

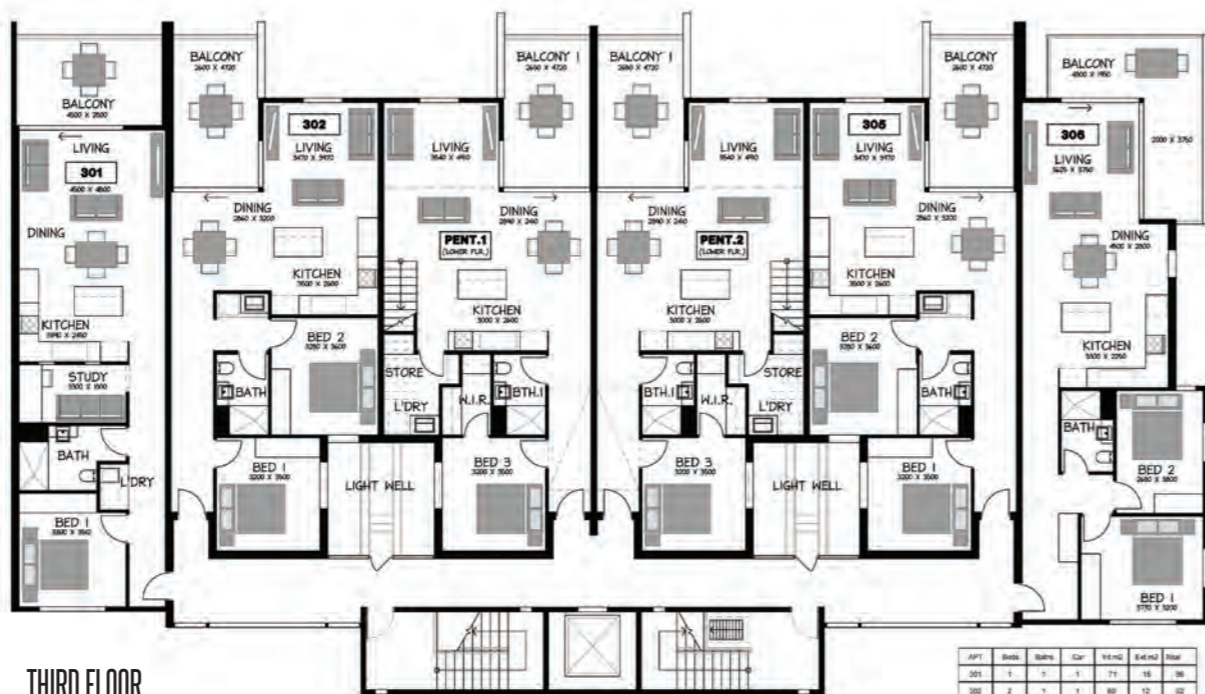
GROUND FLOOR

APT	Beds	Baths	Car	sq.m2	sq.ft	Total
101	2	1	1	73	78	81
102	2	1	1	73	78	81
103	2	1	1	73	78	81
104	2	1	1	73	78	81



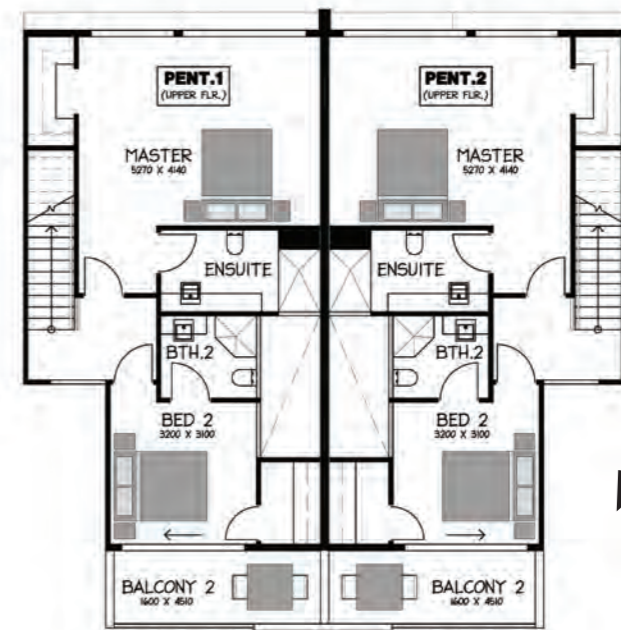
SECOND FLOOR

APT	Beds	Baths	Car	sq.m2	sq.ft	Total
201	1	1	1	73	78	81
202	2	1	1	87	93	100
203	2	1	1	88	95	101
204	2	1	1	88	95	101
205	2	1	1	88	95	101
206	2	1	1	83	89	93



THIRD FLOOR

APT	Beds	Baths	Car	sq.m2	sq.ft	Total
301	1	1	1	71	76	80
302	2	1	1	80	85	92
PENT.1	3	2	1	148	159	168
PENT.2	3	2	1	148	159	168
305	2	1	1	80	85	92
306	2	1	1	83	89	93



PENTHOUSE

APT	Beds	Baths	Car	sq.m2	sq.ft	Total
PENT.1	3	2	1	148	159	168
PENT.2	3	2	1	148	159	168



BOWDEN SEVEN BUILDING SELECTIONS

Built Form

Building Core Structure

Concrete and steel main structure.
Timber, plasterboard insulated internal linings.

External Walls

Wall cladding to be a combination of fibre cement sheeting of varying profiles, precast concrete panels, brickwork, perforated aluminium sheeting and glazing generally in accordance with the 3D perspective and architectural materials sheet.

Glazing

High performance glazing may be used on some facades in order to achieve the required energy rating levels otherwise where possible standard residential glazing methods will be used.

Windows/Doors

Powder coated aluminium windows and sliding door frames will be used throughout and the general colour will be an anodized finish.

Doors will be flush panel cellular core acrylic paint finish with chrome silver door hardware.

Roof

Metal deck roofing on steel and/or timber structure to Engineers specification.

Building Services Mechanical

Heating/Cooling

Split system reverse cycle air-conditioning to each apartment.
(Bedroom 1 and Living only).

Hot Water

Instantaneous gas hot water systems to each apartment.

Electrical

Individual sub-metering to each apartment.
All lighting to be energy efficient type lighting.

Smart Wiring/Security

Wired for digital free to air TV, Foxtel or similar Pay TV services. Set top boxes, payment to the supplier and the final connection to these services is by owner.

Internet points to each bedroom/study will be provided and connection to internet services is to be paid by owner after handover.

An audio-visual intercom system per apartment will operate the main carpark, pedestrian and lift access points.

Lifts

Single three level lift with 1 way access.

Fire Protection

Smoke alarms throughout and occupant warning systems to BCA requirements.
Hose reels and sprinkler systems if required under the BCA to all non-habitable areas.

Internal

Floors

Porcelain tiles to living areas, hallways and kitchens. Carpet (Category 2) to all bedrooms.

Walls

Painted plasterboard low sheen low VOC acrylic flat white paint 3 coat system.
Painted semi-gloss skirting board and square-set cornices.

Ceilings

Painted plasterboard low sheen low VOC acrylic flat white paint 3 coat system.
2.7m high ceilings throughout.

Doors

Flush panel cellular core acrylic paint finish with chrome silver door hardware.

Insulation

R2.5 batts to walls and R4 to ceilings.

Kitchen/Laundry

Flooring

Selected polish porcelain tiles.

Joinery

Laminate finish as specified.

Bench Top

40mm selected laminate finish as standard.

Splash back

Selected white ceramic tiles laid in brick pattern with light coloured grout.
Laid to 1.0m above benchtops.

Sink/Taps

Stainless steel single bowl sink Clark brand. Stainless steel single lever kitchen mixer taps Alder Piatto brand.

Cooktop

60cm four burner gas Westinghouse brand model no. GHR16S cook top in stainless steel finish.

Oven

Electric 60cm stainless steel finish. Westinghouse model no. POR663S.

Rangehood

Stainless steel 60cm built in front retractable rangehood.
Westinghouse model no. WRH608S.

Dishwasher

600mm stainless steel finish. Westinghouse model no. WSF6600XP.

Laundry

Preparation for a single wash dry unit with sink.

Ventilation

Ceiling mounted exhaust fans.
2 x Ceiling Fans to living/kitchen.

Bathroom/Ensuite

Vanity

Laminate finish 2 door vanity cupboard with mirrors to doors.
White vitreous china basin brand Liano 1TH model no. 664715W.

Joinery

Laminate finish two door cupboard unit beneath basin.

Shower

Clear glass fixed semi frameless shower screens. Wall fixed water mixer tap with polished chrome finish.

Toilet

White vitreous china toilet suite, Caroma concorde concealed model.

Accessories

Towel Rail, toilet roll holder, shower shelf and robe hook all in polished chrome finish.

Ventilation

Ceiling mounted exhaust fans/heater/light.

Flooring

Selected tiles.

Walls

Selected tiles and painted plasterboard. Tiling to 1.2m above finished floor level.

Bedrooms

Flooring

Selected carpet (category 2) brand Studio line Wateredge loop.

Walls/Ceiling

Painted plasterboard low sheen low VOC acrylic flat white paint 3 coat system.

Robes

Plasterboard with mirrored door. Single shelf with chrome hanging rod.

Ventilation

1 x Ceiling Fan with light per bedroom.

Balconies

Flooring

Selected tiles.

Walls/Ceiling

Painted plasterboard low sheen low VOC acrylic flat white paint 3 coat system.

Balustrade

Perforated aluminium sheeting as per architectural details.

Common Outdoor Deck

Flooring

Concrete standard rough finished with waterproofing membrane to some common areas.

Fixtures

Bench style seating along the edge of planter boxes, clothes drying facilities.

Upgrade Items

Bench Tops

Caesarstone benchtops to kitchen only.

Floor Coverings

Solid timber flooring.
Polished porcelain tiles to living area.
Polished porcelain tiles to bathroom/s.

Appliances

Upgrade to Electrolux E:line kitchen appliances.

Disclaimer: The preliminary plans show the indicative apartment layouts as at 10th January 2013. Any furniture or fixture items shown on these plans are not included for sale and are shown for illustrative purposes only. The seller, its related companies, agents and representatives do not make any warranty as to the accuracy of these preliminary plans nor that they will not change. Purchasers should note that the seller is permitted to make changes to the preliminary plans at anytime before construction is complete. Purchasers should refer to the contract of sale for full details. Brock Urban Projects RLA 61339.

THE TIME IS NOW.

16 APARTMENTS WITH STYLE,

QUALITY AND LIVEABILITY.

THIS IS BOWDEN SEVEN.

THE BOWDEN VILLAGE DEVELOPMENT

This boutique apartment building is set within the new superbly located Bowden Development. Picturesque bike and walking trails lead to Rundle Mall with tram and train providing easy access to the city or the sea, and shopping, hotels, a golf course and swimming centre all nearby, it offers a truly convenient lifestyle.

THE PROJECT

Bowden Seven is a 16 apartment building designed by award-winning Adelaide architects Swanbury Penglaese in conjunction with South Australia's premier residential builder Rossdale Homes.

Located on 7th Street, Bowden Seven offers affordable 1, 2 and 3 bedroom apartments over 3 main levels, each with its own carpark. Serviced by a lift to all levels, it is securely gated with intercom communications and security systems.

All apartments are treated to natural light and ventilation. Balconies provide views over the greater Bowden area, Gibson Reserve and the northern parklands. Each apartment has been well-designed to maximise space with large living areas. All apartments come with a 5-star energy efficiency rating endorsed by the Green Star Council of Australia.

These outstanding apartments provide an early opportunity to live in the first stage of the Bowden precinct development with the aim for construction to commence in May 2013. With government grants and stamp duty incentives this project is perfectly timed for astute buyers to take full advantage.

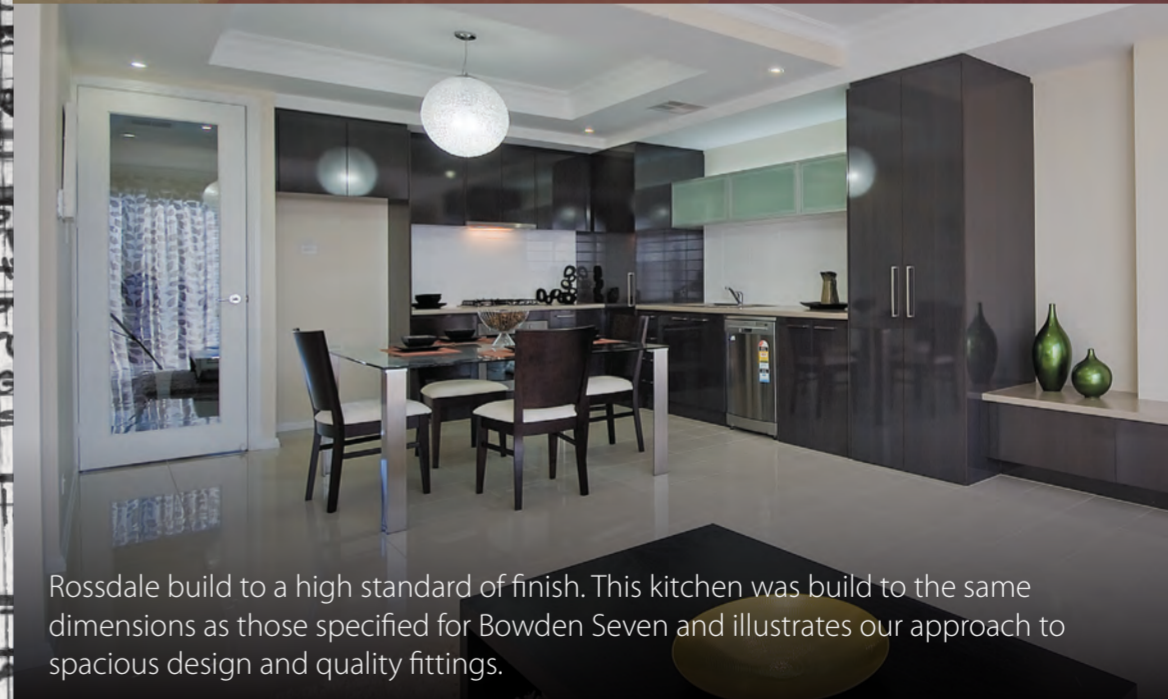
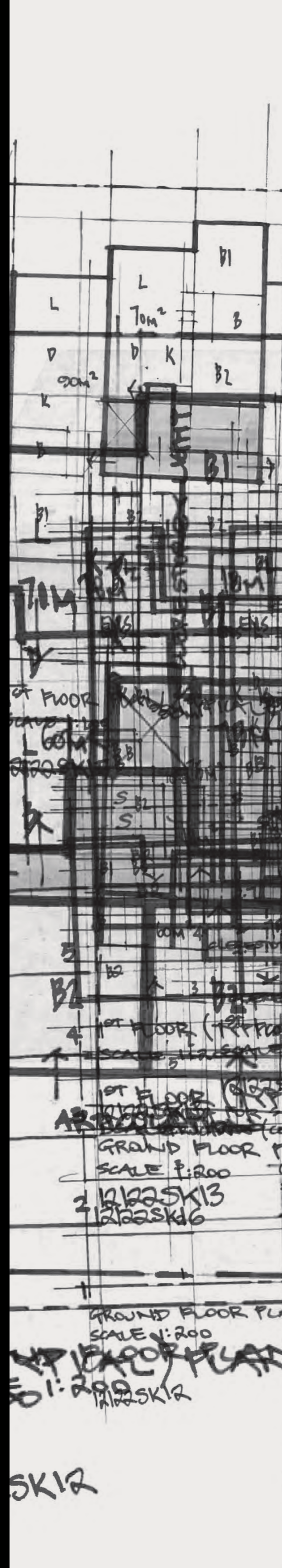
Each apartment has been well-designed to maximise space with large living areas and rooftop gardens.

THE DEVELOPER AND BUILDER

Bowden Seven is being developed by a consortium of South Australian investors led by Rossdale Homes.

In conjunction with Minuzzo Project Management, these architecturally-designed apartments will be built to a superior level of quality and service.

By clever use of building techniques engineered by leading civil and structural engineering firm 'FMG Engineers' and smart selection of materials through our residential building network these apartments will stand out as value for money homes that are liveable to suit a variety of lifestyles.



Rossdale build to a high standard of finish. This kitchen was built to the same dimensions as those specified for Bowden Seven and illustrates our approach to spacious design and quality fittings.

