

Amaranthine

There comes a time when art,
architecture, and lifestyle converge.
There comes a time when space,
sophistication, and style unite. There
comes a time when all of these come
together for eternity. Quambiant presents
the space designed for that time. Where
eternity has shape and form.

Presenting Amaranthine.



S H A P I N G . E T E R N I T Y .

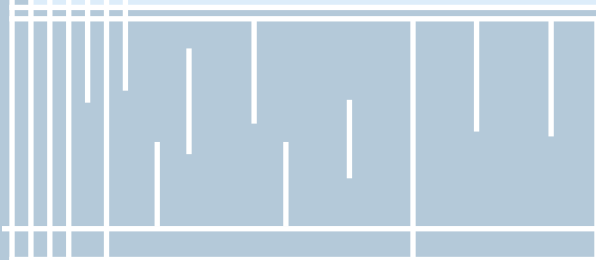


SUITE

Suite-styled living spaces that scream sophistication.

Introducing Amaranthine Living,
Hyderabad's first suite-styled living spaces.
Where elegance meets ease in every detail.
Immerse yourself in the exclusivity of
larger-than-life bedrooms, wrap-around
balconies, a private home theatre, and an
exquisite concierge service. Meticulously
designed to complement your elegance.

The
M
E
of eternity.



42 FLOORS

MONO

A mono-tower ultra-exclusive community.

With our 42-floor single-tower design, enjoy a panoramic view of the cityscape. Rise high above the chaos and find your peace in absolute privacy in your exclusive living space. Experience grandeur living, complemented by a global spec lobby and concierge services catering to your every need.

ARRIVED

You have arrived. Now announce it in style.

Find yourself in a space where tranquility and rejuvenation await. Embrace this treasured moment to immerse yourself in the warm hug of self-care, and a gentle breeze of serenity that beckons you forward. Let your soul be soothed by the tender caress of leisure as you walk into our suite-styled living spaces.



Amaranthine



Like a world of

FEATURES



WORLD

Never too far with the world at your feet.



LOCATION MAP
Not to scale

Located at the cusp of Khajaguda and Financial District, AMARANTHINE offers seamless access to a network of major roads, spanning from Lanco Hills Road to the Old Mumbai Highway. Notable educational institutions such as Oakridge International School and top-tier healthcare facilities like KIMS Hospital are conveniently located with in close proximity, ensuring all essential amenities are easily accessible.



CONNECTIVITY

Khajaguda Cross Rds
Nehru ORR
Financial District
Gachibowli
Mehdipatnam
HITECH City

EDUCATION

Delhi Public School
Oakridge Int. School
Eng. Staff College of India
Indian School of Business
Hyderabad Central University

HOSPITALS

KIMS, Gachibowli
Care Hospitals
Continental Hospitals

WORKPLACES

HITECH City
NSL SEZ
Financial District
Lanco SEZ

LEISURE

Trekking Trail
Botanical Garden
Bio Diversity Park
Inorbit Mall
Shilparamam
Golconda Fort



SING

your heart out

75% OPEN SPACE



Amaranthine

If you've touched great heights in your professional life, now is the time to touch new heights of emotion, care, and the time spent with the ones who mean the world and nothing less – to you. The spaces we've created have been crafted to be yours for eternity, with love.

Touch new
HEIGHTS
of affection.



It is

SOPHISTICATED

speaking for itself.



MARRIOTT RESIDUALS WORLDWIDE

the world will come easy.

From where you started to where you've arrived, telling the world about your tales of achievement will need just one move. A home at Amaranthine.

So pack your bags of pride, and get here.



502 UNITS




CONCIERGE

Exquisite concierge services that cater to your innate personal needs.

Bid farewell to mundane tasks, elevate your living experience, and embrace a life of unmatched indulgence at Amaranthine, as our knowledgeable concierges expertly manage errands and appointments with an unwavering commitment to exceptional services.





 Gated community in a spread of 2.98 acres.	 1 block, 502 units.	 3,4 and 5 BHK Duplex residences
 5 basements + stilt parking	 Unit sizes between 1615 sft and 5700 sft.	 38,000 sft clubhouse with world-class amenities.
 Access ramps at all entrances for differently-abled.	 Domestic water available through a water-softening plant.	 Space for mini supermarket.
IGBC Gold-certified		HMDA Approved project
<p>With a tranche of features that are a modern-day pamper and also a future-need, how about having everything what you desire without having to ask for it? Quality and luxury are not an option at Amaranthine, but a given.</p>		
		 Safety and security CCTV surveillance, controlled entry and exit systems (Boom barrier).

S P E C S

An array of project specs for your cognizance!

Centralized pre-paid GAS supply.	75% Open area	VAASTU compliant units	100% 100% power back up for the lighting.
STP Provided for landscaping and flushing purpose only	Pre-paid ELECTRICITY supply	Driver-waiting LOUNGE driver & maid toilets	Fast EV CHARGING STATION provision in each basement.



Amaranthine

Time is a

TREASURE



Splurge it wisely.

You've spent numerous years in arriving to a life where you can own peace. Amaranthine will envelope you with its quaint calm you would want to spend only on yourself.

Revel in the game of

LEISURE.

In a clubhouse that's as vast as 38,000 sft, you will not need to go far to savour leisure-time for yourself, with your loved ones, or the bunch of friends you'll make here! Here, there is every the kind of leisure and recreation you could wish for.



**38,000 SFT
CLUBHOUSE**

ZERO

Zero-traffic clubhouse with an intimate community of less than 500 families.



Amaranthine





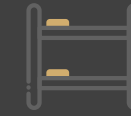
Grand Entrance Lobby



Office



Association Room



Guest Rooms

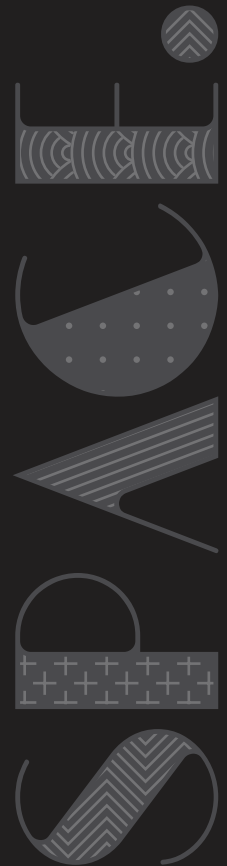


Kids' Pool



Terrace Swimming Pool with Rain Dance

Your pace. of course, your



Gym & Champions Gym



Spa



Library



Yoga Meditation Room



Lounge



Laundry



Supermarket



Auditorium



Home Theatres



Outdoor Party Area



Creche

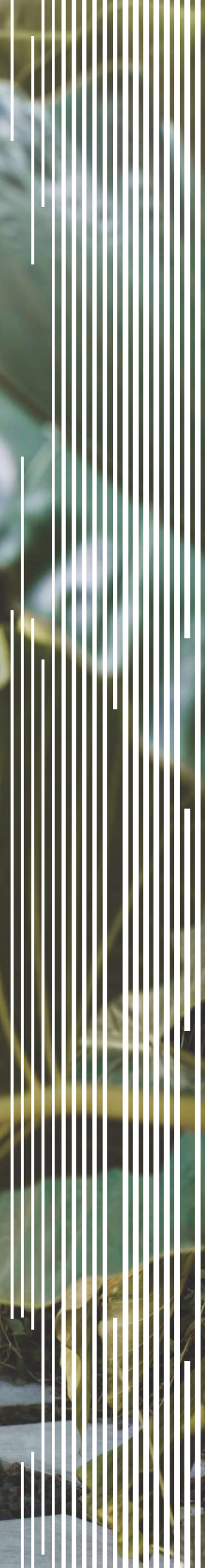
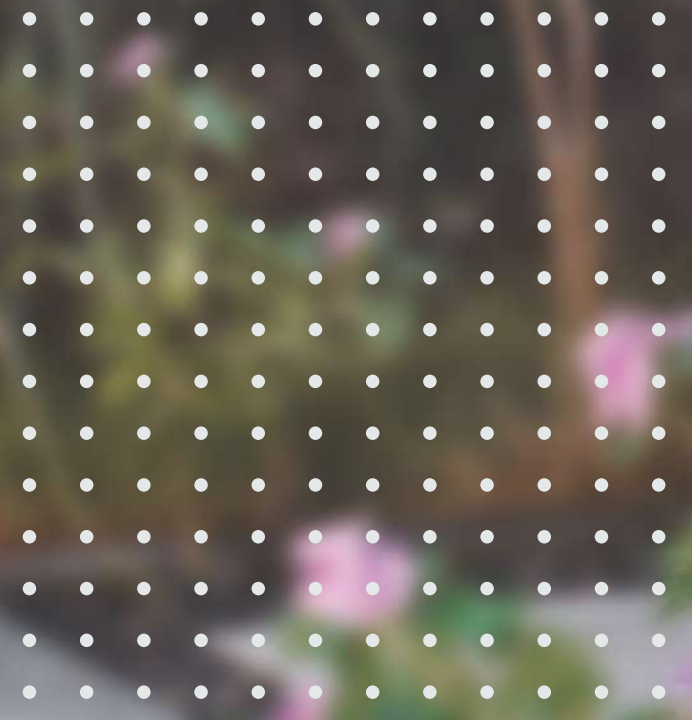


is a great story-maker. Live yours.

It won't be an arduous task to hear the many ways nature can enchant itself as long as you have the ears to hear, and the mind to take you on a journey. Amaranthine has many volumes of tales from nature.

Like they say: "...in the lap of

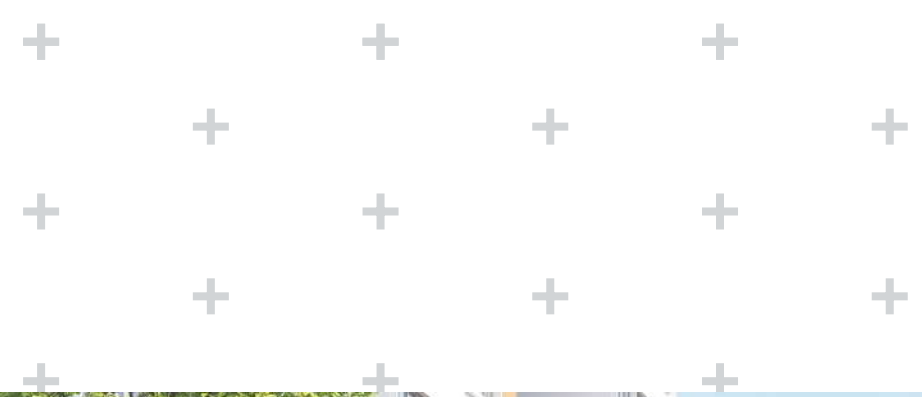
MOTHER NATURE.



Doing nothing is an art. Take the seat to

WASTIERING it.





Absolute essentials go about making your life convenient.



Barbeque Station



Cycling Track



Jogging Track

Staying active and fit is easy at Amaranthine on the cycling track, jogging track, and many other spaces like these. Embrace an active and vibrant outdoor lifestyle with our exquisite amenities.

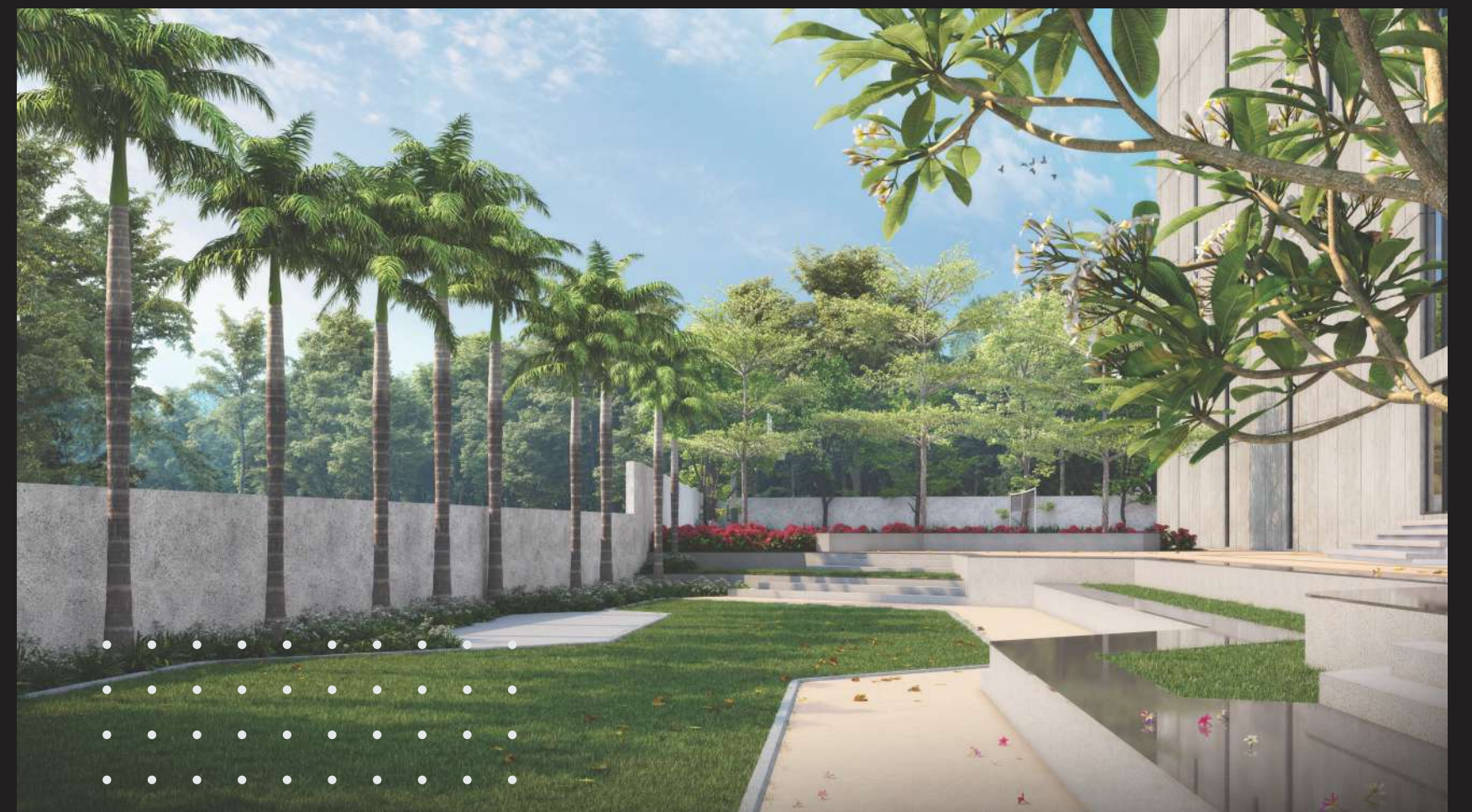


Cruising along well-crafted

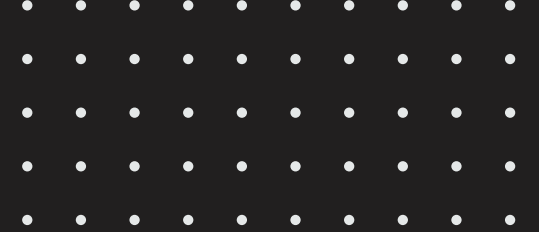
LANDSCAPES

is a feeling.

Wide driveways that are interspersed with installations, landscapes, and interestingly-manicured stopovers are all here. Tiled driveways that you zig-zag along in, in your "four wheels". All of this and more, for a great feeling.



Amphitheatre





To find your corner of calm, lose

YOURSELF



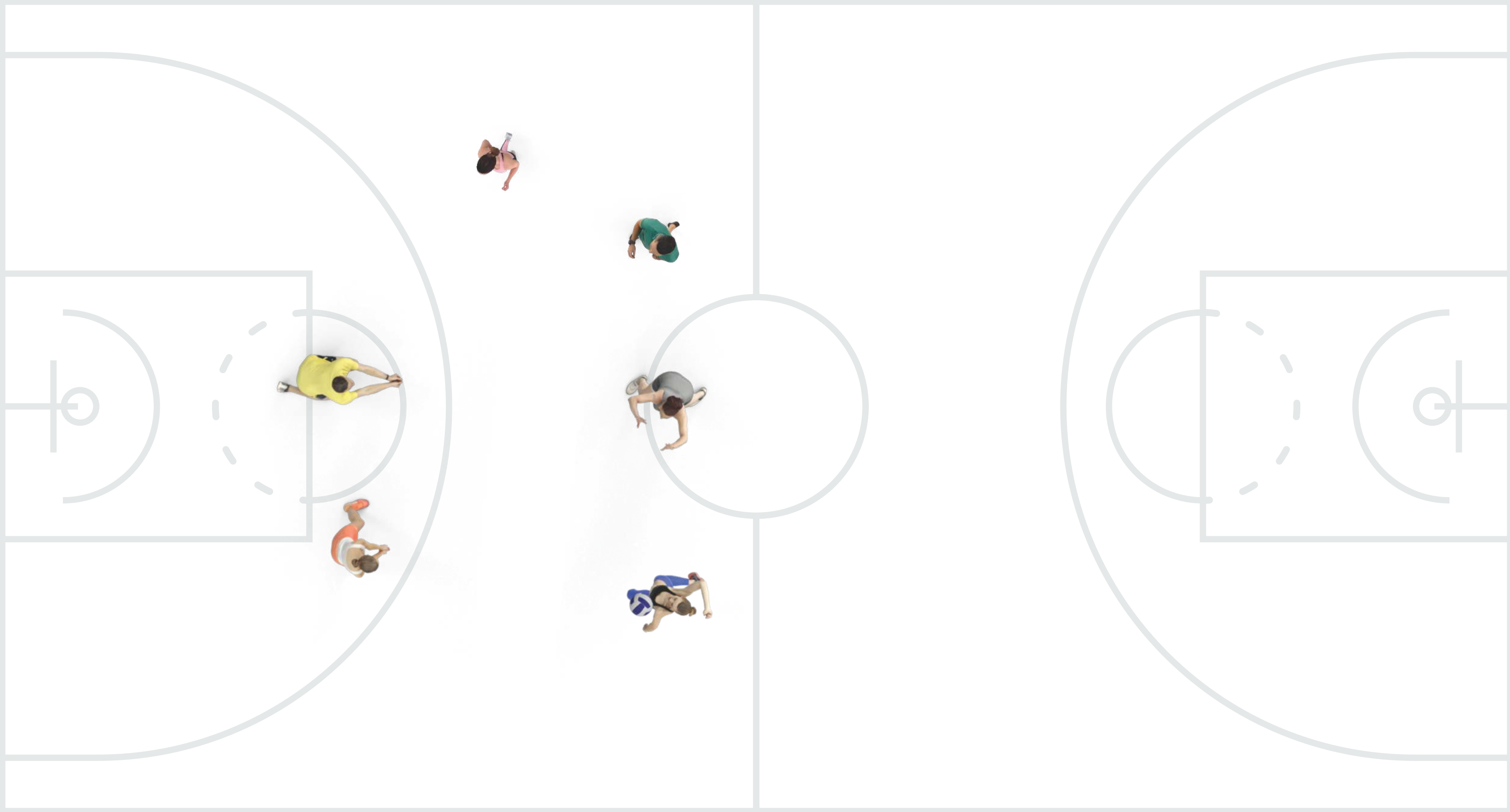
WARRIOR

friendship over yummy times.

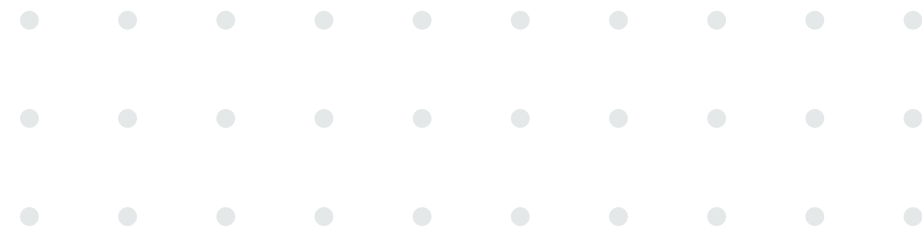


Slam. Dunk. Hop. Skip. Jump. Lift. Meditate. What's your kind of

W O R K O U T ?

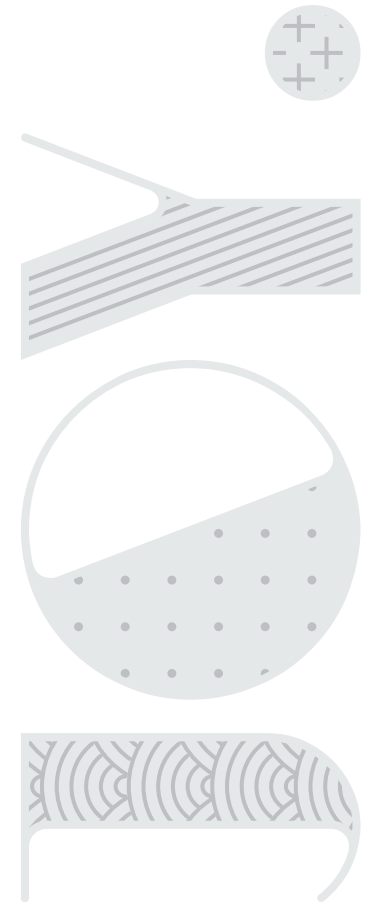


Amaranthine has been envisaged as a place with colourful corners and play areas that are in the middle of nature to celebrate the shades of childhood. Come together with your little ones, because here delight will be unbound.



Badminton Courts

When innocence jumps two squares, it's a leap of



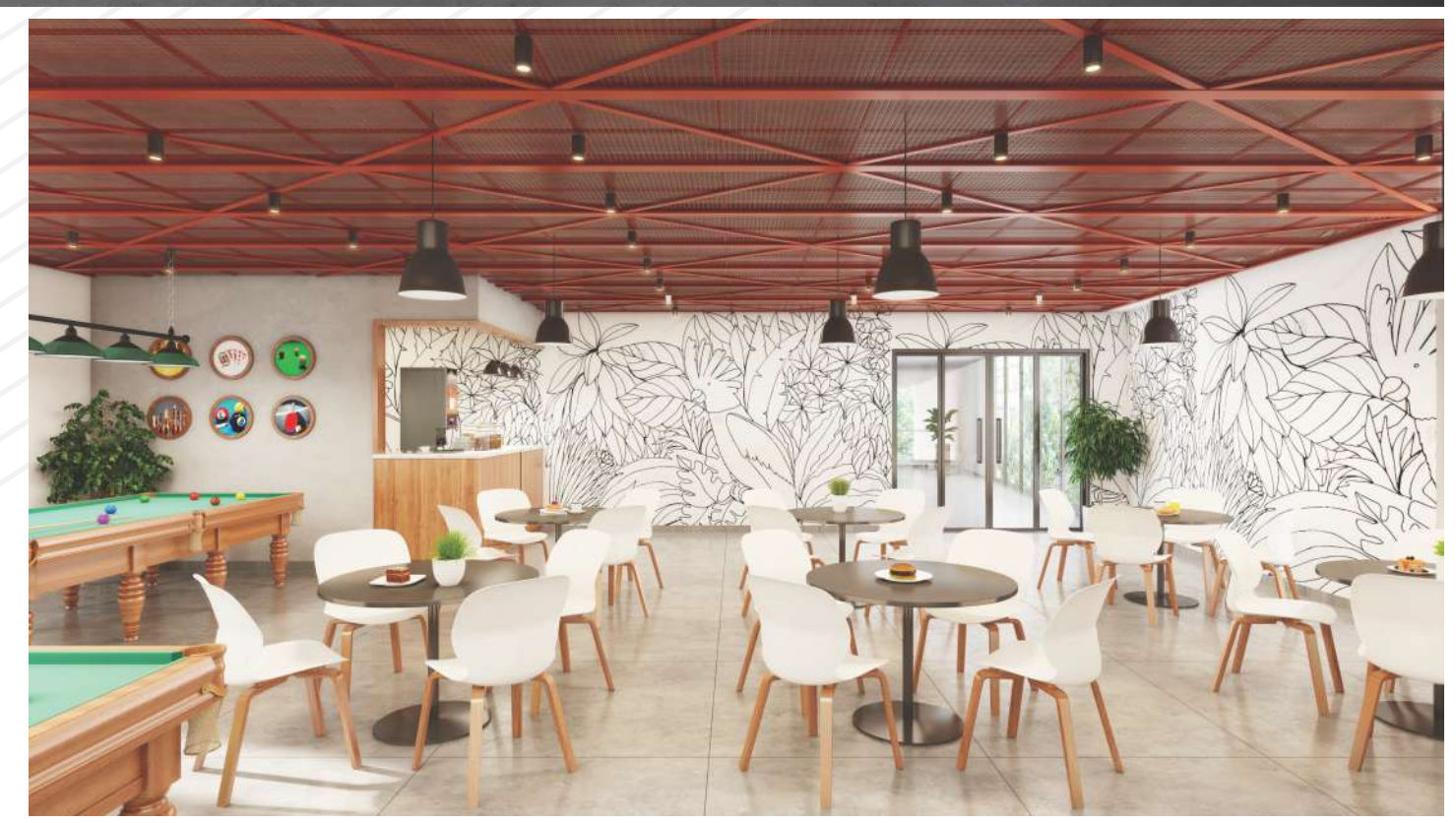
Badminton Court



Chess / Carroms

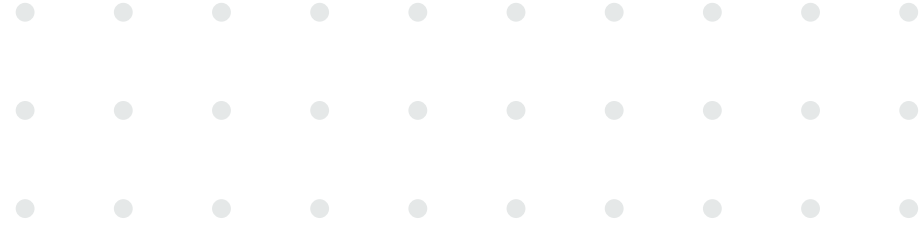


Billiards Table



Sports Lounge

At Amaranthine, the landscaped lawns are designed with love. They are outdoor spaces that enhance the aesthetic appeal of the environs. More so, the harmony.



In green. In pink. In red. In brown.

HARMONY



in many shades.



Outdoor Cricket Net Practice



Kids' Play Court



Tennis Court



Half Basketball Court

Laid out to leverage space, and maximize

LIFESTYLE.

LANDSCAPE AMENITIES

- | | |
|---|---|
| 1. Entrance Plaza with Security Cabin | 22. Tot-Lot on Sandpit |
| 2. Bus Bay | 23. Climbing Wall |
| 3. Lily Pond with Fountain | 24. Kids' Play Area on Synthetic Lawn 5-12+ Yrs |
| 4. Swings Park under Tree Court | 25. Outdoor Fitness Zone |
| 5. Campfire Zone | 26. Reflexology Pathway |
| 6. Viewing Deck | 27. Outdoor BBQ/Cafeteria |
| 7. Jogging Track/Pathway | 28. Multipurpose lawn with art wall |
| 8. Cycling Track with Cycle Stands | 29. Pergola with Seating |
| 9. Sculpture Court | 30. Half Basket Ball Court |
| 10. Pet Park with Pet Equipments | 31. Multipurpose Play Court (Tennis + Volleyball) |
| 11. Outdoor Workstations under Tree Court | 32. Giant Chess with Seating |
| 12. Multipurpose Lawn with Stage-Gathering/Party/Yoga | 33. Cricket Practice Pitch (2 Nos) |
| 13. Aroma Garden | 34. Clubhouse drop-off plaza |
| 14. Floral Garden | 35. Tot-Lot on EPDM Flooring-Ludo/Hopscotch/Snake & Ladders/Floor Games |
| 15. Informal Seating on Deck | 36. Chalk Wall for Kids |
| 16. Interactive Water Fountain | 37. Skating Rink |
| 17. Open Air Theatre | |
| 18. Stage/Dance Platform | |
| 19. Water Feature with Cascade | |
| 20. Outdoor Picnic Zone | |
| 21. Sandpit with Kids' Slide | |





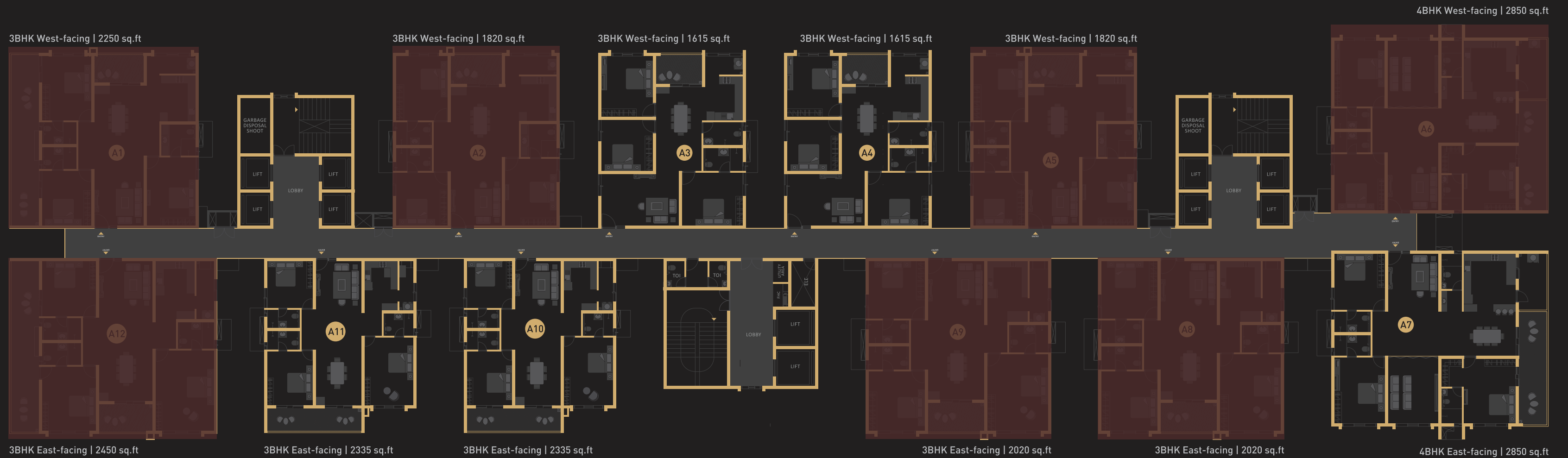
RISING

and shining won't be a stretch.

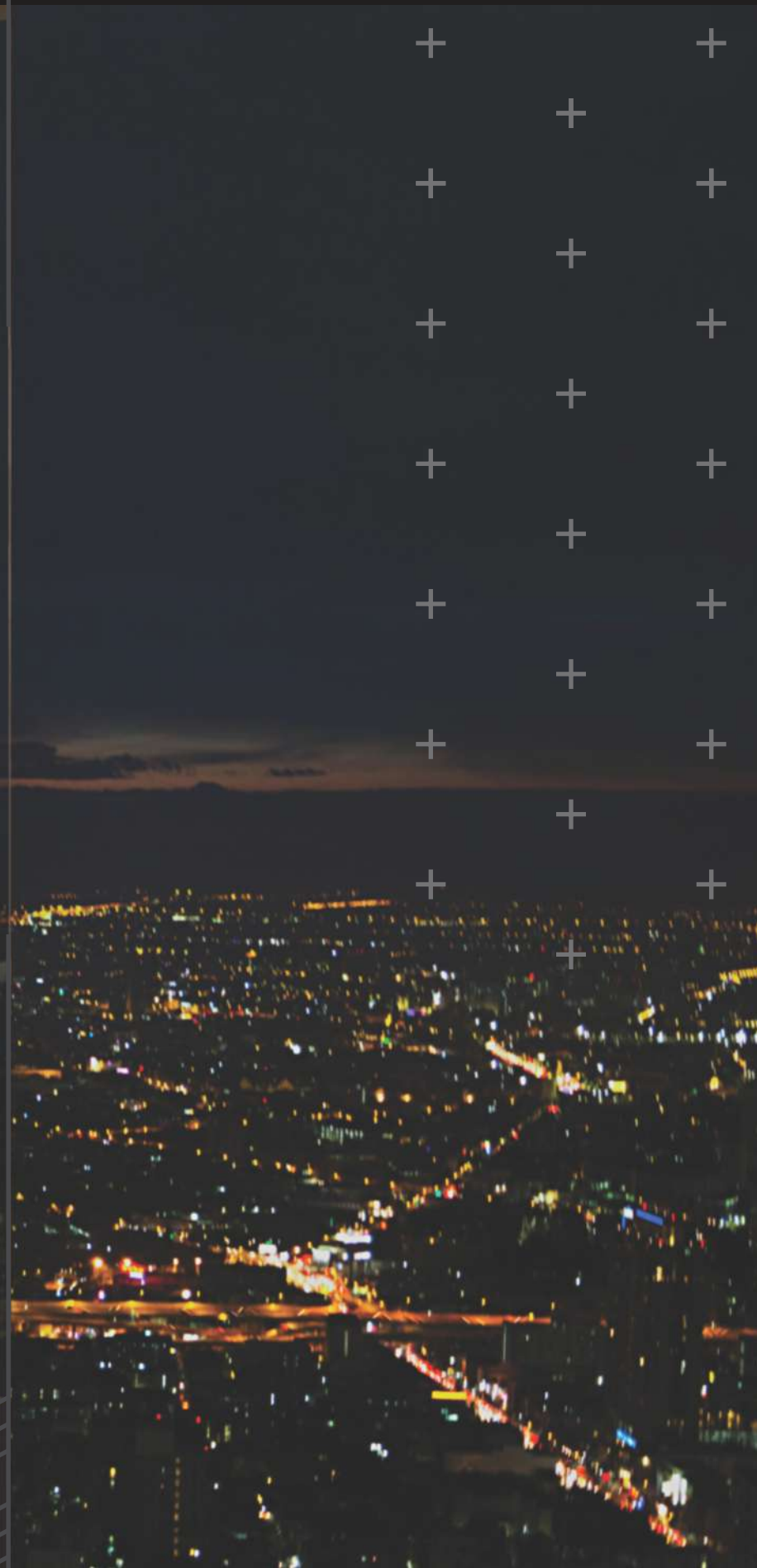
Enscorced on 2.98 acres and running across 42 floors, Amaranthine is a residence for 502 units. Here, what you will read is the script of luxury, where you will live at an address called sophistication.

AREA STATEMENT

Flat No.	1st Floor	Typical Floor
A1	1585	2250
A2	1500	1820
A3	-	1615
A4	-	1615
A5	1500	1820
A6	2090	2850
A7	2090	2850
A8	1665	2020
A9	1665	2020
A10	2105	2335
A11	2105	2335
A12	1755	2450



SOLD



When your home is reaching for the stars, quite literally so, why will you stay behind? Yes, let a starry life play host to your lifestyle at Amaranthine.

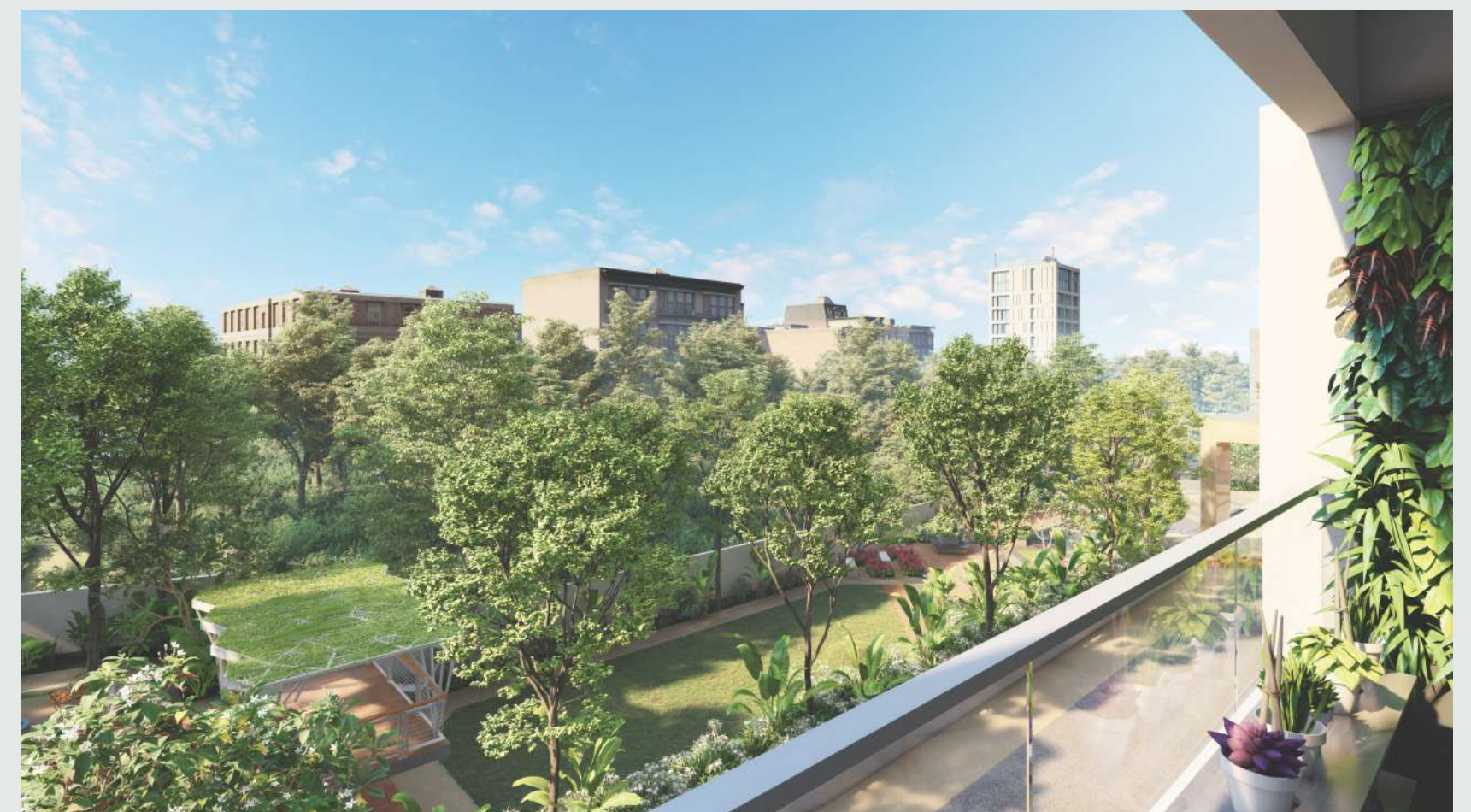
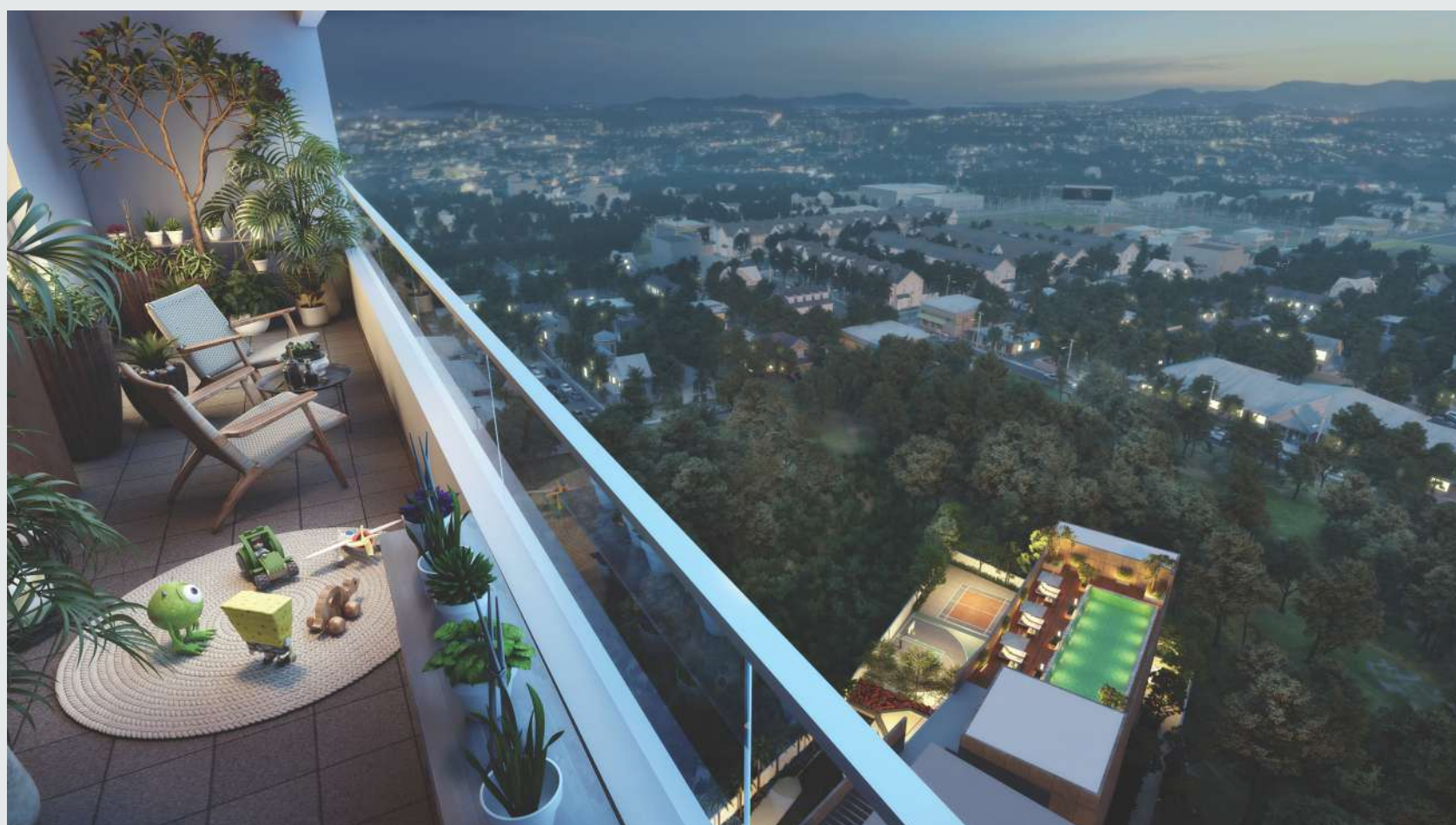
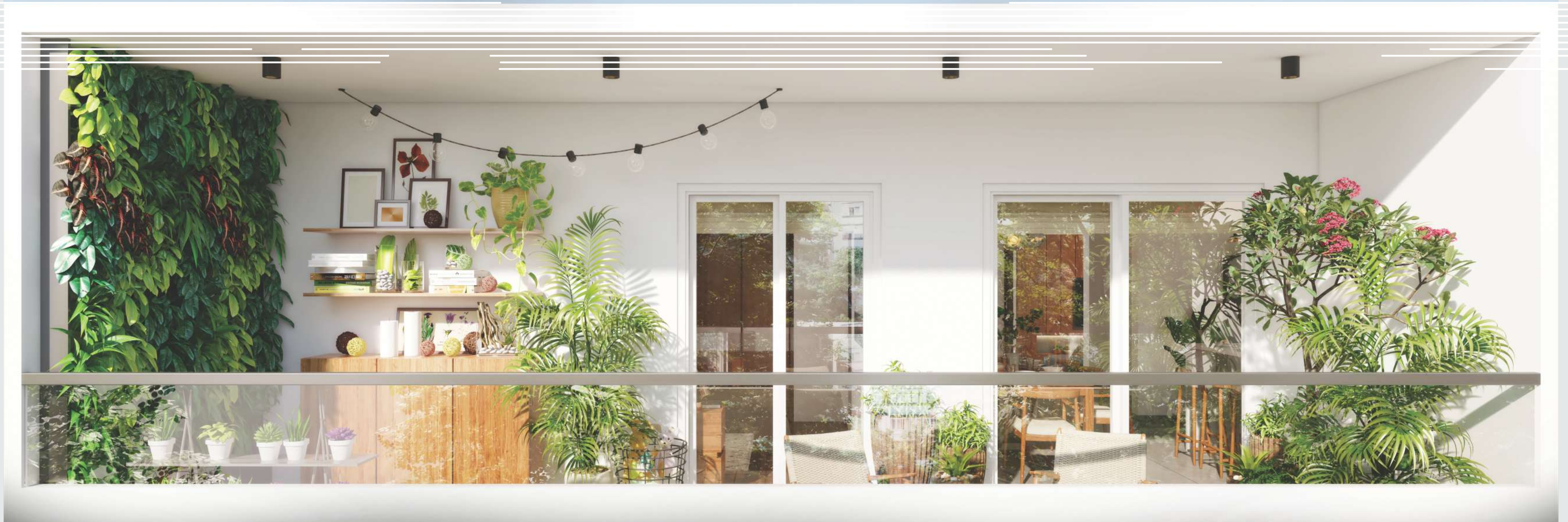
It's likely that even
STARS
will envy you.



Amaranthine

WRAP

Wrap-around balconies that embrace you with panoramic views and adequate luminosity.





Home Theatre

THEATRICALS

Embedded home theatre spaces that cater to the movie connoisseur in you.

Have your own audio-visual convertible room for you to indulge in your favourite movies, TV shows, or gaming adventures on a high-definition screen with an immersive surround sound system at home.



Amaranthine



Living & Dining



Dining & Kitchen

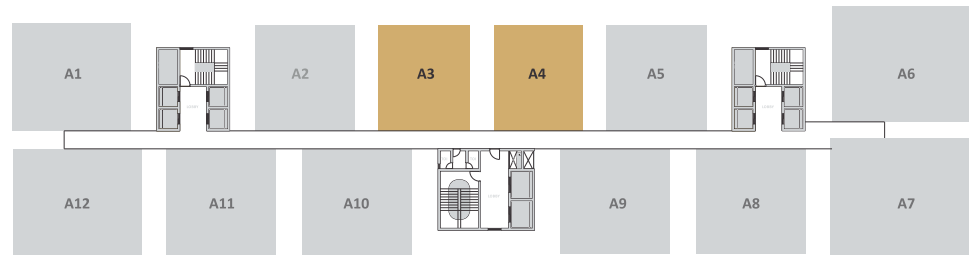


Kitchen



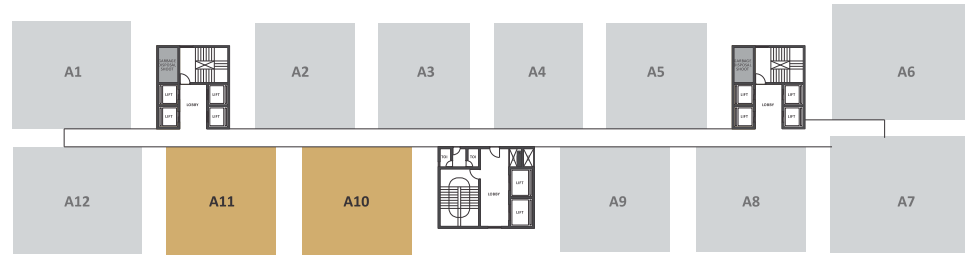
Bedroom

A3, A4 - 3BHK West-facing | 1615 sq.ft.



- | | |
|------------------------------|-----------------------------|
| 1 LIVING ROOM - 11' X 16'8½" | 6 UTILITY - 3'11" X 8'0½" |
| 2 M.BEDROOM - 11' X 13'2½" | 7 SIT-OUT - 6'6½" X 10'1½" |
| 3 TOILET - 4'11" X 8'0½" | 8 BEDROOM - 13'0½" X 11'3" |
| 4 TOILET - 4'11" X 8'0½" | 9 BEDROOM - 11'4½" X 11'3" |
| 5 KITCHEN - 9'10" X 8'0½" | 10 DINING - 18'4½" X 10'1½" |

A10, A11 - 3BHK East-facing | 2335 sq.ft.



- | | |
|---------------------------------|-----------------------------|
| 1 LIVING/DINING - 38' X 11'11½" | 6 SIT-OUT - 6'6½" X 24'9" |
| 2 KITCHEN - 13'4" X 8'11½" | 7 BEDROOM - 14'2½" X 12'3" |
| 3 UTILITY - 13'4" X 3'11" | 8 TOILET - 4'11" X 8'11½" |
| 4 TOILET - 5'11" X 8'3" | 9 TOILET - 4'11" X 8'11½" |
| 5 M.BEDROOM - 17'9" X 13'2½" | 10 BEDROOM - 12'7½" X 12'3" |

Like a

VILLA

inside an apartment.

How about having a villa-like experience in the skies? How about a home where nothing comes in the way of your view and the morning sunrise? How about a Duplex Home at Amaranthine?



LOWER PLAN

A1 - 5BHK West-facing



A2 - 5BHK West-facing



A3 - 5BHK West-facing



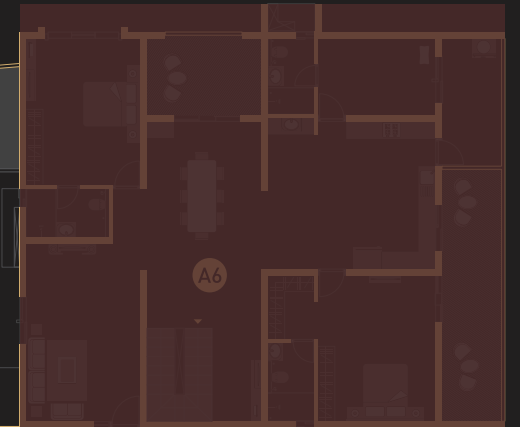
A4 - 5BHK West-facing



A5 - 5BHK West-facing



A6 - 6BHK West-facing



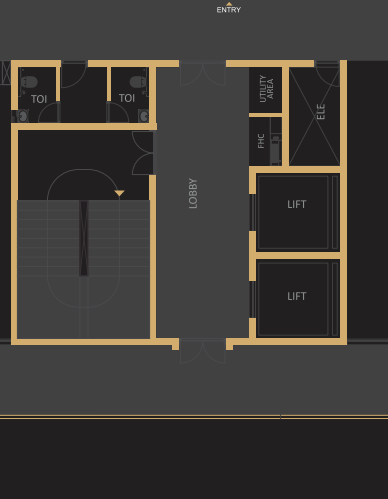
A12 - 5BHK East-facing



A11 - 5BHK East-facing



A10 - 5BHK East-facing



A9 - 5BHK East-facing



A8 - 5BHK East-facing



A7 - 6BHK East-facing

UPPER PLAN

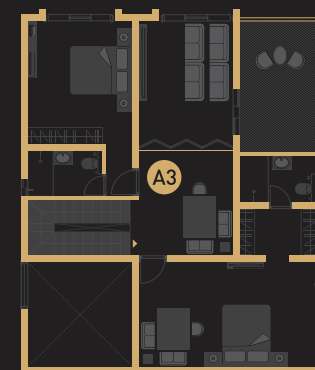
A1 - 5BHK West-facing



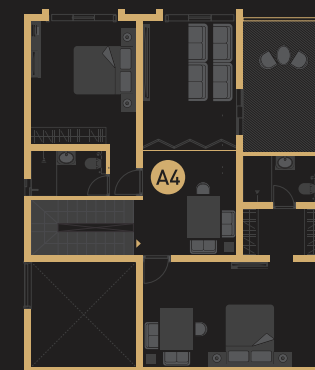
A2 - 5BHK West-facing



A3 - 5BHK West-facing



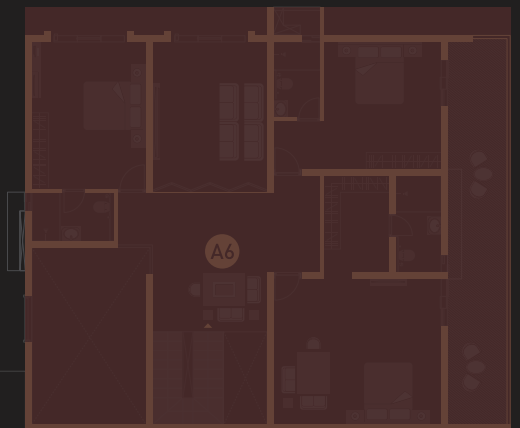
A4 - 5BHK West-facing



A5 - 5BHK West-facing



A6 - 6BHK West-facing



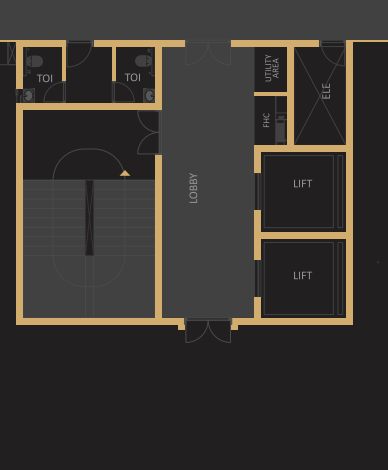
A12 - 5BHK East-facing



A11 - 5BHK East-facing



A10 - 5BHK East-facing



A9 - 5BHK East-facing



A8 - 5BHK East-facing

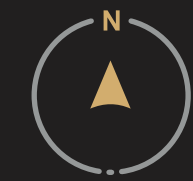
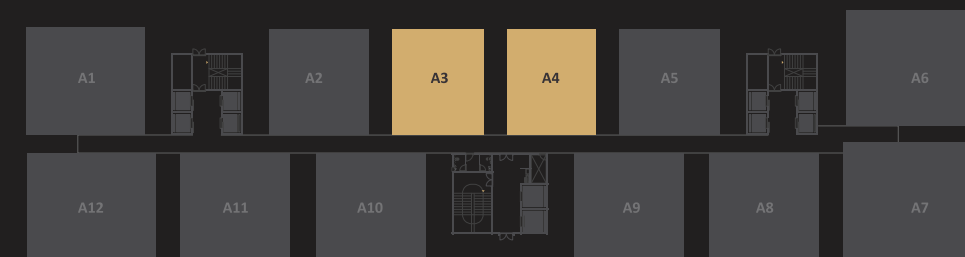


A7 - 6BHK East-facing

 **SOLD**

A3, A4 - 5BHK West-facing

Simplex-1615 sq.ft. Duplex-3230 sq.ft.



LOWER PLAN

- ① LIVING 11'0" X 16'8½"
- ② STUDY 8'2" X 11'9½"
- ③ BEDROOM 12'10½" X 11'3"
- ④ DINING 18'4½" X 10'1½"
- ⑤ SIT-OUT 6'6½" X 10'1½"
- ⑥ BEDROOM 11'0" X 13'5"
- ⑦ TOILET 4'11" X 8'0½"
- ⑧ TOILET 4'11" X 8'0½"
- ⑨ KITCHEN 9'10" X 8'0½"
- ⑩ UTILITY 3'11" X 8'0½"

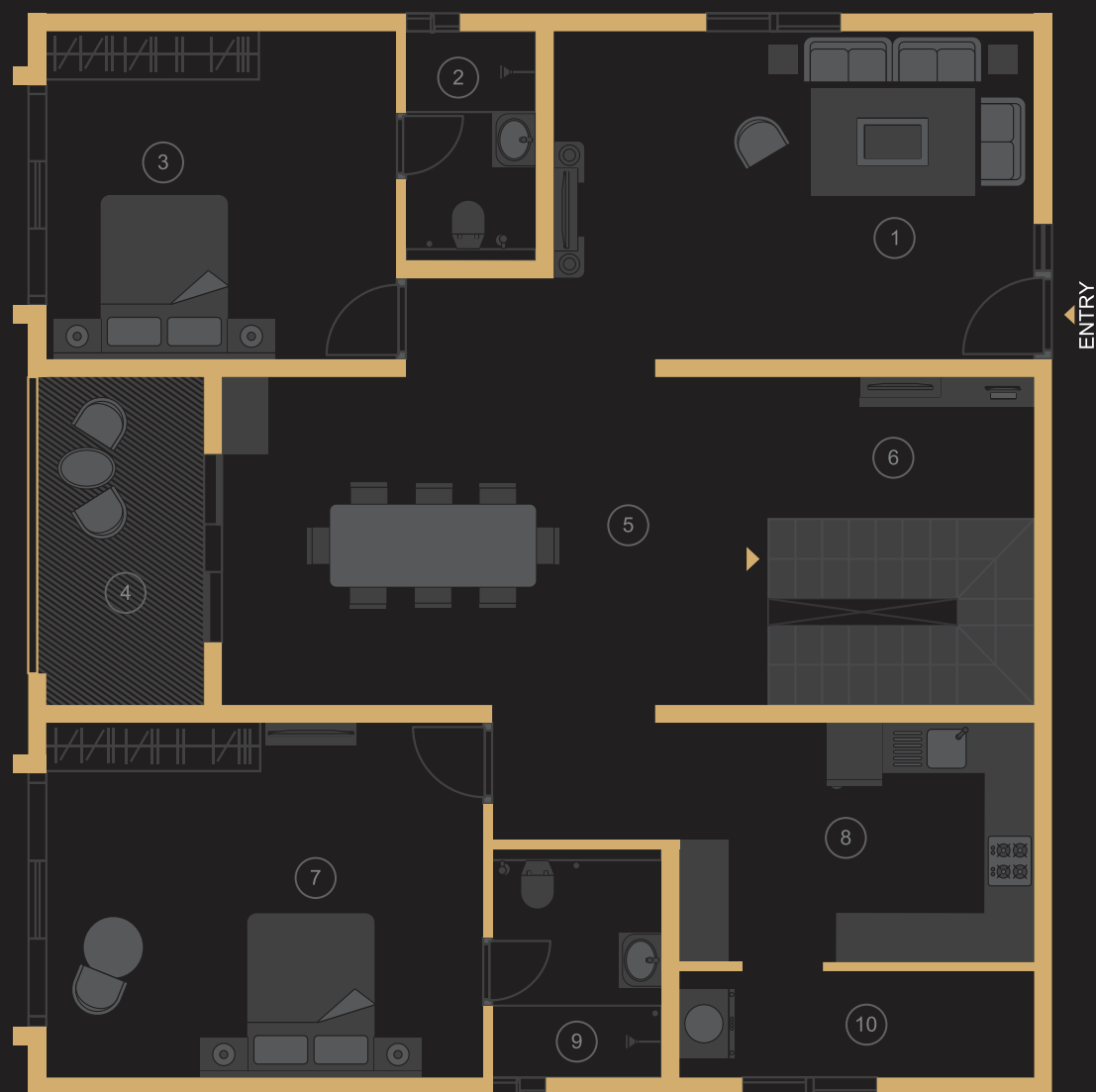
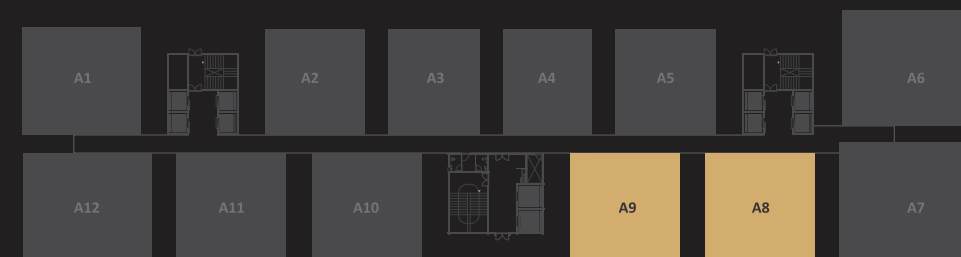
UPPER PLAN

- ① M.BEDROOM 11'0" X 18'8"
- ② LOUNGE 11'4½" X 10'1½"
- ③ TOILET 4'11" X 7'11½"
- ④ BEDROOM 12'10½" X 11'3"
- ⑤ W.I.W 4'11" X 8'0½"
- ⑥ TOILET 4'11" X 8'0½"
- ⑦ SIT-OUT 14'7½" X 8'0½"
- ⑧ HOME THEATRE / BEDROOM 13'6½" X 10'1½"



A8, A9 - 5BHK East-facing

Simplex-2020 sq.ft. Duplex-4040 sq.ft.



LOWER PLAN

- 1 LIVING 17'6" X 12'1½"
- 2 TOILET 4'11" X 8'10"
- 3 BEDROOM 12'11½" X 12'11½"
- 4 SIT-OUT 6'6½" X 12'11½"
- 5 DINING 19'11½" X 12'1½"
- 6 STUDY 9'10" X 5'2½"
- 7 BEDROOM 16'1½" X 13'2½"
- 8 KITCHEN 13'4" X 8'11½"
- 9 TOILET 5'11" X 8'3"
- 10 UTILITY 13'4" X 3'11"

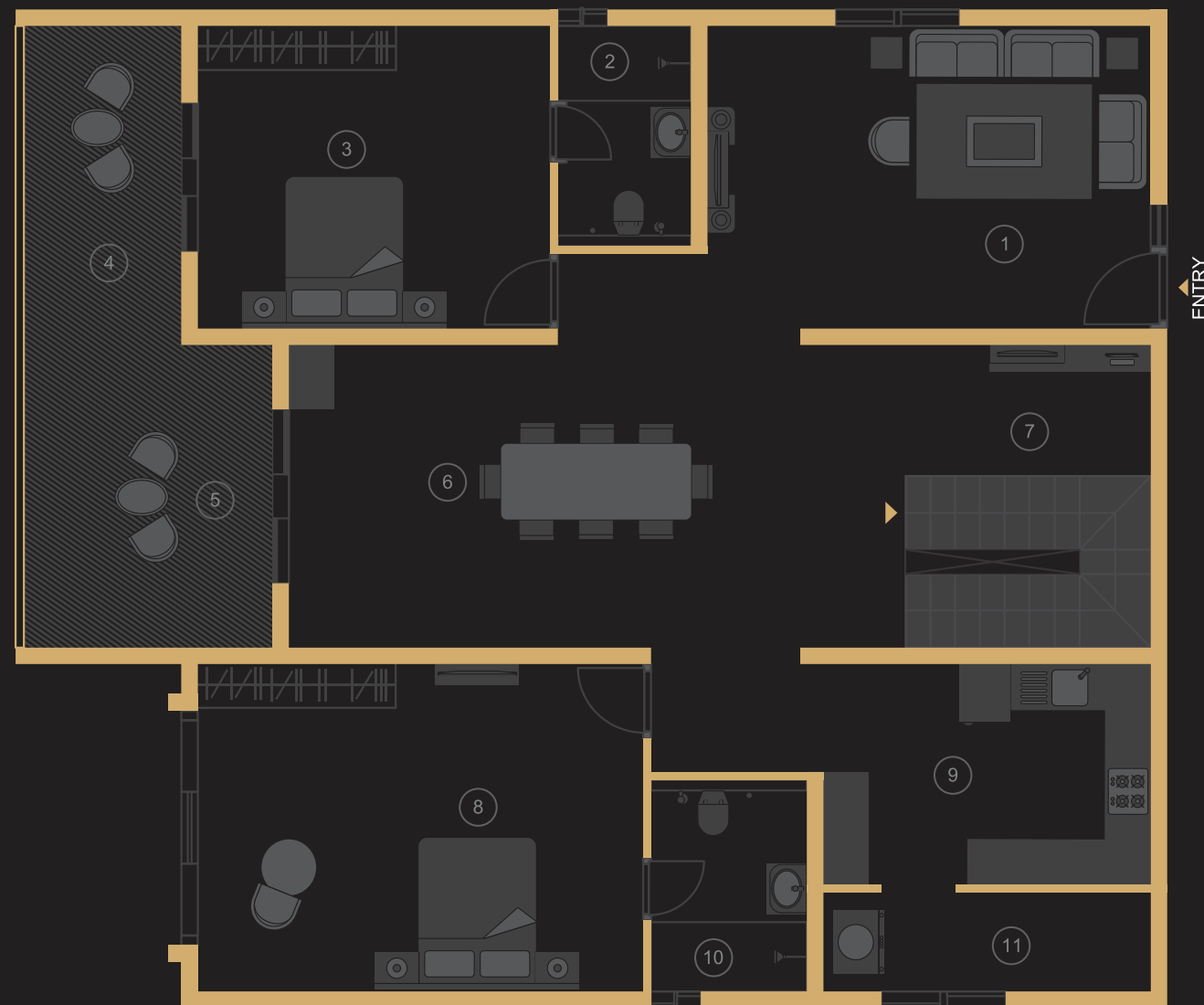
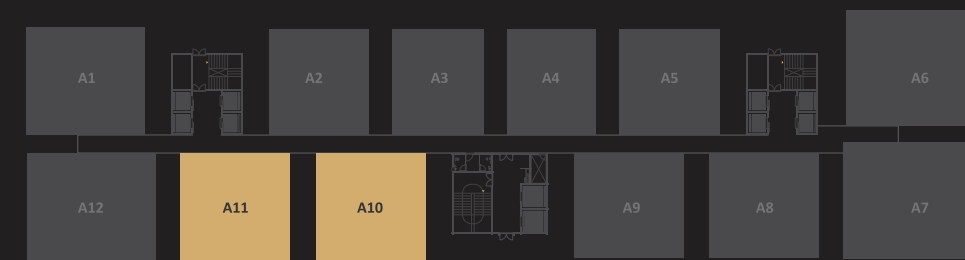
UPPER PLAN

- 1 BEDROOM 12'11½" X 12'11½"
- 2 TOILET 4'11" X 8'10"
- 3 HOME THEATRE 13'3½" X 12'11½"
- 4 LOUNGE 13'2½" X 12'11½"
- 5 SIT-OUT 4'11" X 13'2½"
- 6 M.BEDROOM 17'5" X 13'2½"
- 7 WIC 13'4" X 6'7"
- 8 TOILET 11'1" X 6'0"



A10, A11 - 5BHK East-facing

Simplex-2335 sq.ft. Duplex-4670 sq.ft.



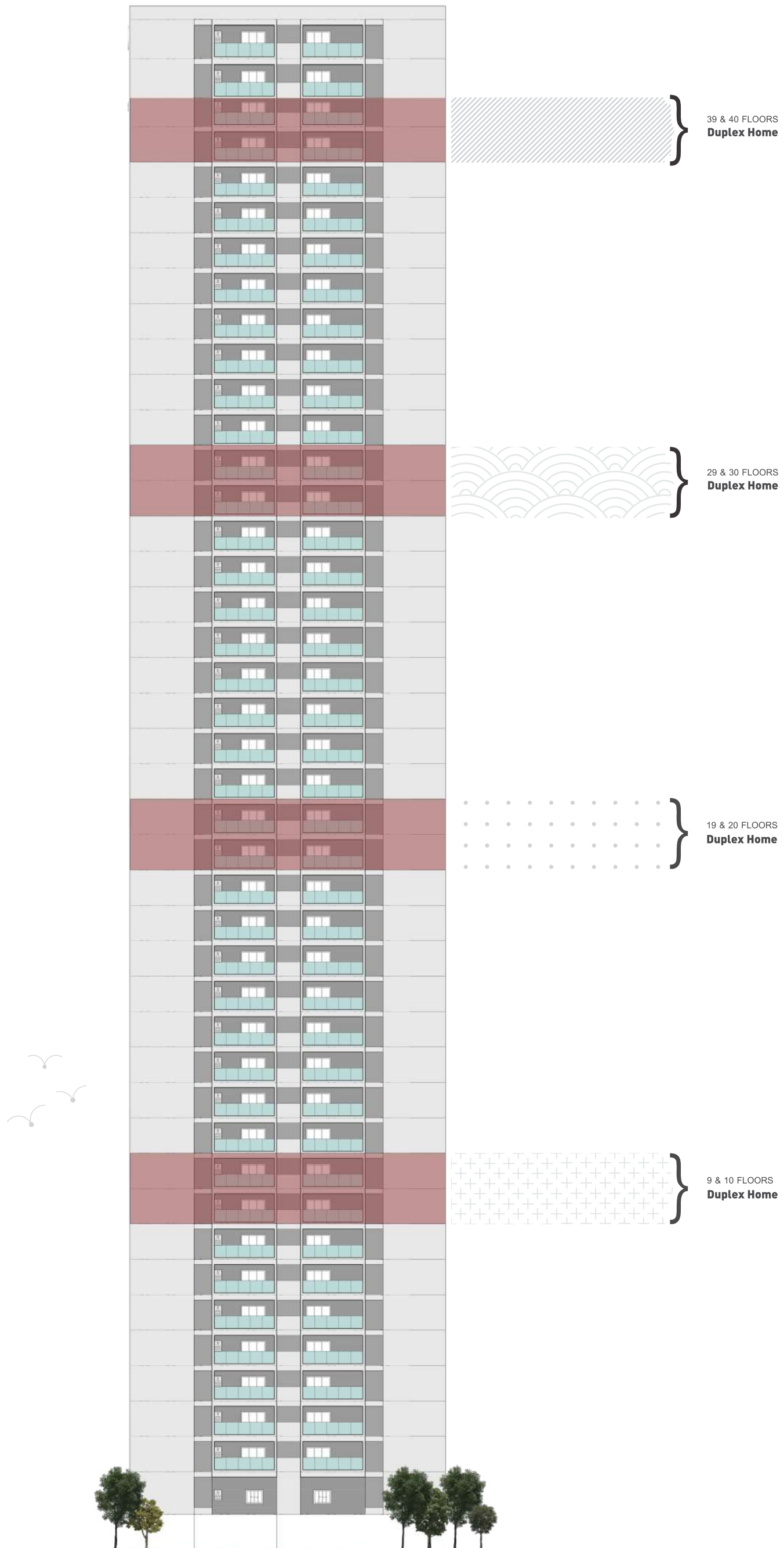
LOWER PLAN

- ① LIVING 17'10½" X 12'3"
- ② TOILET 4'11" X 8'11½"
- ③ BEDROOM 14'2½" X 12'3"
- ④ SIT-OUT 6'6½" X 12'9"
- ⑤ SIT-OUT 10'2" X 11'11½"
- ⑥ DINING 24'6½" X 11'11½"
- ⑦ STUDY 9'10" X 5'1"
- ⑧ BEDROOM 17'9" X 13'2½"
- ⑨ KITCHEN 13'4" X 8'11½"
- ⑩ TOILET 5'11" X 8'3"
- ⑪ UTILITY 13'4" X 3'11"

UPPER PLAN

- ① SIT-OUT 6'6½" X 25'3"
- ② BEDROOM 14'2½" X 12'3"
- ③ TOILET 4'11" X 8'11½"
- ④ HOME THEATRE 14'6½" X 11'11½"
- ⑤ LOUNGE 13'7½" X 11'11½"
- ⑥ SIT-OUT 6'6½" X 13'2½"
- ⑦ M.BEDROOM 17'5" X 13'2½"
- ⑧ WIW 13'4" X 6'7"
- ⑨ TOILET 11'1" X 6'0"





It's pride and

LUXURY

twice over.

Amaranthine will elevate your desire for luxury living with a two-level residence. Thanks to the limited edition Duplex Homes that we have thought through, which will be your world of personal and exclusive luxury to celebrate life at.



Amaranthine means

ETERNITY.

And we mean it too.

With quality that has no equal and a finish that will connote elegance, come make Amaranthine yours.

SPECIFICATIONS

FOUNDATION & STRUCTURAL FRAME

- RCC-foundation and RCC frame.

SUPERSTRUCTURE

- Aluminium form work and Shear Wall Technology.
- RCC "Shear Wall Structure System" designed to withstand wind and seismic loads as per relevant IS codes.

PLASTERING & PAINTING

- **Internal:** Putty finished with premium emulsion paints like Asian / Berger / ICI / Nippon / JSW or equivalent make over a coat of primer.
- **External:** Two coats of Exterior Emulsion Paint of Asian / Berger / Nippon / JSW or equivalent make.

DOORS & RAILINGS

- **Main Door:** Factory-made solid teakwood frame, solid core shutter with teak veneer on both sides finished with PU coat. Designer hardware with smart lock. 8' high with 1 foot width see-through window.
- **Internal Doors:** Factory-made solid / engineered wood frame, laminated shutters, hardware of reputed make of 7' height.
- **Toilet Doors:** Factory-made solid / engineered wood frame, laminated shutters, hardware of reputed make of 7' height.
- **Utility Doors:** Factory-made solid / engineered wood frame, laminated shutters, hardware of reputed make of 7' height.
- **Slide and Fold Doors:** Manual, glass paned slide and fold doors of wood / UPVC with hardware of reputed make, installed between living and fourth bedroom only for A6 and A7 Flats.
- **Windows:** UPVC frames, with energy efficient glass, sliding / casement type, with provision of mosquito mesh where possible in 2½ Track, Fenesta / Apama or equivalent Make.
- **Sliding Doors:** UPVC frames, with energy efficient glass, sliding / casement type, with provision of mosquito mesh where possible in 2½ Track, Fenesta / Apama or equivalent make.
- **Ventilators:** UPVC glazed ventilators with branded hardware.
- **Balcony Railings:** Aesthetically-designed railing systems with high-quality handrails, cap rails and railing base of reputed make. As per design intent.

ELEVATORS / LIFTS

Passenger Lifts

- **Specification:** 8 nos high-speed automatic passenger lifts with rescue device with V3F for energy efficiency lifts of Schindler / KONE or equivalent.
- **Flooring:** Aesthetically-designed flooring with marble / equivalent.
- **Lift-surrounding Cladding:** Imported marble / large format tile cladding.

Service / Goods Lifts

- **Specification:** 2 nos high-speed automatic passenger lifts with rescue device with V3F for energy efficiency lifts of Schindler / KONE or equivalent.
- **Flooring and Car Finish:** Flooring with granite and the car internal finish with SS vandal proof finish.
- **Lift-surrounding Cladding:** Granite cladding.

ENTRANCE LOUNGE

- **Flooring & Skirting:** Imported marble flooring and skirting.
- **False-ceiling:** Aesthetically-designed false-ceiling for entrance lounge.

FLOORING:

- **Drawing, Living, Dining & Kitchen:** 1200 X 1200 mm size vitrified tiles.
- **Master Bedroom:** Engineered wooden flooring / skirting as per design.
- **Other Bedrooms:** 600 X 600 mm size double charged vitrified tiles.
- **Utility:** Matte finish full body vitrified tiles.
- **Balcony / Sit-outs:** Vitrified tiles in anti-skid finish as per design.
- **Corridors:** GVT (vitrified tiles)
- **Arrival / Lift Lobby:** Marble / tiles flooring as per design.
- **Toilet Flooring:** 300 X 300 mm anti-skid vitrified tiles.
- **Staircase:** Exposed concrete with steel nosing / Kota stone flooring.

WALL CLADDING:

- **Toilet:** 300 X 600 mm glazed tiles up to false-ceiling height.
- **Utility:** Wall cladding up to 2' height with glazed vitrified tiles.

TOILETS

- Basic accessories of reputed make will be Provided (Mirror, Soap Holder, Towel Rod and Geysers)
- Sanitary Fixture of make Artize.
- CP fittings of make Artize.
- Counter Top Wash Basin of make Artize.
- Glass shower partition for all toilets.
- Exhaust Fan Reputed make exhaust fan like Havells, Panasonic or equivalent.

KITCHEN / UTILITY

- Kitchen counter will be provided on request of size 40 sft, Balck Galaxy Granite.
- Water Provision Water tap (Manjeera or any other water provided by GHMC along with borewell water).
- Provision for exhaust fan or chimney outlet.
- Utility/wash provision for dishwasher/washing machine in utility.

CEILING

- Ceiling putty finish and cornice for fire sprinkler lines inside the apartments and corridors.

ELECTRICAL

- Cables concealed copper wiring of Havells / Polycab or equivalent.

- Modular switches for other services of Schneider, Legrand or equivalent make.
- LED light fixtures for all common areas and landscape area lighting.
- 3-phase supply for each unit and prepaid energy meters.

TELECOMMUNICATIONS, CABLE TV & INTERNET

- Wifi provision in living, Television in living and master bedroom.

CAR PARKING

- Entire parking is well-designed to suit the number of car parks required. Parking signage and equipment will be provided at required places to improve driving comfort.
- Car Parking shall be in 5 levels and allotment will be through lottery system

FACILITIES FOR DIFFERENTLY-ABLED

- Access ramps at all Entrances shall be provided for differently-abled.

POWER BACK-UP

- 100% DG set backup with acoustic enclosure and auto change-over only for lighting circuit.

WTP & STP

- **WTP:** Treated water will be made available through Water Treatment Plant for domestic purpose in all units (not RO Plant).
- **STP:** A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.
- Rain Water Harvesting at regular intervals provided for recharging ground water levels as per the norms.

SECURITY / BMS

- Sophisticated round-the-clock security / surveillance system.
- BMS for electricity and gas consumption with prepaid card system will be provided (centralized billing).
- Panic button and intercom is provided in the lifts connected to the security room.
- Surveillance cameras at the main security and in open areas as per design and entrance of each block and inside lifts to monitor.

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all rooms of apartment, all floors and basements.
- Fire alarm and Public Address System in all floors and parking areas (basements).
- Control panel will be kept at main security.

LPG

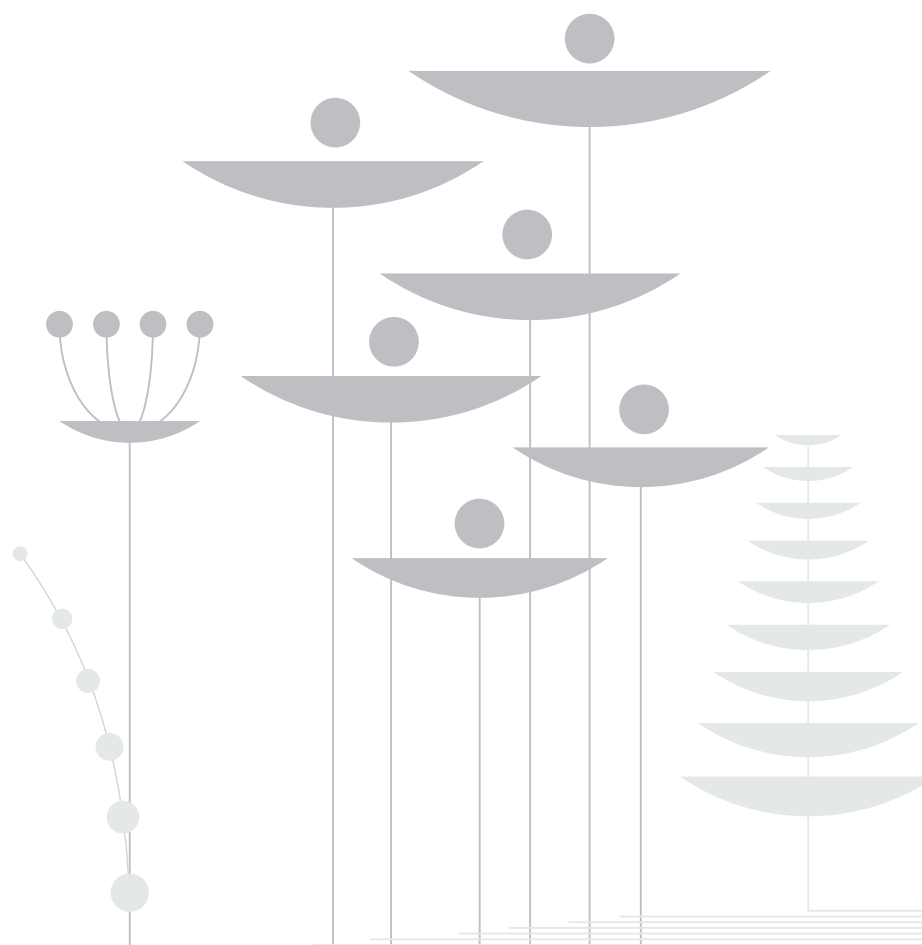
- Supply of gas from centralised gas bank to all individual flats with pre-paid gas meters.

SOLAR POWER

- Solar Power is provided and is connected to common area grid for optimisation of common area power consumption where possible.

OTHERS

- Safety and security
- 24/7 security services
- CCTV surveillance
- RFID-based entry and exit system

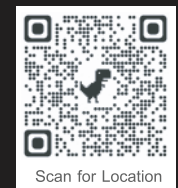




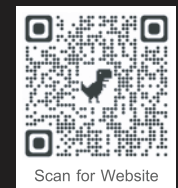
Amaranthine

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MEMBER OF



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SITE ADDRESS

Sy.No. 247, Malkam Cheruvu Rd, Chitrapuri Colony, Manikonda Jagir, Hyderabad, Telangana 500089. sales@quambiant.com

+91 9774 123456, +91 8876 123456 | www.quambiant.com

HYDERABAD OFFICE

2nd Floor, S S Enclave, Plot No.44, Jayabheri Enclave I, Gachibowli, Hyderabad, Telangana 500032. 040 2354 3555, info@quambiant.com

CRAFTSMEN

LANDSCAPE ARCHITECTS

GR Landscape Architects

STRUCTURAL CONSULTANT

ADHARSHILA

BRANDING

EAGUL design
+ 91 98491 92657

ARCHITECT

FWD architects

MEP CONSULTANT

DESIGN HUB



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