

# THE PLACE TO PLANT YOUR FUTURE Enjoy well-proportioned, naturally lit spaces, a private balcony and the finest finishes and specifications in a perfectly placed, beautifully built home. BW

## SITE PLAN



## FIRST FLOOR





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Apt 1	103.2 sq.m / 1,111 sq.ft	2 bed
Apt 2	97.1 sq.m / 1,045 sq.ft	2 bed
Apt 3	127.6 sq.m / 1,373 sq.ft	3 bed
Apt 4	57.7 sq.m / 621 sq.ft	1 bed

## CORE 2

Apt 15	94.3 sq.m / 1,015 sq.ft	2 bed
Apt 16	83.8 sq.m / 902 sq.ft	2 bed
Apt 17	112.7 sq.m / 1,213 sq.ft	2 bed
Apt 18	57.7 sq.m / 621 sq.ft	1 bed

## CORE 3

Apt 29	57.7 sq.m / 621 sq.ft	1 bed
Apt 30	119.3 sq.m / 1,284 sq.ft	3 bed
Apt 31	97.1 sq.m / 1,045 sq.ft	2 bed
Apt 32	103.2 sq.m / 1,111 sq.ft	2 bed

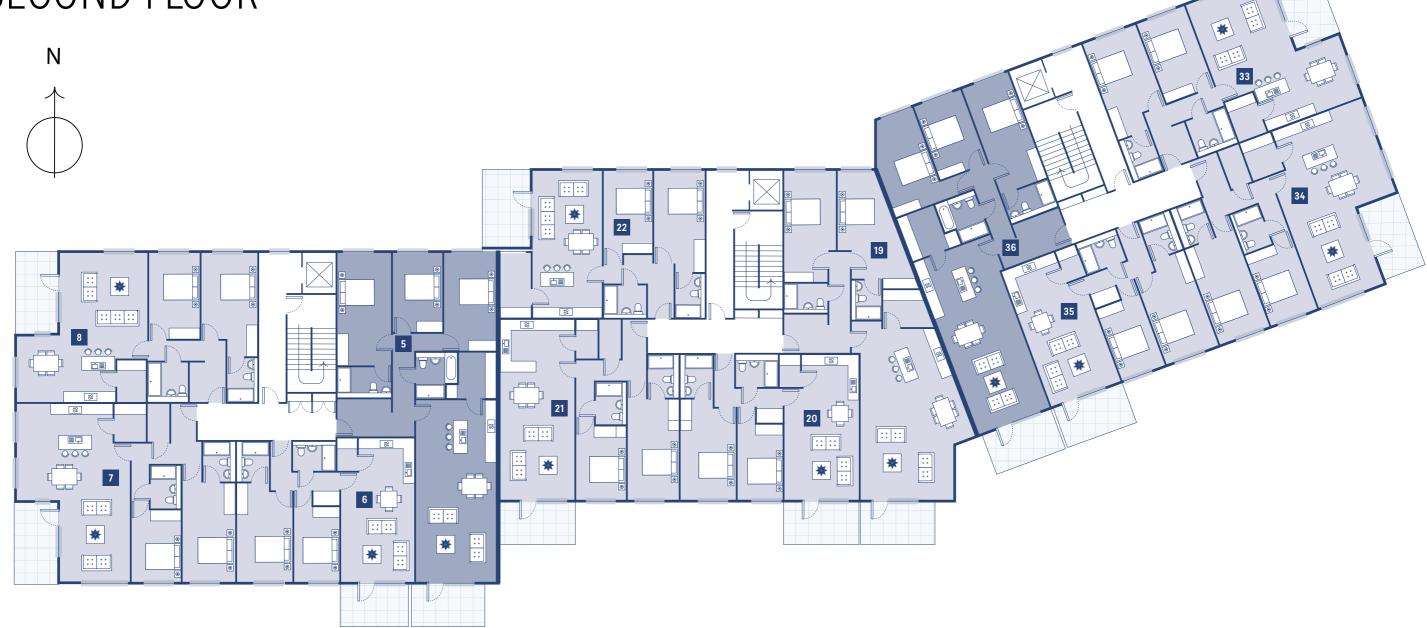
## APARTMENT TYPES —

1 BED 2 BED

3 BED

Floorplans not to scale. For indicative purposes only.

# SECOND FLOOR



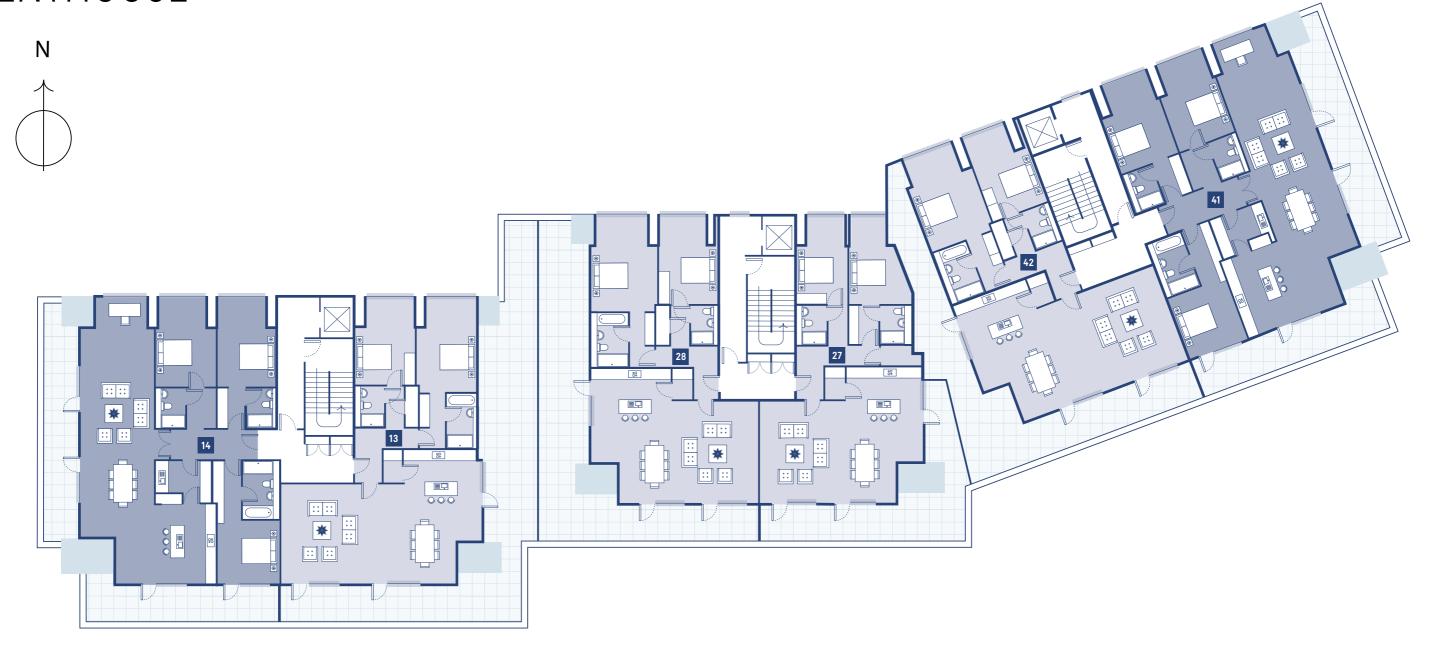
CORE 1		CORE 2	CORE 3	APARTMENT TYPES ———
Apt 5	127.6 sq.m / 1,373 sq.ft 3 bed	<b>Apt 19</b> 112.7 sq.m / 1,213 sq.ft 2 bed	Apt 33 97.1 sq.m / 1,045 sq.ft 2 bed	2 BED 3 BED
Apt 6	78.7 sq.m / 847 sq.ft 2 bed	<b>Apt 20</b> 78.7 sq.m / 847 sq.ft 2 bed	<b>Apt 34</b> 103.2 sq.m / 1,111 sq.ft 2 bed	
Apt 7	103.2 sq.m / 1,111 sq.ft 2 bed	<b>Apt 21</b> 94.3 sq.m / 1,015 sq.ft 2 bed	<b>Apt 35</b> 78.7 sq.m / 847 sq.ft 2 bed	
Apt 8	97.1sq.m / 1,045 sq.ft 2 bed	<b>Apt 22</b> 83.8 sq.m / 902 sq.ft 2 bed	<b>Apt 36</b> 119.3 sq.m / 1,284 sq.ft 3 bed	Floorplans not to scale. For indicative purposes only.

# THIRD FLOOR



CORE 1		CORE 2	CORE 3	APARTMENT TYPES ———
Apt 9	127.6 sq.m / 1,373 sq.ft 3 bed	<b>Apt 23</b> 112.7 sq.m / 1,213 sq.ft 2 bed	Apt 37 97.1 sq.m / 1,045 sq.ft 2 bed	2 BED 3 BED
Apt 10	78.7 sq.m / 847 sq.ft 2 bed	<b>Apt 24</b> 78.7 sq.m / 847 sq.ft 2 bed	<b>Apt 38</b> 103.2 sq.m / 1,111 sq.ft 2 bed	
Apt 11	103.2 sq.m / 1,111 sq.ft 2 bed	<b>Apt 25</b> 94.3 sq.m / 1,015 sq.ft 2 bed	<b>Apt 39</b> 78.7 sq.m / 847 sq.ft 2 bed	
Apt 12	97.1 sq.m / 1,045 sq.ft 2 bed	<b>Apt 26</b> 83.8 sq.m / 902 sq.ft 2 bed	<b>Apt 40</b> 119.3 sq.m / 1,284 sq.ft 3 bed	Floorplans not to scale. For indicative purposes only.

# PENTHOUSE



CORE 1	CORE 2	CORE 3	APARTMENT TYPES ———
<b>Apt 13</b> 128.6 sq.m / 1,384 sq.ft 2 bed	<b>Apt 27</b> 110.4 sq.m / 1,188 sq.ft 2 bed	<b>Apt 41</b> 164.5 sq.m / 1,771 sq.ft 3 bed	2 BED 3 BED
<b>Apt 14</b> 164.5 sq.m / 1,771 sq.ft 3 bed	<b>Apt 28</b> 116.5 sq.m / 1,254 sq.ft 2 bed	<b>Apt 42</b> 128.6 sq.m / 1,384 sq.ft 2 bed	

## **SPECIFICATIONS**

#### **EXTERIOR FEATURES**

Elegant, high quality elevations comprising brickwork and rendered finishes with zinc and natural slate finishes to roof level

Attractive zinc clad lobbies to entrance cores

Windows are high performance triple glazed Alu Clad from Rationel with pressed metal cills

All apartments come with an attractive large balcony or terrace



### **HEATING & ENERGY SAVING**

Each apartment is A-Rated and is classified as a "Nearly Zero Energy Building" where the amount of energy required is covered to a very significant extent by energy from renewable sources

An energy efficient Exhaust Air Heat Pump and Supply Air System manages the central heating and hot water with fully balanced supply and extract ventilation

Apartments benefit from underfloor heating throughout which can be adjusted by Heating Controllers

#### **INTERNAL FEATURES**

Attractive front doors with feature panelling and high quality ironmongery

Access control systems are provided to all apartments

Walls, ceilings and woodwork are skimmed and painted throughout in neutral shades

There are generous recessed LED downlights in the kitchen area, hallway, utility rooms and bathrooms while ceiling-hung light locations have been selected for you to add pendants to dining areas, living areas and all bedrooms

Master bedroom wall lights are provided as standard in all apartments

In the 2 and 3 bed apartments, the kitchen peninsular and island areas have a set of ceiling mounted feature lights

#### **BATHROOM & EN SUITES**

Attractive bathrooms and ensuites have extensive porcelain wall and floor tiling from Tilestyle

Thermostatically controlled Grohe showers, top-quality Duravit sanitary ware and Merlyn shower doors come as standard

Custom-made floating vanity units and Silestone shelves have been selected for all hathrooms

#### **WARDROBES & VANITY**

Luxurious built-in wardrobes with extensive hanging rails, drawers, and shelving to all bedrooms

LED lighting is provided in the master bedroom wardrobe

#### **COMMUNICATIONS**

The apartments are pre-wired and ready to be connected to either the eir or Virgin networks

#### **KITCHENS & UTILITIES**

The bespoke kitchens were carefully crafted by O'Connors of Drumleck and include Silestone counter tops and over-counter lighting

A Quooker tap is fitted as standard, meaning you always have boiling water in an instant, alongside regular hot and cold

All kitchens come with quality Siemens integrated appliances comprising an oven, combi oven, induction hob, fridge freezer and dishwasher with an Elica extractor

Wine fridges have been included in the Penthouses

The utility room includes tiled flooring and handcrafted cabinetry

Siemens washing machines and new technology heat pump tumble driers are also supplied

#### **GUARANTEE**

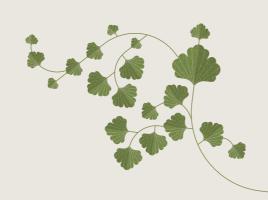
There is a 10-year Home Bond Structural Guarantee including Mechanical & Electrical Latent Defects cover

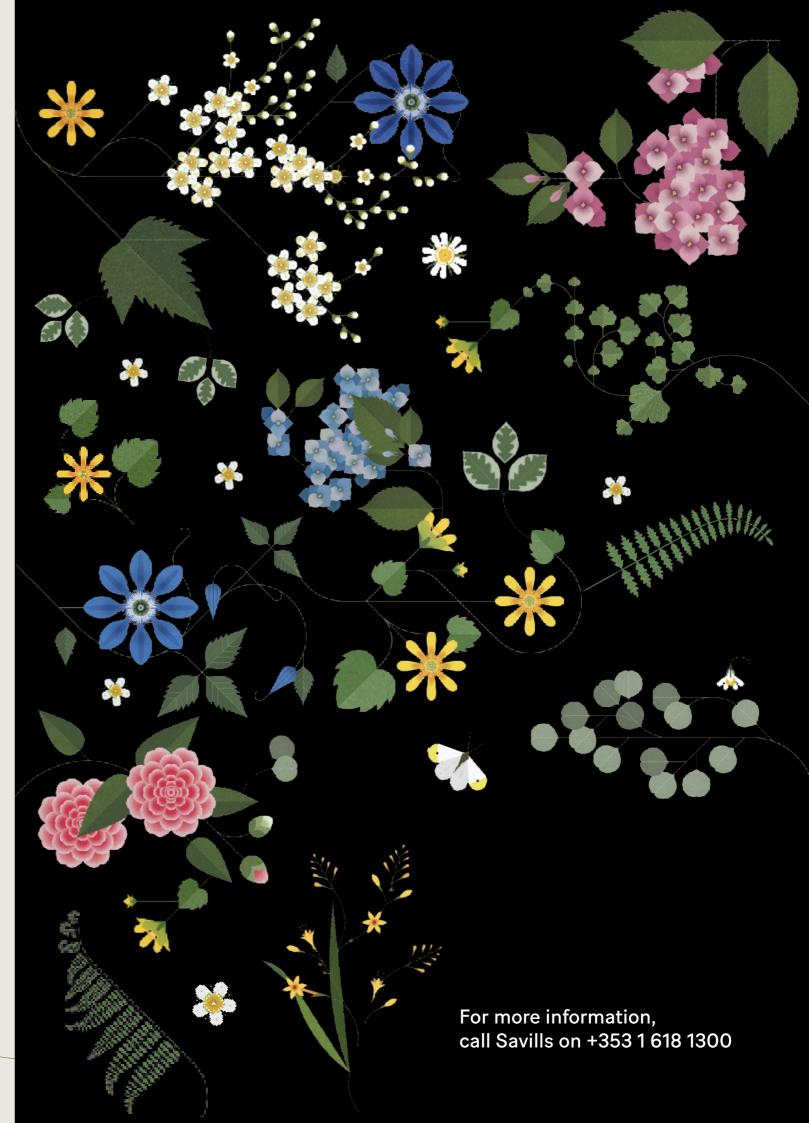
#### PARKING/ BICYCLE STORAGE

Each basement car space is wired for e-charging

Secure storage is available for bicycles

Bin storage provided in the basement











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