

EMERALD
LAYOUT TYPE 3A
3 BEDROOM + MEDIA

PT6

BEDROOMS
3 bed

BATHROOMS
2 bath

PARKING
2 car

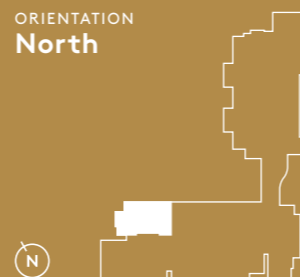
INTERNAL
109.9m²

BALCONY
30.7m²

TOTAL*
140.6m²

*Plus storage and car space
(subject to individual contract)

ORIENTATION
North



Please note this floor plan is not drawn to scale and has been produced prior to completion of construction. It does not form part of the Contract for Sale of any lot within the development and is indicative only. The layout, descriptions and areas set out in this floor plan may change without notice. Purchasers must rely on their own enquiries in relation to all matters in this document.

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OVATION
QUARTER



EMERALD

SCHEDULE OF INCLUSIONS AND FINISHES

ARCHITECTURAL

Designer two storey entry lobby with lush landscaping and water feature
Spacious and efficient apartments with ample storage
2.7 metre high ceilings in living and bedroom
Timber-look engineered flooring for living rooms and balconies
Dedicated media desks and shelving (2 & 3-bedroom apartments only)
Seamless flush flooring from living room to balconies
Spacious and distinctively curved shape balconies
Feature LED uplights on balconies
Unique vertical planters on the external façade with some access from private balconies (select apartments only)

KITCHEN

Timber-look engineered flooring
Luxury laminate and/or polyurethane feature cabinetry
Reconstituted stone benchtop and splashback
Oversized serving island bench with under-bench storage (2 & 3-bedroom apartments only)
Soft close doors and drawers
Large size pantry
Dedicated refrigerator space with integration capacity
Smeg appliances:
– Gas cooktop
– Built-in combination oven (1-bedroom apartments only)
– Electric oven (2 & 3-bedroom apartments only)
– Semi integrated dishwasher
– Integrated microwave oven (2 & 3-bedroom apartments only)
– Fully recessed rangehood externally ducted
Quality stainless steel Smeg sink with quality Parisi mixer
Recessed LED downlights

BATHROOM/ENSUITES

Large format quality porcelain floor tiles
Full height porcelain wall tiles with a luxurious feature wall
Architecturally designed, high quality Parisi freestanding bathtub exclusive to Ovation Quarter (2 & 3-bedroom apartments only)
High quality Parisi toilet with concealed cisterns
High quality Parisi wall hung basin with chrome bottle trap waste
High quality Parisi taps and fixtures including a rain head
Recessed frameless glass shower screen
Mirrored shaving cabinet with storage
LED downlights
Full ventilation system to bathroom

LAUNDRY

Stainless steel laundry tub with Parisi tapware
Hidden washing machine water point
Energy efficient 5kg vented dryer
Walk-in laundry for 3-bedroom apartments
Internal laundry cupboard for 1 & 2-bedroom apartments
Externally vented

BEDROOMS

All master bedrooms with TV and internet points
Built-in and/or walk-in wardrobes to all bedrooms
Plush carpet to all bedrooms
Bedrooms with access to balconies (select apartments only)

LANDSCAPING

Architecturally designed sundrenched common area landscaping with water features and lawn area
Landscaped vertical planters on external façades

SERVICES

Garbage and recycling chutes for easy residential rubbish removal on every floor
Pressurised corridors keeping cooking odours within individual apartments
Solar panels feeding the house power for more efficient running costs

AIR CONDITIONING

Day/night zoned reverse cycle air conditioning
Architecturally designed linear grills

SECURITY

Audio intercom and remote access control for lobbies and carpark
Security lift access to each floor
CCTV to carpark entries and exits
CCTV to common property (select areas only)

CARPARK AREA

Ample visitor parking
Security accessed parking (subject to contract)
Ample secure storage for all apartments

Disclaimer: The content of this schedule is indicative only and is subject to change without notice. This schedule was produced prior to completion of design and construction of the development. Whilst every care is taken to ensure that the content of this schedule is correct, this information is to be used as a guide only.



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