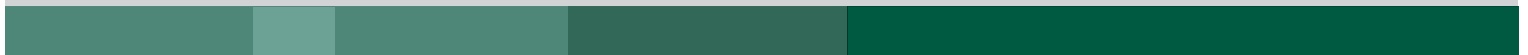




*An Investment in Quality*

# The Promenade



# Discover the Atrium difference in The Promenade.

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.

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

It is this attitude that creates the Atrium difference. When it comes to innovation, Atrium leads the way. And nowhere is that more obvious than in the Promenade, an outstanding home that takes modern family living to a whole new level of luxury.

No expense has been spared, with high feature ceilings throughout, three powder rooms, a feature tiled fireplace in the family room, alfresco kitchen, outdoor shower, under-floor heating, storerooms, video security, garaging for three cars and more.



Entertain, relax and socialise in style.



Designed for families who love to entertain, relax and socialise in style, the Promenade also offers plenty of personal space for every member of the family, as well as catering for guests or inter-generational living.

The first of two luxurious master suites is downstairs, and is complete with two walk-in robes and spa ensuite. Four generous children's bedrooms are grouped around their own bathroom and one of two downstairs powder rooms. At the heart of the home, where families and friends come together, is the huge designer kitchen, with a big stone island bench, integrated appliances and separate scullery. Seamlessly flowing from the kitchen are the meals area, a study, games room and family room, while stacking doors integrate the entire space with sophisticated outdoor dining and lounge areas.

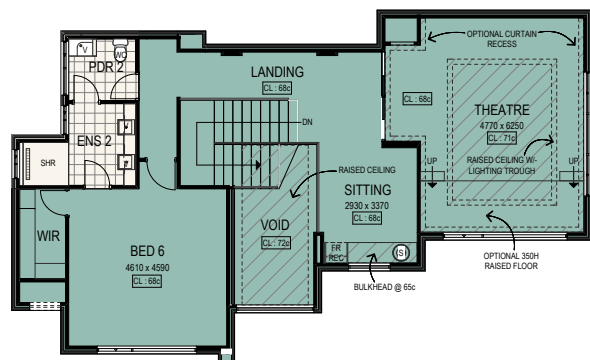
For guests or family members needing a little more privacy, there is a second master suite upstairs, along with a sitting room and a theatre with a 150-inch screen, projector and surround sound. No expense has been spared in the Promenade, with high feature ceilings throughout, a feature tiled fireplace in the family room, alfresco kitchen, outdoor shower, under-floor heating, storerooms, video security, garaging for three cars and more.

## Over 500sqm of contemporary living.

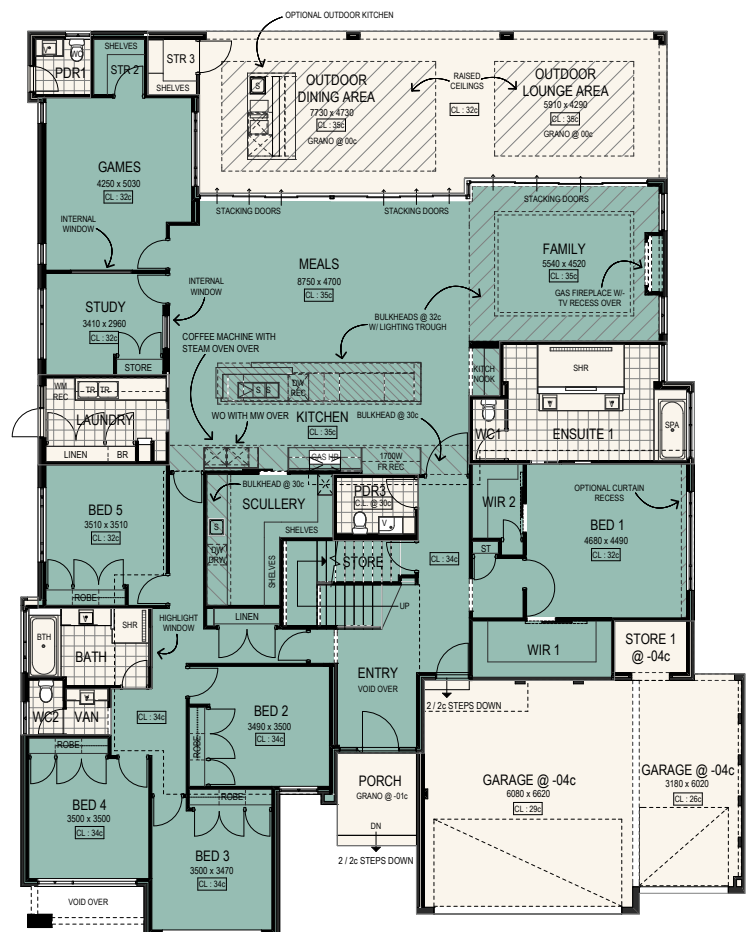
# The Promenade Floor Plan

**Overall Area 619.91m<sup>2</sup>**

Ground Floor Area	349.98m <sup>2</sup>
Perimeter	94.28m
Upper Floor Area	128.41m <sup>2</sup>
Perimeter	55.27m
Garage/Store 1 Area	71.27m <sup>2</sup>
Alfresco Area	61.92m <sup>2</sup>
Porch Area	5.54m <sup>2</sup>
Store 3 Area	2.79m <sup>2</sup>
<b>Total Area</b>	<b>619.91m<sup>2</sup></b>



**Upper Floor**



**Ground Floor**

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# The Promenade 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
- Key locked aluminium windows and sliding doors
- Flyscreens to windows and sliding doors
- 1200mm wide x 28c high hinged entry door
- Tiled roof cover with painted custom profile gutters, fascia and downpipes
- Acrylic finish external render including to internal of Garage
- Internal and external stone cladding
- R3.5 batt ceiling insulation
- Plasterboard ceiling lining to Garage and part of Alfresco
- Feature marine ply ceilings to Porch and part of Alfresco
- Feature bulkhead ceilings to Alfresco, Kitchen, Meals, Family and Theatre
- Lighting troughs to Theatre, Kitchen and Family
- Timber door frame to Garage/Entry and Porch/Entry
- 28c high x 1200mm wide clear glazed doors to Meals
- Aluminium panel with black negative edge detail sectional garage doors with roller door to rear of Garage
- Customwood nosings to all window sills above slab level
- Painted skirting to all areas including stairs, but not including wet areas, robes and Linen
- All shelving white-lined melamine with hardwood front rail
- One shelf to robes and broom cupboards
- Four shelves to Pantry and Linen
- Laminex Contour doors throughout
- Pyrolytic oven, microwave, steam oven, coffee machine and induction hotplate
- Microwave recess to Kitchen with integrated microwave
- Fully integrated dishwasher to Kitchen and Scullery
- Concealed rangehood to Kitchen with external motor
- Overhead cupboards including rangehood as displayed
- Spice drawer and two pot drawers to Kitchen
- Two banks of 3 drawers to Ensuite 1
- One bank of 3 drawers to Bathroom and Ensuite 2
- Soft closers to all cupboard doors and drawers
- 40mm square edged stone tops to Laundry, Powder Room 1, Powder Room 2, Powder Room 3, Vanity, Bathroom, Ensuite 1, Ensuite 2 and Kitchenette
- 100mm square edged stone top to Kitchen, Scullery and Alfresco
- Glass splashback to Kitchen, Kitchenette and Scullery
- Handles to all cupboard doors as displayed
- Stone end panels to Kitchen island, Alfresco and cupboards
- Semi-frameless clear glass pivot shower screens
- Coloured slimline framed edged mirrors
- Feature door handle to Entry door
- Hard wired heated towel rails to Ensuite 1 shower recess
- Privacy locks to Bathrooms and Powder Rooms
- Quality metal towel rails and toilet roll holders
- Generous rectified tile allowance of \$60m2 retail
- Square tile insert floor wastes to wet areas
- Full height wall tiling to Ensuite 1, WC 1, Powder Room 1, Vanity, WC 2, Bathroom, Powder Room 2, Powder Room 3, Laundry and Ensuite 2
- Floor tiles to Porch, Alfresco, Ensuite 1, WC 1, Powder Room 1, Vanity, WC 2, Bathroom, Powder Room 2, Powder Room 3, Laundry and Ensuite 2
- 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
- Quality flick mixers throughout
- Washing machine taps in laundry
- Ceramic cisterns
- Ceramic basins
- Double bowl stainless steel kitchen sink with flickmixer
- Bath to Bathroom
- Spa to Ensuite 1
- 2x instantaneous gas hot water units
- Full painting including to internal walls
- Exposed aggregate Drive and path to Porch (allowance to 50m<sup>2</sup>)
- Planar fixed glass balustrade to stairs with stainless steel 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 and security system. All can be priced on application. \*Specifications subject to change.



88 The Promenade,  
Mt Pleasant

**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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