

# Specifications

## Structure

Combination of structural steel, precast and reinforced concrete as per engineer's details.

## Floors

Concrete floors.

## External walls

Precast coloured/textured concrete & aluminum composite cladding with normal brick panels

## Windows and external doors

Pc aluminum doors and windows.

## Balconies

Flooring: tiles on adjustable tile pedestals, over waterproof membrane.

Balustrades: semi frameless glass balustrade.

## Fire protection

Automatic sprinkler protection system.

Smoke detectors and alarms.

Emergency lighting.

## Security

Building entry and lift access: via proximity card.

Visitor access: entry lobby and lift accessed via audio intercom system from each apartment.

## Apartments mechanical ventilation

Externally vented extracts for bathrooms and kitchen range hood.

## Flooring

General: carpet on underlay.

Kitchen: tiles on acoustic underlay.

Laundry: tiles on acoustic underlay and waterproofing membrane.

Bathrooms: tiles on acoustic underlay and waterproofing membrane.

## Electrical

Living/dining: double power points, telephone & data outlet, TV outlet.

Kitchen: double power points.

Laundry: double power points, data outlet

Bedroom: double power points phone outlet & data.

Bathroom: double power point.

## Kitchen appliances

Oven: Indesit multifunction fan oven stainless steel.

Cooktop: Indesit ceramic 4 zone cooktop.

Dishwasher: Eurotech integrated dishwasher.

Fridge: Eurotech top mount stainless steel.

Microwave: Indesit multi w grill.

Range hood: Eurotech integrated power pack.

## Kitchen joinery, fittings, drawers and doors

Melteca finish fronts and panels, soft

Close drawers & hinges.

Interior cabinetry: white gloss low pressure laminate on water resistant MDF.

Benchtops: engineered stone.

Splashback: tiled.

Sink: under mounted insert stainless steel sink.

Tapware: Grohe kitchen mixer with pull-out spray.

## Lighting

Living/dining: recessed LED downlights.

Kitchen: recessed LED downlights. LED strip light under overhead units.

Sleeping area: recessed LED downlights.

Bathroom: recessed LED downlights.

## Laundry fittings

Hot water: hot water cylinder.

Laundry tub: na.

Washer dryer: Indesit condensor washer dryer combo.

## Bathroom and en-suite fixtures and fittings

Vanity & tap ware: block wash basin 900mm, Grohe tap ware – basin mixer, mirror: 800 mirror cabinet.

Shower & tap ware: toughened clear glass screen and door.

Grohe 900mm rail shower set.

Toilet: Cygnet neu square cistern cc btw suite top inlet - s/c back to wall close coupled toilet suite, c/w soft close seat.

Heated towel rail: chrome finished heated towel rail.

Fittings: towel rail, toilet roll holder and coat hook.

## General

Bike rack

Separate unit metering