

Siota Kohimarama Specifications	
STRUCTURE	
Foundations	Concrete slab
Basement Walls	Masonry blockwork with Resene Rockcote finish
Ground Floor	Concrete Traydec system
Interior Walls	Timber framing
Stud Heights	Basement level 2.4meters; Ground floor 2.7meters; First floor 2.4meters
Door Heights	Ground floor and first floor 2.2meters; basement 1.98meters
Internal Stairs	Carpet grade timber stairs with timber handrail
Ceilings	Suspended flat ceilings
EXTERIOR CLADDING	
Ground Floor and First Floor	Flashclad aluminium profiled cladding
Roof, Flashings and Facia	Coloursteel roofing profile
Spouting and Downpipes	ACE + Coloursteel profile
Exterior Joinery	APL double glazed thermally broken joinery
Skylights	Velux
Garage Door	Automatic Garador door
Thermal Insulation	Insulation- Ceilings R3.6. Exterior walls R2.4
ALFRESCO DECK	
Decking	Hardwood with privacy wall on boundary
Pergola	Timber pergola with stain finish

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LANDSCAPING	
Architectural Design	Concept design by Sola Professionally landscaped
KITCHEN	
Kitchen design	Light or dark colour schemes
Floor	Engineered timber flooring
Benchtop	Engineered stone, choice of two colours
Cabinetry	Lacquer door fronts, groove handles, soft close features
Hardware	Blum soft close hinges and drawers
Sink and Waste Disposal	Deep sink, undermounted
Waste Disposal	Integrated insinkerator disposal unit
Tapware/Mixer	Brushed stainless basin mixers
Splashback	Matching the kitchen benchtop
Oven	Miele H2850 B
Cooktop	Miele KM 7201 FR
Microwave	Miele M2240 SC CLST
Dishwasher	Miele brand
Rangehood	Miele DA 2450
Fridge Freezer	Miele KS 37422iD
Scullery	Engineered stone, with cupboards and drawers
POWDER ROOM	
Matched Interior to Lounge	

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POWDER ROOM	
Floors + Walls	Engineered timber flooring, painted walls
Toilet Suite	Matt finish, Flaminia App Plus
Vanity Basin	Aqualight wall hung basin
Vanity Cabinet	Puntotre basin + cabinet
FIRST FLOOR LEVEL	
BEDROOMS	
Floors Including Hallways	100% NZ Natural Wool Carpets
Wardrobes	Custom built with integrated joinery
Door Handles + Hardware	Brushed nickel/stainless steel door handles
Electrical/USB Plugs	
Porch	Large format tiled entrance and steps
Front Door	Selected premium entrance door with digital lock
Powder Room	Décor matched to lounge See bathroom selection
Lift units 1 + 2	Powerglide S Series, residential lifts
LOUNGE + DINING	
Floor	Engineered timber flooring
Gas Fireplace in Units 1 + 2	Escea DF 700 gas fireplace
Door Handles + Hardware	Brushed nickel /stainless steel door handles

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LOUNGE + DINING	
Built-in Wall Units or Library	Natural timber finish to match kitchen cabinetry
ENSUITE + BATHROOMS	
Showers	Tiled showers with glass panels and tiled inbuilt niches
Floor + Walls	Large format porcelain tiles to floor and walls
Tapware + Shower Mixer	Brushed stainless basin mixers
Vanity	Rectangle vanity unit on stone top
Wall Lights	Boston reeded glass wall light in chrome
Towel Rail	Heated in brushed stainless frame
Toilet Suite	Matt finish, Flamina App Plus
Underfloor Heating	In all bathrooms
GARAGE, TWO CARS	
Storage	Built in storage, under stair storage in units 3, 4, 5
Floor Carpet	Belgotex garage carpet
Electric Car Charger	Garage sufficiently wired for car charger
Garage Security	Smart Home enabled
OFFICE / GYM / HOBBY ROOM	
Flooring	Engineered timber or garage carpet
Mirrored Wall	Optional

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OFFICE / GYM / HOBBY ROOM	
Storage Cabinet	Built-in storage cabinets in units 1 + 2
LAUNDRY ROOMS	
Cabinets + storage in units 1 +2	Built in cabinetry and storage, engineered stone benchtop, laundry tub and tap
Floors	Large format tiles to floors plus skirting
Custom cabinets on GF in units 3, 4, 5	Custom designed cabinetry with sink, tap, draws, shelving and whiteware
Whiteware	Miele washer WCA 020 Miele dryer TCB 140 WP
BUILDING SERVICES	
Ultra Fast Broadband / Fibre	Chorus
Lighting	See Electrical Plan
Smoke Detection	Yes
Security	Smart Home enabled
Hot Water	Reticulated gas to kitchen; hot water heating to each unit
Home Star Rating	Home Star Rating 5
Smart Homes Enabled	Smartlife central control system
Outdoor Lighting	2 x Entrance and garage
Outdoor Water Reticulation	2 x Hose connectors

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