



Prince's Quay

Phase 2
Specification

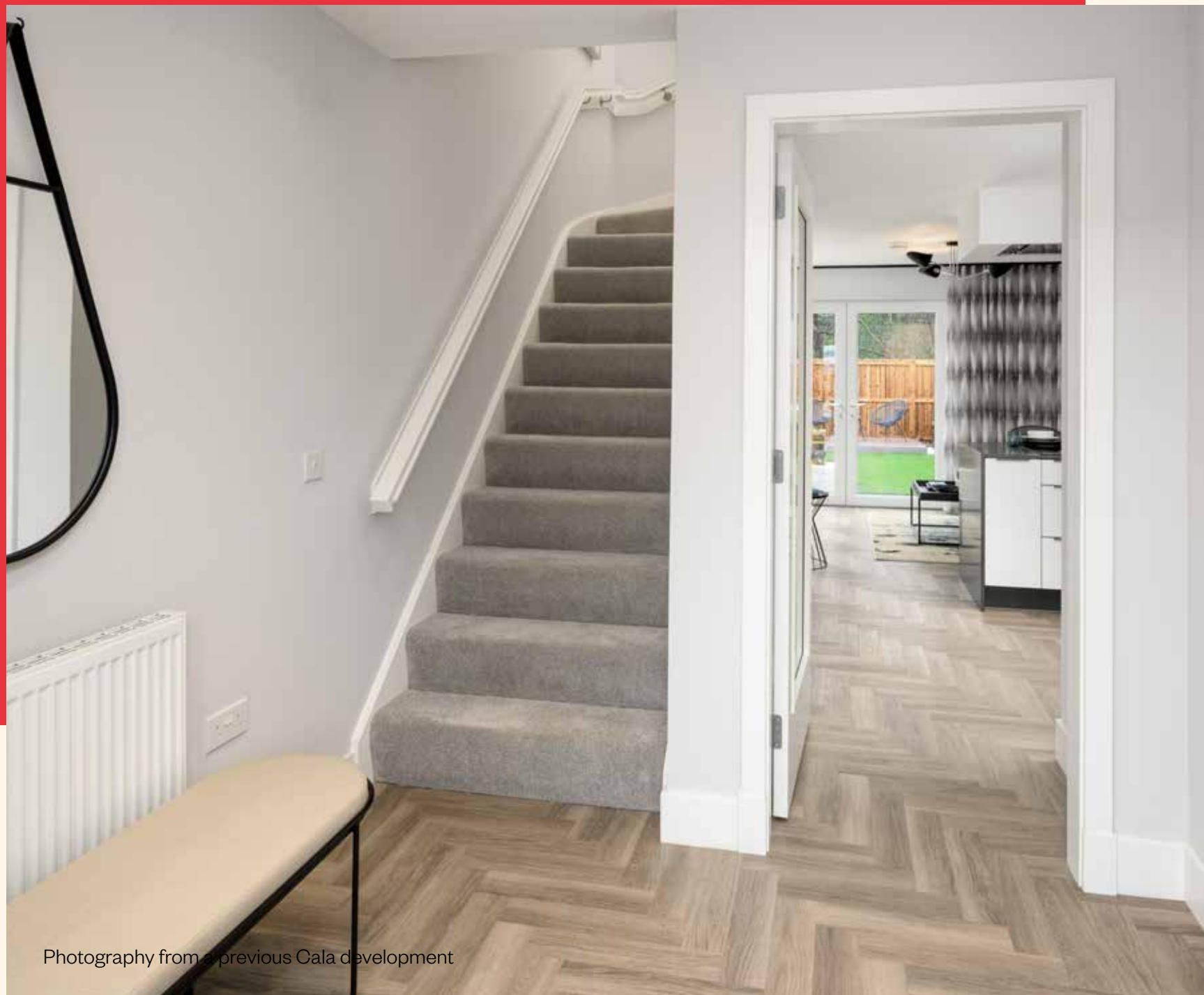


Stock photography

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.



Photography from a previous Cala development



Specification

Kitchen

- Stylish German crafted kitchens by Impuls
- 25mm laminate worktop with upstand
- Bosch 4 zone induction hob
- Bosch telescopic extractor
- Bosch built-in single oven
- Bosch integrated fridge freezer
- Bosch integrated dishwasher (slimline model to 1 bedroom apartments)
- Bosch free standing washer dryer
- Inset sink bowl in stainless steel
- Hansgrohe sink mixer tap with swivel spout in chrome
- Under unit LED lighting

Bathrooms & en suites

- Contemporary sanitaryware from the Laufen range (excluding bath)
- Contemporary mixer taps
- Thermostatic shower column with circular shower head
- Thermostatic combination bath filler and handheld spray set
- Chrome finish shower enclosures with white shower trays
- Shaver sockets to all bathrooms and en suites
- Chrome towel warmers to all bathrooms and en suites
- Choice of tiling from Porcelanosa ranges (subject to build stage)

Decoration

- Internal walls and ceilings will be finished in Covermatt white emulsion
- Pre-finished white internal pass doors
- Satin white paint to skirting's and facings
- Stylish level satin chrome door handles

Wardrobes

- Stylish sliding wardrobe doors with shelves and hanging rail (as design dictates)

Heating

- Central heating via a high efficiency combination gas boiler and radiator system
- Single zone system with programmable control
- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- Mechanical ventilation heat recovery (MVHR) on selected plots

Electrical

- Ample power, TV and telephone points throughout
- Main TV consul plate in main living area
- Feature downlights to kitchen, bathroom and en suites
- Chrome socket fittings to kitchens – white elsewhere
- Wired for Freeview, Sky and Virgin:
- Communal Sky satellite dish (connection required)
- Virgin points in living area and bedroom 1 (connection required)
- Fully wired with CAT6 (cabling only) to data points in living area and bedroom 1
- External lighting to patios of ground floor apartments
- External lighting to balcony (Selected housetypes only)

Security & safety

- Secure video entry system to main and rear entrance with video receiver in each apartment
- Security alarms to ground floor apartments
- Mains-wired smoke detectors
- Battery operated CO detectors

Common & external areas

- Private main door access to property (Cameron and Torrance)
- Lift access in Aubin and Dalziel apartments
- Grey uPVC double glazed windows externally and white internally
- Riven slab patios to ground floor apartments
- Aluminium decking to Brodie, Calder, Dunn, Forbes, Gowan, Hay and Kerr apartments
- Allocated private parking
- Communal landscaped garden grounds
- Internal cycle store
- An annual factoring fee will be payable by all residents. Please speak to our Sales Consultant for full details
- All properties covered by 10 year Q Policy warranty

*Plot specific detail. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.



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