BAIA
RESIDENCES

SCHEDULE OF FINISHES (SCHEME A)

GENERAL / LIVING

Floor	Light grey marble look tile **SAMPLE 1**
Skirting, Walls, Ceiling	Lexicon white DULUX paint, low sheen finish **SAMPLE 2**
Blinds	White roller blinds with silver chain
Security	Wall-mounted security intercom
Air-con	Reverse cycle A/C in every room
Provisions	High speed internet and pay TV
Lights	LED Downlights
Internal Doors	Dulux Lexicon White **SAMPLE 2** Satin chrome brushed handle
External Door	Taubmans Smokehaze **SAMPLE 3**

KITCHEN

Benchtop & Splashback	Cosentino ultracompact stone **SAMPLE 4**
Under bench cabinetry Island barback & storage	Timber look laminate **SAMPLE 6**
Above bench cabinetry	Polyurethane, Dulux Terrace White **SAMPLE 5**
Sink	Stainless steel undermount sink
Tapware	Brushed nickel pull out sink mixer
Fridge	LG fridge
Oven	BOSCH black glass oven
Cooktop	BOSCH black glass 4 or 5 burner gas cooktop
Rangehood	BOSCH undermount stainless steel
Dishwasher	BOSCH fully integrated stainless steel or equivalent
Microwave	BOSCH integrated black glass
Lights	LED brushed nickel linear pendant light over island bench

BEDROOM

Floor	Light grey loop pile carpet **SAMPLE 7**
Wardrobes	Built-in wardrobes with smokey grey mirrored doors and timber woodgrain interior **SAMPLE 8**

BATHROOM

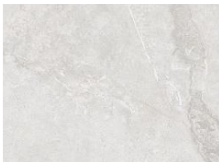
Floors General wall	Light grey marble look tile **SAMPLE 1**
Feature hob wall & Splashback	Grey trachite look tile **SAMPLE 9**
Vanity	Wall-mounted, timber look laminate **SAMPLE 6**
Shaving Cabinet	Wall-mounted cabinet with mirror & LED lighting, timber look laminate **SAMPLE 6**
Vanity top	Cosentino ultracompact stone **SAMPLE 4**
Vanity basin	Ceramic undermount basin
Tapware	Brushed nickel basin mixer, bath mixer, shower mixer, shower handheld set
Accessories	Brushed nickel towel rail, hand towel rail, robe hook, toilet roll holder
Bathtub (If applicable)	Freestanding white bathtub
Shower	Frameless glass
Toilet	Wall-hung white toilet

LAUNDRY

Wall	White gloss tiles
Sink	Stainless steel
Tapware	Polished chrome mixer
Clothes dryer	8 kg heat pump dryer, 8-star energy rated
Washing Machine	8kg Front Load

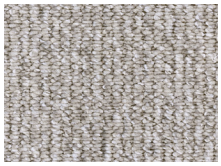
BALCONY / COURTYARD

Floor	Light grey marble look tile **SAMPLE 1**
Balustrade	Frameless glass
Lights	Ceiling mounted black canister
Door	Glass sliding doors


SAMPLE 1


SAMPLE 3

SAMPLE 5


SAMPLE 7


SAMPLE 9

SAMPLE 2


SAMPLE 4


SAMPLE 6


SAMPLE 8

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MERITON

BAIA
RESIDENCES

SCHEDULE OF FINISHES (SCHEME B)

GENERAL / LIVING

Floor	Timber look tile **SAMPLE 1**
Skirting, Walls, Ceiling	Lexicon white DULUX paint, low sheen finish **SAMPLE 2**
Blinds	White roller blinds with silver chain
Security	Wall-mounted security intercom
Air-con	Reverse cycle A/C in every room
Provisions	High speed internet and pay TV
Lights	LED Downlights
Internal Doors	Dulux Lexicon White **SAMPLE 2** Satin chrome brushed handle
External Door	Taubmans Smokehaze **SAMPLE 3**

KITCHEN

Benchtop & Splashback	Cosentino ultracompact stone **SAMPLE 4**
Under bench cabinetry Island barback & storage	Timber look laminate **SAMPLE 6**
Above bench cabinetry	Polyurethane, Dulux Terrace White **SAMPLE 5**
Sink	Stainless steel undermount sink
Tapware	Brushed brass pull out sink mixer
Fridge	LG fridge
Oven	BOSCH black glass oven
Cooktop	BOSCH black glass 4 or 5 burner gas cooktop
Rangehood	BOSCH undermount stainless steel
Dishwasher	BOSCH fully integrated stainless steel or equivalent
Microwave	BOSCH integrated black glass
Lights	LED brushed brass linear pendant light over island bench

BEDROOM

Floor	Beige loop pile carpet **SAMPLE 7**
Wardrobes	Built-in wardrobes with smokey grey mirrored doors and timber woodgrain interior

BATHROOM

Floors General wall	Light grey marble look tile **SAMPLE 8**
Feature hob wall & Splashback	Light green marble look tile **SAMPLE 9**
Vanity	Wall-mounted, timber look laminate **SAMPLE 6**
Shaving Cabinet	Wall-mounted cabinet with mirror & LED lighting, timber look laminate **SAMPLE 6**
Vanity top	Cosentino ultracompact stone **SAMPLE 4**
Vanity basin	Ceramic undermount basin
Tapware	Brushed brass basin mixer, bath mixer, shower mixer, shower handheld set
Accessories	Brushed brass towel rail, hand towel rail, robe hook, toilet roll holder
Bathtub (If applicable)	Freestanding white bathtub
Shower	Frameless glass
Toilet	Wall-hung white toilet

LAUNDRY

Wall	White gloss tiles
Sink	Stainless steel
Tapware	Polished chrome mixer
Clothes dryer	8 kg heat pump dryer, 8-star energy rated
Washing Machine	8kg Front Load

BALCONY / COURTYARD

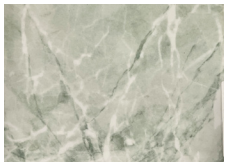
Floor	Light grey marble look tile **SAMPLE 8**
Balustrade	Frameless glass
Lights	Ceiling mounted black canister
Door	Glass sliding doors


SAMPLE 1


SAMPLE 3

SAMPLE 5


SAMPLE 7


SAMPLE 9

SAMPLE 2


SAMPLE 4


SAMPLE 6


SAMPLE 8

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MERITON