

## *Penthouse Specification*

### **Kitchens**

A selection of Leicht handleless kitchen units and Corian worktops from Kitchens International with feature LED strip lighting, glass drawer box sides, and pull out bin Gaggenau single oven, flex induction cooktop with integrated ventilation system, combi microwave oven, warming drawer and Quooker square chrome tap and wine cooler

Siemens integrated fridge freezer, dishwasher

Siemens washing machine, tumble dryer or washer/dryer (located within utility room)

### **Bathrooms**

Kohler sanitaryware with vanity sink and base unit

Integrated anti-fog mirrored cabinet with integrated lighting to master en-suite or main bathroom

Kohler square rainhead shower and hand shower within glass shower enclosure

Kohler DTV digital shower interface outwith and within enclosure

Kohler drop-in bath or freestanding oval bath (where applicable) with hand shower

A selection of large format porcelain or ceramic floor and wall tiling – full height to all walls

Featured recessed shelf with concealed LED strip lighting, Kohler toilet roll holder and robe hook

Wall mounted heated towel rail

Integrated wall mounted TV to master en-suite

### **Heating**

Myson Multi Zone wet underfloor heating system with zone/time programmer and WiFi programmable room thermostats

Gas fired central heating system via wall mounted valliant Ecotec Plus System boiler.

### **Electrical**

Intruder alarm

Wall mounted video entry system with handset

Mains operated smoke detectors with battery backup

Battery operated carbon monoxide detectors

USB sockets to selected rooms

### **Electrical**

Pendant light fittings to living rooms, bedrooms and study with dimmable lighting feature to living room  
Recessed LED light fittings to kitchens, hallways, stores and utility rooms  
CAT 5E points to all living rooms, bedrooms and studies  
Outlet points supporting Sky Q to all living rooms, bedrooms and studies  
Home entertainment package  
Integrated audio system and bluetooth low energy advanced lighting control system available as an upgrade  
Electrical car charging points and dedicated storage lockers to every allocated car space

### **Internal Finishes and Decoration**

Flush black elm veneer pass doors with feature glass door to living room  
Solid grade brushed stainless steel lever handles  
Sliding flush black elm veneer wardrobe doors with brushed stainless steel flush pull handles. Interior timber veneer lining and interior furniture pack  
Double glazed windows finished in white painted timber internally with dark grey aluminium externally  
Integrated frameless glass balustrades to all openable windows  
A range of engineered timber flooring throughout  
Integrated Matwell  
White emulsion finish to walls, ceilings and white satin finish to skirtings, architraves and other joinery  
Electric blinds and curtain package

### **Communal Areas**

Underground car parking  
Exclusive lift access to penthouse level  
Interior designed communal entrance hallways with boutique style furnishings  
Video entry system

### **Private Terraces**

Concrete paving to private penthouse terraces with laminated glass divider panels and White interlayer between adjoining terraces  
Wall mounted light fittings  
External water tap