

BOTANIQ

FLOUR MILL RESIDENCES





Artist Impression



Your Community

Edge of the river, opposite the parklands in Adelaide's prized inner east.

Set to become Adelaide's most vibrant new urban community, the Botaniq precinct will comprise a diverse mix of residential, retail and a boutique serviced hotel.

The Flour Mill Residences release consists of a limited selection of premium 1, 2 and 3 bedroom residences, topped by 6 exclusive luxury two-storey Sky Lofts, not yet released to market.

The precinct promises beautifully landscaped shared spaces and a plaza area destined for a touch of unique JamFactory flair, not to mention a diverse balance of retail to cater to your every convenience.

Your



Haven



Your Home

Craftsmanship and style are infused into even the finest detail of your stunning new home at Botaniq, with engineered timber flooring, soft woollen carpet and caesarstone benchtops throughout adding a sense of luxury to your everyday.

An exclusive partnership with Legrand will enhance your home with opportunities for connected living you could only ever dream of before now. Your comfort, security and digital networking will be flexible and adaptable to your habits, aspirations and changing needs.

Minutes from the CBD, edged by the meandering River Torrens and surrounded by nature, your Flour Mill Residence is a luxurious urban haven, inside and out. Spacious open-plan living spills out onto expansive balconies with views that span St Peters Oval, the parklands, Adelaide Hills and the ever-evolving cityscape.



Your



Heart

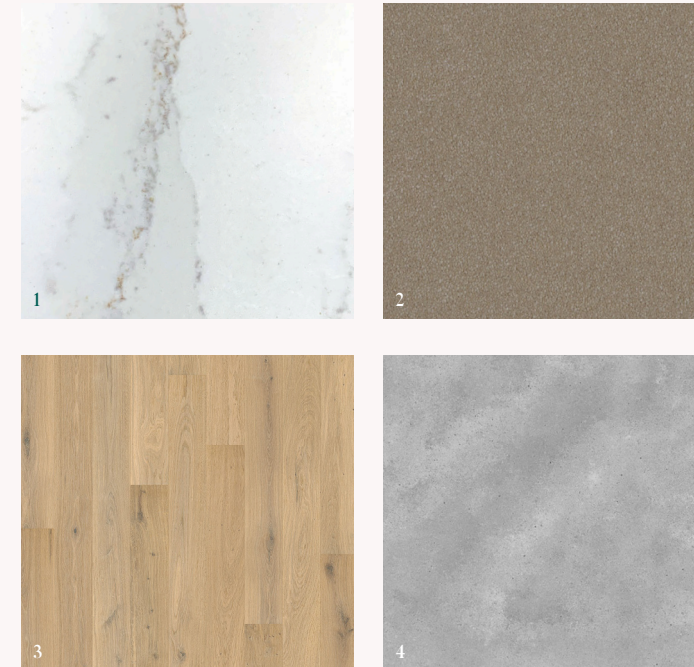


Your Finishes



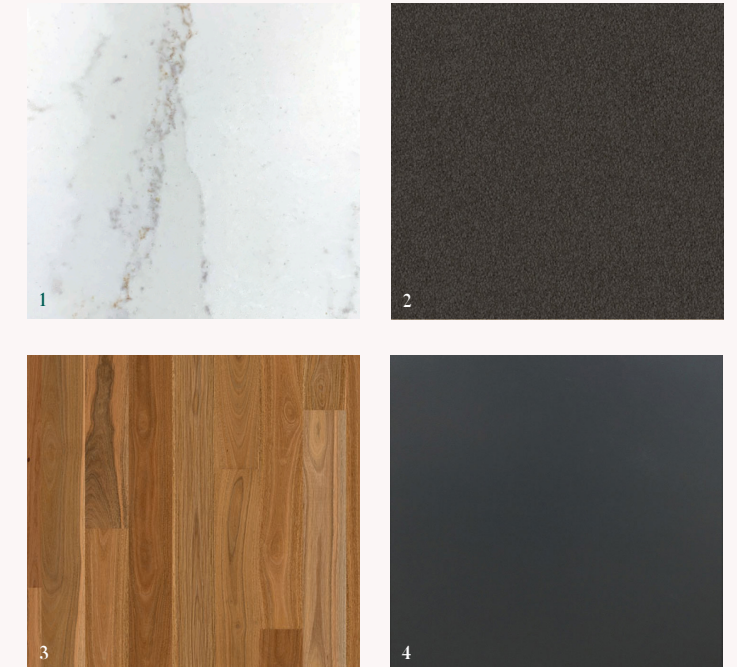
Artist Impression

Light Scheme



1. Benchtop & Splashback
2. Woollen Carpet
3. Engineered Timber Floor
4. Floor Tile

Dark Scheme



1. Benchtop & Splashback
2. Woollen Carpet
3. Engineered Timber Floor
4. Floor Tile

Key Features

- Audio/video entry intercom
- Ducted reverse cycle air conditioning
- Secure covered bicycle storage
- Secure storage unit in carpark or within the building
- Full height solid timber entry door
- 2700mm high ceilings to all living / dining areas
- 2400mm high ceilings elsewhere
- Full height glazing and sliding doors to balconies
- Full height herringbone or square lay tiling to bathrooms
- Black finished semi-frameless shower and black feature tapware to all bathrooms
- Chrome kitchen and laundry fittings generally
- Stainless steel European appliances
- Stainless steel overmount sink 1 + 1 bowl with drainer
- Low energy LED lighting fixtures throughout



Sales Team

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BOTANIQBYVTHREE.COM.AU

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