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# olympia home inclusions

PRESENTED BY OLYMPIA HOMES



# Presentation Overview

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## KEY TOPICS

Kitchen

Bathroom

Living

Laundry

Finishes

Electrical

External finishes



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IF YOU CAN IMAGE IT,  
WE CAN BUILD IT.



# KITCHEN

**WERE MADE TO BRING  
FAMILIES TOGETHER**

## CABINETS

- 1 A selection of three styles, textures and finishes to choose from Laminex Doors
- 2 600mm overhead cupboards to match floor cupboards

## SPLASHBACK

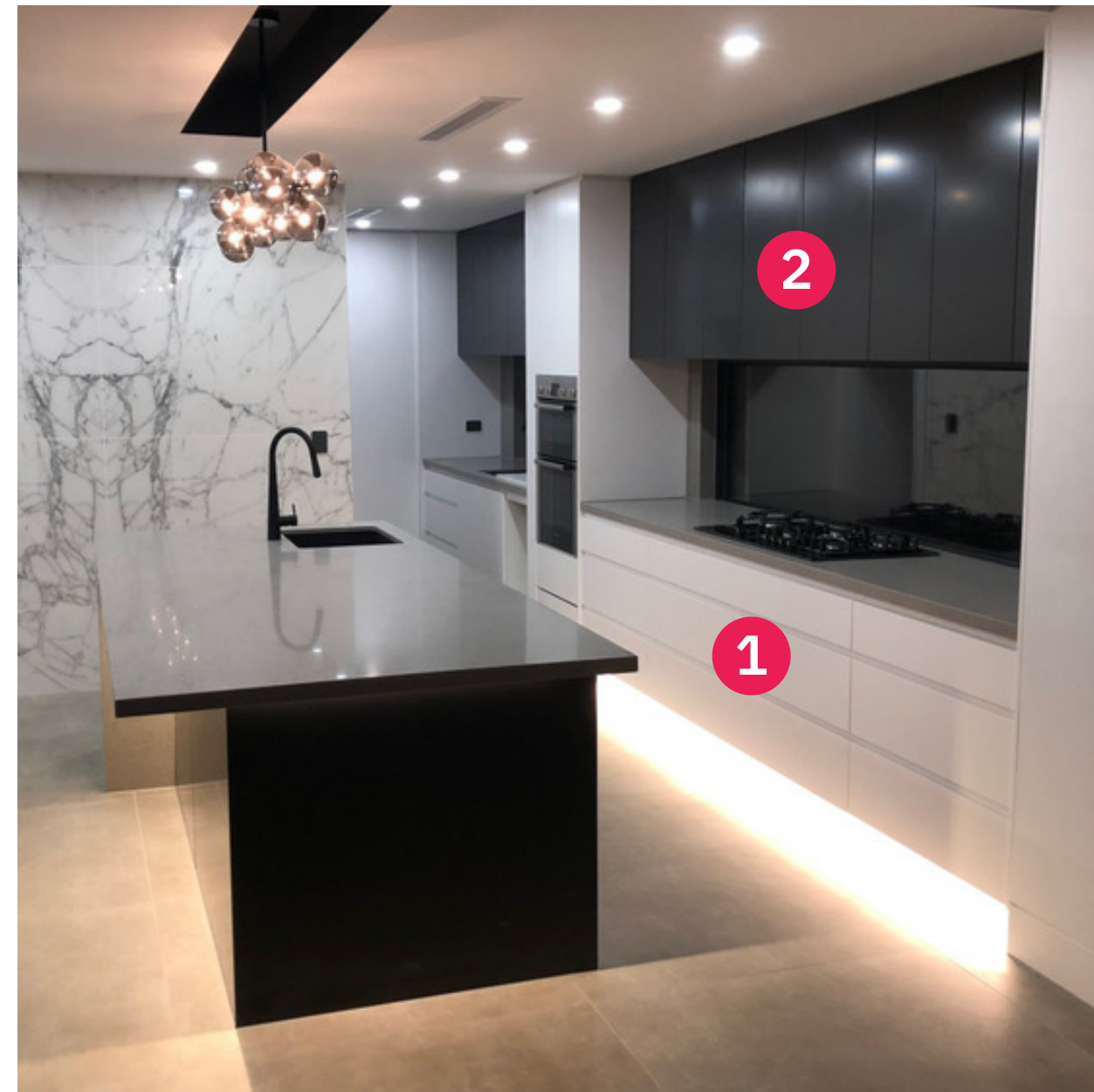
- 3 600mm high tiled splashback to cooktop run from the Olympia Homes Select Range

## CUPBOARD DOOR HANDLES

- 4 High quality Artia handles in Chrome finish to complement a modern kitchen

## BENCHTOP

- 5 Kitchen kickboards to match your kitchen doors from the Olympia Homes Select Range
- 6 20mm/40mm benchtop in a wide variety of colours. Colours from the Olympia Homes Select Range.



## SINK

- 1 Handmade double bowl round 760  
760x440x200x1.2 mm  
Double bowl/ round corner round waste  
Stainless steel- chrome

## TAPWARE

- 2 Swivel spout system  
Solid brass construction with chrome finish  
Ceramic disc cartridge technology  
Watermark approved

## CUTLERY TRAY

- 3 Cutlery tray to kitchen top drawer

## PANTRY

- 4 Four white melamine shelves for easy cleaning (design specific)



## COOKER

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- 1 Free standing cooker  
4 burner gas cooktop with  
Stainless steel  
3 years warranty

## RANGEHOOD

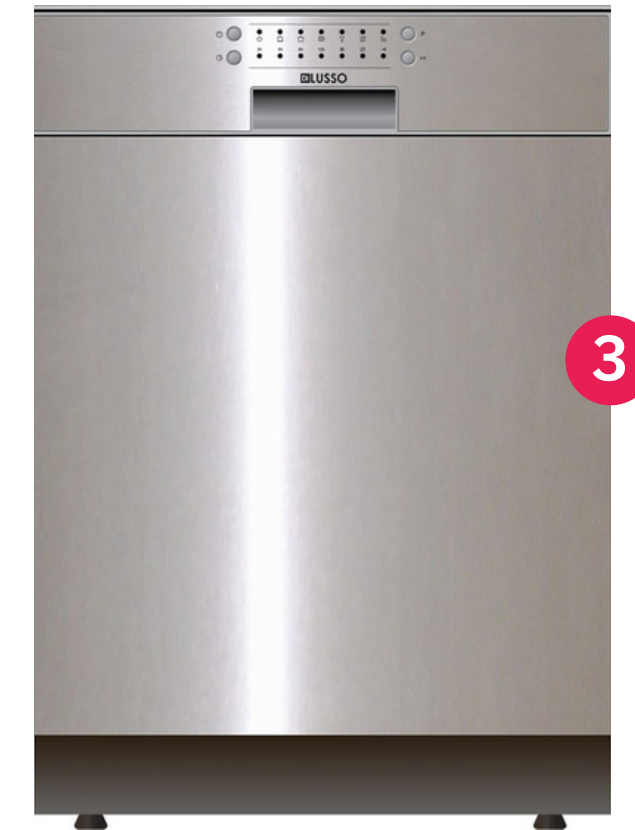
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- 2 Stainless steel  
Built in; integrated fascia  
3 years warranty

## DISHWASHER

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- 3 12 place settings  
Integrated fascia  
Stainless steel  
598(w) x 600(d) x 845mm(h)  
Cutlery basket  
Concealed heating element  
Height adjustable upper basket





# BATHROOM

WHERE THE MAJORITY OF OUR  
MORNING AND NIGHTTIME  
ROUTINES ARE CENTERED



## BATH

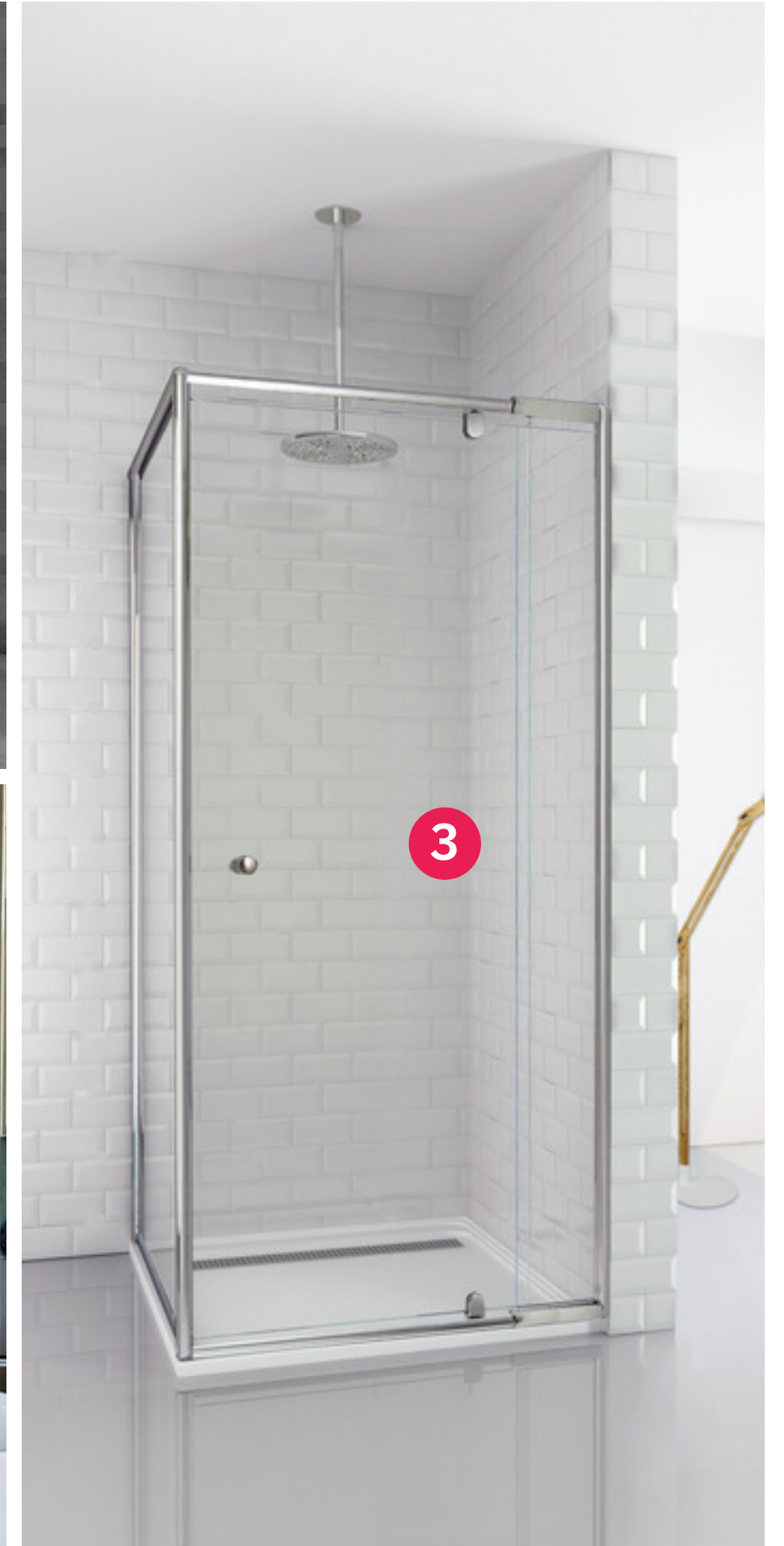
- 1 Free standing bathtub  
Sanitary grade acrylic  
Seamless joins and flush to the wall  
Double skinned acrylic  
Reinforced base for extra stability  
Concealed adjustable feet

## TILING TO WET AREA

- 2 Wall and floor tiles to wet areas  
from de Olympia Homes select range

## SHOWERSCREENS

- 3 Frameless Shower Screen  
10mm Toughen Glass with Nano Coding/Easy Clean  
Solid Brass Hinges and Bracket  
Waterproofing Plastic Strip  
Knob handle



Please note: Images of the tiles are not an accurate reflection of inclusions. Please refer to a Olympia Home's design consultant.

## VANITY

- 1 Wall Hung Vanity  
Laminated drawers in a wide range of colours from the Olympia Homes Select Range  
Stone-top with 1 tap hole  
Size: Up to 900 mm

## TOILET

- 2 Size: 640 x 360 x 840mm  
Standard s-trap: 60-120mm  
P-trap: 180mm  
Duroplast soft close quick release toilet seat  
Universal bottom (left or right) or top inlet entry  
4.5/3 litres dual flush

## TAPWARE

- 3 Bathroom mixer  
Solid brass construction with chrome finish  
Ceramic disc cartridge technology  
Watermark approved
- 4 Wall shower mixer  
Solid brass construction with chrome finish  
Ceramic disc cartridge technology  
Watermark approved
- 5 Shower  
Stainless steel-chrome  
Shower head chrome 300×300mm with wall arm 300mm  
Wall divertor mixer



## BATHROOM WARE ACCESSORIES

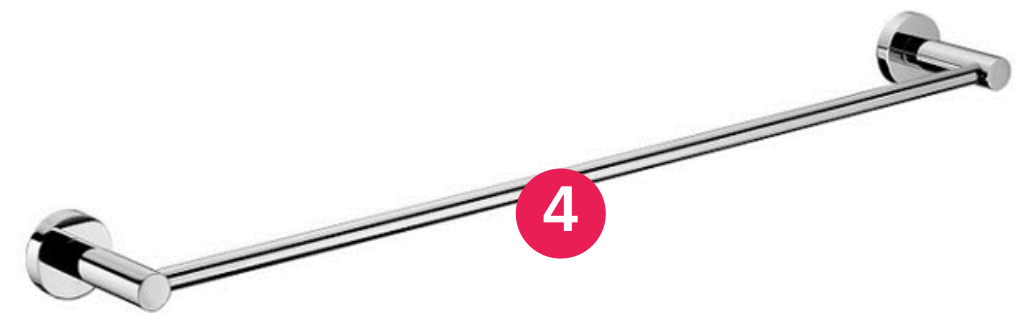
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- 1 Toilet Roll Holder
- 2 Soap dish
- 3 Towel ring
- 4 Double towel rail

## VANITY MIRROR

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- 5 Pencil edge mirror  
Same size as vanity





**LIVING**

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**WHERE THE  
FAMILY GATHERS**

## **WALL PAINT**

- 1** Washable 2 coats wall paint system

## **ARCHITRAVES, SKIRTINGS AND CORNICE**

- 2** 67mm square profiled solid pine
- 3** 90mm cove cornice at the junction of wall and ceiling

## **INTERNAL CEILING HEIGHTS**

- 4** 2440mm internal ceiling heights

## **INTERNAL DOORS**

- 5** Flush, plain, primed internal hung doors with paint finish throughout



## **ROBES**

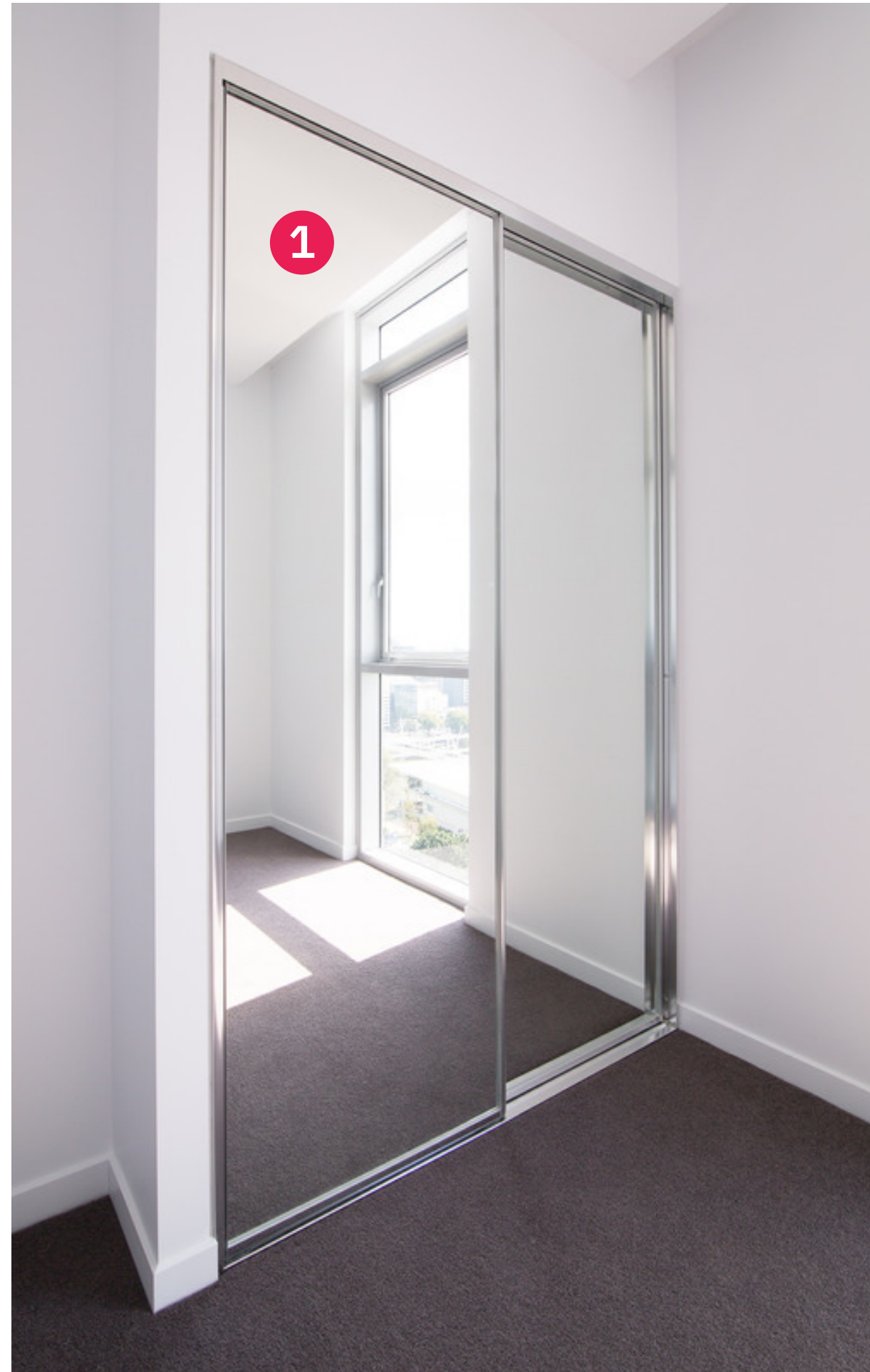
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- 1** Flush panel hinged door or mirror sliding door
- 2** Fixed top shelf and chrome hanging rail

## **DOOR FURNITURE**

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- 3** Classis series with a choice of bright or satin chrome back plate. Privacy locks to all bathrooms and WCs.
- 4** Door stops (white PVC) to required doors



## **LINEN CUPBOARD**

- 1 Four white melamine shelves to linen cupboard

## **STAIRCASE**

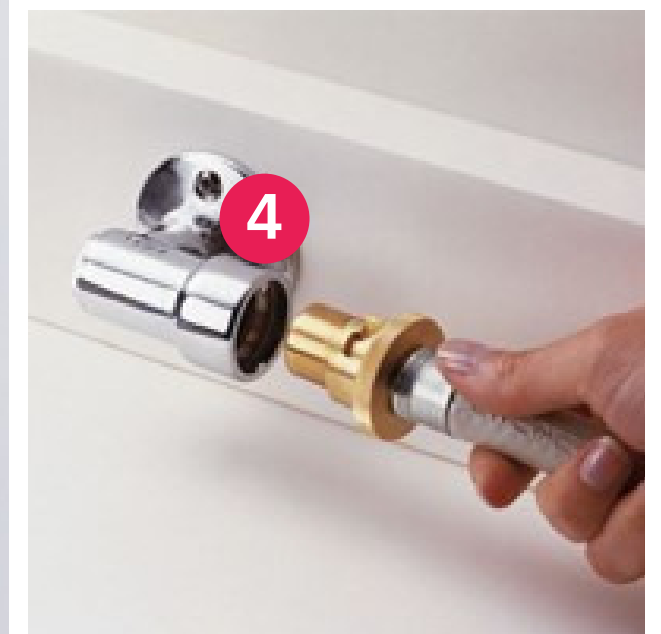
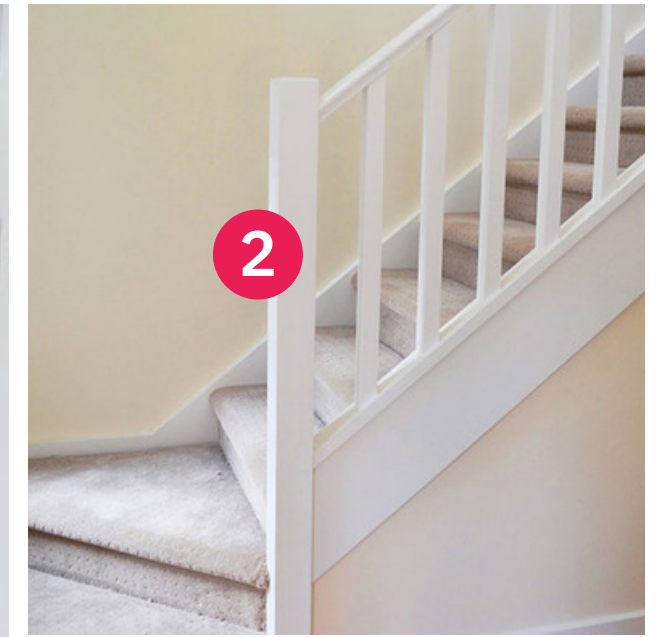
- 2 Contemporary painted timber balustrades, newels and handrail with MDF treads and rises

## **INSULATION**

- 3 R1.5 thermal insulation batts to external cavity walls of living area  
R3.0 thermal insulation batts to roof space over living areas under roof tiles

## **GAS BAYONET**

- 4 One internal/external gas bayonet subject to availability of gas





# LAUNDRY

ONE OF THE MOST HARDWORKING  
ROOMS IN THE HOUSE.



## SPLASHBACK

- 1 60mm high splashback tiling over laundry tub

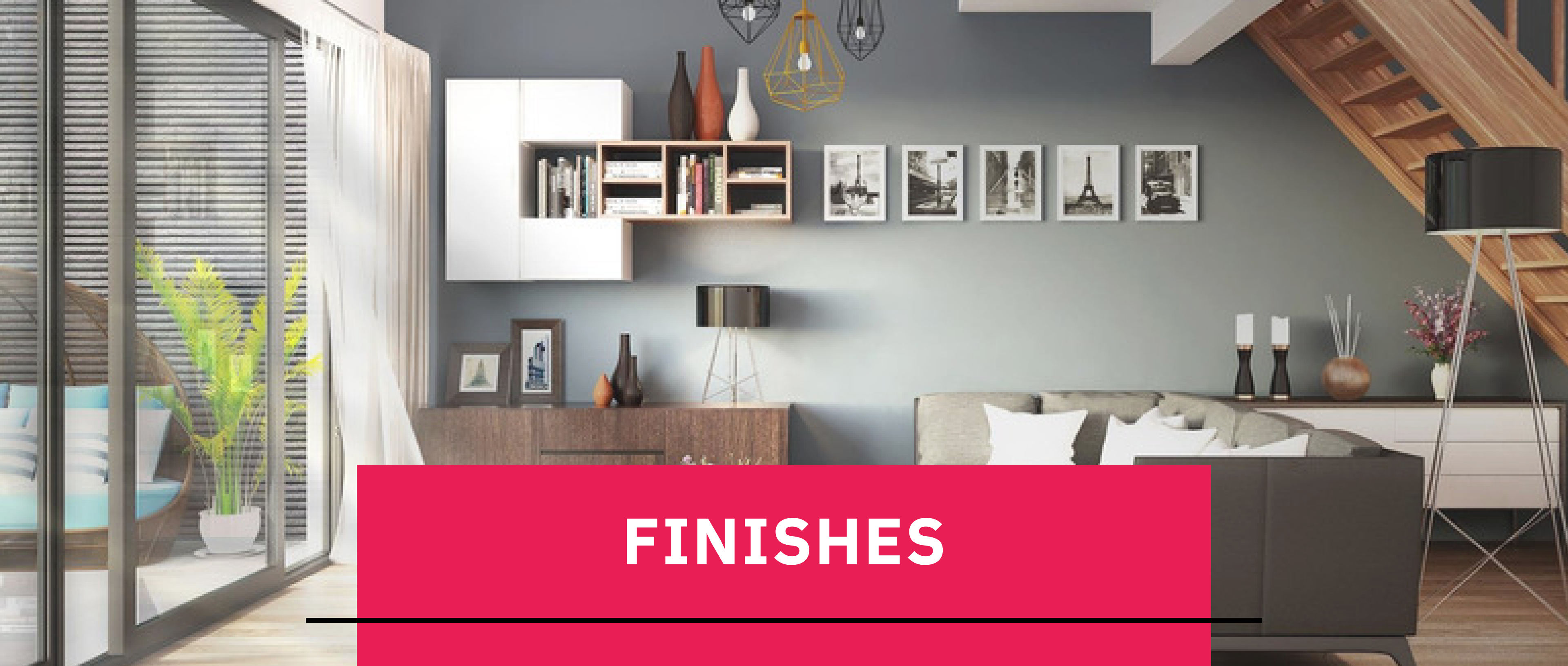
## LAUNDRY TROUGH

- 2 45 litre stainless steel tub with metal cabinet (freestanding)

## TAPWARE

- 3 Tap  
Solid brass construction with chrome finish  
Ceramic disc cartridge technology  
Watermark approved
- 4 Mixer  
Solid brass construction with chrome finish  
Ceramic disc cartridge technology  
Watermark approved





# FINISHES

PERFECT FINISHES  
FOR A PERFECT HOME

## A/C

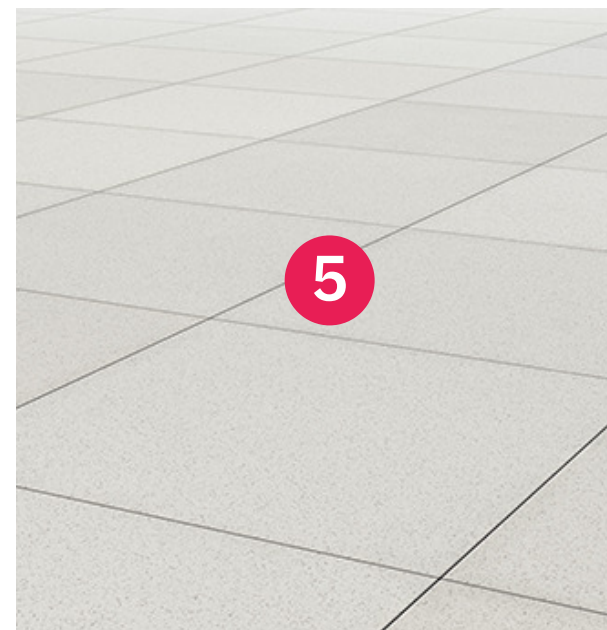
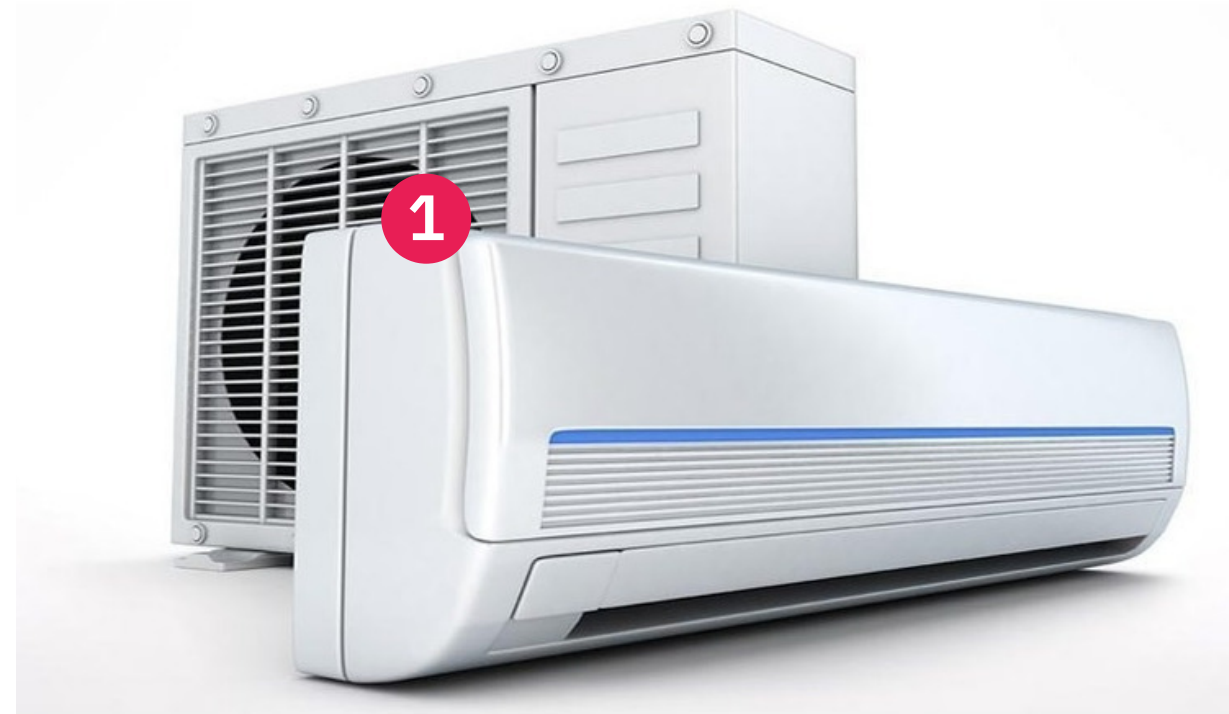
- 1 split System A/C from the Olympia Homes Select Range

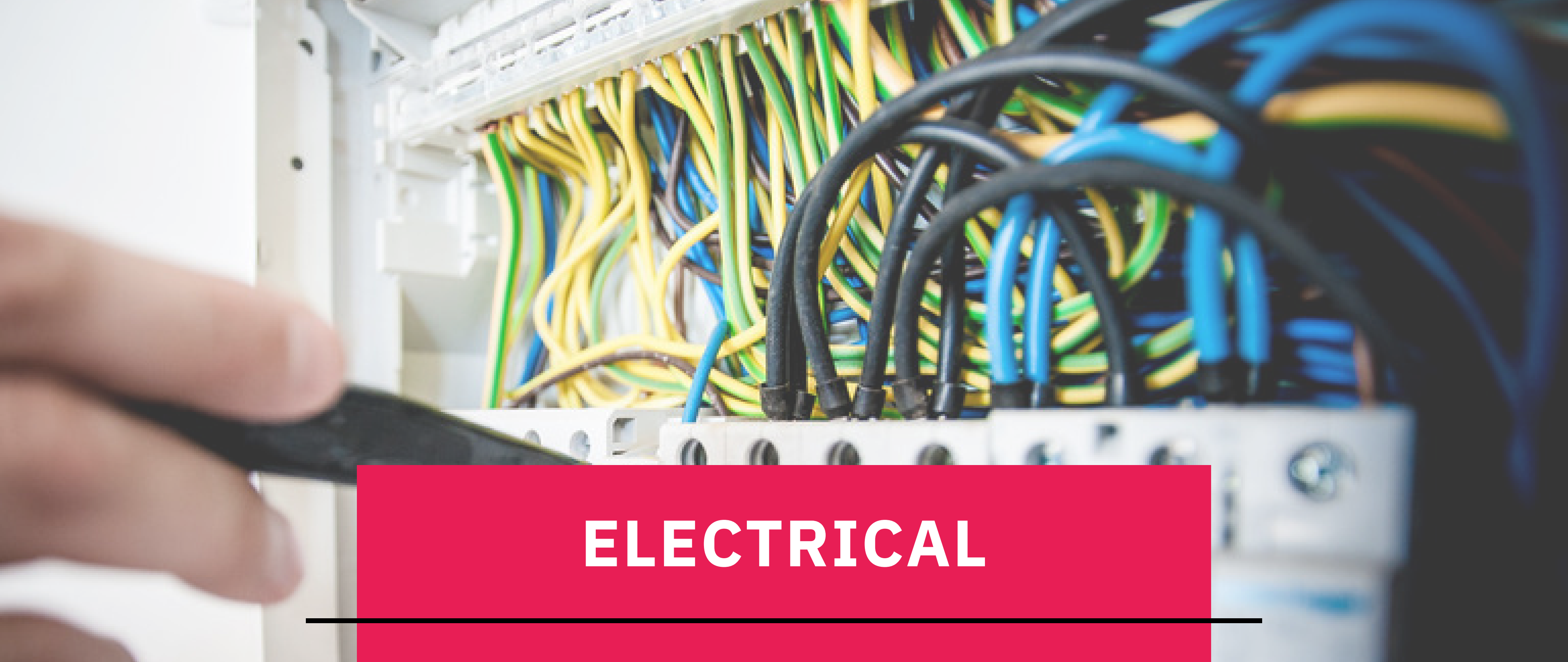
## PAINT FINISHES

- 2 Walls: DULUX 2 (two) coat system in low sheen finish. Painted in one colour throughout the dwelling
- 3 Ceiling: Flat acrylic white paint
- 4 Paint to internal doors and woodwork. DULUX gloss enamel finish, 1 (one) colour throughout the dwelling

## FLOOR COVERING

- 5 450mm X 450mm quality ceramic floor tiles to entry, kitchen and meals from the Olympia Homes Select Range
- 6 Quality carpet to remainder of dwelling from the Olympia Homes Select Range





# **ELECTRICAL**

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**BUILDING FOR  
THE FUTURE**

## **ELECTRICAL**

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Three phase underground mains provision for connection to meter.  
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Automatic electric circuit breakers, all earth leakage safety switches at power board.  
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1 (one) Bayonet light point with 1 (one) light switch to each room.  
.....

Two way switch to stairs. (Double storey dwelling only).  
.....

1 (one) Double power point to all rooms including garage.  
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1 (one) Single power point for fridge.  
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1 (one) Single power point for rangehood.  
.....

1 (one) Isolation switch for oven.  
.....

1 (one) Exhaust fan to WC (design specific).  
.....

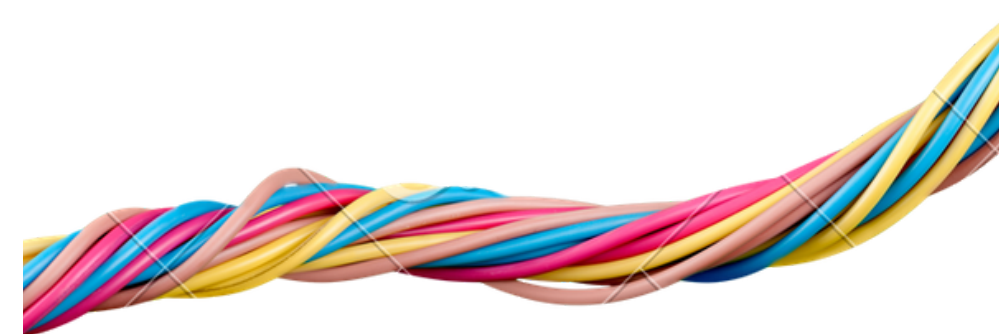
1 (one) Telephone point to kitchen.  
.....

1 (one) Television point.  
.....

1 (one) External light point to eaves at external doors.  
.....

Hard wired smoke detectors with battery back-up as required.  
.....

Light switches and power points with white clip on/off covers.





# EXTERNAL FINISHES

MORE THAN JUST A  
PRETTY FACADE

## EXTERNAL FACADE

- 1 Choose your external facade from the Olympia Homes Select Range

## ENTRY PORCH

- 2 Includes concrete slab, plus quality tiles to entry porch from the Olympia Homes Select Range

## FASCIA, GUTTER AND DOWPIPES

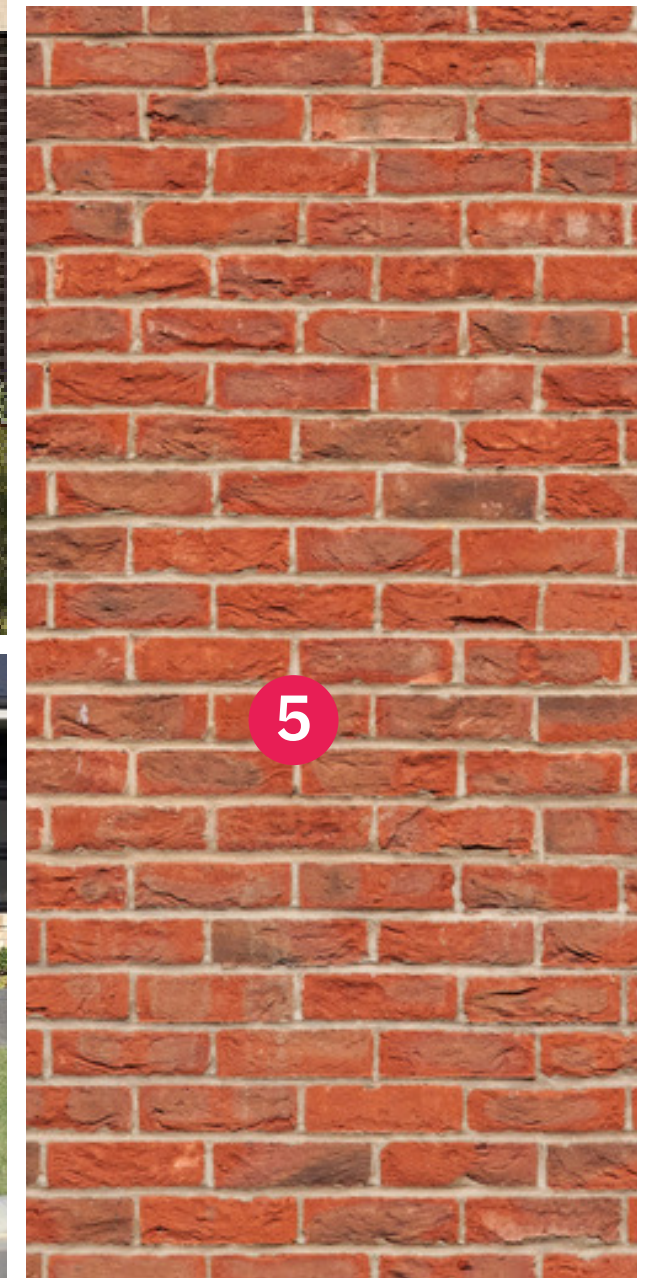
- 3 Maintenance free Colorbond fascia and gutter in a choice of colours from the Olympia Homes Select Range. PVC dowpipes required where a charged system is used

## DRIVEWAY

- 4 Coloured plain concrete

## BRICKS

- 5 Selection of bricks in a variety of colours from the Olympia Homes Select Range. Mortar joints: off white, ironed finish



## OUTDOOR PATIO

- 1 Includes concrete slabs and quality tiles from the Olympia Homes Select Range

## GARAGE DOOR

- 2 Colorbond roller door. Available in a variety of colour from the Olympia Homes Select Range

## WINDOWS

- 3 Powder Coated aluminium windows with keyed locks and Fly Screen throughout, plus obscure glazing to all windows.

## SLIDING DOORS

- 4 Aluminium sliding doors with lock from the Olympia Homes Select Range

## ROOFING

- 5 Boral concrete roof tiles. Various colours available from the Olympia Homes Select Range







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**WELCOME  
HOME!**

