

RED BANK  
RIVERSIDE



KINGFISHER

FLOOR PLANS





*A view from Dulwich Street*

# AN ELEVATED URBAN LIFESTYLE

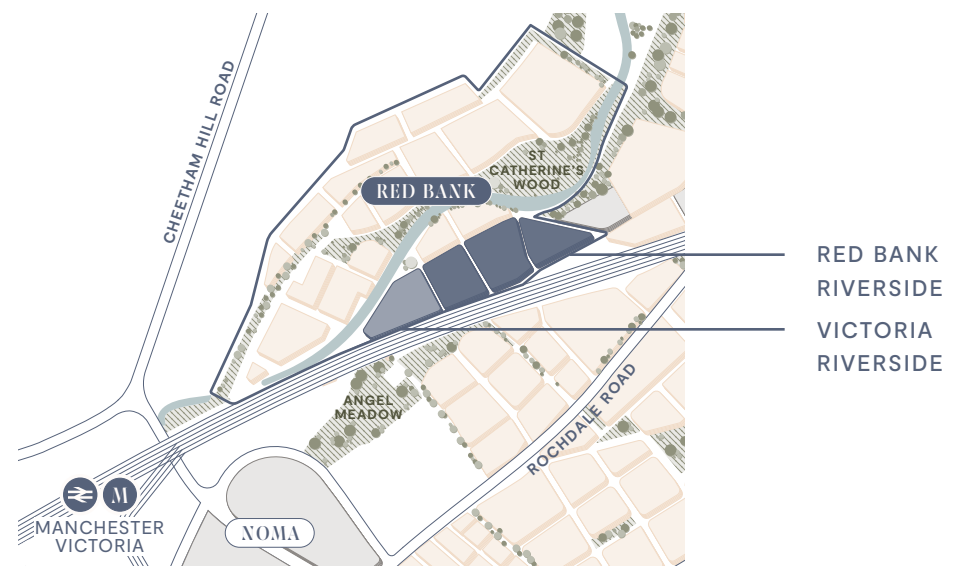
EXPERIENCE THE BEST OF URBAN LIVING  
WITH A ONE-, TWO- OR THREE-BEDROOM HOME  
IN KINGFISHER. RISING FROM THE BUSTLING  
WATERFRONT NEIGHBOURHOOD OF RED BANK.  
ENJOY NATURE ON YOUR DOORSTEP AND A  
RESIDENTS-ONLY CLUBHOUSE NEXT DOOR.





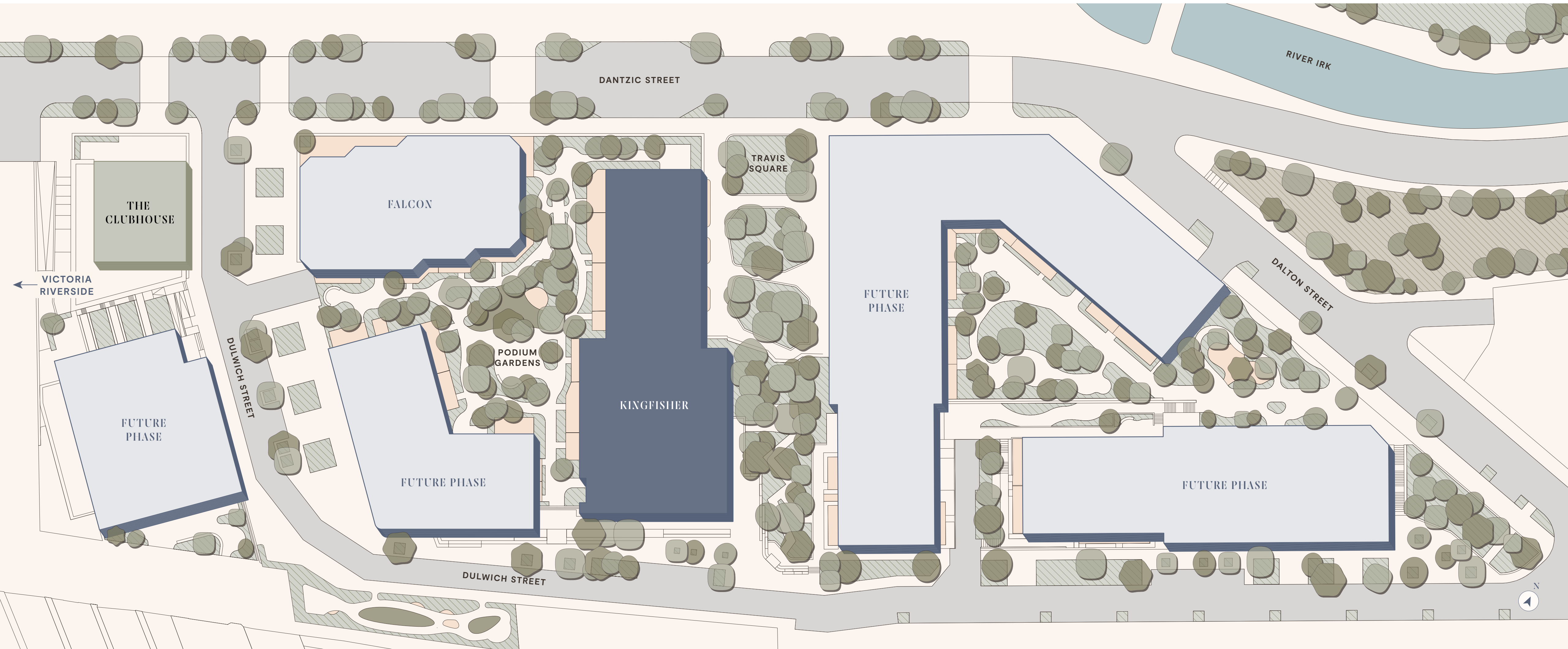
*The podium gardens put an elevated green oasis right on Kingfisher's doorstep*





Kingfisher extends between the bustling Dantzic Street and the more residential Dulwich Street, with private podium gardens to the west and a green ecological passage to the east. This lush corridor stretches from Travis Square to nature-embraced viewing platforms right next to the building's private entrance on Dulwich Street.

Step outside and wander along Dulwich Street to discover this exciting public realm, offering commercial pop-up venues for dining, music and social gatherings, as well as integrated seating and recreational areas for forest bathing, an outdoor gym and children's play area.



FLOOR PLATE

# GROUND FLOOR

- COMMUNAL AREAS
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

**01 1 BEDROOM**

OPEN PLAN LIVING 8,200 X 3,200MM  
 BEDROOM 4,000 X 2,800MM  
 PRIVATE TERRACE 2,500 X 5,000MM  
 TOTAL 541 SQ FT | 50.3 SQ M

**02 2 BEDROOM**

OPEN PLAN LIVING 8,200 X 3,100MM  
 BEDROOM 1 4,900 X 2,700MM  
 BEDROOM 2 3,500 X 2,700MM  
 PRIVATE TERRACE 2,500 X 9,280MM  
 TOTAL 761 SQ FT | 70.7 SQ M

**03 1 BEDROOM**

OPEN PLAN LIVING 9,800 X 5,000MM  
 BEDROOM 5,300 X 2,700MM  
 PRIVATE TERRACE 1,500 X 7,910MM  
 TOTAL 783 SQ FT | 72.7 SQ M

**04 2 BEDROOM (DUPLEX)**

OPEN PLAN LIVING 7,600 X 5,000MM  
 PRIVATE TERRACE 2,500 X 3,540MM  
 TOTAL 1,100 SQ FT | 103.1 SQ M

**05 3 BEDROOM (DUPLEX)**

OPEN PLAN LIVING 9,000 X 4,800MM  
 PRIVATE TERRACE 2,500 X 8,820MM  
 TOTAL 1,319 SQ FT | 122.5 SQ M

**06 3 BEDROOM (DUPLEX)**

OPEN PLAN LIVING 9,000 X 4,800MM  
 PRIVATE TERRACE 3,500 X 9,200MM  
 TOTAL 1,312 SQ FT | 121.9 SQ M

**07 3 BEDROOM (DUPLEX)**

OPEN PLAN LIVING 7,800 X 7,100MM  
 PRIVATE TERRACE 3,500 X 7,900MM  
 TOTAL 1,359 SQ FT | 126.3 SQ M

**08 3 BEDROOM (DUPLEX)**

OPEN PLAN LIVING 7,400 X 5,700MM  
 PRIVATE TERRACE 6,880 X 5,420MM  
 TOTAL 1,336 SQ FT | 124.1 SQ M

**09 1 BEDROOM**

OPEN PLAN LIVING 5,700 X 3,300MM  
 BEDROOM 3,600 X 2,900MM  
 TOTAL 501 SQ FT | 46.5 SQ M

**10 1 BEDROOM**

OPEN PLAN LIVING 7,100 X 4,200MM  
 BEDROOM 3,600 X 2,900MM  
 BALCONY 3,400 X 1,600MM  
 TOTAL 471 SQ FT | 43.8 SQ M



**11 1 BEDROOM**

OPEN PLAN LIVING 7,100 X 3,800MM  
 BEDROOM 3,600 X 3,200MM  
 BALCONY 3,400 X 1,600MM  
 TOTAL 549-561 SQ FT  
 51.0-52.1 SQ M

**12 2 BEDROOM**

OPEN PLAN LIVING 9,600 X 3,200MM  
 BEDROOM 1 4,800 X 2,800MM  
 BEDROOM 2 5,300 X 2,700MM  
 BALCONY 4,700 X 1,600MM  
 TOTAL 969-972 SQ FT  
 90.0-90.3 SQ M

**13 1 BEDROOM**

OPEN PLAN LIVING 8,200 X 3,200MM  
 BEDROOM 4,000 X 2,800MM  
 TOTAL 541-553 SQ FT  
 50.3-50.6 SQ M





# FLOOR PLATE

## LEVEL 01

- COMMUNAL AREAS
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

01 1 BEDROOM	
OPEN PLAN LIVING	8,200 X 3,200MM
BEDROOM	4,000 X 2,800MM
TOTAL	541-553 SQ FT 50.3-50.6 SQ M

02 2 BEDROOM	
OPEN PLAN LIVING	8,200 X 3,100MM
BEDROOM 1	4,900 X 2,700MM
BEDROOM 2	3,500 X 2,700MM
TOTAL	761 SQ FT   70.7 SQ M

03 1 BEDROOM	
OPEN PLAN LIVING	9,800 X 5,000MM
BEDROOM	5,300 X 2,700MM
TOTAL	783 SQ FT   72.7 SQ M

04 2 BEDROOM (DUPLEX)	
BEDROOM 1	3,700 X 4,300MM
BEDROOM 2	5,000 X 3,300MM

06 3 BEDROOM (DUPLEX)	
BEDROOM 1	4,700 X 3,500MM
BEDROOM 2	4,700 X 2,600MM
BEDROOM 3	3,500 X 2,700MM

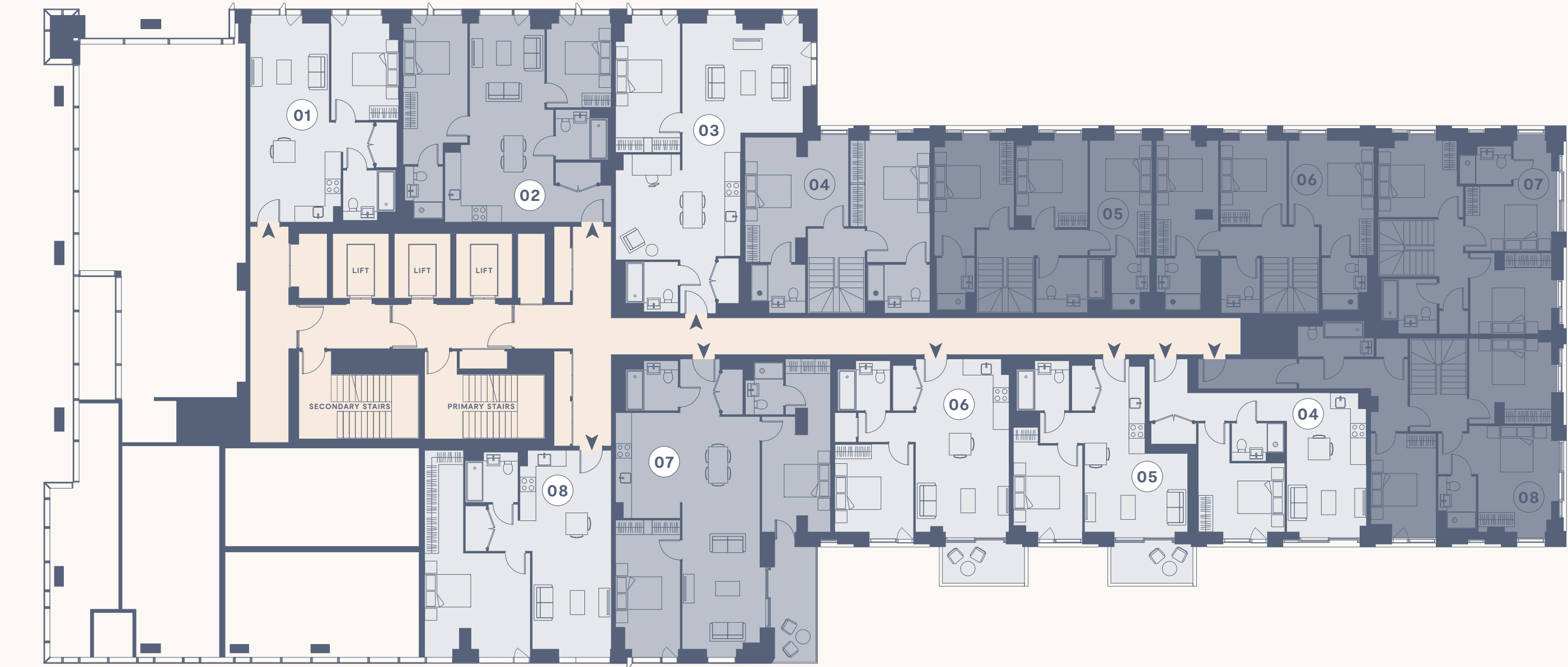
07 3 BEDROOM (DUPLEX)	
BEDROOM 1	3,500 X 2,700MM
BEDROOM 2	3,300 X 3,300MM
BEDROOM 3	3,200 X 3,200MM

08 3 BEDROOM (DUPLEX)	
BEDROOM 1	4,400 X 3,000MM
BEDROOM 2	4,100 X 2,700MM
BEDROOM 3	3,500 X 3,400MM

04 1 BEDROOM	
OPEN PLAN LIVING	5,700 X 3,300MM
BEDROOM	3,600 X 2,900MM
TOTAL	501 SQ FT   46.5 SQ M

05 1 BEDROOM	
OPEN PLAN LIVING	7,100 X 4,200MM
BEDROOM	3,600 X 2,900MM
BALCONY	3,400 X 1,600MM
TOTAL	471 SQ FT   43.8 SQ M

06 1 BEDROOM	
OPEN PLAN LIVING	7,100 X 3,800MM
BEDROOM	3,600 X 3,200MM
BALCONY	3,400 X 1,600MM
TOTAL	549-561 SQ FT 51.0-52.1 SQ M



07 2 BEDROOM	
OPEN PLAN LIVING	9,600 X 3,200MM
BEDROOM 1	4,800 X 2,800MM
BEDROOM 2	5,300 X 2,700MM
BALCONY	4,700 X 1,600MM
TOTAL	969-972 SQ FT 90.0-90.3 SQ M

08 1 BEDROOM	
OPEN PLAN LIVING	8,200 X 3,200MM
BEDROOM	4,300 X 4,000MM
TOTAL	688 SQ FT   63.9 SQ M



FLOOR PLATE

# LEVELS 02-06

- COMMUNAL AREAS
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

## 01 2 BEDROOM

OPEN PLAN LIVING	8,200 X 3,100MM
BEDROOM 1	4,900 X 2,700MM
BEDROOM 2	3,500 X 2,700MM
TOTAL	761 SQ FT   70.7 SQ M

## 02 2 BEDROOM

OPEN PLAN LIVING	6,100 X 4,400MM
BEDROOM 1	3,600 X 3,300MM
BEDROOM 2	4,100 X 3,200MM
TOTAL	828 SQ FT   77.0 SQ M

## 03 1 BEDROOM

OPEN PLAN LIVING	5,200 X 3,900MM
BEDROOM	5,200 X 2,700MM
TOTAL	479 SQ FT   44.5 SQ M

## 04 2 BEDROOM

OPEN PLAN LIVING	6,100 X 4,400MM
BEDROOM 1	3,600 X 3,300MM
BEDROOM 2	4,100 X 3,200MM
TOTAL	828 SQ FT   76.9 SQ M

## 05 1 BEDROOM

OPEN PLAN LIVING	8,200 X 3,200MM
BEDROOM	4,000 X 2,800MM
TOTAL	541-553 SQ FT 50.3-50.6 SQ M

## 06 2 BEDROOM

OPEN PLAN LIVING	8,200 X 3,100MM
BEDROOM 1	4,900 X 2,700MM
BEDROOM 2	3,500 X 2,700MM
TOTAL	761 SQ FT   70.7 SQ M

## 07 2 BEDROOM

OPEN PLAN LIVING	9,600 X 3,200MM
BEDROOM 1	4,800 X 2,800MM
BEDROOM 2	5,300 X 2,700MM
BALCONY	4,700 X 1,600MM
TOTAL	969-972 SQ FT 90.0-90.3 SQ M

## 08 1 BEDROOM

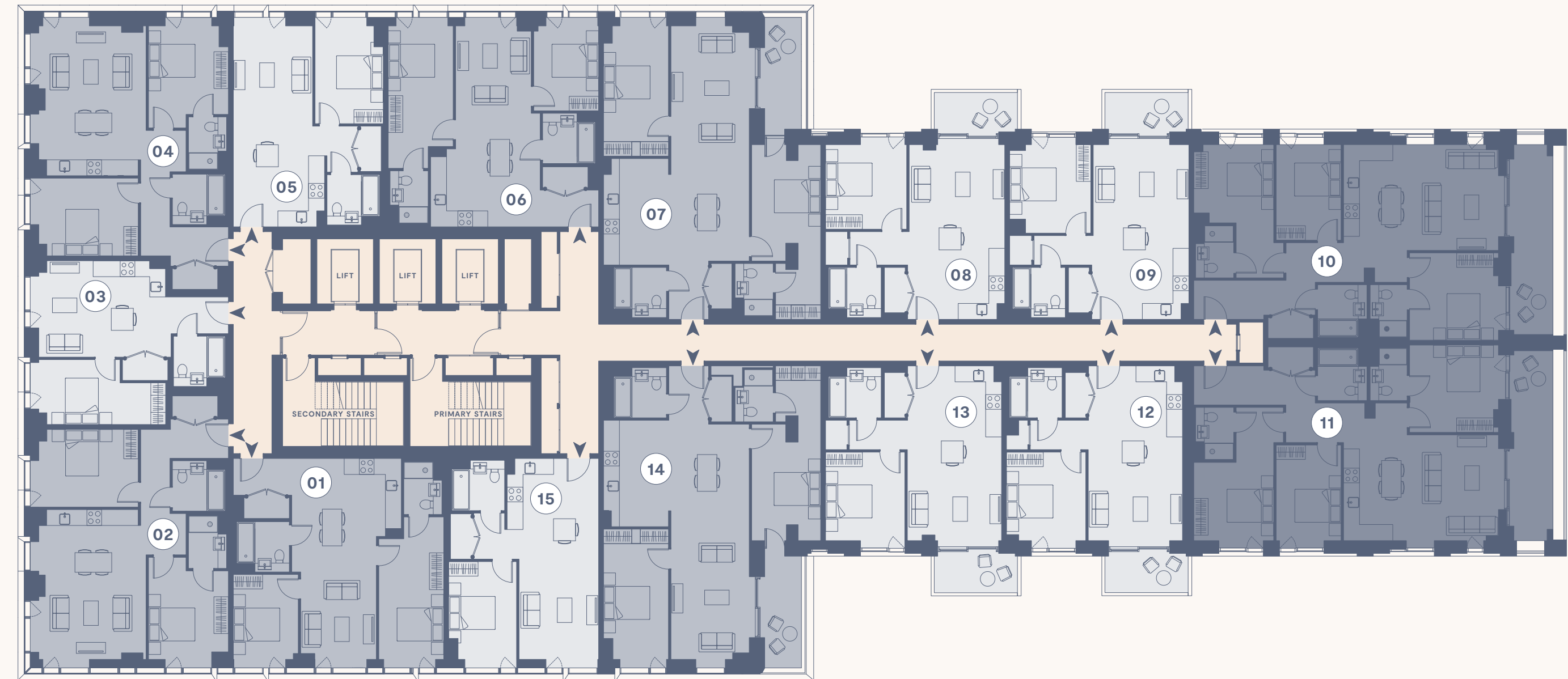
OPEN PLAN LIVING	7,100 X 3,800MM
BEDROOM	3,600 X 3,200MM
BALCONY	3,400 X 1,600MM
TOTAL	549-561 SQ FT 51.0-52.1 SQ M

## 09 1 BEDROOM

OPEN PLAN LIVING	7,100 X 3,800MM
BEDROOM	3,600 X 3,200MM
BALCONY	3,400 X 1,600MM
TOTAL	549-561 SQ FT 51.0-52.1 SQ M

## 10 3 BEDROOM

OPEN PLAN LIVING	6,300 X 4,300MM
BEDROOM 1	3,600 X 3,600MM
BEDROOM 2	3,300 X 3,200MM
BEDROOM 3	3,900 X 2,700MM
BALCONY	8,300 X 2,200MM
TOTAL	1,042-1,046 SQ FT 96.8-97.2 SQ M



## 11 3 BEDROOM

OPEN PLAN LIVING	6,300 X 4,300MM
BEDROOM 1	3,600 X 3,600MM
BEDROOM 2	3,300 X 3,200MM
BEDROOM 3	3,900 X 2,700MM
BALCONY	8,300 X 2,200MM
TOTAL	1,042-1,046 SQ FT 96.8-97.2 SQ M

## 12 1 BEDROOM

OPEN PLAN LIVING	7,100 X 3,800MM
BEDROOM	3,600 X 3,200MM
BALCONY	3,400 X 1,600MM
TOTAL	549-561 SQ FT 51.0-52.1 SQ M

## 13 1 BEDROOM

OPEN PLAN LIVING	7,100 X 3,800MM
BEDROOM	3,600 X 3,200MM
BALCONY	3,400 X 1,600MM
TOTAL	549-561 SQ FT 51.0-52.1 SQ M

## 14 2 BEDROOM

OPEN PLAN LIVING	9,600 X 3,200MM
BEDROOM 1	4,800 X 2,800MM
BEDROOM 2	5,300 X 2,700MM
BALCONY	4,700 X 1,600MM
TOTAL	969-972 SQ FT 90.0-90.3 SQ M

## 15 1 BEDROOM

OPEN PLAN LIVING	8,200 X 3,200MM
BEDROOM	4,000 X 2,800MM
TOTAL	541-553 SQ FT 50.3-50.6 SQ M

FLOOR PLATE

# LEVELS 07-27

- COMMUNAL AREAS
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT

**01 2 BEDROOM**

OPEN PLAN LIVING	8,200 X 3,100MM
BEDROOM 1	4,900 X 2,700MM
BEDROOM 2	3,500 X 2,700MM
<b>TOTAL</b>	<b>762 SQ FT   70.8 SQ M</b>

**02 2 BEDROOM**

OPEN PLAN LIVING	6,100 X 4,400MM
BEDROOM 1	3,600 X 3,300MM
BEDROOM 2	4,100 X 3,200MM
<b>TOTAL</b>	<b>829 SQ FT   77.0 SQ M</b>

**03 1 BEDROOM**

OPEN PLAN LIVING	5,200 X 3,900MM
BEDROOM	5,200 X 2,700MM
<b>TOTAL</b>	<b>479 SQ FT   44.5 SQ M</b>

**04 2 BEDROOM**

OPEN PLAN LIVING	6,100 X 4,400MM
BEDROOM 1	3,600 X 3,300MM
BEDROOM 2	4,100 X 3,200MM
<b>TOTAL</b>	<b>828 SQ FT   76.9 SQ M</b>

**05 1 BEDROOM**

OPEN PLAN LIVING	8,200 X 3,200MM
BEDROOM	4,000 X 2,800MM
<b>TOTAL</b>	<b>544 SQ FT   50.5 SQ M</b>

**06 2 BEDROOM**

OPEN PLAN LIVING	8,200 X 3,100MM
BEDROOM 1	4,900 X 2,700MM
BEDROOM 2	3,500 X 2,700MM
<b>TOTAL</b>	<b>762 SQ FT   70.8 SQ M</b>

**07 2 BEDROOM**

OPEN PLAN LIVING	6,100 X 4,400MM
BEDROOM 1	3,600 X 3,300MM
BEDROOM 2	4,100 X 3,200MM
<b>TOTAL</b>	<b>825 SQ FT   76.6 SQ M</b>

**08 1 BEDROOM**

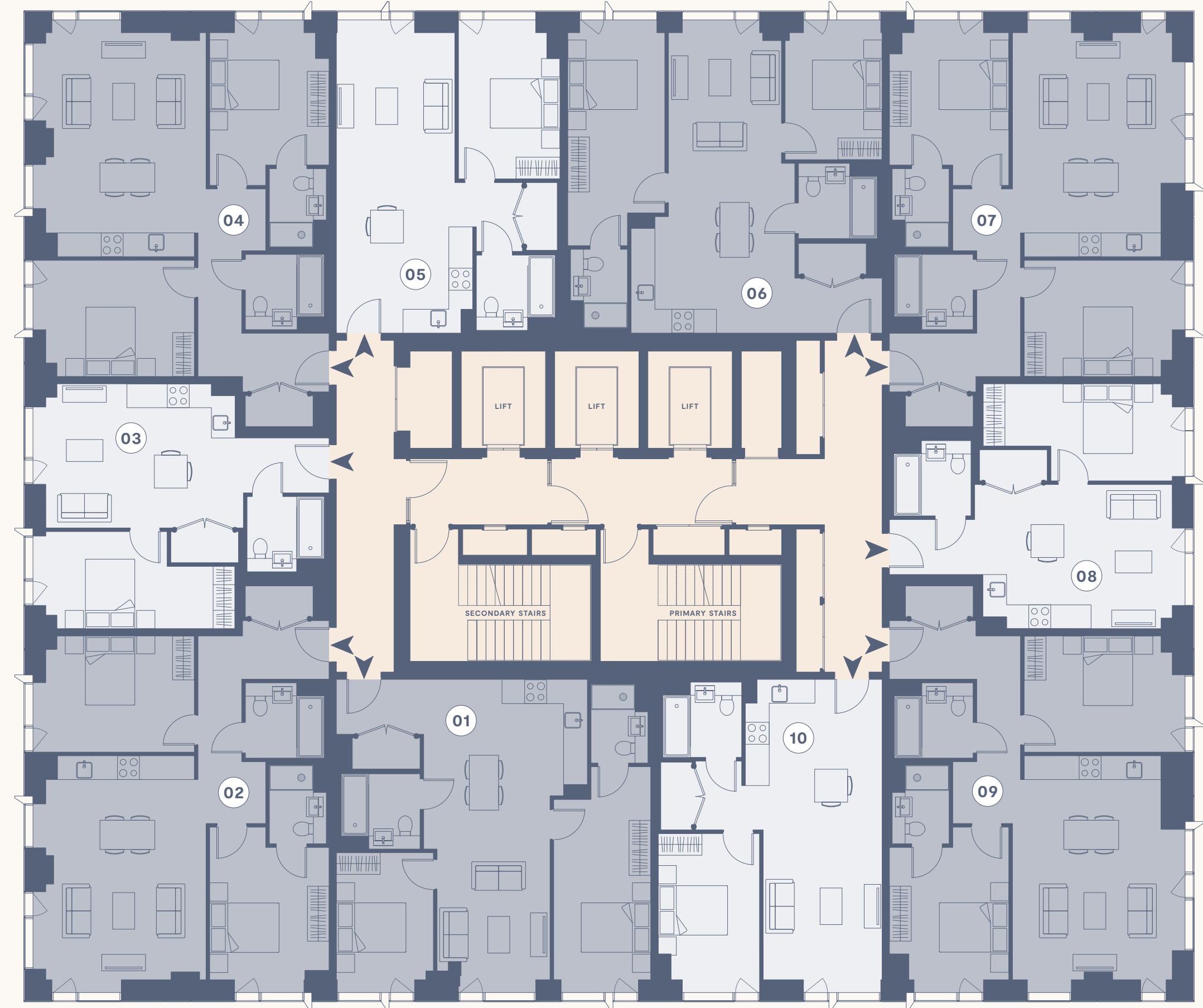
OPEN PLAN LIVING	5,200 X 3,900MM
BEDROOM	5,200 X 2,700MM
<b>TOTAL</b>	<b>479 SQ FT   44.5 SQ M</b>

**09 2 BEDROOM**

OPEN PLAN LIVING	6,100 X 4,400MM
BEDROOM 1	3,600 X 3,300MM
BEDROOM 2	4,100 X 3,200MM
<b>TOTAL</b>	<b>823 SQ FT   76.5 SQ M</b>

**10 1 BEDROOM**

OPEN PLAN LIVING	8,200 X 3,200MM
BEDROOM	4,000 X 2,800MM
<b>TOTAL</b>	<b>544 SQ FT   50.5 SQ M</b>





FLOOR PLATE

# LEVELS 28-29

- COMMUNAL AREAS
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

**01 2 BEDROOM**

OPEN PLAN LIVING 8,200 X 3,100MM  
 BEDROOM 1 4,900 X 2,700MM  
 BEDROOM 2 3,500 X 2,700MM  
 TOTAL 761 SQ FT | 70.7 SQ M

**02 3 BEDROOM**

OPEN PLAN LIVING 6,800 X 4,400MM  
 BEDROOM 1 5,300 X 3,100MM  
 BEDROOM 2 3,600 X 3,300MM  
 BEDROOM 3 4,000 X 2,700MM  
 TOTAL 1,079-1,081 SQ FT  
 100.2-100.4 SQ M

**03 3 BEDROOM**

OPEN PLAN LIVING 6,800 X 4,400MM  
 BEDROOM 1 5,300 X 3,100MM  
 BEDROOM 2 3,600 X 3,300MM  
 BEDROOM 3 4,000 X 2,700MM  
 TOTAL 1,079-1,081 SQ FT  
 100.2-100.4 SQ M

**04 1 BEDROOM**

OPEN PLAN LIVING 8,200 X 3,200MM  
 BEDROOM 4,000 X 2,800MM  
 TOTAL 541-553 SQ FT  
 50.3-50.6 SQ M

**05 2 BEDROOM**

OPEN PLAN LIVING 8,200 X 3,100MM  
 BEDROOM 1 4,900 X 2,700MM  
 BEDROOM 2 3,500 X 2,700MM  
 TOTAL 761 SQ FT | 70.7 SQ M

**06 3 BEDROOM**

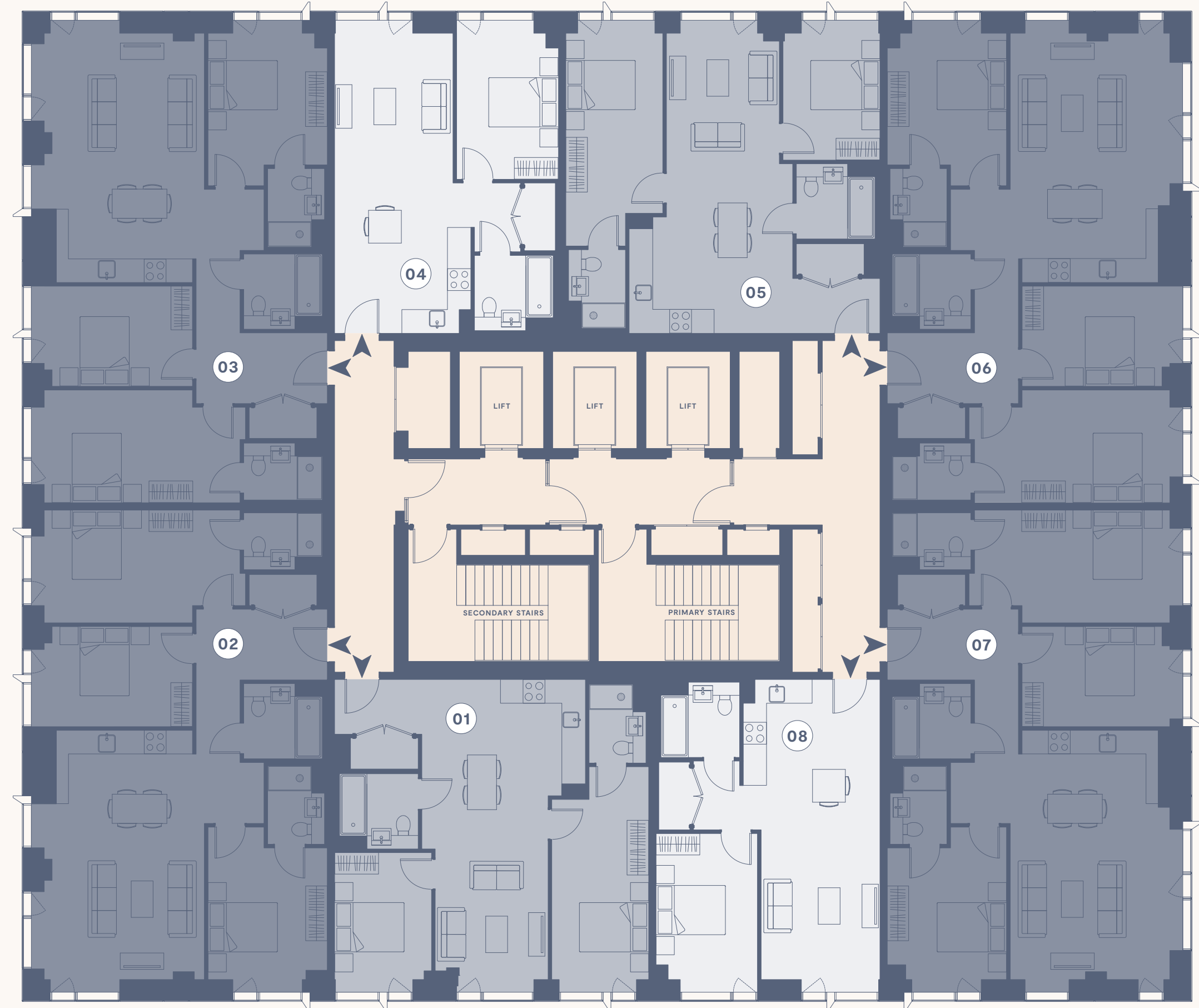
OPEN PLAN LIVING 6,800 X 4,400MM  
 BEDROOM 1 5,300 X 3,100MM  
 BEDROOM 2 3,600 X 3,300MM  
 BEDROOM 3 4,000 X 2,700MM  
 TOTAL 1,079-1,081 SQ FT  
 100.2-100.4 SQ M

**07 3 BEDROOM**

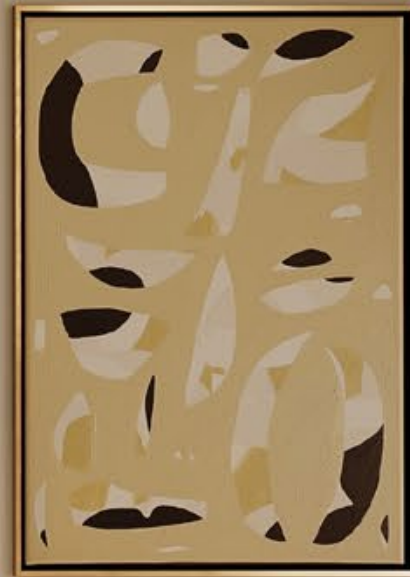
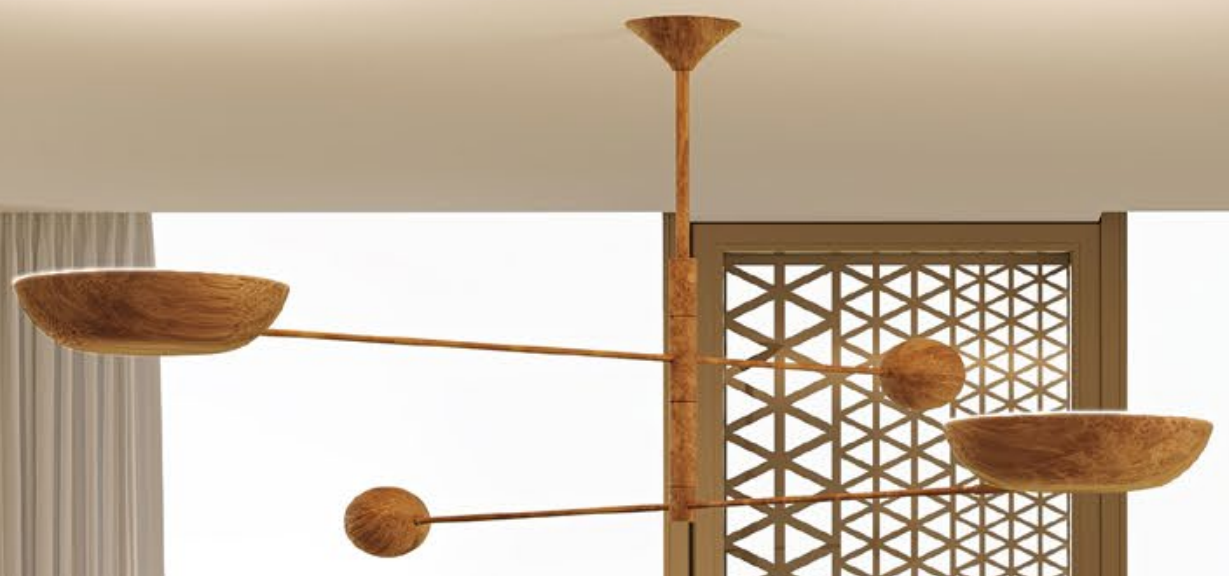
OPEN PLAN LIVING 6,800 X 4,400MM  
 BEDROOM 1 5,300 X 3,100MM  
 BEDROOM 2 3,600 X 3,300MM  
 BEDROOM 3 4,000 X 2,700MM  
 TOTAL 1,079-1,081 SQ FT  
 100.2-100.4 SQ M

**08 1 BEDROOM**

OPEN PLAN LIVING 8,200 X 3,200MM  
 BEDROOM 4,000 X 2,800MM  
 TOTAL 541-553 SQ FT  
 50.3-50.6 SQ M













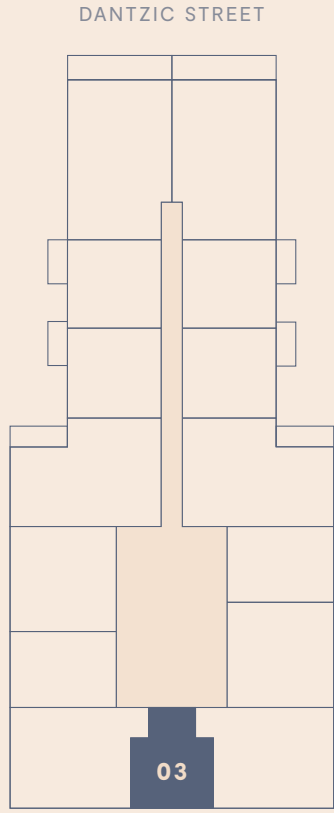
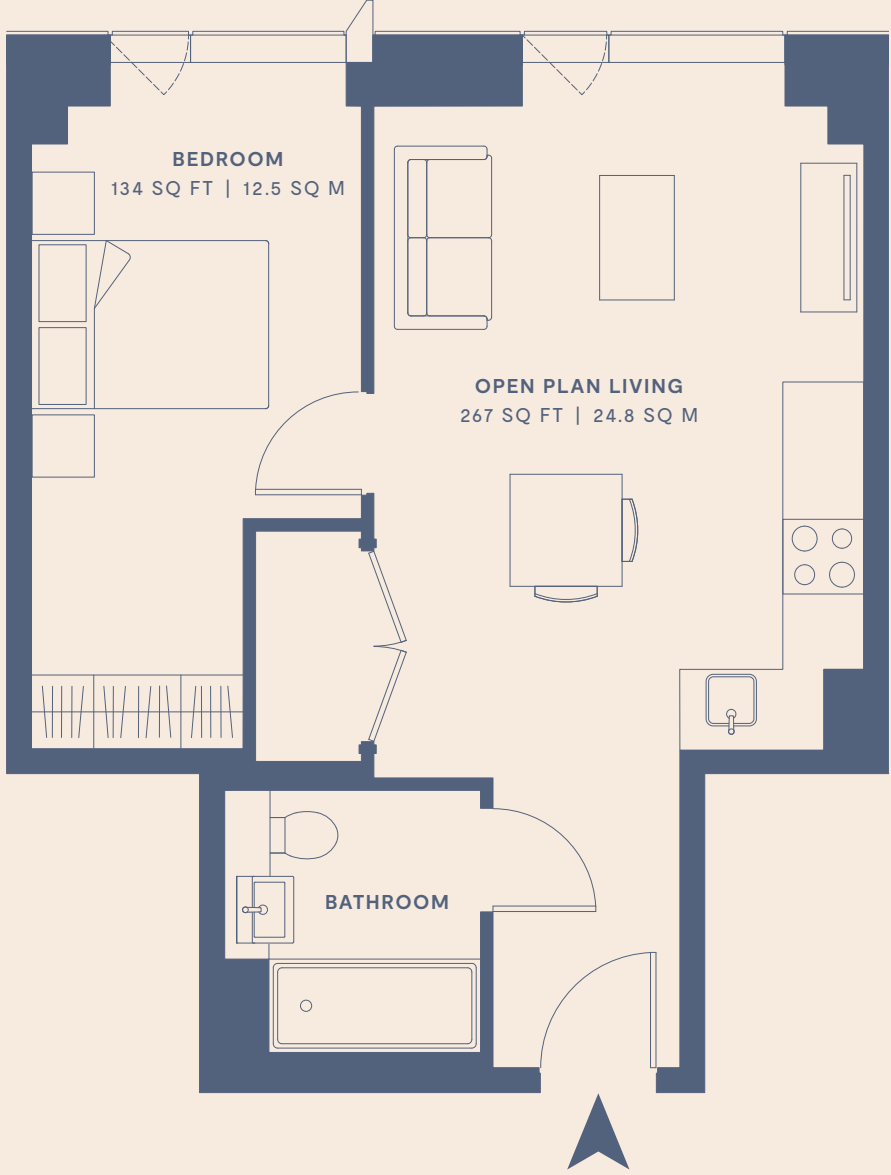
# 1 BED APARTMENT

479 SQ FT | 44.5 SQ M

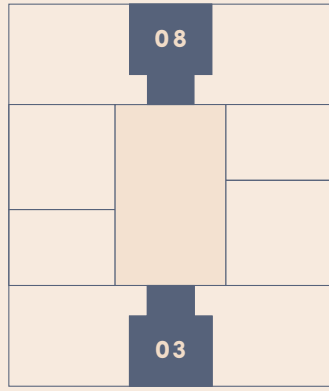
FEATURES ON LEVELS 02 – 27

OPEN PLAN LIVING  
5,200 X 3,900MM

BEDROOM  
5,200 X 2,700MM



DULWICH STREET  
LEVELS 02 – 06



LEVELS 07 – 27



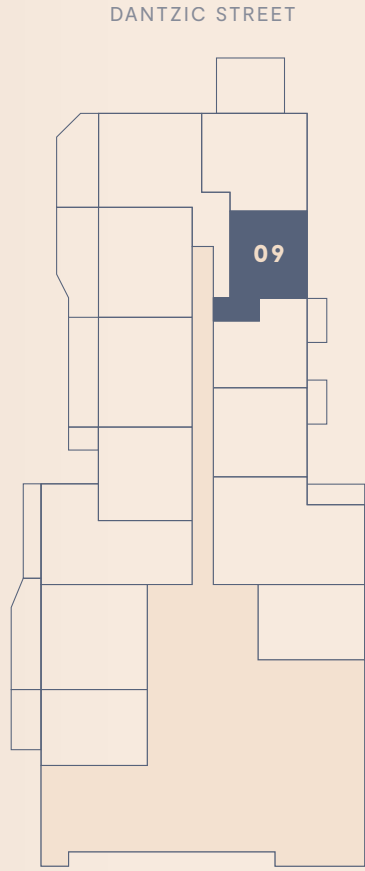
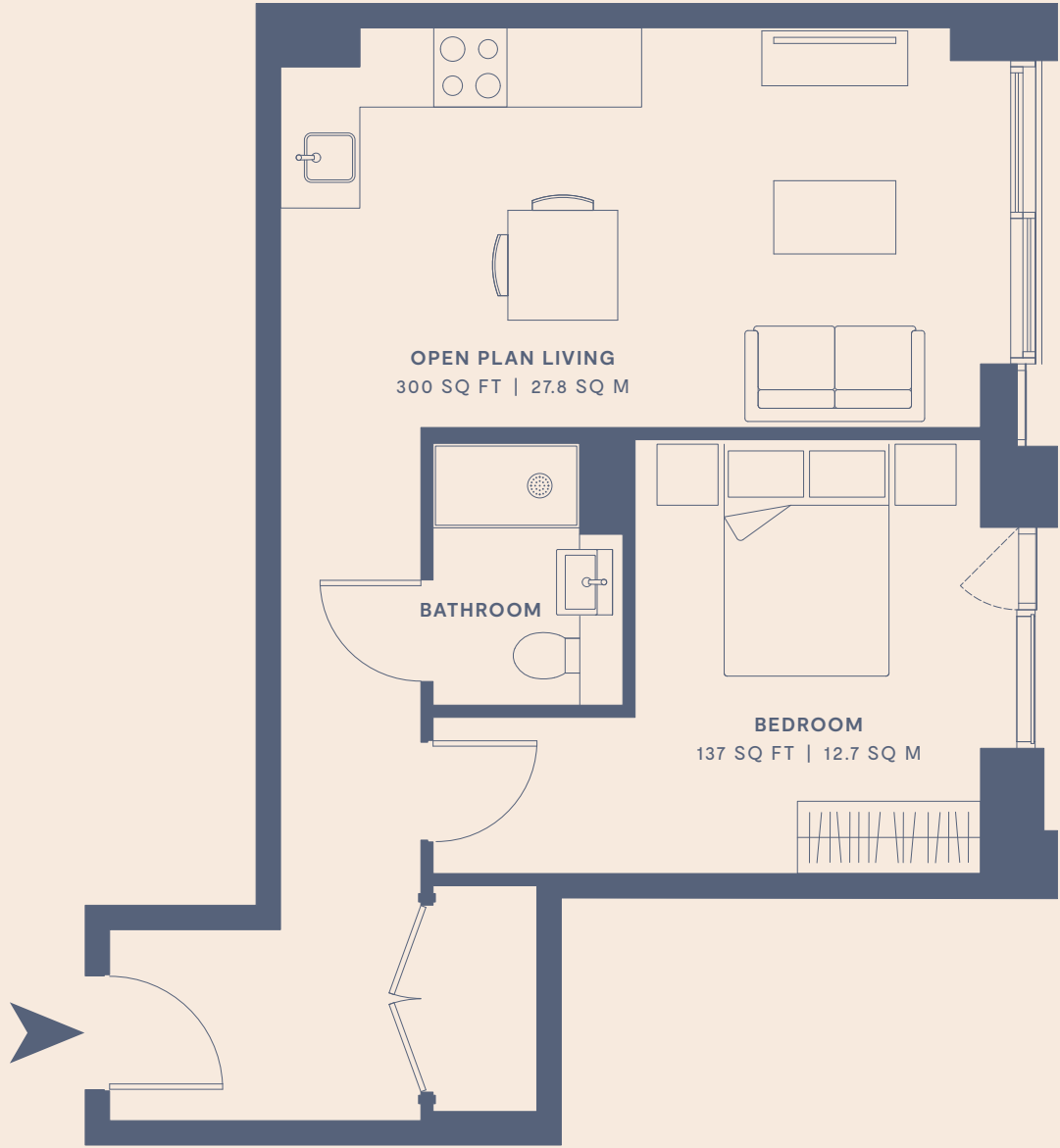
# 1 BED APARTMENT

501 SQ FT | 46.5 SQ M

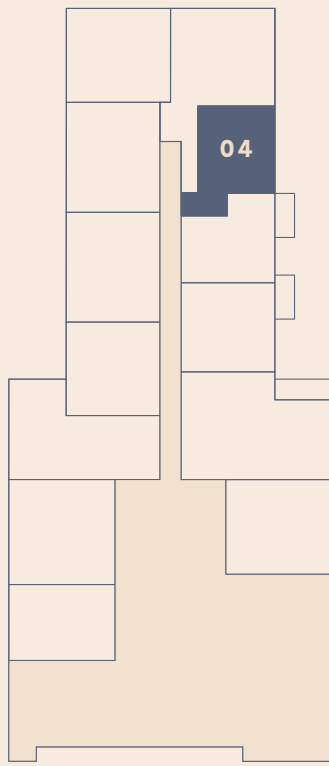
FEATURES ON GROUND FLOOR – LEVEL 01

OPEN PLAN LIVING  
5,700 X 3,300MM

BEDROOM  
3,600 X 2,900MM



DULWICH STREET  
GROUND FLOOR



LEVEL 01



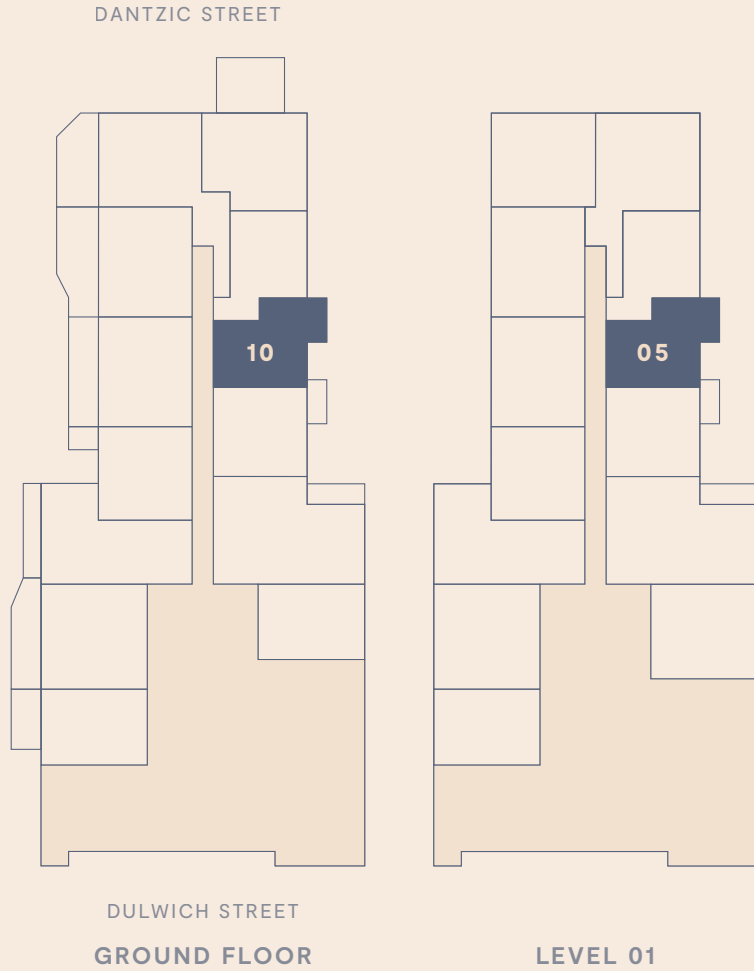
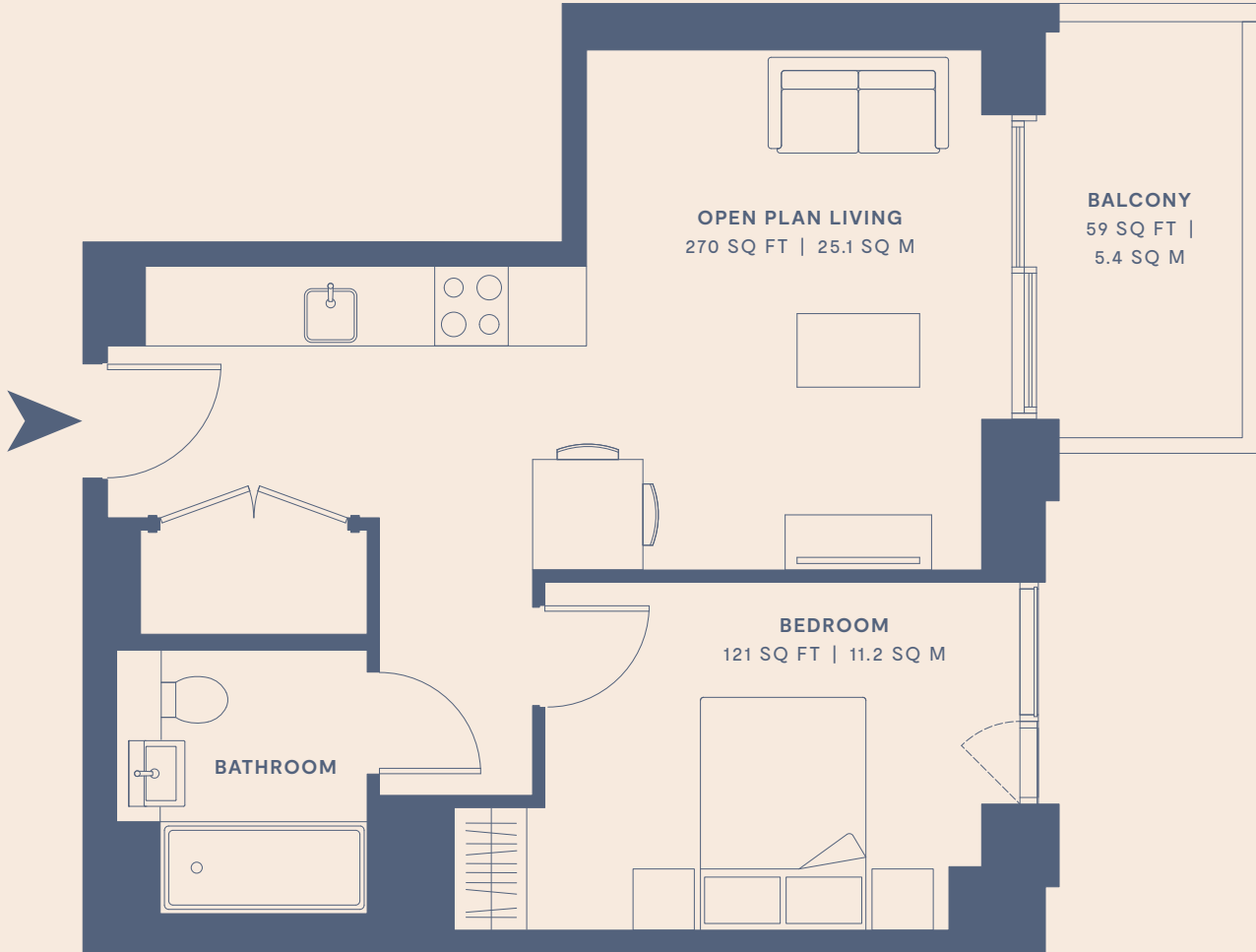


# 1 BED APARTMENT

471 SQ FT | 43.8 SQ M

## FEATURES ON GROUND FLOOR – LEVEL 01

- OPEN PLAN LIVING  
7,100 X 4,200MM
- BEDROOM  
3,600 X 2,900MM
- BALCONY  
3,400 X 1,600MM

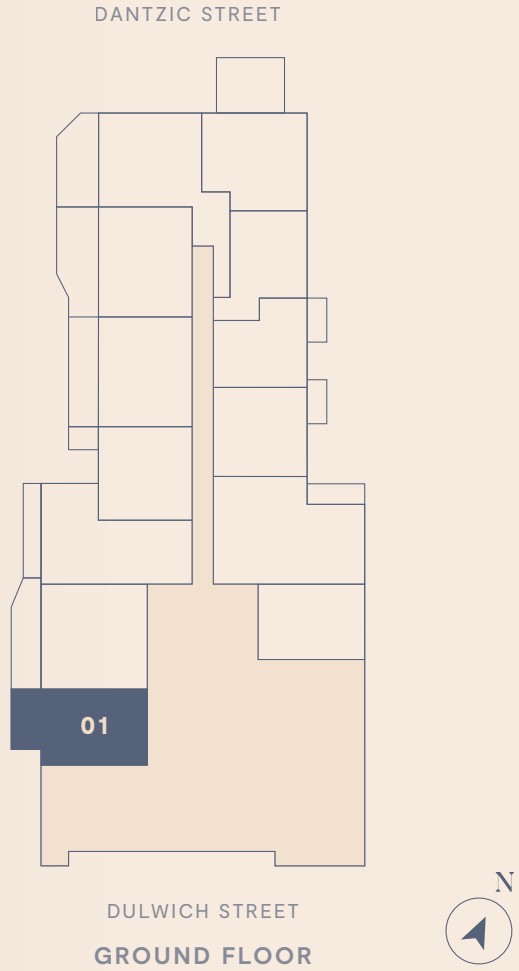
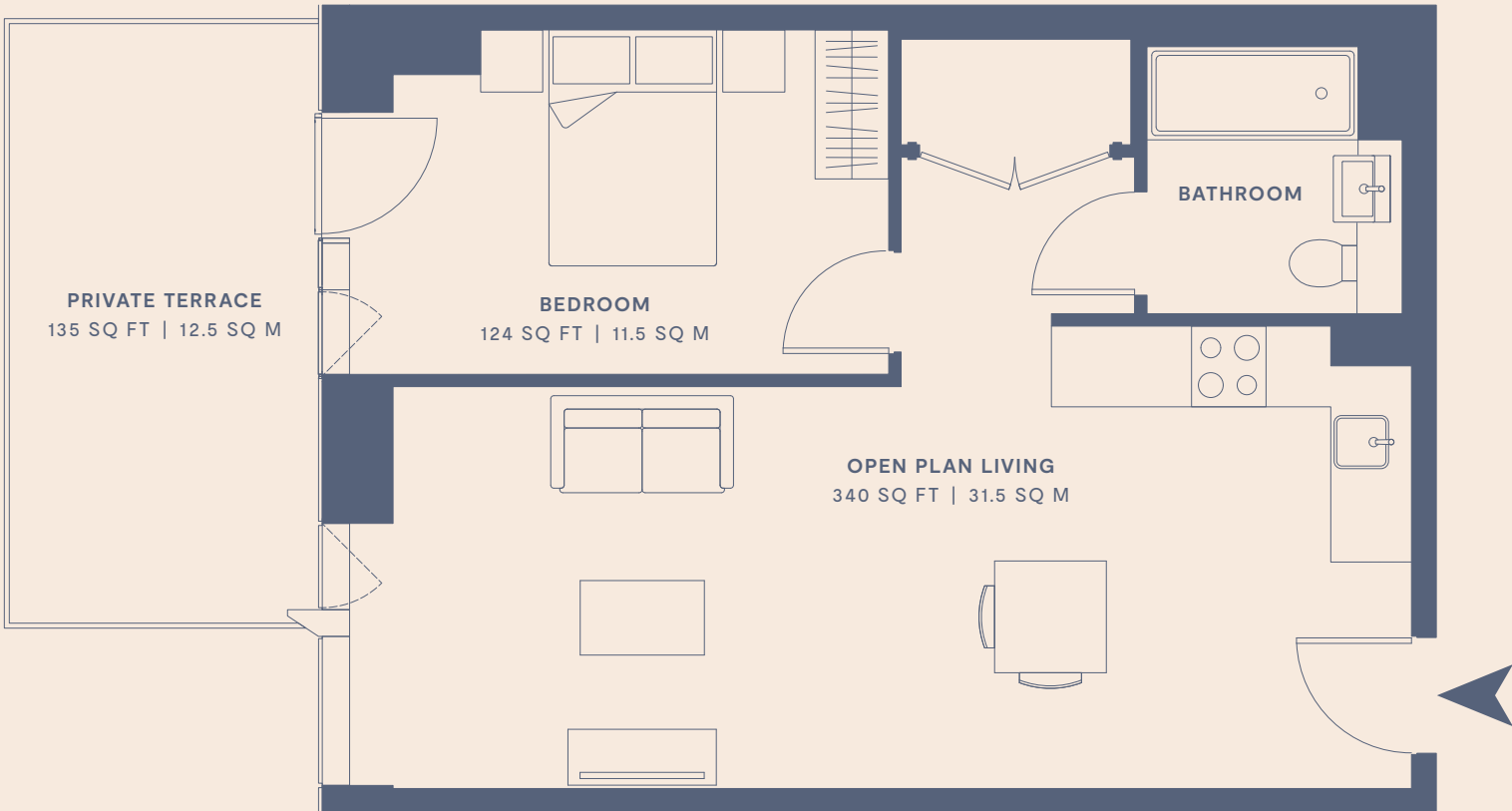


# 1 BED APARTMENT

541 SQ FT | 50.3 SQ M

## FEATURES ON GROUND FLOOR

- OPEN PLAN LIVING  
8,200 X 3,200MM
- BEDROOM  
4,000 X 2,800MM
- PRIVATE TERRACE  
2,500 X 5,000MM





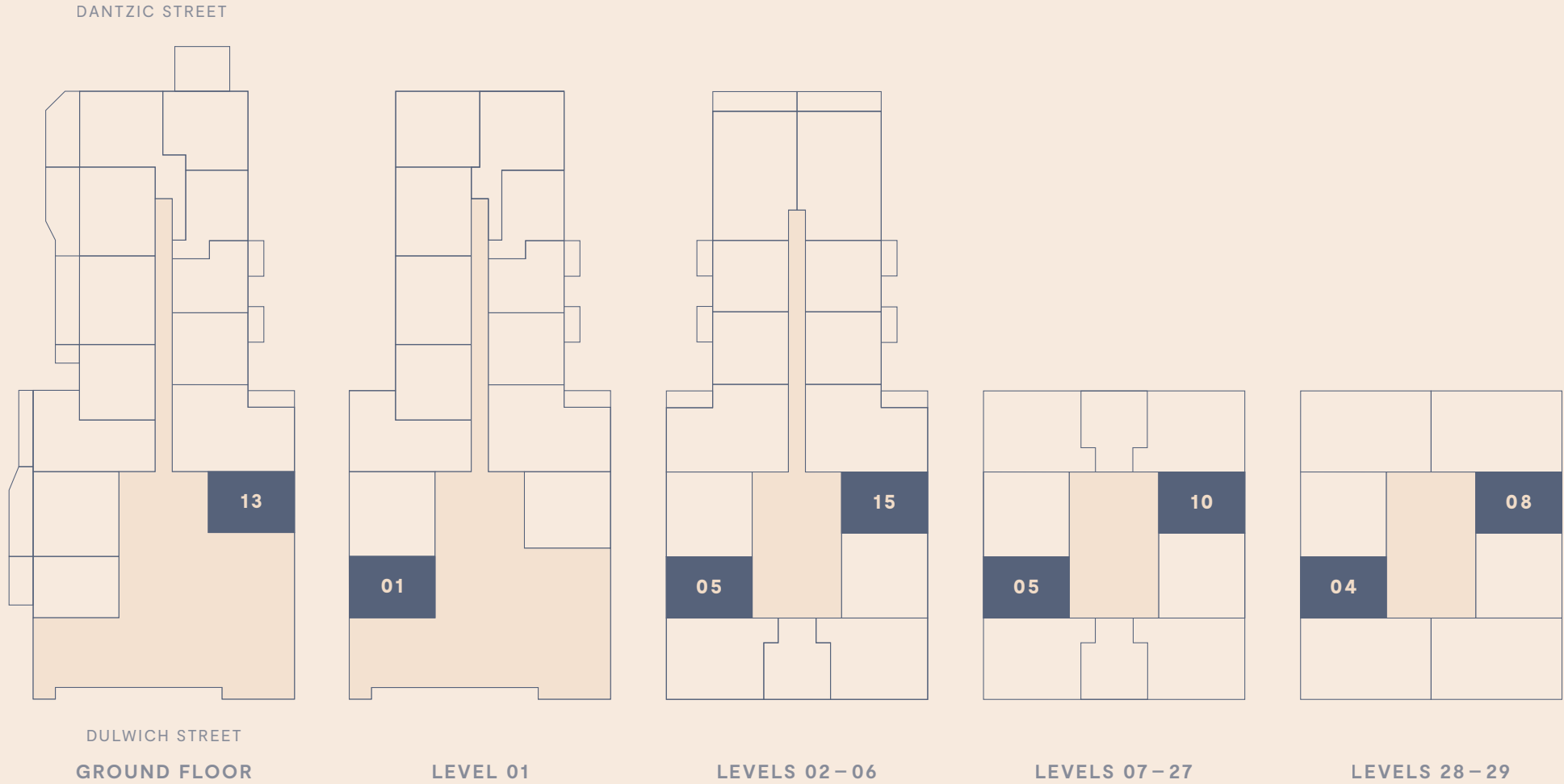
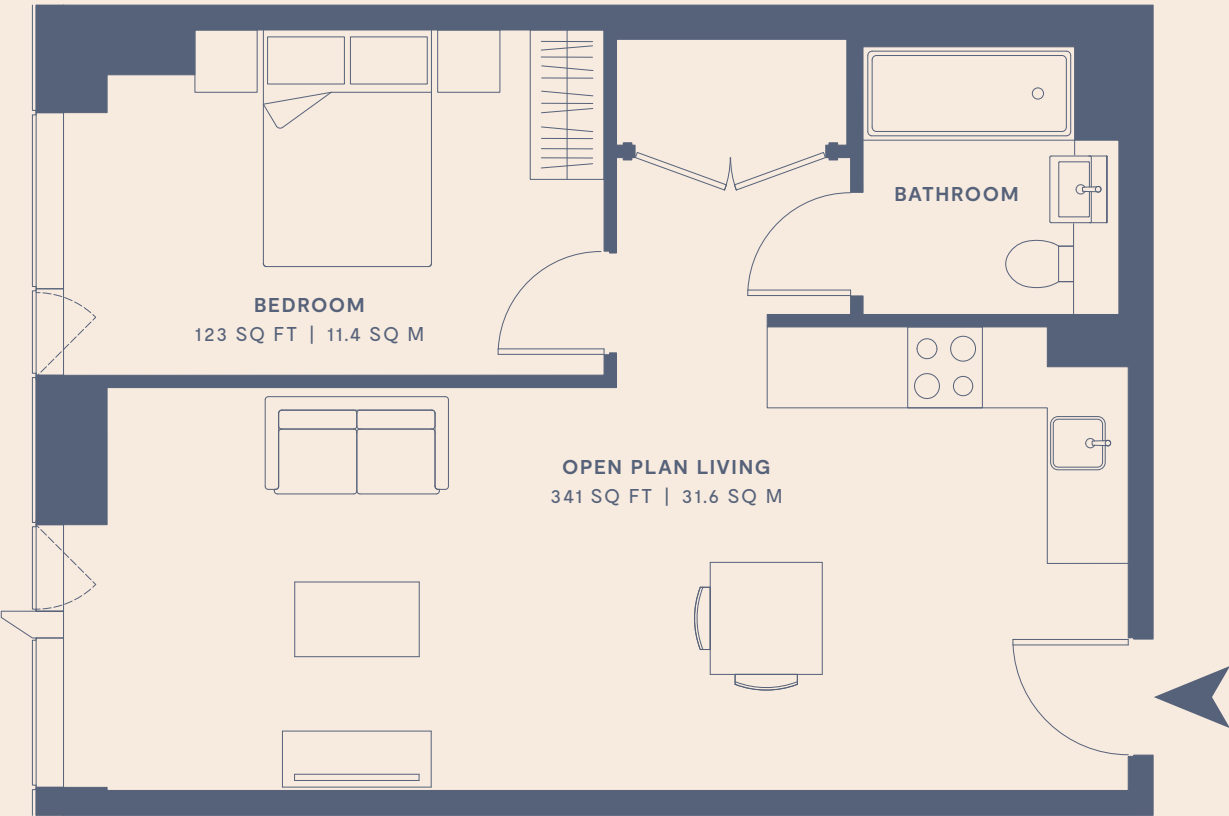
# 1 BED APARTMENT

541-553 SQ FT | 50.3-50.6 SQ M

FEATURES ON GROUND FLOOR-LEVEL 29

OPEN PLAN LIVING  
8,200 X 3,200MM

BEDROOM  
4,000 X 2,800MM



# 1 BED APARTMENT

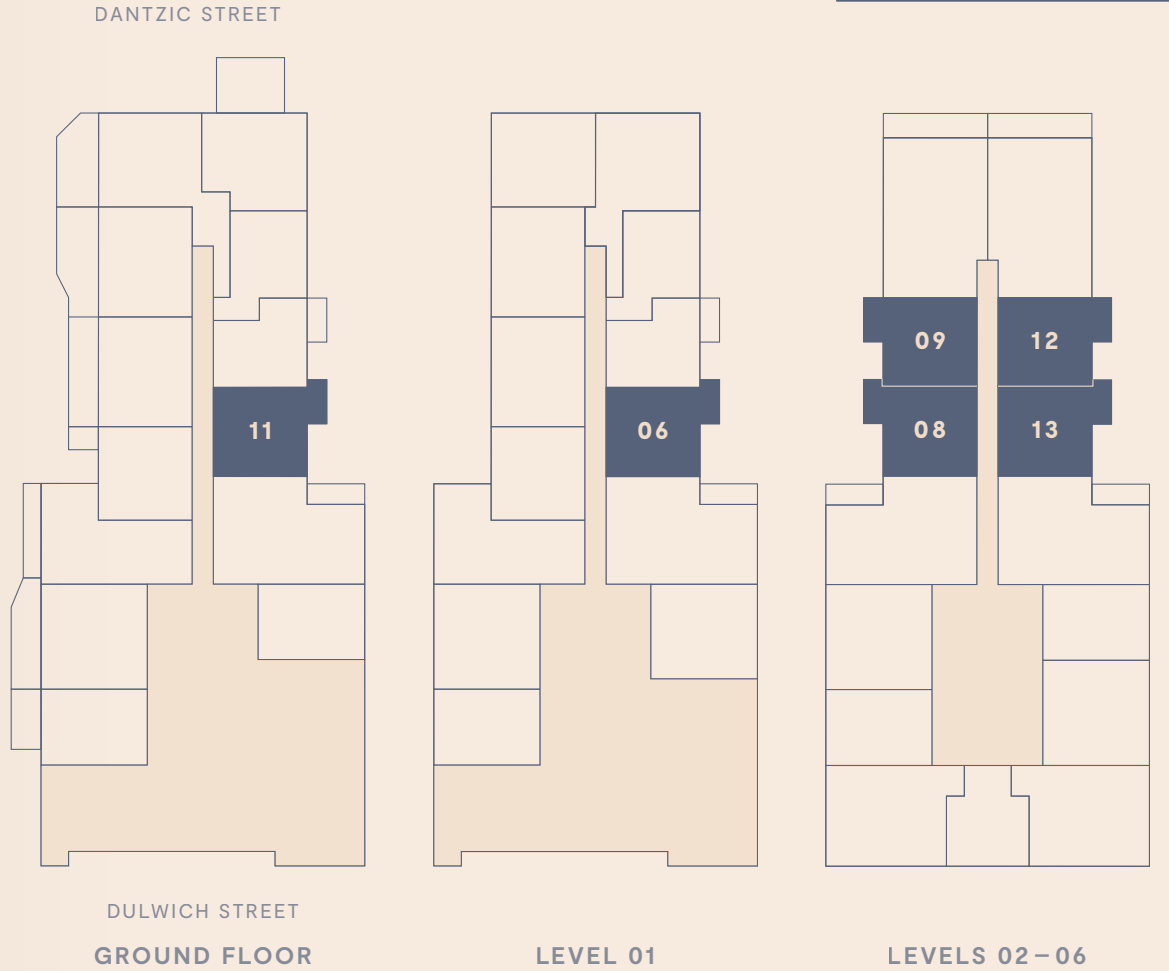
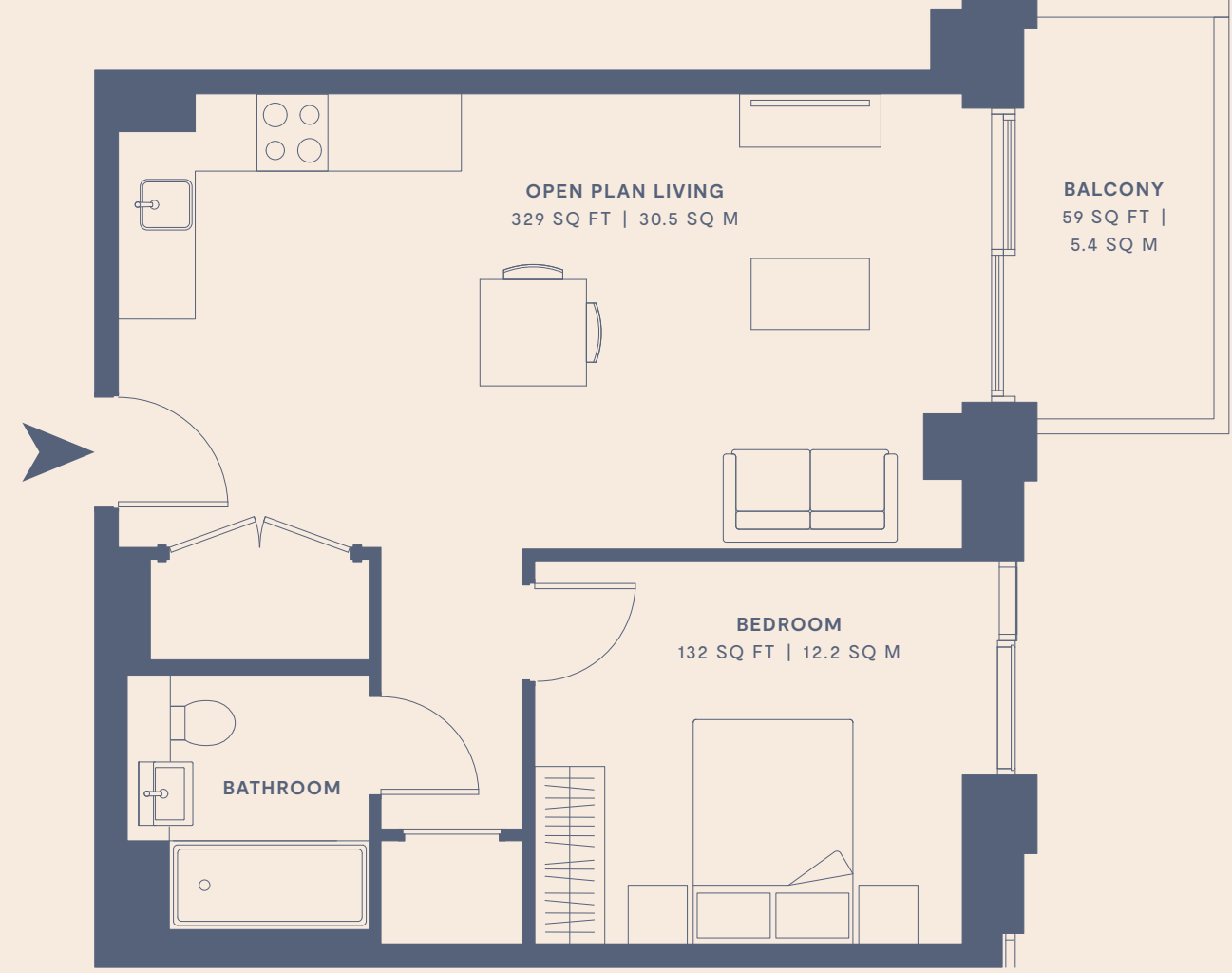
549-561 SQ FT | 51.0-52.1 SQ M

FEATURES ON GROUND FLOOR-LEVEL 06

OPEN PLAN LIVING  
7,100 X 3,800MM

BEDROOM  
3,600 X 3,200MM

BALCONY  
3,400 X 1,600MM





# 1 BED APARTMENT

783 SQ FT | 72.7 SQ M

## FEATURES ON GROUND FLOOR

OPEN PLAN LIVING  
9,800 X 5,000MM

BEDROOM  
5,300 X 2,700MM

PRIVATE TERRACE  
1,500 X 7,910MM



# 1 BED APARTMENT

783 SQ FT | 72.7 SQ M

## FEATURES ON LEVEL 01

OPEN PLAN LIVING  
9,800 X 5,000MM

BEDROOM  
5,300 X 2,700MM





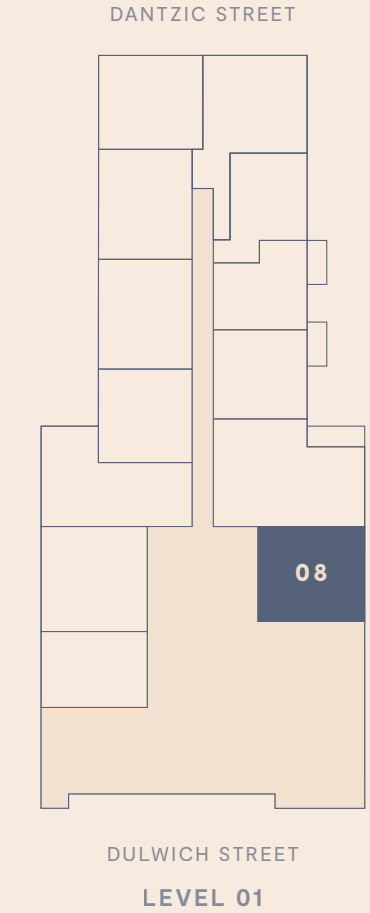
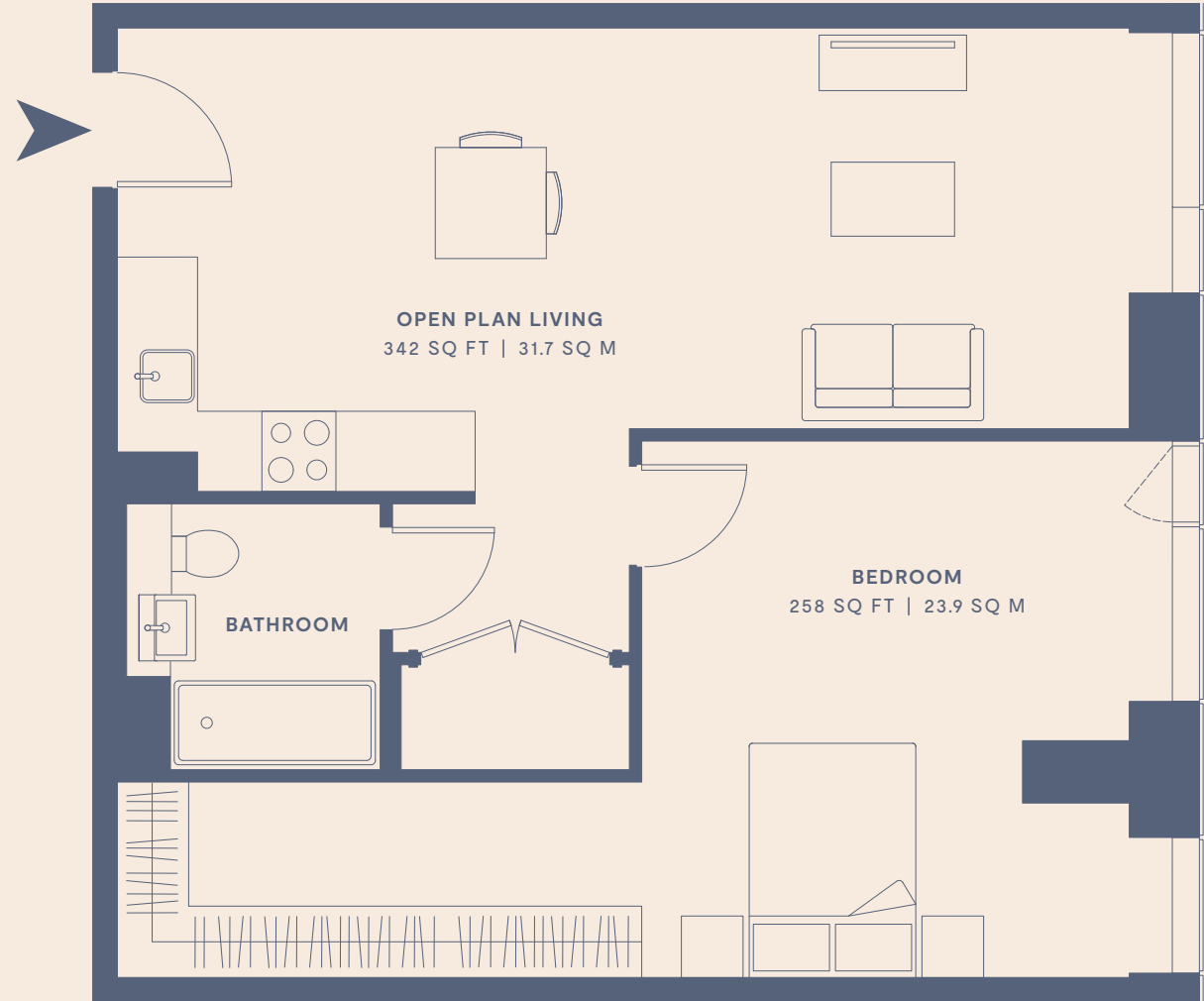
# 1 BED APARTMENT

688 SQ FT | 63.9 SQ M

FEATURES ON LEVEL 01

OPEN PLAN LIVING  
8,200 X 3,200MM

BEDROOM  
4,300 X 4,000MM



# 2 BED APARTMENT

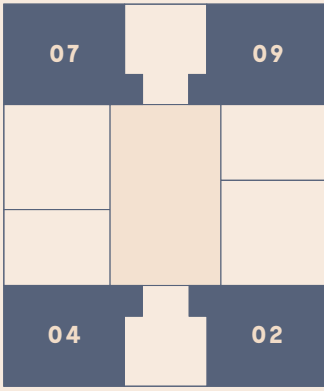
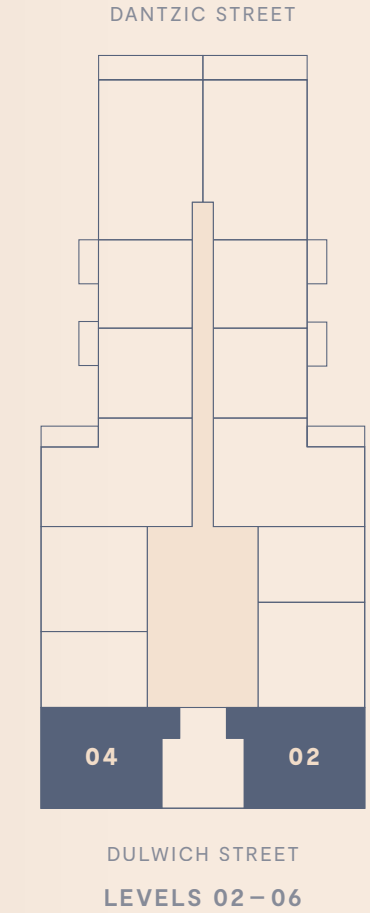
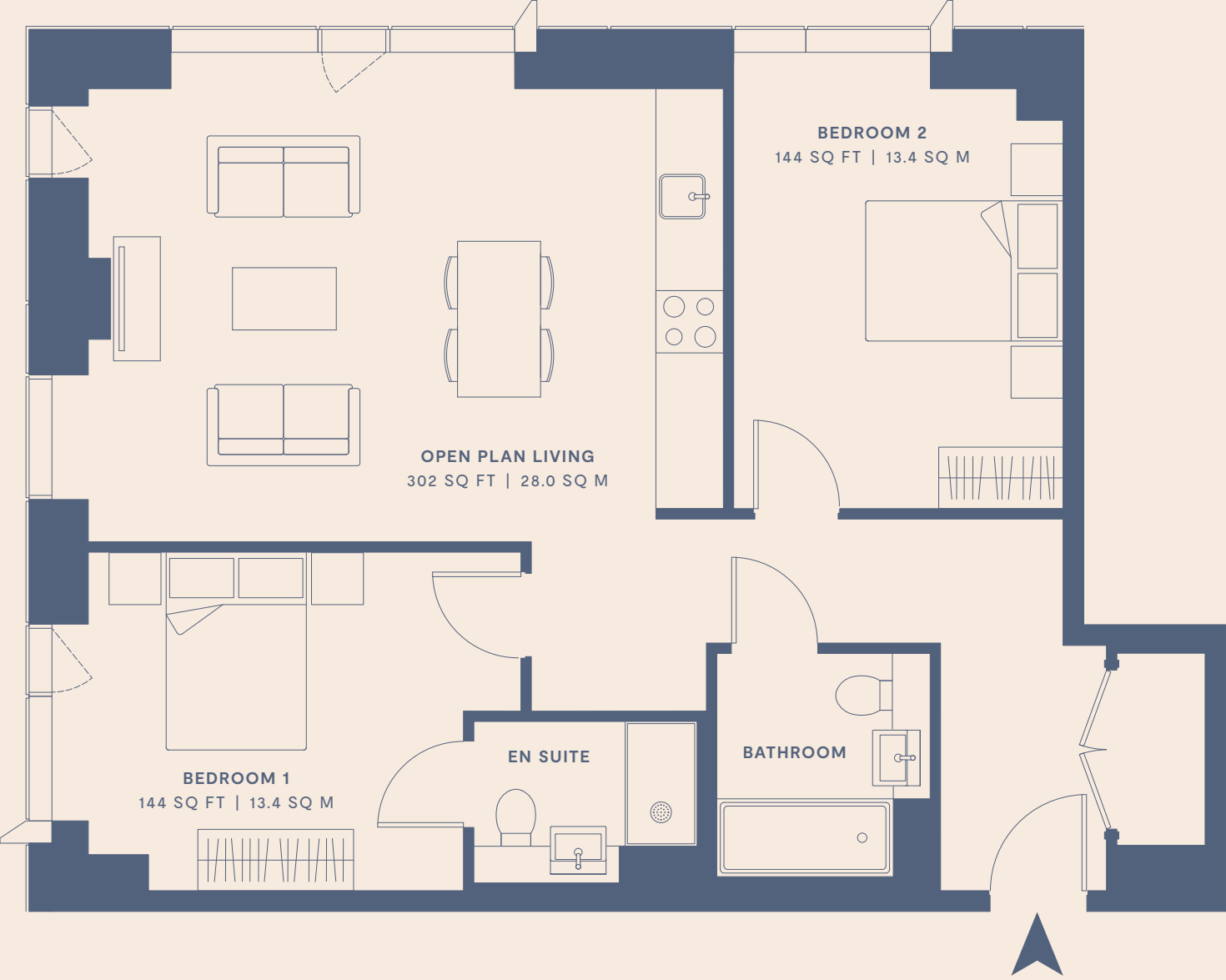
823-831 SQ FT | 76.5-77.2 SQ M

FEATURES ON LEVELS 02-27

OPEN PLAN LIVING  
6,100 X 4,400MM

BEDROOM 1  
3,600 X 3,300MM

BEDROOM 2  
4,100 X 3,200MM



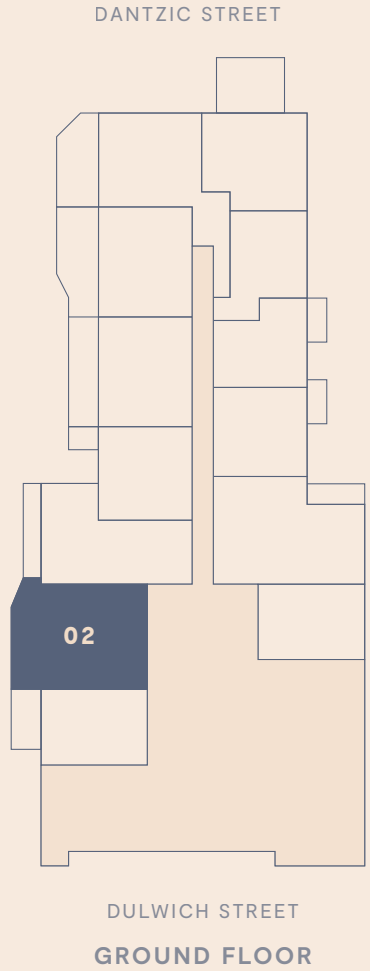
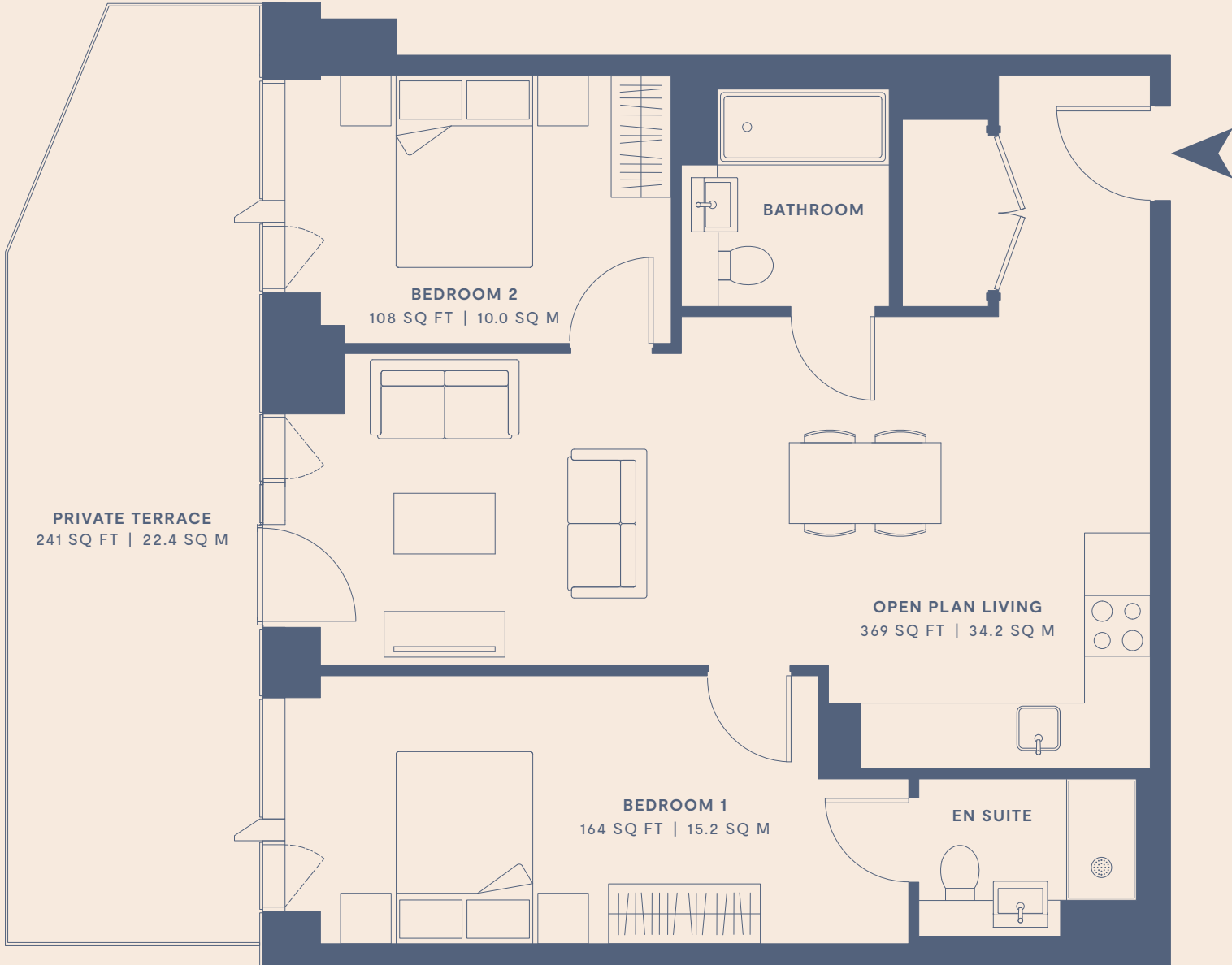


# 2 BED APARTMENT

761 SQ FT | 70.7 SQ M

## FEATURES ON GROUND FLOOR

- OPEN PLAN LIVING  
8,200 X 3,100MM
- BEDROOM 1  
4,900 X 2,700MM
- BEDROOM 2  
3,500 X 2,700MM
- PRIVATE TERRACE  
2,500 X 9,280MM

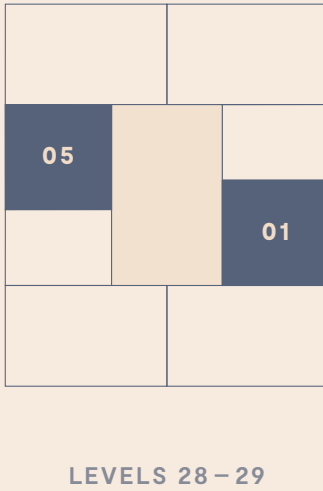
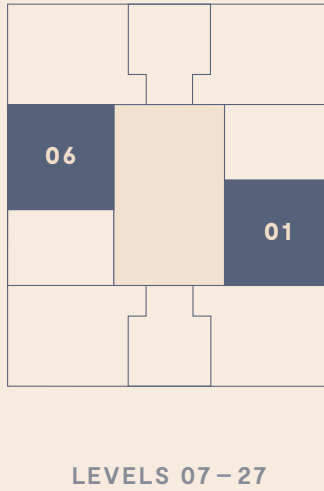
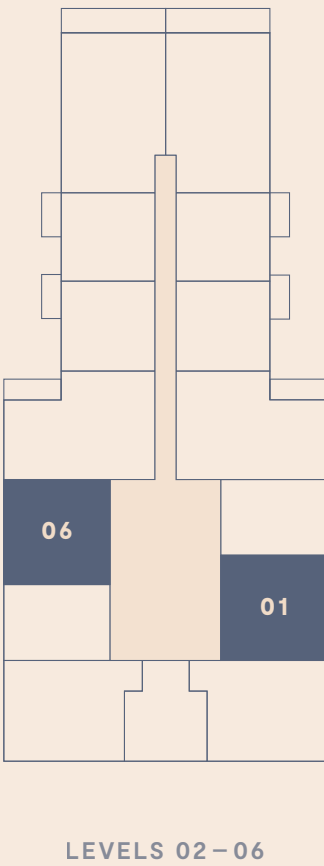
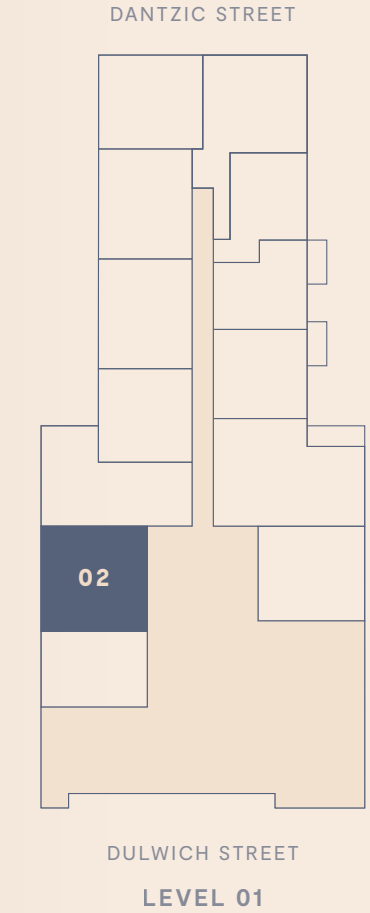


# 2 BED APARTMENT

761 SQ FT | 70.7 SQ M

## FEATURES ON LEVELS 01-29

- OPEN PLAN LIVING  
8,200 X 3,100MM
- BEDROOM 1  
4,900 X 2,700MM
- BEDROOM 2  
3,500 X 2,700MM

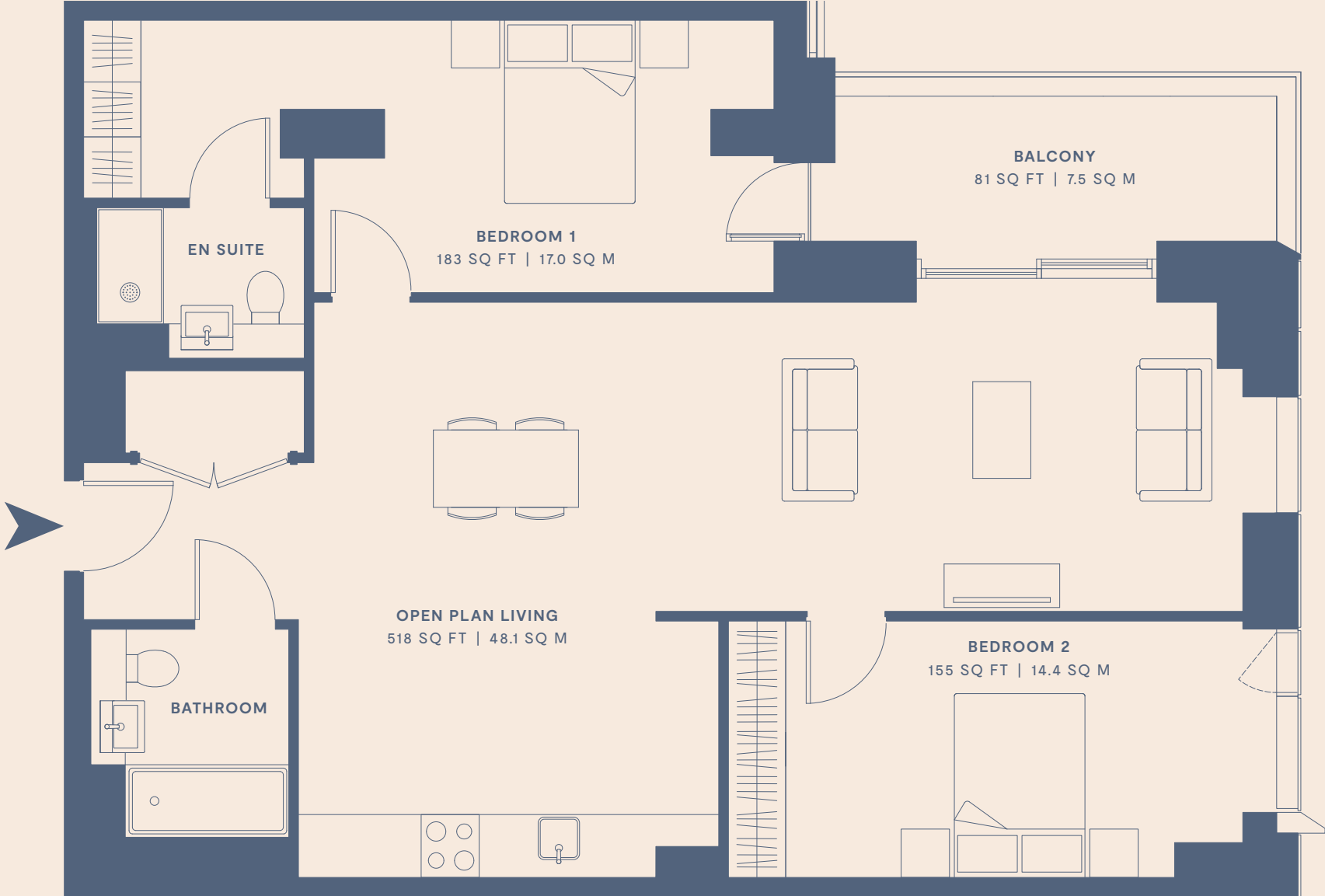




# 2 BED APARTMENT

969-972 SQ FT | 90.0-90.3 SQ M

FEATURES ON GROUND FLOOR - LEVEL 06

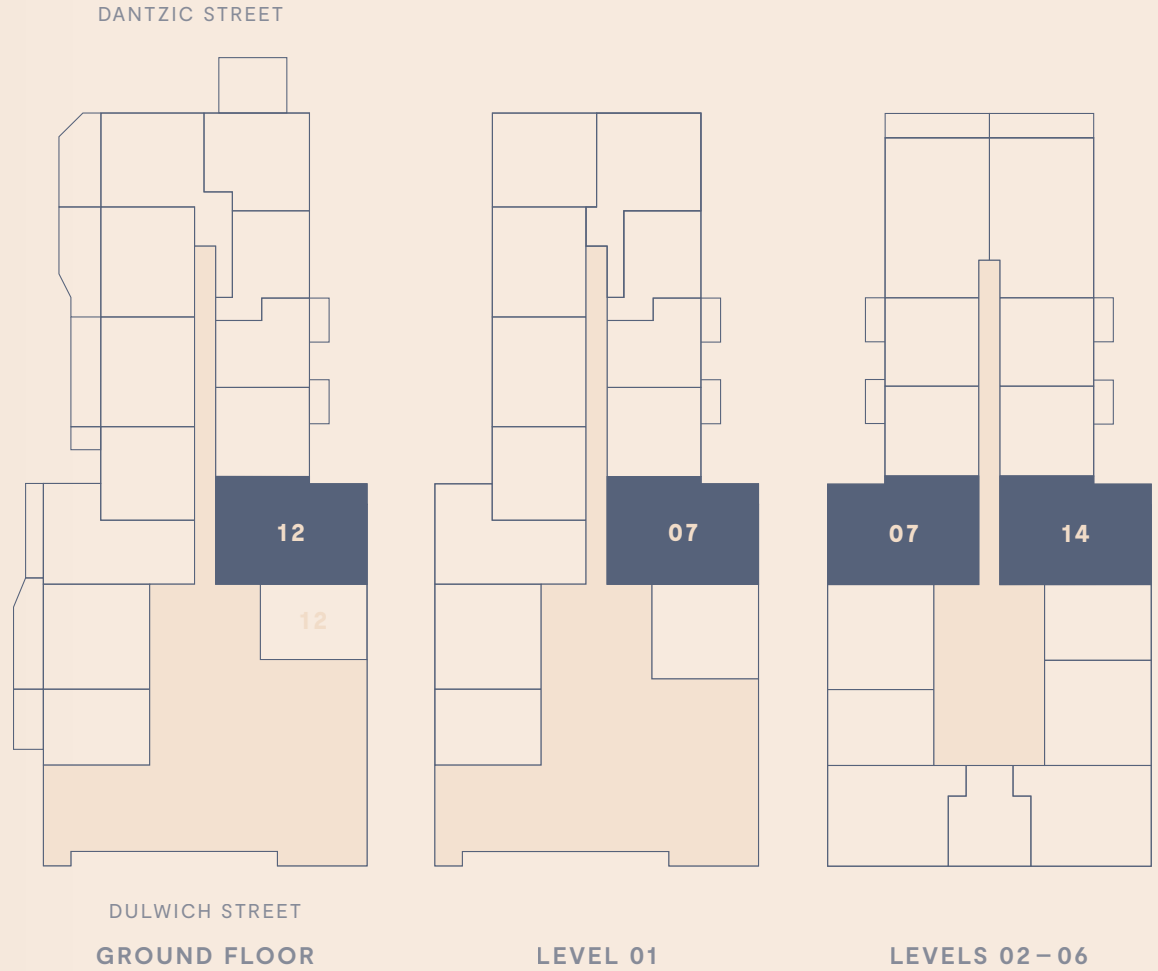


OPEN PLAN LIVING  
9,600 X 3,200MM

BEDROOM 1  
4,800 X 2,800MM

BEDROOM 2  
5,300 X 2,700MM

BALCONY  
4,700 X 1,600MM

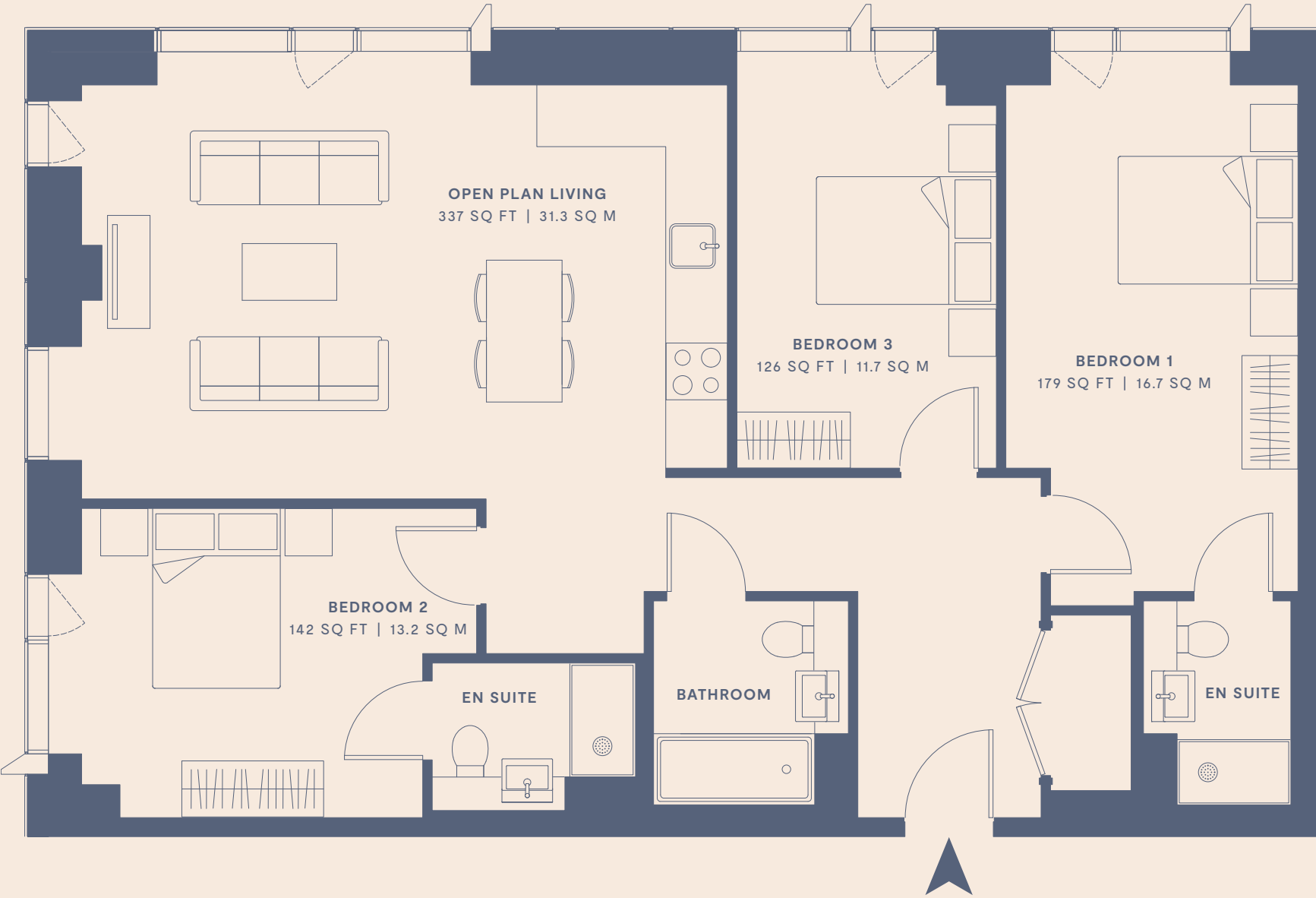




# 3 BED APARTMENT

1,079–1,081 SQ FT | 100.2–100.4 SQ M

FEATURES ON LEVELS 28–29

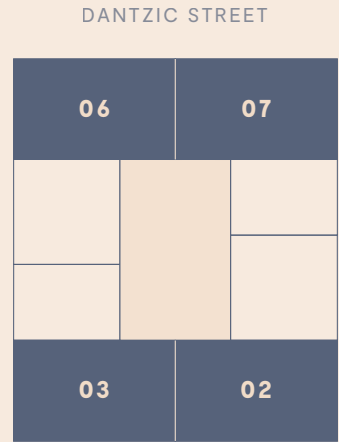


OPEN PLAN LIVING  
6,800 X 4,400MM

BEDROOM 1  
5,300 X 3,100MM

BEDROOM 2  
3,600 X 3,300MM

BEDROOM 3  
4,000 X 2,700MM



LEVELS 28–29



# 3 BED APARTMENT

1,042–1,046 SQ FT | 96.8–97.2 SQ M

FEATURES ON GROUND FLOOR–LEVEL 06

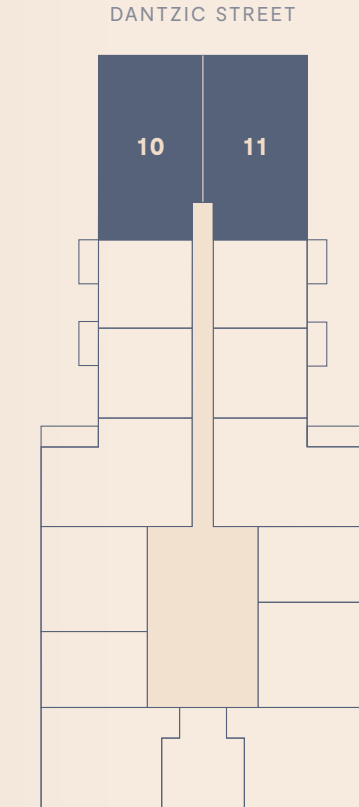
OPEN PLAN LIVING  
6,300 X 4,300MM

BEDROOM 1  
3,600 X 3,600MM

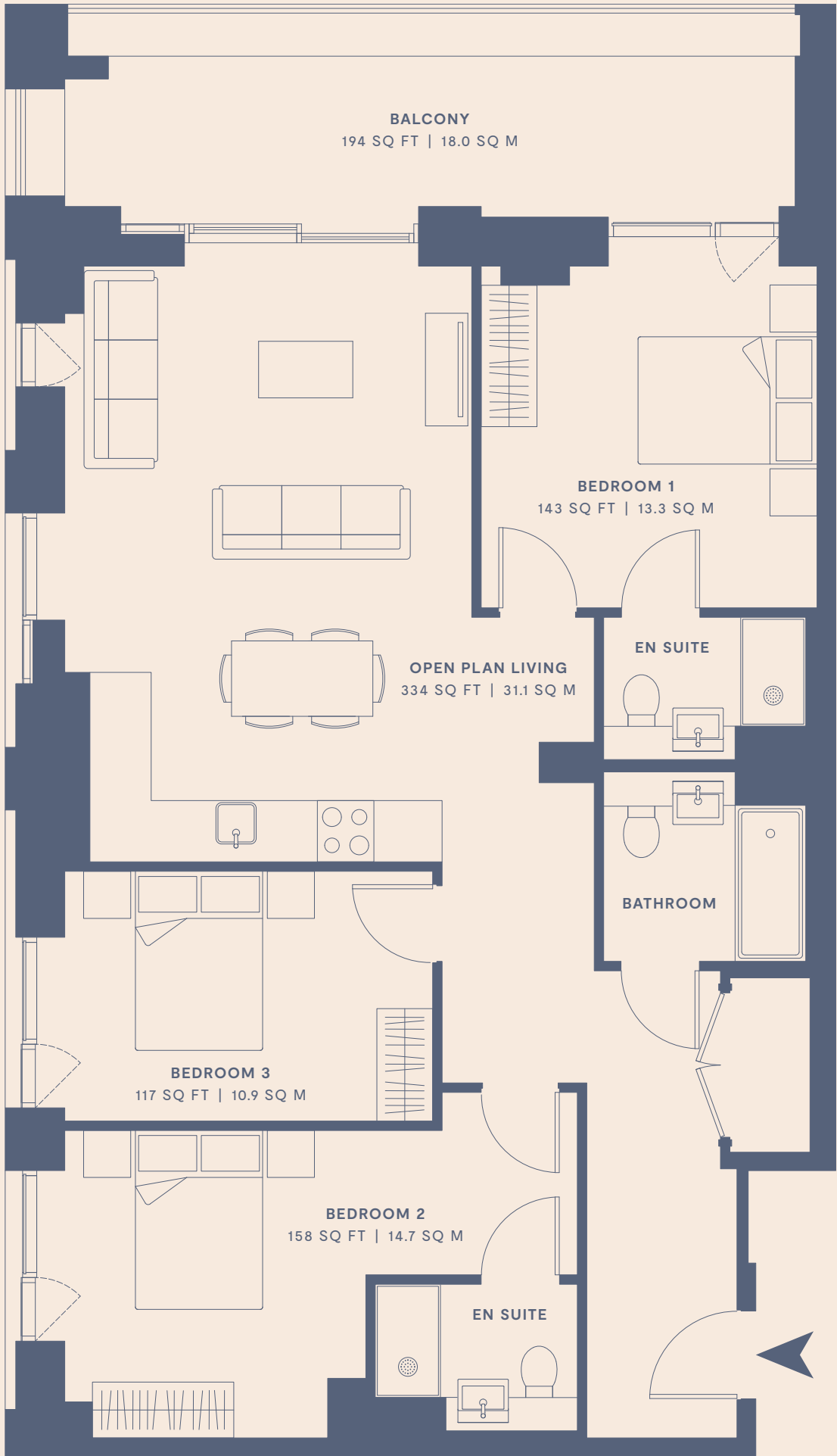
BEDROOM 2  
3,300 X 3,200MM

BEDROOM 3  
3,900 X 2,700MM

BALCONY  
8,300 X 2,200MM



LEVELS 02–06





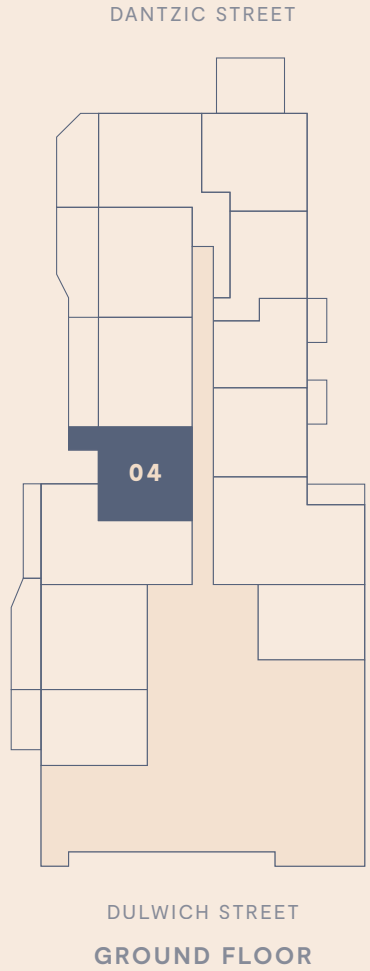
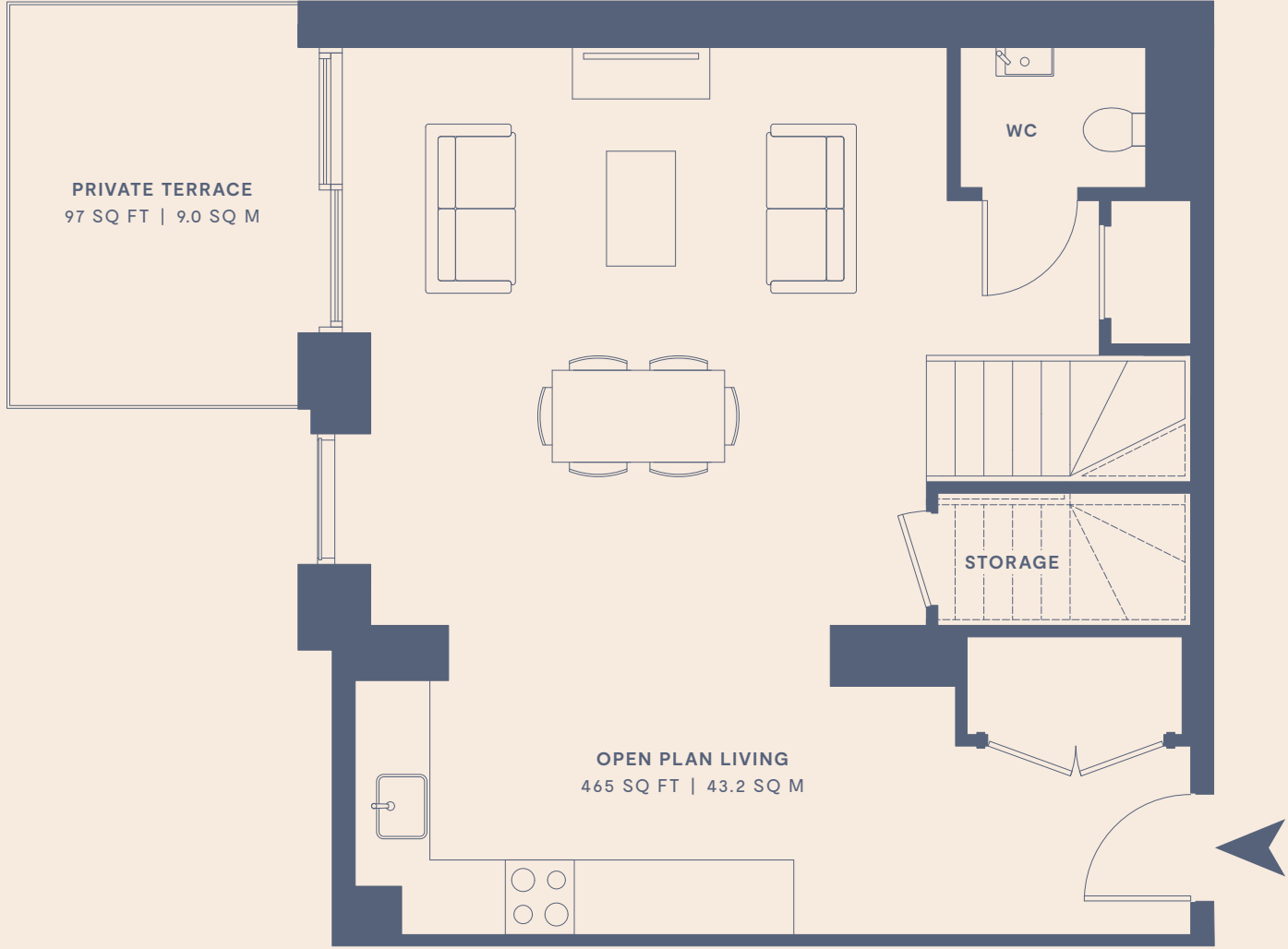
# 2 BED DUPLEX

1,110 SQ FT | 103.1 SQ M

## FEATURES ON GROUND FLOOR / LEVEL 01

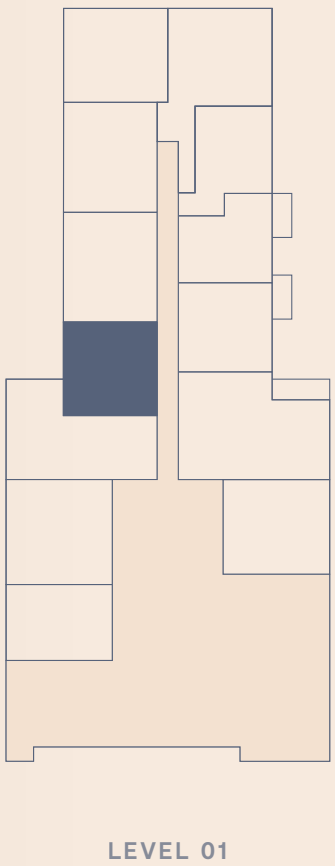
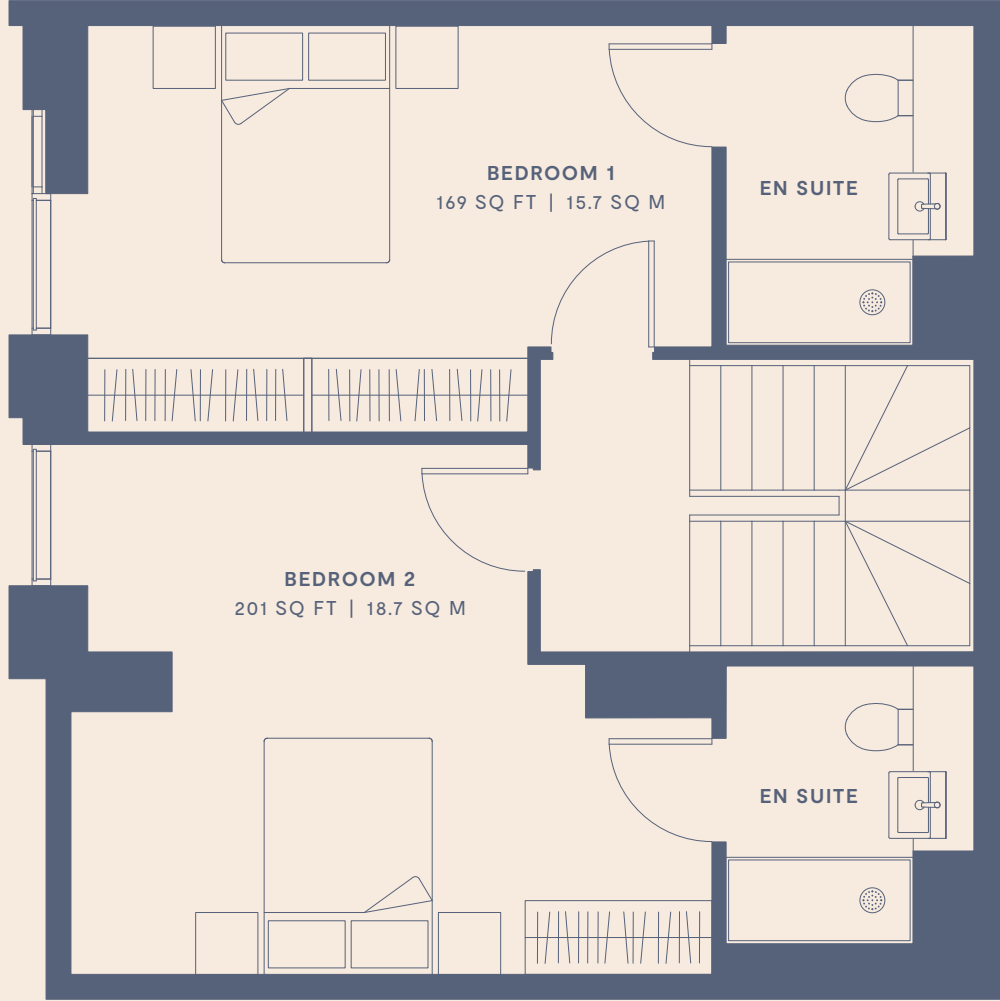
OPEN PLAN LIVING  
7,600 X 5,000MM

PRIVATE TERRACE  
2,500 X 3,540MM



BEDROOM 1  
3,700 X 4,300MM

BEDROOM 2  
5,000 X 3,300MM





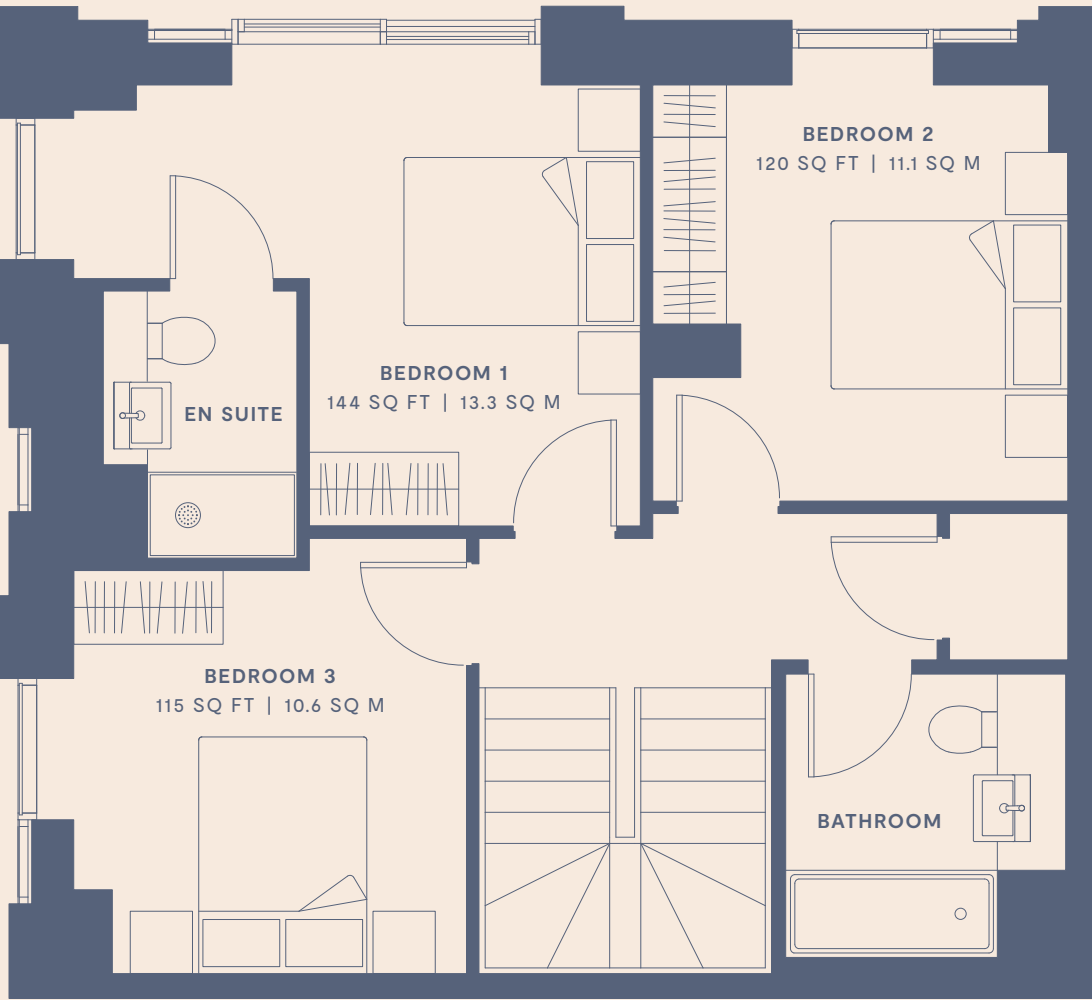
# 3 BED DUPLEX

1,359 SQ FT | 126.3 SQ M

## FEATURES ON GROUND FLOOR/LEVEL 01



- BEDROOM 1  
3,500 X 2,700MM
- BEDROOM 2  
3,300 X 3,300MM
- BEDROOM 3  
3,200 X 3,200MM





# 3 BED DUPLEX

1,336 SQ FT | 124.1 SQ M

## FEATURES ON GROUND FLOOR/LEVEL 01

OPEN PLAN LIVING  
7,400 X 5,700MM

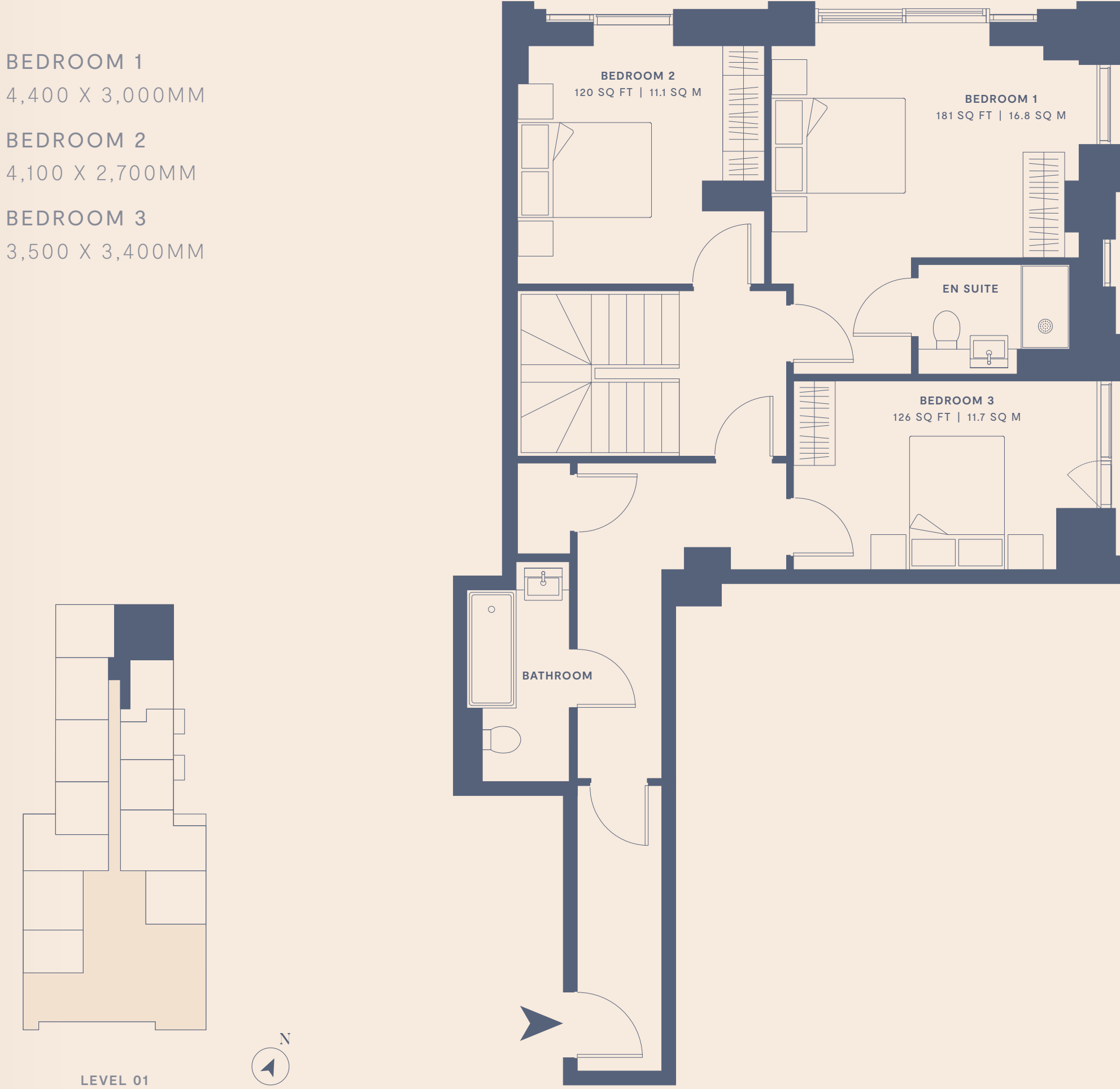
PRIVATE TERRACE  
6,880 X 5,420MM



BEDROOM 1  
4,400 X 3,000MM

BEDROOM 2  
4,100 X 2,700MM

BEDROOM 3  
3,500 X 3,400MM





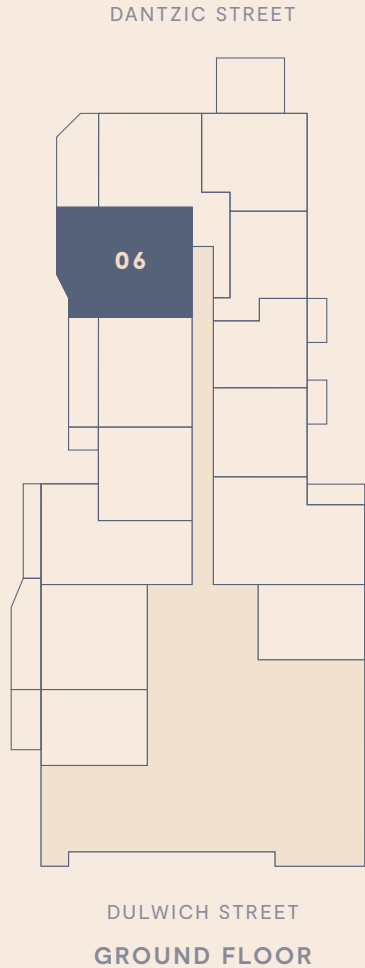
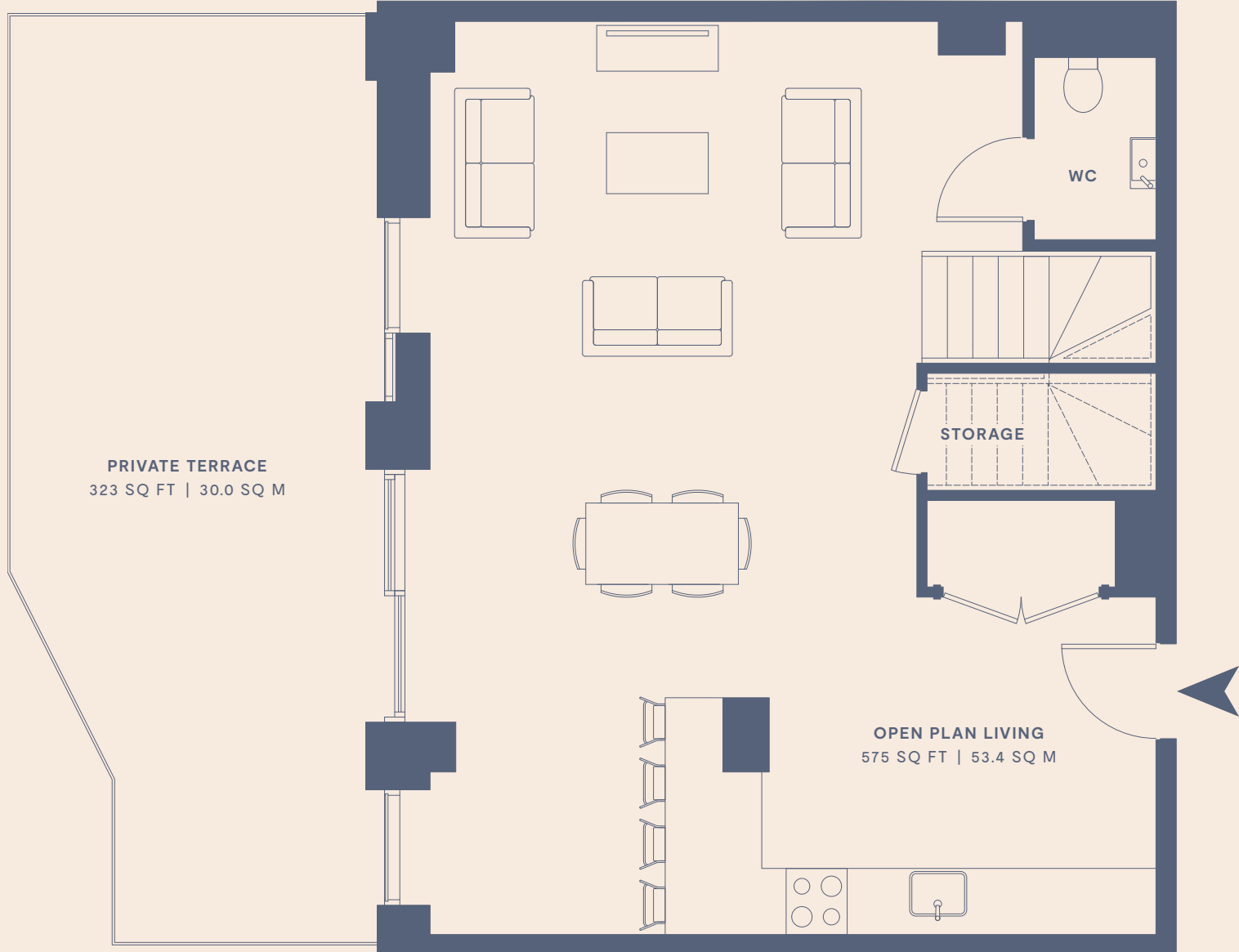
# 3 BED DUPLEX

1,312 SQ FT | 121.9 SQ M

## FEATURES ON GROUND FLOOR/LEVEL 01

OPEN PLAN LIVING  
9,000 X 4,800MM

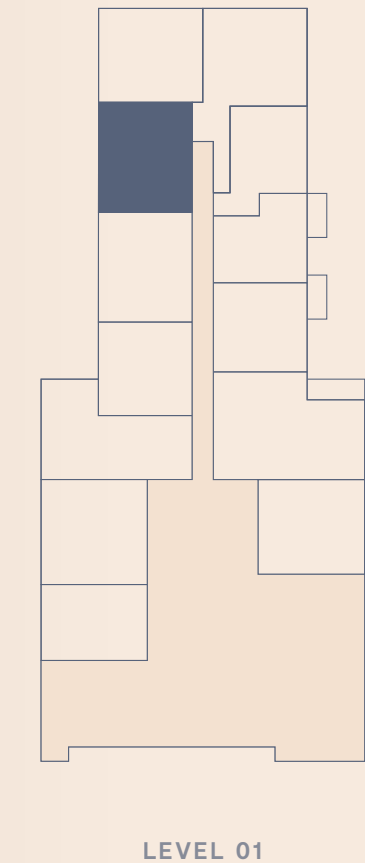
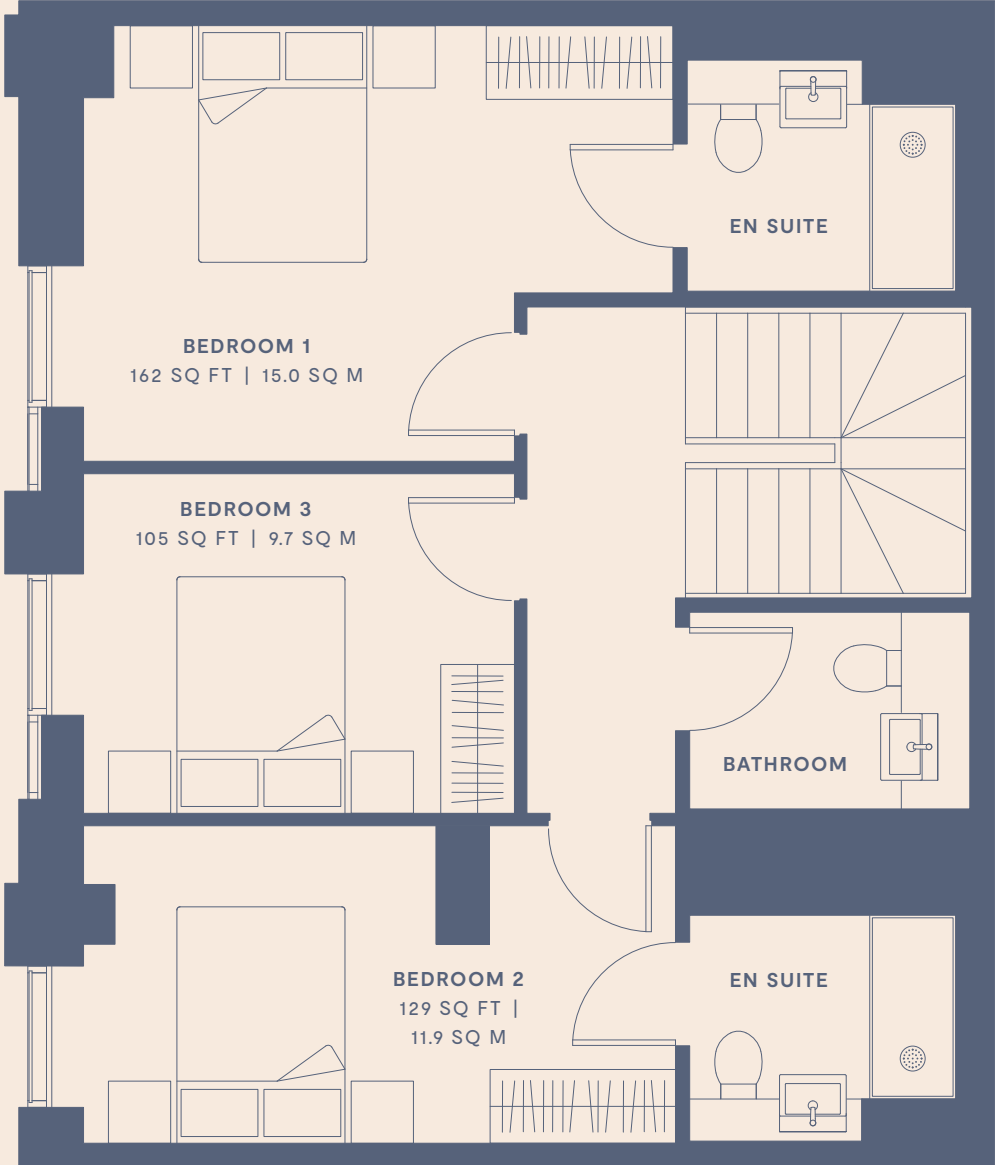
PRIVATE TERRACE  
3,500 X 9,200MM



BEDROOM 1  
4,700 X 3,500MM

BEDROOM 2  
4,700 X 2,600MM

BEDROOM 3  
3,500 X 2,700MM





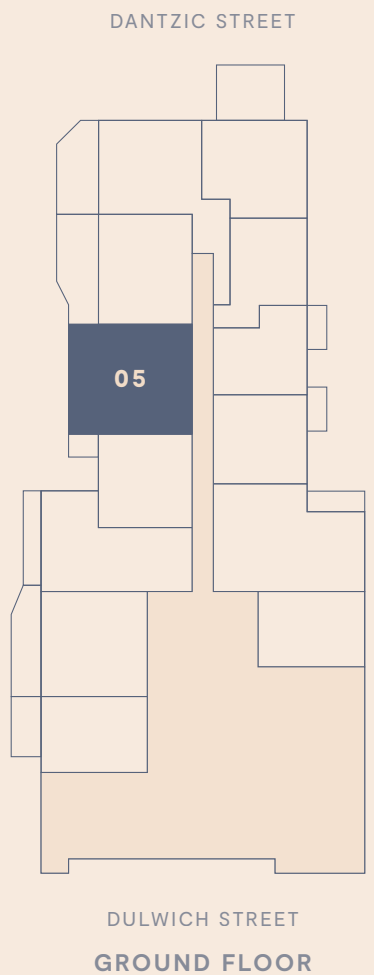
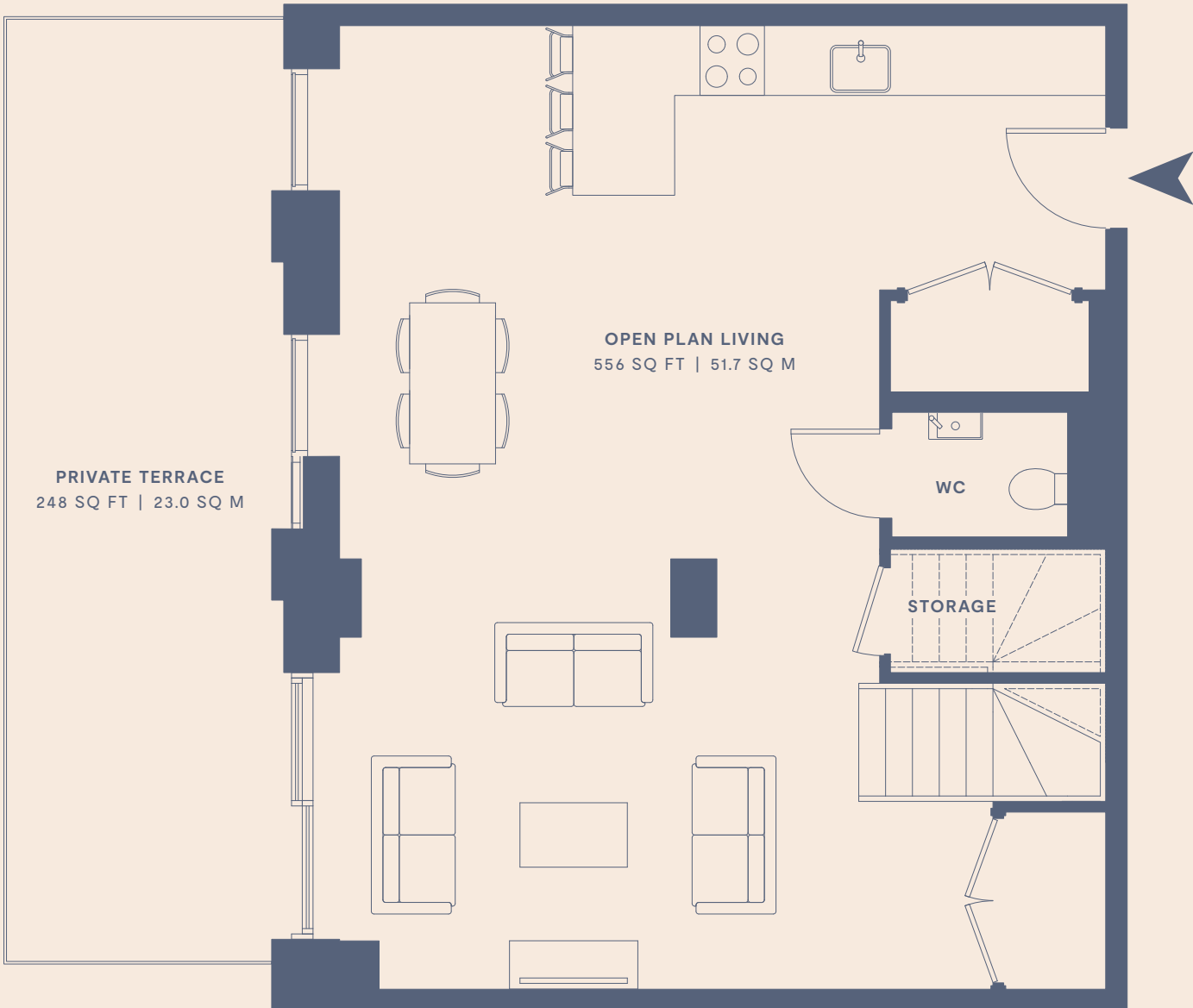
# 3 BED DUPLEX

1,319 SQ FT | 122.5 SQ M

## FEATURES ON GROUND FLOOR/LEVEL 01

OPEN PLAN LIVING  
9,000 X 4,800MM

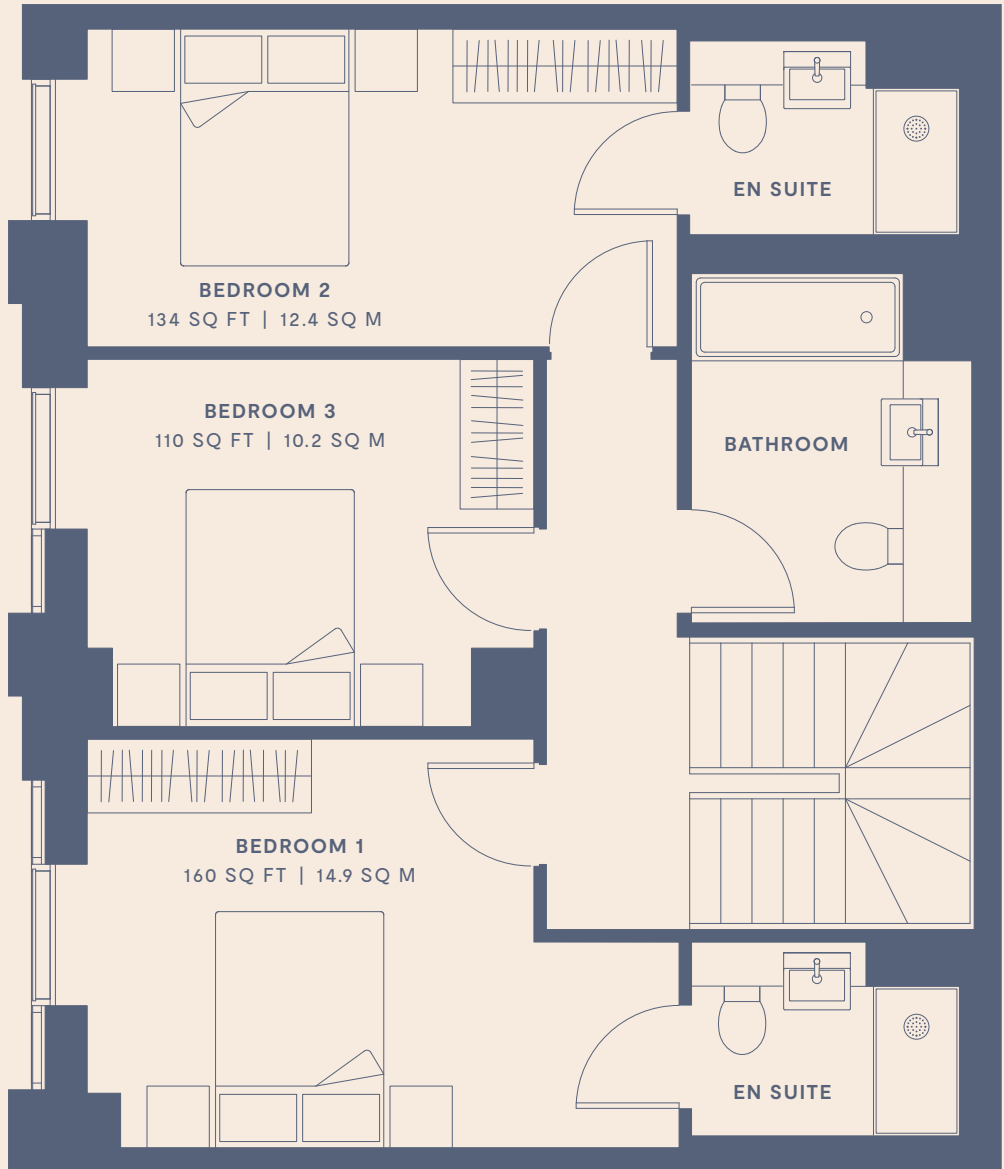
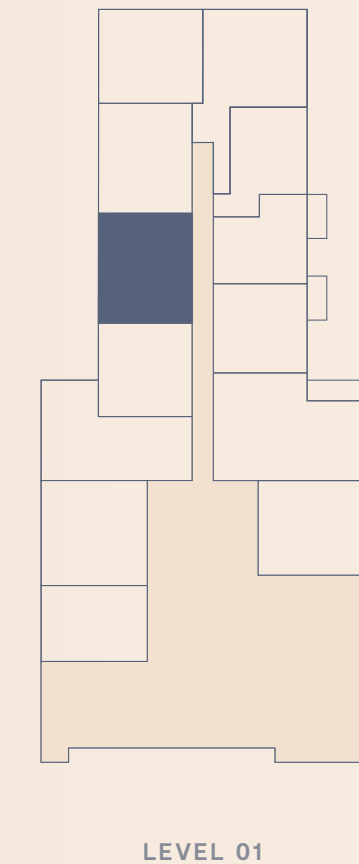
PRIVATE TERRACE  
2,500 X 8,820MM



BEDROOM 1  
4,700 X 3,300MM

BEDROOM 2  
4,700 X 2,600MM

BEDROOM 3  
3,500 X 2,900MM





# SPECIFICATION



## GENERAL

Generous floor-to-ceiling window to each living space and bedroom  
Majority apartments featuring dual aspect views  
All apartments are mechanically ventilated with MVHR units  
Natural ventilation provided through full height perforated panels which allows fresh air into the apartment

## ENTRANCE AREA

Video door entry system  
Spy hole to apartment front door  
Solid core entrance door with multipoint locking system  
Storage cupboard

## LIVING AREA

Open plan living area  
Recessed LED lighting  
Full height feature floor-to-ceiling window  
Opening door vents with perforated safety panels which allows fresh air into the apartment  
Telephone and TV Point to living area

## KITCHENS

Fully fitted base and wall mounted units with handle-less doors and soft closing hinges  
Full height splashback to underside of cupboard  
Solid surface worktop (*Sile stone or similar*)  
Stainless steel sink with chrome finish mixer tap  
Concealed LED lights below wall mounted units  
Integrated electric oven and hob with extractor hood (*Bosch or similar*)  
Integrated dishwasher (*Bosch or similar*)  
Integrated fridge/freezer (*Bosch or similar*)  
Freestanding washer dryer in utility cupboard (*Bosch or similar*)

## BATHROOMS

Contemporary white steel enamel bath with fitted shower above bath and glass shower screen  
White ceramic wall mounted WC with concealed cistern  
White ceramic wash hand basin with chrome finish mixer tap  
Heated towel rail  
Fully tiled floors and walls  
Recessed LED spot lighting  
Shaver point  
Mirrored cabinet with lighting above sink

## EN SUITES

Walk in shower with toughened glazed opening door  
Fitted chrome shower  
White ceramic WC with concealed cistern  
White ceramic wash hand basin with chrome finish mixer tap  
Heated towel rail  
Fully tiled floors and walls  
Recessed LED spot lighting  
Shaver point  
Mirrored cabinet with lighting above sink

## FLOORING AND DOORS

Tiled flooring to bathrooms  
Vinyl plank flooring to kitchen, living room, bedrooms  
Solid core internal doors

## HEATING

Mechanical ventilation and heat recovery system  
Wall mounted electric panel radiators  
Air Source Heat Pump cylinder for hot water



# CONTACT OUR SALES TEAM

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**+44(0)161 509 7800**

## **ADDRESS**

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*Disclaimer: Floor plans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only. All stated dimensions are measures from the arrow points and are subject to tolerances of +/-5%. You are strongly advised not to order any carpets, appliances or any other goods which depend on accurate dimension before carrying out a check measure within your reserved plot following build completion. Total apartment dimensions are given in NSA (Net Sales Area).*