

# VERDANT

A P A R T M E N T S



## SPECIFICATIONS

### EXTERIOR BUILDING FABRIC

**External Walls** Either pigmented or painted concrete walls

**Windows & Sliding Doors** Lockable powder coated aluminium framed windows with clear glazing

**Flyscreens** Powder coated aluminium framed flyscreens to operable windows and sliding doors

**Balustrades** Combination of glazed and solid balustrades

Glazed balustrades will be clear glass with powder coated aluminium frames

Solid balustrades will be either concrete or lined steel frame

**Balconies** Slip resistant floor tiles (as per Interior Designer's colour scheme boards)

**Driveways & Carparking** Bitumen or concrete driveway with concrete curbing

Upper levels of car park will be concrete

**Security Gates** Remote controlled metal gates to extent shown on Architectural drawings

**Landscaping** Landscaped and reticulated planter beds and green wall

**Letterboxes** Powder coated aluminium lockable letterboxes

### ENTRY LOBBY & APARTMENT LOBBIES

**Ground Floor / Apartment Lobbies** Tiles (as per Interior Designer's colour scheme boards)

**Lift Interiors** High quality interior floor covering, walls and handrail

**Lift Door Frame** Feature paint surrounds and stainless steel

**Lift Doors** Matte stainless steel

### CAR PARKING

**Car bay allocation** As per strata plan

### SECURITY

**Intercom** Audio intercom system for controlling access to the lobby

Live vision of entry via television

**Security Access Reader System** Keyless electronic entry to main street entrances - integrated with car park gate remote controls

**Remote Control Driveway Gates** 1 Remote per car or scooter/motorcycle bay

### APARTMENT INTERIORS

**Party Walls** Solid walls with painted finish and/or painted plasterboard linings

**Internal Walls** A combination of solid walls with painted finish and steel stud framed walls with painted plasterboard linings

**Ceilings** Suspended painted plasterboard ceilings and bulkheads to locations shown on floor plans, texture paint finish to balcony soffits

**Entry Doors** Self-closing solid core door with gloss paint finish

**Internal Doors** Flush panel hollow core door with gloss paint finish

**Built-in Robes** Sliding doors and hanging rail to built-in robes complete

**Internal Door Furniture** Designer lever handles

**Floors** Timber floors with acoustic underlay to living, kitchen and dining. Quality carpets to bedrooms

### KITCHEN

**Benchtop** Reconstituted stone bench top

**Overhead Cupboards** Laminex doors with ABS edging to cupboards and open shelving

**Fridge recess & Pantry** Laminex-finished cabinetwork

**Under-bench Cupboards & Drawers** High Pressure Laminate with ABS edging

**Kick Plate** Formica Asphalt

**Drawer mechanism** Soft closing drawers

**Splashback** Laminex Metaline splashback above bench tops, (as per Interior Designer's colour scheme boards)

**Cooktop** AEG ceramic electric glass cooktop

**Oven** AEG stainless steel electric oven

**Rangehood** AEG, concealed

**Sink and Mixer** Stainless steel sink with chrome mixer

**Dishwasher** Fully integrated and concealed European dishwasher with water supply, power point and waste outlet

**Concealed Microwave Recess** Power point provided and finishes to match under-bench cupboards and drawers

### ENSUITES, BATHROOMS & LAUNDRIES

**Vanities** Engineered stone bench top and high pressure laminate doors with ABS edging or Laminex impressions timber veneer fronts

**Basins** Vitreous china counter top basins

**Splashback** Feature tile or engineered stone as per the interior design selection

**W.C.** Vitreous china W.C. pan and china cistern

**Basin Mixers** Selected chrome mixer

**Shower Mixers** Selected chrome mixer with chrome shower rail

**Laundry** Stainless steel laundry tub with chrome mixer. Laminex cupboards and shelving behind full-height sliding doors

**Toilet Roll Holders** Selected designer chrome range

**Towel Rail** Chrome towel rail to ensuites and bathrooms

**Shower Screens** Semi-frameless clear laminated glass screens with glass pivot doors to shower compartments where provided

**Mirrors** Frameless mirror over vanity with cabinet behind

**Floor** Tiles (as per Interior Designer's colour scheme boards)

**Walls** High gloss wall tiles to shower recess, tiles to floor and skirting (as per Interior Designer's colour scheme boards)

**Clothes Dryer** Included

### ELECTRICAL

**Smoke Alarms** Included

**Fire Alarm** Included

**Light Fittings** LED downlights Included

**TV Point** Provided to living area and main bedroom

**Pay TV Point** Provided to main living area and main bedroom

**Power Outlets** Included

**Telephone and Data Point** Twin outlet provided to living area

**Exhaust Fans** Provided to bathrooms

**Hot Water System** Gas and solar powered hot water plant at roof level

### AIR CONDITIONING

Wall mounted reverse cycle split system in living room and main bedroom.

## UPGRADE PACKAGES

AVAILABLE ON REQUEST

### UPGRADE PACKAGE 01: BREAKFAST BAR

Kitchen with breakfast bar\*

\* one bedroom apartments only

### UPGRADE PACKAGE 02: INTEGRATED FRIDGE

Fisher & Paykel fridge fully integrated into Laminex-finished cabinetwork

### UPGRADE PACKAGE 03: APPLIANCES

Appliances to suit space available including:

- Stainless steel fridge
- Stainless steel microwave
- Front loader washing machine

### UPGRADE PACKAGE 04: APPLIANCES UPGRADE

- AEG induction ceramic electric cooktop
- Fisher & Paykel condenser dryer

### UPGRADE PACKAGE 05: FULL HEIGHT TILES TO BATHROOMS

Tiles to full height on walls (as per Interior Designer's colour scheme boards)

### UPGRADE PACKAGE 06: AIR CONDITIONING TO SECOND BEDROOM

Wall mounted reverse cycle split system to second bedroom

### UPGRADE PACKAGE 07: HOME AUTOMATION PACKAGE

Tablet preloaded with software which allows:

- Energy monitoring of apartment power usage
- Lighting control, including dimming, to kitchen, dining and living
- Television control
- Air conditioning control