

Bespoke Options



Charleston, Cove


Flats

Plots 620-643, 701-706 & 726-731

Revision 11
September 5, 2018





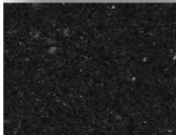
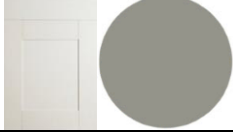
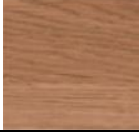
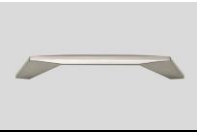
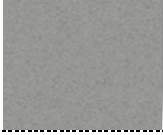


Kitchen (including Utility rooms/cupboard, where applicable)

nobilis Standard furniture

Standard door fronts	Complementary carcass inside/outside	Handle No.	Laminate work surface (Quadra 3mm radius profile) & upstands DUROPAL
Riva 894 - Ontario Oak 	White interior, with all exterior panels, including plinths in 194 - Slate Grey 	062 - Stainless Steel 	R 6234 FG Rabac 
Laser 413 - Mineral Grey 	White interior, with all exterior panels, including plinths in 075 - Mineral Grey 	069 - Stainless Steel 	R 4282 FG Chapel Oak 
Rio 374 - Nautical Pine 	White interior, with all exterior panels, including plinths in 070 - Satin Grey 	211 - Bow Handle, Stainless Steel 	R 4371 FG Dark Mountain Oak 
Speed 239 - White Softmatt 	White interior, with all exterior panels, including plinths in 106 - White 	519 - Antique Iron 	R 6461 CT Natural Messina 
Riva 892 - Concrete Grey 	White interior, with all exterior panels, including plinths in 075 - Mineral Grey 	556 - Antique Silver 	U 1026 MS Crystal White 
Laser 415 - Sand 	White interior, with all exterior panels, including plinths in 122 - Sand 	677 - Metal Knob, Stainless Steel 	R 6265 CT Ipanema White 

Revision 11
September 5, 2018

Upgrade furniture (these choices are available at extra charge through your client upgrades, please see your Sales Adviser)

Upgrade door fronts 	Complementary carcass inside/outside	Handle No. #	Silestone work surface & upstands (incurs additional template and fitting costs) †
(Nobilias) Flash 450 – white high gloss 	White interior, with all exterior panels, including plinths in 022 – white gloss 	(Mackintosh) Suite 670, flared iron knob 	Aluminio Nube 
(Nobilias) Flash 455 – satin grey high gloss 	White interior, with all exterior panels, including plinths in 070 - Satin Grey 	(Mackintosh) Suite 693, polished nickel knob 	Amazon 
(Nobilias) Structura 400 – Gladstone oak 	White interior, with all exterior panels, including plinths in 194 - Slate Grey 	(Mackintosh) Suite 600, shaker cup handle 	Marengo 
(Mackintosh) Trend shaker – Sage Grey 	Lissa Oak 	(Mackintosh) Suite 655, brushed steel D handle with chamfered edges 	Negro Tebas 
(Mackintosh) Trend shaker – Light Grey 	Lissa Oak 	(Nobilias) Suite 608, Stainless Steel 	Kensho 
(Mackintosh) – Trend shaker – White 	Lissa Oak 		Blanco Maple 

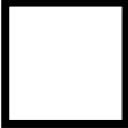








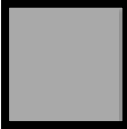


nobilias Upgrade laminate worksurfaces (these choices are available at extra charge through your client upgrades and represent a premium range of

Revision 11
September 5, 2018

laminated work surfaces in colours chosen to complement the standard furniture, please see your Sales Adviser)

225 Stem Oak 	268 Havelend Oak 	344 Black Granite Décor 
200 Sicilian Vintage 	106 White 	330 Concrete Grey 

Choice of glass panel splashback (behind hob)

Choice of glass panel splashback (behind hob)	Choice of glass panel splashback (behind hob)	Choice of glass panel splashback (behind hob)	Choice of glass panel splashback (behind hob)
 ECOAT 01	 ECOAT 02	 ECOAT 03	 ECOAT 04
 ECOAT 05	 ECOAT 06	 ECOAT 07	 ECOAT 08
 ECOAT 09	 ECOAT 10	 ECOAT 11	 ECOAT 12

On screen and printed colours may vary slightly from the actual product, please refer to physical samples for colour matching

Classic cornice and light pelmet are included as standard with upgrade painted shaker kitchens

Visible carcass sides are painted on panels in colour matching finish with upgrade painted shaker kitchens

† Different colour choices may vary in price, these items will be priced on request

These handle choices may be available on standard range door fronts (subject to confirmation), but will be subject to additional charge

Sinks and taps

Kitchen:	Leisure stainless steel 1½ bowl or Rangemaster Glendale GL9502 stainless steel 1½ bowl sink, Bristan Ruby monobloc sink mixer with single flow spout
----------	---

Appliances

Fitted as standard is a stainless steel electric oven, gas or electric hob, contemporary style extractor hood and either a separate integrated fridge and freezer or a single/combined unit depending on kitchen layout.

- Smeg SF478X - single stainless steel fan oven
- Smeg SE364TD 60cm touch control ceramic hob with straight edge glass
- Smeg KSE60XE-2 600mm or KSE90XE-2 900mm slim-line box chimney or KSET600XE 600mm telescopic or KI90XE 900mm island stainless steel extractor hood, depending on layout. This will be a recirculating model in plots fitted with a dMEV ventilation system (see specification document).
- Refrigeration appliances will include one or more of; Smeg C7280FP 70/30 tall fridge/freezer, S7212LS2P mid-height fridge, KUD7108FSEP under worktop freezer, UKUD7140LSP under worktop fridge and/or UKUD7122CSP under worktop fridge with ice box, depending on layout

At an additional charge an upgrade to some of the kitchen/utility room packages can be fitted. This can include additional appliances in the kitchen i.e. integrated dishwasher, integrated microwave oven, and either an integrated or free-standing washing machine/washer/dryer – please ask the Sales Adviser for details.

Wall and floor tiling




Bathrooms & en suites

Whilst the choice of wall tiling is entirely your own, we recommend that you consider the size of individual tiles when considering locations, as this may have an effect on both the visual appearance, and also the need for 'cut' tiles upon installation.


















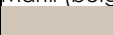



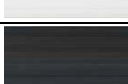

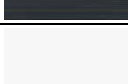

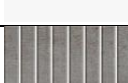
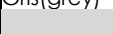




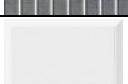
Where orientation is not specifically confirmed on your colour choice requests, these will be fitted 'portrait' to bathrooms/en suites, where applicable. This may have an effect on the visual appearance, as noted above.

N.B. Whilst all floor tiles listed are suitable for general internal floor use, further advice must be sought with regard to slip ratings if these are to be installed in a 'wet' floor environment.

Standard range wall tiling PORCELANOSA®

Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended) Grout will be Butech Grey
Park Lineal Gris 	200x316mm	10.0 mm White	Gris (grey) 	Park Gris (443x443mm) 




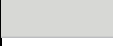
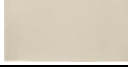











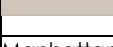





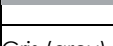


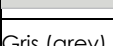


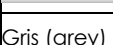


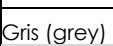


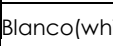



Revision 11
September 5, 2018

Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended) Grout will be Butech Grey
Jersey Nieve 	200x316mm	10.0 mm White	Blanco(white)	Bali Nieve (443x443mm) 
Jersey Mix 	200x316mm	10.0 mm White	Blanco(white)	-
Cubica Blanco 	200x333mm	10.0 mm White	Blanco(white)	Nova Blanco (333x333mm)
Safari Caliza 	200x316mm	10.0 mm White	Blanco(white)	Safari Caliza (443x443mm) 
Jaaoan Blanco 	200x316mm	10.0 mm White	Blanco(white)	Japan Blanco (443x443mm) 
Japan Marine 	200x316mm	10.0 mm White	Cemento (cement grey) 	Japan Marine (443x443mm) 
Madagascar Blanco 	200x333mm	10.0 mm White	White(white)	Madagascar Blanco (443x443mm) 
Madagascar Natural 	200x333mm	10.0 mm White	Gris (grey) 	Madagascar Natural (443x443mm) 
Madagascar Beige 	200x333mm	10.0 mm White	Marfil (beige) 	Madagascar Beige (443x443mm) 
Talis Blanco 	200x333mm	10.0 mm White	Blanco(white)	Talis Blanco (333x333mm) 
Talis Antracita 	200x333mm	10.0 mm White	Blanco(white)	Talis Antracita (333x333mm) 
Formas Blanco 	200x333mm	10.0 mm White	Blanco(white)	-
Glaciar Blanco 	200x333mm	10.0 mm White	Blanco(white)	-
Square Nimbus Acero 	200x333mm	10.0 mm White	Gris(grey) 	Nimbus Acero (333x333mm) 
Square Nimbus Silver 	200x333mm	10.0 mm White	Gris(grey) 	Nimbus Silver (333x333mm) 
Monaco Brillo 	200x316mm	10.0mm White	Blanco(white)	-




Upgrade range wall tiling PORCELANOSA®

These tiles are available at extra charge through your client upgrades and different choices may vary in price, please see your Sales Adviser for further information.

Revision 11
September 5, 2018

Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended) Grout will be Butech Grey
Retro Blanco 	100x200mm	10.0 mm White	Blanco(white)	
Calpe Blanco 	75x300mm	10.0 mm White	Blanco(white)	
Calpe Seagreen 	75x300mm	10.0 mm White	Gris (grey) 	
Calpe Warm Grey 	75x300mm	10.0 mm White	Blanco(white)	
Retro Blanco, Calpe Blanco, Calpe Seagreen and Calpe Warm Grey tiles above will be fitted in brick-bond format.				
Nimbus Blanco 	333x446mm	10.0 mm White	Blanco(white)	Nimbus Blanco (333x333mm) 
China Blanco 	316x592mm	10.0 mm White	Blanco(white)	
Safari Caliza 	316x592mm	10.0 mm White	Blanco(white)	Safari Caliza (443x443mm) 
Japan Blanco 	316x592mm	10.0 mm White	Blanco(white)	Japan Blanco (443x443mm) 
Japan Marine 	316x592mm	10.0 mm White	Cemento (cement grey) 	Japan Marine (443x443mm) 
Natal Marfil 	316x592mm	10.0 mm White	Marfil (beige) 	Natal Marfil (443x443mm) 
Rodano Acero 	316x592mm	10.0 mm White	Manhattan (mid grey) 	Rodano Acero (443x443mm) 
Mosaico Rodano Acero 	316x592mm	10.0 mm White	Manhattan (mid grey) 	Rodano Acero (443x443mm) 
Rodano Caliza 	316x592mm	10.0 mm White	Gris (grey) 	Rodano Caliza (443x443mm) 
Rodano Lineal Caliza 	316x592mm	10.0 mm White	Gris (grey) 	Rodano Caliza (443x443mm) 
Dover Caliza 	316x592mm	10.0 mm White	Gris (grey) 	Dover Caliza (443x443mm) 
Madagascar Natural 	333x592mm	10.0 mm White	Gris (grey) 	Madagascar Natural (443x443mm) 
Madagascar Blanco 	333x592mm	10.0 mm White	Blanco(white)	Madagascar Blanco (443x443mm) 

Revision 11
September 5, 2018

Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended) Grout will be Butech Grey
Dover Antique 	316x592mm	10.0 mm White	Cemento (cement grey) 	Dover Caliza (443x443mm) 

Sanitary ware and fittings

Sanitary ware colour will be – White.

Bathroom	Ideal Standard Tempo Cube 1 tap hole bath
	Ideal Standard Unilux E3194 bath panel.
	Bristan Prism mono bath filler.
	Chrome plated luxury bath pop-up waste kit.
	Bristan Prism thermostatic dual control shower valve and adjustable riser (where fitted)
	Ideal Standard Tempo Range 1 tap hole basin with semi pedestal.
	Bristan Prism basin mixer with chrome waste kit.
	Ideal Standard Tempo close coupled W.C. with seat and cover or Ideal Standard Tempo back to wall WC with concealed cistern, dual flushing plate, seat and cover.
Novellini Aurora 3 – 2 panel 960mm x 1500mm clear glass bath splash screen (where fitted)	
En suite (where applicable)	Ideal Standard Tempo Range inset 1 tap hole basin with semi pedestal.
	Bristan Prism basin mixer with chrome waste kit.
	Ideal Standard Tempo close coupled W.C. with seat and cover or Ideal Standard Tempo back to wall WC with concealed cistern, dual flushing plate, seat and cover.
	Just Fusion shower tray with wall panel & Ideal Standard Synergy chrome/clear glass enclosure.
	Bristan Prism thermostatic dual control shower valve and adjustable riser.

En suite shower paneling (where applicable)

The feature aqua paneling within the shower enclosure can be chosen from either Alpino Matt/Shell White 8100 or Gloss White 8100.

to every situation, please review plot specific drawings when considering these options. Although every care and attention has been taken to ensure the accuracy of all information given, the contents do not form part of or constitute a representation or warranty of any contract. Scotia Homes Limited reserves the right to vary the above specifications (including any quoted sizes and specific products/model nos.) where necessary but to similar or higher standards.