



MEDITERRANEAN BREEZE

# SCHEDULE OF FINISHES

## GENERAL FINISHES

<b>Facades</b> Ventilated facades with load bearing metallic sub-structure and exterior insulation layer.
<b>Roofs</b> Compact flat roofs with gravel on reinforced concrete slabs Low growing sedum green roofs
<b>Internal Walls Generally</b> Paint finish
<b>Ceilings Generally</b> 2600 mm high in living room and bedroom(s) with localised bulkheads
<b>Front Door</b> (to apartment) Powder coated Security door.
<b>Internal Doors</b> Flush panelled doors with selected hardware. Paint finish
<b>Entry Door Furniture</b> Chrome finish
<b>Internal Door Furniture</b> Chrome finish
<b>Floorsto Kitchen, Bedrooms, Living and Dining</b> Polished Spanish white marble, on acoustic membrane to comply with CTE
<b>Floors to External Corridors</b> Ceramic tiling
<b>Skirtings</b> White marble and ceramic tiles to match floor material
<b>External Window / Door Framing System</b> PVC framed glazed system compliant to CTE. Low-E double glazing
<b>Wardrobes</b> Sliding mirrored or flush panelled doors to all bedroom robes, complete with shelf and hanging rail
<b>KITCHEN</b>
<b>Joinery</b> Cupboards Laminate finish with soft closers
<b>Bench Tops</b> Silestone’s reconstituted stone
<b>Splashback</b> Colour-back glass to match bench top

<b>Sink</b> Stainless steel 1 bowl sink with integral drainer
<b>Sink Mixer Tap</b> Chrome finish, square ‘gooseneck’ spout
<b>Pantry</b> Built-in pantry provided under microwave recess
<b>Drawers</b> Built-in drawersincluding pot drawer
<b>Bin</b> Built-in bin provided
<b>Microwave Recess</b> Recess with power point provided
<b>Fridge Recess</b> Recess 630 mm wide with water supply and power point provided

## BATHROOM

<b>Floor</b> Porcelain tile
<b>Walls</b> Full height tiling
<b>Ceilings</b> Paint finish Shower Screen Semi frameless glass shower screen
<b>Shower Mixer</b> Chrome finish
<b>Shower Rose</b> Chrome finish on a rail, with a range of spray patterns including ‘rain’, ‘massage’ and ‘jet’
<b>Basin</b> Vitreous white china with chrome waste.
<b>Basin Mixer Tap</b> Chrome finish
<b>Toilet Suite</b> Suspended vitreous white china, back to the wall with dual flush and soft-close seat

<b>Mirror</b> Wall mounted framed mirror above vanity
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<b>Vanity Top</b> Reconstituted stone
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<b>Vanity Joinery</b> Laminate finish
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<b>Accessories</b> Chrome finish
<b>APPLIANCES</b>
<b>Oven</b> 60cm electric programmable oven with stainless steel fascia and digital clock
<b>Cook Top</b> 60cm built-in electric 4 element touch control black ceramic
<b>Range hood</b> 60cm built-in range hood with LED lighting
<b>Dishwasher</b> 60cm under bench dishwasher with delay start settings and s stainless steel fascia
<b>Microwave</b> 1000 watts stainless steel
<b>Fridge</b> H189, W60, D63 cm stainless steel Fridge freezer

## ELECTRICAL

<b>Lighting</b> Recessed LED lighting, fittings to architects and electrical engineers layout
<b>Electrical Outlets General</b> power and light switches to architects layout
<b>TV Services</b> Free to air television outlet provided to living room and bedroom
<b>Pay Television</b> Pay TV ready outlet provided to the living room and bedroom

<b>Voice / Data Communications System</b> One telephone/ data outlet provided to living room, bedroom, study area (where applicable, refer to individual floor plans) and each TV location
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<b>Smart Wiring</b> Provision of communications network hub, smart wiring ready (hardware not included)
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## BALCONIES

<b>Floor</b> Varies: tiles or marble
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<b>Balustrading</b> Semi framed glazed
<b>Louvers</b> Powder coated sliding louvre screens with fixed blades refer to individual floor plans for locations
<b>OTHER FACILITIES</b>
<b>Air-conditioning</b> Reverse cycle split system air-conditioning provided to apartments and communal spaces, condenser unit typically accommodated at high level within louvered store room enclosure (varies), refer to individual floor plans for location

<b>Security Intercom</b> and electronic entry to lobby door Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic entry door strike to lobby door
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<b>24/7 Concierge</b> Bilingual full-time concierge to provide all you need in your own language.
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<b>Store Room</b> Lockable store room provided (refer to strata plan for size and location)
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<b>Swimming Pool</b> Outdoor infinity pool
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<b>Car Bay</b> One undercover car bay within secure residents car park, refer to strata plan for specific allocation and location
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<b>Visitors</b> Communal visitor parking bays
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<b>Gymnasium</b> Communal equipped gymnasium facility provided for residents use, Therapeutical pool, cardio equipment and wall mounted TV and mirrors
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<b>Residents Lounge and Common Dining room</b> Communal facility provided for residents use only on the ground floor, fireplace and built-in shelving, provided.
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<b>Common Kitchen</b> Communal facility provided for residents use only on the ground floor
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<b>Multi-Purpose Rooms</b> Communal rooms provided on floor -1
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<b>Bulk Store Area</b> Communal facility provided for residents use only on floor -1
<b>ECO FEATURES</b>
<b>Heat Recovery Ventilation</b> Whole House Mechanical Ventilation System (MVHR)
<b>Biomass Boiler</b> Common property Wood pellets boiler to provide sanitary hot water and underfloor heating.
<b>Solar Water Heating</b> Common property solar panels to provide supplementary hot water, roof mounted

<b>Landscaped Garden and Green Roofs</b> Irrigated landscaped garden common areas and green roofs, designed by landscape architects including seating area within the gardens
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<b>Water underfloor heating system</b> Because the heat emitted from an underfloor system is more evenly distributed than a single radiator, the system can use water at a lower temperature. So it's a more efficient way of heating your home.
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<b>Ventilated Facades</b> Ventilated facades with load bearing metallic sub-structure and exterior insulation layer
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<b>Rain water harvesting</b> Rain is collected from the roof via the downpipes and guttering. It is then filtered, which removes leaves, insects and any other debris. The filtered water is stored in the underground tank and then automatically distributed to the parts of the building where it's needed.
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<b>Waste water recycling</b> Greywater from baths, showers and hand basins is usually clean enough for flushing the toilet with only basic disinfectant or microbiological treatment. There will be filtration and treatment of the stored greywater. Other components of the system include a pump to get the greywater to the WC and a method of providing mains-water backup for when supply does not meet demand.
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