

# TRIBECA EAST

THE SPRINGS RIVERVALE

## APARTMENT SPECIFICATIONS

### EXTERIOR

Walls	Detailed elevations featuring painted walls, composite materials, composite stone, render and steel finishes
Windows and Sliding Doors	Powder coated aluminium-framed sliding doors and windows with clear laminated glazing
Louvre Screens	Powder coated aluminium operable louvres and privacy screens as per plan
Flyscreens	Flyscreens provided
Balustrades	Balustrades with clear safety glass and powder coated aluminium handrails. Powder coated aluminium balustrade to ground floor
Balconies	Floor tiles
External Stairs and Landings	Floor tiles
Community Room	Floor tiles
Pool Deck and Courtyards	Concrete pavers and composite timber decking
Stores	Minimum 4.5 sqm stores provided to each apartment
Letterboxes	Secure letterboxes with locks
Landscaping	Landscaped and reticulated gardens throughout, central courtyard to ground floor and pool surrounds
Security Gates	Remote controlled metal gates to extent as shown on plans
Public Artwork	Feature sculpture to corner of Rowe Avenue and Hawksburn Road. Artwork by Anne Neil and Steve Tepper

### LEISURE FACILITIES

Gymnasium	Carpet to floors. Low impact equipment included
Community Room	Floor tiles, casual lounge suite, dining table and chairs. Kitchen facilities including hotplate, range hood, oven, sink, island bar, and scullery. TV to lounge area
Swimming Pool	Feature pool with water feature
Poolside Furniture	Sun lounges, casual tables, chairs and casual lounge suites
Garden Court	Built in seating, barbeque facilities, landscaping, casual tables and chairs
Feature Pavilion	Lounge seating, coffee table and feature ceiling fan

### SECURITY

Intercom	Audio intercom system for controlling access to the ground floor entrance and lobby from each apartment
Security Access Reader System	Integrated Reader system includes carpark gate access, lobby access and lift access to each level
Remote Control Driveway Access	Two remote controls for each apartment included

### INTERIOR ENTRANCE LOBBIES

Ground Floor Lobbies	Tiled floor finish, selected designer furniture, and contemporary finishes
Upper Lobby Level	Carpet to upper lobby level

### LIFTS AND LIFT LOBBIES

Lift Lobbies	Combination of ceramic tiles and carpet tiles where shown
Lift Doors	Stainless steel doors
Lift Interior	Lift interiors finished with stainless steel walls including mirror and handrails

### APARTMENT INTERIORS

Internal Walls	Painted
Party Walls	Painted. Acoustic insulation rating as per BCA requirements
Ceilings	Painted plasterboard ceilings
Floors	Carpets to living, dining & bedrooms. Tiles to kitchen, bathroom & ensuite <i>Floor tiling Upgrade to living and dining available</i>
Entry Doors	Painted solid core doors
Internal Doors	Painted hollow core doors
Built -In Robes	Sliding mirror doors to built in robes complete with shelf and hanging rail
Internal Door Furniture	Designer range handles
Skirtings	Included

Stairs (Townhouse Designs Only) Carpet finish to stairs

### KITCHENS

Cupboards	Engineered stone bench tops with developers selected prefinished cupboard doors. Soft close drawers and doors. Overhead cupboards where shown
Pantry	Included
Fridge Recess	Fridge recess with cold tap and power point
Oven	European under bench oven
Cooktop	European cooktop
Rangehood	European under mount rangehood
Microwave Recess	Microwave recess with power point
Splashback	Selected glass splashback. (Upgrades available)
Sink and Mixer	Stainless steel sink and selected chrome mixer tap
Bin	Recessed bin cupboard
Dishwasher	Selected European inset dishwasher
Flooring	Tiled floors

### BATHROOM, ENSUITE AND LAUNDRIES

Vanities and Basins	Engineered stone vanity tops with developers selected prefinished cupboard doors and ceramic basins
WC	Designer toilet suite
Basin Mixers	Selected chrome mixer taps
Shower Mixer & Head	Selected chrome range
Bath Mixer	Selected chrome mixer taps
Laundry	Selected chrome mixer tap
Shower Screens	Clear toughened safety glass, frameless shower screens and pivot doors where shown
Towel Rails	Designer selected chrome range
Toilet Roll Holders	Included
Mirrors	Tiled
Floors and Walls	Included
Electric Clothes Dryer	Included

### ELECTRICAL

Smoke Alarms	Included
Fire Alarms	Included
Light Fittings	Recessed LED downlights provided
TV Point	Provided to living room
Data Outlets	Provided to living room and study
Pay TV Point	Provided to living room
Telephone Point	Provided to living room and master bedroom
NBN	Connected to NBN fibre network in accordance with the prevailing government policy at the time of implementation
Exhaust Fans	Provided as required
Hot Water System	Instantaneous electric hot water system
Air Conditioning	Reverse cycle air-conditioning to apartment master bedroom and living area. (Room upgrades available)

### ENERGY EFFICIENCY

Sustainability	5kW solar photovoltaic (PV) system for power generation to common areas
6-Star Energy Rated	Apartments have been designed to achieve an average 6-Star energy rating
Motion Sensors	Motion sensors provided in common areas to reduce energy consumption

### CAR PARKING

Car Park	Fully secure
Bicycle Storage	Area provided for bike storage in storerooms

### UPGRADE PACKAGES

Apartment Interiors	Selected upgrade packages available
Apartment Interior Furnishing	An initial Furniture Design Consultation available with Coco Republic Interior Design, provided for owner furnishing requirements when upgrade selected

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