

ELYSIAN

SUBIACO

Specification

Exterior Building

WALLS

Combination of venetian and textured acrylic rendered concrete with exposed precast concrete.

FLOORS

Structural concrete slab to engineering specification.
Acoustic treatments to exceed Building Code of Australia's requirements to all apartments.

WINDOWS & SLIDING DOORS

Commercial grade powder coated aluminium frames with low-e double glazing throughout except louvered windows.
Awning windows to bedrooms generally.
Additional low-e single glazed louvre window section to living rooms generally.
Flyscreens to all operable windows and sliding doors.

BALCONIES, TERRACES & LANDINGS

Slip-resistant pedestal mounted 600mm x 600mm porcelain tiles throughout. Reticulated planter boxes to selected building facades and balconies, from common water supply.

BALCONY SCREENS

Electric vertical drop awnings to west facing apartments as per plans. Additional sliding louvre screens to select west facing apartments on Levels 4 and 5.

EXTERNAL BALUSTRADE

Balustrade type varies between apartments and will be either:

- Frameless glass balustrade with powder coated handrail
- Solid concrete or aluminium raised planter box
- Vertical batten palisade style panels

PRIVACY SCREENS

Solid powder coated aluminium panel to selected apartments.

BALCONY LIGHTING, POWER & WATER

All balconies will include:

- High quality, externally rated light fitting/s
- Weatherproof powerpoint
- Tap to main balcony area

COMMON AREA LIGHTING

Feature lighting including:

- Pendants in main lobby
- Illuminated planter boxes
- Mood lighting throughout

DRIVEWAY & PARKING AREAS

Segregated and secure residents' parking.

STORES

Masonry walled storeroom to a height of 2.1m with fence mesh to ceiling. Average of 5-10 square meters of internal area provided to each apartment store. Powerpoint provided to all stores.

ROOFING

Metal deck roofing and concrete service deck.

LANDSCAPING

Feature trees and planting to building facades and common areas. Reticulation to all garden areas and planters.



Common Areas & Building Services

RESIDENTIAL LOBBIES

Two residential lobbies with lifts servicing all levels providing excellent access to apartments and parking.

Porcelain tile floors and feature cladding panels to lifts internally.

LETTERBOXES & PARCEL LOCKERS

Smart parcel locker system allowing for secure parcel delivery and lockable letterboxes in main entry lobby.

CORRIDORS

Wide corridors, painted with quality carpet tiles, detailed apartment entries and feature lighting.

Operable glazing for natural light and ventilation.

HOT WATER SYSTEM

Energy efficient centralised hot-water plant with electric heat pump and individual apartment metering.

WASTE CHUTES

Centrally located, discrete waste chutes on each floor for recyclable and general waste.

FIRE ALARM AND SMOKE DETECTORS

Fire panel equipped with monitored Direct Brigade Alarm.

STAIRS

Two separate emergency stairwells providing access from basement parking to all upper levels.

Resident's Terrace (Level 5)

GENEROUS COMMUNAL TERRACE WITH

- Enclosed air-conditioned dining space
- Two BBQ areas
- Kitchenette with dishwasher
- In-built furniture
- Sunset bar
- Wall mounted TV
- Communal Wi-Fi
- Designer furniture
- Feature lighting

THE AREA WILL BE FINISHED WITH

- Custom joinery
- Pedestal tiles
- Timber decking
- Extensive landscaping

Security

INTERCOM SYSTEM

Video intercom system with Smartphone connectivity to control access to ground floor residential lobbies.

CAR PARK GATE

Automated gates to secure, private car park areas. Two remote controls per apartment included.

KEYLESS ACCESS & SECURITY

Keyless electronic access to lobby.

Keyless entry to apartment entry door with Smartphone access control.

Two electronic access devices per apartment with linked Smartphone access control.

Secure access between levels from lift and emergency stairwells (excluding Resident's Terrace).

SECURITY LIGHTING

Included to all common areas.

CCTV

CCTV system providing coverage to all communal amenity areas, lobbies and car parking.

Sustainability

- 8 star average NatHERS rating significantly reducing heating and cooling costs for residents.
- Embedded power network with optional access to 100% Greenpower and Smartview meter technology.
- 30kW solar array supplying common power.
- Energy efficient central electric hot water heat pump.
- EV charging provision to all apartments.
- Low-e double glazing throughout with low-e single glazed louvred windows to living areas for enhanced natural ventilation.

Apartment Interiors

PARTY WALLS

5 star acoustic rated framed party walls with painted plasterboard finish to exceed the Building Code of Australia's requirements.

INTERNAL WALLS

Framed walls with painted plasterboard finish and acoustic treatment where required to exceed the Building Code of Australia's requirements.

ENTRY DOORS

2.4 metre high fire rated door with designer handles.

INTERNAL DOORS

Generally 2.4 metre high painted doors with designer handles.

CEILINGS

Painted plasterboard ceilings with premium shadow line detail. Generally 2.7m high ceilings to apartment living areas and bedrooms on levels 1, 2 & 3. Generally 2.85m high ceilings to apartments on level 4 and 2.95m ceilings to apartments on level 5. Generally 2.4m high dropped ceilings to areas with services above. Acoustic insulation to exceed Building Code of Australia's requirements.

CORNICES

10mm shadow line cornice.

CURTAIN & BLIND RECESS

Ceiling recess provided to all apartments to conceal curtain tracks or blind rollers.

SKIRTING BOARDS

Painted skirting boards.

Apartment Standard Finishes, Fittings & Fixtures

INTERIOR DESIGN

Choice of four designer colour schemes with bespoke selection of material upgrades.

LIVING & DINING FLOORING

Engineered timber floorboards as standard.

KITCHEN FLOOR

Engineered timber floorboards as standard.

KITCHEN CABINETS

Combination of under bench drawers and cupboards with high quality hardware and timber grain finishes.

KITCHEN BENCHTOP & SPLASHBACK

Combination of engineered stone and/or porcelain to benchtops, splashbacks and waterfall edges in accordance with colour scheme.

CUPBOARD DOOR FIXTURES

Finger pull handles to kitchen cabinets and selected designer range handles to integrated fridge cabinetry.

KITCHEN TAP

Designer selected mixer.

KITCHEN SINK

Stainless steel double bowl sink.

BATHROOM & ENSUITE FLOOR

600mm x 300mm fully rectified porcelain floor tiles.

BATHROOM & ENSUITE WALLS

Full height 600 x 300mm rectified tiles. Feature chevron wall tile to all bathrooms.

Structural wall supports installed to shower recesses for future handrail installation.

BATHROOM & ENSUITE SHOWER RECESS/ SCREEN

Recess/storage space provided to all showers with tiled plinth shelf. Framed glazed shower screen as shown on plans.

BATHROOM VANITY

ENSUITE AND BATHROOM CUPBOARDS

Drawers with a choice of colour schemes and designer selected basin. Integrated porcelain basin to Level 4 and Penthouses only.

Above bench mirrored cabinets with storage and internal powerpoint.

BASIN AND SHOWER MIXER

Designer selected mixer.

BATH

Freestanding bath with floor mounted outlet in selected apartments (as shown on plans).

W/C

Designer toilet suite with concealed cistern and push buttons.

SHOWER

Designer chrome dual set shower head and rail.

BATHROOM ACCESSORIES

Designer towel ladder where possible and paper roll holder.

LAUNDRY

Combination of engineered stone or porcelain to benchtop according to colour scheme, laundry tap mixer and stainless steel trough.

BEDROOM FLOORING

Premium 100% wool loop pile carpet with superior underlay.

ROBES

Walk-in robe cabinetry incorporating overhead cabinets with open shelving and hanging rail.

Built-in-robos with sliding mirrored doors to secondary bedrooms as per plan.

AIR-CONDITIONING

Reverse-cycle, ducted system to all living areas and bedrooms with zone control.

LIGHT FITTINGS

Quality, energy efficient LED light fittings provided. Dimming to master bedroom, dining and living areas.

EXHAUST FANS

Exhaust fans provided to all wet areas and kitchen, linked to automated vent system for replacement air and mould prevention.

INTERNET AND TV

High speed fibre network available throughout the building that delivers internet, phone, free to air television and paid television (subscription at resident's expense). 10Gbps service plans available (monthly subscription at resident's expense). TV points provided to living and master bedrooms.

Appliances

COOKTOP

Miele 80cm PowerFlex induction cooktop.

OVEN

Miele 60cm pyrolytic oven with double glass door and cool touch front.

SPEED OVEN

Miele 43L combination speed and microwave oven.

RANGEHOOD

Miele fully integrated stainless steel rangehood externally ducted.

INTEGRATED FRIDGE

Fisher & Paykel fully integrated fridge/freezer.

DISHWASHER

Miele fully integrated dishwasher.

CLOTHES DRYER

Miele 7kg heat pump dryer.

Level 4 and Penthouse

COOKTOP

Miele 80cm PowerFlex induction cooktop.

OVEN

Miele 60cm pyrolytic oven with double glass door and cool touch front.

SPEED OVEN OR STEAM OVEN

Choice of Miele speed oven with microwave or Miele steam oven with microwave.

WARMING DRAWER

Miele 29cm warming drawer.

RANGEHOOD

Whispair Paris 36 Island Circular Rangehood 360mm diameter externally ducted, or Miele stainless steel rangehood as per plan.

INTEGRATED FRIDGE

Fisher & Paykel fully integrated fridge/freezer – size and configuration dependant on floorplan.

DISHWASHER

Miele fully integrated dishwasher.

CLOTHES DRYER

Miele 7kg heat pump dryer.

BBQ

Built-in BBQ located on balcony (gas bottle supplied by resident).

Optional Upgrades

KITCHEN MIXER AND BATHROOM TAPWARE FIXTURES AND FITTINGS

Colour options of Aged Brass, Brushed Nickel, Matte Black.

ZIP TAP

Built in hot/cold and sparkling water Zip Tap over kitchen sink.

HEATED TOWEL LADDERS

Heated towel ladders.

FLOORING

Choice of natural stone flooring (600mm x 600mm) or engineered timber floorboards laid in mosaic Versailles pattern or in chevron pattern. Timber to bedrooms also available.

LIGHTING

Feature pendant over dining table or kitchen bench. Feature wall light to bathroom and directional artwork lights. Dimmable lights to secondary bedrooms.

KITCHEN ISLAND BENCH, SPLASHBACK AND BATHROOM VANITY BENCHTOP

Natural stone in lieu of porcelain according to colour scheme.

ELECTRIC VEHICLE CHARGING STATION

EV charging station to allocated car bay.

STRUCTURAL SUPPORTS

Structural wall supports for future handrail installation based on building design and requirements.

Appliance Upgrades

STEAM OVEN WITH MICROWAVE

Miele 40L steam oven with microwave.

SECOND OVEN

Miele 60cm pyrolytic oven with clock, double glass door and cool touch front.

COMBINATION STEAM OVEN

Miele combination steam oven.

BUILT-IN COFFEE MACHINE

Miele built-in coffee machine.

FULL SURFACE INDUCTION COOKTOP

Miele 80cm full surface induction cooktop.

WARMING DRAWER

Miele 29cm warming drawer.

WASHING MACHINE

Miele 7kg washing machine (with stacking kit where required).

WINE CABINET

Vintec single zone temperature-controlled 820mm high wine cabinet, located under island bench.

BBQ

Built-in BBQ located on balcony (gas bottle supplied by resident). Included on Level 1 terrace apartments as shown on plans.





385 ROKEBY RD, SUBIACO

A boutique collection of 37 homes at the Paris end of Subiaco.

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DEVELOPMENTS



DESIGNED BY:

