



# Green Bank at Grandhome

Aberdeen



Stock photography



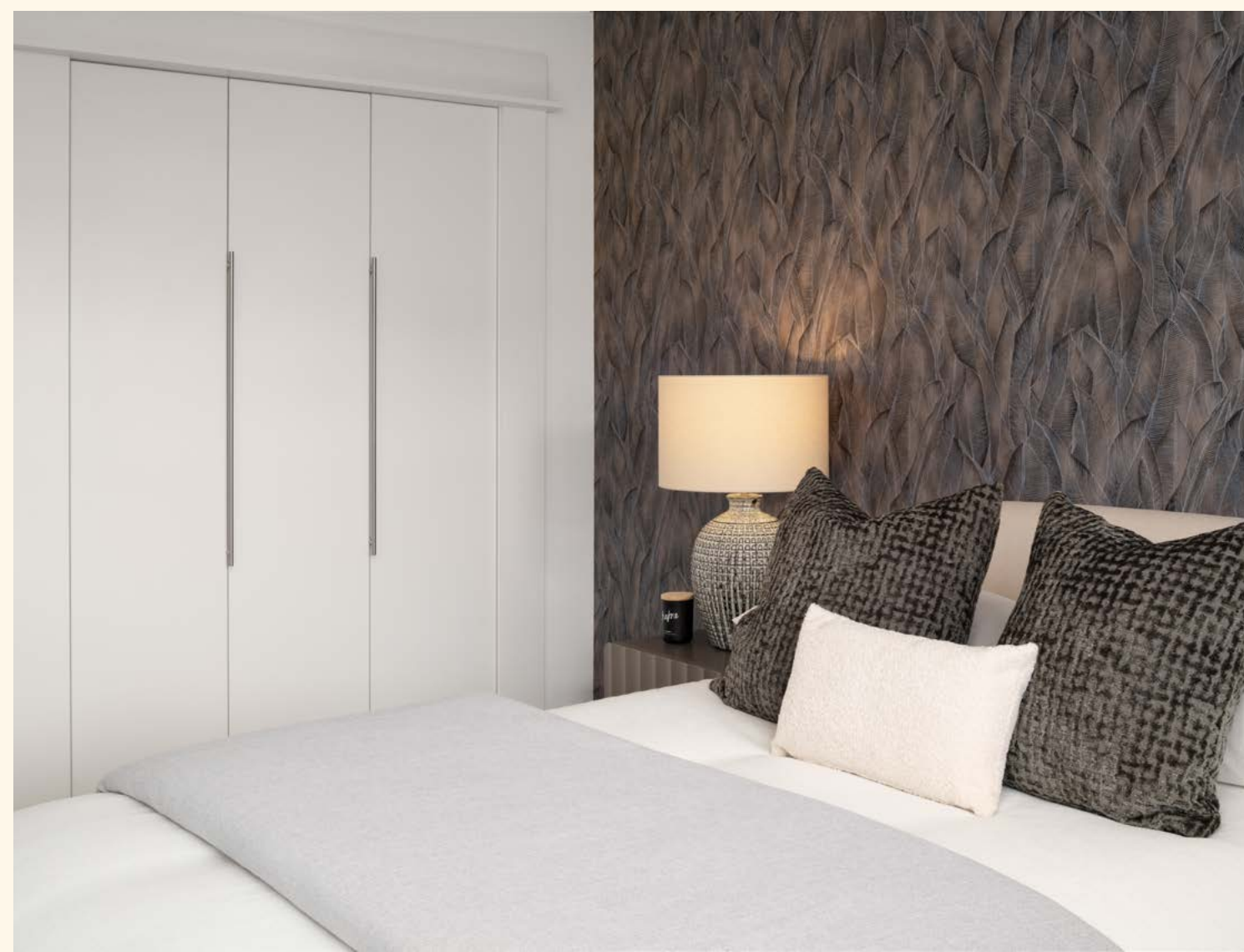
Photography from a previous Cala development



# 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 quality, it's the little things that make all the difference.



# Specification

## Kitchen & Utility Rooms

- Stylish kitchen by Nobilia german kitchens
- Siemens induction hob
- Siemens single oven
- Hotpoint integrated fridge/freezer
- Siemens stainless steel combination microwave oven (excluding Allan, Arisaig, Arran, Avon)
- Indesit fully integrated dishwasher
- Hotpoint integrated washer/dryer (Allan, Arisaig, Avon, Bargower only)
- Charcoal filter lift
- Telescopic extractor hood
- Carron Phoenix 1½ bowl stainless steel sink with VADO mixer tap (kitchen)
- Carron Phoenix single bowl sink with VADO taps (utility)

## Bathroom & En Suite

- White sanitaryware from by Roca
- VADO chrome taps
- VADO chrome plated shower mixer set
- Glass shower enclosure
- Choice of wall tiling from Porcelanosa range\*
- Full height tiling around baths, shower enclosure and bulkheads
- Vanity unit below the sink in the bathroom and bedroom 1 en suite
- Full height mirror to bathroom and en suites

## Internals

- Ground & first floor ceiling heights 2.4m

## Decoration

- Internal walls within properties finished in white
- Internal ceiling within properties finished in white
- Internal finishing's woodwork within properties finishes in satin paint
- White internal pass doors, white glazed feature doors (as design indicates)
- Staircase to include oak varnished handrails with white painted balustrades
- Contemporary lever style handles

## Wardrobes

- Stylish bi-fold or pass doors to all bedrooms (as design dictates)

## Electrical

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

## Security & Safety

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Carbon dioxide detector in bedroom 1

## Plumbing & Heating

- Central heating via high efficiency air-to-water electric heat pump
- Single zone programmable heating system will be employed with programmable controls

## Externals

- uPVC double-glazed windows featuring chrome handles
- Double-glazed insulating glass sealed French doors with chrome internal and external handles fitted to the rear of the property (where design dictates)
- Feature front door in navy, black, dark grey (where design dictates)
- Feature GRP Chimney to selected plots (where design dictates)
- Integrated swift, bat and bee boxes (where design dictates)
- A factoring company will be appointment to maintain all common areas with an annual fee payable by residents



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