

AZURE

BEACHSIDE APARTMENTS



SPECIFICATIONS

EXTERIOR

WALLS Combination of painted masonry or concrete and architectural cladding as per drawings

ROOFING Colorbond Metal Sheeting or similar

EXTERNAL BALUSTRADE Combination of solid masonry or concrete and powder coated aluminium framed glazed balustrade

FACETED EXTERIOR SCREEN Screens are located in front of windows of Bedrooms 2 and 3 of apartments 106, 206, 306, 406, 502, 602, 702 and Bedroom 1 of apartments 107, 207, 307, 407, 503, 603, 703

FLOORS / CONCRETE SLABS To engineering and acoustic specification

EXTERNAL WINDOWS Powder coated aluminium frames and glazing

& SLIDING DOORS Generally 6mm standard glazing or equivalent. Low E type glazing or equivalent to selected locations (as nominated by acoustic and energy engineers)

FLYSCREENS Flyscreens provided

BALCONIES Slip resistant ceramic floor tiles

BALCONY SCREEN One (1) powder coated sliding aluminium louvered screen to balcony of apartments 104, 105, 107, 108, 109, 204, 205, 207, 208, 209, 304, 305, 307, 308, 309, 404, 405, 407, 408, 409, 501, 503, 504, 505, 601, 603, 604, 605, 701, 703, 704, 705. Two (2) powder coated sliding aluminium louvered screens to balcony screens to the balcony of apartments 106, 206, 306, 406, 502, 602, 702

DECKS & COURTYARDS Combination of reconstituted timber decking and ceramic floor tiles

DRIVEWAY Concrete

CAR PARK Concrete or similar

EXTERNAL STAIRS & LANDINGS Slip resistant ceramic floor tiles

LETTERBOXES Powder coated aluminium lock-up letterboxes or equivalent

LANDSCAPING Landscaped areas with a variety of soft and hard finishes

SECURITY

REMOTE DRIVEWAY GATES Auto-remote controlled gates to carpark area. 2 remote controls per apartment included

ACCESS Keyless electronic access to ground floor lobby
Controlled lift access to individual floors and communal facilities

INTERCOM Audio Visual intercom system to control access to ground floor residential lobby

SECURITY LIGHTING Included

CCTV CCTV including 4 camera points throughout the building

ENERGY EFFICIENCY

ENERGY RATED Apartments designed to collectively achieve average 6 star NatHERS energy rating

MOTION SENSORS Low energy sensor controlled lighting to car parking and common areas

NATURAL LIGHTING Natural lighting provided to apartment lobby corridors to minimise artificial lighting

CAR PARK VENTILATION Car park ventilation systems minimised through natural ventilation and controlled by CO2 sensors

COMMON AREAS

LIFT Two compliant lift cars to service all floors including parking

GROUND FLOOR FOYER Glazed entry doors to foyer
Feature wall(s) as selected by architect/interior designer
Quality floor tiling throughout. Includes feature lighting

COMMON CORRIDORS Quality carpet

SWIMMING POOL Included

POOLSIDE FURNITURE Sunlounges provided

CABANA Gas barbeque provided
Casual table and chairs provided

CHANGE ROOM Included

APARTMENT INTERIORS

PARTY WALLS Painted walls. Acoustic insulation rating as per BCA requirements

INTERNAL WALLS Painted walls

KITCHEN FLOORS Fully rectified and vitrified floor tiles

ENSUITE & BATHROOM FLOORS Fully rectified and vitrified floor tiles

LIVING/DINING FLOORS Quality carpet

BEDROOMS AND ROBES Quality carpet

CEILINGS Combination of painted plasterboard ceilings and skim coat finish. Generally 2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services

CORNICE Included

ENTRY DOORS Fire rated self closing door

INTERNAL DOORS Painted hollow core door

INTERNAL DOOR HARDWARE Designer range handles

WALK-IN ROBES Shelf and hanging rail

BUILT-IN ROBES Sliding mirror doors complete with shelf and hanging rail

SKIRTINGS Painted MDF

COLOUR SCHEMES Three schemes: Dusk (Light), Driftwood (Dark) and Lagoon (Upgrade)

ELECTRICAL & COMMUNICATIONS

FIRE ALARM Included

SMOKE DETECTORS Included

LIGHT FITTINGS Downlights or surface mounted fittings as required

EXHAUST FANS Provided to ensuites, bathrooms and laundries

GPO / SWITCH PLATES Generous provision throughout

TV POINT Provided to living and master bedroom

PAY TV POINT 1 Pay TV Point to living. Foxtel backbone wiring throughout building (Subscription by residents)

INTERNET POINTS 1 Data point

TELEPHONE POINTS 1 Telephone point

KITCHEN, BATHROOM & LAUNDRY

KITCHEN CABINETWORK Combination of vinyl wrap and timber grain look prefinished board. Soft close drawers provided. Overhead cupboards over cooktop

KITCHEN BENCHTOPS Selected 20mm reconstituted stone bench tops

KITCHEN SPLASHBACK Selected colourback glass splashback

MICROWAVE RECESS Recess provided with power point

CUPBOARD DOOR FURNITURE Selected designer range handles

VANITY CUPBOARD Combination of vinyl wrap and timber grain look prefinished board

VANITY BENCHTOP Selected 20mm reconstituted stone bench top

BATHROOM / ENSUITE SHOWER Semi-frameless clear glazed shower screen

BATHROOM / ENSUITE SPLASHBACK Selected tiled finish

MIRRORS Included

BATHROOM WALL TILES Full height rectified ceramic wall tiles

LAUNDRY BENCHTOP Laminate or equivalent in selected colour

LAUNDRY SPLASHBACK Quality ceramic tile

WASHING MACHINE RECESS Provided with power point.
Concealed washing machine taps provided

APPLIANCES

COOKTOP Bosch 600mm wide electric glass cooktop or equivalent

OVEN Bosch 600mm wide stainless steel oven or equivalent

RANGE HOOD Bosch 600mm stainless steel rangehood or equivalent

DISHWASHER Bosch stainless steel dishwasher or equivalent

CLOTHES DRYER Electric dryer included

HOT WATER SYSTEM Instantaneous electric hot water system

AIR CONDITIONING Reverse cycle system to living area and all bedroom

C2 AND C2A APT TYPES ONLY 106, 109, 206, 209, 306, 309, 406, 409, 502, 505, 602, 605, 702, 705 include the following:

COOKTOP Bosch 900mm wide electric glass cooktop or equivalent

OVEN Bosch 900mm wide stainless steel oven or equivalent

RANGE HOOD Bosch 900mm stainless steel rangehood or equivalent

SANITARY FIXTURES & TAPWARE

KITCHEN TAP Designer chrome mixer. Pull out sink mixer to apartment type C2 and C2a (106, 109, 206, 209, 306, 309, 406, 409, 502, 505, 602, 605, 702, 705)

KITCHEN SINK Stainless steel sink

BASIN TAP SETS Designer chrome range basin mixer

BASINS White ceramic basins to ensuite and bathroom

W / C Designer toilet suite or equivalent

SHOWER HEAD Selected designer chrome range. Upgraded shower head to apartment type C2 and C2a (106, 109, 206, 209, 306, 309, 406, 409, 502, 505, 602, 605, 702, 705)

SHOWER MIXER Selected chrome mixer with chrome shower rail

LAUNDRY TROUGH TAPS Selected designer chrome range taps

LAUNDRY TROUGH Stainless steel laundry trough

BATHROOM ACCESSORIES Selected designer chrome range

BATHROOM TOWEL RAIL Selected designer chrome range

BATHROOM TOILET PAPER HOLDER Selected designer chrome range

BATH Freestanding baths to apartment type C2 and C2a (106, 109, 206, 209, 306, 309, 406, 409, 502, 505, 602, 605, 702, 705)

3 OPTIONAL UPGRADES

ADDITIONAL COST AS PER AZURE FINISHES UPGRADE DOCUMENT

TIMBER FLOORING (KITCHEN, LIVING & DINING)

Selected timber flooring (with compliant acoustic underlay) to kitchen, living and dining area.

FOLD DOWN BED To apartments: Type B1 and C1 only

LAGOON COLOUR SCHEME Available on all apartments

Note: The indicative schedule of finishes may be varied in accordance with the contract for sale.

Areas are architectural measurements and will vary from the strata area.