

SPECIFICATIONS

EXTERIOR BUILDING & COMMUNAL FACILITIES

EXTERIOR BUILDING

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.

BALCONIES, TERRACES & LANDINGS

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

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 timber wall paneling.
- Designer furniture.

STORAGE LOCKERS

- Conveniently located parcel storage lockers for deliveries.

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.

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

- Card/fob 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

EXTERIOR BUILDING & COMMUNAL FACILITIES

LEISURE & LIFESTYLE FACILITIES

THE PAVILION

An exclusive facility including:

- A fully equipped gymnasium with a variety of commercial exercise equipment, free weights and an adjacent shower/change facility.
- 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

- Two spectacular 25m heated lap pools 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.
- 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.
- 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 spirits collection.

ALFRESCO LOUNGES & DINING CABANAS

- Alfresco dining adjacent to the pool deck.
- Table and casual lounge seating options.
- Top of the range gas barbecue.
- Sink and drinks fridge.

SAUNA & STEAM ROOM

- Generous timber finish sauna.
- Tiled finish steam room.

LIBRARY (BY DAY)

- A quiet retreat with designer furniture.
- Curated 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.

SPECIFICATIONS

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

- Large format fully rectified porcelain floor 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.
- Wardrobe module as an upgrade option.

WALK-IN ROBES

- Shelf and hanging rail to robes.
- Wardrobe module as an upgrade option.

HOT-WATER SYSTEM

- Metered hot-water system.

AIR-CONDITIONING

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

KITCHEN, LIVING & DINING FLOOR

- Large format fully rectified porcelain floor tiles.

BEDROOM FLOOR

- Plush wool loop pile carpet with underlay.

BATHROOM & ENSUITE FLOOR

- Large format fully rectified porcelain floor tiles.

TAPWARE

- Chrome tapware throughout.

KITCHEN

KITCHEN CABINETS

- Timber grain laminate or white laminate prefinished board.
- Soft closing drawers and feature overhead display cabinets.
- Integrated bins and cutlery trays.

KITCHEN BENCHTOP

- Selected engineered stone.

KITCHEN SPLASHBACK

- Selected engineered stone.
- Built in LED lighting.

COOKTOP

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

FRIDGE & FREEZER

- **1 bedroom:**
600mm wide recess.
- **2, 3 and 4 bedroom:**
900mm wide recess.

MICROWAVE

- **1, 2, 3 and 4 bedroom:**
Microwave recess provided with GPO.

OVEN

- Gaggenau pyrolytic oven.

RANGEHOOD

- Gaggenau stainless steel rangehood to match cooktop size.

DISHWASHER

- Fully integrated Gaggenau dishwasher.

KITCHEN TAPWARE

- Designer mixer tap.

KITCHEN SINK

- Quality large stainless steel sink.

SPECIFICATIONS

INTERIOR STANDARD INCLUSIONS

BATHROOM

BATHROOM

- Timber grain laminate or white laminate 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 to ensuites.
- Mirror and GPO in minor bathrooms and powder.

BASIN & SHOWER TAPWARE

- Designer mixer tap.

BASINS

- White ceramic basins to bathrooms.

BATH

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

W/C

- Designer toilet suite with concealed cistern and push buttons.

SHOWER

- Designer shower head and rail.

BATHROOM ACCESSORIES

- Chrome towel ladder and paper roll holder.

LAUNDRY

LAUNDRY

- Selected engineered stone benchtops/splashbacks.
- 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

INTERIOR UPGRADES

FINISHES/ROBE UPGRADES

KITCHEN, LIVING & DINING FLOOR

- Engineered straight lay timber floorboards.
- Engineered herringbone timber floorboards.

BEDROOM FLOORING

- Engineered straight lay timber floorboards.
- Engineered herringbone timber floorboards.
- Large format fully rectified porcelain floor tiles.

WARDROBE CABINET MODULES

- Bespoke wardrobe fitout modules.

ADDITIONAL UPGRADES

HOME AUTOMATION

- Premium home automation package on request.

KITCHEN ACCESSORIES

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

APPLIANCES

COOKTOP

- Gaggenau 90cm induction cooktop to applicable apartments.

RANGEHOOD

- Gaggenau 90cm stainless steel rangehood.

FRIDGE & FREEZER

- Integrated Fisher & Paykel fridge/freezer combination.
- Integrated Fisher & Paykel French door fridge/freezer.
- Integrated Liebherr side by side fridge/freezer.

FIXTURES AND FITTINGS

- Brushed nickel finish throughout.
- Graphite finish throughout.
- Pullout kitchen sink mixer.

BATHROOM ACCESSORIES

- Heated towel ladder.

WINDOW TREATMENTS PACKAGE

- Power provision for installation of motorised blinds.

WINE FRIDGE

- Selected wine fridge, full-height or under bench to applicable apartments.

MICROWAVE

- Integrated Gaggenau 200 series microwave.

OVEN

- Second pyrolytic Gaggenau oven.
- Gaggenau steam oven.

THE EDGE DIFFERENCE

PREMIUM EDGE QUALITY

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.
- Toilet cistern – 4 Stars.