

Specifications: Exterior Building

EXTERIOR BUILDING FABRIC

WALLS

- Natural concrete façade elements.
- Painted external walls.
- Feature concrete banding to slab edge.

WINDOWS & SLIDING DOORS

- Powder coated aluminium frames.
- High Performance Double Glazing meets or exceeds the Building Code of Australia 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.

BALCONIES, TERRACES & LANDINGS

- Fully rectified ceramic floor tiles.

COMMON AREA LIGHTING

- Wayfinding lighting throughout.

CAR PARKING & STORES

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

LOBBIES & CORRIDORS

RESIDENTIAL ENTRY & FOYER

- Glazed automatic entry doors.
- Feature flooring.
- Designer furniture and lighting.

LIFTS

- Two generous lifts per building servicing all floors dedicated to residential use.
- One additional lift dedicated to accessing the wine bar, cafe and kiosks.
- Stainless steel doors, tiled floors and feature interior walls.

WASTE CHUTES

- General waste and recycling bin chutes from apartment corridors.

MAILROOM & LETTERBOXES

- Mailroom allowing parcel delivery with generously sized lockable letterboxes.

SECURITY

INTERCOM SYSTEM

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

CAR PARK GATE

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

ACCESS & READER SYSTEMS

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

SECURITY LIGHTING

- Included to all common areas.

CLOSED CIRCUIT TELEVISION

- Extensive CCTV surveillance system provided.

Specifications: Leisure & Lifestyle Facilities

FORMAL KITCHEN, LOUNGE & DINING

A formal lounge featuring a sophisticated palette of warm hues and rich materials.

- Fully equipped kitchen with a concrete form island bench doubling as a breakfast bar.
- Caterer's scullery.
- Open-plan lounge and dining facilities with spectacular ocean views.
- Timber flooring with a custom, inset rug.
- Air-conditioning.
- HD format projector screen
- Custom, timber veneer cabinetry.
- Integrated double-sided gas fireplace to sunset deck.
- Grand marble chimney breast feature.
- Designer furniture and bespoke lighting.
- Bookable for private resident functions.

CASUAL KITCHEN, LOUNGE & DINING

A relaxed holiday resort-style lounge inspired by the whitewashed coastal surrounds.

- Fully equipped kitchen with an island bench doubling as a breakfast bar with an adjacent scullery.
- Open-plan lounge and dining with views overlooking the 'Palm Beach' style pool deck.
- Ceramic tile flooring.
- Air-conditioning.
- Designer furniture and custom timber joinery.
- Wall-mounted television.

POOL DECK

- Spectacular combined 25 metre lap and lagoon pool.
- Inset timber decking and feature concrete aggregate inlays.
- Disability access throughout.
- Generous pool deck fully furnished with sun lounges and daybeds.
- Extensive landscaping.

POOLSIDE PAVILION

- An expansive outdoor space by the pool with barbecue facilities, casual dining and seating options.
- Bookable space for private resident functions.

WINE CELLAR

- Climate-controlled wine cellar with a secure wine storage locker allocated to each apartment.
- Communal tasting table and seating.
- Bespoke pendant and cabinet lighting.
- Decorative screening to coffer ceiling with chic mirror ceiling.

SUNSET DECK

A light and breezy indoor outdoor entertaining area for residents to come together to enjoy a drink and watch the sun set over sweeping views of the ocean.

- Polished concrete flooring.
- Designer lounge furniture and lighting.
- Curated selection of bar and cocktail tables and stools.
- Integrated double-sided fireplace to formal lounge.
- Curved wrap-around full-height glazing with inbuilt window bench seating.
- Bar area with drinks fridge sink and stemware.

GAMES ROOM

- Billiards table.
- Designer furniture including bar tables.
- Wall-mounted TV.

GYM & YOGA SPACE

- Air-conditioned gymnasium overlooking pool deck with a full range of commercial exercise equipment and free weights.
- Integrated yoga retreat within gymnasium.

SAUNA & STEAM ROOM

- Western Red Cedar-lined sauna.
- Tile clad steam room.

BOOK RETREAT

Taking in tranquil ocean views, the library is a quiet retreat.

- Plush lounge furniture.
- Library collection for residents to exchange books and publications.

LANDSCAPING

- Architecturally designed landscaping surrounds the building at the ground floor and throughout the Level 2 pool and amenities.
- Mix of native and exotic established trees, shrubs and groundcover.

Specifications: Standard Apartment Inclusions

APARTMENT INTERIORS

PARTY WALLS

- Painted concrete walls or steel framed and lined.
- Acoustic insulation rating as per the Building Code of Australia requirements.

INTERNAL WALLS

- Painted and fully insulated with sound abated treatment.

BALCONIES

- Fully rectified ceramic floor tiles.
- GPO provided.
- Water source provided.
- High quality, externally rated light fittings to all balconies.

CEILINGS

- Typically 2.7m 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.

ROBES

- Mirrored doors and shelf and hanging rail to built-in robes.

HOT WATER SYSTEM

- Central hot-water system.

AIR-CONDITIONING

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

FLOORING

KITCHEN, LIVING & DINING

- Large format fully rectified porcelain floor tiles.

BEDROOM

- Plush high quality wool loop pile carpet with underlay.

BATHROOM & ENSUITE

- Large format fully rectified ceramic floor tiles.

KITCHEN

CABINETRY

- Timber grain laminate.
- Soft closing drawers and feature overhead display cabinets.
- Integrated bins.
- Built in LED lighting.

BENCHTOP & SPLASHBACK

- Selected engineered stone.

COOKTOP

1 and 2 bedroom apartments:

- SMEG 60cm 4 zone induction cooktop.

3 bedroom and larger:

- SMEG 90cm 5 zone induction cooktop with multi-zone function.

OVEN

- SMEG 60cm Classic Oven.

RANGEHOOD

- SMEG stainless steel concealed undermount rangehood to match the cooktop size.

DISHWASHER

- SMEG integrated dishwasher.

SINK & TAPWARE

- Chrome tapware and designer mixer tap.
- Quality stainless steel sink.

BATHROOM

CABINETRY

- Timber grain laminate.
- Soft closing drawers.
- Mirrored vanity cabinets with concealed GPOs.

BENCHTOP

- Selected engineered stone.

WALL COVERING

- Full-height rectified ceramic tiles.

SHOWER SCREEN

- Bespoke glazed shower screen.
- Designer shower head and rail.

BASIN AND SHOWER MIXER

- Designer mixer and tapware.
- White ceramic basins.

BATH

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

W/C

- Designer toilet suite with concealed cistern and push buttons.

BATHROOM ACCESSORIES

- Towel ladder and paper roll holder.

LAUNDRY

LAUNDRY

- White laminate cabinetry.
- Engineered stone benchtop.
- Overhead cupboard storage.
- Swivel laundry mixer.
- Stainless steel trough.

CLOTHES DRYER

- Condenser dryer included.

Standard

ELECTRICAL SERVICES

FIRE ALARM & SMOKE DETECTORS

- Provided to meet Building Code of Australia requirements.

LIGHT FITTINGS

- Quality light fittings provided in bedrooms, bathrooms/ensuites, kitchen, dining and living areas.

EXHAUST FANS

- Provided to wet areas.

TELEVISION POINT

- Provided to living and master bedroom.

PAY TELEVISION POINT

- One pay television point to living.
- Foxtel backbone wiring throughout building.

INTERNET POINTS

- One data point to living and study.

GPOS / SWITCH PLATES

- Generous provision throughout.

Specifications: Apartment Upgrades

FLOORING

KITCHEN, LIVING, DINING & BEDROOM

- Engineered timber floorboards.
- Timber look vinyl flooring.

APPLIANCES

COOKTOP

1 and 2 bedroom:

- SMEG 60cm 3 zone induction cooktop with multi-zone function.

1 and 2 bedroom (size permitting):

- SMEG 90cm 5 zone induction cooktop with multi-zone function.

3 bedroom and larger:

- SMEG 90cm 6 zone induction cooktop with multi-zone function.

RANGEHOOD

- SMEG 60cm or 90cm concealed stainless steel rangehood to match cooktop.

MICROWAVE

- SMEG Classic integrated microwave oven.

OVEN

- SMEG 60cm Classic Thermoseal Pyrolytic oven (to replace standard oven).
- SMEG 60cm Classic Compact Speed oven
*option may be provided in addition to standard as stacked for applicable apartments on request.

FRIDGE

All apartments:

- Fisher & Paykel 60cm integrated fridge/freezer.

2 bedroom and larger:

- Fisher & Paykel 90cm integrated French door fridge/freezer.
- Liebherr 1200mm integrated fridge/freezer.

ADDITIONAL UPGRADES

BATHROOM

- Rainshower with handle.
- Heated towel ladder.
- Feature wall light above bathtub where applicable.
- Vanity LED lighting strip.

WINDOW TREATMENTS PACKAGE

- Selected premium blinds and curtains.

FIXTURES AND FITTINGS

- Kitchen pull out mixer.
- Brushed nickel finish throughout.

LIGHTING

- Feature pendant light over kitchen bench.

EV CHARGERS

- Electrical vehicle chargers on request.

THE
DUNES
BEACHFRONT RESIDENCES

Specifications: Premium Edge Quality and Sustainability

EDGE PREMIUM

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

KITCHEN APPLIANCES

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

KITCHEN CABINETRY

- Underbench drawers are provided instead of cupboards, except under kitchen sink.

CONDENSER DRYER

- Condenser dryer in all laundries.

BLIND RECESS

- Blind recess provided to all apartments.

FULL-HEIGHT TILING

- Full-height tiling to all ensuites and bathrooms.

BATHROOM MIRROR

- Built-in storage and GPOs behind all bathroom mirrors.

INTERNET

- Fastest available internet via Interphone.

SUSTAINABLE INITIATIVES

The Dunes will meet a 5 Star As-Built Green Star rating.

GLAZING

- High performance double glazed energy efficient façade, satisfying specific Building Code of Australia standards and Green Star energy requirements.

EFFICIENT LIGHTING

- LED and/or energy efficient lighting to all common areas.
- Carpark and common corridors are equipped with motion sensors.
- Smart Metering.
- Embedded network for extensive metering and monitoring of apartment utilities and building services.

HOT WATER SYSTEM

- Centralised hot water system.

EV CHARGERS

- Electrical vehicle chargers on request.

WATER WISE FIXTURES & FITTINGS

Fixtures and fittings to comply with the Building Code for WELS star ratings.

- Bench mounted bathroom mixer – **4 Stars**
- Dual shower set – **3 Stars**
- Kitchen/Laundry mixer – **5 Stars**
- TECE Cistern(4.5/3 litre flush) – **4 Stars**

