

Jasmine Apartments

Exterior



Floor Structure

- Concrete floor slab to ground floor.
- Suspended upper floor joists with particle board or ply flooring to 1st and 2nd floor.

Walls

- Block wall to ground floor and timber framed walls and trusses to 1st and 2nd floor.
- Gib inter tenancy wall or equivalent.

Cladding

- Blocks and weatherboards (linear or similar) on a cavity system.

Roof

- Prefinished profiled metal or long-run roofing with associated flashings on roof underlay.

Soffits

- Fibre cement sheet soffit with PVC soffit jointers with paint finish.

Fascia

- Powder coated steel fascia with steel gutters and PVC downpipes.

Entry Door

- Feature front door in powder coated aluminium joinery.

Windows/Doors

- Selected powder coated aluminium heavy residential sections.

Balcony

- Selected timber decking with vertical metal balustrades where applicable.

Carpark

- Carpark space in exposed aggregate concrete.
- Low maintenance ground cover, hedging and feature planting to gardens.

Disclaimer: This is a preliminary document prepared prior to the commencement of construction for marketing purposes. Should a product become unavailable the developer reserves the right to make changes to these specifications at their discretion, however it will be with another product that is of similar standard and style.

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Interior

Flooring

Lounge:

- Residential heavy-duty carpet on 120kg underlay, with smooth-edging, to areas as defined on plans.

Kitchen & dining:

- 1900x190mm solid engineered wooden flooring.

Bedrooms & stairs:

- Residential heavy-duty carpet on 120kg underlay, with smooth-edging, to areas as defined on plans.

Bathroom & ensuite:

- Full bodied ceramic floor tiles, wall tiles up to ceiling.

Interior Linings

- Plasterboard walls and ceilings stopped and painted to level 4 finish.
- Water resistant plasterboard to all bathrooms and wet areas.
- Insulated to exceed current NZ Standards for thermal insulation (R3.6 to roof and 2.4 to external walls).
- Pine skirtings: Paint finish.
- 55mm classic gib cove throughout, paint finish.
- Ceiling heights as per drawing.

Doors

- Hollow core doors, paint finished.
- Door hardware: Satin chrome lever action.

Internal Hand Rails

- Timber or powder coated aluminium handrails.

Electrical

Dining area:

- Minimum 1 x double power point.

All double beds:

- Minimum 1 x double power point.

Kitchen:

- Minimum 1 x double power point.

Laundry:

- Minimum 1 x double power point.

Bathroom:

- Minimum 1 x double power point with RCD.
- 1 x heater towel rail direct connection.

TV:

- Minimum wall outlets are provided in 1 x living area, 1 x bedroom.

Lighting (generally)

Lounge:

- 2 x recessed LED downlights.

Kitchen:

- 1 x recessed LED downlight.

Dining:

- 1 x recessed LED downlight.

Bedrooms:

- 2 x recessed LED downlights.

Mechanical Ventilation

- 1 x ducted extract from each bathroom, laundry to external vent.

Fire Protection

- Battery smoke alarm to meet code requirements.

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Kitchens, bathrooms, & laundry

Kitchen Fittings

Features:

- Storage cupboards and drawers, hob, oven, microwave shelf and pull out bin or door mounted bin.

Mechanisms:

- Blum soft close hinges, Blum soft close double wall drawer and runner, selected matt silver finish pull handles.

Cabinetry:

- Melamine finish.

Bench top:

- Engineered stone, 20mm thickness.

Sink:

- Stainless steel sink.

Splash backs:

- Tiled.

Kitchen tap:

- Englefield Milano kitchen mixer.

Kitchen Appliances

Oven:

- Fisher and Paykel stainless steel wall oven, built-in, 60cm.

Hobs:

- Fisher and Paykel induction cooktop, 60cm, 4 hob.

Range hood:

- Fisher and Paykel built-in stainless steel ducted extraction power pack.

Dishwasher:

- Fisher and Paykel 60cm stainless steel.

Plumbing Fixtures

Hot water cylinder:

- 180 litre hot water cylinder.

Bathroom Fittings

Vanity:

- Englefield double drawer salty elm wall hung vanity, Englefield Milano basin mixer.

Shower:

- Frameless shower panel and door.
- Englefield studio shower slider with Englefield Milano shower mixer.

Misc fittings:

- Toilet roll holder in polished chrome.

Heated towel rail:

- 400W chrome finish heated towel rail to each bathroom.

Mirror:

- Fixed mirror mounted above vanities in all bathrooms.

Laundry

- Laundry areas incorporate services connections for washing machine.

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