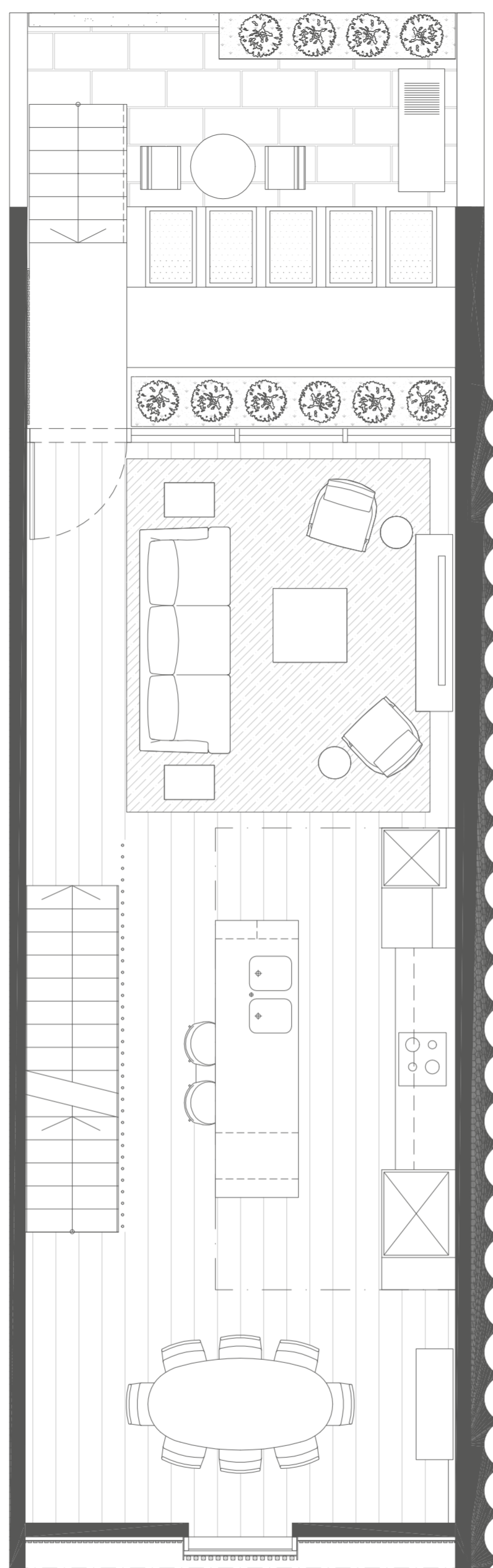
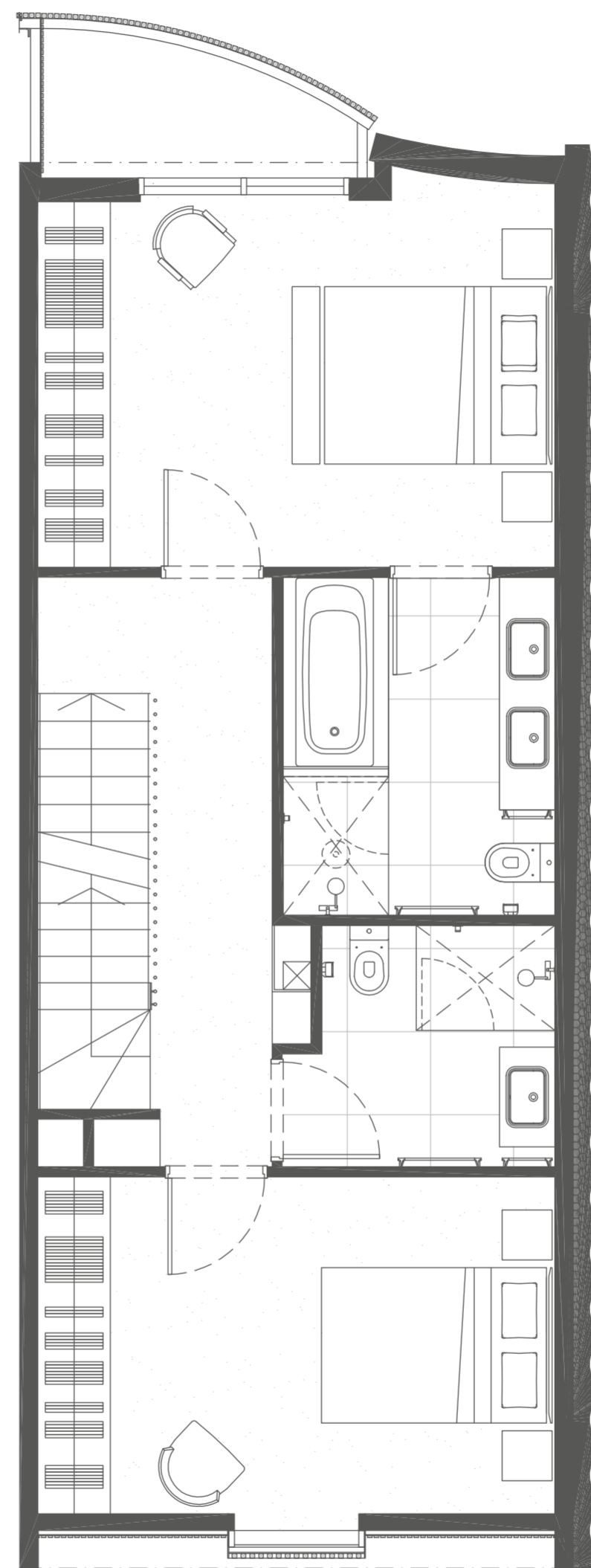


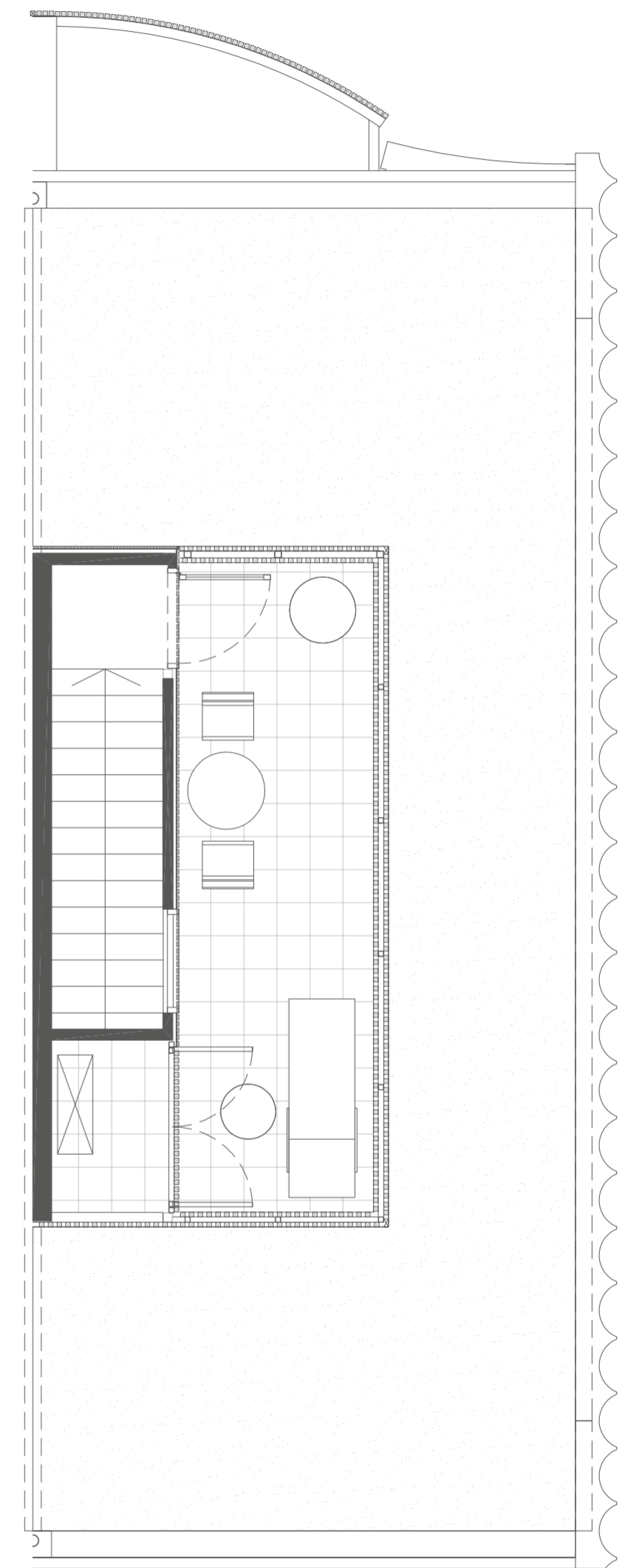
GROUND



LEVEL ONE



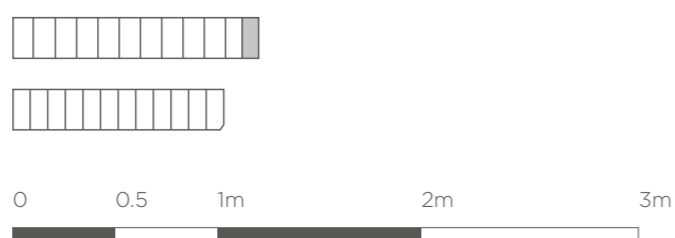
LEVEL TWO



ROOF

N° 12

INTERNAL 209m²
 EXTERNAL 32m²
 TOTAL 241m²



30 ESPLANADE
 BRIGHTON

30ESPLANADE.COM.AU



TOWN RESIDENCE N° 12

Bathroom Fixtures And Fittings



TOILET

SFERA MONOBLOC



BASIN

ROGERSELLER MIKY
Undermount, porcelain



BATH

ROGERSELLER BLB COMFORT 1700
Mounted in, tiled hob



BATH SPOUT

ROGERSELLER PINCH
Floor mounted



BASIN MIXER

ROGERSELLER FANTINI MARE



SHOWER MIXER

ROGERSELLER FANTINI MARE
Shower mixer with diverter



SHOWER

ROGERSELLER WATEROSE SPIN
250mm round shower rose



SHOWER

ROGERSELLER MERO
Free fix rail with 105mm airstream handshower



WALL BATH OUTLET

ROGERSELLER FANTINI
Pinch Wall Bath Outlet 200mm



SOAP BASKET

ROGERSELLER MYHILL
Soap and bottle basket



HAND TOWEL RING

ROGERSELLER COSMIC ORGANICS



TOWEL RAIL

ROGERSELLER COSMIC ORGANICS
750mm wide



ROBE HOOK

ROGERSELLER COSMIC ORGANICS



PAPER HOLDER

ROGERSELLER COSMIC ORGANICS

Kitchen Fixtures And Fittings



STEAM OVEN

GAGGENAU
600mm, 43L, Side opening



OVEN

GAGGENAU
600mm, 76L, pyrolytic, Side opening



COOKTOP

GAGGENAU
600mm, Induction 4 zone



DISHWASHER

GAGGENAU
Semi-integrated, 86.5cm high



RANGEHOOD

QASAIR EXECUTIVE UNIVERSAL
Fully integrated, 1000mm wide



LAUNDRY MIXER

ROGERSELLER SINK MIXER ROUND
Swivel outlet



KITCHEN MIXER

ROGERSELLER
Kitchen mixer and pullout spray

Specification Highlights

ARCHITECTURAL FEATURES

- Exceptional contemporary design by internationally renowned architects Wood Marsh
- Large north facing town residences, roof terrace, and two-car private lock up garage over 3 levels of living space
- Unique sculptural timber screening across façade
- Hand crafted artisanal glass entrance door handle designed by Wood Marsh
- Hand crafted artisanal stone entrance light fitting for individual entrances designed by Wood Marsh

CONSTRUCTION

- Full concrete floors and pre-cast wall construction with concrete roof
- Commercial aluminum window frames

TECHNOLOGY AND SECURITY

- Quality intercom with individual alarm system
- Secure key swipe access for residents
- Dimmable lighting
- Ducted reverse cycle heating and cooling
- Instantaneous gas hot water
- Networked home with CAT6 data and telephone points throughout town residence

OPTIONAL

- Miele washer and dryer
- Manual Roller Blinds

INTERNAL AND EXTERNAL FEATURES

- Wide board limed oak timber floors
- 66 ounce custom wool carpets by Artoz designed by Wood Marsh to upper level bedrooms
- Wood Marsh designed balustrade over 3 levels
- Silver automotive Two-Pack paint finish to bathroom joinery. Two-Pack paint finish to wardrobe doors
- Timber stairs with feature metal balustrade screen design by Wood Marsh
- Electric under tile heating to bathroom floor at bedroom level
- Marble kitchen bench-tops
- Kitchens with lacquer timber veneer finish to joinery
- Gaggenau induction cook-top
- Gaggenau oven
- Gaggenau steam oven
- Gaggenau semi-integrated dishwasher
- Qasair kitchen exhaust
- Rogerseller luxury bathroom fittings
- Ceiling heights to living/dining areas, typically 2900mm
- Ceiling heights to bedroom, typically 2700mm
- Ceiling heights to bathroom, typically 2400mm
- Double glazing to all windows for superior sound proofing
- Polished concrete floor with aggregate to entry
- Large roof top terrace
- Electrical, water and gas point at roof terrace
- North facing outdoor courtyard

Note: Plans are indicative only and may differ slightly as a result of documentation and construction. Sizes may vary. Furniture is not included in package. Landscaping shown is indicatively only. Areas are approximate only. Measurements may vary depending on methodology used.