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## INTERIOR FINISHES

All materials and finishes have been thoughtfully considered to create the most stylish, magnificent rooms. With oak veneer chevron wood flooring running throughout all living areas and sumptuous carpets and fitted wardrobes in all bedrooms, each apartment is refined and functional in design.

- Single strip oak veneer chevron wood flooring to hall, kitchen and living/ dining rooms
- High quality fitted carpet with high quality underlay to bedrooms
- Walls and ceiling to be finished in matt white paint
- Coordinated ironmongery and door furniture throughout each apartment
- Timber veneer high security multi-point locking panelled entrance door
- Wood veneer panelled internal doors
- Timber skirtings and architraves
- Fitted wardrobe to all bedrooms with chrome hanging rail and contrasting internal shelving
- Built-in storage cupboard to all apartment hallways
- Double glazed windows and external doors with powder coated finish

## KITCHENS

The heart of the home, each kitchen has been designed with entertainment and relaxation in mind. High-specification appliances, quartz stone worktops and soft closing doors with concealed handles creates a contemporary, chic look and feel.

- Contemporary designer German kitchen units featuring matt finish soft closing doors and concealed handles
- Downlights positioned to underside of kitchen wall units
- Quartz stone worktop with drainer and matching splashbacks
- Stainless steel bowl under-mounted sink
- Contemporary single lever chrome kitchen tap
- Miele / Siemens appliances
- Integrated tall fridge/freezer
- Integrated stainless steel fan assisted multi-function oven
- Four ring hob
- Integrated telescopic extractor hood or chimney hood where hob is located on kitchen island
- Integrated washing machine / dryer (unless located in a built-in cupboard elsewhere in the apartment)
- Integrated multi-function dishwasher





## BATHROOMS / SHOWER ROOMS

A statement of luxury and indulgence, bathrooms are practical and bespoke in design. Carefully considered, they are a sanctuary to enjoy and a place to unwind from the bustling city.

- Natural stone/porcelain floor tiles to all bathrooms and shower rooms
- Natural stone/porcelain wall tiles to bath and shower areas
- Contemporary white suites
- Grohe chrome fittings
- Chrome ladder style heated towel rail
- Chrome shaver points
- Ventilation system
- Low level wall with semi-recessed porcelain washbasin, wall hung WC with push button flush, concealed plumbing and natural stone counter top
- Flush to wall tile inset TV with inset ceiling speaker
- Fitted floor to ceiling feature mirror
- Wall hung sink with integrated cabinet

## LIGHTING / ELECTRICAL

With intelligent lighting systems and downlight fittings throughout, the lighting in every apartment is elegant and sumptuous, providing ambience and highlighting the stunning features of each room.

- Recessed downlight fittings throughout
- Intelligent lighting system to living room and bedrooms
- Programmable thermostatically controlled individual zone under floor heating
- Contemporary white electric flush plates for power and light switches
- Sonos audio system with ceiling speakers in living room and master bedroom. Further wiring to 2nd bedroom in 2 and 3 bedroom apartments.
- Downlights positioned to underside of kitchen wall units
- 5 amp wall sockets enabling freestanding lamps to be operated from an intelligent lighting system
- High level feature pelmet lighting over wardrobes in bedrooms
- Satellite/cable TV wiring to living room and bedrooms
- Terrestrial TV socket to living room and bedrooms
- Category 5 wiring to living room and bedrooms

## HEATING / COOLING

For maximum luxury and comfort, thermostatically controlled under floor heating and comfort cooling has been installed, to ensure that residents are cosy and warm throughout the chilly winter months and are kept cool in the summertime.

- Programmable thermostatically controlled individual zone under floor heating
- Comfort cooling to living room and bedrooms

## COMMUNAL AREAS

Striking and inviting, the entrance lobby is a spectacular area to welcome or wait.

- Entrance lobby with oak veneer chevron wood flooring, natural stone/porcelain tiling and feature lighting
- Carpeting to all residential communal hallways
- Walls and ceilings to all residential communal hallways in matt painted finish
- Lift access to all levels
- Secure underground parking available on selected units
- Bicycle storage for all residents

## WELL-BEING

With beautiful balconies, fabulous terraces and a gorgeous roof garden, residents have their own private outdoor space to socialise and enjoy. A modern fitness suite allows residents to keep active and live a contented, healthy lifestyle.

- All apartments with either private balcony, terrace or roof garden
- Communal residents roof garden
- Well-equipped modern fitness suite featuring ergonomic Technogym equipment

## SECURITY AND ASSURANCE

To ensure residents' upmost safety and peace of mind, advanced CCTV is in place. Furthermore, a 24 hour concierge service is on hand seven days a week, to cater for special requirements. From arranging taxis, to making restaurant reservations and receiving deliveries, requests can be taken any time of day or night.

- Electronic colour video entry phone system
- All apartments pre-wired for alarm, to be fitted by purchaser if required
- Concierge service, 24 hours a day, 7 days a week
- Integrated building and individual apartment fire detection system
- CCTV to communal entrance
- High security multi-point locking entrance door to all apartments
- 12 year building warranty cover



