

1.0 Built form

ROOF

- Colorbond Trimdek roof sheeting.
- Concealed downpipes.
- Parapet roof.
- All A/C condensers to be located on rooftop.

STRUCTURAL

- 250mm thick reinforced concrete floor slabs as per engineering spec.
- All party and inter apartment walls designed to meet BCA acoustic requirements.
- Steel Roof structure.

2.0 Exterior building fabric and finish

EXTERNAL WALLS

- Apolic CFC panels of metallic grey and white with pre-cast concrete panels painted grey with some rendered blockwork.

WINDOWS & SLIDING DOORS

- Fully sealed, full height powder coated aluminium framed windows with laminated clear glazing and sliding glass doors to AS and acoustic specification.

BALCONIES & TERRACES

- Selected slip resistant fully vitrified 300 x 300mm tiles to all balconies and terraces.
- Aluminium balustrade with toughened safety glass balustrading infill to balconies generally.
- Dulux textured paint finish on balcony soffits.

LANDSCAPING

- Landscaped ground floor entry with water feature.

3.0 Entry lobby, lift lobbies and corridors

GROUND FLOOR LOBBY

- Entrance lobby with fully vitrified polished floor tiles and feature accent 'coastal theme' walls. Furnished with selected designer furniture & contemporary paintings.

LIFT LOBBIES

- Quality carpet on upper floor lift lobbies.

LIFT DOORS

- Stainless steel doors

LIFT INTERIOR

- Feature lift interior walls and floor with side mirrors and handrail.

CORRIDORS

- Feature paint 'coastal accent' walls with quality light fittings.

4.0 Leisure facilities

SWIMMING POOL

- 20 metre lap pool with secure pool store & poolside furniture.

SPA

- Heated outdoor spa.

POOL LOUNGE

- Lounge furnished with contemporary furniture fitted out with sink and cooktop.

GYMNASIUM

- Provided with equipment.

CHANGE ROOM

- Provided with shower.

5.0 Security features

GATES

- Auto-remote controlled sliding gate with photo-electric safety beam to the undercroft carpark area.
- Each apartment is provided with 2 remote controls.

INTERCOM

- Audio-Visual intercom system linked to an electric lock to the entry lobby.

ACCESS

- Access control system with proximity readers for automatic access to secure carpark, lobby, lifts and apartments.
- Controls lift access to your individual floor.

6.0 Electrical, gas and communications

SMOKE DETECTORS

- All apartments to have battery powered smoke detectors, hard wired to the mains electrical supply.

FIRE ALARM

- Included throughout.

LIGHT FITTINGS

- Generally recessed low voltage quality downlight fittings throughout.

TV POINT

- Provided to living & master bedrooms.

PAY TV POINT

- Foxtel Backbone wiring to all apartments.

POWER OUTLETS

- Included throughout.

DATA/PHONE POINTS

- Provided to living, kitchen and master bedroom. (& study if applicable)

EXHAUST FANS

- Provided to ensuites, bathrooms & powder rooms.

AIR-CONDITIONING

- Ducted reverse cycle air-conditioning to mechanical specification.

7.1 Apartments levels 1-9. General interior

INTERNAL WALLS

- Combination of flush plasterboard on masonry walls or steel framed partitions.

CEILING

- Painted flush plasterboard drop ceilings generally and bulkheads as required for air-conditioning and service runs.
- General ceiling ht of main habitable areas to be approx 2600mm.
- General ceiling ht of all wet areas to be approx 2300mm.
- General ceiling ht of Kitchen to be between 2350 -2400mm.
- Shadow gap to all ceilings.

ENTRY DOORS

- Painted solid core self closing entry doors with metal door frames.

INTERNAL DOORS

- Flush panel hollow core doors with satin paint.

BUILT-IN ROBES

- Sliding doors to built-in Robes with full length shelf and hanging rail.

INTERNAL DOOR FURNITURE

- Quality designer chrome lever handles.

SKIRTING

- MDF painted skirting.

FLOORING

- Quality carpet with underlay (all as per designer's scheme boards) to living areas and bedrooms. Tiles or equivalent to wet areas.

7.2 Apartments levels 1-9. Kitchen interior

BENCHTOP

- Caesarstone kitchen benchtops from designers selected range.

CUPBOARDS

- Prefinished coloured boards to cupboards. Overhead cupboards to benchtop.

SPLASHBACKS

- As per designer's colour scheme boards.

SINK & MIXER

- Stainless steel double bowl underbench sink with designer chrome mixer.

FLOOR TILES

- 300 x 300mm floor tiles as per designer's colour scheme boards.

COOKTOP

- MIELE stainless steel gas cooktop.

OVEN

- MIELE stainless steel built-in wall oven.

RANGEHOOD

- MIELE stainless steel canopy rangehood as per specification.

MICROWAVE

- MIELE stainless steel built-in wall microwave.

DISHWASHER

- MIELE integrated dishwasher (undermount) provided with water supply, power point and waste outlet.

DRYER

- Tumble dryer provided to all apartments.

7.3 Apartment levels 1-9. Ensuite, bathroom and laundry

VANITY

- Caesarstone and coloured prefinished boards to vanity tops and cupboards from designer's selected range.

BASINS

- Semi-recessed vitreous china basins with selected designer chrome mixers.

SHOWER

- Multifunction shower rail (height adjustable) with selected designer chrome mixer.
- Semi-frameless aluminium screens with clear laminated glass pivot doors.

BATH

- Feature island bath on tiled hob with selected designer chrome mixer.

WC

- Vitreous china WC pan and china cistern.

MIRRORS

- Provided to vanities.

ACCESSORIES

- Designer chrome range of towel rails and holders, robe hooks, toilet roll holders and shower shelf/soap holders.

FLOOR TILES

- 300 x 300mm fully vitrified floor tiles as per designer's colour scheme boards.

WALL TILES

- 600 x 300mm fully vitrified wall tiles to 1200mm high generally and full height to ensuites as per designer's colour scheme boards.

LAUNDRY

- Built-in vitreous china trough with selected designer chrome mixer.

8.1 Penthouse apartments levels 10 and 11. Security and access

ACCESS & PARKING

- 3 remote controls per penthouse included.
- 3 car bays per penthouse.

SECURITY ACCESS READER SYSTEM

- Keyless electronic entry to the ground floor lobby controls lift access to your private lift lobby.
- Penthouse lift lobby is only accessible by penthouse owners.
- Penthouse owners will enjoy priority lift access.

8.2 Penthouse apartments levels 10 and 11. Electrical and communication

DATA POINT

- To study.

LIGHTING

- Mood lighting in dining & living areas.

8.3 Penthouse apartments levels 10 and 11. General interior

ENTRY DOORS

- Hardwood finished solid core self closing double entry doors with deluxe metal door frames.

INTERNAL DOORS

- Timber veneer finished solid core doors with painted metal door frames.

INTERNAL DOOR FURNITURE

- Quality designer chrome or satin lever handles.

BUILT-IN ROBES

- Sliding doors to walk-in Robes with full length shelf, slide-outs and hanging rail.

CEILING

- Spacious floating ceiling effect with 10mm Shadowline ceiling edges throughout.

FLOORING

- Quality timber flooring with underlay to entry, living and dining areas.
- Premium grade carpet with underlay to all bedrooms.
- Quality polished tiles to all wet areas.

8.4 Penthouse apartments levels 10 and 11. Kitchen interior

COOKTOP

- Premium MIELE gas & induction combiset cooktops.

OVEN

- Premium MIELE stainless steel built-in wall combi oven / Microwave with stainless steel trim.

COFFEE MACHINE OR STEAM COOKER

- Choice of a premium MIELE built-in coffee machine or built-in steam cooker.

RANGEHOOD

- Premium MIELE stainless steel 90cm wall mounted décor rangehood.

DISHWASHER

- Premium MIELE fully integrated dishwasher.

WASHING MACHINE & DRYER

- Premium MIELE washing machine & dryer with HoneycombCare drum system.

FRIDGE RECESS

- 1050mm wide fridge recess with provision for water supply.

8.5 Penthouse apartments levels 10 and 11. Ensuite, bathroom and laundry interior

BASINS & MIXERS

- High quality vitreous china bathroom fixtures and designer chrome mixers throughout.

SHOWER SCREENS

- Frameless clear glass pivot doors and screens.

FLOORING

- High quality fully vitrified 300 x 300mm polished floor tiles to ensuites, bathrooms and powder rooms.

WALLS

- 600 x 300 fully vitrified full height wall tiling to ensuites, bathrooms and powder rooms.