



# LUMIERE

SOUTH PERTH

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SPECIFICATIONS

# Exterior Building & Communal Facilities

## Exterior Building Fabric

### WALLS

- Detailed elevations featuring a combination of rendered concrete, lightweight cladding and perforated metal.
- Natural concrete façade elements.

### WINDOWS & SLIDING DOORS

- Powder coated aluminium frames.
- High performance double glazing meets or exceeds BCA requirements throughout.

### ROOFING

- Concrete roof slab.

### FLOORS & CONCRETE SLABS

- Concrete floor slab with various high quality floor and ceiling finishes, acoustically treated.

### EXTERNAL BALUSTRADE

- A combination of semi-frameless, safety glass with laser-cut perforated metal or rendered concrete.

### BALCONIES, TERRACES & LANDINGS

- Fully rectified porcelain floor tiles.

### BALCONY LIGHTING

- High quality, externally rated light fittings to all balconies.

### COMMON AREA LIGHTING

- Wayfinding lighting throughout.

### MAILROOM & LETTERBOXES

- Mailroom allowing parcel delivery with generously sized lockable letterboxes.

### STORES

- Secure and lockable storeroom with minimum 4m<sup>2</sup> internal area provided to each apartment.

### CAR PARKING

- Concrete floor throughout.

## Lobbies & Corridors

### RESIDENTIAL ENTRY & FOYER

- Glazed automatic entry doors to foyer.
- Natural stone flooring throughout with custom, inset rug.
- Designer furniture and lighting.

### LIFTS

- Two large high-speed lifts dedicated to residential use.
- One additional lift dedicated to commercial lots within the podium.
- Stainless steel doors, tiled floors with feature interior walls.

### WASTE CHUTES

- General waste and recycling bin chutes from apartment corridors.

## Security

### INTERCOM SYSTEM

- Video intercom system controlling access to the ground floor lobby.

### CAR PARK GATE

- Automatic gate to private car park area.
- Two remote controls provided per apartment.

### ACCESS & READER SYSTEMS

- Proximity readers for access to lobby and building lifts.
- Two cards/fobs provided per apartment.

### SECURITY LIGHTING

- Included to all common areas.

### CCTV

- Extensive closed circuit TV surveillance system provided.

## Leisure & Lifestyle Amenities

### LOUNGE & DINING

- Open-plan lounge and dining facilities.
- Large format fully rectified porcelain flooring with a custom, inset rug.
- Custom, timber veneer cabinetry.
- Integrated gas fireplace.
- Designer furniture and lighting.
- Feature ceiling with integrated LED lighting.
- Air-conditioning.

### COMMUNAL KITCHEN & SCULLERY

- Fully equipped kitchen with an island bench doubling as a breakfast bar with an adjacent scullery.

### WINE CELLAR

- Climate-controlled wine cellar with a secure wine storage locker allocated to each apartment.

### POOL

- Spectacular heated infinity edge pool with incredible views of the Swan River and Perth City skyline.
- Generous pool deck furnished with sun lounges and daybeds.

### COCKTAIL LOUNGE & BILLIARDS ROOM

- A secluded and sumptuously appointed lounge space with designer furniture.
- Bar facilities for residents to socialise and enjoy a quiet drink.
- Full-sized billiards table.
- Integrated gas fireplace.

### ALFRESCO LOUNGE & DINING CABANA ONE

- Alfresco dining with spectacular city and river views adjacent to the pool deck.
- Quality gas barbecue.
- Table and casual lounge seating options.

### ALFRESCO LOUNGE & DINING CABANA TWO

- Alfresco dining with spectacular city and river views adjacent to the pool deck.
- Quality gas barbecue.
- Casual lounge seating options.

### THEATRE

- Air-conditioned with an HD format projector screen and high quality sound system.

### LANDSCAPING

- Architectural landscaping surrounding the building at the ground floor, level 4 and level 18.

### FITNESS CENTRE (LEVEL 4)

- Air-conditioned gymnasium with a variety of commercial exercise equipment and free weights.

### YOGA SPACE (LEVEL 4)

- Outdoor yoga space adjacent to the gymnasium.

### SAUNA (LOWER LEVEL 18)

- Generous timber-lined sauna.

### GOLF CENTRE (LOWER LEVEL 18)

- Architecturally designed golf centre, including virtual simulator and putting greens.
- Designer furniture.

# Interior Standard Inclusions

## Standard Interiors

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### PARTY WALLS

- Painted concrete walls or steel framed and lined.
- Acoustic insulation rating as per BCA requirements.

### INTERNAL WALLS

- Painted and fully insulated with sound abated treatment.

### BALCONIES

- Large format fully rectified porcelain floor tiles.
- DGPO provided.
- Water source provided.

### CEILING

- Typically 2700mm high painted plasterboard ceilings with shadowline detail.
- Discreet blind pelmet provided to all apartments.

### ENTRY DOORS

- Painted solid-core door.

### INTERNAL DOORS

- Painted hollow-core door with designer handles.

### BUILT-IN ROBES

- Shelf and hanging rail to robes. Mirrored doors.

### WALK-IN ROBES

- Shelf and hanging rail to robes.

### HOT WATER SYSTEM

- Metered hot water system.

### AIR-CONDITIONING

- Reverse-cycle ducted system to main living areas and bedrooms.

### KITCHEN, LIVING & DINING FLOOR

- Large format fully rectified porcelain floor tiles.

### BEDROOM FLOOR

- Plush wool loop pile carpet with underlay.

### BATHROOM & ENSUITE FLOOR

- Fully rectified porcelain floor tiles.

### TAPWARE

- Chrome tapware throughout.

## Kitchen

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### KITCHEN CABINETS

- Timber grain laminate or white laminate.
- Soft closing drawers and feature overhead display cabinets.
- Integrated bins and cutlery trays.
- Built in LED lighting.

### KITCHEN BENCHTOP

- Selected engineered stone.

### KITCHEN SPLASHBACK

- Selected engineered stone.

### COOKTOP

- Gaggenau 60cm induction cooktop to all apartments.
- Gaggenau 90cm induction cooktop to penthouses and sub-penthouses.

### OVEN

- Gaggenau pyrolytic oven.

### RANGEHOOD

- Gaggenau stainless steel rangehood to match the cooktop size.

### DISHWASHER

- Fully integrated 200 Series Gaggenau dishwasher.

### KITCHEN TAP

- Designer mixer tap.

### KITCHEN SINK

- Quality large stainless steel sink.

## Bathroom

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### BATHROOM CABINETS

- Timber grain laminate or white laminate.
- Soft closing drawers and feature mirrored vanity cabinets.

### BATHROOM BENCHTOP

- Selected engineered stone.

### BATHROOM WALLS

- Full-height rectified porcelain tiles.

### BATHROOM SHOWER SCREEN

- Bespoke clear glazed shower screen.

### MIRROR

- Mirrored cabinetry with storage and concealed GPOs.
- LED lighting.

### BASIN & SHOWER MIXER

- Designer mixer tap.

### BASINS

- White ceramic basins to bathroom.

### BATH

- Freestanding bath with floor mounted bath mixer in selected apartments.

### W/C

- Designer toilet suite with concealed cistern and push buttons.

### SHOWER

- Designer shower head and rail.

### BATHROOM ACCESSORIES

- Designer towel ladder and toilet paper roll holder.

## Laundry

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### LAUNDRY

- White laminate cabinetry.
- Selected engineered stone benchtops/splashbacks.
- Laundry swivel mixer.

### CLOTHES DRYER

- Condenser dryer included.

## Electrical Services

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### FIRE ALARM & SMOKE DETECTORS

- Provided to meet Australian Standards.

### LIGHT FITTINGS

- Quality light fittings provided to bedrooms, bathrooms/ensuites, kitchen, dining and living areas.

### EXHAUST FANS

- Provided to wet areas.

### TV POINT

- Provided to living area and master bedroom.

### PAY TV POINT

- One Pay TV Point to living and master bedroom.
- Pay TV backbone wiring throughout building (subscription by residents).

### INTERNET POINTS

- One data point to living area and study.

### GPOs / SWITCH PLATES

- Generous provision throughout.

# Interior Upgrades

## Finishes / Robe

### KITCHEN, LIVING & DINING FLOOR

- Choice of engineered straight lay timber floorboards or herringbone timber floorboards.

### BEDROOM FLOOR

- Engineered straight lay timber floorboards.
- Engineered herringbone timber floorboards.
- Large format fully rectified porcelain tiles.

### WARDROBE CABINET MODULES

- Bespoke wardrobe fitout modules.

## Appliances

### COOKTOP & RANGEHOOD

- Gaggenau 60cm vario flex induction cooktop 400 series available to apartment type A1/A2.
- Gaggenau 80cm full-surface induction cooktop 400 series with touch display and associated rangehood available to other apartment types.
- Gaggenau 90cm full-surface induction 400 series with touch display available to penthouses and sub-penthouses.

### MICROWAVE

- Integrated Gaggenau 200 series microwave.

### OVEN

- Gaggenau combi-microwave with grill and oven functions
- Second pyrolytic oven.

### WARMING DRAWER

- Matching Gaggenau integrated warming drawer.

### VACUUMING DRAWER

- Matching Gaggenau integrated vacuuming drawer.

### FRIDGE

- Integrated Fisher & Paykel fridge/freezer combination.
- Integrated Fisher & Paykel French door fridge/freezer.
- Integrated Liebherr Fridge/Freezer 1100mm wide.

### WINE FRIDGE

- Selected wine fridge, full-height or under bench to applicable apartments.

## Additional Upgrades

### HOME AUTOMATION

- Premium home automation package on request.

### FEATURE KITCHEN PENDANT

- Custom-designed feature kitchen pendant.

### BATHROOM ACCESSORIES

- Heated towel ladder.

### WINDOW TREATMENT

- Power provision for installation of motorised blinds.

### TAPWARE

- Graphite finish throughout.
- Bronze finish throughout.
- Pullout kitchen sink mixer.
- Ziptap with boiling and chilled water to kitchen.

### KITCHEN SINK

- Double stainless steel sink.

# Edge Quality & Sustainability

## Premium Edge Quality

We are proud to position ourselves as Western Australia's premium apartment developer. At Lumiere, excellence is standard across all apartments.

### KITCHEN APPLIANCES

- Gaggenau cooking appliances and induction cooktops as standard in all kitchens.

### KITCHEN CABINETRY

- Underbench drawers are provided instead of cupboards, except under kitchen sink.

### BLIND PELMET

- Discreet blind pelmet provided to all apartments.

### SHOWER RECESS

- Recess/storage space provided to all showers.

### FULL-HEIGHT TILING

- Full-height tiling as standard to all ensuites and bathrooms.

### BATHROOM MIRROR

- Built in storage and GPOs behind bathroom mirrors.

### INTERNET

- Fastest available internet via Interphone.

## Sustainable Initiatives

Australian Excellence in Sustainable design, equivalent to a 5 Star Green Star Rating. 7 Star NatHERS.

### GLAZING

- High performance double glazed energy efficient façade, satisfying specific BCA and Green Star energy requirements.

### EFFICIENT LIGHTING

- LED and/or energy efficient lighting to all common areas.
- The carpark and common corridors are equipped with motion sensors.

### SOLAR SYSTEM

- Roof mounted solar system to contribute to common areas.

### EMBEDDED NETWORK

- Embedded network for metering of apartment utilities.

### HOT WATER SYSTEM

- Centralised hot water system.

### EV CHARGERS

- Electric Vehicle chargers on request.

### WATER WISE FIXTURES & FITTINGS

- Fixtures and fittings to comply with the Building Code for WELS star ratings.
- Sink mixer – 4 star
- Pull-out mixer – 5 star
- Wall-mounted basin mixer – 5 star
- Shower – 3 star
- Toilet cistern – 4 star