



# MARINA EAST

WATERFRONT APARTMENTS

# SPECIFICATIONS

## STANDARD APARTMENT INTERIORS

### GENERAL

#### Party Walls

AFS concrete walls (or similar) with plasterboard lining. Acoustic insulation as per BCA requirements.

#### Internal Walls

Painted lightweight walls with acoustic insulation between living areas and bedrooms.

#### Kitchen

Large format fully vitrified floor tiles.

#### Living/Dining/Internal Study

Quality carpet. Selected engineered timber flooring (with compliant acoustic underlay) included as standard finish to kitchen, living and dining for apartment types A1, B2, C6, P1 and P2 and apartments 13 (C3), 15 (C5), 89 (C2) and 90 (C1)

#### Ensuite/Bathroom/Laundry

Fully vitrified floor tiles.

#### Bedrooms and Robes

Quality carpet.

#### Timber Flooring

Selected engineered timber flooring (with compliant acoustic underlay) to kitchen, living, dining and internal study area (if applicable).

#### Ceilings

Painted plasterboard ceilings. Generally 2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services. 2.4 metre high ceiling in bedroom 3 for apartments 24 and 41 only.

#### Cornice

P50 shadow line to living, dining and bedrooms.

#### Entry Doors

Fire rated self-closing door.

#### Internal Doors

Painted hollow core doors. Solid doors for Type P apartments.

#### Internal Door Hardware

Designer range handles.

#### Walk-in Robes

Shelf and hanging rail.

#### Built-in Robes

Sliding mirror doors complete with shelf and hanging rail.

#### Skirtings

Painted MDF.

#### Study Desk

Built-in study desk included as standard to apartment types A1, A3, B1, B7, B10, B11, B13, C1, C2, C3, C4, C5, C6, C7 and C8 only.

#### Hot Water System

Central gas hot water system with solar preheat.

#### Air Conditioning

Reverse cycle ducted system to

living area and bedrooms. Zone control to 2, 3 and 4 bedroom apartments.

### ELECTRICAL AND COMMUNICATIONS

#### Fire Alarm

Included.

#### Smoke Detectors

Included.

#### Light Fittings

Downlights or surface mounted fittings as required.

#### Exhaust Fans

Provided to ensuite, bathroom and laundry.

#### GPO / Switch Plates

Generous provision throughout.

#### TV Point

Provided to living and all bedrooms.

#### Pay TV Point

Provided to living and master bedroom. Foxtel backbone wiring throughout building (subscription by residents).

#### Internet

NBN provision to apartments (subscription by resident). Min 2 Data/Telephone points patched adjacent to NBN termination equipment.

#### Intercom System

Colour audio visual intercom system to all apartments.

### KITCHEN, BATHROOM AND LAUNDRY

#### Kitchen Cabinetwork

Vinyl wrap, two pack or timber veneer boards as per colour schemes. Soft close drawers provided. Overhead cupboards as per kitchen interior design.

#### Kitchen Benchtops

Selected reconstituted stone bench top.

#### Kitchen Splashback

Selected tile, glass or reconstituted stone splashback (colour scheme dependant).

#### Cupboard Door Furniture

Selected designer range handles.

#### Vanity Cupboard

Vinyl wrap or timber veneer boards as per colour schemes.

#### Vanity Benchtop

Selected reconstituted stone bench top.

#### Vanity Mirror

Included.

#### Bathroom / Ensuite Shower

Semi-frameless clear glazed shower screen.

#### Bathroom / Ensuite Splashback

Selected tiled finish.

#### Bathroom Wall Tiles

Full height ceramic wall tiles.

#### Laundry Benchtop

Selected reconstituted stone bench top.

#### Laundry Splashback

Quality ceramic tile.

#### Washing Machine Recess

Provided with power point. Concealed washing machine taps provided.

#### Fridge recess

Includes water supply.

### SANITARY FIXTURES AND TAPWARE

#### Kitchen Tap

Designer polished chrome tapware.

#### Kitchen Sink

Stainless steel sink.

#### Basin Tap Sets

Designer basin mixer.

#### Basins

White ceramic basins to ensuite and bathroom.

#### W / C

Designer toilet suite.

#### Shower Head

Selected polished chrome designer range.

#### Shower Mixer

Selected polished chrome mixer.

#### Laundry Trough Taps

Selected polished chrome taps.

#### Laundry Trough

Stainless steel laundry trough.

#### Bathroom Accessories

Selected polished chrome designer range.

#### Bathroom Towel Rail

Selected polished chrome designer range. Phoenix Gen X 500mm 4 rail heated towel rail in polished chrome (or similar) to main ensuite for 3 and 4 bedroom apartments only (Types C and P).

#### Bathroom Toilet Paper Holder

Selected polished chrome designer range.

### APPLIANCES FOR 1 AND 2 BEDROOM APARTMENTS:

#### Induction Cooktop

Miele 60cm 4 zone induction cooktop. Available to 1 and 2 bedroom apartments only (Types A and B).

#### Range Hood

Externally vented Miele 53cm built-in range hood.

#### Oven

Miele 60cm oven with clock.

#### Microwave

Miele built-in 60cm microwave with trim kit.

#### Dishwasher

Miele semi-integrated dishwasher.

#### Clothes Dryer

Electric dryer included.

### APPLIANCES FOR 3 AND 4 BEDROOM APARTMENTS (TYPES C AND P):

#### Cooktop

Miele power flex induction 5 zone cooktop.

#### Range Hood

Externally vented Miele 110cm built-in range hood.

#### Oven

Miele 90cm oven.

#### Microwave

Miele built-in 60cm microwave with trim kit.

#### Dishwasher

Miele fully-integrated dishwasher.

#### Clothes Dryer

Electric dryer included.

#### Cellar

Built-in cellar including temperature control to apartments 45 and 47.

Note: The indicative schedule of finishes may be varied in accordance with the contract for sale. Areas are architectural measurements and will vary from the strata area.



## GENERAL BUILDING FINISHES

### EXTERIOR

#### Walls

Combination of rendered masonry/ concrete with acrylic render and architectural cladding as per drawings. Architectural feature panels as per drawings and renders.

#### Floors / Concrete Slabs

Concrete to engineering and acoustic specification. Combination of reconstituted timber decking (or similar), non-slip tiles and poured limestone paving to walkways and covered areas.

#### Driveway

Concrete.

#### Car Park

Concrete.

#### Roofing

Generally Colorbond (or similar) with concrete to isolated areas for plant.

#### Flyscreens

Included to operable apartment windows and sliding doors.

#### Balconies and Courtyards

Slip resistant ceramic floor tiles. Tap to each balcony. GPO to each balcony. Timber-look composite cladding to balcony soffits of selected apartments. Refer to contract plans for details.

#### External Balustrade

Semi-frameless glass balustrade to all apartments excluding apartments 18, 19, 20, 21, 55, 60, 61 and 62. Refer to contract plans.

#### External Windows and Sliding Doors

Powder coated aluminium frames. Generally 6.38mm laminated glazing or equivalent. Increased glazing thickness to selected locations (as nominated by acoustic engineer).

Low energy glazing where required as nominated by the Environmentally Sustainable Design consultant.

Apartment windows are a combination of sliding and awning style windows. Fixed louvre screen to master bedroom window of apartments 7, 8, 11, 12, 15 and 16 and second bedroom window of apartments 60, 67, 74, 81, 86 and, 91 and living window of apartments 7, 11 and 15.

#### Letterboxes

Powder coated or similar lock-up letterboxes.

#### Privacy Screens

Type, location and inclusion of privacy screens varies between apartments as per Contract Plans. Standard formats are as follows:

- Sliding aluminium screen with operable louvres (1, 2, 3, 4, 5 screens per balcony)
- Fixed black or white feature screen to side of balcony
- No screens.

Aluminium framed, opaque glass privacy screens between apartments as per statutory requirements (refer contract plans).

### SECURITY

#### Remote Driveway Gates

Auto-remote controlled gates to main vehicle entry. 2 remote controls per apartment included.

#### Access

Keyless electronic access to Level 1 lobbies. Controlled lift access to individual floors.

#### Intercom

Video system to control access to Level 1 residential lobbies.

#### Security Lighting

Included.

#### CCTV

CCTV including 8 camera points throughout the building.

#### Store Room

1 fully secure store room provided for each apartment.

#### Bicycle Storage

Secure bicycle storage facilities provided.

### COMMON AREAS

#### Lifts

Four compliant lift cars. Stainless steel lift door and fixtures.

#### Main Lobby

Glazed entry door. Combination of reconstituted timber decking (or similar) and natural stone floors. Dry packed limestone cladding feature wall (or similar). Flush suspended plasterboard ceilings. Includes feature lighting. Furnished with designer furniture.

#### Communal Sauna

Included.

#### Communal Podium

Designer landscaping including seating and feature lighting. Combination of poured limestone footpaths and synthetic grass. Barbeque pavilions with built-in seating provided. Barbeques provided.

#### Communal Gymnasium

Resilient flooring or equivalent throughout. Fully equipped gym with cardio and weight equipment. Frameless mirror to wall.

#### Communal Yoga Room

Resilient flooring or equivalent throughout. Wall-mounted TV included. Yoga mats provided.

#### Communal Water Sports Equipment

3 kayaks and 3 stand-up paddleboards provided for use by residents.