



Specifications
and
finishes.

SERAI

A photograph of a kitchen sink area. In the foreground, a polished brass faucet with a high, curved spout stands on a light-colored, textured countertop. To the left of the faucet, two small potted plants are visible: one in a wooden cylindrical pot and another in a dark, textured ceramic pot. The background shows a dark kitchen cabinet and a window with sheer white curtains. The overall aesthetic is modern and elegant.

The finer details.

Taking their influence from the beautiful coastal surroundings, Serai's interior spaces feature neutral tones and rippled finishes from a carefully curated material palette.

The warmth from timber flooring pairs seamlessly with the rich stone from bench-tops. Crafted joinery partners with the highest quality appliances from around the world.

There's an understated confidence to the overall aesthetic. The design language has a timeless quality that balances classical elegance with contemporary sophistication.



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Stella Elevated

A selection of light, fresh tones and finishes. A palette which hints of the sand and sea so intrinsic to Serai's location.

1. WHITE TRUFFLE – Benchtop & Splashback
2. WHITE CLOAK HALF – Joinery
3. MILKWOOD – Feature Joinery
4. WINTER MIST – Carpet
5. COSWICK PASTEL – Timber Floor
6. BIANCONE POPYRO – Upper Wall Tile
7. BIANCONE HONED – Lower Wall & Floor Tile



Sol Elevated

The warm latte finish of the joinery marries perfectly with the deep, rich timber flooring. It's an embrace of elegance and depth.

1. OLIVE GREY PAPYRO – Upper Wall Tile
2. OLIVE GREY BRUSHED – Lower Wall & Floor Tile
3. AGED PEWTER – Carpet
4. COSWICK OLD VENICE – Timber Floor
5. OTTOMAN GREY – Benchtop & Splashback
6. OTTER FUR – Joinery
7. SALTWOOD – Feature Joinery

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Luna Elevated

Darker grey tones offer a sensual, sophisticated palette. The warmer hues create a refined interior for entertaining and leisure.

- 1. COSWICK SNOWDROP – Timber Floor
- 2. EVENING GREY – Carpet
- 3. FOSSIL GREY BRUSHED – Lower Wall & Floor Tile
- 4. FOSSIL GREY POPYRO – Upper Wall Tile
- 5. CASABLANCA – Benchtop & Splashback
- 6. GREY DAZE – Joinery
- 7. EVEN URBINO – Feature Joinery

↑
Elevated
everywhere.
↑



V-ZUG

V-Zug is perfection for your kitchen. For more than 100 years, this Swiss company has championed technology, sustainability and minimalist design.

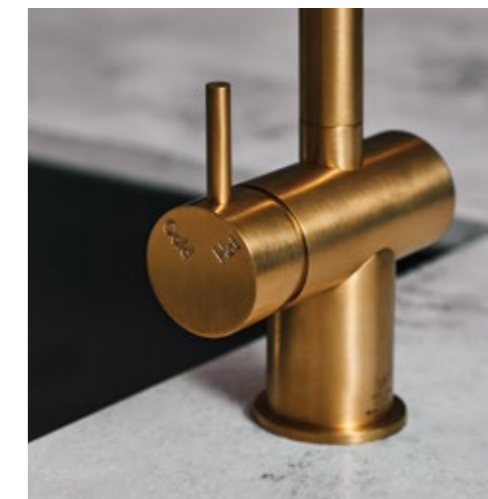
It's all about making life easy and V-Zug's steam ovens deliver that and more. Steam ovens better maintain nutrients when cooking for healthier, tastier food. Inspiration in the kitchen starts with V-Zug's innovative appliances.



LAUFEN

This Switzerland-based brand has transformed the bathroom into a living environment.

Artful products abound from deceptively simple washbasins through to the sensuously curved bathtubs. As a brand, Laufen is very serious about water conservation and focusses on creating products that work as wonderfully as they look.

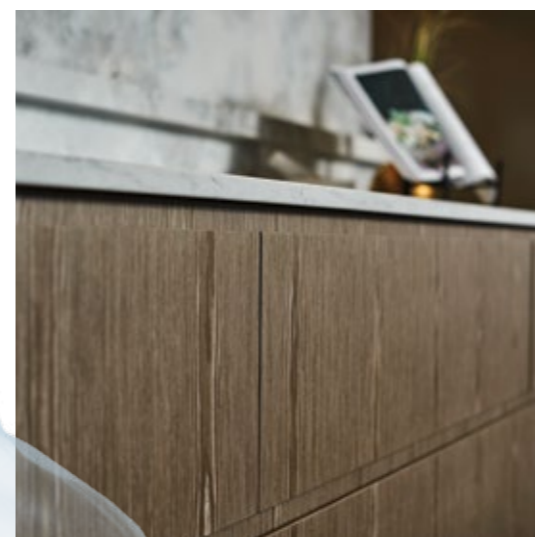


SUSSEX

It might surprise you to learn that Sussex began life as a maker of fine jewellery. That is until you see its tapware for the first time.

Creatively designed, precisely engineered and passionately crafted, Sussex tapware has elevated function to an art form. This is Australia's very own premium brand.





Stone and wood.
Herbs and spices.
A storm cooked.





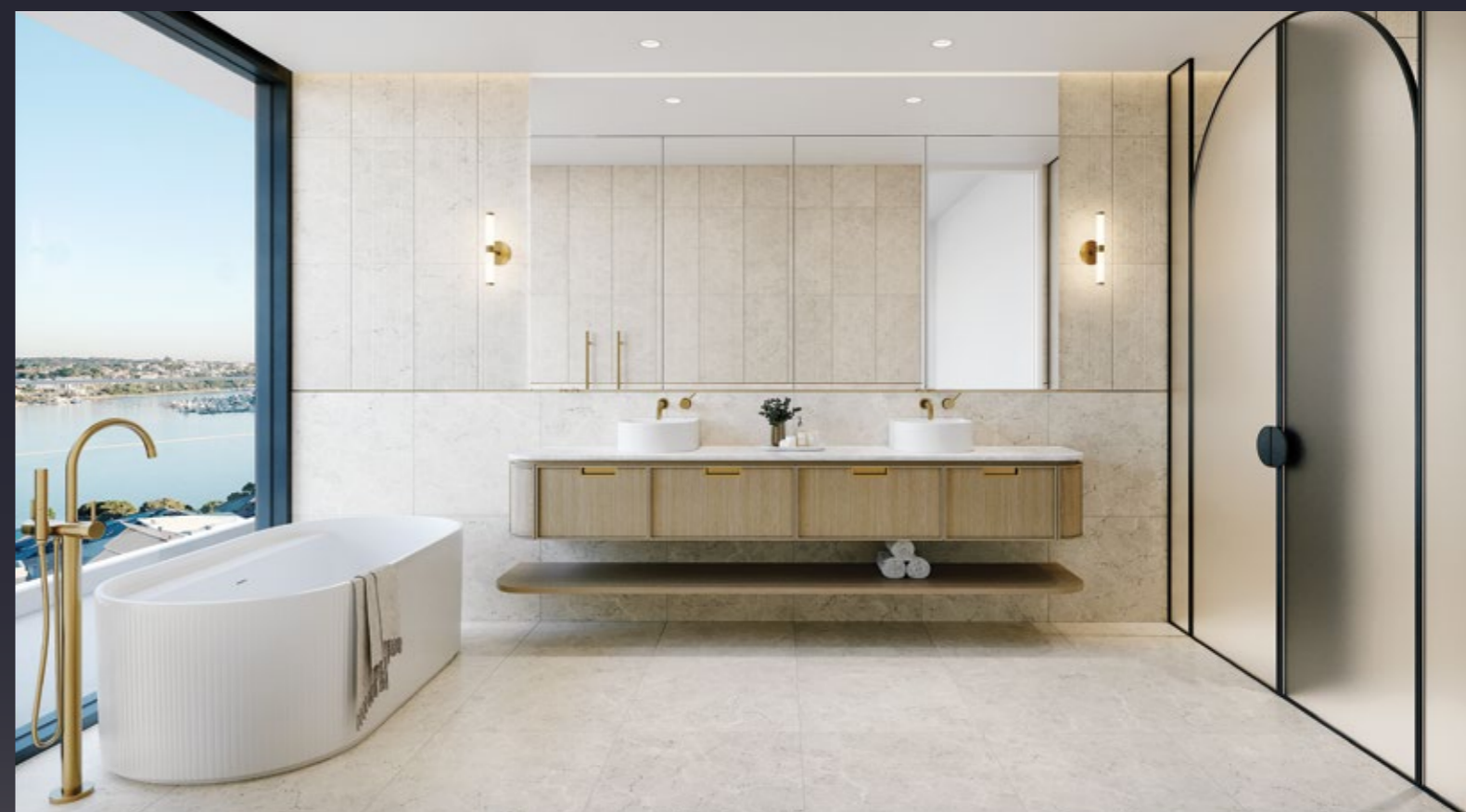
Tendrils of steam
from a scented bath
mist on metal
and mirror.



Stella



Stella Elevated



Sol



Sol Elevated



Luna



Luna Elevated



Finishes Schedule

Exterior

Elevation	Elevations featuring a combination of painted masonry, fibre cement or concrete and architectural cladding as per drawings.
Walls	Concrete and lightweight construction with acrylic paint finish to external building.
Roofing	Concrete slab.
Floor Structure	Structural concrete slabs to engineering specification. Acoustic treatments to exceed Building Code of Australia requirements to all apartments. Decorative concrete or tiles to common walkways and terraces.
Ext. Windows & Sliding Doors	Powder-coated aluminium frames with double glazing throughout. Additional awning style windows to bedrooms generally.
Flyscreens	Flyscreens are provided to all openable windows and sliding doors.
Balustrades	Typical Balconies — semi frameless glazed balustrade with marine grade s/s or powder-coated fixings. Podium Apartments — combination of powder-coated aluminium vertical batten screening and metal planter boxes.
Balconies	600 x 600mm porcelain slip resistant tiling on pedestal system.
Privacy Screens	Powder-coated aluminium.
Lighting	High quality, externally rated light fittings to all balconies.
Common Terraces	600 x 600mm porcelain slip resistant tiling on pedestal system.
Terrace & Balcony Provision	Externally rated double GPO and hose general power outlet and hose cock provided to all apartment balconies. Common reticulation provided to all balcony planters.
Driveway & Parking Areas	Concrete finish. Secure and segregated residential parking. Provision for electric car charging.
Stores	Masonry walled storeroom with minimum 4m ² internal area provided to each apartment.
Landscaping	Feature trees and planting to building façades and common areas designed by Aspect Studios. Reticulation to all planters.
Pool	25m long lap pool with infinity edge detail and entry steps.

General Interior

Internal Walls	Concrete and framed walls with acoustic treatment, designed to exceed the Building Code of Australia requirements.
Ceilings	Painted plasterboard ceilings with shadowline detail. Generally 3.0m high to apartment living areas and master bedrooms. 2.6m high dropped ceilings to areas with services above. Acoustic insulation to exceed Building Code of Australia requirements.
Cornice	Shadowline or skim coat.
Entry Doors	2.4m high solid core fire rated doors with designer handles.
Interior Doors	Painted flush panel semi-solid core doors with designer handles.
Skirting Boards	Painted skirting boards.
Curtain & Blind Recess	Ceiling recess provided to all apartments to conceal curtain tracks or blind rollers.
Robe	Sliding mirrored doors to built-in robes with drawer stack. All walk-in and built-in robes include a 600mm wide drawer and shelf set with the balance of the robe fitted with shelf and hanging rail.
Flooring General Area	Engineered timber floorboards as standard.
Flooring Bedroom	Broadloom carpet to all bedrooms and theatre rooms.

Finishes Schedule

Kitchen

Benchtop	20mm engineered stone.
Kitchen Tap	Gooseneck sink mixer tap in choice of Brushed Nickel, Bold/Brass or Gunmetal.
Kitchen Sink	Undermount stainless steel single bowl sink.
Bin	30L twin bin (built into cabinetry).
Electric Oven	V-ZUG 600mm Electric Built-in Comhair Pyrolytic Oven.
Combi-Steam Oven	V-ZUG Combi-Steam Oven (upgrade for 1 Bedroom Residences).
Cooktop	V-ZUG 570mm — 900mm Induction Cooktop (size depending on apartment type).
Rangehood	V-ZUG Airo Clear Cabinet Rangehood.
Dishwasher	V-ZUG Integrated Dishwasher.
Fridge Recess	GPO and plumbed-in tap to fridge recess.
Splashback	Feature 20mm engineered stone slab as per selection schedule.
Cabinetry & Drawers	Melamine carcass with selected finish to cupboard doors and drawers with finger grips as per selection schedule.

Bathroom

Benchtop	20mm engineered stone.
Vanity Unit	Melamine carcass with selected finish to cupboard doors and drawers with finger grips as per selection schedule.
Basins	Counter-top vitreous china basin.
Basin Mixer	Wall-mounted basin mixer set, in a choice of brushed finishes — Nickel, Brass/Gold, Gunmetal.
Mirrors	Recessed frameless mirrored storage cabinets.
Wall Tiling (Lower)	300 x 600mm or 600 x 600mm in line with purchaser scheme selection.
Feature Wall Tiling (Upper)	600 x 600mm, or 400 x 600mm in line with purchaser scheme selection.

Floor Tiling	600 x 600mm in line with purchaser scheme elections.
Shower Screens	Framed glass shower screens.
Shower Wall Tapware	Rail-mounted dual shower head (rain and hand-held).
Accessories	Vertical towel rail with robe hook to all bathrooms. Double vertical rail with robe hook to master suites. Toilet roll holder. Finishes as per purchaser selections.
WC	Concealed cistern with back to wall pan and soft close seat. Flush mounted plate. Finishes as per purchaser selections.
Shower Shelf	Metallic shower shelf, finished to match purchaser selections.
Bath	1600mm solid surface freestanding bathtub with floor-mounted spout and mixer. Finishes as per purchaser selections (select apartments only).

Electrical & Communication

Light Fittings	LED downlights with Clipsal Iconic range switch plates throughout.
Strip Lighting	Feature strip lighting to kitchen overhead cupboards and bathroom overhead mirror and shelf.
Exhaust Fans	Provided to all bathrooms, ensuites and laundries.
Air Conditioning	Fully ducted reverse cycle system throughout.
Hot Water System	Roof-mounted energy efficient central heat pump technology with individual metering.
Smoke Detectors	Hard-wired to BCA requirements.
Power Outlets	Generous provision of double Clipsal Iconic range GPOs throughout.
TV Point	TV points to living and master bedrooms. Pay TV backbone wiring throughout building. Provided to living room (subscription by residents).
Data/Phone Points	2 x phone/data points provided.
Internet	Connected to NBN (or equivalent) fibre network in accordance with the prevailing government policy at the time of implementation.

Finishes Schedule

Common Areas

Residential Entry & Foyers	Glazed frameless automatic entry door with keyless electronic access and video intercom. Tile flooring and extensive lounge areas with designer furniture.
Corridors	Wide corridors with quality carpet. Detailed apartment entries and feature lighting. Operable glazing for natural light and ventilation.
Lifts	Two lift cores (4 lifts) servicing all floors providing convenient access to apartments and parking. Tile floors and feature cladding panels to lifts internally.
Lighting	Feature lighting including illuminated planter boxes and mood lighting throughout.
Mailroom & Letterboxes	Mailroom allowing parcel delivery and lockable letterboxes.
Waste Chutes	Centrally located waste chutes on each floor for recyclables and general waste.
Intercom System	Video intercom system with access control to ground floor residential lobbies.
Car Park Gate	Automated gates to private car park areas. Two remote controls per apartment included. Visitor parking bays provided.
CCTV	Extensive CCTV System providing coverage to communal amenity areas, lobbies and car parking.

Elevate Package Inclusions

(Additional cost applies)

- Timber veneer feature cabinetry with shaker detail
- Stone tiles to bathrooms and laundry
- Designer Douglas and Bec lighting in kitchen and bathrooms
- Herringbone laid engineered timber floorboards
- Stone shelf to kitchen splashback

Upgrade Options

(Additional cost applies)

Flooring General Areas

Herringbone pattern engineered timber floorboards.

Flooring Bathroom / Ensuite / Laundry

600 x 600mm natural stone tiles.

Cabinetry

Custom robe fit-out options available.

Custom cabinetry options available throughout the apartment.

Kitchen Upgrade

Pull-out gooseneck sink mixer tap in brushed nickel, brass/gold, gunmetal finish.

Custom cabinetry options available throughout the apartment.

A large range of V-Zug appliance upgrades are available:

- Ovens
- Cooktops (700mm - 900mm)
- Dishwasher (V6000)
- Coffee machine
- Under bench and full height wine fridges
- Warming drawer

Integrated fridge and freezer options.

Integrated Zip Tap.

Double bowl sink and accessories.

CASF kitchen sink with waterfall stone edges.

Bathrooms / Ensuites

Shower plinth.

Heated towel rail.

Laundry Appliances

V-Zug refresh butler - In-home dry-cleaning appliance.

V-Zug washing machine.

V-Zug dryer.

Fireplace

Escea DS1400 frameless glass fireplace (penthouse only).

Electrical

Feature kitchen and bathroom lighting .

Outdoor Kitchen

Outdoor kitchen with single undermount sink, mixer and integrated 4 burner gas BBQ.

Basement

EV Charger.

Additional car bay.

Bike storage locker.

Additional storage area.



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