



Junia Avenue

eternal...truly !!!



where ecstasy meets eternity !







exquisite elevation!

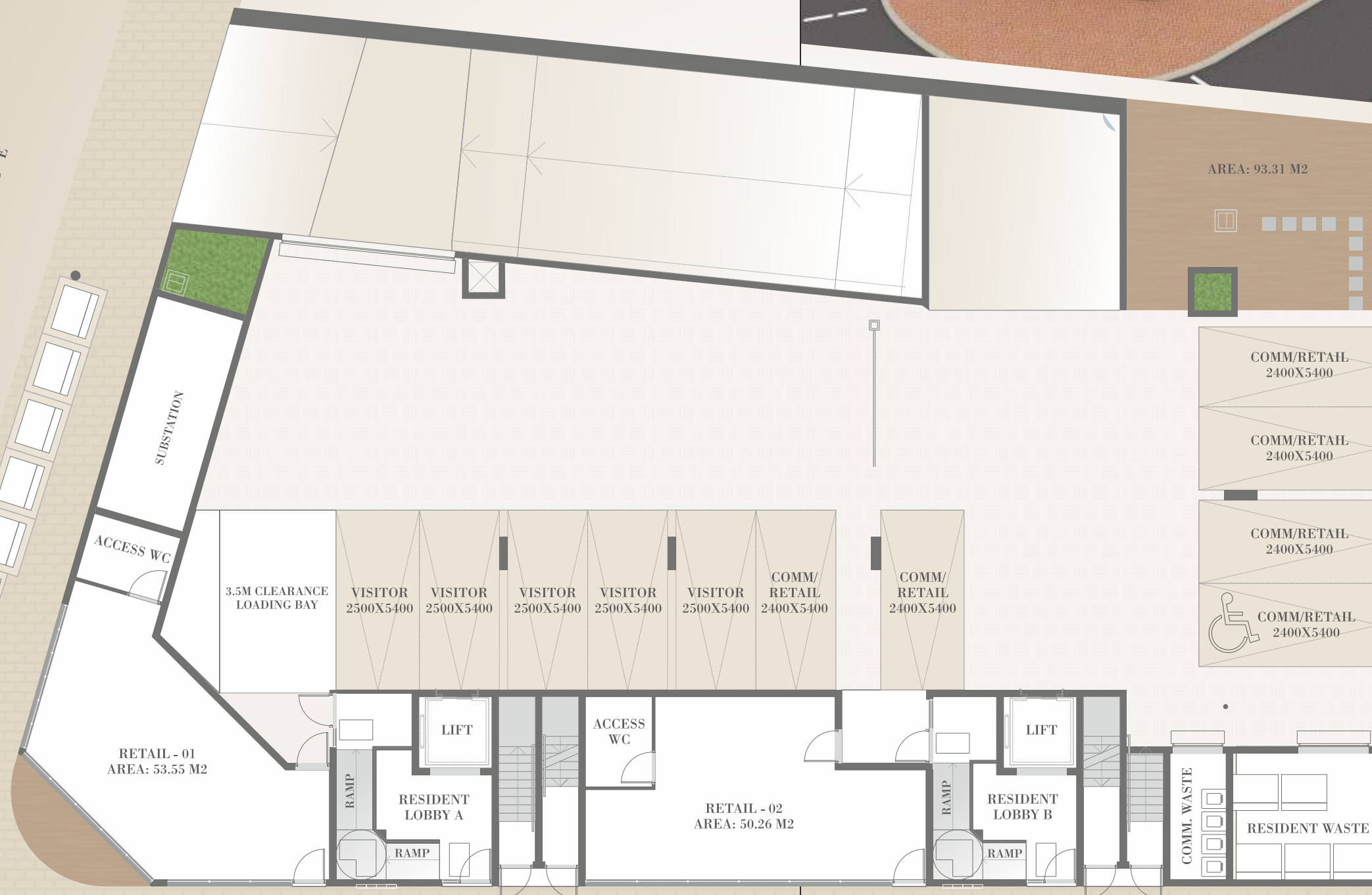
amara  
Junia Avenue



# Ground Floor Plan



JUNIA AVENUE



GROSS FLOOR AREA  
AREA: 101.31 M2

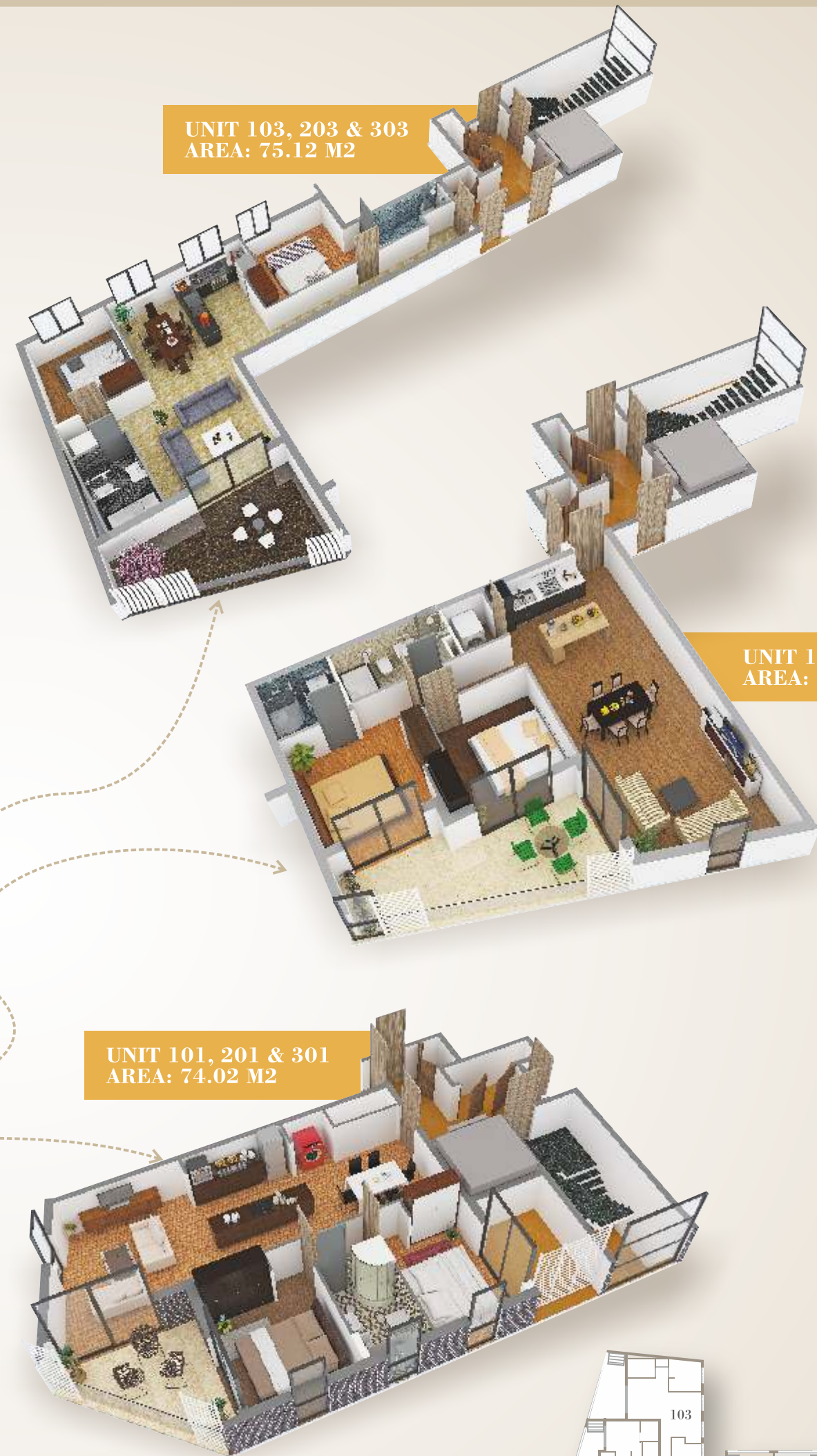
CORNELIA ROAD



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Junia Avenue

## Unit Plans

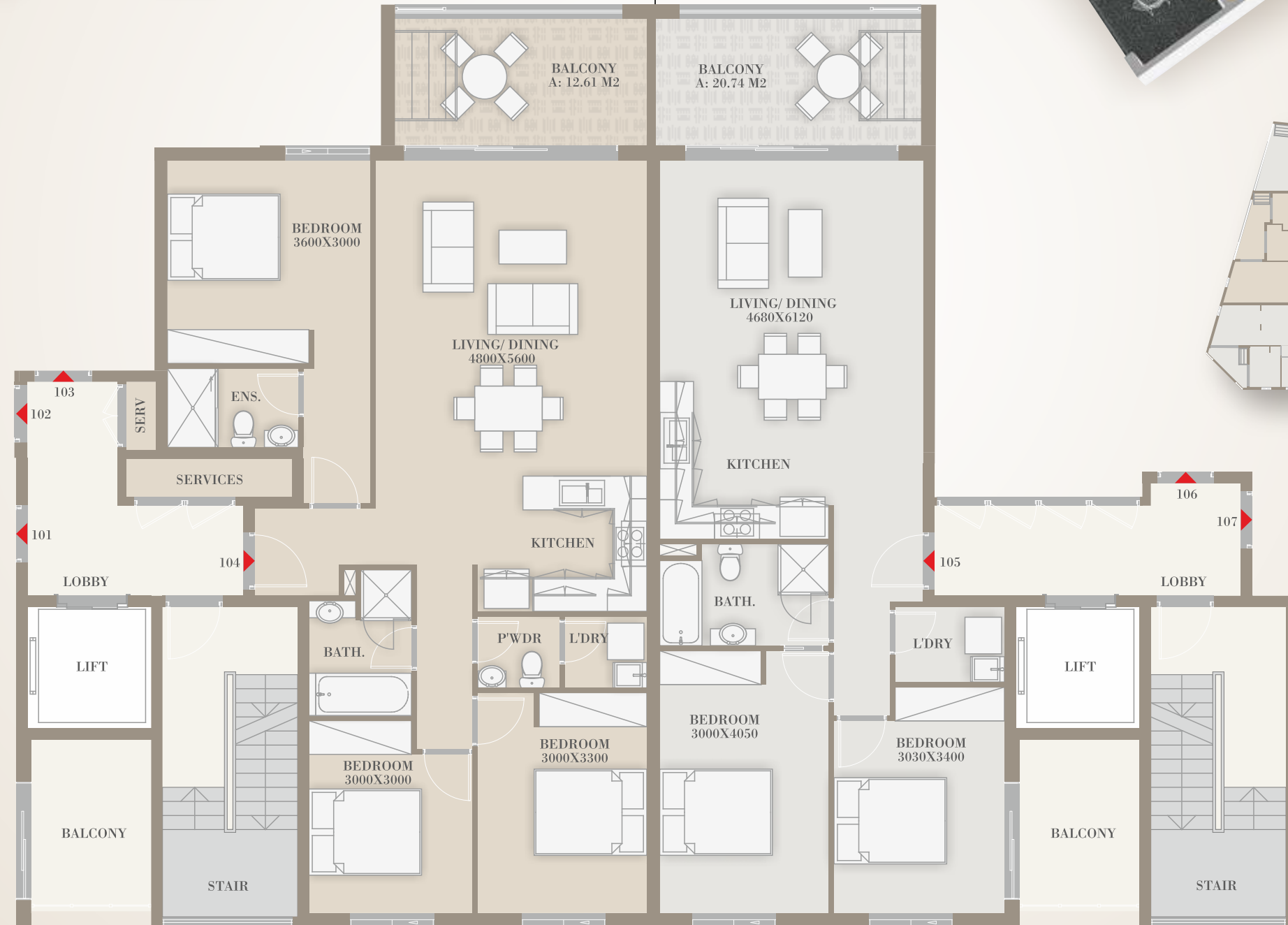




UNIT 104, 204 & 304  
AREA: 95.02 M2



UNIT 105, 205 & 305  
AREA: 70.32 M2

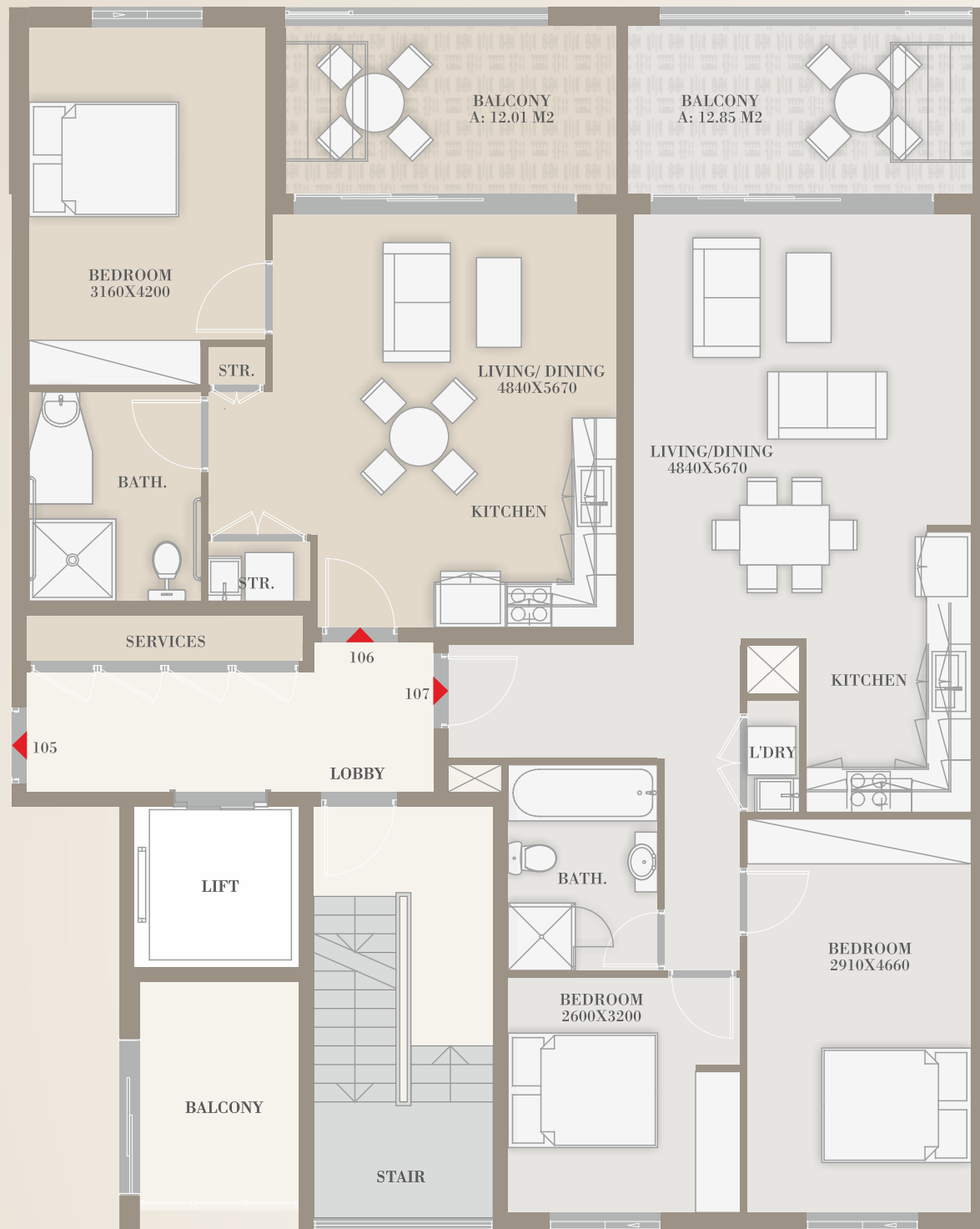




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Junia Avenue

## Unit Plans











## Communal Roof Plan







## Specification

### APARTMENT ENTRY AND HALLWAYS

Walls	Painted
Ceilings	Painted
Floors	Tiled

### LIVING, DINING AND BEDROOMS

Walls	Painted
Ceiling	Painted
Floors	Tiles / Bedroom wooden porcelain look tiles
Apartment Entry	Solid Core Painted/ Fire Rated
Internal Doors	Flush Doors Painted
Door Hardware	Satin Chrome Finish
Wardrobes	Built in Mirrored Sliding Doors
Lighting	Oyster /LED low energy saving
Windows & Patios	
Doors	Powder Coated Aluminium
Blinds	Roller or vertical
Airconditioning	3.5 to 5kw
Foxtel internet ready	

### KITCHEN

Walls	Painted
Ceilings	Painted
Floor	Tiles 300x300
Lighting	Oyster
Cabinets	Polyurethane
Benchtops	Caesarstone 20mm or similar
Splashbacks	Glass or tiled
Sink	Double Stainless Steel
Tapware	Polished Chrome
Cooktop	Fisher & Paykel 60cm or similar
Oven	Fisher & Paykel 60cm or similar
Rangehood	Fisher & Paykel 60cm or similar
Dishwasher	Fisher & Paykel or similar

### BALCONIES

Floors	Porcelain tiles
Balustrading	Powder coated aluminum and glass
Shutters and screens	Powder Coated aluminum
Patio Doors	Powder coated Aluminum

### BATHROOMS AND ENSUITES

Walls	Porcelain Tiles
Ceilings	Painted
Lightings	Oyster/Led as required
Floor	Porcelain Tiles
Bath	Acrylic
WC	Close Coupled Suite
Vanity	Porcelain
Vanity Cabinet	Polyurethane
Tapware	Polished Chrome single mixer
	Polished Chrome/Toughened
	Glass/frameless*
	Polished Chrome

### LAUNDRY

Walls	Tiled
Ceilings	Painted
Floors	Porcelain Tiles
Lighting	Oyster/led low energy saving
Tub	Stainless steel/enamel
Splashback	Ceramic tiles
Tapware	Polished Chrome
ClothesDryer	Fisher & Paykel 4kg or similar

### INTERNAL COMMON AREAS

Walls	Painted
Ceilings	Painted
Entry Foyer Floors	Porcelain tiles
Entry Doors	Powder coated Aluminium
Lift Doors	Brushed Stainless Steel
Foyer Lighting	Flourescent /LED Fittings energy saving

### EXTERNAL COMMON AREA

Walls	Painted
Roof	Landscaped Terrees as Plans
Basement	Concrete Floors, Painted Ceilings
Common Area Pathways	Coloured Concrete
Common Area Terraces	Coloured Concrete
Common Area Balustrading	Powder Coated Aluminum
Landscaping	As approved by Council
Security	Video Intercom to each apartment
Garage	Markered Spaces



# KEY PLAN



## IDEVELOPERS

8 Junia Ave, Toongabbie NSW 2146  
Call: 0431419695, 0430013337, 0434499444 | [www.idevelopers.net.au](http://www.idevelopers.net.au)

Architect: IDRAFT



### Specific Notes

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