



ARADENA

NORTHCOTE

SPECIFICATIONS SCHEDULE

GENERAL EXTERIOR & INTERIOR

STRUCTURE

Reinforced concrete floor slabs supported on precast concrete wall panels
Concrete columns and lift cores of reinforced concrete or precast concrete panels

EXTERNAL WALLS

Precast concrete or lightweight wall finish
Powdercoat metal frame and panel cladding
Glazed windows and balconies with powder coated aluminium frames
External windows *with openable sashes to comply with BCA requirements
External sliding doors * for terrace access

TENANCY DIVIDING WALLS

Walls to comply with BCA requirements

INTERNAL TENANCY WALLS

Lightweight walls to comply with BCA

DOORS

Apartment entry doors-solid core paint finish
Internal doors -hollow core paint finish and timber frame

CEILING

Apartment ceiling heights to be at nominally 2650mm with bulkheads as necessary to accommodate services and structural requirements

SERVICES

Reverse cycle split system air conditioning to living areas
1 No. Telephone points in living and master bedroom
LED lighting
1 No. TV points to living area
Provision for future NBN services (NBN cupboards to be placed within wardrobe if required)
Provision for pay TV
Video and audio security intercom
Security lighting to common areas
Remote Control Security parking
Security access
Fire sprinkler as required

The Specified items above are indicative only, we reserves the right to make changes to generally equivalent products or finishes subject to availability.

FINISHES & FIXTURES

BATHROOM FIXTURES

Chrome finish to all bathroom accessories with some featured black matt finishes

Semi frameless shower screen

Black cone ceramic countertop vanity to main bathroom only

White vitreous china toilet suite

LAUNDRY FIXTURES

Skinny mini laundry tub

KITCHEN APPLIANCES

600mm Miele stainless steel finish to all kitchen appliances (slide out rangehood, cooktop with plastic knobs, oven and dishwasher)

Matte black finish sink mixer

Under mount sink

JOINERY FINISH

Vinyl-wrap finish to all kitchen and bathroom joinery

150mm overhead cabinet in bathroom (half mirrored and half vinyl-wrap finish)

Glass mirror splashback to all kitchen

Laminate laundry storage cabinet (where applicable)

TILING/ FLOOR FINISHES

Porcelain tiles for selected bathroom wall and floor finishes

Reconstituted stone slab for all kitchen and main bathroom bench tops

Engineered timber flooring for all living areas (including kitchen)

Selected wool blend carpet for all bedrooms

PAINT FINISHES

Vivid white for all apartment ceilings, low sheen acrylic for all walls and semi gloss acrylic for all doors and trims

*No flyscreens to be provided

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