



SELECTIONS &
INCLUSIONS

PACK 2

2 & 3

Bedroom Apartments



HYDE PARK PLACE

LUXURY RESIDENCES



248 Unley Road, Hyde Park

South Australia 5061

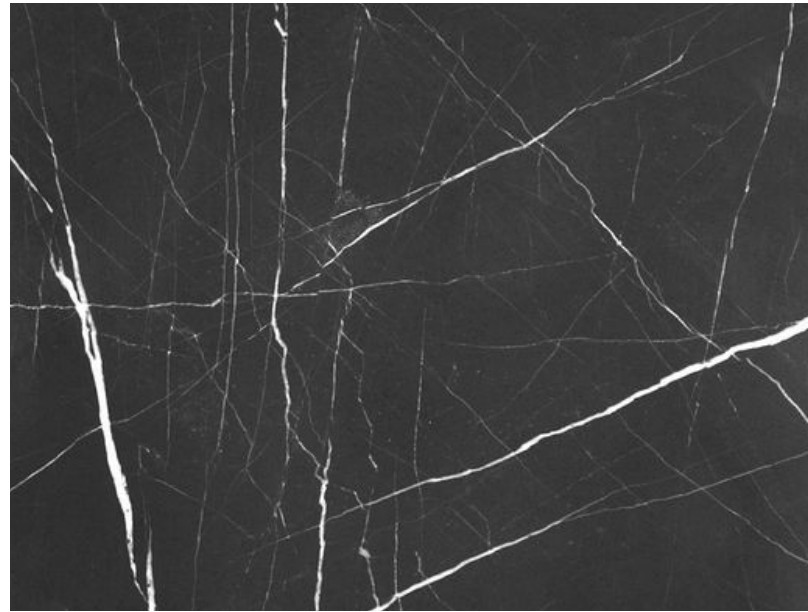
www.hydeparkplace.com.au

WHAT STYLE WILL YOU CHOOSE?



MANHATTAN MODERN DESIGN STYLE

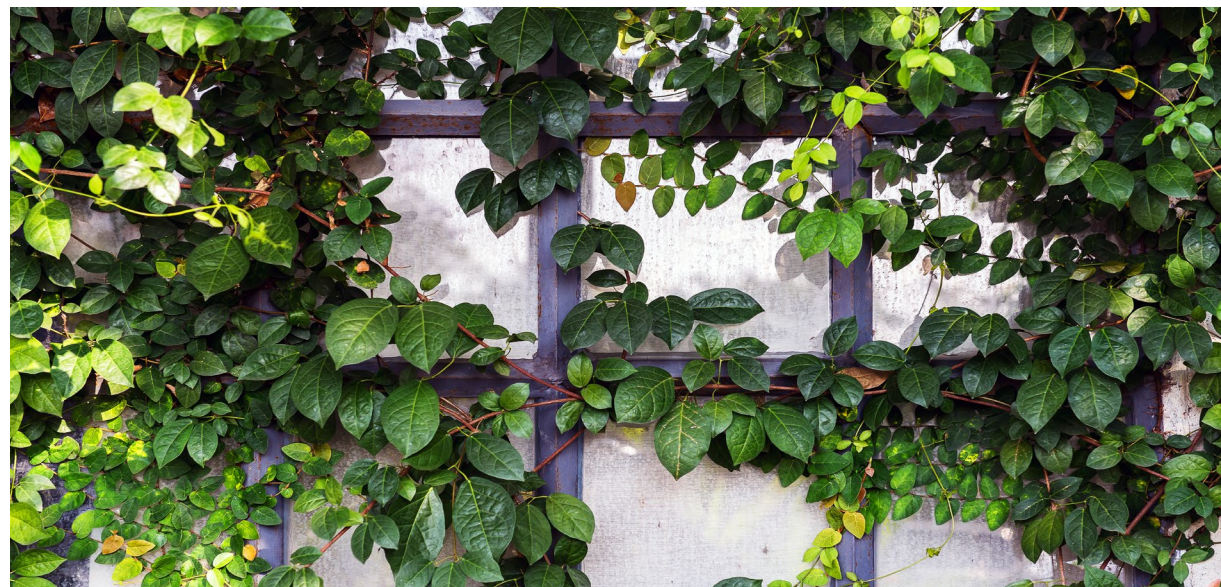
Manhattan modern is a bold dark palette kept clean throughout by subtle yet sophisticated finishes. Minimalism meets soft Scandi with timber accents and matt black tap ware. Handle-less soft-close cabinetry comes complete with sleek finger-pull doors.



HAMPTONS LUXE DESIGN STYLE

A modern take on the classic Hampton 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	Security gates to underground car park
STORAGE	Lockable storage in each apartment's allocated parking space
BUILDING ACCESS	Intercom voice system from lobby to each apartment

STAIRWELLS & LANDINGS

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

ELECTRICAL & COMMUNICATIONS

POWER OUTLETS	Included
TV POINTS	Included
DATA AND PHONE POINTS	Supplied to living area. NBN fitted for when it becomes available in the area
LIGHT FITTINGS	Minimal energy use 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, en suites and rangehood
HOT WATER SYSTEM	Gas hot water system

SPECIFICATIONS

GENERAL

WINDOWS	Double glazed. Frames in Matt black
DOORS	External sliding glass doors to balconies. Internal doors painted timber with black satin door handles



CAGE PENDANT LIGHT
Kitchen



DOOR HANDLE
Internal doors

BALCONIES & TERRACES	Cool grey tile. Glass balustrade
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AIR CONDITIONING	Ducted reverse cycle
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BEDROOM

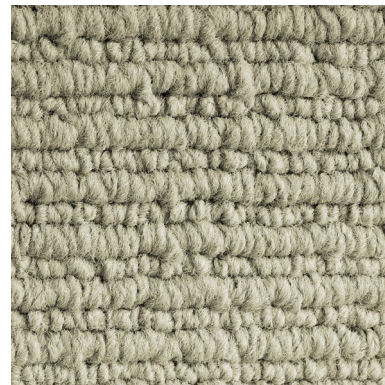
FLOORING	Solution Dyed Nylon carpet, light or dark
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WALLS & CEILINGS	White painted plasterboard, ornate cornices & wall panelling
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LIGHTING	LED downlights
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WALK-IN-ROBE	Open hanging rails with top shelf
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BUILT-IN-ROBES	White hinged doors in modern shaker
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LIGHT CARPET
Bedrooms



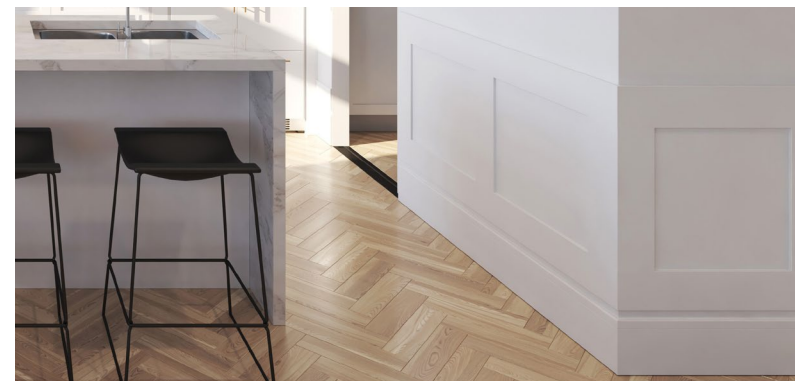
DARK CARPET
Bedrooms



TIMBER LAMINATE FLOORING - OAK
Kitchen, living & dining



COOL GREY TILE
Balcony & Terrace



WHITE WALL PANELING
Kitchen, living, dining & bedroom

HAMPTON'S LUXE

SPECIFICATIONS

KITCHEN, LIVING & DINING

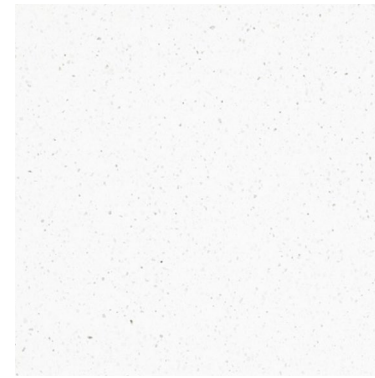
SINK	Overmount stainless steel
SINK MIXER	Chrome or matt black
SPLASH BACK	Marble cultured stone or white quartz stone or selected tile
BENCH TOP	Marble cultured stone or white quartz stone
JOINERY UNITS	2 PAC modern shaker cabinets in white or black. Feature glass panels with handles of chrome, black or gold. Blum soft close hinges & drawers
WALLS & CEILINGS	White painted plasterboard, ornate cornices & wall panelling
FLOORING	Timber laminate - Oak
LIGHTING	Downlights & feature black cage pendants to kitchen island if applicable

LAUNDRY

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



BLACK, GOLD OR CHROME HANDLES
Kitchen & bathroom



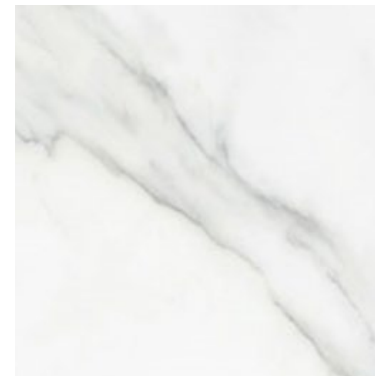
QUARTZ BENCH/SPLASH
Kitchen & bathroom



WHITE SHAKER
Kitchen & bathroom



BLACK SHAKER
Kitchen & bathroom

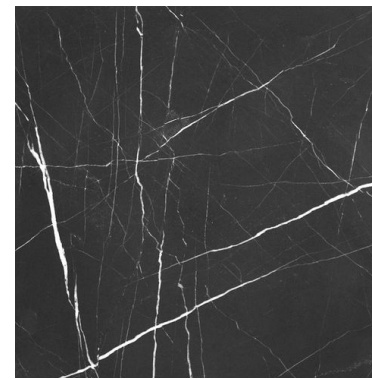


MARBLE BENCH/SPLASH
Kitchen & bathroom



MOSAIC PATTERN

MARBLE CULTURED
Bathrooms feature wall



HONED MARBLE GREY
Bathroom floor



WHITE GLOSS
Bathroom wall

HAMPTON'S LUXE

SPECIFICATIONS

YOUR CHOICE OF CHROME OR MATT BLACK TAPWARE AND ACCESSORIES

BATHROOM

BASIN	Ceramic, counter top
BASIN MIXER	Vanity mounted in chrome or matt black
VANITY	Bespoke cabinetry with shaker drawers & bench to match kitchen choice
OVERHEAD CABINET	Mirror overhead
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 dark grey tile
WALL TILE	White gloss, full height
FEATURE WALL	White marble mosaic, full height
LIGHTING	Downlights
CEILINGS	Painted plasterboard



SINK MIXER TAP
Kitchen



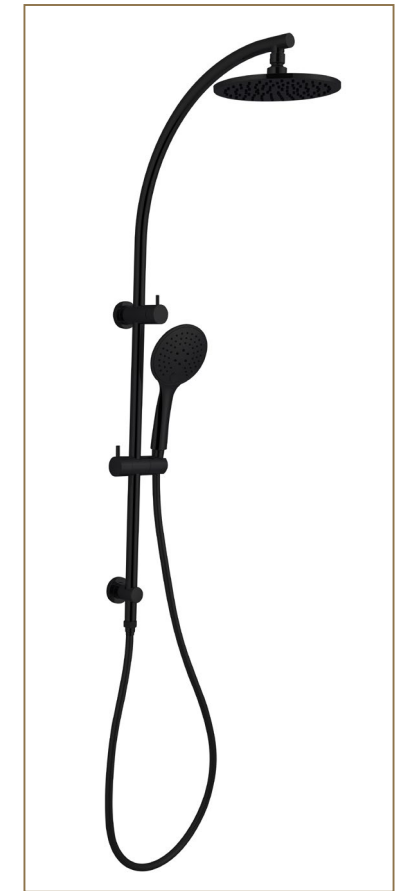
BASIN MIXER TAP
Bathrooms



SHOWER SHELF
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



SHOWER SHELF
Bathrooms



OVERHEAD CABINET
CHROME OR MATT BLACK
Bathrooms



IN WALL CISTERN
TOILET
Bathrooms



COUNTER TOP BASIN
Bathrooms



BESPOKE VANITY WITH SHAKER DRAWERS
Bathrooms

HAMPTON'S LUXE

SPECIFICATIONS

GENERAL

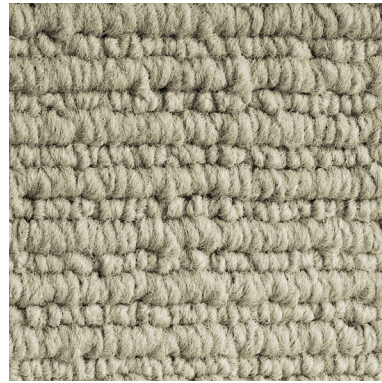
WINDOWS	Double glazed. Frames in matt black
DOORS	External sliding glass doors to balconies. Internal doors painted timber with black satin door handles
BALCONIES & TERRACES	Cool grey tile. Glass balustrade
AIR CONDITIONING	Ducted reverse cycle

BEDROOM

FLOORING	Solution Dyed Nylon carpet, light or dark
WALLS & CEILINGS	White painted plasterboard, square set ceiling
LIGHTING	LED downlights
WALK-IN-ROBE	Open hanging rails with top shelf & end shelves
BUILT-IN-ROBES	White hinged doors in modern stain



DOOR HANDLE
Internal doors



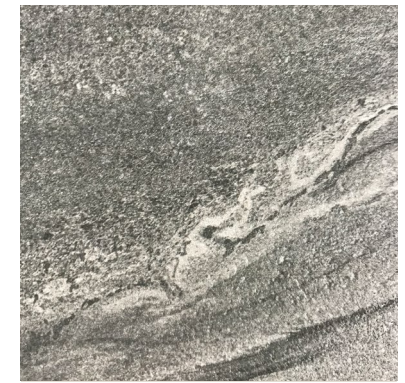
LIGHT CARPET
Bedrooms



DARK CARPET
Bedrooms



TIMBER LAMINATE FLOORING - OAK
Kitchen, living & dining



COOL GREY TILE
Balcony & Terrace



RAIL LIGHTING MATT BLACK
Kitchen

SPECIFICATIONS

KITCHEN, LIVING & DINING

SINK	Overmount stainless steel
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 with handle-less cabinets in either white or black. Blum soft close hinges & draws
WALLS & CEILINGS	White painted plasterboard with square set skirting
FLOORING	Timber laminate - Oak
LIGHTING	Down lights & feature black rail lights to kitchen

LAUNDRY

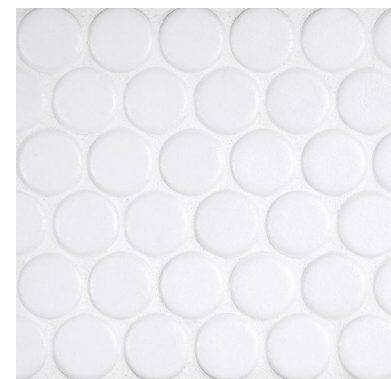
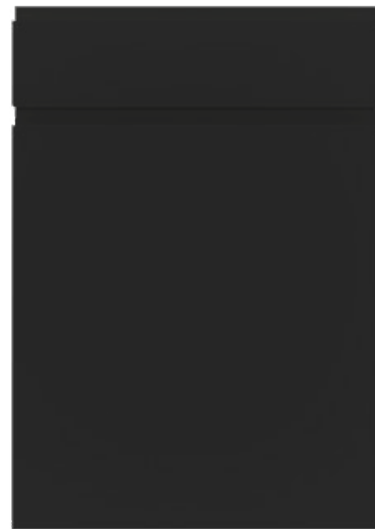
SINK	Single stainless steel
SINK MIXER	Chrome or matt black
WALL & SPLASH BACK	Painted plasterboard & white tile
BENCH TOP	White quartz stone
JOINERY UNITS	White 2 PAC cupboards



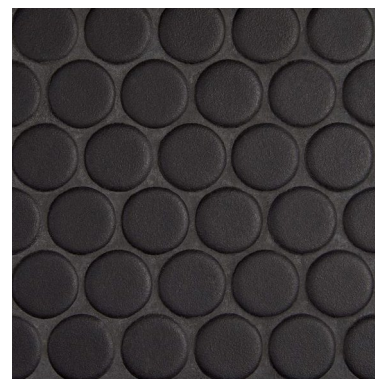
HANDLE-LESS
Kitchen & bathroom



2 PAC CABINET IN BLACK OR WHITE
Kitchen & bathroom



PENNY ROUND TILE IN BLACK OR WHITE
Bathrooms feature wall



QUARTZ BENCH/SPLASH
Kitchen & bathroom



MARBLE BENCH/SPLASH
Kitchen & bathroom



DUSK
Bathroom floor & walls



SPECIFICATIONS

YOUR CHOICE OF CHROME OR MATT BLACK TAPWARE AND ACCESSORIES

BATHROOM

BASIN	Ceramic, counter top
BASIN MIXER	Wall mounted mixer, chrome or matt black
VANITY	Bespoke cabinetry with handle-less drawers in timber, black or white. Bench in white quartz
OVERHEAD CABINET	Mirror overhead
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
LIGHTING	LED Downlights
CEILINGS	Painted plasterboard
ADDITIONAL	Toilet roll holder, towel rail & shower shelf



SINK MIXER TAP
Kitchen



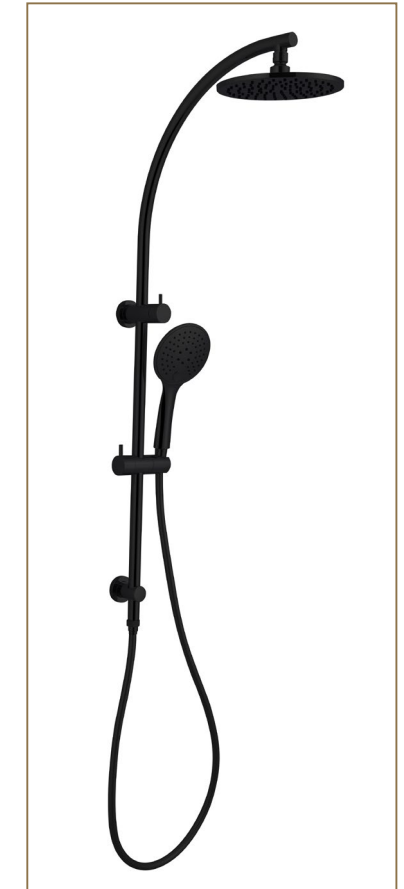
BASIN MIXER TAP
Bathrooms



SHOWER SHELF
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



SHOWER SHELF
Bathrooms



RAIN SHOWER HEAD
CHROME OR MATT BLACK
Bathrooms



IN WALL CISTERN
TOILET
Bathrooms



COUNTER TOP BASIN
Bathrooms



BESPOKE VANITY WITH DRAWS
Bathrooms

MANHATTAN MODERN

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 - UPGRADE

MIELE 60CM OPTION

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

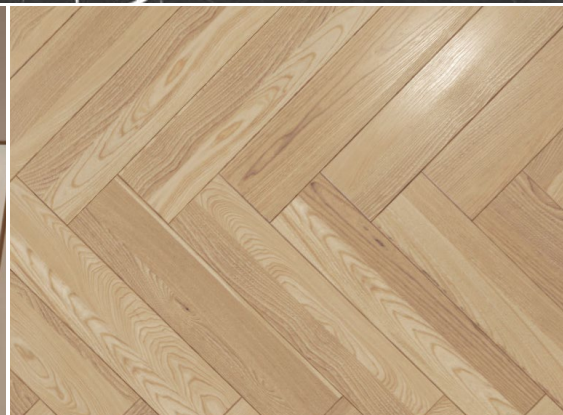
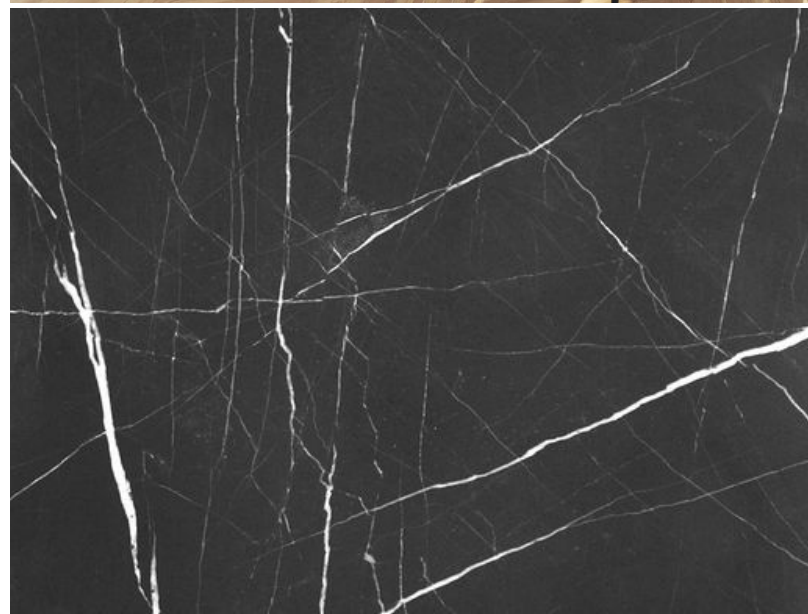
OPTION 4 - UPGRADE

SMEG 90CM OPTION

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

APPLIANCES

UPGRADE OPTIONS



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
ROBES	WIR hinged doors either shaker or modern satin
ROBES	Upgraded BIR joinery - choice of two options, can include drawer unit, shelves & trouser rack

NOTE: Prices are specific to each apartment & available upon request

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 where applicable

ADDITIONAL UPGRADE OPTIONS

FLOORING	Add real timber hardwood flooring to kitchen, living and dining
FLOORING	Add real timber hardwood flooring to bedrooms
FLOORING	Real timber hardwood flooring laid in herringbone style
FLOORING	Wool carpet to bedrooms
WINDOW FINISHING	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