

EMERALD
LAYOUT TYPE 1A-1
1 BEDROOM

PT23

BEDROOMS
1 bed
50.5m²

BATHROOMS
1 bath
16.1m²

TOTAL\*
66.6m²

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



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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# 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

#### SERVICE

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

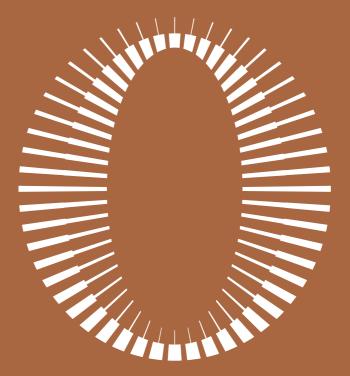
CCTV to common property (select areas only)

### CARPARK AREA

Ample visitor parking

Security accessed parking (subject to contract)

Ample secure storage for all apartments



OVATION QUARTER