



SELECTIONS &
INCLUSIONS

PACK 3

Penthouse, Sub-penthouse,
Split-level Apartments &
Townhouses

HYDE PARK PLACE

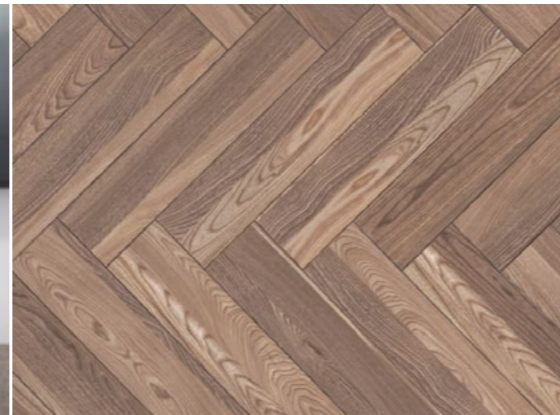
LUXURY RESIDENCES

248 Unley Road, Hyde Park

South Australia 5061

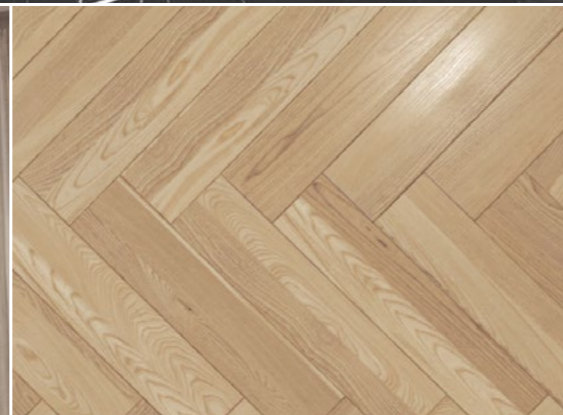
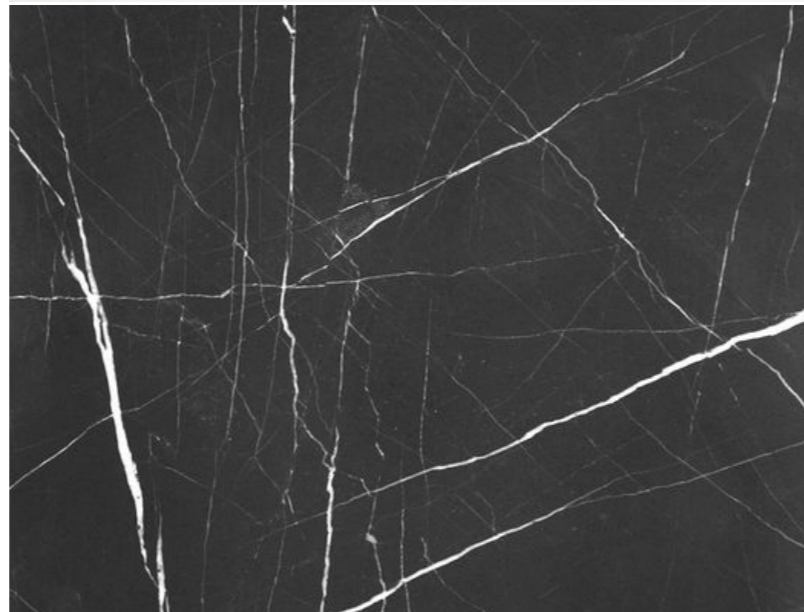
www.hydeparkplace.com.au

WHAT STYLE WILL YOU CHOOSE?



MANHATTAN MODERN DESIGN STYLE

Manhattan modern is a bold dark palette kept clean throughout by subtle yet sophisticated finishes. Minimalism meets soft Scandi with timber accents and matt black tap ware. Handle-less soft-close cabinetry come complete with sleek finger-pull doors.



HAMPTONS LUXE DESIGN STYLE

A modern take on the classic Hamptons style, with luxe styling creating a sophisticated oasis that centres around light colours, soft furnishings and decorative finishes. Modern shaker cabinets and glass fronted cabinetry are accented by modern wall panelling and ornate cornices.

GENERAL SPECIFICATIONS



SECURITY & CAR PARK FEATURES

CAR PARK	Remote control gates to underground car park
STORAGE	lockable cage storage in each apartment's allocated parking space
BUILDING ACCESS	Intercom voice system, lobby to each apartment

STAIRWELLS & LANDINGS

STAIRS	Concrete
LIFT	Access from ground floor lobby to each level
LANDINGS	Tiled

ELECTRICAL & COMMUNICATIONS

POWER OUTLETS	Included
TV POINTS	Free to air & Foxtel provisioning
DATA AND PHONE POINTS	Supplied to living area. NBN broadband fitted with NBN cable when it becomes available in the area
LIGHT FITTINGS	Minimal energy use, surface mounted LED lighting to apartments and communal areas
SMOKE ALARMS	Included in each apartment and communal areas
EXHAUST FANS	Ducts included to outside air for bathroom and en suites
HOT WATER SYSTEM	Electronic hot water system

SPECIFICATIONS

GENERAL	
WINDOWS	Double glazed. Frames in Matt black
DOORS	External sliding glass doors to balconies. Internal doors painted timber black satin door handles
BALCONIES & TERRACES	Cool grey tile. Glass balustrade
AIR CONDITIONING	Ducted reverse cycle. Ducts and ceiling fan to living zone and all bedrooms
BEDROOM	
FLOORING	Wool carpet, light or dark
WALLS & CEILINGS	White painted plasterboard, ornate cornices & wall paneling
LIGHTING	LED down lights & bedside sconces
WALK-IN-ROBE	White hinged doors in modern shaker, choice of two internal robe designs
BUILT-IN-ROBES	White hinged doors in modern shaker



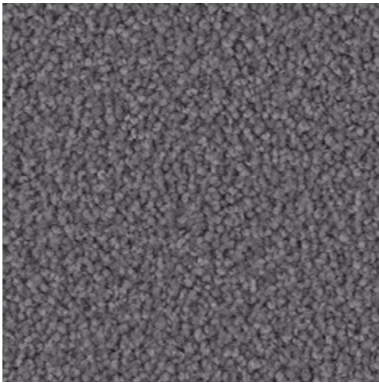
CAGE PENDANT LIGHT
Kitchen



DOOR HANDLE
Internal doors



LIGHT WOOL CARPET
Bedrooms



DARK WOOL CARPET
Bedrooms



LIGHT

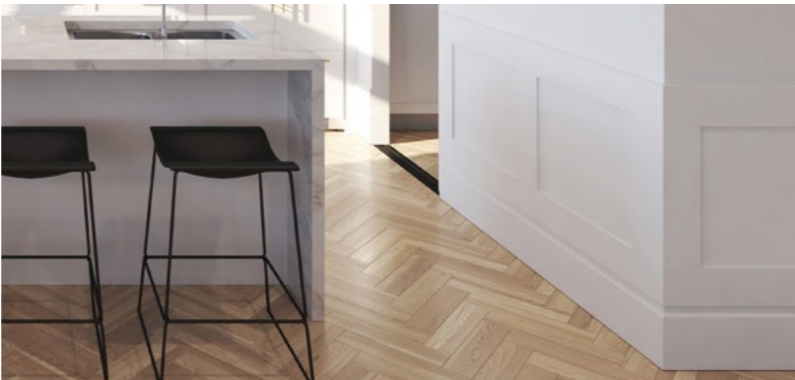
REAL TIMBER SOLID HARDWOOD FLOORING
Kitchen, living & dining



DARK



COOL GREY TILE
Balcony & Terrace



WHITE WALL PANELING
Kitchen, living, dining & bedrooms

HAMPTON'S LUXE

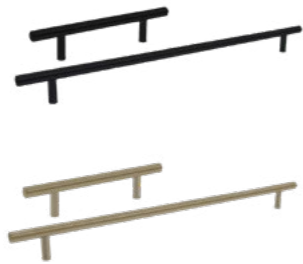
SPECIFICATIONS

KITCHEN, LIVING & DINING

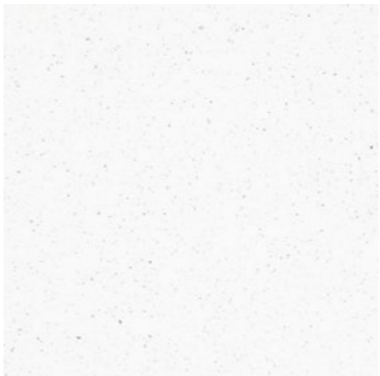
SINK	Undermount
SINK MIXER	Chrome or matt black
SPLASH BACK	Marble cultured stone or white quartz stone or selected tile
BENCH TOP	Marble cultured stone or white quartz stone
JOINERY UNITS (KITCHEN & BUTLER'S PANTRY)	2 PAC timber veneer modern shaker cabinets, white or black with handles of chrome, black or gold. Blum soft close hinges & draws
WALLS & CEILINGS	White painted plasterboard, ornate cornices & wall paneling
FLOORING	Real timber solid hardwood, light or dark
LIGHTING	Down lights & feature black cage pendants to kitchen

LAUNDRY

SINK	Single stainless steel
SINK MIXER	Chrome or matt black
WALL & SPLASH BACK	Painted plasterboard & white or mosaic tile
BENCH TOP	White quartz stone
JOINERY UNITS	White 2 PAC cupboards



BLACK, GOLD OR CHROME HANDLES
Kitchen & bathroom



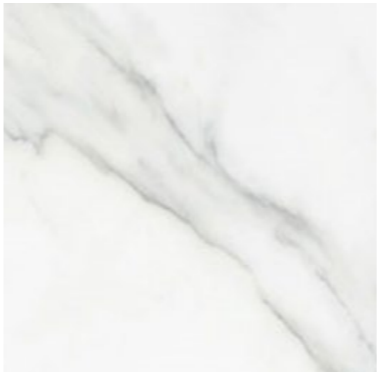
QUARTZ BENCH/SPLASH
Kitchen & bathroom



WHITE SHAKER
Kitchen & bathroom



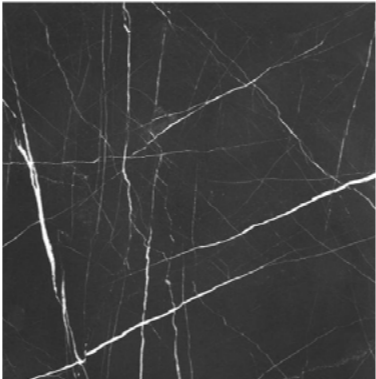
BLACK SHAKER
Kitchen & bathroom



MARBLE BENCH/SPLASH
Kitchen & bathroom



MARBLE MOSAIC
Bathrooms feature wall



HONED MARBLE GREY
Bathroom floor



WHITE GLOSS
Bathroom wall



HAMPTON’S LUXE

SPECIFICATIONS

BATHROOM	
BASIN	Ceramic, counter top
BASIN MIXER	Vanity mounted chrome or matt black
VANITY	Bespoke cabinetry with shaker draws & bench to match kitchen choice
WALL MIRROR	Mirror overhead length of vanity
TOILET	Ceramic, in wall cistern
SHOWER HEAD	Wall mounted twin in chrome or matt black to en suite or main bathroom. Rain shower head to other
SHOWER SCREEN	Blade glass screen
FLOOR TILE	Honed marble grey tile
WALL TILE	White gloss, full height
FEATURE WALL	White marble mosaic, full height. Two feature walls in Master en suite, one in other bathrooms
LIGHTING	Down lights
CEILINGS	Painted plasterboard
ADDITIONAL	Toilet roll holder, heated towel rail and structural shower shelf along one wall



SINK MIXER TAP
Kitchen



BASIN MIXER TAP
Bathrooms



COUNTER TOP BASIN
Bathrooms



TWIN SHOWER HEAD
En suite or main bathroom



TWIN SHOWER HEAD
En suite or main bathroom



SINK MIXER TAP
Kitchen



BASIN WALL MIXER TAP
Bathrooms



IN WALL CISTERN TOILET
Bathrooms



FREE STANDING BATH
Master en suite



BESPOKE VANITY WITH SHAKER DRAWS
Bathrooms



RAIN SHOWER HEAD
Bathrooms

HAMPTON’S LUXE

SPECIFICATIONS

GENERAL	
WINDOWS	Double glazed. Frames in matt black
DOORS	External sliding glass doors to balconies. Internal doors painted timber with black satin handles
BALCONIES & TERRACES	Cool grey tile. Glass balustrade
AIR CONDITIONING	Ducted reverse cycle. Ducts and ceiling fan to living zone and all bedrooms

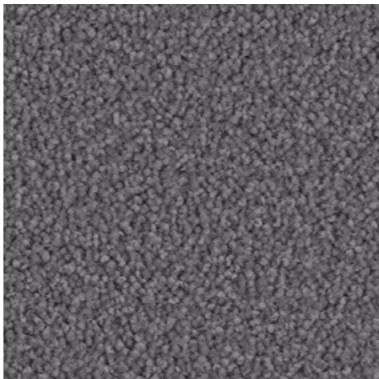
BEDROOM	
FLOORING	Wool carpet, light or dark
WALLS & CEILINGS	White painted plasterboard, square set skirting
LIGHTING	LED down lights and bedside pendants
WALK-IN-ROBE	White hinged doors in modern satin, choice of two internal robe designs
BUILT-IN-ROBES	White hinged doors in modern satin



DOOR HANDLE
Internal doors



LIGHT CARPET
Bedrooms



DARK CARPET
Bedrooms



LIGHT
REAL TIMBER SOLID HARDWOOD FLOORING
Kitchen, living & dining



DARK
COOL GREY TILE
Balcony & Terrace



RAIL LIGHTING MATT BLACK
Kitchen

SPECIFICATIONS

KITCHEN, LIVING & DINING

SINK	Undermount
SINK MIXER	Chrome or matt black
SPLASH BACK	Marble cultured stone or white quartz stone or selected tile
BENCH TOP	Marble cultured stone or white quartz stone
JOINERY UNITS	2 PAC timber veneer with handle-less cabinets in either white or black. Blum soft close hinges & draws
WALLS & CEILINGS	White painted plasterboard with square set skirting
FLOORING	Real timber solid hardwood, light or dark
LIGHTING	Down lights & feature black rail lights to kitchen



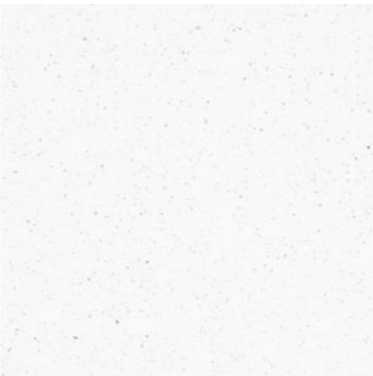
HANDLE-LESS
Kitchen & bathroom



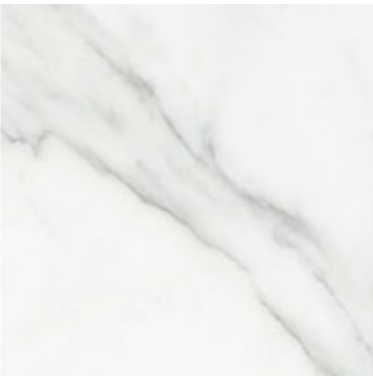
WHITE CABINET
Kitchen & bathroom



BLACK CABINET
Kitchen & bathroom



QUARTZ BENCH/SPLASH
Kitchen & bathroom



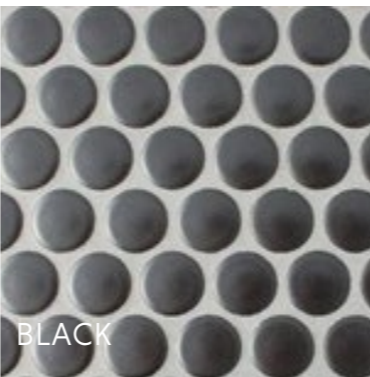
MARBLE BENCH/SPLASH
Kitchen & bathroom

LAUNDRY

SINK	Single stainless steel
SINK MIXER	Chrome or matt black
WALL & SPLASH BACK	Painted plasterboard & white tile or penny round
BENCH TOP	White quartz stone
JOINERY UNITS	White 2 PAC cupboards



PENNY ROUND
Bathrooms feature wall



DUSK
Bathroom floor & walls



SPECIFICATIONS

BATHROOM	
BASIN	Ceramic, counter top
BASIN MIXER	Wall mounted mixer, chrome or matt black
VANITY	Bespoke cabinetry with handle-less draws in timber, black or white. Bench in white quartz
WALL MIRROR	Mirror overhead length of vanity
TOILET	Ceramic, in wall cistern
SHOWER HEAD	Wall mounted twin in chrome or matt black to en suite or main bathroom. Rain shower head to other
SHOWER SCREEN	Blade glass screen
FLOOR TILE	Dusk grey
WALL TILE	Dusk grey, full height
FEATURE WALL	Penny round, full height, black or white. Two feature walls in Master en suite, one in other bathrooms
LIGHTING	Down lights
CEILINGS	Painted plasterboard
ADDITIONAL	Toilet roll holder, heated towel rail and structural shower shelf along one wall



SINK MIXER TAP
Kitchen



BASIN MIXER TAP
Bathrooms



COUNTER TOP BASIN
Bathrooms



TWIN SHOWER HEAD
En suite or main bathroom



TWIN SHOWER HEAD
En suite or main bathroom



SINK MIXER TAP
Kitchen



BASIN WALL MIXER TAP
Bathrooms



IN WALL CISTERN TOILET
Bathrooms



FREE STANDING BATH
Master en suite



BESPOKE VANITY WITH SHAKER DRAWS
Bathrooms



RAIN SHOWER HEAD
Bathrooms

YOUR CHOICE OF



OPTION 1 - INCLUDED

SMEG 60CM OPTION

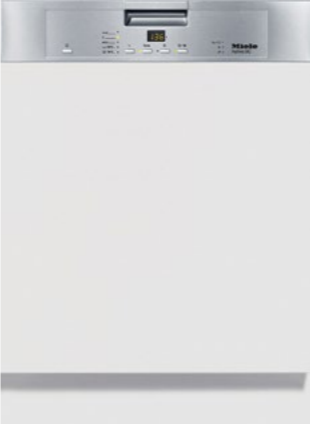
- 60cm gas cook top
CIR66XS3-C
- 60cm undermount rangehood
PUM601X-C
- 60cm oven
SFA561X-C
- 60cm stainless steel dishwasher
DWA6214X-S



OPTION 2 - INCLUDED

TECHNIKA 90CM OPTION

- 90cm gas cook top - black glass
H950STBGFPRO
- 90cm undermount rangehood
TUR90S
- 90cm oven
TTDT910
- 60cm stainless steel dishwasher
CSDW60SS



OPTION 3 - INCLUDED

MIELE 60CM OPTION

- 65cm gas cook top
KM2012G
- 60cm SMEG undermount rangehood
PUM601X-C
- 60cm oven
H2265B
- 60cm stainless steel dishwasher
G4203SC

OPTION 4 - INCLUDED

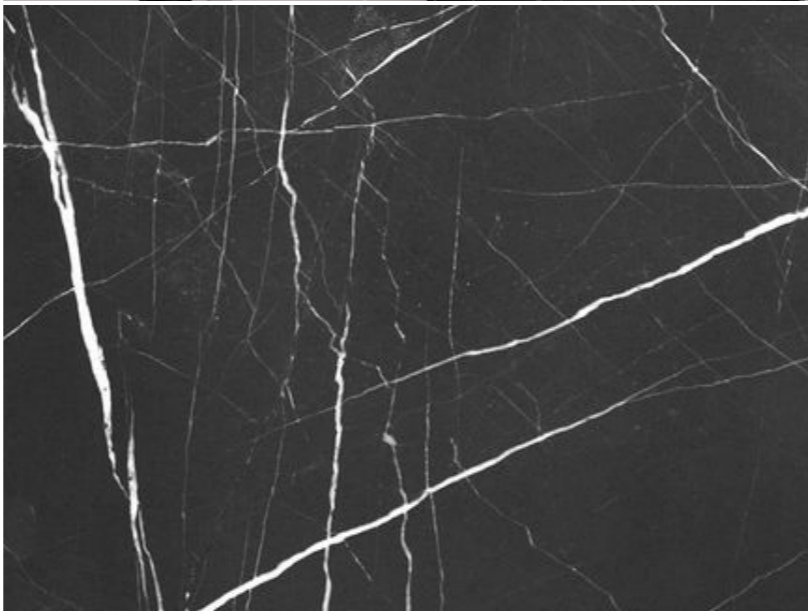
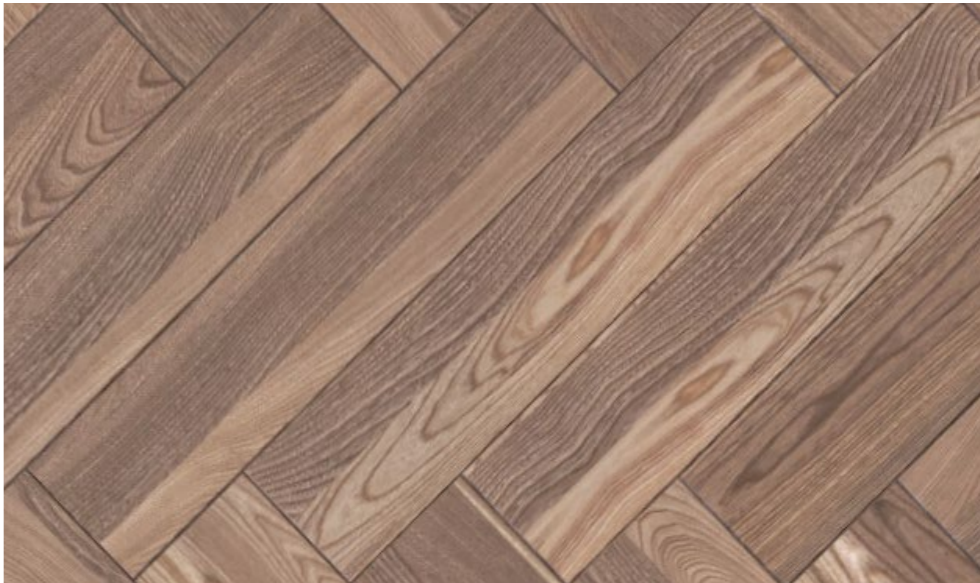
SMEG 90CM OPTION

- 90cm gas cook top
- 90cm undermount rangehood
- 90cm oven
- 60cm stainless steel dishwasher

APPLIANCES

ADDITIONAL INCLUSIONS

To create spaces of the highest luxury Penthouse’s, Sub-Penthouse’s, Split-Levels and Townhouses residences come inclusive of the **UPGRADED JOINERY** and **WE LOVE TO ENTERTAIN PACKAGES**, featuring beautiful bespoke cabinetry and a fully built in outdoor kitchen. You may also choose additional options such as herringbone floors or real timber flooring in bedrooms.



UPGRADED JOINERY PACKAGE

CABINETRY	Upgraded kitchen cabinetry - drawers & pantry customised to your kitchen design
LIGHTING	Integrated down lights to underside of wall cabinetry
STORAGE	Built-in entertainment wall with cabinetry matching your kitchen
ROBES	Upgraded BIR joinery - choice of two options, can include drawer unit, shelves & trouser rack

WE LOVE TO ENTERTAIN PACKAGE

OUTDOOR KITCHEN	Including hot plate, stone benchtop, cabinetry & sink
BUILT-IN SPEAKERS	Bluetooth ceiling speakers to living and balcony areas
HEATING AND COOLING	Ceiling fans to balcony area. Outdoor strip heating

ADDITIONAL OPTIONS (INCLUSIVE)

FLOORING	Add real timber flooring to bedrooms
FLOORING	Real timber flooring laid in herringbone style
WINDOW FURNISHING	Blinds - selected range, blackout to bedroom & sheer to living



SOLAR POWER



CLEAN ENERGY



RELIABLE
TECHNOLOGY



REDUCES
ELECTRICITY COSTS



LONG TERM
FINANCIAL RETURNS



STRONG OUTPUT
YIELDS



INCREASES
PROPERTY VALUE

Rising electricity prices are leading more South Australians to utilise the clean energy of the sun through a solar power system for their home. High performance solar power will produce a reliable power source into the future, as well as long term financial rewards.

A limited number of units are available for purchase at Hyde Park Place. Register your interest and reserve one today to avoid disappointment and ensure your home is run on environmentally friendly energy.



HYDE PARK PLACE

LUXURY RESIDENCES

248 Unley Road, Hyde Park

South Australia 5061

www.hydeparkplace.com.au