

SELAH

LUXURY SEASIDE VILLAS | KINGSCLIFF



by Nentline x

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Introducing Selah villas...

Two brand new duplex villas in the heart of Seaside, Kingscliff.

Relaxed coastal luxury at its best, these mediterranean inspired villas have an open plan and natural palette underpinning a laid-back feel.

Premium fixtures and finishes, including organic tones, textures and elements are brought together to form warm and peaceful spaces for easy living.

Grounded, simple and elegant in nature, these villas are designed to embrace the surrounding coastal environment and lifestyle, making for the perfect luxury residence or investment property.

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PREMIUM FINISHES & FIXTURES

INTERNAL ELEMENTS



Mediterranean rendered walls



Oversized pendant light -
natural



Timber oak look cabinetry



Stone bench tops



Tapware



Fittings



Shower



Bath



Basins



Feature wall tiles



Floor tiles



Timber Flooring

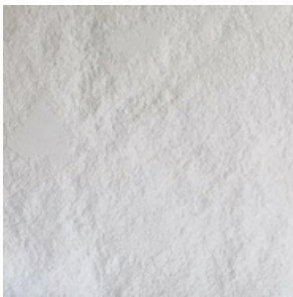
NOTES

1. General: In some cases we may be required to substitute items contained in this schedule, however will only do so as long as the substituted item is at a minimum the same quality as that specified. The location of fixtures and fittings may be altered slightly however the revised location must not adversely affect the use or functionality of the residence.

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PREMIUM FINISHES & FIXTURES

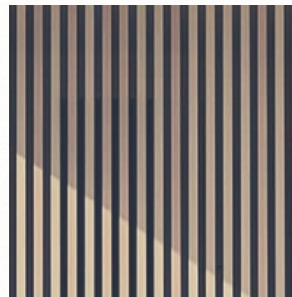
EXTERNAL ELEMENTS



Mediterranean Render Walls



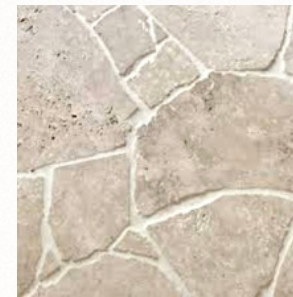
Decking



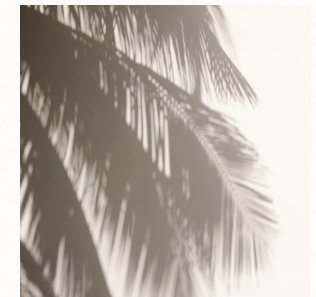
Screening



Fittings



Natural stone



Established trees + plants

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INCLUSIONS

ENTRY, LOUNGE, KITCHEN, DINING, RETREAT

Flooring - Engineered Timber Flooring
Walls - Mediterranean render (natural white)
Ceilings - Painted plaster lining (natural white) | Square set
Windows - Combination of fixed and sliding doors and windows (white)

KITCHEN

Bench Top - 20mm Caesarstone Benchtop
Cabinetry - Matt finish timber oak look cabinetry with soft close drawers
Splashback - Travertine feature tiles

KITCHEN FITTINGS

Sink - Brushed Copper
Mixer - Designer gooseneck mixer - brushed copper
Oven / Cooktop/ Rangehood - F&P Induction Cooktop and Oven
Rangehood - F&P rangehood
Dishwasher - F&P 60cm integrated
Fridge - F&P integrated

POOL / ALFRESCO / GARDENS

Alfresco - Decking & screening
Pool - Pebblecrete
Balastrade - Frameless glass
Gardens - Established trees and plants
Natural stone

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BATHROOMS

Bench Top - 20mm Caesarstone Benchtop
Vanity - Matt finish timber oak look cabinetry with soft close drawers
Wall Tiles - Travertine tile / Mediterranean render
Floor Tiles - Travertine tile
Ceilings - Painted plaster lining (natural white) | Square set
NB. Where walls are tiled, tiles are floor to ceiling

BATHROOM FITTINGS

Sink - Round counter top basins - Matt white
Tapware - Brushed Copper

LAUNDRY

Built in laundry with 20mm Caesar Stone and drop in sink and designer gooseneck mixer - brushed copper

BEDROOMS & ROBES

Robes - Matt finish timber oak look cabinetry style hung robe doors with melamine shelves
Ceilings - Painted plaster lining (natural white) | Square set

ELECTRICAL & COMMUNICATIONS

AirConditioning - Ducted Air 5 reverse cycle air-conditioning to all living areas and bedrooms
Fans - Ceiling fans (white)
TV - Free-to-air television points to living and master
Phone - 1 Phone line connection to residence. Telephone points to master bedroom and kitchen
Lighting - Energy efficient lighting
NBN/Data - NBN data points to master, living and retreat

GENERAL INTERNAL & EXTERNAL

External Walls - Mediterranean rendered block (natural white)
Internal Walls - Mediterranean render (natural white)
Roof - Colourbond metal roof with insulation (surf-mist)
Doors & windows - Powder coated aluminium frames with glazing (white)
Internal doors - Painted (natural white)
Door hardware (internal doors) - Brushed copper
Lighting - Downlights to living and bedrooms. Feature pendant lighting to kitchen (oversized, natural, textured)
Driveways and paths - Plain and/or exposed concrete, some gravel and stone paths with steps
Fencing - A mixture of timber and masonry
Hot water system - instantaneous electric hot water
External glass - Clear to required energy rating
Bulkheads - Flat acrylic paint on plasterboards as required for services