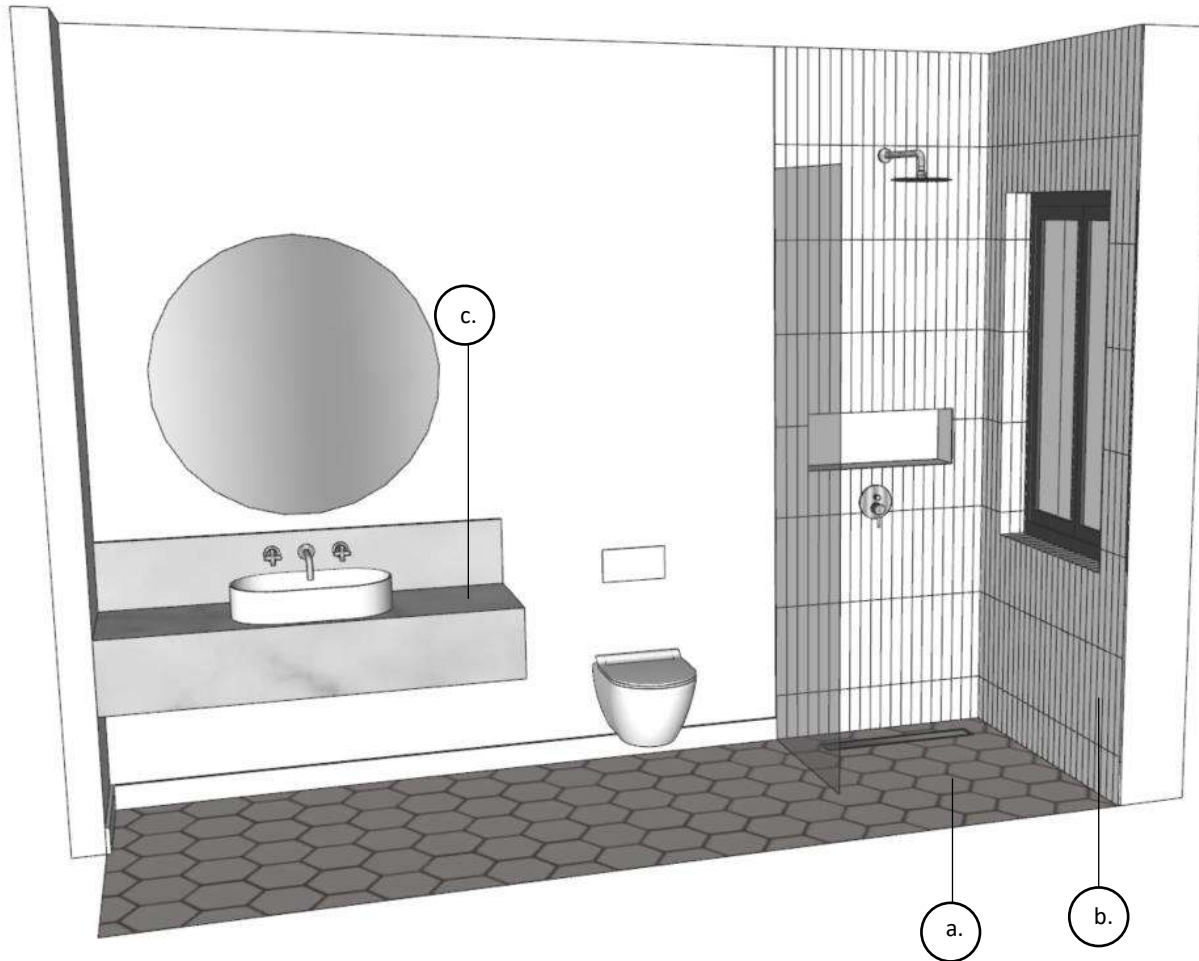
EXTERNAL FRONT DOOR HANDLE



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

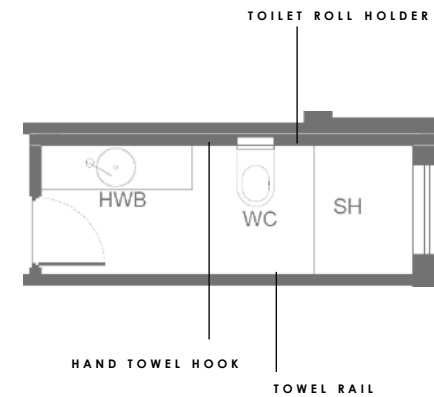


QUARTZ STONE - COBBLE
SCULLERY EN-SUITES 01, 02 & 03
VANITIES & PATIO



SURFACE FINISHES

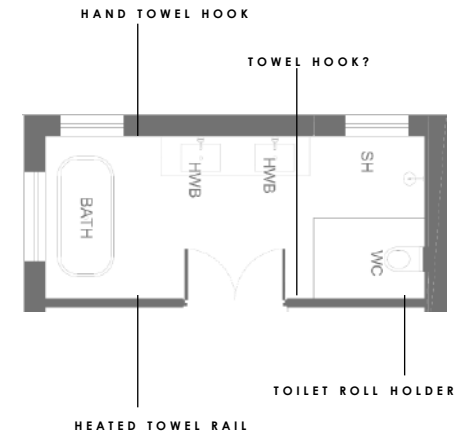
- a. Floor tile: STARK NACAR HEX DESERT
- b. Wall tile: COUNTRY GLOSS BLANCO (WHITE)
- c. Vanity top: QUARTZ STONE RENOIR

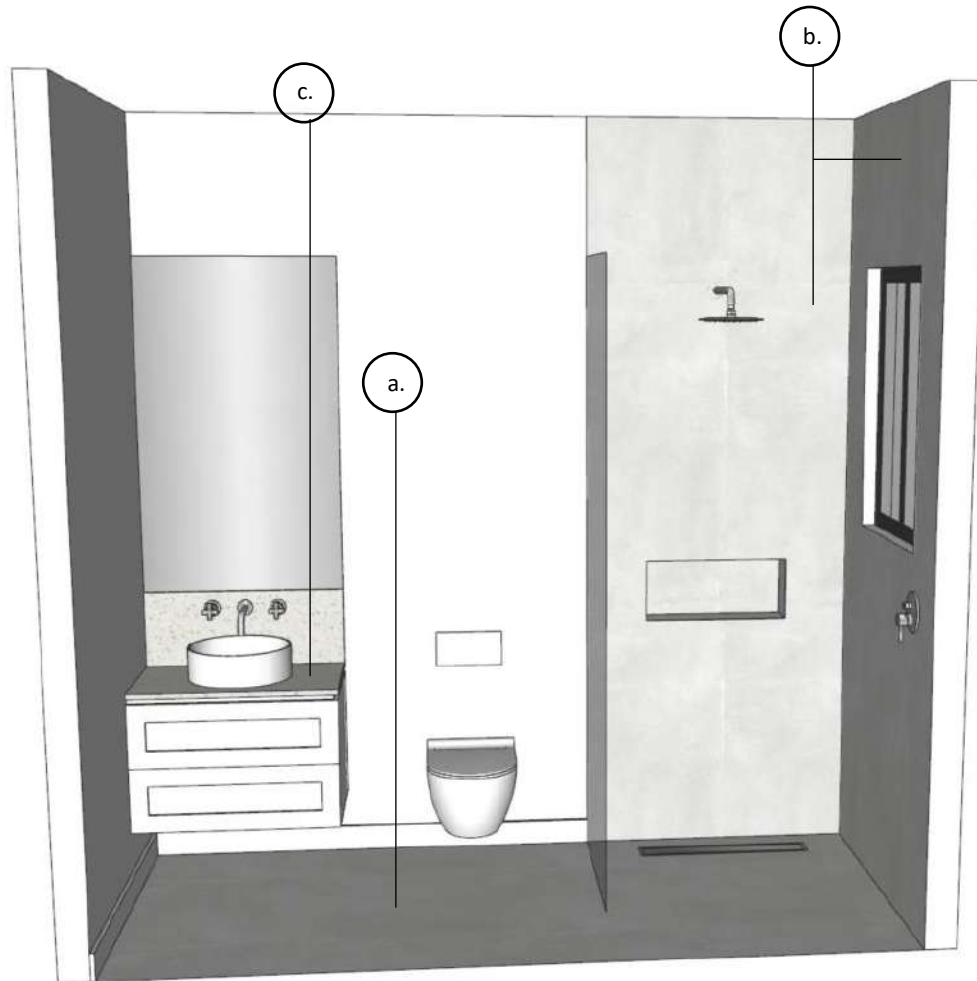




SURFACE FINISHES

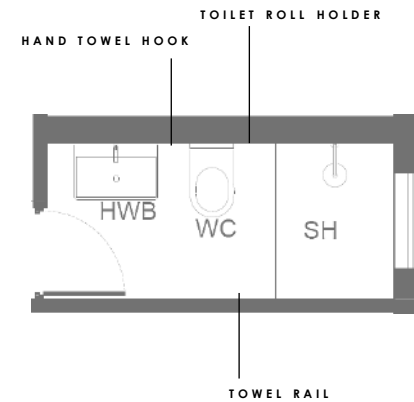
- a. Floor tile: STONEMOOD –SILVER
- b. Wall tile: STONEMOOD –SILVER
- c. Vanity top: QUARTZ STONE RENOIR
- d. Oak veneer vanity unit

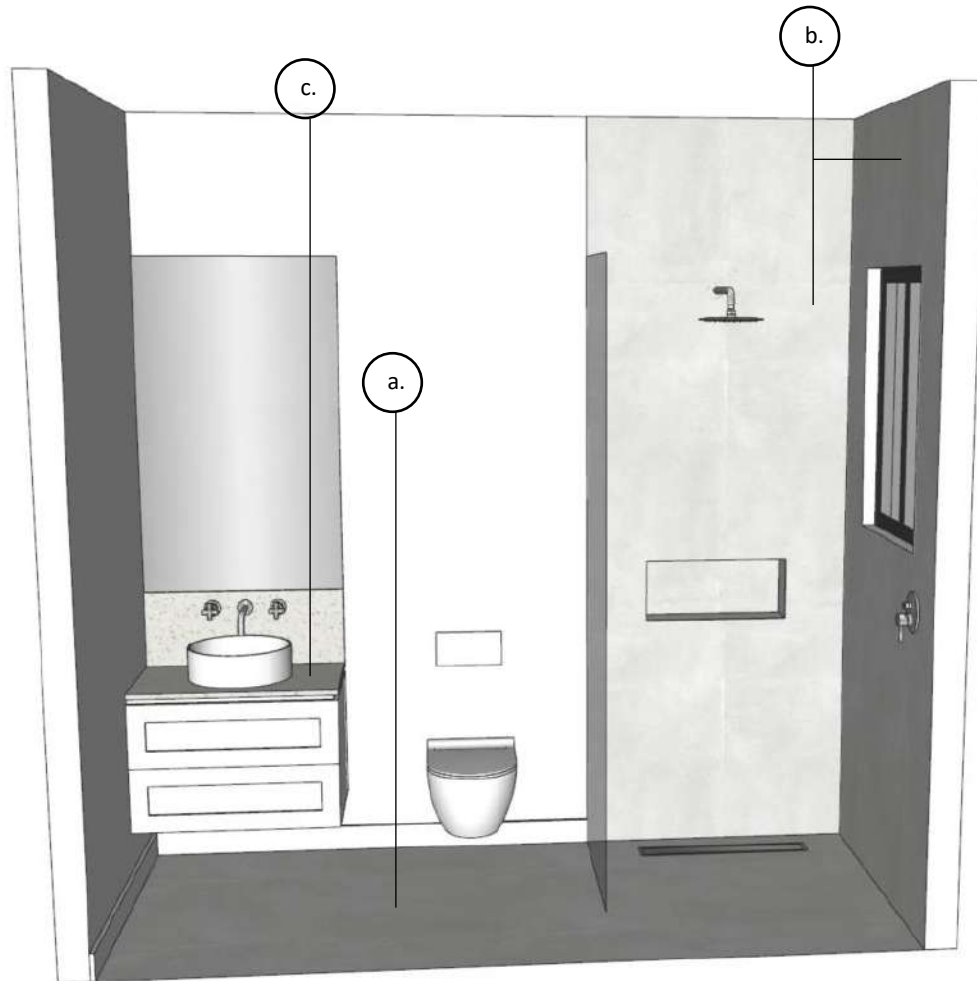




SURFACE FINISHES

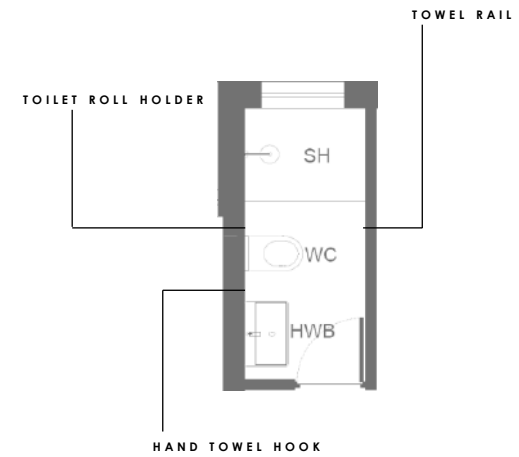
- a. Floor tile: FAENZA – GRINGIO
- b. Wall tile: FAENZA – GRINGIO
- c. Engineered stone vanity top: QUARTZ STONE COBBLE

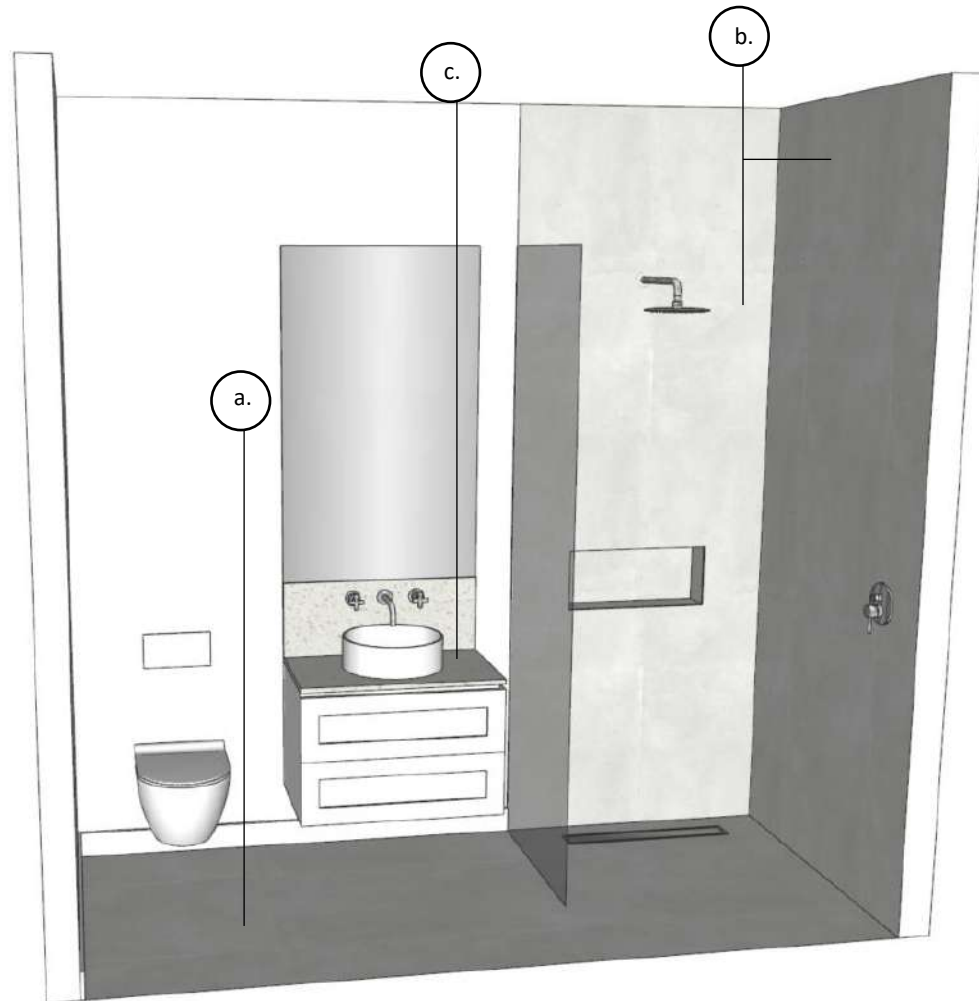




SURFACE FINISHES

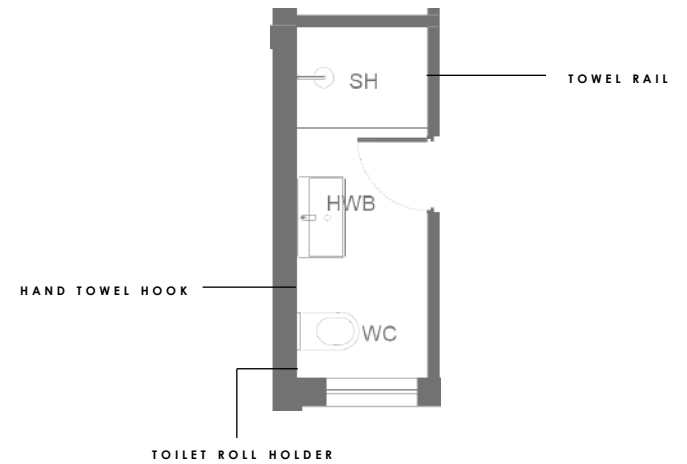
- a. Floor tile: FAENZA – GRINGIO
- b. Wall tile: FAENZA – GRINGIO
- c. Engineered stone vanity top: QUARTZ STONE COBBLE





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 & 03



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 & 03**



ROUND CERAMICE BASIN WITH
WHITE CERAMIC WASTE
EN-SUITES 01,02 & 03

KITCHEN & SCULLERY



SUBLINE 400-U
UNDERMOUNT TARTUFO
COLOUR SINK
KITCHEN ISLAND



MEIR SINK MIXER
KITCHEN ISLAND



SUPRA 500-UNDERMOUNT SINK
X 2
SCULLERY



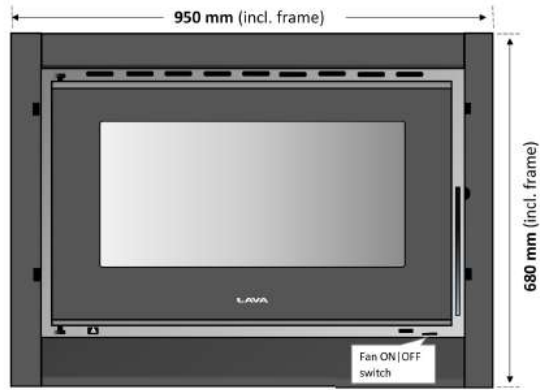
MEIR PULL OUT SINK MIXER
SCULLERY



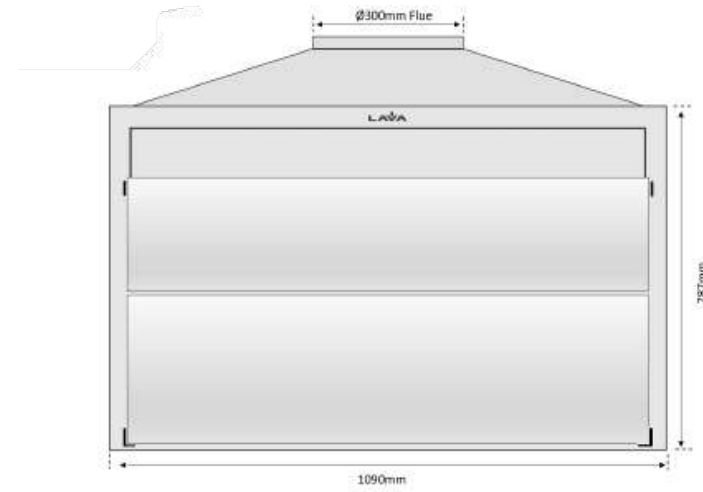
SMEG FREESTANDING COOKER
5 PLATE GAS HOB & ELECTRIC
OVEN
90 X 60 CM



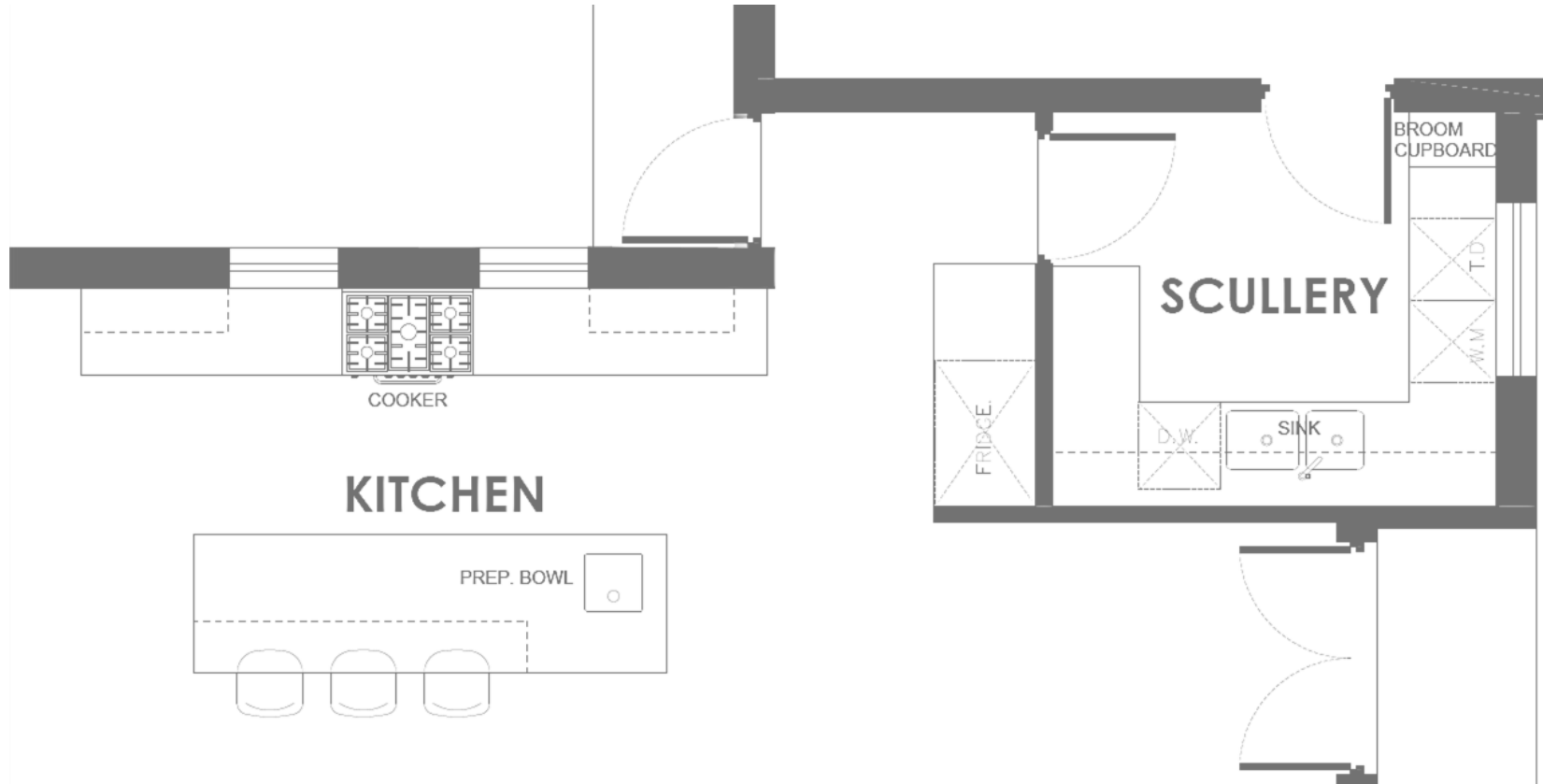
EXTRACTOR HOOD

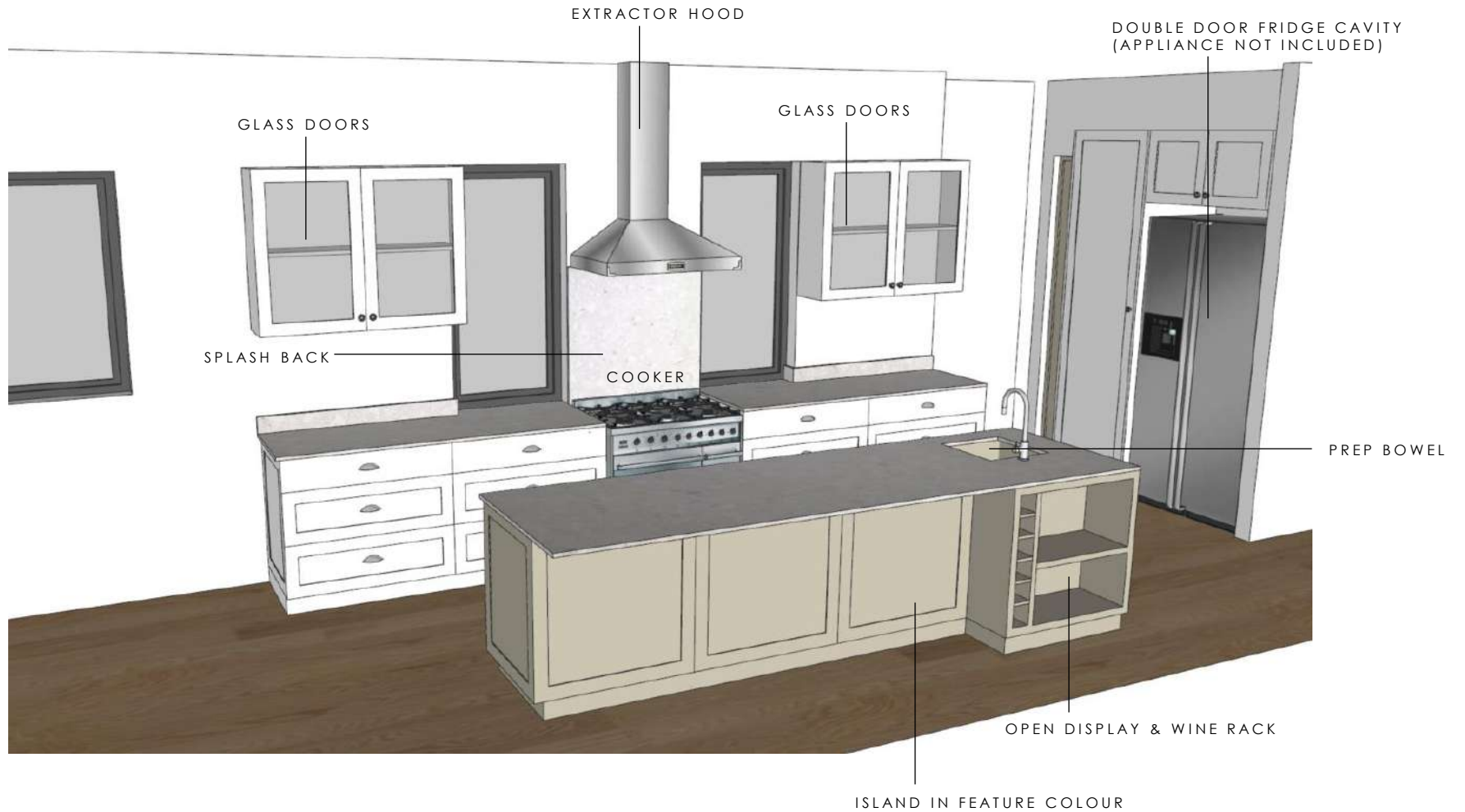


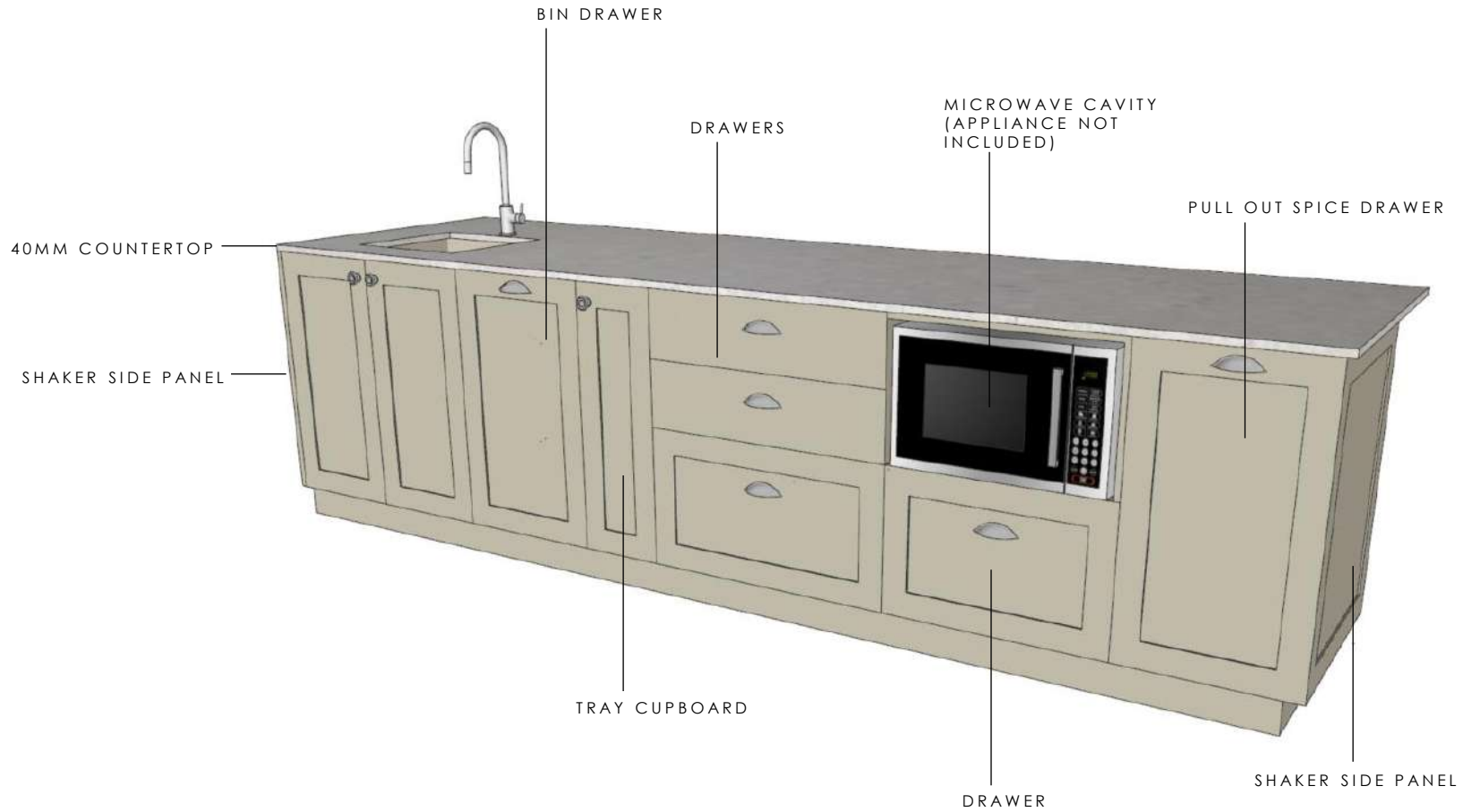
CUBO 900 AIR - INSERT
FIREPLACE



WOOD BURNING BRAAI
STAINLESS STEEL FACE AND
MILD STEEL INTERNAL

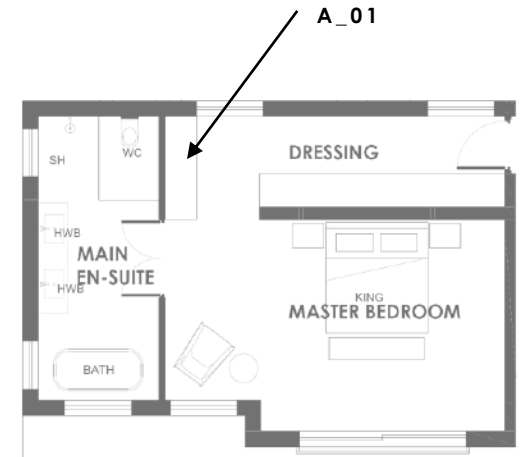
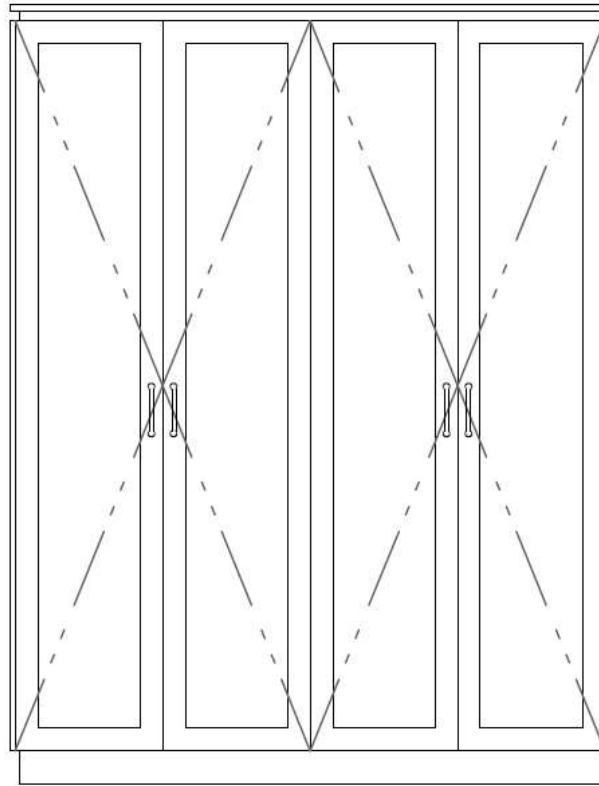
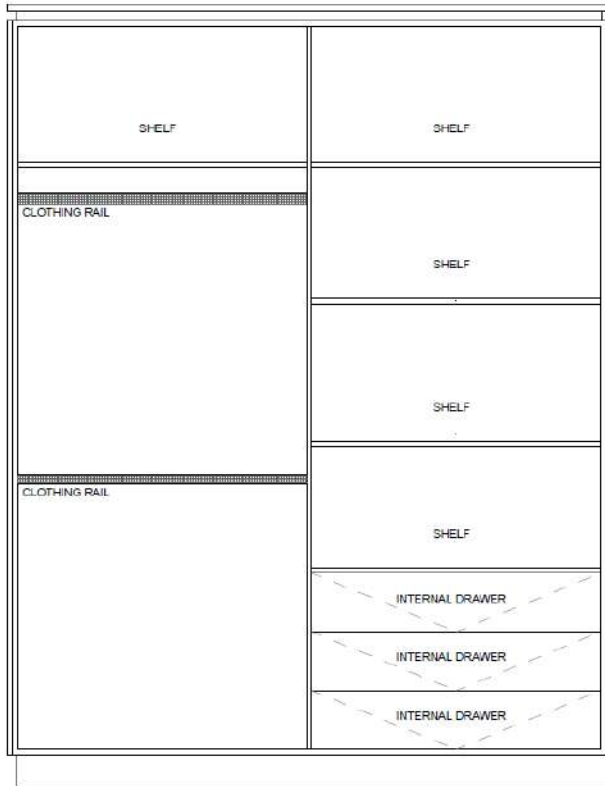




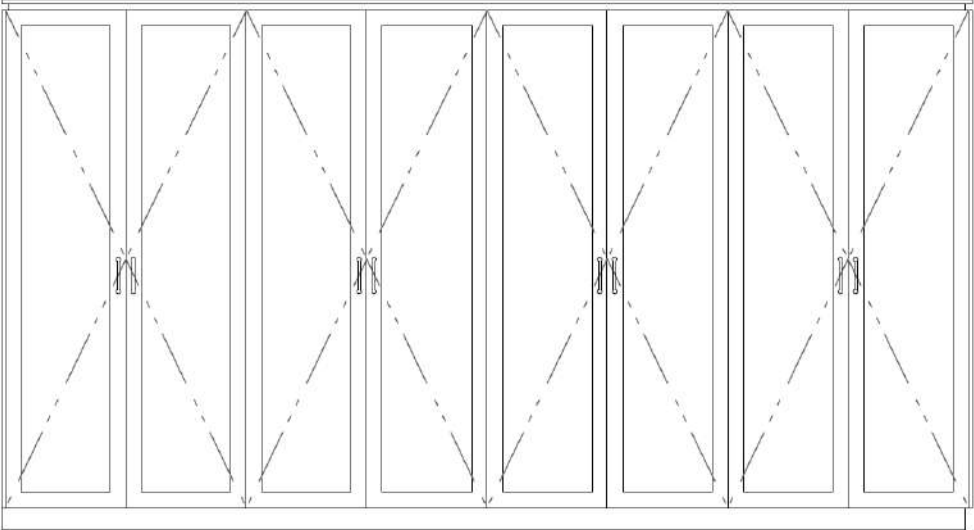
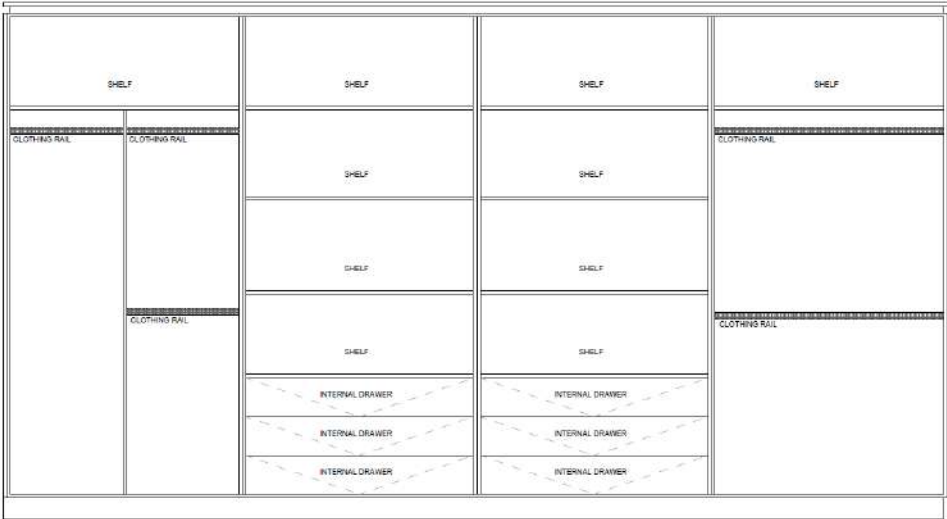




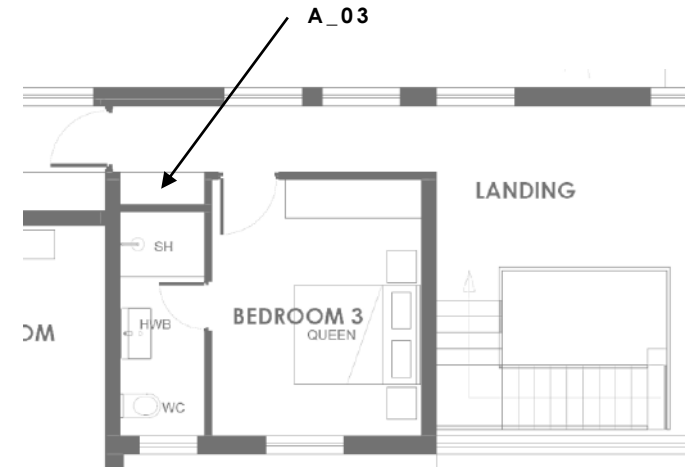
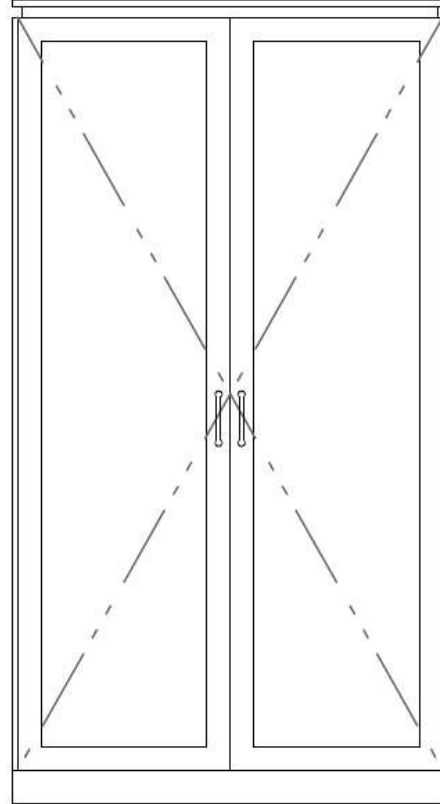
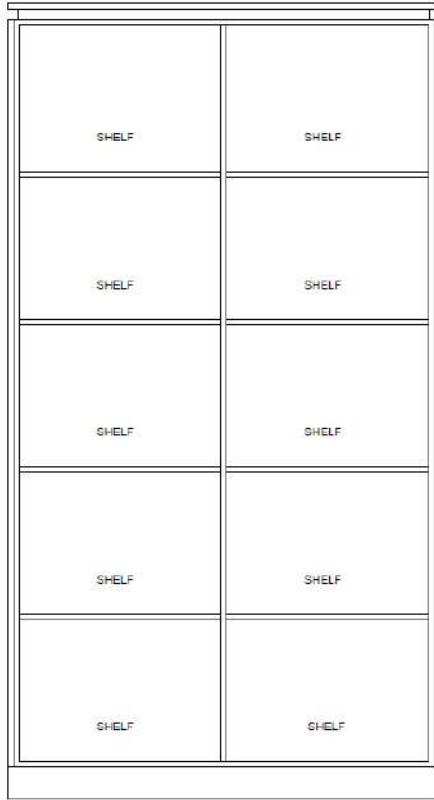
A_01 - Size: 1850mm w x 2400mm h X 600mm d



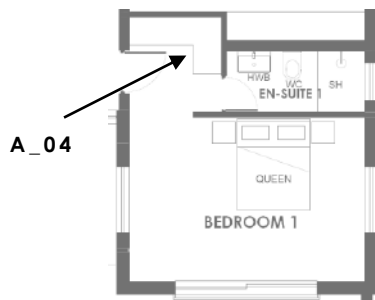
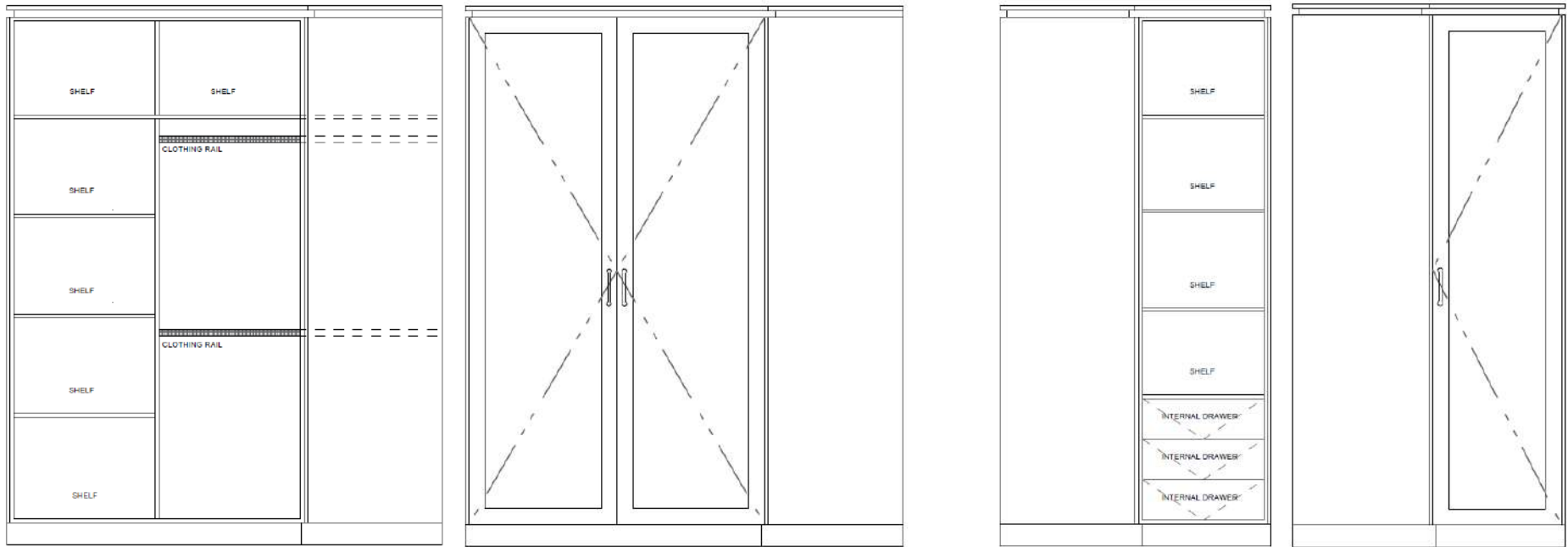
A_02 - Size: 4400mm w x 2400mm h x 600mm d



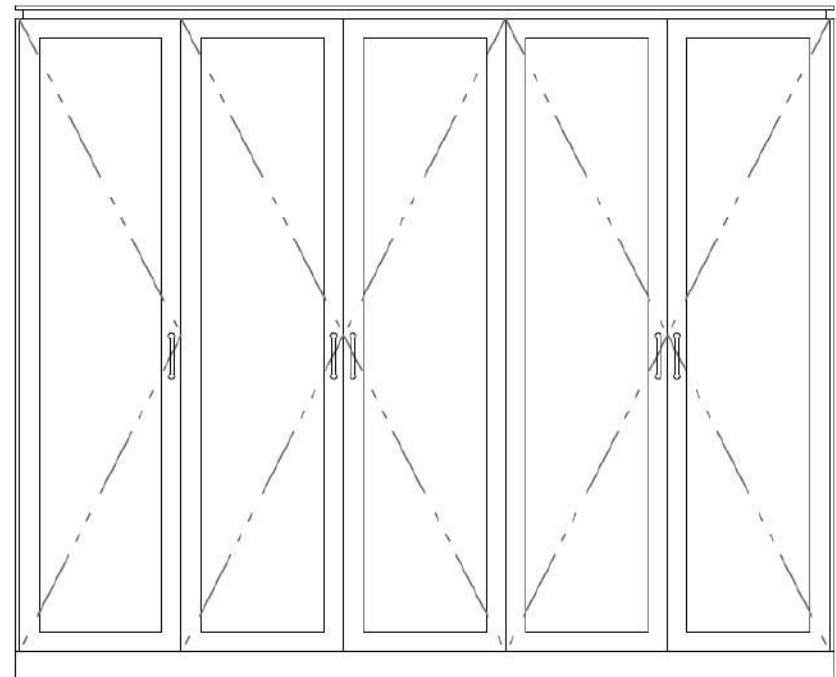
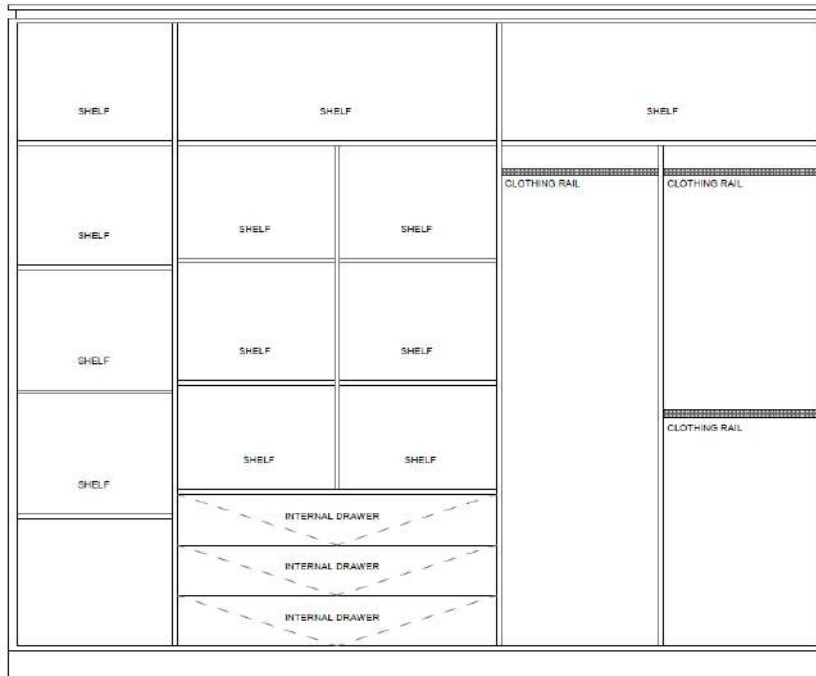
A_03 - Size: 1300 mm w x 2400mm h x 600mm d



A_04 - Size: 1343mm w and 600w x 2400mm h x 600mm d

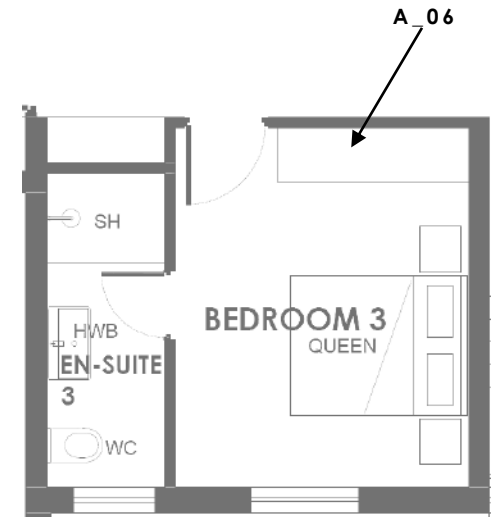
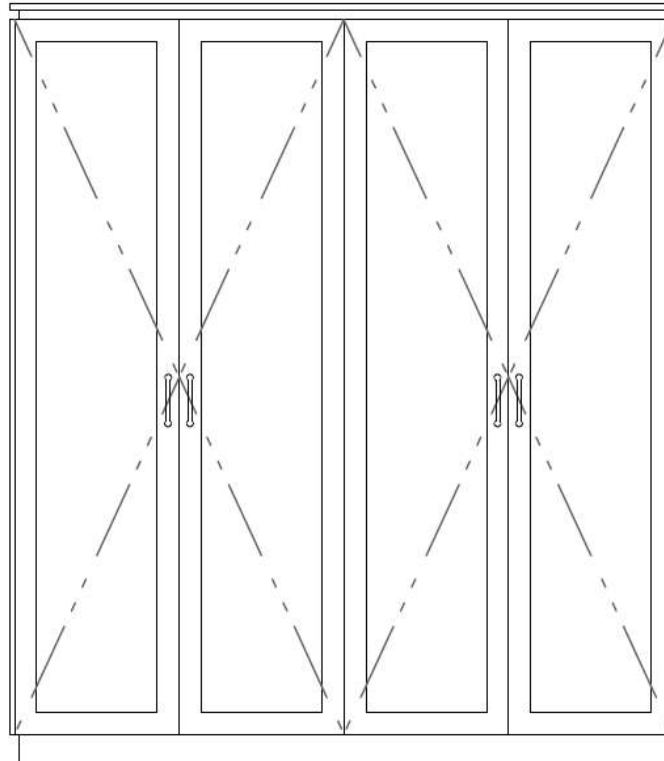
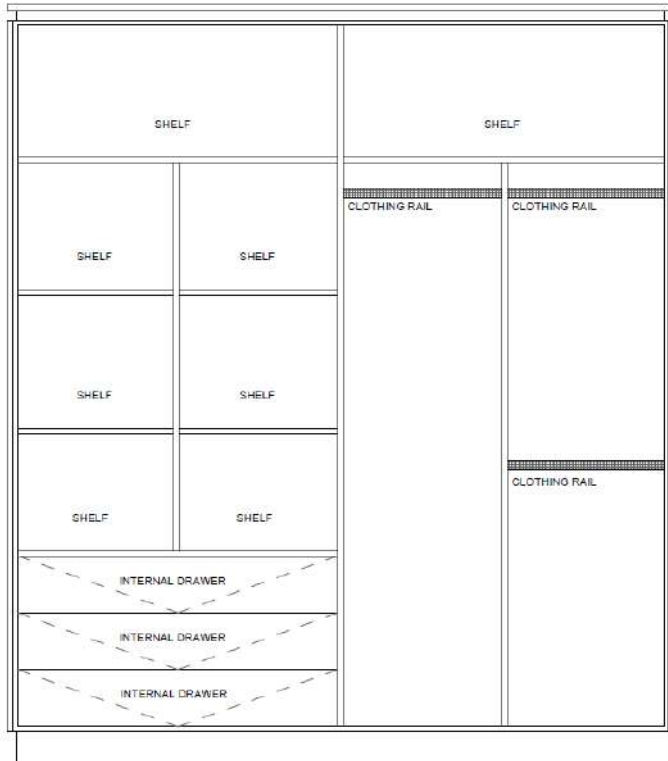


A_05 - Size: 2919mm w x 2400mm h x 600mm d



A_05

A_06 - Size: 2109mm w x 2400mm h x 600mm d





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

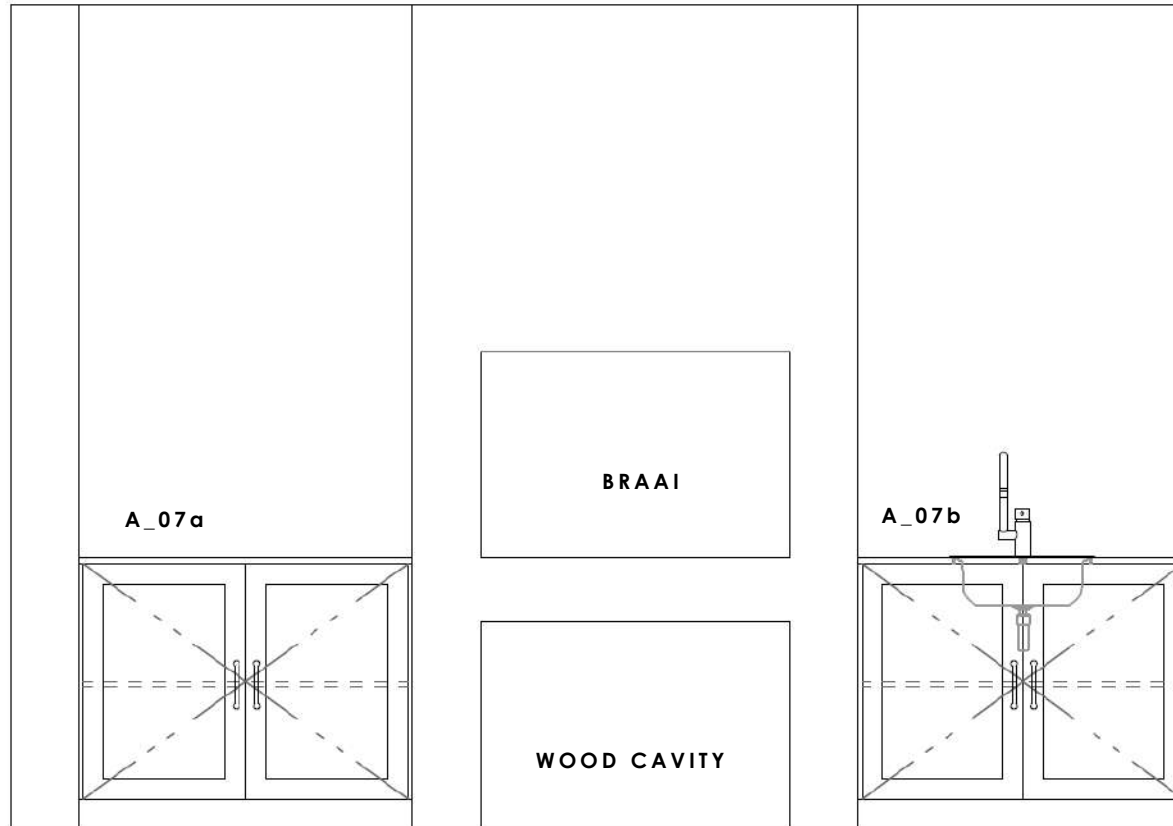


KNOB
KITCHEN & SCULLERY
CUPBOARD DOORS
FINISH: OXIDISED TIN



HANDLE
BEDROOM & LINEN CUPBOARD
DOORS
FINISH: OXIDISED TIN

A_07a Size: 1136 mm w x 900mm h x 500mm d and **A_07b** Size: 1124 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

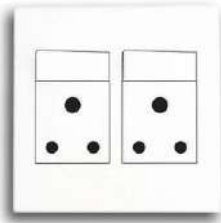


INTERNAL DOWNLIGHTS
(LED)
WHITE

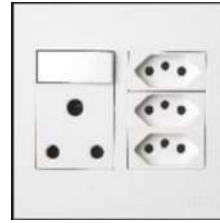


DRIVEWAY BOLLARD LIGHTING

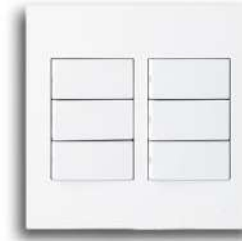
ISLAND PENDANT(S) TO
PURCHASER SPECIFICATION
PC SUM= R 6000 (Incl. VAT)



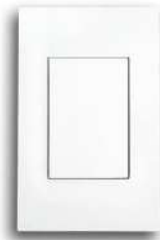
DOUBLE PLUG



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
- 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
- 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)
- 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> (including kitchen sinks and taps, bathroom accessories, heated towel rail (Master en-suite only), braai prep bowl and mixer, external wash trough)	R 150 000,00
<u>FLOORING</u>	
Engineered oak (supply and install)	R 1 000 / m2
Tiles (supply only):	
Main en-suite and guest en-suite	R 400 / m2
Patio, scullery & other en-suites	R 300 / m2
Carpets (supply and install)	R 400 / m2
<u>LANDSCAPING & 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.