



H A L L A M

T O W E R S

S P E C I F I C A T I O N

KITCHEN/DINING/OPEN-PLAN LIVING AREA

- SIEMATIC QUALITY HANDLE-LESS FURNITURE IN TEXTURED LAMINATE WOOD EFFECT - CHOICE OF STYLISH 'ONYX OAK' OR 'JAVA OAK
- MATCHING 6CM THICK WRAP-AROUND BREAKFAST BAR
- ALL EDGES FINISHED WITH ZEROMATIC LASER BONDING
- ALUMINIUM DRAWER BOXES WITH ANTI-SLIP GRIP LINING MATS
- SOFT CLOSE HINGES AND DRAWERS
- WHITE MATT CUTLERY INSERT
- CHOICE OF 2 QUARTZ WORKTOPS WITH MATCHING FULL HEIGHT SPLASHBACK
- BLANCO UNDERMOUNTED LARGE SINGLE BOWL SINK IN BRUSHED STAINLESS STEEL AND CHROME TWIN LEVER MONOBLOC MIXER TAP
- SIEMENS IQ 500 MULTIFUNCTION OVEN AND COMBINATION MICROWAVE OVEN
- SIEMENS INTEGRATED APPLIANCES INCLUDING FULL-SIZE DISHWASHER AND 50/50 SPLIT FRIDGE FREEZER
- BORA 4-RING INDUCTION COOKTOP WITH DOWN DRAFT EXTRACTOR (LAYOUTS R&A)
- SIEMENS 4 RING INDUCTION COOKTOP AND INTEGRATED OVERHEAD TELESCOPIC EXTRACTOR (LAYOUT P)

BEDROOMS

- CARPET TO ALL BEDROOMS
- WHICHEVER AREA IS DEDICATED TO WARDROBES ON THE PLAN WILL INCLUDE LUXURY BUILT-IN WARDROBES WITH SLIDING DOORS - 2 DOOR OPTIONS.

PLEASE NOTE SOME ITEMS MAY BE SUBJECT TO CHANGE AT THE DEVELOPERS DISCRETION



HALLAM
TOWERS

SPECIFICATION

BATHROOMS AND EN-SUITES

- FLOOR TO CEILING TILES - 3 CHOICES.
- FIXED HEAD RAIN SHOWER WITH SEPARATE HAND-HELD SHOWER
- LUXURY BATH AND HAND-HELD SHOWER
- LARGE WALK-IN SHOWERS WITH CONCEALED THERMOSTATIC VALVES
- CHROME FITTINGS AS STANDARD
- FREE STANDING BATH (FOR PENTHOUSES ONLY)
- SINK SET INTO VANITY UNIT TO MATCH FITTINGS
- MIRROR WITH LIGHTING
- CHROME HEATED TOWEL RAIL

EXTERIOR

- WHERE APPLICABLE, APARTMENTS WITH GARDENS WILL BE LAID WITH PAVING SLABS
- EXTERNAL LIGHTING
- DECKED TERRACES & BALCONIES WITH FEATURE RAILINGS

GENERAL

- IMPRESSIVE GRAND FRONT ENTRANCE DOOR
- CEILING HEIGHTS 2.5M

LIGHTING

- WHITE RECESSED SPOTLIGHTS TO EVERY ROOM
- LOW ENERGY LED LIGHTING THROUGHOUT

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SPECIFICATION

ENERGY EFFICIENCY & HEATING

- EXCEPTIONALLY INSULATED
- THERMAL EFFICIENT DOUBLE-GLAZED ALUMINIUM WINDOWS AND SLIDING DOORS IN ANTHRACITE GREY
- WIRELESS CONTROLLED ELECTRIC HEATING
- SEPARATE THERMOSTATICALLY CONTROLLED ZONES THROUGHOUT EACH APARTMENT
- DIRECT UNVENTED HOT WATER CYLINDER (PRESSURISED SYSTEM MAINS FED TO DELIVER HOT WATER AT MAINS PRESSURE)

JOINERY

- LUXURIOUS INTERNAL OVERSIZED DOORS
- DETAILED CUSTOM DESIGNED SKIRTINGS THROUGHOUT

FLOORING

- LVT FLOORING TO HALLWAY, LIVING/DINING AREAS AND KITCHEN
- TILES TO BATHROOMS AND EN-SUITES
- CARPETS TO BEDROOMS

LIGHTING

- WHITE RECESSED SPOTLIGHTS TO EVERY ROOM
- LOW ENERGY LED LIGHTING THROUGHOUT



HALLAM

TOWERS

SPECIFICATION

ELECTRICAL

- LOUNGE WITH MEDIA OPTIONS
- TV POINTS IN ALL BEDROOMS AND LOUNGES (AT EYE LEVEL WHERE APPROPRIATE)
- AMPLE SOCKETS THROUGHOUT IN WHITE. A SELECTION WILL INCLUDE USB PORTS
- SECURITY ALARM - GROUND FLOOR APARTMENTS ONLY
- VOICE INTERCOM

FIRE SAFETY

- SYNCHRONISED MAINS OPERATED SMOKE DETECTORS AND SPRINKLER SYSTEM INSTALLED THROUGHOUT THE DEVELOPMENT

WARRANTY

- 10 YEAR BUILDING WARRANTY

KITCHEN UPGRADE PACKAGE - £3,000 INCLUDING VAT

- SIEMATIC FLUSH MOUNTED LED SPOTLIGHTS BELOW WALL CABINETS, WITH REMOTE CONTROL
- SIEMATIC PULL-OUT BIN SYSTEM WITH METAL SHELF BELOW SINK (2X 13L & 1X 30L BINS)
- 2 X FLUSH MOUNTED SIEMATIC DOUBLE SOCKETS IN ISLAND
- SIEMATIC 'JAVA OAK' SOLID OAK CUTLERY INSERT
- QUOOKER FUSION BOILING WATER & COMBINATION MIXER TAP, 'MATT BLACK' OR 'CHROME' FINISH

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HALLAM

TOWERS

SPECIFICATION

OVEN

STANDARD

HB535A0S0B

IQ500 SINGLE MULTIFUNCTION OVEN: 5 COOKING FUNCTIONS, LCD LIGHTCONTROLS, VARIOCLIP RAIL, FAST PREHEAT FUNCTION, ECOCLEAN COATING FOR EASIER CLEANING, 3D HOTAIR: PERFECT BAKING RESULTS ON UP TO 3 SHELVES THANKS TO INNOVATIVE HEAT DISTRIBUTION

UPGRADE

HB676GBS6B

IQ700 SINGLE MULTIFUNCTION OVEN: 13 COOKING FUNCTIONS, TFT TOUCHDISPLAY CONTROLS, FAST PREHEAT AND COOLSTART FUNCTIONS, ACTIVECLEAN PYROLYTIC SELF CLEANING, SOFTMOVE DOOR, 4D HOTAIR: PERFECT BAKING RESULTS ON UP TO 4 SHELVES THANKS TO INNOVATIVE HEAT DISTRIBUTION

COMBI-MICROWAVE OVEN

CM585AGS0B

IQ500 COMPACT45 MICROWAVE COMBINATION OVEN, 3 COOKING FUNCTIONS, LCD LIGHTCONTROLS, FAST PREHEAT FUNCTION, 900 W MICROWAVE, 8 MICROWAVE COMBINATION OPTIONS

CM676GBS6B

IQ700 COMPACT45 MULTIFUNCTION OVEN WITH MICROWAVE, 13 COOKING FUNCTIONS, TFT TOUCHDISPLAY CONTROLS, FAST PREHEAT AND COOLSTART FUNCTIONS, 900 W MICROWAVE, ACTIVECLEAN PYROLYTIC SELF-CLEANING, SOFTMOVE DOOR, 4D HOTAIR

WARMING DRAWER

BI630CNS1B

IQ700 14 CM HIGH WARMING DRAWER, 4 TEMPERATURE CONTROL SETTINGS FROM 30°C-80°C, PUSH-PULL OPENING, HEATED CERAMIC BASE, CAN ACCOMMODATE UP TO 12 PLATES/64 ESPRESSO CUPS

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HALLAM
TOWERS

SPECIFICATION

DISHWASHER

STANDARD

SN61HX02AG

IQ100 60 CM FULLY
INTEGRATED DISHWASHER, 5
PROGRAMMES AND 4 SPECIAL
OPTIONS, FLEX BASKETS,
CUTLERY BASKET, 48DB, 13
PLACE SETTINGS, INFOLIGHT

UPGRADE

HB676GBS6B

SN85EX69CG
IQ500 60CM FULLY INTEGRATED
DISHWASHER, 8 PROGRAMMES
WITH 5 SPECIAL OPTIONS,
FLEXCOMFORT BASKETS,
AUTOOPEN DRY, DOOR
OPENASSIST, CUTLERY DRAWER,
39DB, 14 PLACE SETTINGS,
TIMELIGHT

**BORA
DOWNDRAFT
HOB**

PURU

PURE INDUCTION COOKTOP
WITH INTEGRATED COOKTOP
EXTRACTOR; INTUITIVE
SCONTROL SLIDER, 9+P
COOKING & FAN POWER
LEVELS, 4 OVERSIZED COOKING
ZONES, AUTOMATIC
EXTRACTOR CONTROL SETTING,
BLACK AIR INLET NOZZLE

PUXU

X PURE INDUCTION COOKTOP
WITH INTEGRATED COOKTOP
EXTRACTOR; INTUITIVE SCONTROL
SLIDER, 9+P COOKING & FAN
POWER LEVELS, 4 OVERSIZED
COOKING ZONES WITH BRIDGING
FUNCTION, AUTOMATIC
EXTRACTOR CONTROL SETTING,
VARIABLE HEAT RETENTION
FUNCTIONS, BLACK AIR INLET
NOZZLE

APPLIANCE UPGRADE PACKAGE PRICE: £3,325.00 INC VAT

**FULL BESPOKE SIEMATIC KITCHEN DESIGN SERVICE BY MY FATHERS HEART
AVAILABLE UPON REQUEST**

(KITCHEN UPGRADES TO BE PAID DIRECTLY TO MY FATHERS HEART)

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OPTIONAL EXTRAS & UPGRADES

THREE PENDANT LIGHTS OVER BREAKFAST BAR- NO LIGHT FITTING -	£300 PER UNIT
ALL SOCKETS UPGRADED TO BRUSHED NICKEL	£350 FOR A 1 BED £500 FOR A 2 BED £750 FOR A 3 BED
SECURITY ALARM FOR APARTMENTS FIRST FLOOR AND ABOVE (INCLUDED IN GROUND FLOOR)	£500
GOLD FITTINGS IN BATHROOMS AND EN-SUITES	£750 PER BATHROOM
GREY TOWEL RAIL UPGRADE	£350 PER BATHROOM
HERRINGBONE CHEVRON EFFECT FLOORING AS PER IMAGES	£7 PER SQ. M
WARDROBE UPGRADES:	
DESIGNER OPEN WARDROBE WITH CHOICES OF AN A, B, C & D DESIGN	£800 PER LINEAR METRE
BESPOKE QUALITY WARDROBES WITH HANDLE, DOOR, INTERIOR AND LIGHTING CHOICES	£1500 PER LINEAR METRE
KEY OPERATED SAFE	£1000
ENTERTAINMENT SYSTEM UPGRADE AVAILABLE - PLEASE REQUEST FURTHER DETAILS.	

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