



LUXURY RESIDENCES

BEACHSIDE | CONSIDERED LIVING

INTERIOR / EXTERIOR SPECIFICATION

* All specifications are subject to change according to availability at the time of construction. Where an item is not available or not available in a reasonable timeframe or a change is required due to legislation / code, the developer and/or builder reserve the right to select an equivalent product.

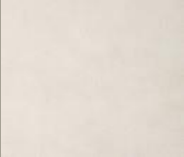
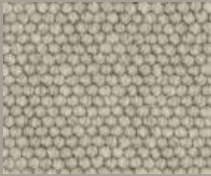
FINISHES

Item	Image	Product	Colour
Windows		To builders' specification and window schedule	Matte Black
Window Hoods		To builders' specification and window schedule	Matte White
Roof		Colorbond Ultra – Trimdeck	Dover White
Cladding - 1		Render Finish	Dulux Natural White
Cladding - 2		James Hardie – Oblique 200mm	Dulux Natural White
Cladding - Timber		Timber Cladding – 100mm	Sycamore or Equivalent

FINISHES

Item	Image	Product	Colour
Front Fence		Rendered Masonry and Decowood Battens	Dulux Natural White / Oak
Garage Door		Knotwood or equivalent	Sycamore
Brick / Blockwork		Rendered Finish	Dulux Natural White

FLOORS

Item	Image	Product	Colour
Floor Tile		Alabastrino – Natural Vein – Matte P3 - 600mm x 600mm	As per product picture & mood board
Exterior Floor Tile		Aire Caliza – 600mm x 600mm	As per product picture & mood board
Carpet		Chatsworth Devonshire Wool Loop Carpet	As per product picture & mood board
Timber Floors		Havwoods – Oak Ryde Plank – 190mm	As per product picture & mood board

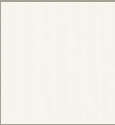
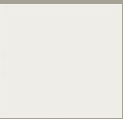
WALLS

Item	Image	Product	Colour
Wall Tile		Aire Caliza – 300mm x 600mm - Matt	As per product picture & mood board
Feature Tile		Zellige – Rosa – 100mm x 100mm	As per product picture & mood board
Paint		Dulux Low Sheen – Walls Dulux Semi Gloss – Trims Dulux Flat - Ceiling	Dulux Natural White

WINDOWS & DOORS

Item	Image	Product	Colour
Entry Door		To builders' specification and window schedule	Matte Black
Internal Doors		Flush Interior – 2340mm height	Dulux Natural White
Door Handles		Mucheln 63mm Passage or Privacy door handles	Antique Bronze
Sliding Door Handles		Mucheln Round Cavity	Antique Bronze
Joinery Handle -1		Castella – Coast 288mm Handle	Bronze
Joinery Handle – Wardrobe		Castella – Coast 188mm Handle	Bronze

JOINERY & STAIRS

Item	Image	Product	Colour
Indoor Benchtop		60mm for Island bench & vanities	Calcatta Borghini or equivalent
Outdoor Benchtop		Dekton - Aeris	As per product picture & mood board
Finish - 1		Navurban – Balmoral Oak	As per product picture & mood board
Finish - 2		Polytech – Classic White	Classic White
Wardrobes		Poytech – Blossom White Ravine	Blossom White Ravine
Joinery Handle – Wardrobe		Polytech Alfresco – Blossom White	Blossom White

JOINERY & STAIRS

Item	Image	Product	Colour
Staircase		Centre Steel stringer with Oak stairs to match timber flooring	Stringer – White Stairs – Oak
Handrail / Balustrade		Steel balustrade with slimline top rail and round or blade pickets	Matt White Powder Coat

KITCHENWARE & APPLIANCES

Item	Image	Product	Colour
Kitchen		Melbourne Dual Function Pullout	Antique Brass
Pantry & Laundry		Sydney Mixer	Antique Brass
Outdoor		Sydney Mixer – Pullout	Brushed Stainless
Kitchen Sink		5000 series - Double Bowl	White
Pantry Sink		5000 series - Single Bowl	White
Laundry Sink		5000 series – Large Single Bowl	White

KITCHENWARE & APPLIANCES

Item	Image	Product	Colour
Outdoor		Abey Alfresco Sink	White
Fridge & Freezer		Fisher & Paykel 476L Integrated French Door	Navurban – Balmoral Oak
Oven		Miele Oven and Microwave – 600mm	Black
Microwave / Speed Oven		Miele Microwave / Speed Oven – 600mm	Black
Cooktop		Miele Induction Cooktop – 900mm	Black
Dishwasher		Fisher & Paykel Integrated Dishwasher	Navurban – Balmoral Oak

KITCHENWARE & APPLIANCES

Item	Image	Product	Colour
Rangehood		Miele DA2390 Extractor Unit – 900mm	Stainless Steel
Outdoor Rangehood		1200mm Outdoor Canopy Rangehood	Stainless Steel

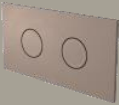
BATHROOM FITTINGS & ACCESSORIES

Item	Image	Product	Colour
Vanity & Bath Taps		Yabby Melbourne Wall Spout & Mixer	Antique Brass
Powder Tap		Yabby Melbourne Short Basin	Antique Brass
Shower Mixer		Yabby Melbourne Shower Diverter & Mixer	Antique Brass
Shower Head		Yabby Wall Shower Arm & Head – 250mm	Antique Brass
Shower Hose & Sprayer		Yabby Shower Hose & Sprayer	Antique Brass
Outdoor Shower		Yabby Outdoor Gooseneck Combination Shower	Navurban – Balmoral Oak

BATHROOM FITTINGS & ACCESSORIES

Item	Image	Product	Colour
Towel Rail		Yabby 750mm Melbourne Towel Rail	Antique Brass
Heated Towel Ladder		Yabby Heated Towel Ladder	Antique Brass
Toilet Roll Holders		Yabby Toilet Roll Holder	Antique Brass
Robe Hooks		Yabby Melbourne Robe Hook	Antique Brass
Strip Drain		Yabby Aluminium Tile Insert Strip Drain	Antique Brass
Floor Waste		Yabby Aluminium Floor Waste	Antique Brass

BATHROOM FITTINGS & ACCESSORIES

Item	Image	Product	Colour
Bath		Urbane II 1800mm Back to Wall	White
Toilet		Caroma Liano Cleanflush Suite	White
Toilet Flush Plate		Caroma Invisi Series Dual Flush	Antique Brass
Vanities		Custom built timber 1200mm vanity (Dual bowl in ensuite) with under sensor light	Oak Timber
Mirrors / Cabinets		Heated and backlit 450mm mirror	Mirror

LIGHTING & ELECTRICAL

Item	Image	Product	Colour
Fireplace		1250mm Electric Fireplace	Antique Brass
Downlights		90mm Flat downlight	Antique Brass
Powerpoints & Switches		Clipsal Solis	White
Exhaust Fans		Martec Phoenix Fan Heater Light and Exhaust	White
Art Niche Lighting		Shadowline Extrusion and Tovo LED Lighting	White
Stair Step Lighting		Ledlux Elfa LED Steplight	Silver

LIGHTING & ELECTRICAL

Item	Image	Product	Colour
Island Bench Lights		150mm surface mounted downlight	White
Wall Lights		Damar Wall Light	White Marble
External Wall Lights		Sorrento Bay Rustic Brass Wall Light	Brass
Lift		Electric Lift to all levels	TBA

SKIRTING & ARCHITRAVES

Item	Image	Product	Colour
Skirting		Intrim SK23 – 185mm	Wall Colour
Architrave		Intrim SK23 – 90mm	Wall Colour
Cornice		Square Set	Ceiling Colour