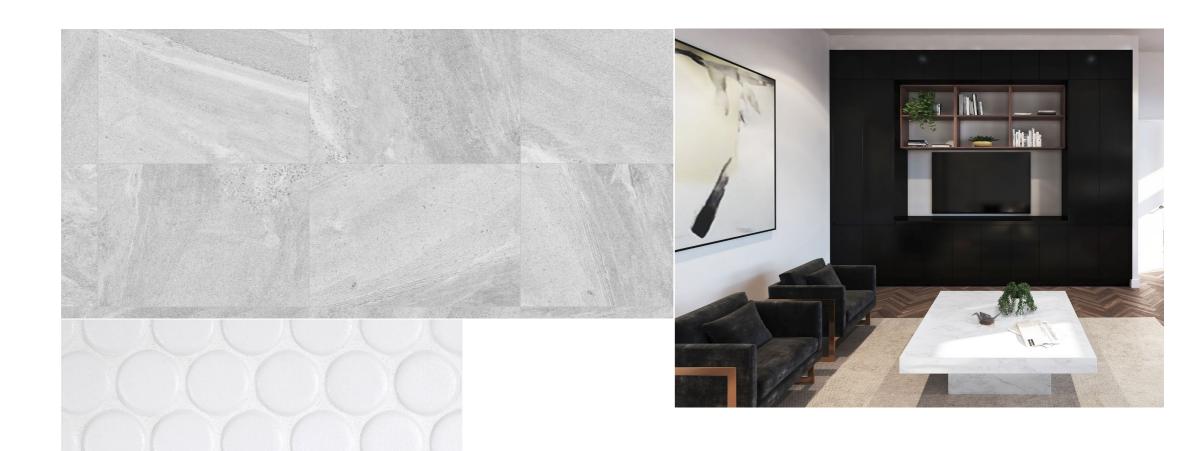


HYDE PARK I	

248 Unley Road, Hyde Park South Australia 5061

www.hydeparkplace.com.au

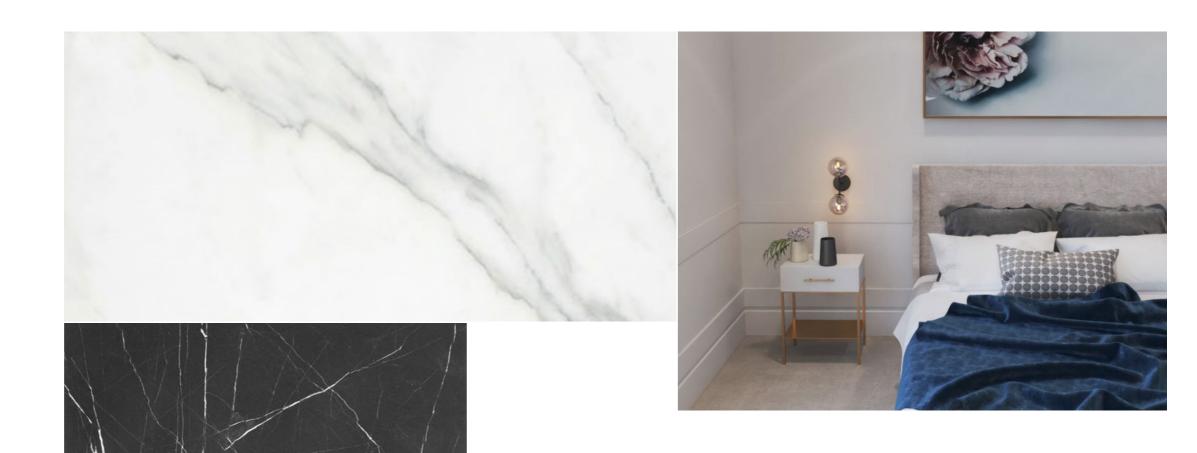


WHAT STYLE WILL YOU CHOOSE?



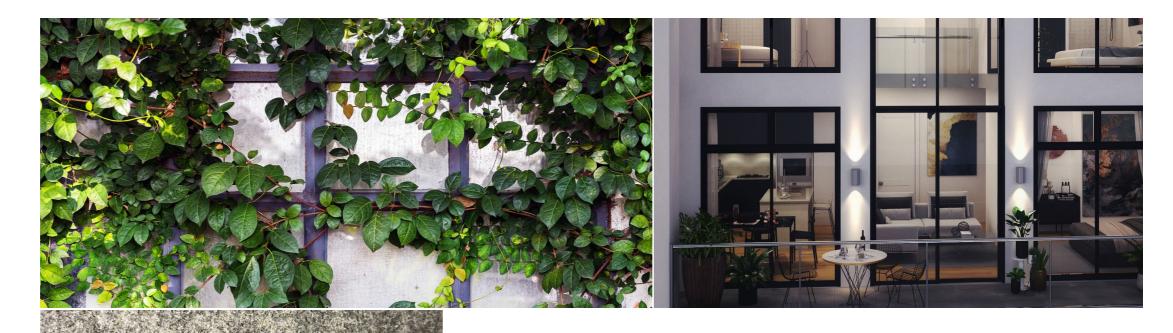
MANHATTAN MODERN DESIGN STYLE

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.





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 ELECTRICAL & COMMUNICATIONS

CAR PARK	Remote control gates to
CAN I FAIN	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

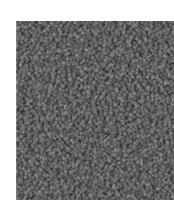
POWER OUTLETS	Included
TV POINTS	Free to air & Foxtel provisioning
DATA AND PHONE POINTS	Supplied to living area. NBN broadband fitted with NBN cable when it becomes available in the area
LIGHT FITTINGS	Minimal energy use, surface mounted LED lighting to apartments and communal areas
SMOKE ALARMS	Included 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

BUILT-IN-ROBES

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







Bedrooms





Kitchen

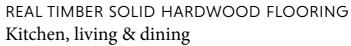
CAGE PENDANT LIGHT



DOOR HANDLE

Internal doors





COOL GREY TILE Balcony & Terrace



WHITE WALL PANELING Kitchen, living, dining & bedrooms

LIGHT WOOL CARPET

Bedrooms

HAMPTON'S LUXE

two internal robe designs

White hinged doors in

modern shaker

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



BLACK SHAKER

Kitchen & bathroom



QUARTZ BENCH/SPLASH Kitchen & bathroom







Kitchen & bathroom





WHITE SHAKER Kitchen & bathroom

MARBLE MOSAIC

Bathrooms feature wall





HONED MARBLE GREY Bathroom floor



WHITE GLOSS Bathroom wall

HAMPTON'S LUXE

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
WALLTILE	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



IN WALL CISTERN TOILET TWIN SHOWER HEAD
Bathrooms En suite or main bathroom



TWIN SHOWER HEAD En suite or main bathroom



SINK MIXER TAP Kitchen



BASIN WALL MIXER TAP Bathrooms



BESPOKE VANITY WITH SHAKER DRAWS Bathrooms



RAIN SHOWER HEAD Bathrooms



FREE STANDING BATH Master en suite

HAMPTON'S LUXE

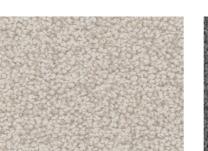
GENERAL

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

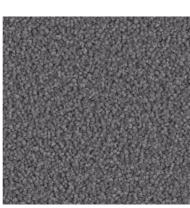
BEDROOM

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





LIGHT CARPET Bedrooms



DARK CARPET Bedrooms



DOOR HANDLE Internal doors



REAL TIMBER SOLID HARDWOOD FLOORING Kitchen, living & dining



COOL GREY TILE Balcony & Terrace



RAIL LIGHTING MATT BLACK Kitchen

MANHATTAN MODERN

KITCHEN, LIVING & DINING

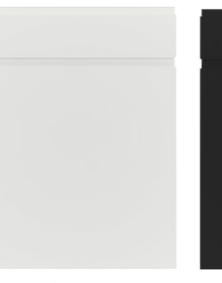
SINK	Undermount
SINK MIXER	Chrome or matt black
SPLASH BACK	Marble cultured stone or white quartz stone or selected tile
BENCH TOP	Marble cultured stone or white quartz stone
JOINERY UNITS	2 PAC timber veneer with handle-less cabinets in either white or black. Blum soft close hinges & draws
WALLS & CEILINGS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



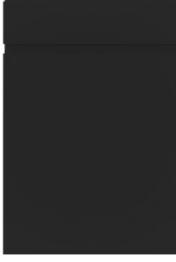
SINK	Single stainless steel
SINK MIXER	Chrome or matt black
WALL & SPLASH BACK	Painted plasterboard & white tile or penny round
BENCH TOP	White quartz stone
JOINERY UNITS	White 2 PAC cupboards



HANDLE-LESS
Kitchen & bathroom



WHITE CABINET
Kitchen & bathroom



BLACK CABINET
Kitchen & bathroom



PENNY ROUND

Bathrooms feature wall

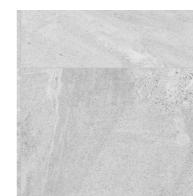
WHITE



QUARTZ BENCH/SPLASH Kitchen & bathroom



MARBLE BENCH/SPLASH Kitchen & bathroom



DUSK Bathroom floor & walls



MANHATTAN MODERN

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
WALLTILE	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



IN WALL CISTERN TOILET TWIN SHOWER HEAD
Bathrooms En suite or main bathroom



TWIN SHOWER HEAD En suite or main bathroom



SINK MIXER TAP Kitchen

FREE STANDING BATH

Master en suite



BASIN WALL MIXER TAP Bathrooms





BESPOKE VANITY WITH SHAKER DRAWS Bathrooms



RAIN SHOWER HEAD Bathrooms

MANHATTAN MODERN

YOUR CHOICE OF











SMEG 60CM OPTION

60cm gas cook top CIR66XS3-C

60cm undermount rangehood PUM601X-C

60cm oven SFA561X-C

60cm stainless steel dishwasher DWA6214X-S





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

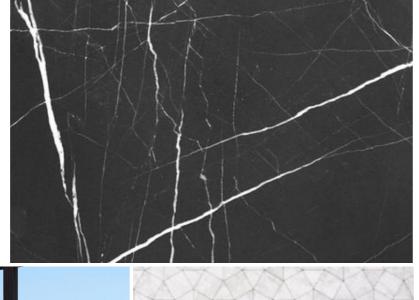
90cm oven

60cm stainless steel dishwasher

APPLIANCES



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.





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 ir 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