



NEWINGTON RESIDENCES
SPECIFICATION



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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

- Stylish studio designed kitchen by Kitchens International
- Silestone worktop
- Siemens touch control 4 or 5 ring induction hob (as design dictates)
- Siemens integrated fridge/freezer (as design dictates)
- Siemens integrated dishwasher
- Siemens integrated electric oven
- Siemens integrated combination microwave oven
- LED feature lighting (as design dictates)
- Chrome single lever tap
- Blanco profile sink in stainless steel
- Kitchens International island with back-flip sockets and USB port
- Leicht metallic grey cutlery insert

UTILITY/LAUNDRY

- 40mm thick laminate worktop with matching upstand (as design dictates)
- Blanco single bowl stainless steel sink (as design dictates)
- Blanco single mixer tap in chrome (as design dictates)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen Range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes

- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and bedroom 1 en suite only)
- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Laufen vanity unit in bedroom 1 en suite and main bathroom
- Illuminated mirror with demister pad in bedroom 1 en suite

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White satin finish internal pass door
- White satin finish to the skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

WARDROBES

- Bi-fold doors to bedrooms (as design dictates)

ELECTRICAL

- Downlighters to kitchen, bathroom and en suites
- Low energy pendant light fitting to all other rooms

- Low energy external light fitting(s) provided to external door exits
- Sensor feature light to front door
- Ample TV/data distribution points
- Multigrad switching of kitchen appliances
- Double socket with integral USB to kitchen and bedroom 1
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (panels vary per plot)

SECURITY & SAFETY

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system
- Mixergy Hot Water Tank, with built in diverter connecting to PV Solar panels
- Programmable Thermostat with seven day 24 hour four channel electronic programmer

GARAGE

- Panelled sectional electric garage doors (where applicable)
- Switchable lighting and power
- Feature light to front of the property (as design dictates)

EXTERNALS

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Cultivated planting to front garden (as design dictates)
- Turf and/or paved patio to rear garden (as design dictates)
- External double socket to patio area (as design dictates)
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- Outside cold water tap (as design dictates)
- French doors to rear patio (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- EV Charging connection or future connection point, please consult a Sales Advisor for details



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