

GENOA - APARTMENT 28

FOUNDATIONS & STRUCTURE

- Reinforced concrete foundations, footings, floor-slabs and retaining walls as per Engineer's design.
- A combination of structural steel, block and/or precast and reinforced concrete as per Engineer's details.

EXTERIOR CLADDING AND FINISHES

- Plaster over masonry foundations and board formed masonry terrace edges and floor spandrels, vertical cedar weatherboards over cavity batten system, aluminium composite panels to roof edges and corner columns and Central Otago schist stone chimney structures.

EXTERIOR WINDOWS AND DOORS

- Anodised aluminium window and door joinery.
- Thermally broken double glazing throughout.
- Low reflective glass.
- Curtains and/or blinds to windows.

ROOF

- Coloursteel long run tray roofing.
- Membrane roofing to concealed gutters.
- Fibreglass Batts insulation to all roof and ceiling areas.

SECURITY

- Fire detection system to all units.
- Key or security card access to all units.

WALKWAYS & COMMON AREAS

- Lighting to all walkways, common areas and hallways.
- Stairs and lobbies – tiled concrete with glass balustrade system.
- Lift access to all three level apartment blocks.

GENERAL

- Timber and/or steel framed walls lined with plasterboard, stopped and painted to level 4.
- Plasterboard ceilings on proprietary ceiling system stopped and painted to level 4.
- All inter tenancy walls acoustically to comply with NZBC.
- Quality door hardware.
- Solid core internal doors.
- Timber veneer joinery fittings - Kitchen + Fireplace Joinery.
- Quality lighting.
- Quality tiling, timber flooring and carpet as per floor plans.
- Window treatments (curtains to front bedrooms, shutters to back bedrooms and blinds to living areas).

KITCHEN

- Quality kitchen joinery - Alpine Finish (Wood Veneer)
- Composite stone bench top - Classic Finish (Frosty Carrina Caesarstone)
- Quality appliances (cook-top, oven, rangehood, dishwasher, refrigerator & microwave).
- Timber flooring.
- Quality joinery hardware & tapware.
- 1.5 stainless steel sinks/insinkerator.
- Built in wine storage area with wine refrigerator.

LAUNDRIES

- Built in bench tops.
- Tiled flooring.
- Combo washer/drying machine.
- Drying Cabinet.

LIVING/DINING SPACES

- Timber and carpet flooring as shown in the living area and bedrooms.
- Timber veneer joinery - Fireplace Joinery.
- Central Otago schist stone fireplace surround.
- Good quality gas fireplaces that are effective with strong design features.
- Flush mounted lighting and dimmers.

ENSUITES AND SHOWERS

- Tile flooring and walls.
- Composite stone vanity tops.
- Quality whiteware fittings.
- Quality taps and shower fittings.
- Quality heated towel rails and heated mirrors.
- Under tile heated floors.
- Glass/stainless steel shower surround.
- Separate bath (Ensuites).
- Wall heater.

HEATING

- Multi-zone ceiling mounted heat pump with ducting.
- Gas fires.
- Under floor heating in bathrooms, heated towel rails, heated mirrors.

BALCONIES

- Glazed balustrade system.
- Tiled floors.
- Painted composite board lined ceilings with negative detail.
- Good quality gas fireplaces that are effective with strong design features.

GARAGING

- Basement garaging with 2.5m clearance to rear apartment blocks with secure storage lockers.
- Concrete flooring with exposed sealed aggregate finish or similar.

GROUNDS

- Asphalt paved access and parking areas.
- Stone/concrete/timber retaining walls.
- Exposed aggregate concrete paths.
- Natural water features with rock channels and hard- wood timber bridges.
- Native tree and shrub plantings and quality professionally designed landscaping.

AMENITIES

- Dedicated recreation facilities for owners only, including a heated covered pool and spa, gymnasium, changing rooms, toilets and showers.
- Constructed from materials to match and complement apartments - exposed local schist stonework and hardwood timber.