



FINISHES



OCEANUS
BOKARINA BEACH

1 BEDROOM APARTMENT FINISHES - OCEANUS

LIVING / DINING

Floor	Imported tiles as selected by designer
Walls	Washable low sheen acrylic paint
Skirtings, Architrave	Splayed timber with satin paint finish
Ceiling & Cornice	Paint texture finish generally with square edge profile as selected by designer

KITCHEN

Floor	Imported tiles to kitchen as selected by designer
Walls	Washable low sheen acrylic paint
Ceiling	Paint texture finish with painted plasterboard bulkheads to various areas as required
Bench Tops	Select 20mm square profile stone benchtops as selected by designer
Splash Back	Glass splash back as selected by designer
Cupboards	A combination of premium architectural contrasting laminates to doors and soft close drawers with white melamine finish internally as selected by the designer

KITCHEN FITTINGS

Sink	S/S square sink profile with drainer as selected by designer
Sink Mixer Tap	Imported swivel tapware as selected by designer
Cook Top	Smeg or equivalent 2 burner cook top (S/S) as selected by designer
Rangehood	Smeg or equivalent slim-line retractable (S/S) as selected by designer
Dishwasher	Smeg or equivalent fully integrated 450mm dishwasher
Convection Oven	Smeg or equivalent convection microwave oven (S/S) as selected by designer
Refrigerator	NOTE: Fully integrated European or equivalent fridge/freezer supply and installation is recommended and can be arranged as an extra over cost option

MASTER BEDROOM

Floor	Wool blend carpet on premium underlay as selected by designer
Walls	Washable low sheen acrylic paint
Skirting, Architrave	Splayed timber with satin paint finish
Ceiling & Cornice	Paint texture finish generally with square cornice profile as selected by designer
Master Robe	Colour panel hat shelf with chrome hanging rail plus 1 bank of shelves, with mirror panel sliding doors as selected by designer

2 WAY BATHROOM

Floor	Imported tiles as selected by designer
Walls	Imported tiles full height to shower recess with skirting tile to other walls as selected by designer
Ceiling	Painted plasterboard with square cornice profile
Vanity Bench Top	Wall hung vanity drawer cabinet with 20mm stone top as selected by designer
Cabinetry & Mirror	Overhead mirror cabinet as selected by designer
Shower Screen	Semi-Frameless clear glass as selected by designer
Vanity Basins	Imported vitreous-china basins as selected by designer
Tapware	Imported tapware as selected by designer
Accessories	Imported accessories as selected by designer

2 WAY POWDER ROOM

Floors	Imported tiles as selected by designer
Walls	Imported skirting tiles to walls as selected by designer
Ceiling	Painted plasterboard with square set cornice profile
Vanity Bench Top & Cabinetry	Wall hung vanity cabinet with 20mm stone top as selected by designer
Mirror	Mirror mounted above basin as selected by designer
Vanity Basins	Imported vitreous-china basin as selected by designer
Toilet Suite	Imported close coupled back to wall vitreous-china suite as selected by designer
Accessories	Imported accessories as selected by designer

1 BEDROOM APARTMENT FINISHES - OCEANUS

LAUNDRY

Floor	Imported tiles as selected by designer
Walls	Washable low sheen acrylic paint
Skirting	Imported tiles as selected by designer
Tub	S/S sink and cabinet as selected by designer
Washer / Dryer	NOTE: Fully integrated European or equivalent front load washing machine, stacking kit and dryer is recommended and can be arranged as an extra over cost option

LANDSCAPING

Architecturally designed swimming pool with lap pool and children's pool
 Architectural landscape incorporating BBQ/Lounge area
 Communal Toilet and Shower facilities
 Communal steam room
 Communal gymnasium

SECURITY

Audio Intercom system

COMMUNICATIONS

Television connection to main bedroom and living room
 2 telephone lines to each apartment
 Pay TV provision to living room and master bedroom
 NBN provision to all units

GENERAL

Air Conditioning	Reverse cycle ducted air-conditioning system to living area and bedroom as selected by designer.
Hot Water Service	3 phase electric HWU to all apartments (or equivalent) as selected by designer
Internal Doors	Flush face doors with semi gloss paint finish
Door & Cabinets	Select cabinet hardware as selected by designer
Lighting	Ceiling mounted lighting to living, dining, kitchen, ensuite, bathroom, powder and bedroom areas as selected by designer
Fans	Ceiling fans in bedroom and lounge area as selected by designer
Lift	Three (3) lifts servicing all levels including basement levels
Pets	Units are pet friendly
Parking	1 car space to all apartments (NOTE: Extra carparks may be available for purchase)

EXTERNAL

Floor	Reinforced concrete slab
External Walls	Integrated concrete framed structure with applied texture painted finishes
Walls between Units	Fire and acoustic rated concrete framed structure and light framed walls lined with painted plasterboard generally
Internal Walls	Stud walls lined with plasterboard with paint finish
Windows & Doors to Balconies	Tinted glazed sash and/or sliding powder coated Aluminium frames
Balcony	Imported tiles as selected by designer
Balustrade	Powder coated semi frameless glass aluminium balustrade
Ceilings	Texture paint finish to underside of slab generally

2 BEDROOM (PLUS MEDIA IF APPLICABLE) APARTMENT FINISHES - OCEANUS

LIVING / DINING / MEDIA (if applicable)

Floor	Imported tiles as selected by designer
Walls	Washable low sheen acrylic paint
Skirtings, Architrave	Splayed timber with satin paint finish
Ceiling & Cornice	Painted plasterboard generally with square edge profile as selected by designer
Doors to media	Oversized cavity sliding doors as selected by designer

KITCHEN

Floor	Imported tiles to kitchen as selected by designer
Walls	Washable low sheen acrylic paint
Ceiling	Paint finish with painted plasterboard bulkheads to various areas as required
Bench Tops	Select 20mm square profile stone benchtops as selected by designer
Splash Back	Glass splash back as selected by designer
Cupboards	A combination of premium architectural contrasting laminates to doors and soft close drawers with white melamine finish internally as selected by the designer

KITCHEN FITTINGS

Sink	S/S square sink profile with drainer as selected by designer
Sink Mixer Tap	Imported swivel tapware as selected by designer
Cook Top	Smeg or equivalent cook top (S/S) as selected by designer
Rangehood	Smeg or equivalent slim-line retractable (S/S) as selected by designer
Dishwasher	Smeg or equivalent fully integrated dishwasher
Microwave	Smeg or equivalent wall mounted electric microwave with S/S trim kit
Oven	Smeg or equivalent wall mounted oven (S/S) as selected by designer
Refrigerator	Water provision to refrigerator NOTE: Fully integrated European or equivalent fridge/freezer supply and installation is recommended and can be arranged as an extra over cost option

STUDY NOOK/OFFICE (if applicable)

Floor	Wool blend carpet on premium underlay as selected by designer
Walls	Washable low sheen acrylic paint
Skirtings, Architrave	Splayed timber with satin paint finish
Ceiling & Cornice	Painted plasterboard finish generally with square cornice profile as selected by designer

MASTER BEDROOM

Floor	Wool blend carpet on premium underlay as selected by designer
Walls	Washable low sheen acrylic paint
Skirting, Architrave	Splayed timber with satin paint finish
Ceiling & Cornice	Painted plasterboard finish generally with square cornice profile as selected by designer
Master Robe	Colour panel hat shelf with chrome hanging rail plus 1 bank of shelves, with mirror panel sliding doors as selected by designer

ENSUITE (MAIN)

Floor	Imported tiles as selected by designer
Walls	Imported tiles fully tiled to shower with 1m height tiles to other walls as selected by designer
Ceiling	Painted plasterboard with square cornice profile
Vanity Bench Top	Wall hung vanity drawer cabinet with 20mm stone top as selected by designer
Cabinetry & Mirror	Overhead mirror cabinet as selected by designer
Shower Screen	Semi-Frameless clear glass as selected by designer
Vanity Basins	Imported vitreous-china basins as selected by designer
Toilet	Imported close coupled back to wall vitreous-china suite as selected by designer
Tapware	Imported tapware as selected by designer
Accessories	Imported accessories as selected by designer

BEDROOMS (OTHER)

Floor	Wool blend carpet on premium underlay as selected by designer
Walls	Washable low sheen acrylic paint
Ceiling & Cornice	Painted plasterboard generally with square cornice profile as selected by designer
Robe	Colour panel hat shelf with chrome hanging rail plus 1 bank of shelves with mirror panel sliding doors as selected by designer

2 BEDROOM (PLUS MEDIA IF APPLICABLE) APARTMENT FINISHES - OCEANUS

BATHROOM

Floor	Imported tiles as selected by designer
Walls	Imported tiles full height to shower recess with skirting tile to other walls as selected by designer
Ceiling	Painted plasterboard with square set cornice profile
Vanity Bench Top & Cabinetry	Wall hung vanity drawer cabinet with 20mm stone top as selected by designer
Mirror	Mirror mounted above basin as selected by designer
Shower Screen	Semi-frameless clear glass with polished trims as selected by designer
Vanity Basins	Imported vitreous-china basin as selected by designer
Toilet Suite	Imported close coupled back to wall vitreous-china suite as selected by designer
Accessories	Imported accessories as selected by designer

POWDER ROOM (if applicable)

Floor	Imported tiles as selected by designer
Walls	Imported skirting tiles to walls as selected by designer
Ceiling	Painted plasterboard with square set cornice profile
Vanity Bench Top & Cabinetry	Imported wall hung vanity unit as selected by designer
Mirror	Mirror mounted above basin as selected by designer
Vanity Basins	Imported vitreous-china basin as selected by designer
Toilet Suite	Imported close coupled back to wall vitreous-china suite as selected by designer
Accessories	Imported accessories as selected by designer

LAUNDRY

Floor	Imported tiles as selected by designer
Walls	Washable low sheen acrylic paint
Skirting	Imported tiles as selected by designer
Bench Top & Cabinetry	Stainless steel sink and cabinet as selected by designer
Washer / Dryer	NOTE: Fully integrated European or equivalent front load washing machine, stacking kit and dryer is recommended and can be arranged as an extra over cost option

GENERAL

Air Conditioning	Reverse cycle ducted air-conditioning system to living area and bedrooms as selected by designer.
Hot Water Service	3 phase electric HWU to all apartments (or equivalent) as selected by designer
Internal Doors	Flush face doors with semi gloss paint finish
Door & Cabinets	Select cabinet hardware as selected by designer
Lighting	Ceiling mounted lighting to living, dining, kitchen, ensuite, bathroom, powder and bedroom areas as selected by designer
Fans	Ceiling fans in bedrooms, lounge area and media (as required) as selected by designer
Lift	Three (3) lifts servicing all levels including basement levels
Pets	Units are pet friendly
Parking	2 car spaces to most apartments NOTE: Extra carparks may be available for purchase

COMMUNICATIONS

Television connection to main bedroom and living room
2 telephone lines to each apartment
Pay TV provision to living room and master bedroom
NBN provision to all units

EXTERNAL

Floor	Reinforced concrete slab
External Walls	Integrated concrete framed structure with applied texture painted finishes
Walls between Units	Fire and acoustic rated concrete framed structure and light framed walls lined with painted plasterboard generally
Internal Walls	Stud walls lined with plasterboard with paint finish
Windows & Doors to Balconies	Tinted glazed sash and/or sliding powder coated Aluminium frames
Balcony	Imported tiles as selected by designer
Balustrade	Powder coated semi frameless glass aluminium balustrade
Ceilings	Texture paint finish to underside of slab generally

LANDSCAPING

Architecturally designed swimming pool with lap pool and children's pool
Architectural landscape incorporating BBQ/Lounge area
Communal Toilet and Shower Facilities
Communal Steam Room and Communal Gymnasium

SECURITY

Audio Intercom system

3 BEDROOM APARTMENT FINISHES - OCEANUS (INC. SELECT 2 BEDROOM PLUS MEDIA OCEANFRONT APARTMENTS)

LIVING / DINING / MEDIA (if applicable)

Floor	Imported European tiles as selected by designer
Walls	Washable low sheen acrylic paint
Skirtings, Architrave	Splayed timber with satin paint finish
Ceiling & Cornice	Painted plasterboard generally with square edge profile as selected by designer
Doors to media	Aluminium framed glass cavity sliding doors as selected by designer

KITCHEN

Floor	Imported European tiles 600mm wide to kitchen as selected by designer
Walls	Washable low sheen acrylic paint
Ceiling	Paint finish with painted plasterboard bulkheads to various areas as required
Bench Tops	Select 20mm square profile stone benchtops as selected by designer
Splash Back	Glass splash back as selected by designer
Cupboards	A combination of 2 Pac and contrasting laminates to doors and soft close drawers with white melamine finish internally as selected by the designer

KITCHEN FITTINGS

Sink	S/S square sink profile with drainer as selected by designer
Sink Mixer Tap	Imported swivel tapware with flexi hose as selected by designer
Cook Top	Smeg or equivalent cook top (S/S) as selected by designer
Rangehood	Smeg or equivalent slim-line retractable (S/S) as selected by designer
Dishwasher	Smeg or equivalent fully integrated dishwasher
Microwave	Smeg or equivalent wall mounted electric microwave with S/S trim kit
Oven	Smeg or equivalent wall mounted convection oven (S/S) as selected by designer
Refrigerator	Water provision to refrigerator NOTE: Fully integrated European or equivalent fridge/freezer supply and installation is recommended and can be arranged as an extra over cost option

STUDY NOOK/OFFICE (if applicable)

Cabinetry	Square profile laminate cabinetry as selected by designer
Floor	Wool carpet on premium underlay as selected by designer
Walls	Washable low sheen acrylic paint
Skirtings, Architrave	Splayed timber with satin paint finish
Ceiling & Cornice	Painted plasterboard generally with square cornice profile as selected by designer

MASTER BEDROOM

Floor	Wool carpet on premium underlay as selected by designer
Walls	Washable low sheen acrylic paint
Skirting, Architrave	Splayed timber with satin paint finish
Ceiling & Cornice	Painted plasterboard generally with square cornice profile as selected by designer
Master Robe	Colour panel hat shelf with chrome hanging rail plus 1 bank of shelves, plus 1 bank of 4 drawers with back painted glass sliding doors as selected by designer

ENSUITE (MAIN)

Floor	Imported European tiles as selected by designer
Walls	Imported European tiles fully tiled as selected by designer
Ceiling	Painted plasterboard with square cornice profile
Vanity Bench Top	Wall hung vanity drawer cabinet with 20mm stone top as selected by designer
Cabinetry & Mirror	Overhead mirror cabinet as selected by designer
Shower Screen	Semi-Frameless clear glass as selected by designer
Vanity Basins	Imported European vitreous-china basins as selected by designer
Toilet	Imported European close coupled back to wall vitreous-china suite with concealed cistern as selected by designer
Tapware	Imported European tapware as selected by designer
Accessories	Imported European accessories as selected by designer

BEDROOMS (OTHER)

Floor	Wool carpet on premium underlay as selected by designer
Walls	Washable low sheen acrylic paint
Ceiling & Cornice	Painted plasterboard generally with square cornice profile as selected by designer
Robe	Colour panel hat shelf with chrome hanging rail plus 1 bank of shelves with mirror glass sliding doors as selected by designer

3 BEDROOM APARTMENT FINISHES - OCEANUS (INC. SELECT 2 BEDROOM PLUS MEDIA OCEANFRONT APARTMENTS)

BATHROOM

Floor	Imported European tiles as selected by designer
Walls	Imported European tiles full height to shower recess with mid height tile to other walls as selected by designer
Ceiling	Painted plasterboard with square set cornice profile
Vanity Bench Top & Cabinetry	Wall hung vanity drawer cabinet with 20mm stone top as selected by designer
Mirror	Mirror mounted above basin as selected by designer
Shower Screen	Semi-frameless clear glass with polished trims as selected by designer
Vanity Basins	Imported European vitreous-china basin as selected by designer
Toilet Suite	Imported European close coupled back to wall vitreous-china suite as selected by designer
Accessories	Imported accessories as selected by designer

POWDER ROOM

Floor	Imported European tiles as selected by designer
Walls	Imported European skirting tiles to walls as selected by designer
Ceiling	Painted plasterboard with square set cornice profile
Vanity Bench Top & Cabinetry	Wall hung vanity cabinet with 20mm stone top as selected by designer
Mirror	Mirror mounted above basin as selected by designer
Vanity Basins	Imported European vitreous-china basin as selected by designer
Toilet Suite	Imported European close coupled back to wall vitreous-china suite as selected by designer
Accessories	Imported accessories as selected by designer

LAUNDRY

Floor	Imported European tiles as selected by designer
Walls	Washable low sheen acrylic paint
Skirting	Imported European tiles as selected by designer
Bench Top & Cabinetry	Architectural 20mm square profile stone top with select colour panel joinery as selected by designer
Tub	Select S/S drop-in sink as selected by designer
Washer / Dryer	NOTE: Fully integrated European or equivalent front load washing machine, stacking kit and dryer is recommended and can be arranged as an extra over cost option

GENERAL

Air Conditioning	Reverse cycle ducted air-conditioning system to living area and bedrooms as selected by designer.
Hot Water Service	3 phase electric HWU to all apartments (or equivalent) as selected by designer
Internal Doors	Flush face doors with semi gloss paint finish
Door & Cabinets	Select cabinet hardware as selected by designer
Lighting	Ceiling mounted lighting to living, dining, kitchen, ensuite, bathroom, powder and bedroom areas as selected by designer
Fans	Ceiling fans in bedrooms, lounge area and media (as required) as selected by designer
Lift	Three (3) lifts servicing all levels including basement levels
Pets	Units are pet friendly
Parking	2 car spaces to most apartments NOTE: Extra carparks may be available for purchase

COMMUNICATIONS

Television connection to main bedroom and living room
2 telephone lines to each apartment
Pay TV provision to living room and master bedroom
NBN provision to all units

EXTERNAL

Floor	Reinforced concrete slab
External Walls	Integrated concrete framed structure with applied texture painted finishes
Walls between Units	Fire and acoustic rated concrete framed structure and light framed walls lined with painted plasterboard generally
Internal Walls	Stud walls lined with plasterboard with paint finish
Windows & Doors to Balconies	Tinted glazed sash and/or sliding powder coated Aluminium frames
Balcony	Imported European tiles as selected by designer
Balustrade	Powder coated semi frameless glass aluminium balustrade
Ceilings	Texture paint finish to underside of slab generally

LANDSCAPING

Architecturally designed swimming pool with lap pool and children's pool
Architectural landscape incorporating BBQ/Lounge area
Communal Toilet and Shower Facilities
Communal Steam Room and Communal Gymnasium

SECURITY

Audio Intercom system



OCEANUS
BOKARINA BEACH

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