



# SOUTHBANK BY CALA

SPECIFICATION



Photography from a previous CALA development



## DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

# SPECIFICATION

## KITCHEN & UTILITY ROOMS

- Stylish German kitchen featuring Nobilia worktops with Pinto LED under cabinet light
- Bosch induction hob (see housetype List A below)
- Siemens induction hob (see housetype List B below)
- Bosch single oven (see housetype List A below)
- Siemens single oven (see housetype List B below)
- Siemens microwave oven (see housetype List C below)
- Elica telescopic extractor hood
- Active charcoal filter to suit extract hood
- Integrated Indesit fridge freezer (see housetype List D below)
- Integrated Indesit larder fridge (Crichton, Darroch, Garvie only)
- Integrated Indesit larder freezer (Crichton, Darroch, Garvie only)
- Integrated Indesit dishwasher (see housetype List E below)
- Integrated Indesit washer dryer (Bargower only)
- Carron 1½ bowl stainless steel sink with VADO origins mixer taps (kitchen)
- Carron single bowl sink with VADO matrix taps (utility)

## BATHROOM & EN SUITES

- White sanitary ware from the Laufen range (see housetype List B below)
- White sanitary ware from the Vitra range (see housetype List A below)
- VADO chrome taps
- VADO chrome plated shower mixer set
- Glass shower enclosure
- Full height tiling around baths and shower enclosures
- Choice of wall tiling from Porcelanosa range\*
- Free standing vanity unit below the sink in the bathroom and en suite (see housetype List B below)

## INTERNALS

- Ground floor approx. 2400mm, first floor approx. 2475mm floor to ceiling height (Allan, Avon, Avon Special, Banton, Bargower, Barrie, Bryce, Cleland, Crichton, Darroch)
- Ground floor approx. 2620mm, first floor approx. 2475mm floor to ceiling height (Garvie)
- Ground floor approx. 2400mm, first floor approx. 2400mm, second floor approx. 2475mm floor to ceiling height (Anderson & Alexander)
- Ground/first floor approx. 2425mm, second floor approx. 2475mm floor to ceiling height (Apartments only)

## DECORATION

- Internal walls & ceilings finished in white Internal woodwork finished in satin paint
- Oak veneer pre-finished solid core internal pass doors (excluding Apartments)
- White pre-finished solid core internal pass doors (Apartments)
- Staircase to include oak varnished handrails with white painted balustrades (excluding Apartments)

## WARDROBES

- A mix of stylish bi-fold doors, shelves, hanging rails and white or oak veneer pre-finished semi-solid core doors (where design dictates)

## ELECTRICAL

- Ample power, TV and telephone points throughout the properties
- Chrome sockets to be fitted above the kitchen worktop
- Pendant light fittings throughout the property with down lighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

## SECURITY & SAFETY

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector

## PLUMBING & HEATING

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiators (see housetype List B below)
- Central heating via gas-fired boiler with hot water cylinder and radiators, also featuring roof integrated solar PV (See housetype List A below. Apartment PVs serve the communal area only)

## EXTERNALS

- uPVC double-glazed windows finished with chrome internal handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles to the rear of the property (where design dictates) (see housetype List B below)
- Feature front door in white
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

A: Alexander, Allan, Anderson, Avon, Avon Special, Banton, Apartments

B: Bargower, Barrie, Bryce, Cleland, Crichton, Darroch, Garvie

C: Bryce, Cleland, Crichton, Darroch, Garvie

D: Alexander, Allan, Anderson, Avon, Avon Special, Banton, Bargower, Barrie, Bryce, Cleland, Apartments

E: Alexander, Anderson, Bargower, Barrie, Bryce, Cleland, Crichton, Darroch

\*Subject to build stage. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring.



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