

SCHEDULE OF FINISHES

ICÖNIC MELROSE

03/03/2026 V1



Artist Impression

PRELIMINARIES

The buildings will be erected substantially in compliance with the National Building Regulations, SANS 10400, the requirements of the Local Authority and any major Financial Institution, but this specification will not override these requirements should any conflicts arise.

In the event of any differences between this specification and other designs or verbal commitments, Annexure C specifications included in your signed agreement of sale will override. Unless reduced to writing, no verbal commitments will apply.

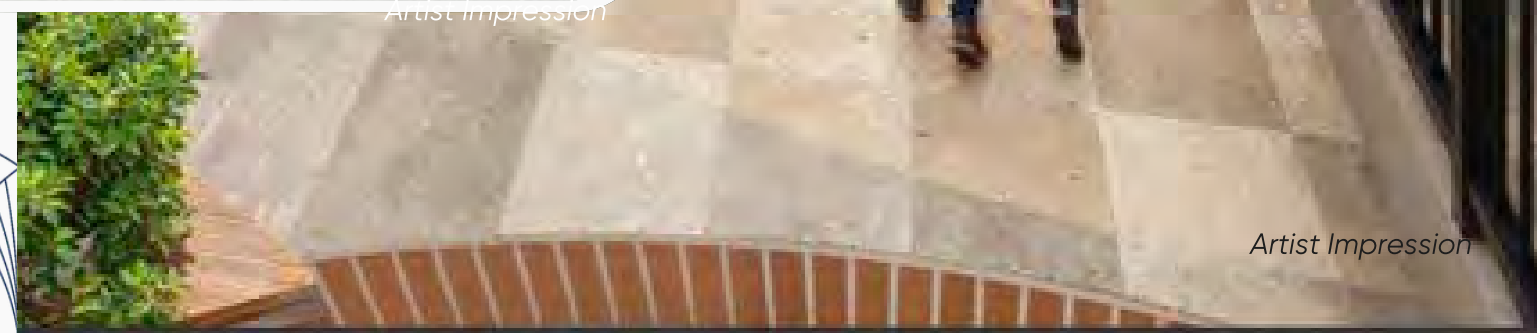
All materials herein specified are subject to availability. If any materials are not readily available, or undue delay is experienced in obtaining them, the Seller shall have the right to use the nearest similar material available.

The Seller cannot guarantee that the materials used will be the same colour or texture as any sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representatives.

Where any materials are not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material it considers to be the most suitable for the purpose.



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STANDARD INTERNAL FINISH

INTERIOR DESIGN



LIGHTING & JOINERY HARDWARE

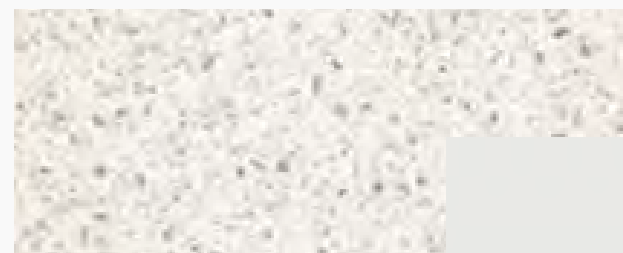
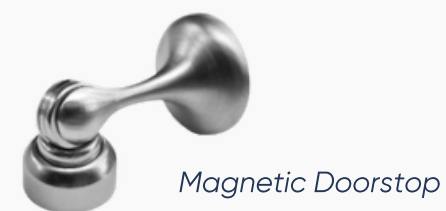
The sophisticated internal lighting is sleek track and surface-mounted fittings, designed to provide warm, functional illumination while enhancing the home's contemporary feel.

The durable external lights are subtle and contemporary, offering practical outdoor lighting with a refined finish.

The Cabinetry showcases the stylish, modern handles that complement the overall design and enhance ease of use.

DOORS & HARDWARE

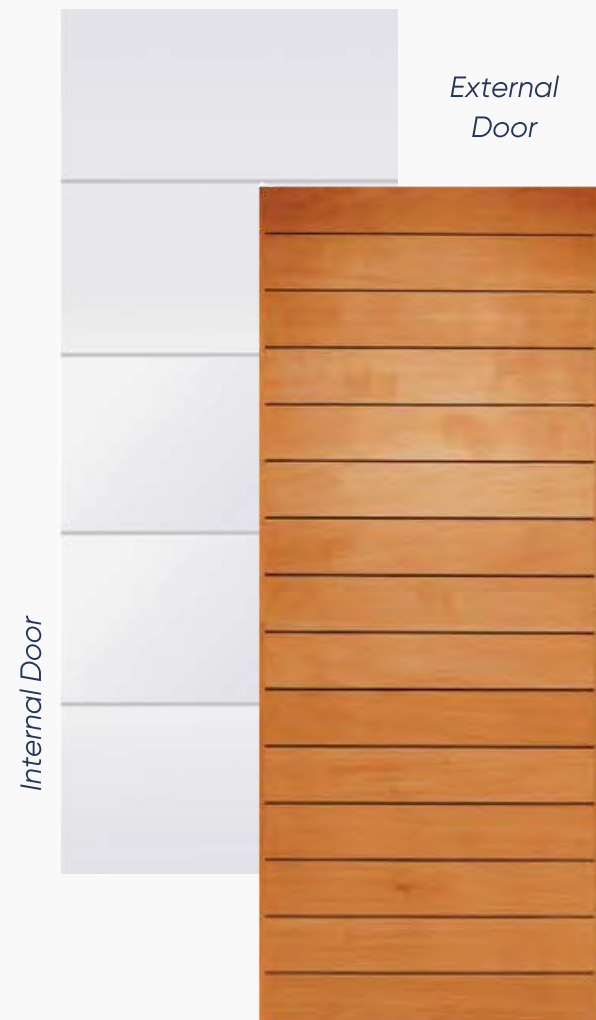
The units feature contemporary external and internal doors which complement the modern door handles and discreet magnetic door stops, creating a cohesive, clean-lined look throughout.



Internal Wall Paint

FLOORING & WALL FINISHES

Stunning large-format tiles flow through the living spaces, delivering a modern, low-maintenance finish. The soft neutral wall colours create a light, timeless interior palette.

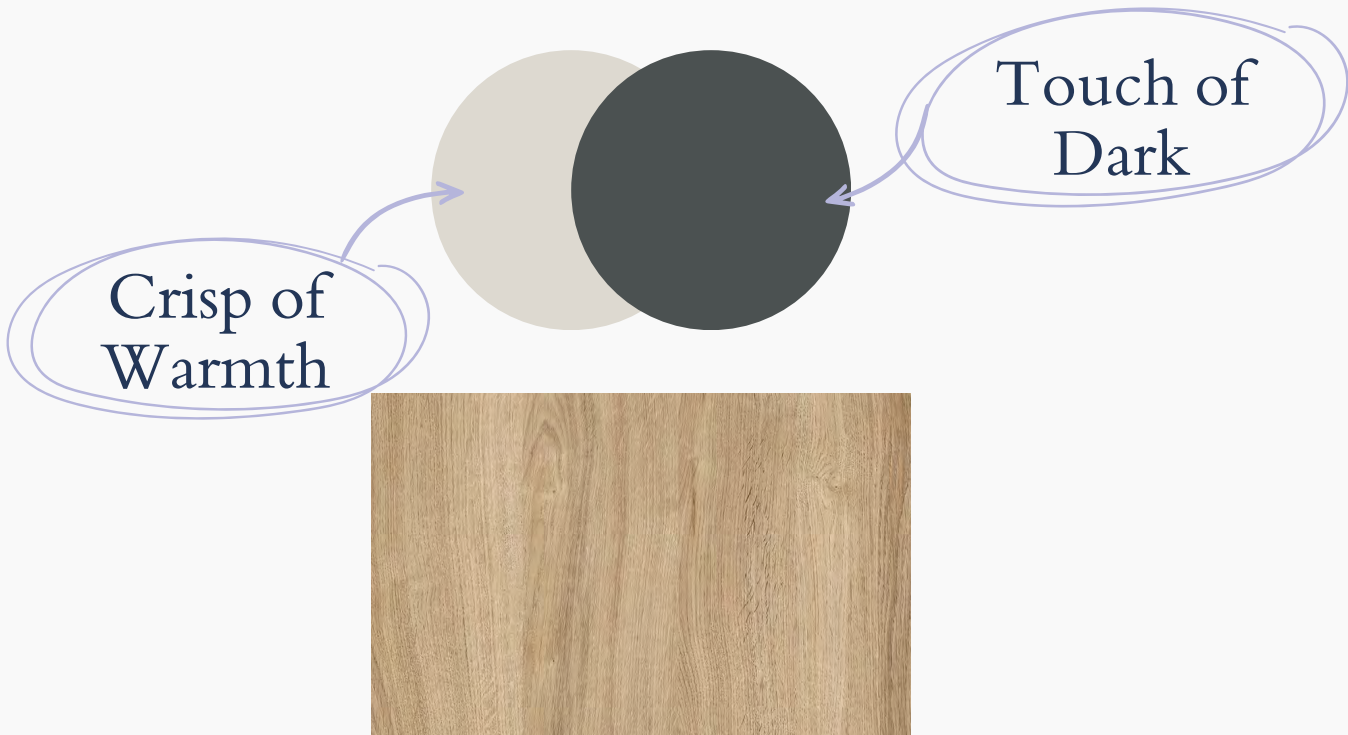


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All standard cupboards feature a wooden-look finish, and clients can choose between **"Crisp Warmth"** or **"Touch of Dark"** for their upper and lower cabinets. Additionally, all bedroom and bathroom vanities are finished in a soft off-white color.

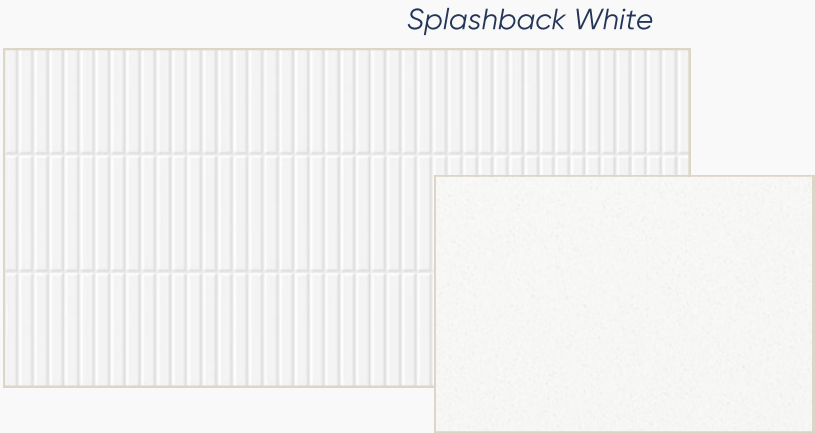


STANDARD OPTIONS

STANDARD KITCHEN FINISHES



Single Undermounted Sink & Mixer for type A & B
All other types - Double undermounted sink



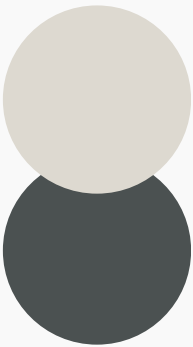
Splashback White

Countertops



Extractor

Joinery Colour Options



Gas Hob



Oven



Induction Stove Top
(For Type A & B only)

The kitchen finishes are modern, functional, and carefully chosen. It features durable countertops paired with a clean white splashback, an undermounted double sink, and a contemporary mixer tap.

The cooking appliances include a built-in oven, an extractor hood, and a gas hob, with an induction stovetop available for selected home types.

The cabinetry is available in either dark grey or off-white, providing a timeless and neutral palette that complements a variety of interior styles.



STANDARD BATHROOM FINISHES

The bathroom is finished in a fresh, neutral palette, featuring a white bath or shower and toilets paired with modern silver fittings for a timeless and easy-to-maintain look.

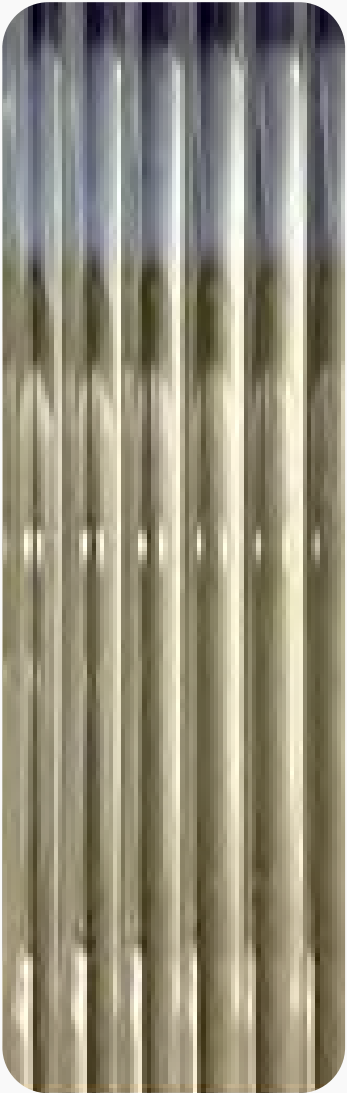


Completed with wood-look vinyl flooring, complemented by contemporary tiling in selected areas. Off-white built-in cupboards and modern ghost doors add warmth and a cohesive, modern finish throughout the home.

UPGRADED INTERNAL OPTIONS

All upgraded options feature parquet look floors. Clients can choose between two styles for their lower cabinets: **SOFT ELEGANCE** or **MODERN DEPTH**. The upper cabinets will have fluted glass. Additionally, all bedroom joinery is finished in an off-white color.

Soft Elegance

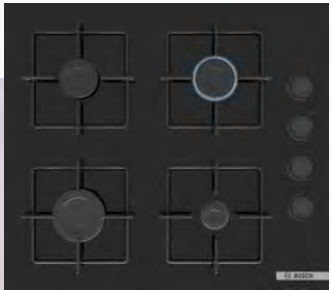


Modern Depth



UPGRADED KITCHEN & BATHROOM FINISHES

The upgraded kitchen features striking, contemporary finishes, including dark grey veined countertops and backsplash, which create a seamless and high-end appearance. It is equipped with a black-finished oven and gas hob, and the addition of fluted glass upper cabinets adds texture, depth, and a touch of elegance to the overall design.



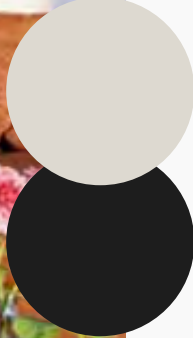
Gas Hob



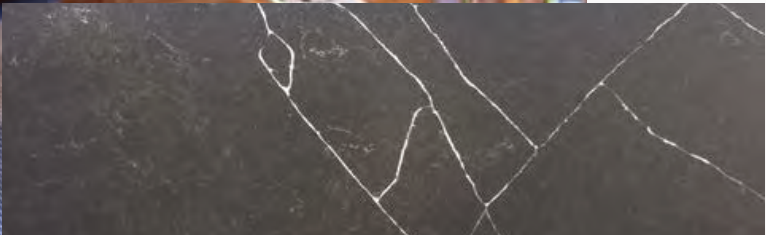
Oven



Extractor



Joinery Colour Options



Counter Top & Splashback



Bathroom Feature Wall Tile



Mirror



Custom-designed Vanity

The upgraded bathroom finishes are striking and design-focused, featuring a custom-made double sink mounted (Only in type F main bathroom) on black steel legs. These are paired with black-framed mirrors to enhance the modern, industrial aesthetic. The feature wall tiles come in a choice of sage green or dark tones, providing a dramatic contrast and creating a luxurious bathroom experience.



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Finishing Schedule

02.26

Craft Homes

