

WHERE
LIVING

IS EASY

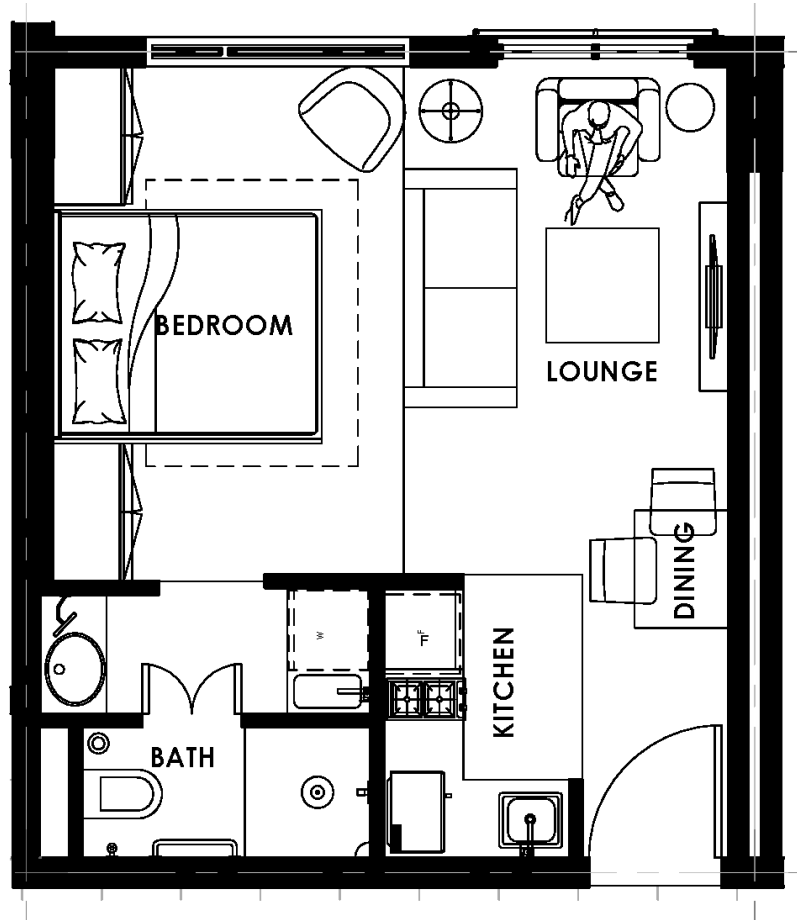
TECHNICAL BROCHURE

Unit Typologies · Floor Plans · Areas



MINI 1 BED UNIT TYPE A

Designed to maximize functionality for short to medium term stays - **the perfect investment opportunity.**



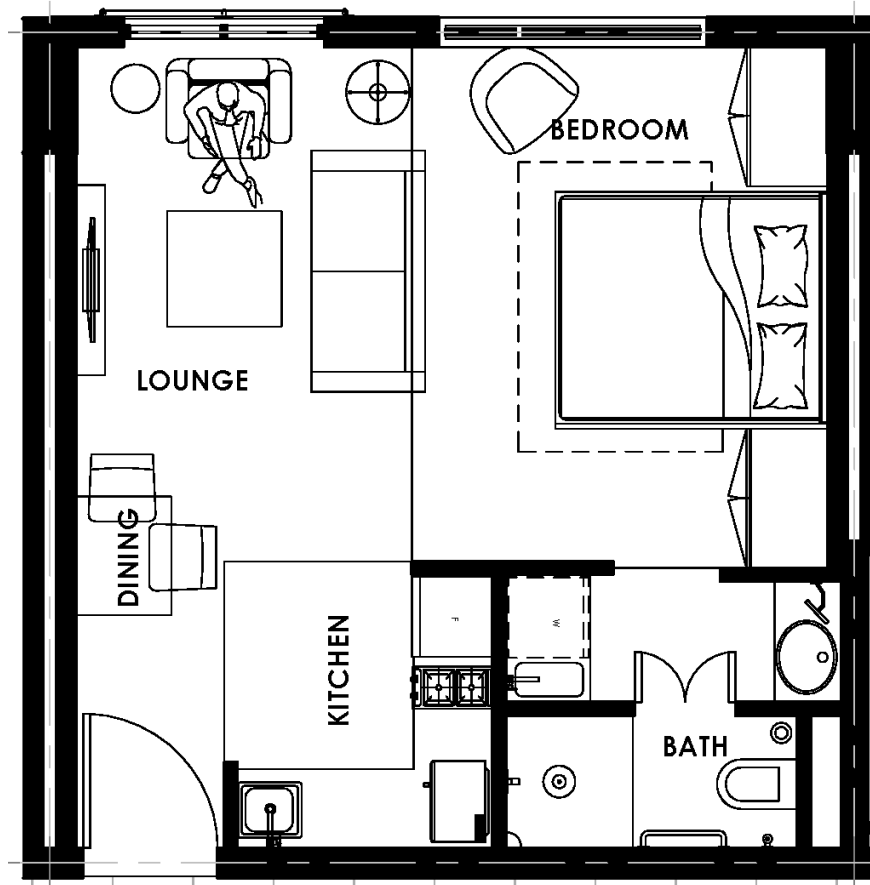
MINI-ONE BEDROOM APARTMENTS

Open plan kitchen, living and dining |
Bedroom

UNIT AREA 379 SQ FT

MINI 1 BED UNIT TYPE B

Designed to maximize functionality for short to medium term stays - **the perfect investment opportunity.**



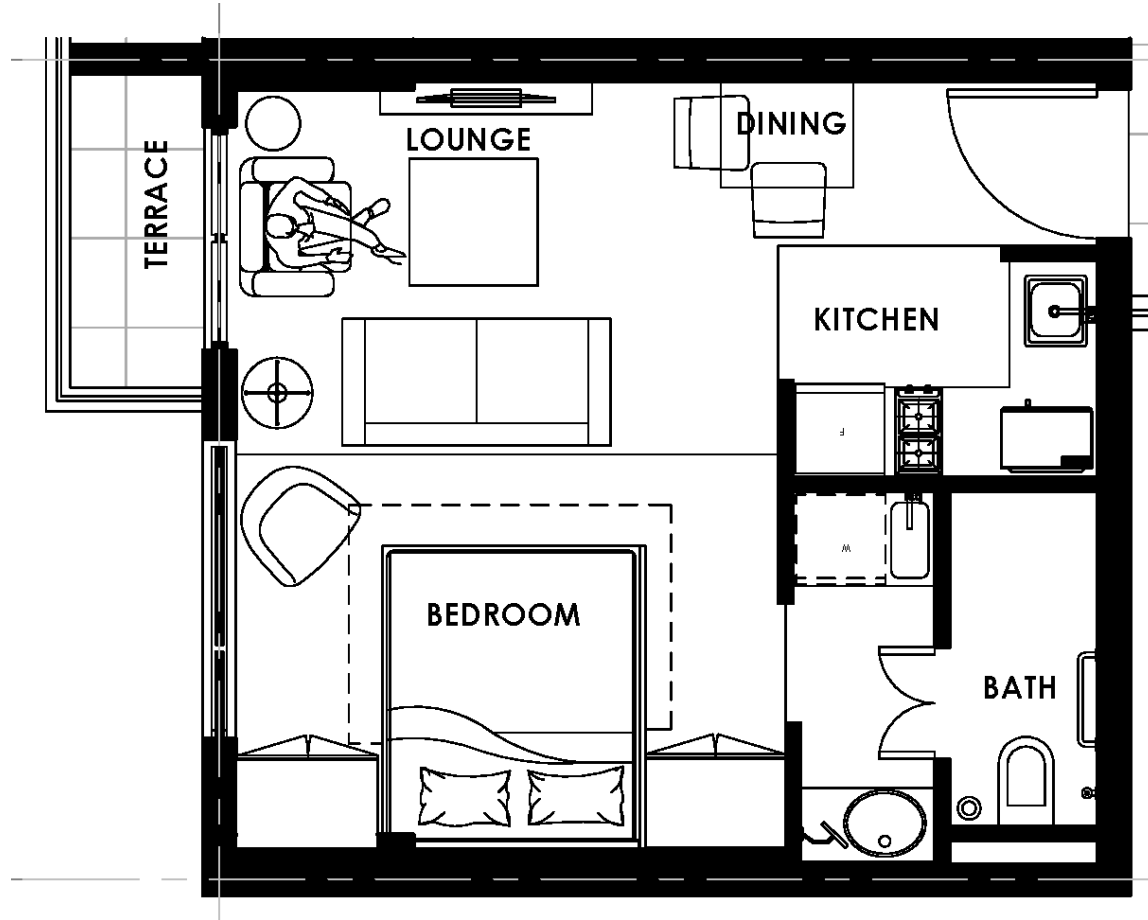
MINI-ONE BEDROOM APARTMENTS

Open plan kitchen, living and dining |
Bedroom

UNIT AREA 413 SQ FT

MINI 1 BED UNIT TYPE C

Designed to maximize functionality for short to medium term stays - **the perfect investment opportunity.**



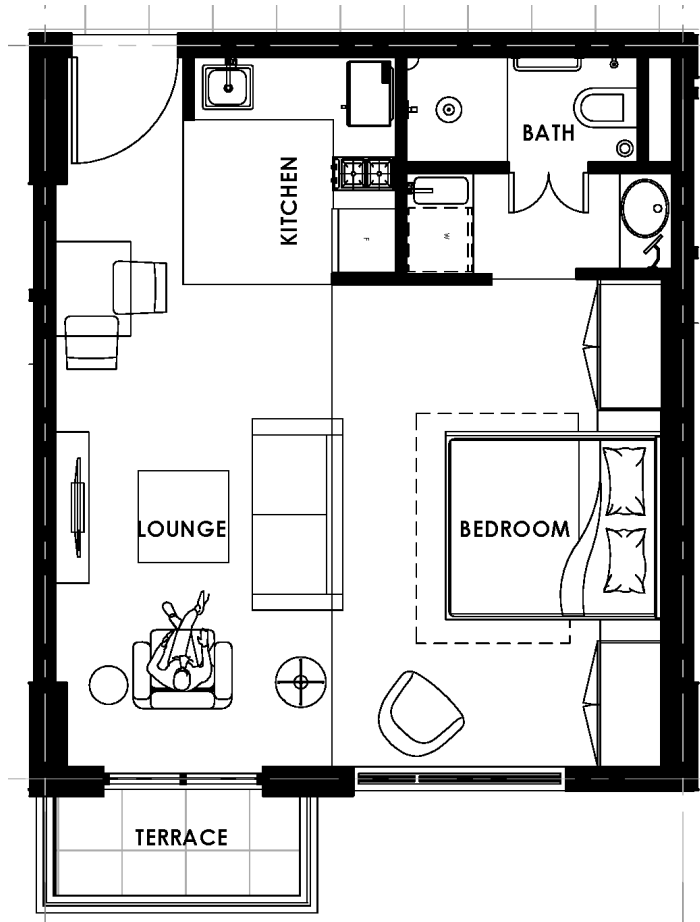
MINI-ONE BEDROOM APARTMENTS

Open plan kitchen, living and dining |
Bedroom

UNIT AREA 393 SQ FT

MINI 1 BED UNIT TYPE D

Designed to maximize functionality for short to medium term stays - **the perfect investment opportunity.**



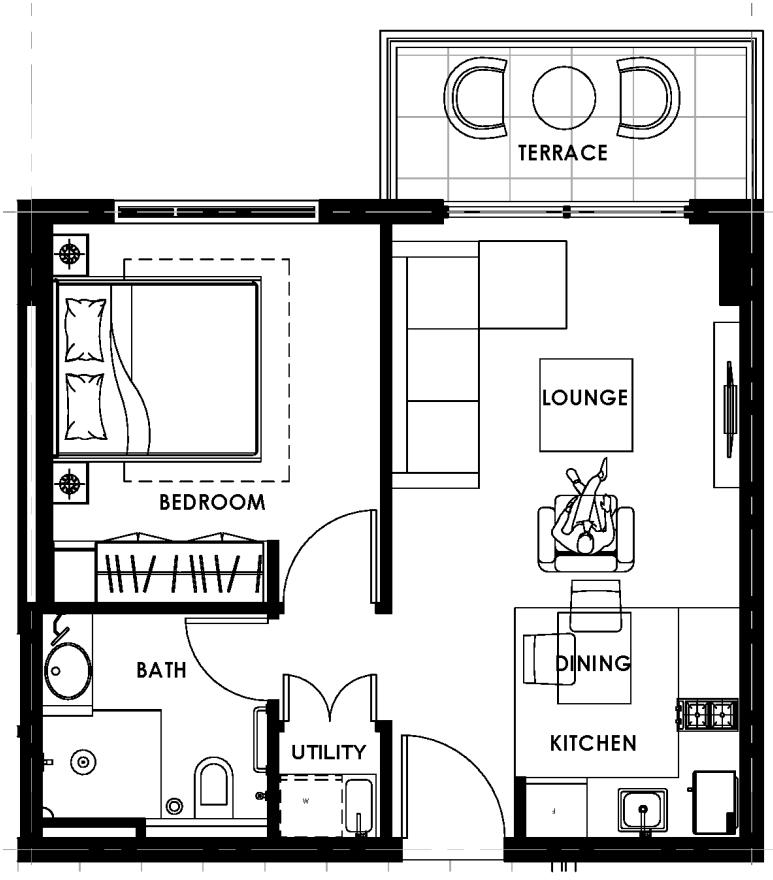
MINI-ONE BEDROOM APARTMENTS

Open plan kitchen, living and dining |
Bedroom

UNIT AREA 491 SQ FT

1 BEDROOM UNIT TYPE A

Designed to maximize functionality for medium-long-term stays, a perfect blend of an investment opportunity with long-term stay qualities.



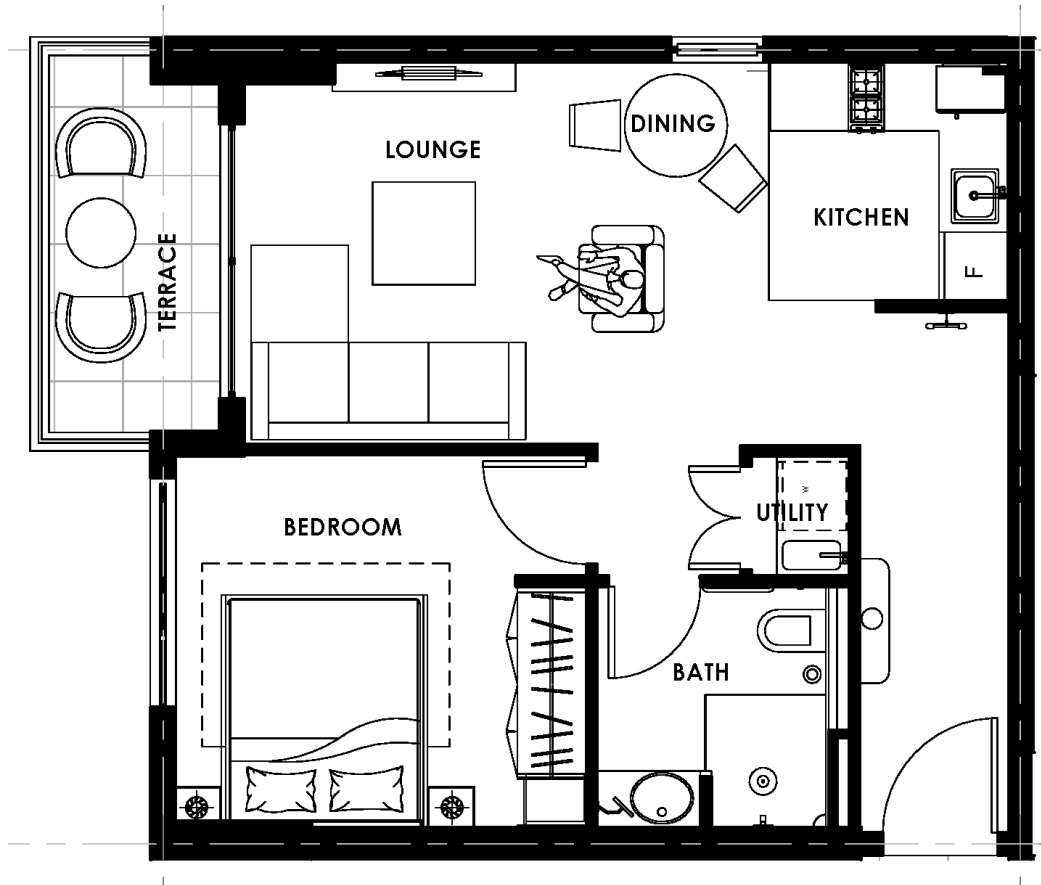
ONE BEDROOM APARTMENTS

Master bedroom | Shared Bathroom | Open plan kitchen | Living | Dining | Balcony

UNIT AREA 547 SQ FT

1 BEDROOM UNIT TYPE B

Designed to maximize functionality for medium-long-term stays, a perfect blend of an investment opportunity with long-term stay qualities.



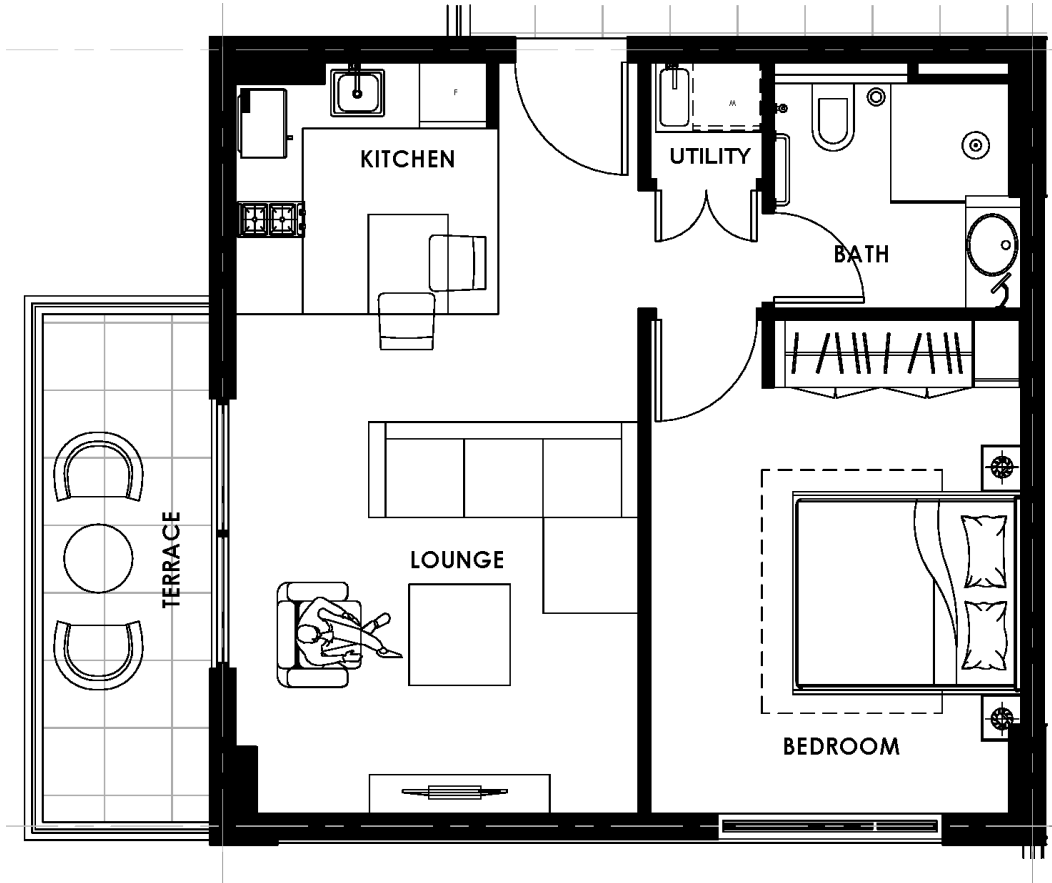
ONE BEDROOM APARTMENTS

Master bedroom | Shared Bathroom | Open plan kitchen | Living | Dining | Balcony

UNIT AREA 618 SQ FT

1 BEDROOM UNIT TYPE C

Designed to maximize functionality for medium-long-term stays, a perfect blend of an investment opportunity with long-term stay qualities.



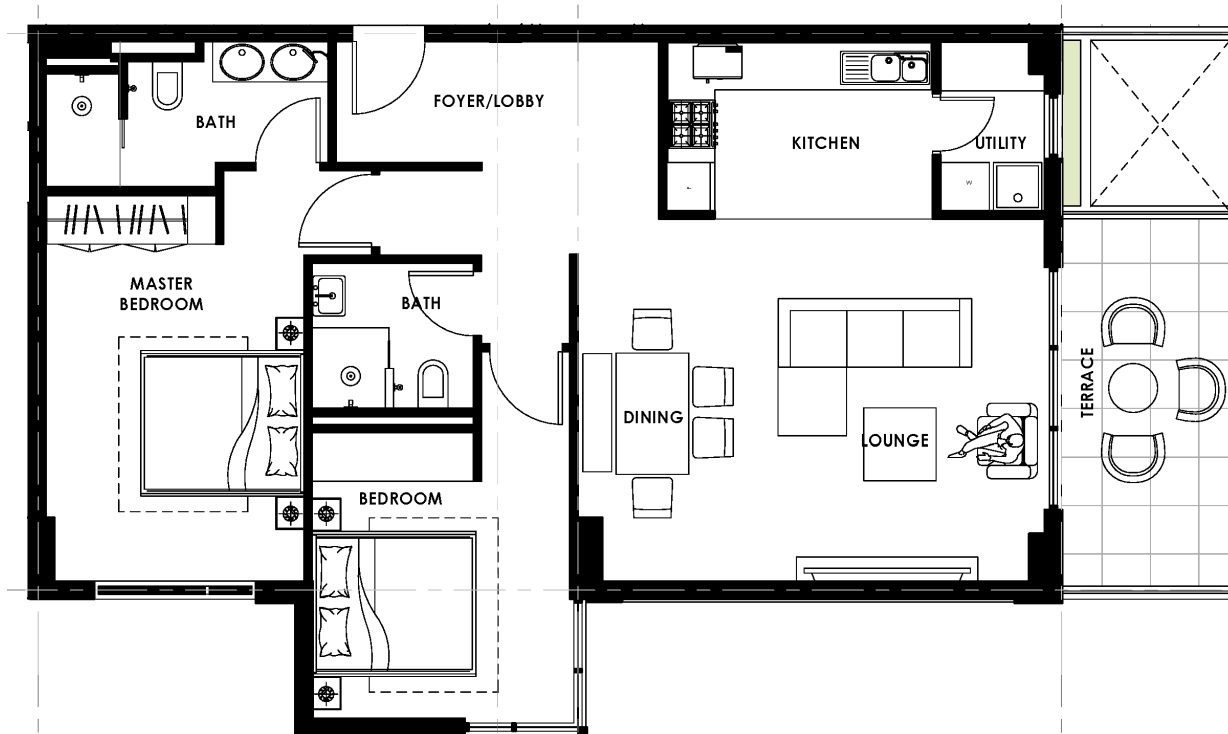
ONE BEDROOM APARTMENTS

Master bedroom | Shared Bathroom | Open plan kitchen | Living | Dining | Balcony

UNIT AREA 643 SQ FT

2 BEDROOM UNIT TYPE A

Designed to maximize space, functionality and daily living - well suited for families + medium-long-term tenants.

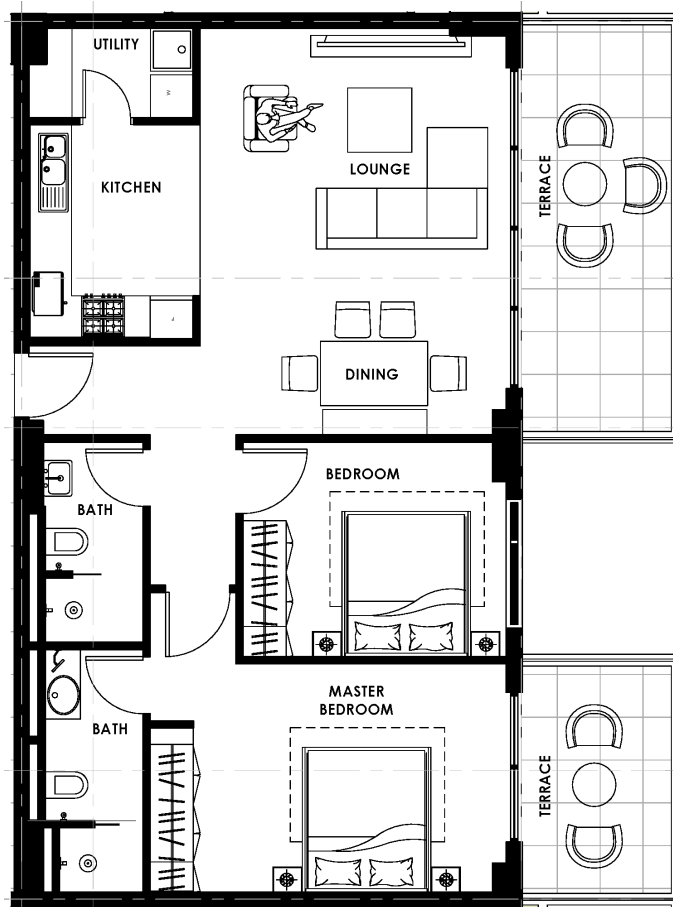


TWO BEDROOM APARTMENTS

Master bedroom En-suite | Bedroom 02 |
Shared Bathroom | Open Plan Kitchen,
Living and Dining | Laundry Area | Balcony

UNIT AREA 1,150 SQ FT

Designed to maximize space, functionality and daily living - well suited for families + medium-long-term tenants.



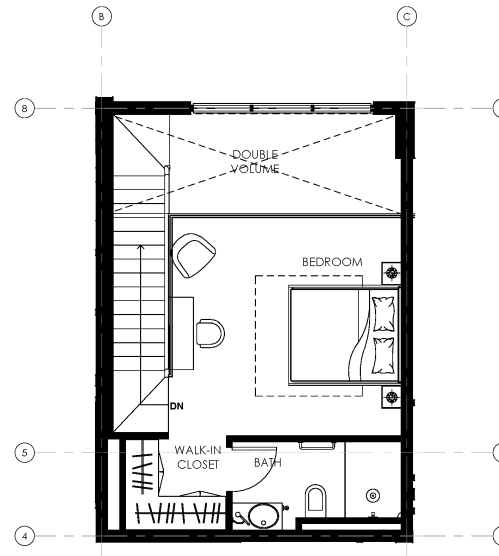
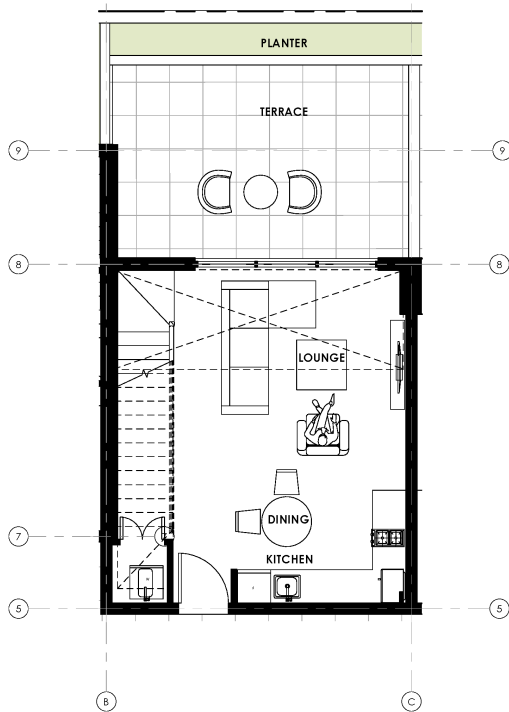
TWO BEDROOM APARTMENTS

Master bedroom En-suite | Bedroom 02 |
Shared Bathroom | Open Plan Kitchen,
Living and Dining | Laundry Area | Balcony

UNIT AREA 1,170 SQ FT

1 BEDROOM LOFT UNIT TYPE A (PENTHOUSE)

Designed to maximize space, functionality and daily living - well suited for families + medium-long-term tenants.



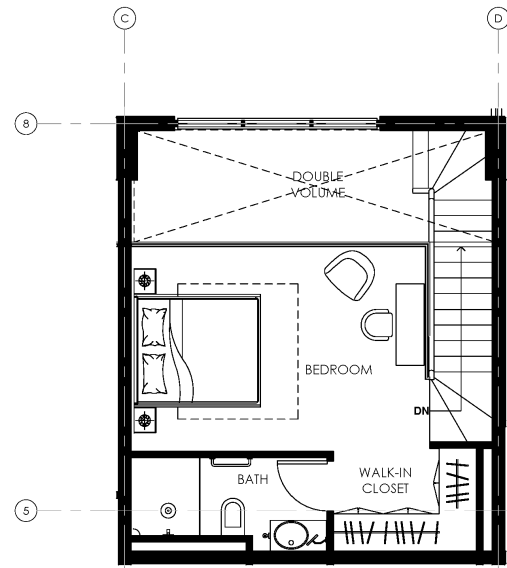
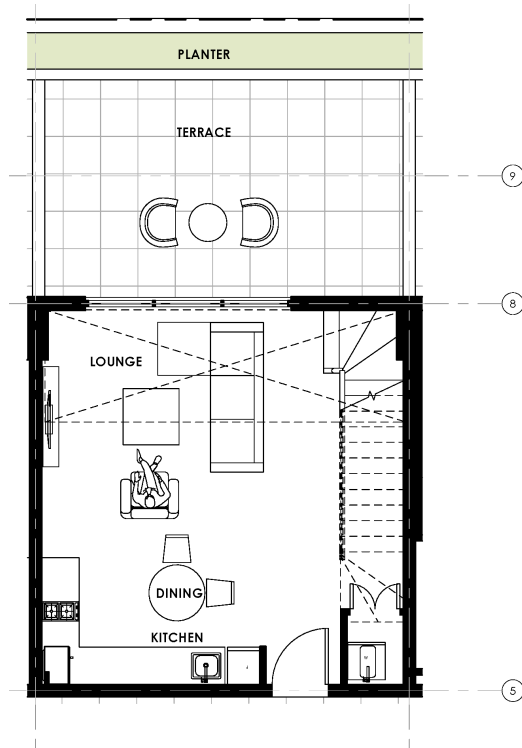
ONE BEDROOM LOFT APARTMENTS

Master bedroom | Bathroom | Open plan kitchen, living and dining | Terrace

UNIT AREA 835 SQ FT

1 BEDROOM LOFT TYPE B - WITH TERRACE

Designed to maximize space, functionality and daily living - well suited for families + medium-long-term tenants.



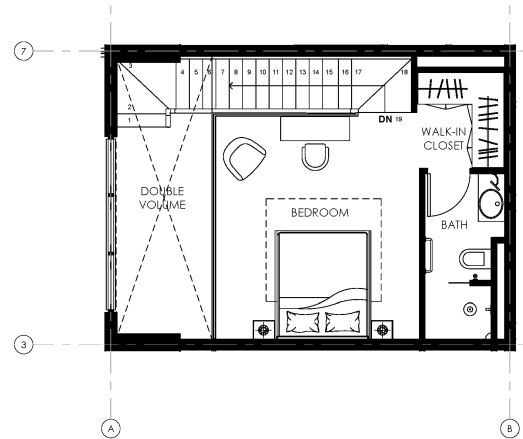
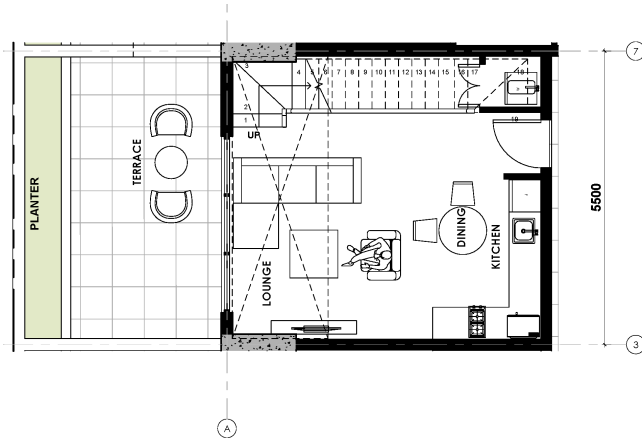
ONE BEDROOM LOFT APARTMENTS

Master bedroom | Bathroom | Open plan kitchen, living and dining | Terrace

UNIT AREA 870 SQ FT

1 BEDROOM LOFT TYPE C - WITH TERRACE

Designed to maximize space, functionality and daily living - well suited for families + medium-long-term tenants.



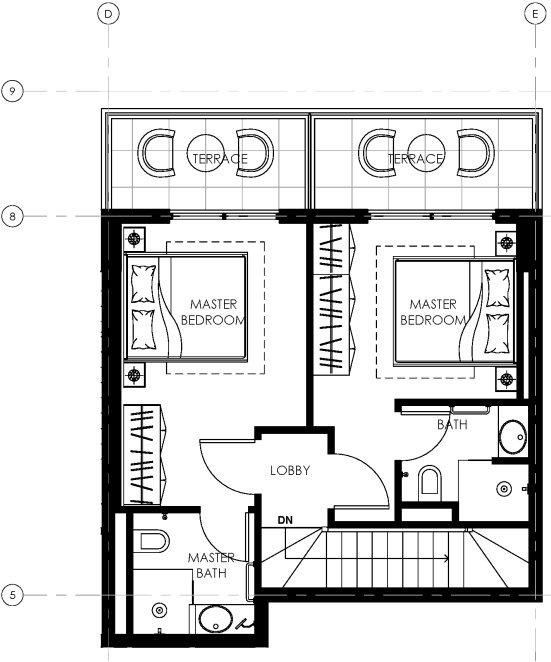
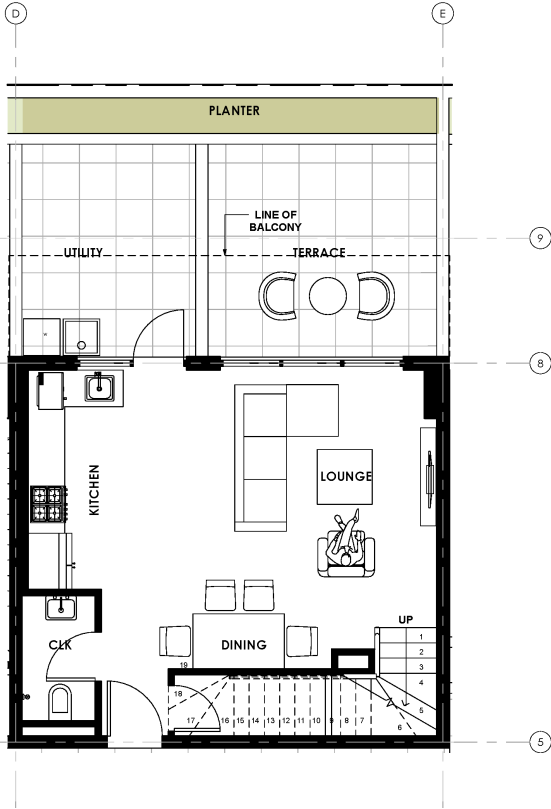
ONE BEDROOM LOFT APARTMENTS

Master bedroom | Bathroom | Open plan
kitchen, living and dining | Terrace

UNIT AREA 985 SQ FT

2 BEDROOM LOFT TYPE A

Designed to maximize space, functionality and daily living - well suited for families + medium-long-term tenants.



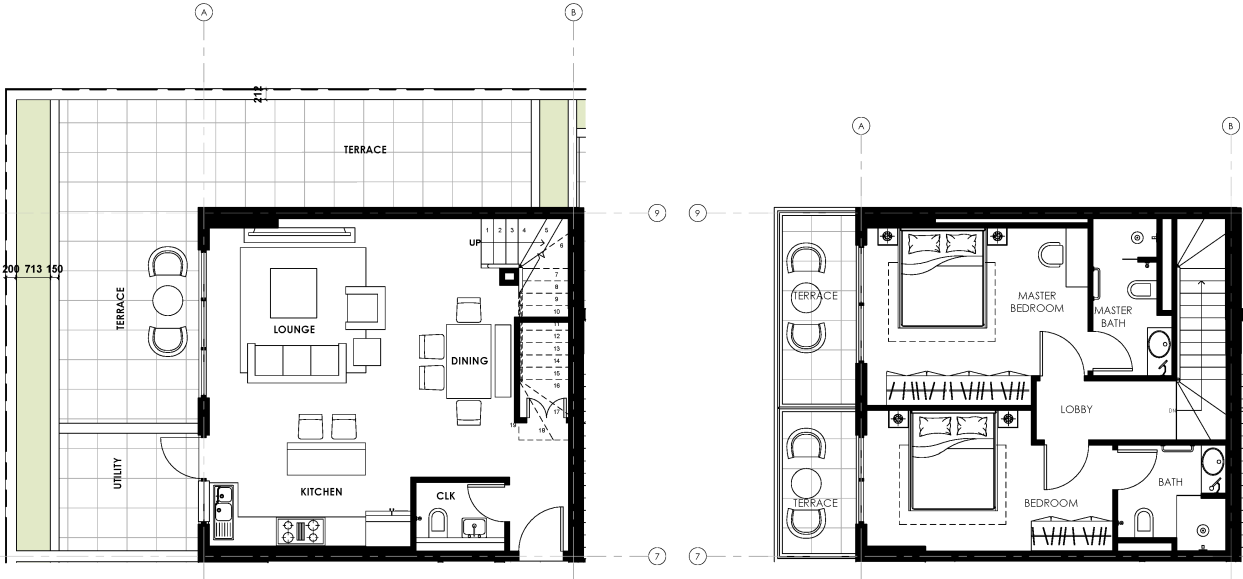
TWO BEDROOM LOFT APARTMENTS

Master bedroom En-suite | Bedroom 02 |
Shared Bathroom | Open Plan Kitchen,
Living and Dining | Laundry Area | Balcony

UNIT AREA 1,234 SQ FT

2 BEDROOM LOFT TYPE B

Designed to maximize space, functionality and daily living - well suited for families + medium-long-term tenants.



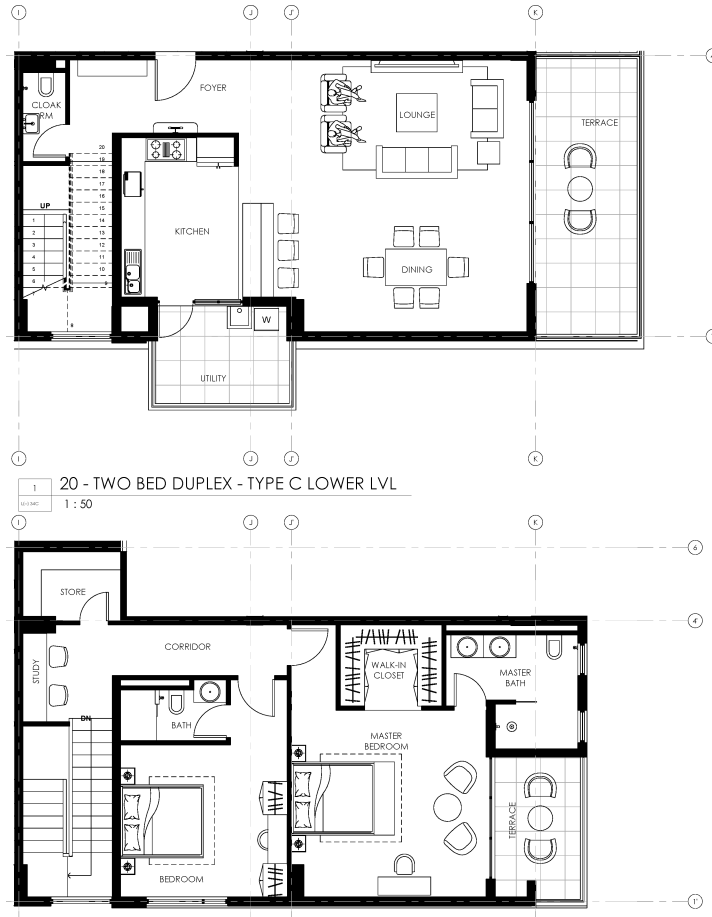
TWO BEDROOM LOFT APARTMENTS

Master bedroom En-suite | Bedroom 02 |
Shared Bathroom | Open Plan Kitchen,
Living and Dining | Laundry Area | Balcony

UNIT AREA 1,386 SQ FT

2 BEDROOM PENTHOUSE UNIT TYPE C

Designed to maximize space, functionality and daily living - well suited for families + medium-long-term tenants.



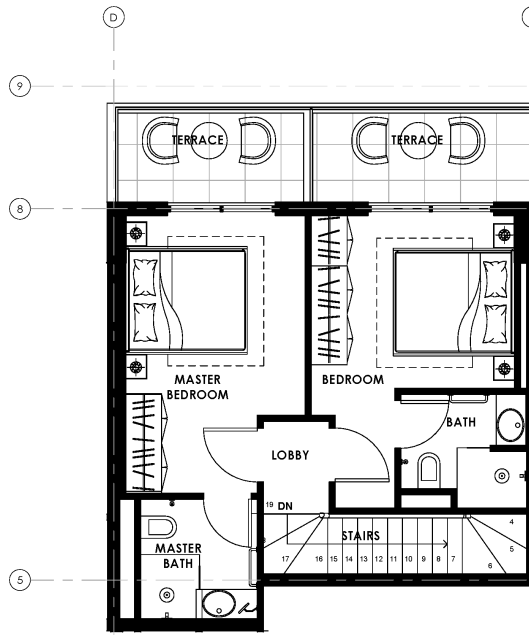
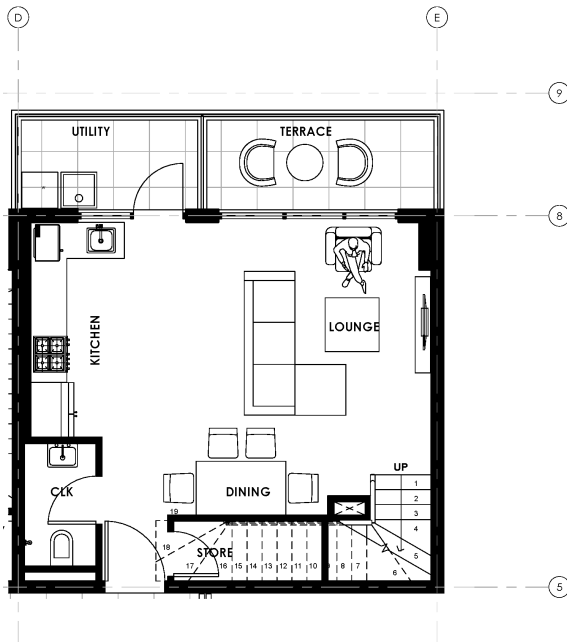
TWO BEDROOM APARTMENTS

Master bedroom En-suite | Bedroom 02 |
Shared Bathroom | Open Plan Kitchen,
Living and Dining | Laundry Area | Balcony

UNIT AREA 2,328 SQ FT

2 BEDROOM PENTHOUSE UNIT TYPE A

Designed to maximize space, functionality and daily living - well suited for families + medium-long-term tenants.



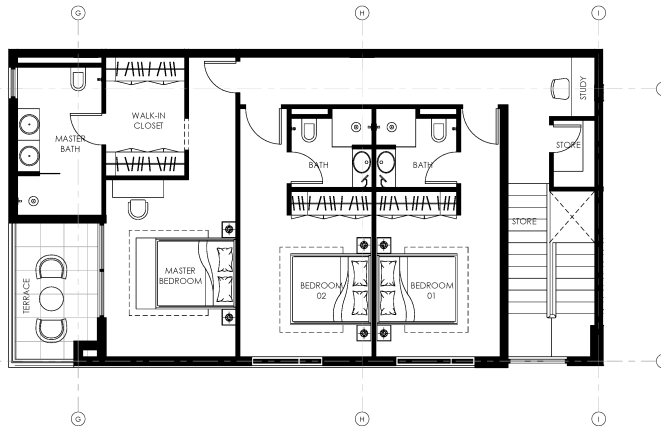
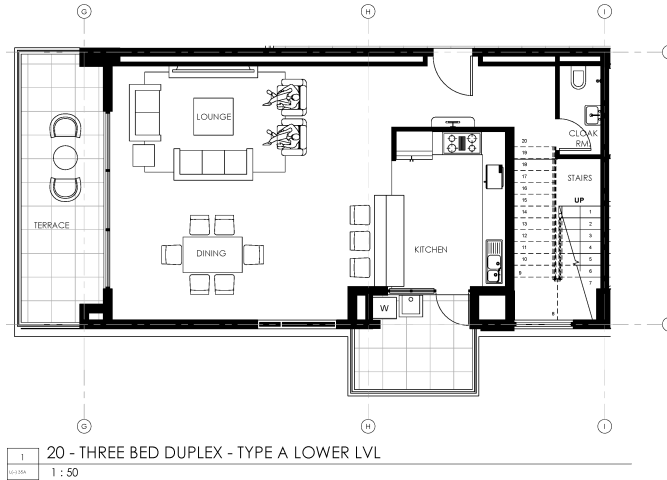
TWO BEDROOM APARTMENTS

Master bedroom En-suite | Bedroom 02 |
Shared Bathroom | Open Plan Kitchen,
Living and Dining | Laundry Area | Balcony

UNIT AREA 2,328 SQ FT

3 BEDROOM PENTHOUSE TYPE A

Designed to maximize space, functionality and daily living - well suited for families + medium-long-term tenants.



THREE BEDROOM APARTMENTS

Master bedroom En-suite | Bedroom 02 |
Bedroom 03 | Shared Bathroom | Open Plan
Kitchen, Living and Dining | Laundry Area |
Terrace

UNIT AREA 2,478 SQ FT

97 ALTA

SPECIFICATIONS

Amenities · Services & Utilities · Schedule of Finishes

AMENITIES

Lifestyle, Wellness & Recreation

WELLNESS & RECREATION

- Heated swimming pool
- Fully equipped gymnasium
- Changing rooms with urinals & showers
- Landscaped rooftop / podium gardens
- Rooftop yoga / wellness decks

COMMON AREAS & CONVENIENCE

- Landscaped gardens and private deck gardens
- Co-working & lounge spaces in common areas
- Ground-floor cafe & social hall
- Common-area furniture, fixtures & equipment
- Drying line supports & window cleaning hooks

SERVICES & UTILITIES

Mains Power

- KPLC mains power connection

Back-up Power

- Full back-up diesel generator serving common areas and apartments

Water Supply

- Mains water supply with borehole back-up; GRP storage tanks

Security

- IP CCTV surveillance to common and external areas
- Video intercom system to each apartment
- Access control to building entry points
- Fire alarm detection system
- Project signage and wayfinding

ICT Infrastructure

- Fibre-ready / SMATV cabling to apartments

Waste Water

- Mains sewer connection with foul-water and storm-water drainage

Mechanical Ventilation

- Mechanical ventilation to car park / basement parking areas

Lifts

- 2 high-speed passenger lifts per block

External Paint

- Approved textured / weather-guard exterior paint system

SCHEDULE OF FINISHES

Flooring

- Ceramic floor tiles with matching skirting to main apartment spaces
- Non-slip rustic ceramic tile to balconies; ceramic floor tile to utility / back-of-house areas

Windows

- Aluminium-framed windows with laminated safety glass; precast concrete cill
- Waterproof MDF window board with quadrant beading internally

Main Apartment Door

- Solid hardwood timber entrance door
- Heavy-duty stainless steel ironmongery (mortice lock, lever handle, hinges)

Internal Doors

- Semi-solid core timber flush doors with stainless steel lever furniture
- Fire-rated doors to lobbies, ducts and required statutory locations
- MDF duct access doors; frameless glass doors where shown on drawings

Walls

- Two-coat plaster with skimming and three coats first-quality vinyl matt emulsion paint to internal dry areas
- Ceramic wall tiling: full-height to shower zones, half-height elsewhere in bathrooms; ceramic backsplash to kitchen worktops
- Lightweight concrete block partition walls per layout

Ceiling

- Suspended gypsum ceiling, taped and skimmed, with vinyl matt emulsion paint; downlight provision to bedrooms, lounge and kitchen bulkheads
- Plastered and painted concrete soffits to remaining areas

Wardrobes

- Built-in laminated particle board wardrobes with matching PVC edging, heavy-duty concealed hinges, soft-close nylon glides and anodised aluminium hanging rods; 3-year manufacturer warranty

SCHEDULE OF FINISHES

Kitchen	• Fitted kitchen with laminated particle board cabinetry — handleless doors on heavy-duty concealed hinges, soft-close drawers, matching PVC edging • Approved granite countertop with pencil edging; ceramic backsplash tile; matching tile skirting • Fitted appliances: built-in gas hob, electric oven and extractor hood (or equivalent approved) • Stainless steel inset sink with single-lever deck-mounted chrome mixer tap
Utility / Laundry	• Stainless steel utility sink with wall-mounted single-lever chrome faucet; ceramic floor and wall tiling; provision for washing machine (with space-saving sink above in 1-bed loft units)
Balcony Balustrades	• Toughened glass railing with aluminium handle to all apartment balconies
Internal Staircases (Duplex)	• Mild steel balustrading with stained hardwood handrail; ceramic tile finish to treads, risers and landings with aluminium nosing
Bathroom Fixtures & Finishes	• Wall-hung porcelain WC with concealed dual-flush cistern, chrome push-button plate and soft-close seat • Countertop porcelain wash basin with solid brass wall-mounted mixer in polished chrome (moulded acrylic basin to master en-suite) • Walk-in shower zone with frameless toughened glass screen, fixed chrome head, single-lever two-outlet mixer and handheld kit • Built-in vanity unit and tempered-glass mirror (matt-black stainless frame) above each basin • Stainless steel chrome accessories: toilet roll holder, towel rails, grab rail and robe hook
Guest Cloakroom (Duplex only)	• Wall-hung porcelain basin with deck-mounted solid brass mixer in polished chrome; matt-black framed mirror
Electrical Fittings	• White sockets and switches throughout; LED downlights to gypsum ceilings; fibre / SMATV outlet provision • Video intercom handset to entrance lobby; smoke detector linked to building fire alarm
Pool Heating (Common amenity)	• Heated swimming pool with associated pool heating equipment