

The Maranello

SPECIFICATION BROCHURE

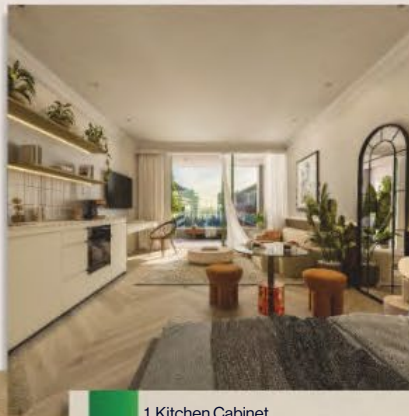
— 77 JAN SMUTS ST
Cape Town City Centre
Cape Town
Western Cape
South Africa

SOAR 
DEVELOPMENTS

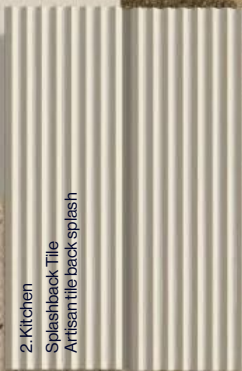


PORT SIDE

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1. Kitchen Cabinet
MelaWood | Nata Peen



2. Kitchen
Splashback Tile
Artisan tile back splash



3. Kitchen Counter
Engineered stone kitchen counter



8. Wall Paint Colour
A Subtle colour to complement the interior finishes



7. Bathroom
Splashback Tile
Artisan tile back splash



6. Bathroom Floor
Colour & finish style of the
bathroom floor tile

4. Floor
Vinyle flooring, common in both themes



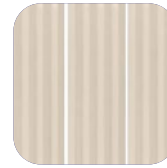
5. Decorative
wall panels
Wooden slatwall & acoustic panels



Port Side: Kitchen

Overview

Residents will have the opportunity to personalise their interiors by selecting from two carefully curated colour schemes. Each scheme has been designed to complement the overall architectural vision of the development while offering a distinct atmosphere and style.



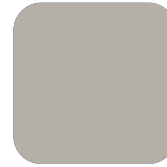
Colour and finish style of the artisan tile back splash



Engineered stone kitchen counter



Kitchen cupboards colours



Ceiling colour, common in both themes



Wall colour, common in both themes



Vinyl flooring, common in both themes



Cupboard handles for tall joinery, common in both themes



Hansgrohe mixer, common in both themes



Underslung basin, common in both themes

Port Side: Bathroom

Overview

Each bathroom can be customised through a choice of two refined colour schemes, designed to balance elegance, functionality, and comfort.



Colour and finish style of the artisan tiles for the back splash



Engineered stone counter



Colour and finish style of the bathroom floor tile



Shower panel - fluted glass with brass frame



Brushed brass mixer, common in both themes



Brushed brass shower mixer, common in both themes

*Final items intended to be similar or approved by architect



SOAR
DEVELOPMENTS



Welcome to
The Maranello

HARBOUR HUE

SOAR
DEVELOPMENTS



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MelaWood | Caraz Peen



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Artisan tile back splash

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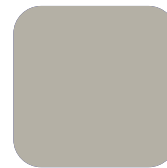
Colour and finish style of
the artisan tile back splash



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colours



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BONE STUDIO

What's Included:

Base Furniture

Depending on the unit type, the base package typically includes:

- Custom sofas and lounge rugs
- Coffee tables or nesting tables
- Dining tables with upholstered dining chairs
- Kitchen stools
- Upholstered occasional chairs
- Side tables and standing lamps
- Custom wall-mounted TV unit
- Smart TV (43" standard, upgradeable to 50")
- Queen mattresses and upholstered bed bases
- Custom upholstered headboards
- Bedside tables and lamps
- Bedroom rugs
- Hallway servers (in larger units)

Appliances – Package

Installed and plumbed:

- Full-height fridge/freezer
- Microwave
- Washing machine and dryer combo
- Kettle and toaster

Layered Option

- Full kitchen utility pack (crockery, cutlery, glassware, cookware, and small appliances)
- Pillows and duvet inners
- Bed throws and scatter cushions
- Artwork, styling accessories, and décor elements
- Soft furnishings to complete a homely, rental-ready feel

Optional Extras

- TV upgrade to 50"
- Block-out and sheer curtains, installed
- Upgrade to BOSCH Appliances
- Upgrade to SMEG Appliances
- Outdoor dining and lounge furniture packages
- Outdoor occasional seating
- Balcony planter packages (scaled to unit size)

*For full inventory breakdowns, optional upgrade details, and penthouse pricing, please refer to the Bone Studio Maranello Lookbook.

BONE STUDIO

Pricing by Unit Type

Studio

- Base Furniture: R95 000 ex VAT
- Appliances: R19 500 + VAT
- Layered Option: R49 200 + VAT

Studio Deluxe

- Base Furniture: R95 000 ex VAT
- Appliances: R19 500 + VAT
- Layered Option: R49 200 + VA

One Bedroom

- Base Furniture: R129 900 ex VAT
- Appliances: R19 500 + VAT
- Layered Option: R49 200 + VAT

Two Bedroom

- Base Furniture: R194 500 ex VAT
- Appliances: R19 500 + VAT
- Layered Option: R63 800 + VAT

Penthouse (custom package)

- Pricing scales above Two Bedroom package; includes expanded layouts and higher-end inventory





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Optional Extras

Optional extras are available at an additional cost and can be selected to personalise and upgrade your unit.

Additional Upgrade Options

Air-Conditioning

Split-type air-conditioning systems supplied and installed per unit. Pricing varies based on condenser location and pipe run.

Pricing by Unit Type:

Studio	- R65 000 each
Studio Deluxe	- R65 000 each
One Bedroom	- R65 000 each (located in lounge)
Two Bedroom	- R65 000 each (located in lounge)
Penthouse (custom package)	- Included

Disclaimer: Each studio is limited to one air-conditioning unit.

*Final items intended to be similar or approved by architect

*All prices include VAT unless otherwise stated





Woodup Wall Panneling

Decorative acoustic wall panels offering a warm, contemporary finish. Pricing calculated on a per-square metre basis.

Pricing by Unit Type:

Studios	- R6 000
One Bedroom	- R7 500
Two Bedroom	- R14 000

Smart Glazing Design

Optimises natural light while offering insulation and acoustic balance, contributing to a more effecient living environment.

Pricing by Unit Type:

Studios	- R25 000
Studio Deluxe	- R25 000
One Bedroom	- R37 000
Two Bedroom	- R50 000
Penthouse (custom package)	- Included

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Appliance Specification

Pricing by Unit Type:

Studio - Appliances Included

- Two-plate Ceran hob (30cm)
- Integrated Convection Combi Oven
- Optional: Integrated fridge/freeze

Studio Deluxe - Appliances Included

- Two-plate Ceran hob (30cm)
- Integrated Microwave (Classic 60×38cm, 25L with grill)
- Integrated Convection Combi Oven

One Bedroom - Appliances Included

- Four-plate Ceran hob (60cm)
- Integrated Oven (60cm, 79L, Classic Series)
- Optional: Extractor Canopy (60cm, stainless steel)

Two Bedroom - Appliances Included

- Four-plate Ceran hob (60cm)
- Integrated Oven (60cm, 79L, Classic Series)
- Optional: Extractor Canopy (60cm, stainless steel)

Penthouse (custom package) - Appliances Included

- Five/Six-plate Hob (90cm Ceran or Gas)
- Integrated Oven (60cm, Classic Series, 79L)
- Island Extractor Hood (90cm, stainless steel)

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Plumbed Appliance Points

By Unit Type:

Studio - Appliances Included

- Included: Single underslung sink.
- Mixer: Hansgrohe single-lever kitchen mixer in brushed finish.

Studio Deluxe - Appliances Included

- Included: Single underslung sink.
- Mixer: Hansgrohe single-lever kitchen mixer in brushed finish.
- Included: 1x Dishwasher / washing machine connection point.

One Bedroom - Appliances Included

- Sink: Double undermount stainless-steel sink.
- Mixer: Hansgrohe single-lever kitchen mixer in brushed finish.
- Included: 2x Dishwasher / washing machine connection point.

Two Bedroom - Appliances Included

- Included: Double underslung sink
- Mixer: Hansgrohe single-lever kitchen mixer in brushed finish.
- Included: 2x Dishwasher / washing machine connection point.

Three Bedroom - Appliances Included

- Included: Double underslung sink and additional prep sink.
- Mixer: Hansgrohe single-lever kitchen mixer (main sink) + Hansgrohe prep mixer (secondary sink).
- Included: 2x Dishwasher / washing machine connection point.



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Architects

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