

SPECIFICATIONS - CENTRAL BUILDING

EXTERIOR BUILDING & COMMUNAL FACILITIES

EXTERIOR BUILDING FABRIC

WALLS

- Natural concrete façade elements.
- Painted external walls.

WINDOWS & SLIDING DOORS

- Powder coated aluminium frames.
- High performance double glazing meets or exceeds Australian Standard requirements throughout.

ROOFING

- Concrete roof slab.

FLOORS & CONCRETE SLABS

- Concrete floor slab with various high quality floor and ceiling finishes, acoustically treated.

EXTERNAL BALUSTRADE

- Glass balustrades.
- Integrated planters to podium levels.
- Handrail as per drawings and imagery.

FEATURE FAÇADE BLADES

- Feature clad blade elements to the façade to provide privacy and focus views.

BALCONIES, TERRACES & LANDINGS

- Fully rectified slip-resistant floor tiles.
- Fully reticulated planter boxes to selected balconies as per drawings.

BALCONY LIGHTING

- High quality, externally rated light fittings to all balconies.

COMMON AREA LIGHTING

- Wayfinding lighting throughout.

DRIVEWAY

- Concrete finish.

LETTERBOXES

- Lockable letterboxes located at residential entrance.

STORES

- Secure and lockable storeroom with minimum 4m² internal area provided to each apartment.

CAR PARKING

- Concrete floor throughout.

LOBBIES & CORRIDORS

RESIDENTIAL ENTRY & FOYER

- Glazed automatic entry doors.
- Feature flooring.
- Bespoke feature shading elements and timber wall paneling.
- Feature ceiling with feature lighting.
- Designer furniture.

STORAGE LOCKERS

- Conveniently located parcel and refrigerated storage lockers for deliveries and grocery orders.

CORRIDORS

- Hard wearing tile finish where required.

LIFTS

- Two generous lifts servicing all floors.
- Secure floors, residents are only able to access their floor and amenities.
- Quality finish doors.
- Tiled floors.
- Internal feature cladding panels.

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EXTERIOR BUILDING & COMMUNAL FACILITIES

LEISURE & LIFESTYLE FACILITIES

PODIUM COMMUNAL SPACE

- Fully landscaped social space on the building podium.
- A range of built-in and loose seating options.
- Water features and communal gardens.

THE PAVILION

- An exclusive facility including a fully equipped gymnasium. The gym will have a variety of commercial exercise equipment, free weights and an adjacent shower/change facility.
- A yoga studio is incorporated into this unique space and is surrounded by lush landscaping and a tranquil pond.
- A large theatre facility is provided for an at-home experience.
- The games room with pool table and various table games will also have a casual seating area.

SWIMMING POOL

- Spectacular 25m heated lap pool with incredible views of the Swan River and Perth city skyline.
- Generous pool deck fully furnished with sun lounges and daybeds.

FORMAL LOUNGE & DINING

- Featuring a moody and elegant colour palette including designer furniture and feature custom joinery.
- Stone flooring and feature ceiling.
- Wall mounted television.
- Gas fireplace and feature lighting.
- Chilled and boiling filtered water.
- Air-conditioning.
- Bookable space for resident private functions.

CASUAL LOUNGE & DINING

- Featuring a bright and fresh colour palette including casual designer furniture and feature custom joinery.
- Stone flooring and feature ceiling.
- Wall mounted television.
- Chilled and boiling filtered water.
- Air-conditioning.
- Bookable space for resident private functions.

WINE CELLAR

- Residents' tasting room with individual temperature controlled storage for residents' wine.

SPIRITS CABINET

- Feature wall with storage for residents' spirits collection.

ALFRESCO LOUNGE & DINING CABANAS

- Alfresco dining with spectacular river views adjacent to the pool deck.
- Top of the range gas barbecue.
- Sink and drinks fridge.
- **Cabana One:**
Table and seating options.
- **Cabana Two:**
Table and casual lounge seating options.

LIBRARY (BY DAY)

- A quiet retreat with designer furniture.
- Select book library for residents to exchange books and publications.

WHISKEY DEN (BY NIGHT)

- A secluded sumptuously appointed lounge space with designer furniture.
- Bar facilities for socialising or enjoying a quiet drink.

LANDSCAPING

- Architecturally designed landscaping surrounding the building at the ground floor and throughout podium levels.

SECURITY

INTERCOM SYSTEM

- Video intercom system controls access to the ground floor lobby.

CAR PARK GATE

- Automatic gate to private car park.
- Two remote controls per apartment provided.

ACCESS & READER SYSTEMS

- Proximity readers for access to lobby and lifts.
- Two cards/fobs provided per apartment.

SECURITY LIGHTING

- Included in all common areas.

CCTV

- Extensive closed circuit television surveillance system provided.

SPECIFICATIONS - CENTRAL BUILDING

INTERIOR STANDARD INCLUSIONS

APARTMENT INTERIORS

PARTY WALLS

- Painted concrete walls or steel framed and lined (fully insulated).
- Acoustic insulation rating as per Australian Standard requirements.

INTERNAL WALLS

- Painted and fully insulated with sound abated treatment.

BALCONIES

- Nonslip outdoor specification tiles.
- GPO provided.
- Water source provided.

CEILINGS

- Typically 2850mm high painted plasterboard ceilings with shadowline detail.
- Blinds recess included.

ENTRY DOORS

- Painted solid-core door.

INTERNAL DOORS

- Painted hollow-core door with designer handles.

BUILT-IN ROBES

- Shelf and hanging rail to robes, mirrored doors.
- Various modules of cabinetwork feature as an upgrade option.

WALK-IN ROBES

- Shelf and hanging rail to robes.
- Various modules of cabinetwork feature as an upgrade option.

HOT WATER SYSTEM

- Central hot-water system.

AIR-CONDITIONING

- Reverse-cycle ducted system to main living areas and bedrooms.

KITCHEN FLOOR

- 600 x 600mm fully rectified porcelain floor tiles.

LIVING & DINING FLOOR

- Plush wool loop pile carpet with underlay.

BEDROOM FLOOR

- Plush wool loop pile carpet with underlay.

BATHROOM & ENSUITE FLOOR

- 600 x 600mm fully rectified porcelain floor tiles.

KITCHEN

KITCHEN CABINETS

- Timber grain prefinished board.
- Soft closing drawers and feature overhead display cabinets.
- Integrated bins and cutlery trays.
- Built in LED lighting.

KITCHEN BENCHTOP

- Selected engineered stone.

KITCHEN SPLASHBACK

- Selected engineered stone.

COOKTOP

- **1 and 2 bedroom:**
Gaggenau 60cm induction cooktop.
- **3 bedroom and larger:**
Gaggenau 90cm induction cooktop.

OVEN

- Gaggenau pyrolytic oven.

RANGEHOOD

- Gaggenau stainless steel rangehood.

DISHWASHER

- Fully integrated Gaggenau dishwasher.

FRIDGE & FREEZER

- **1 bedroom:**
600mm wide recess.
- **2, 3 and 4 bedroom:**
900mm wide recess.
- **Sub Penthouses and Penthouses:**
Fully integrated 1200mm wide side by side fridge and freezer.

MICROWAVE

- **1, 2, 3 and 4 bedroom:**
Microwave recess provided with GPO.
- **Sub Penthouses and Penthouses:**
Integrated Gaggenau microwave with grill.

KITCHEN TAPWARE

- Designer mixer tap.

KITCHEN SINK

- Quality large stainless steel sink.

SPECIFICATIONS - CENTRAL BUILDING

INTERIOR STANDARD INCLUSIONS

BATHROOM

BATHROOM

- Timber grain prefinished board.
- Soft closing drawers and feature mirrored vanity cabinets.

BATHROOM BENCHTOP

- Selected engineered stone.

BATHROOM & ENSUITE WALLS

- Full height rectified porcelain tiles.

BATHROOM & ENSUITE SHOWER SCREEN

- Bespoke clear glazed shower screen.

MIRROR

- Mirrored cabinetry with LED lighting, concealed storage and GPO (behind mirror) to ensuites.
- Mirror and GPO in minor bathrooms and powder.

BASIN & SHOWER TAPWARE

- Designer mixer tap.

BASINS

- White ceramic basins to bathroom.
- Under bench white ceramic basins to ensuite (where applicable).

BATH

- Free standing bath with floor mounted designer outlet in selected apartments.

W/C

- Designer toilet suite with concealed cistern.

SHOWER

- Designer shower head and rail.

BATHROOM ACCESSORIES

- Chrome towel ladder and paper roll holder.

LAUNDRY

LAUNDRY

- Reconstituted stone benchtop.
- Overhead cupboard storage.
- Swivel laundry mixer.
- Stainless steel trough.

CLOTHES DRYER

- Condenser dryer included.

ELECTRICAL SERVICES

FIRE ALARM & SMOKE DETECTORS

- Provided to meet Australian Standards.

LIGHT FITTINGS

- Quality light fittings provided to master bedroom and master ensuite, kitchen, dining and living areas.

FEATURE LIGHTING

- Feature lighting provided to bespoke cabinetwork.

EXHAUST FANS

- Provided to wet areas.

TELEVISION POINT

- Provided to living and master bedroom.

PAY TELEVISION POINT

- One Pay Television Point to living and master bedroom.
- Foxtel backbone wiring throughout building (subscription by residents).

INTERNET POINTS

- One data point to study.

GPOS / SWITCH PLATES

- Three double GPOs in master bedroom.
- Two double GPOs in other bedrooms.
- Generous provision throughout living areas.



SPECIFICATIONS - CENTRAL BUILDING

INTERIOR UPGRADES

FINISHES/ROBE UPGRADES

KITCHEN FLOOR

- 600 x 600mm natural stone tiles or engineered timber floorboards.

LIVING & DINING FLOOR

- 600 x 600mm natural stone tiles or engineered timber floorboards.

BATHROOM & ENSUITE FLOOR

- 600 x 600mm natural stone tiles.

BEDROOM FLOORING

- 600 x 600mm natural stone tiles or engineered timber floorboards.

WARDROBE CABINET MODULES

- Bespoke wardrobe fitout modules.

APPLIANCES

COOKTOP

- Gaggenau 80cm induction cooktop.

RANGEHOOD

- Gaggenau 90cm stainless steel rangehood.

FRIDGE & FREEZER

- Fully integrated fridge-freezer.

MICROWAVE

- Integrated Gaggenau microwave with grill.
- Integrated Gaggenau combi-microwave.

OVEN

- Second pyrolytic Gaggenau oven.
- Gaggenau steam oven.

WARMING DRAWER

- Matching Gaggenau integrated warming drawer.

VACUUMING DRAWER

- Matching Gaggenau integrated vacuuming drawer.

WINE FRIDGE

- Selected wine fridge.

ADDITIONAL UPGRADES

HOME AUTOMATION

- Premium home automation package.

KITCHEN ACCESSORIES

- Feature pendant above island bench.
- ZIP tap with boiling and chilled filtered water.
- LED strip to kitchen cabinetry
- GPO to island bench.

FIXTURES AND FITTINGS

- Choice of brushed nickle or graphite finish throughout.

BATHROOM ACCESSORIES

- Heated towel ladder.

WINDOW TREATMENTS PACKAGE

- Selected premium blinds and curtains.

THE EDGE DIFFERENCE

EDGE PREMIUM

We are proud to position ourselves as Perth's premium apartment developer. At Rivière Residences excellence is standard across all apartments.

KITCHEN APPLIANCES

- Gaggenau cooking appliances and induction cooktops as standard in all kitchens.

KITCHEN CABINETRY

- Drawers instead of cupboards provided underbench, except under kitchen sink.

CONDENSER DRYER

- Condenser dryer as standard in all laundries.

BLIND RECESS

- Blind recess provided to all apartments.

SHOWER RECESS

- Recess/storage space provided to all showers.

FULL HEIGHT TILING

- Full height tiling as standard to all ensuites and bathrooms.

SUSTAINABLE INITIATIVES

Building is targeting a 5-Star Green Star rating.

GLAZING

- High performance double glazed energy efficient façade, satisfying specific Australian Standard and Green Star energy requirements.

EFFICIENT LIGHTING

- LED and/or energy efficient lighting to all common areas.
- Motion sensors installed in carpark and common corridors.

WATERWISE FIXTURES & FITTINGS

- Fixtures and fittings to comply with the Building Code for WELS star ratings.
- Dual shower set – 3 Stars
- Kitchen/laundry mixer – 5 Stars
- TECE Cistern (4.5/3L flush) – 4 Stars