



B E L A

BY MOSAIC

— SCHEDULE OF FINISHES —

2 bedroom

INTERIOR PLANNING

- High ceilings, modern square set finish, expansive balconies and open planning emphasize space, light and contemporary style
- Architectural aluminium framed windows and doors provide abundant natural light and ventilation
- Engineered oak timber flooring to open plan living, kitchen and dining creates a seamless flow from one living space to another
- Opulent designer fixtures and finishes throughout the kitchen and all bathrooms finished with beautiful stone benchtops
- Roller blinds on all windows and glass doors offer privacy and enhance cooling efficiency
- Clever use of space creates abundant storage solutions; including separate linen cupboard, and walk-in or built-in wardrobes

KITCHENS

- European stainless steel appliances including a 60cm gas cooktop and pull-out rangehood, 60cm electric oven, built-in microwave, fully integrated dishwasher and generous fridge allowance with water supply fitting
- Designer custom kitchens finished in timber look laminate with finger pull detail, feature handle to pantry, soft close drawers, double undermount sink and chrome tapware
- 20mm reconstituted stone benchtops, concealed LED lighting, engineered stone splashback

BATHROOMS / ENSUITES

- Designer custom finish accessories, semi-frameless shower screen with pivot door and full height ceramic tiles to all walls
- Above bench feature ceramic basins, high quality custom finished tapware and back to wall toilet suite with dual flush cistern
- Custom vanity cabinetry with storage finished in high quality laminate, reconstituted stone benchtops with mirror cabinet storage above

AIR CONDITIONING AND FANS

- Ducted air conditioning throughout
- Ceiling fans to all bedrooms

WARDROBES / BEDROOMS

- Built-in robes with mirror sliding doors, open laminate shelves, drawers and hanging rails
- Walk-in robe to main bedroom include hanging rails, drawers and open shelving
- High quality cut pile carpet with premium underlay in all bedrooms and robes

LAUNDRY

- Laundry cupboard (where shown on plan) with stainless steel laundry tub
- Where shown on plan, separate laundry includes high quality laminate cupboards, undermount laundry tub and reconstituted stone benchtop
- Quality large format ceramic floor tiles and feature tiled splashback
- Front load tumble dryer



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2 bedroom

COMMUNICATIONS

- Free-to-air point and provision for PAY-TV in living room and main bedroom
- Provision for internet via high speed fibre
- Data/phone outlet to living area and main bedroom to enable phone connection or home networking
- Ample power points throughout apartment, including a minimum of one USB charging point to living room, kitchen and bedrooms

ACOUSTICS

- High quality construction and high thermal performance materials result in improved acoustics giving privacy and enhanced dual living appeal

EXTERIORS

- A water outlet to each balcony
- Waterproof external power point

SECURITY AND GENERAL

- Audio security system to apartments
- Secure basement carpark with number plate recognition access
- Secure mailboxes and CCTV security camera system in common areas

COLOUR SCHEME

- Only the light colour scheme is available for 2 bedroom apartments

INCLUDED UPGRADES TO TYPE 02 AND TYPE 05 2 BEDROOM APARTMENTS

- Miele stainless steel appliances including a 60cm gas cooktop and complementary undermount rangehood, 60cm underbench oven, built-in microwave, fully integrated dishwasher and generous fridge allowance with water supply fitting
- Kitchen, bathroom and ensuite tapware by Brodware
- Video security system to apartments



B E L A

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— SCHEDULE OF FINISHES —

3 bedroom

INTERIOR PLANNING

- High ceilings, modern square set finish, expansive balconies and open planning emphasize space, light and contemporary style
- Architectural aluminium framed windows and doors provide abundant natural light and ventilation
- Engineered oak timber flooring to open plan living, kitchen and dining creates a seamless flow from one living space to another
- Opulent designer fixtures and finishes throughout the kitchen and all bathrooms finished with beautiful stone benchtops
- Roller blinds on all windows and glass doors offer privacy and enhance cooling efficiency
- Clever use of space creates abundant storage solutions; including separate linen cupboard, and walk-in or built-in wardrobes
- Considered design has led to a separate internal laundry with storage space and installed dryer

KITCHENS

- Miele stainless steel appliances including a 60cm gas cooktop and undermount rangehood, 60cm underbench oven, built-in microwave, fully integrated dishwasher and generous fridge allowance with water supply fitting
- Designer custom kitchens finished in timber look laminate and satin white two pack, with finger pull detail, soft close drawers, and double undermount sink. Designer tapware by Brodware
- 20mm premium reconstituted stone benchtops, concealed LED lighting and reconstituted stone splashback
- Feature laminate timber look batten detail to island bench and rear wall compliments custom routed white two pack joinery

BATHROOMS / ENSUITES

- Designer accessories by Brodware, semi-frameless shower screens with pivot door and full height ceramic tiles to all walls
- Above bench feature ceramic basins, tapware by Brodware and back to wall toilet suite with dual flush cistern
- Custom vanity cabinetry finished in high quality laminate with storage, reconstituted stone benchtops with mirror cabinet storage above
- Designer integrated bath (where shown on plan)

AIR CONDITIONING AND FANS

- Ducted air conditioning throughout
- Ceiling fans to all bedrooms

WARDROBES / BEDROOMS

- Built-in mirrored robes with sliding doors, open laminate shelves, drawers and hanging rails
- Walk-in robe to main bedroom to include hanging rails, drawers and open shelving
- High quality wool blend cut pile carpet with premium underlay in all bedrooms and robes



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3 bedroom

LAUNDRY

- High quality laminate cupboards, undermount laundry tub with reconstituted stone benchtop
- Quality large format ceramic floor tiles and feature tiled splashback
- Front load tumble dryer, provision for front loading washing machine

COMMUNICATIONS

- Free-to-air point and provision for PAY-TV in living room and main bedroom
- Provision for internet via high speed fibre
- Data/phone outlet to living area and main bedroom to enable phone connection or home networking
- Ample power points throughout apartment, including a minimum of one USB charging point to living room, kitchen and bedrooms

ACOUSTICS

- High quality construction and high thermal performance materials result in improved acoustics giving privacy and enhanced dual living appeal

EXTERIORS

- A water outlet to each balcony
- Waterproof external power point

SECURITY AND GENERAL

- Video security system to apartments
- Secure basement carpark with number plate recognition access
- Secure mailboxes and CCTV security camera system in the common areas

COLOUR SCHEME

- Choice of light or dark colour scheme (above list is light specification)
- The dark colour scheme incorporates a grey finish to selected elements of the joinery in the kitchen and bathrooms / ensuites, darker shade of premium reconstituted stone benchtop to the kitchen and bathrooms / ensuites, darker shade of reconstituted stone to the kitchen splashback, darker shade of feature tile to the main bedroom ensuite, and darker shade of carpet to the bedrooms and robes



B E L A

BY MOSAIC

— SCHEDULE OF FINISHES —

Sub-Penthouse

INTERIOR PLANNING

- Generous ceiling heights with modern square set finish, expansive balconies and open planning emphasize space, light and contemporary style
- Exquisite quality engineered oak timber flooring to open plan living, kitchen, dining and retreat creates a seamless flow from one living space to another
- State-of-the-art custom kitchens with European appliances feature timber batten detail, concealed LED lighting, Zip Tap and natural stone benchtops
- Opulent designer fixtures and finishes throughout the kitchen and all bathrooms finished with beautiful stone benchtops
- Automated roller blinds to all windows and glass doors offer privacy and enhance cooling efficiency
- Clever use of space creates abundant storage solutions; including butler's pantry, separate linen cupboard, and walk-in or built-in wardrobes
- Considered design has led to a separate internal laundry with storage space and installed washer and dryer

KITCHENS

- Miele appliances including a 77cm stainless steel gas cooktop and 60cm brilliant white wall oven with combination speed oven, concealed rangehood, fully integrated dishwasher, 90cm fully integrated Fisher & Paykel french door fridge/freezer. Butler's pantry includes integrated dish drawer
- Stainless steel double undermount sink to kitchen and kitchen spout set in Aged Iron finish by Brodware. Single undermount sink to butler's pantry and Zip Tap with hot, cold and carbonated water
- State-of-the-art custom kitchen finished in timber veneer and satin two pack with bevelled finger pull detail, featuring concealed LED and track lighting
- Selected 20mm natural stone to all benchtops and splashback (natural stone subject to availability)
- Feature timber batten detail to island bench and rear wall, along with feature two pack joinery with custom routed finish

BATHROOMS / ENSUITES

- Opulent bathrooms with designer Aged Iron finished accessories by Brodware, semi frameless shower screen with pivot door
- Full height tiles to all walls and natural stone tile to floors. Feature stone wall tile to main bathroom ensuite only
- Designer Podium bath with bath spout and mixer set in Aged Iron finish by Brodware
- European inset basins to vanity, feature tapware in Aged Iron finish by Brodware and concealed cistern toilet suite with wall faced pan
- Custom vanity cabinetry of timber veneer and satin two pack with natural stone benchtop to main bedroom ensuite and powder room; premium reconstituted stone tops to additional bathrooms and ensuites with mirrored vanity cabinet above

AIR CONDITIONING AND FANS

- Ducted air conditioning throughout
- Ceiling fans to all bedrooms



B E L A

BY MOSAIC

— SCHEDULE OF FINISHES —

Sub-Penthouse

WARDROBES / BEDROOMS

- Walk-in robe to main bedroom featuring all custom shelves and drawers in feature timber look laminate, incorporating full and half height hanging rails, soft close drawers and integrated LED lighting
- Custom joinery robes to all additional bedrooms finished in feature timber look laminate, incorporating shelving, drawers and hanging space
- High quality wool blend cut pile carpet with premium underlay in all bedrooms and robes

LAUNDRY

- Superior quality tiling to all walls with large format floor tiles. Undermount stainless steel laundry tub
- Miele automatic front load washing machine and separate Miele front load tumble dryer

COMMUNICATIONS

- Free-to-air point and provision for PAY-TV in all bedrooms and living
- Provision for internet via high speed fibre
- Data/phone outlet to living area and all bedroom to enable phone connection or home networking
- Ample power points throughout apartment, including a minimum of one USB charging point to living rooms, kitchen and bedrooms

ACOUSTICS

- High quality construction and high thermal performance materials result in improved acoustics giving privacy and enhanced dual living appeal

EXTERIORS

- A water outlet to each balcony
- Waterproof external grade power point

SECURITY AND GENERAL

- Video security system to apartments
- Secure basement carpark with number plate recognition access
- Secure mailboxes and CCTV security camera system in the common areas

COLOUR SCHEME

- Choice of light or dark colour scheme (above list is light specification)
- The dark colour scheme incorporates a grey finish to selected elements of the joinery in the kitchen and bathrooms / ensuites, darker shade of natural stone benchtop to the kitchen, main bedroom ensuite and powder room, darker shade of premium reconstituted stone benchtop to additional bathrooms and ensuites, darker shade of natural stone to the kitchen splashback, darker shade of feature tile to the main bedroom ensuite, and darker shade of carpet to the bedrooms and robes



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— SCHEDULE OF FINISHES —

Penthouse

INTERIOR PLANNING

- Generous ceiling heights with modern square set finish, expansive balconies and open planning emphasize space, light and contemporary style
- Exquisite quality engineered oak timber flooring to open plan living, kitchen, dining and retreat creates a seamless flow from one living space to another
- State-of-the-art custom kitchens with European appliances feature timber batten detail, concealed LED lighting, Zip Tap and natural stone benchtops
- Opulent designer fixtures and finishes throughout the kitchen and all bathrooms finished with beautiful stone benchtops
- Entertain in an exquisite space with integrated home sound system to open plan living
- Wine and dine in style with custom built wine cabinet with glass display, rack system and integrated LED lighting
- Automated roller blinds and curtains to all windows and glass doors offer privacy and enhance cooling efficiency
- Clever use of space creates abundant storage solutions; including butler's pantry, separate linen cupboard, and walk-in or built-in wardrobes
- Considered design has led to a separate internal laundry with storage space and installed washer and dryer

KITCHENS

- Gaggenau appliances including a 90cm stainless steel gas cooktop and 60cm wall oven with combination speed oven and warming drawer, concealed rangehood, integrated dishwasher, side by side integrated Liebherr fridge/freezer. Butler's pantry to include a built-in microwave and integrated dish drawer.
- Stainless steel European double undermount sink to kitchen with Brodware pull-out spout and progressive mixer in Aged Iron finish. Single undermount sink to butler's pantry and Zip Tap with hot, cold and carbonated water
- State-of-the-art custom kitchen finished in timber veneer and satin two pack with bevelled finger pull detail and featuring concealed LED and track lighting
- Selected 30mm natural stone to all benchtops and splashback (natural stone subject to availability)
- Feature timber batten detail to island bench and rear wall, along with feature two pack joinery with custom routed finish

BATHROOMS / ENSUITES

- Opulent bathrooms with designer Aged Iron finished accessories by Brodware, frameless shower screens with pivot doors
- Full height tiles to all walls and natural stone tile to floors. Feature stone wall tile to main bedroom ensuite only
- Designer Podium bath with bath spout and mixer in Aged Iron finish by Brodware
- European inset basins to vanity, tapware in Aged Iron finish by Brodware and concealed cistern toilet suite with wall faced pan
- Custom vanity cabinetry of timber veneer or satin two pack with natural stone benchtop to main bedroom ensuite and powder room; premium engineered stone benchtops to additional bathrooms and ensuites with mirrored vanity cabinet above

AIR CONDITIONING AND FANS

- Ducted air conditioning throughout
- Ceiling fans to all bedrooms



B E L A

BY MOSAIC

— SCHEDULE OF FINISHES —

Penthouse

WARDROBES / BEDROOMS

- Walk-in robe to main bedroom featuring all custom joinery doors and drawers in timber veneer finish, incorporating full and half height hanging rails, soft close drawers and integrated LED lighting
- Custom joinery robes to all additional bedrooms finished in feature timber look laminate, incorporating shelving, drawers and hanging space
- High quality wool carpet with premium underlay in all bedrooms and robes

LAUNDRY

- Superior quality tiling to all walls with large format floor tiles
- Undermount stainless steel laundry tub
- Miele automatic front load washing machine and separate Miele front load heat pump dryer

COMMUNICATIONS

- Free-to-air point and provision for PAY-TV in all bedrooms and living
- Provision for internet via high speed fibre
- Data/phone outlet to living area and all bedroom to enable phone connection or home networking
- Ample powerpoints throughout apartment, including a minimum of one USB charging point to living rooms, kitchen and bedrooms

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EXTERIORS

- A water outlet to each balcony
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SECURITY AND GENERAL

- Video security system to apartments
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COLOUR SCHEME

- Choice of light or dark colour scheme (above list is light specification)
- The dark colour scheme incorporates a grey finish to selected elements of the joinery in the kitchen and bathrooms / ensuites, darker shade of natural stone benchtop to the kitchen, main bedroom ensuite and powder room, darker shade of premium reconstituted stone benchtop to additional bathrooms and ensuites, darker shade of natural stone to the kitchen splashback, darker shade of feature tile to the main bedroom ensuite, and darker shade of carpet to the bedrooms and robes