



The Oakland

An outstanding residence from the Atrium Design Studio

Atrium Homes is a West Australian building company owned and run by the Marcolina family. For over 50 years, three generations of the Marcolina family have been designing and building award-winning family homes of distinction, quality and style.

An integral feature of the Atrium tradition is the emphasis on quality construction and materials, backed up by

a pride in craftsmanship and a strong commitment to personal service and value for money.

It is this attitude that creates the Atrium difference.

The Design Studio extends the Atrium tradition to a range of specially designed luxury residences that offer a sound investment in quality living.

We design homes that are perfect for one family. Yours.

Because we take the time to thoroughly understand all of the unique elements you require to make your house a home, you can be certain your home has been created with you and your family in mind. One aspect of Atrium's attention to detail is the understanding and application of Feng Shui principles, for example, with proper placement of doorways.

When you are thinking about building a luxury residence, talk to us. We can build your new home from any of our Design Studio plans, or modify any one to suit you. We can also build from your plans. At Atrium, we give you the choice. After all, this is your home, and we will take every care to ensure you are proud of the result.

DESIGN
ATRIUM
HOMES
STUDIO

An investment in Quality

www.atrium-homes.com

Welcome to the Oakland. Another fine residence from Atrium Homes.



Enjoy outdoor entertaining on a grand scale with space for dining, lounging, outdoor cooking and, of course, a private outdoor spa.



The crafted Tasmanian Oak handrails reflect the quality and attention to detail throughout the Oakland.



The top of the range kitchen flows seamlessly into the family dining and living space.



The raised ceiling and adjoining ensuite create a luxurious retreat for the discerning homeowner.



Opulence is on show with a stunning step-up bath at the centre of this spacious main bathroom.

Introducing the Oakland, another superior residence from Atrium Homes.

When you're ready to step up to a home that truly defines what you deserve – quality, luxury, style and comfort – take a look at the Oakland.

The Oakland stands out from the crowd, with its modern take on a timeless classic. It is a home that impresses from the start, with a contemporary elevation softened by the warmth of traditional textures – marble, timber and stone.

Atrium Homes' famous attention to detail and intricate craftsmanship is obvious at every turn. The formal foyer provides a magnificent entry statement, with a granite, timber and wrought iron staircase that sweeps grandly up through the void to an open landing. Alternatively, a stainless steel lift stands ready to whisk you silently upstairs.

An elegant home theatre and a study open off the foyer. The study has been fitted with built-in robes, which, together with its access to an ensuite and powder room, provides flexibility as a guest bedroom.

Taking pride of place in the open-plan dining and living area is the kitchen, resplendent with black Italian granite benchtops and splashback, American Oak cabinetry and stainless steel appliances. A walk-in scullery offers extra versatility with its capacity to become a second 'wet' kitchen.

The upper level of the home comprises a private retreat and balcony, and the bedrooms. The luxurious main suite, behind double doors, has a walk-in robe and fully tiled ensuite, while the two double-sized minor bedrooms share semi-ensuite access to the third bathroom.

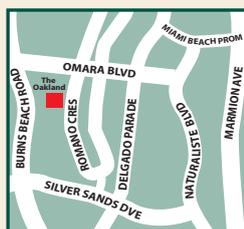
The Oakland – another outstanding example of the award-winning style, luxury and quality Atrium is renowned for.

The Oakland

SPECIFICATIONS

- Fixed price contract
- 100mm thick engineer-designed ground floor slab
- 120 days maintenance period
- Six year structural guarantee
- All standard Shire and water fees included
- Architectural Design Service available to suit your personal requirements
- Double clay brick construction
- Commercial aluminium frame and clear glazed doors to entry
- Key locked aluminium windows and sliding doors
- Flyscreens to windows and sliding doors
- Bristle clay roof tiles from builder's standard range of tiles
- Acrylic finish external render including to internal of Garage
- External lightweight mouldings
- External stone cladding as displayed
- R3.5 batt ceiling insulation
- Plasterboard lining to Garage
- Feature bulkhead to Kitchen
- Feature bulkhead with lighting trough to Theatre
- Raised ceiling to Void
- Raised ceiling to Bedroom 1
- Sydney Cove decorative cornice throughout
- Tasmanian Oak lined ceilings to Porch, Alfresco and Balcony
- Timber door frame to Garage/Entry
- Clear glazed doors to meals
- Feature panelled doors throughout
- Auto-sectional Colorbond garage door
- Customwood nosings to all window sills above slab level
- Colonial skirting to all areas including stairs, but not including wet areas, robes and linen
- All shelving white-lined melamine
- One shelf to robes and broom cupboards
- Four shelves to pantry and linen
- American Oak cupboards to Kitchen as displayed
- Appliance cupboard with roller door to Kitchen
- Microwave recess to Kitchen
- Overhead cupboards including rangehood as displayed
- Spice drawer and two pot drawers to Kitchen
- Two banks of three drawers to Ensuite 1
- Soft closers to all cupboard drawers
- Postformed bench cupboard to scullery with vinyl wrap doors and stainless steel inset trough
- Postformed vanity cupboard doors to Bathroom and Ensuite 2
- Postformed bench cupboard to Laundry with vinyl wrap doors and stainless steel inset trough
- Handles to all cupboard doors as displayed
- Granite to Kitchen cupboard bench tops
- Granite splashback to Kitchen
- Granite benchtop to Ensuite 1
- Staircase to have granite to first step and riser
- Semi-frameless clear glass pivot shower door to Bathroom, Ensuite 1 and Ensuite 2
- Clip fixed, polished edge mirrors
- Gainsborough tri-lock lever Satin Chrome entry set to garage door
- Gainsborough Sofia s/c internal door furniture
- Privacy locks to Bathrooms and Powder Rooms
- Quality metal towel rails and toilet roll holders
- Generous ceramic tile allowance of \$60m² retail
- 1200mm high wall tiles to laundry
- Full height wall tiling to Ensuite 1, WC1, Bathroom, Powder Room 1, Ensuite 2 and Powder Room 2
- Floor tiles to Ensuite 1, Bathroom, Laundry, Ensuite 2, Powder Room 1, Powder Room 2, Balcony, Alfresco and Porch
- Three phase power (no allowance for run in)
- Electric sub fuse board to inside of garage with combination gas and electric metre box to external of home
- Generous amount of double power points and light points
- Full copper hot and cold water service
- Quality metal handle tapware
- Washing machine taps in laundry
- Ceramic cisterns
- Ceramic basins
- Double bowl stainless steel kitchen sink with flickmixer
- 1800mm bath to bathroom
- 1800mm bath to ensuite 1
- AEG electric oven, gas hotplate and slide-out rangehood
- Five-star gas storage hot water unit
- Quality European made hydraulic internal lift
- Full painting including to internal walls
- Exposed aggregate drive and path to porch (allowance to 50m²)
- Wrought iron balustrade to stairs with Tasmanian Oak handrail
- Wrought iron balustrade to balcony with metal handrail

PRICE DOES NOT INCLUDE: Decorator items, light fittings, built-in cabinet work, furniture, floor coverings, floor tiling to main floor, window treatments, landscaping, reticulation, air conditioning, site works, retaining walls, underground power run in, fencing, extra sewer or water run in over allowance, council crossover fee, driveway, security system and rear pavillion. All can be priced on application.
*Specifications subject to change



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Atrium Homes is a family business, with a strong commitment to personal service that prides itself on building high quality homes for the people of Perth.



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