

# CENTRAL PARK

DENMAN PROSPECT

BE *CENTRAL*
TO IT ALL



Central Park Precinct Aerial View off Stella Young Way, Artist's Impression

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# CENTRAL PARK HAS A NEW ADDRESS

Central Park offers residents a new lifestyle not seen before in Denman Prospect – central to everything this emerging suburb has to offer.

Home to a boutique mix of apartments and townhomes, Central Park has been designed to merge the best aspects of urban living into one, creating a hub you'll never want to leave.




Building A Apartments, Artist's Impression.



Type I Townhome Kitchen, Living & Dining in Style 2, Artist's Impression.

# A HOME FOR EVERYONE

Located at the centre of the new Denman North, residents at Central Park will enjoy incredible amenity both inside their homes and on their doorstep.

The unique and functional homes designed by the award-winning team from Stewart Architecture will be delivered by the trusted team from Nikias Diamond – building in the Canberra region since the 1960s.

Central Park will be a home for everyone.

Unique range of townhomes and apartments across a boutique, low-rise development designed by Stewart Architecture.

Rooftop solar plant on the Building A Apartments to help power common areas.

Bordering the new Denman Community Garden, Cultural Trails and Playground, with a landscape-focused design throughout the site.

EV charging provisions for every residence, with an additional 41 visitor parking spaces provided across the precinct.

Premium European appliances, brushed nickel fittings, and timber-look flooring included as standard across all residences.

Being constructed by the trusted team from Nikias Diamond, building and delivering projects in the Canberra region since the 1960s.



Type H & I Townhome Private Garages, Artist's Impression.





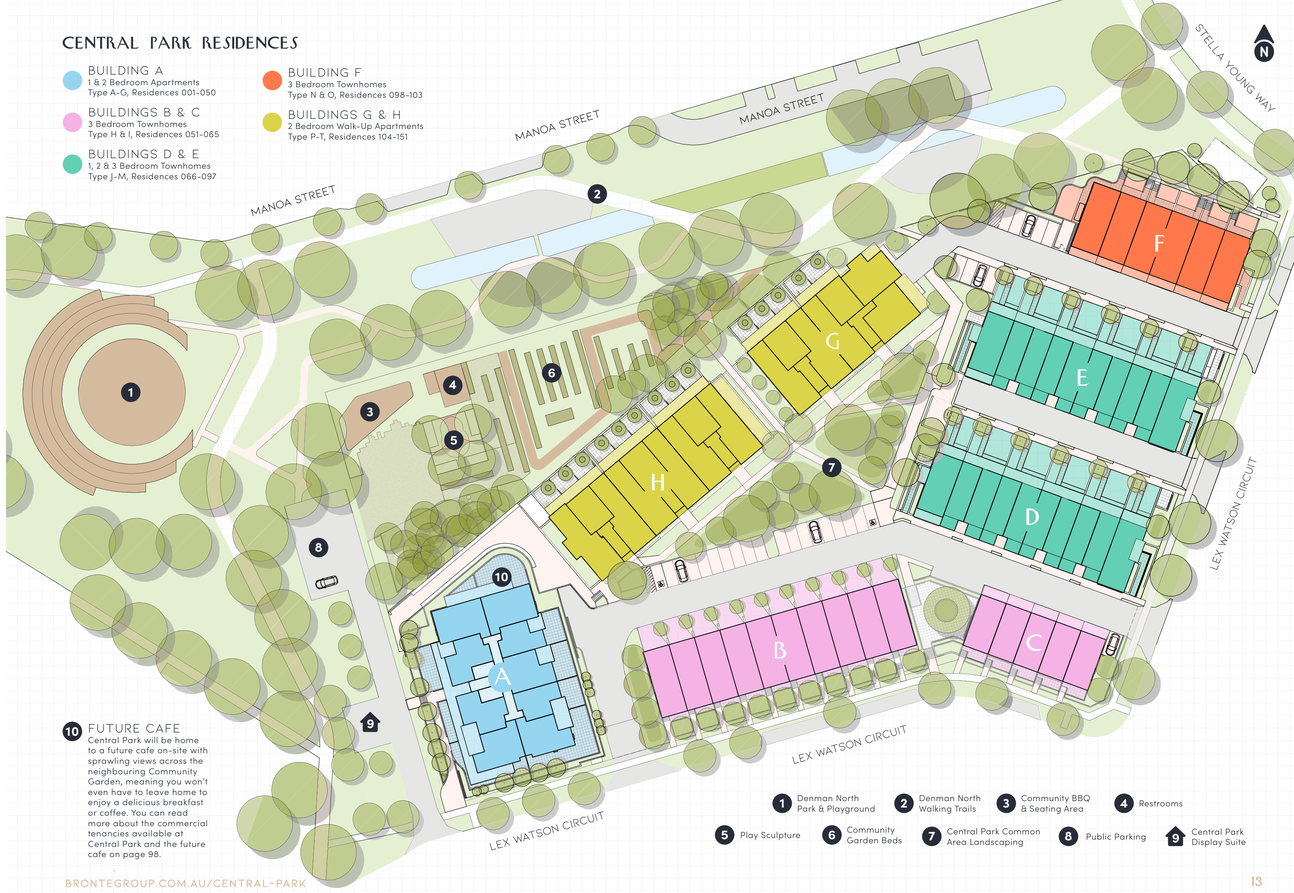
Type G Office in Style 1, Artist's Impression.



Type N & O Townhome Main Bedroom in Style 2, Artist's Impression.

## CENTRAL PARK RESIDENCES

- **BUILDING A**
  1 & 2 Bedroom Apartments
  Type A–G, Residences 001–050
- **BUILDINGS B & C**
  3 Bedroom Townhomes
  Type H & I, Residences 051–065
- **BUILDINGS D & E**
  1, 2 & 3 Bedroom Townhomes
  Type J–M, Residences 066–097
- **BUILDING F**
  3 Bedroom Townhomes
  Type N & O, Residences 098–103
- **BUILDINGS G & H**
  2 Bedroom Walk-Up Apartments
  Type P–T, Residences 104–151




**10 FUTURE CAFE**
Central Park will be home to a future cafe on-site with sprawling views across the neighbouring Community Garden, meaning you won't even have to leave home to enjoy a delicious breakfast or coffee. You can read more about the commercial tenancies available at Central Park and the future cafe on page 98.

# DEVELOPMENT SUMMARY

## Building A Apartments

| Unit | Type | Level | Bed | Bath | Car | Living | Outdoor | Total |
|---|---|---|---|---|---|---|---|---|
| 001 | A1 | Ground | 2 | 2 | 2B | 81m² | 29m² | **110m²** |
| 002 | A2 | Ground | 2 | 2 | 2B | 81m² | 78m² | **159m²** |
| 003 | B1 | Ground | 1 | 1 | 1B | 53m² | 43m² | **96m²** |
| 004 | C1 | Ground | 2* | 1 | 2B | 69m² | 48m² | **117m²** |
| 005 | B1 | Ground | 1 | 1 | 1B | 53m² | 39m² | **92m²** |
| 006 | D2 | Ground | 2 | 2 | 2B | 75m² | 97m² | **172m²** |
| 007 | D1 | Ground | 2 | 2 | 2B | 75m² | 84m² | **159m²** |
| 008 | E1 | Ground | 2* | 1 | 2B | 65m² | 49m² | **114m²** |
| 009 | B2 | Ground | 1 | 1 | 1B | 55m² | 64m² | **119m²** |
| 010 | A | Level 1 | 2 | 2 | 1B | 81m² | 16m² | **97m²** |
| 011 | A | Level 1 | 2 | 2 | 1B | 81m² | 16m² | **97m²** |
| 012 | B | Level 1 | 1 | 1 | 1B | 53m² | 10m² | **63m²** |
| 013 | C | Level 1 | 2* | 1 | 1B | 69m² | 12m² | **81m²** |
| 014 | B | Level 1 | 1 | 1 | 1B | 53m² | 10m² | **63m²** |
| 015 | D | Level 1 | 2 | 2 | 2B | 75m² | 12m² | **87m²** |
| 016 | D | Level 1 | 2 | 2 | 2B | 75m² | 12m² | **87m²** |
| 017 | E | Level 1 | 2* | 1 | 1B | 67m² | 10m² | **77m²** |
| 018 | E | Level 1 | 2* | 1 | 1B | 67m² | 10m² | **77m²** |
| 019 | A | Level 2 | 2 | 2 | 1B | 81m² | 16m² | **97m²** |
| 020 | A | Level 2 | 2 | 2 | 2B | 81m² | 16m² | **97m²** |
| 021 | B | Level 2 | 1 | 1 | 1B | 53m² | 10m² | **63m²** |
| 022 | C | Level 2 | 2* | 1 | 1B | 69m² | 12m² | **81m²** |
| 023 | B | Level 2 | 1 | 1 | 1B | 53m² | 10m² | **63m²** |
| 024 | D | Level 2 | 2 | 2 | 2B | 75m² | 12m² | **87m²** |
| 025 | D | Level 2 | 2 | 2 | 2B | 75m² | 12m² | **87m²** |
| 026 | E | Level 2 | 2* | 1 | 1B | 67m² | 10m² | **77m²** |
| 027 | E | Level 2 | 2* | 1 | 1B | 67m² | 10m² | **77m²** |
| 028 | A | Level 3 | 2 | 2 | 2B | 81m² | 16m² | **97m²** |
| 029 | A | Level 3 | 2 | 2 | 2B | 81m² | 16m² | **97m²** |
| 030 | B | Level 3 | 1 | 1 | 1B | 53m² | 10m² | **63m²** |
| 031 | C | Level 3 | 2* | 1 | 1B | 69m² | 12m² | **81m²** |
| 032 | B | Level 3 | 1 | 1 | 1B | 53m² | 10m² | **63m²** |
| 033 | D | Level 3 | 2 | 2 | 2B | 75m² | 12m² | **87m²** |
| 034 | D | Level 3 | 2 | 2 | 2B | 75m² | 12m² | **87m²** |
| 035 | E | Level 3 | 2* | 1 | 1B | 67m² | 10m² | **77m²** |
| 036 | E | Level 3 | 2* | 1 | 1B | 67m² | 10m² | **77m²** |
| 037 | A | Level 4 | 2 | 2 | 2B | 81m² | 16m² | **97m²** |
| 038 | A | Level 4 | 2 | 2 | 2B | 81m² | 16m² | **97m²** |
| 039 | B | Level 4 | 1 | 1 | 1B | 53m² | 10m² | **63m²** |
| 040 | C | Level 4 | 2* | 1 | 1B | 69m² | 12m² | **81m²** |
| 041 | F | Level 4 | 2* | 1 | 2B | 64m² | 11m² | **75m²** |
| 042 | G | Level 4 | 2* | 1 | 1B | 77m² | 11m² | **88m²** |
| 043 | E | Level 4 | 2* | 1 | 1B | 67m² | 10m² | **77m²** |
| 044 | A | Level 5 | 2 | 2 | 2B | 81m² | 16m² | **97m²** |
| 045 | A | Level 5 | 2 | 2 | 2B | 81m² | 16m² | **97m²** |

## Building A Apartments

| Unit | Type | Level | Bed | Bath | Car | Living | Outdoor | Total |
|---|---|---|---|---|---|---|---|---|
| 046 | B | Level 5 | 1 | 1 | 1B | 53m² | 10m² | **63m²** |
| 047 | C | Level 5 | 2* | 1 | 1B | 69m² | 12m² | **81m²** |
| 048 | F | Level 5 | 2* | 1 | 2B | 64m² | 11m² | **75m²** |
| 049 | G | Level 5 | 2* | 1 | 2B | 77m² | 11m² | **88m²** |
| 050 | E | Level 5 | 2* | 1 | 1B | 67m² | 10m² | **77m²** |

## Buildings B & C Townhomes

| Unit | Type | Bed | Bath | Car | Living | Garage | Outdoor | Total |
|---|---|---|---|---|---|---|---|---|
| 051 | H1 | 3 | 2.5 | 2G + 1O | 131m² | 37m² | 30m² | **198m²** |
| 052 | I | 3 | 2.5 | 2G + 1O | 129m² | 36m² | 27m² | **192m²** |
| 053 | H | 3 | 2.5 | 2G + 1O | 129m² | 36m² | 30m² | **195m²** |
| 054 | I | 3 | 2.5 | 2G + 1O | 129m² | 36m² | 27m² | **192m²** |
| 055 | H | 3 | 2.5 | 2G + 1O | 129m² | 36m² | 30m² | **195m²** |
| 056 | I | 3 | 2.5 | 2G + 1O | 129m² | 36m² | 27m² | **192m²** |
| 057 | H | 3 | 2.5 | 2G + 1O | 129m² | 36m² | 30m² | **195m²** |
| 058 | I | 3 | 2.5 | 2G + 1O | 129m² | 36m² | 27m² | **192m²** |
| 059 | H | 3 | 2.5 | 2G + 1O | 129m² | 36m² | 30m² | **195m²** |
| 060 | I1 | 3 | 2.5 | 2G + 1O | 131m² | 37m² | 30m² | **198m²** |
| 061 | H1 | 3 | 2.5 | 2G | 131m² | 37m² | 30m² | **198m²** |
| 062 | I | 3 | 2.5 | 2G | 129m² | 36m² | 27m² | **192m²** |
| 063 | H | 3 | 2.5 | 2G | 129m² | 36m² | 30m² | **195m²** |
| 064 | I | 3 | 2.5 | 2G | 129m² | 36m² | 27m² | **192m²** |
| 065 | H2 | 3 | 2.5 | 2G | 131m² | 37m² | 30m² | **198m²** |

## Buildings D & E Townhomes

| Unit | Type | Bed | Bath | Car | Living | Car | Outdoor | Total |
|---|---|---|---|---|---|---|---|---|
| 066 | J1 | 3 | 2.5 | 2G | 126m² | 37m² | 38m² | **201m²** |
| 067 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 068 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 069 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 070 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 071 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 072 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 073 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 074 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 075 | J | 3 | 2.5 | 2G | 146m² | 37m² | 38m² | **221m²** |
| 076 | L | 1 | 1 | 1C | 64m² | 20m² | 32m² | **116m²** |
| 077 | M | 2 | 2 | 2C | 93m² | 34m² | 44m² | **171m²** |
| 078 | M | 2 | 2 | 2C | 93m² | 34m² | 44m² | **171m²** |
| 079 | M | 2 | 2 | 2C | 93m² | 34m² | 44m² | **171m²** |
| 080 | M | 2 | 2 | 2C | 93m² | 34m² | 44m² | **171m²** |
| 081 | L | 1 | 1 | 1C | 64m² | 20m² | 32m² | **116m²** |
| 082 | J1 | 3 | 2.5 | 2G | 126m² | 37m² | 38m² | **201m²** |
| 083 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |

## Buildings D & E Townhomes

| Unit | Type | Bed | Bath | Car | Living | Car | Outdoor | Total |
|---|---|---|---|---|---|---|---|---|
| 084 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 085 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 086 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 087 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 088 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 089 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 090 | K | 2 | 2.5 | 1G | 91m² | 19m² | 10m² | **120m²** |
| 091 | J | 3 | 2.5 | 2G | 146m² | 37m² | 38m² | **221m²** |
| 092 | L | 1 | 1 | 1C | 64m² | 20m² | 32m² | **116m²** |
| 093 | M | 2 | 2 | 2C | 93m² | 34m² | 44m² | **171m²** |
| 094 | M | 2 | 2 | 2C | 93m² | 34m² | 44m² | **171m²** |
| 095 | M | 2 | 2 | 2C | 93m² | 34m² | 44m² | **171m²** |
| 096 | M | 2 | 2 | 2C | 93m² | 34m² | 44m² | **171m²** |
| 097 | L | 1 | 1 | 1C | 64m² | 20m² | 32m² | **116m²** |

## Building F Townhomes

| Unit | Type | Bed | Bath | Car | Living | Garage | Outdoor | Total |
|---|---|---|---|---|---|---|---|---|
| 098 | N1 | 3 | 2.5 | 2G | 126m² | 37m² | 81m² | **244m²** |
| 099 | O | 3 | 2.5 | 2G | 124m² | 37m² | 46m² | **207m²** |
| 100 | O | 3 | 2.5 | 2G | 124m² | 37m² | 46m² | **207m²** |
| 101 | O | 3 | 2.5 | 2G | 124m² | 37m² | 46m² | **207m²** |
| 102 | O | 3 | 2.5 | 2G | 124m² | 37m² | 46m² | **207m²** |
| 103 | N | 3 | 2.5 | 2G | 127m² | 38m² | 60m² | **225m²** |

## Buildings G & H Apartments

| Unit | Type | Level | Bed | Bath | Car | Living | Outdoor | Total |
|---|---|---|---|---|---|---|---|---|
| 104 | P1 | Ground (H) | 2 | 2 | 2B | 94m² | 59m² | **153m²** |
| 105 | Q1 | Ground (H) | 2* | 1 | 1B | 56m² | 33m² | **89m²** |
| 106 | R1 | Ground (H) | 2 | 2 | 2B | 89m² | 33m² | **122m²** |
| 107 | R1 | Ground (H) | 2 | 2 | 1B | 89m² | 36m² | **125m²** |
| 108 | Q1 | Ground (H) | 2* | 1 | 1B | 56m² | 33m² | **89m²** |
| 109 | R1 | Ground (H) | 2 | 2 | 1B | 89m² | 33m² | **122m²** |
| 110 | R1 | Ground (H) | 2 | 2 | 1B | 89m² | 36m² | **125m²** |
| 111 | Q1 | Ground (H) | 2* | 1 | 1B | 56m² | 33m² | **89m²** |
| 112 | R2 | Ground (H) | 2 | 2 | 2B | 91m² | 81m² | **172m²** |
| 113 | R1 | Ground (G) | 2 | 2 | 2B | 89m² | 33m² | **122m²** |
| 114 | Q1 | Ground (G) | 2* | 1 | 1B | 56m² | 33m² | **89m²** |
| 115 | R1 | Ground (G) | 2 | 2 | 1B | 89m² | 33m² | **122m²** |
| 116 | R1 | Ground (G) | 2 | 2 | 2B | 89m² | 36m² | **125m²** |
| 117 | Q1 | Ground (G) | 2* | 1 | 1B | 56m² | 39m² | **95m²** |
| 118 | S | Ground (G) | 2 | 2 | 1B | 82m² | 9m² | **91m²** |
| 119 | T | Ground (G) | 2 | 2 | 1B | 84m² | 25m² | **109m²** |
| 120 | P | Level 1 (H) | 2 | 2 | 1B | 94m² | 11m² | **105m²** |
| 121 | Q | Level 1 (H) | 2* | 1 | 1B | 56m² | 11m² | **67m²** |

## Buildings G & H Apartments

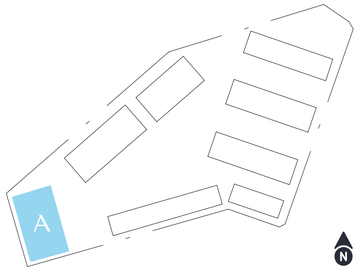
| Unit | Type | Level | Bed | Bath | Car | Living | Outdoor | Total |
|---|---|---|---|---|---|---|---|---|
| 122 | R | Level 1 (H) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 123 | R | Level 1 (H) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 124 | Q | Level 1 (H) | 2* | 1 | 1B | 56m² | 11m² | **67m²** |
| 125 | R | Level 1 (H) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 126 | R | Level 1 (H) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 127 | Q | Level 1 (H) | 2* | 1 | 1B | 56m² | 11m² | **67m²** |
| 128 | R3 | Level 1 (H) | 2 | 2 | 1B | 91m² | 11m² | **102m²** |
| 129 | R3 | Level 1 (G) | 2 | 2 | 1B | 91m² | 11m² | **102m²** |
| 130 | Q | Level 1 (G) | 2* | 1 | 1B | 56m² | 11m² | **67m²** |
| 131 | R | Level 1 (G) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 132 | R | Level 1 (G) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 133 | Q | Level 1 (G) | 2* | 1 | 1B | 56m² | 13m² | **69m²** |
| 134 | S | Level 1 (G) | 2 | 2 | 1B | 82m² | 9m² | **91m²** |
| 135 | T | Level 1 (G) | 2 | 2 | 1B | 84m² | 25m² | **109m²** |
| 136 | P | Level 2 (H) | 2 | 2 | 2B | 94m² | 11m² | **105m²** |
| 137 | Q | Level 2 (H) | 2* | 1 | 1B | 56m² | 11m² | **67m²** |
| 138 | R | Level 2 (H) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 139 | R | Level 2 (H) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 140 | Q | Level 2 (H) | 2* | 1 | 1B | 56m² | 11m² | **67m²** |
| 141 | R | Level 2 (H) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 142 | R | Level 2 (H) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 143 | Q | Level 2 (H) | 2* | 1 | 1B | 56m² | 11m² | **67m²** |
| 144 | R3 | Level 2 (H) | 2 | 2 | 1B | 91m² | 11m² | **102m²** |
| 145 | R3 | Level 2 (G) | 2 | 2 | 2B | 91m² | 11m² | **102m²** |
| 146 | Q | Level 2 (G) | 2* | 1 | 1B | 56m² | 11m² | **67m²** |
| 147 | R | Level 2 (G) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 148 | R | Level 2 (G) | 2 | 2 | 1B | 89m² | 11m² | **100m²** |
| 149 | Q | Level 2 (G) | 2* | 1 | 1B | 56m² | 13m² | **69m²** |
| 150 | S | Level 2 (G) | 2 | 2 | 2B | 82m² | 9m² | **91m²** |
| 151 | T | Level 2 (G) | 2 | 2 | 2B | 84m² | 25m² | **109m²** |

B – Basement, C – Carport, G – Garage, O – Outdoor.
*Includes a room that can be used as either an additional bedroom, living area or study.



Building A Apartments & Future Ground Floor Cafe Space, Artist's Impression

# BUILDING A APARTMENTS
## TYPE A-G PLANS




### KEY FEATURES

→ 1 & 2 bedroom apartments

→ Six levels with 360 degree view options

→ Expansive outdoor balcony & courtyard options to choose from*
*Varies per residence, refer to plans

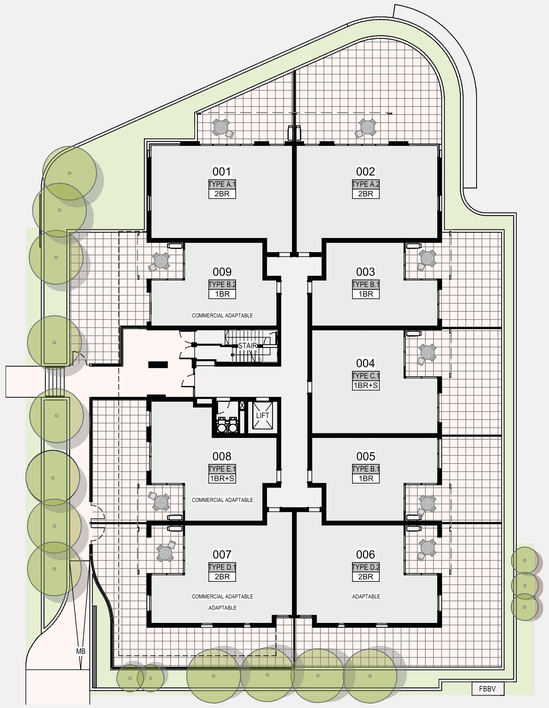
→ Basement parking & storage

→ Internal lift access & stairs

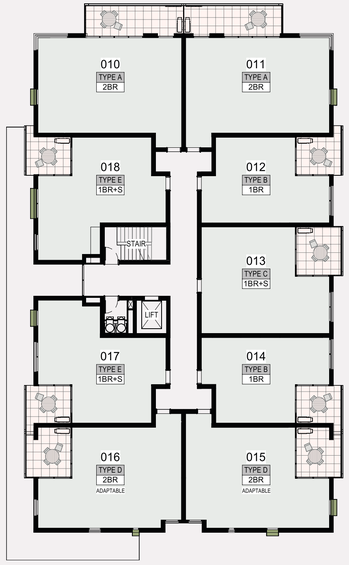
→ Secure building access with intercom

→ Rooftop solar plant to power common areas and lower body corporate fees

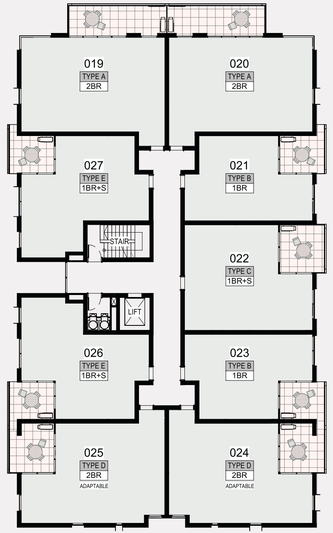
→ Future cafe on lower ground floor



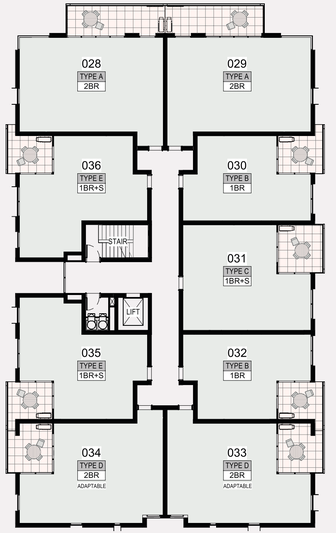

GROUND FLOOR



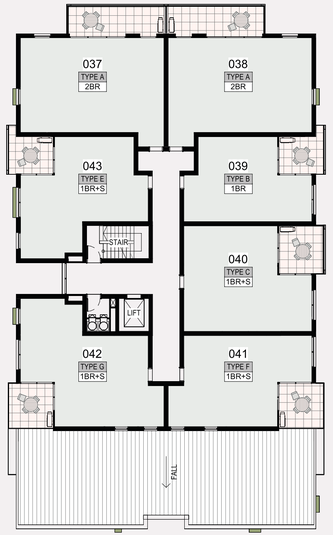

LEVEL 1



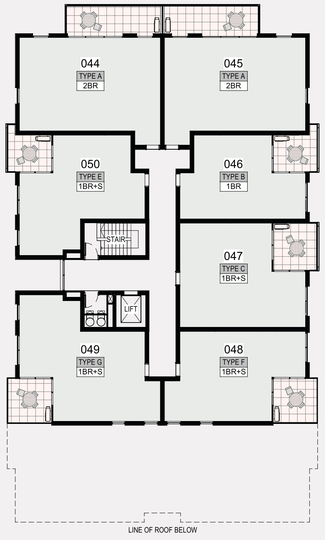

LEVEL 2




LEVEL 3



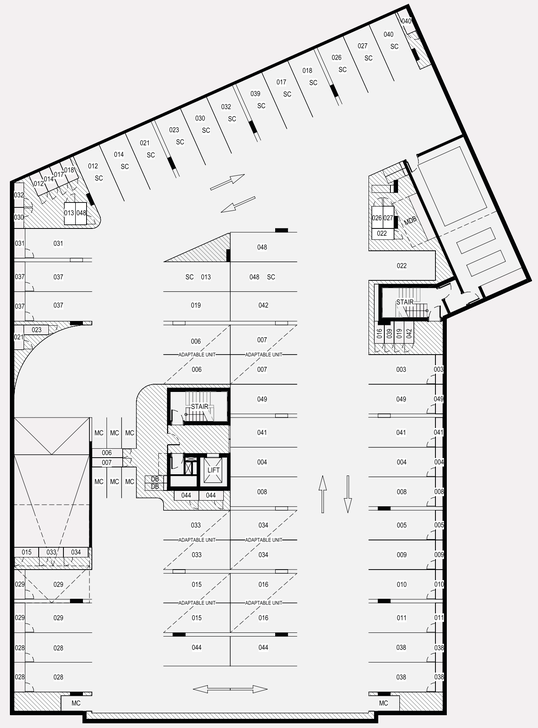

LEVEL 4




LEVEL 5




BASEMENT 1




BASEMENT 2




EAST ELEVATION




WEST ELEVATION




NORTH ELEVATION




SOUTH ELEVATION

# TYPE A

## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 1 or 2* |
| **Apartments** | **010M, 011, 019M, 020, 028M, 029, 037M, 038, 044M, 045** |

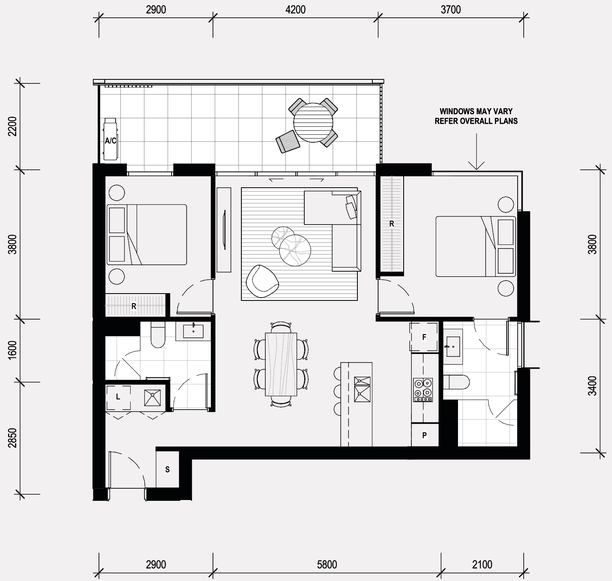
## LIVING

| | |
|---|---|
| Living | 81m² |
| Outdoor | 16m² |
| **TOTAL** | **97m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| M | MIRRORED PLAN |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.






Type A Apartment Kitchen, Living & Dining in Style 1, Artist's Impression.

# TYPE A1

## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 2 |
| **Apartment** | **001** |

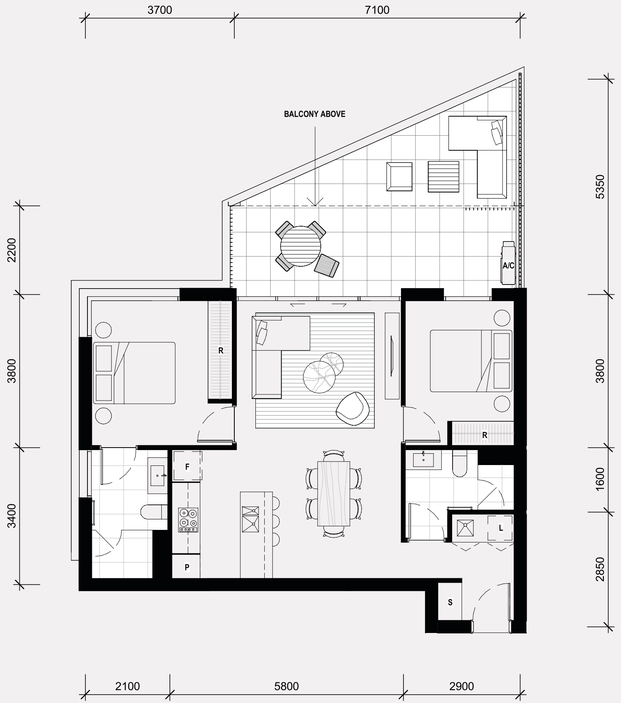
## LIVING

| | |
|---|---|
| Living | 81m² |
| Outdoor | 29m² |
| **TOTAL** | **110m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.








# TYPE A2

## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 2 |
| **Apartment** | **002** |

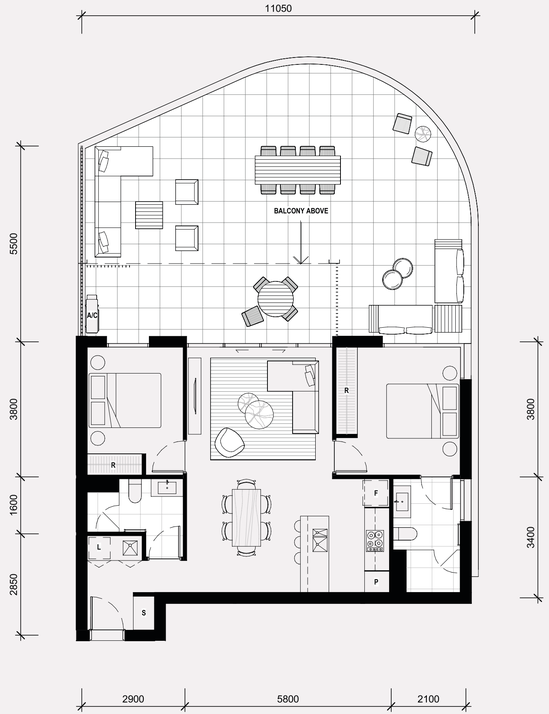
## LIVING

| | |
|---|---|
| Living | 81m² |
| Outdoor | 78m² |
| **TOTAL** | **159m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.





Type A Apartment Main Bedroom in Style 1, Artist's Impression.



# TYPE B



## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 1 |
| Bathrooms | 1 |
| Carparks | 1 |
| **Apartments** | **012, 014M, 021, 023M 030, 032M, 039, 046** |

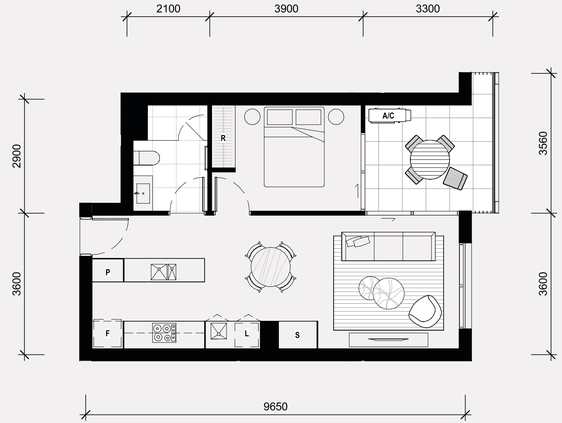
## LIVING

| | |
|---|---|
| Living | 53m² |
| Outdoor | 10m² |
| **TOTAL** | **63m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| M | MIRRORED PLAN |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.



# TYPE B1

## SPECIFICATIONS

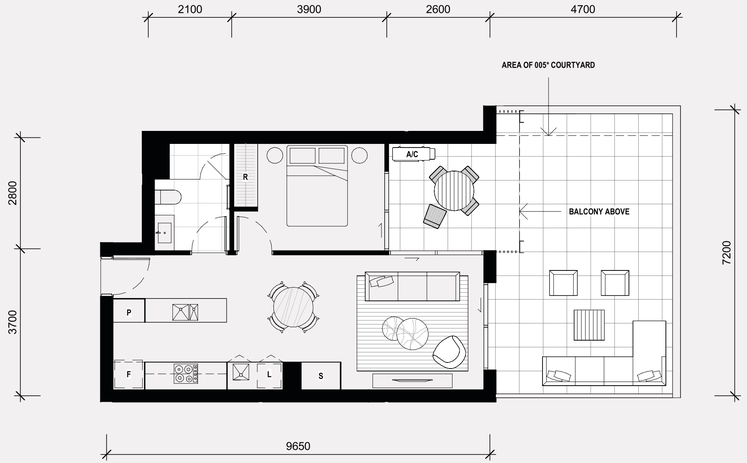
| | |
|---|---|
| Bedrooms | 1 |
| Bathrooms | 1 |
| Carparks | 1 |
| **Apartments** | **003, 005M** |

## LIVING

| | |
|---|---|
| Living | 53m² |
| Outdoor | 39*-43m² |
| **TOTAL** | **92*-96m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| M | MIRRORED PLAN |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Area of 005 courtyard. Refer to basement plans for parking allocations.





# TYPE B2

## SPECIFICATIONS

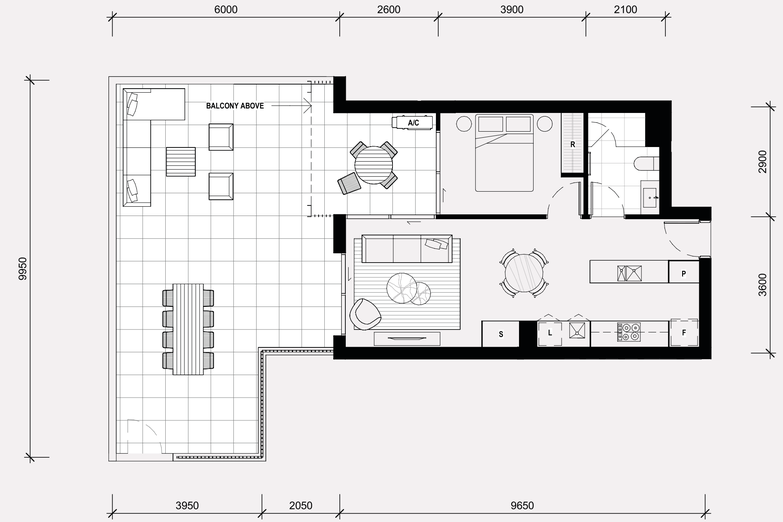
| | |
|---|---|
| Bedrooms | 1 |
| Bathrooms | 1 |
| Carparks | 1 |
| **Apartment** | **009** |

## LIVING

| | |
|---|---|
| Living | 55m² |
| Outdoor | 64m² |
| **TOTAL** | **119m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.

# TYPE C

## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2* |
| Bathrooms | 1 |
| Carparks | 1 |
| **Apartments** | **013, 022, 031, 040 047** |

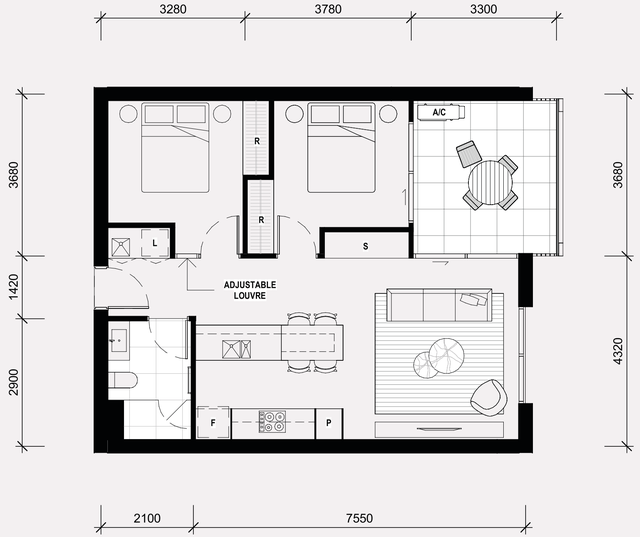
## LIVING

| | |
|---|---|
| Living | 69m² |
| Outdoor | 12m² |
| **TOTAL** | **81m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations. This unit type is a 1 bedroom, plus study. The study may be used as a second bedroom or living area.








# TYPE C1

## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2* |
| Bathrooms | 1 |
| Carparks | 2 |
| **Apartment** | **004** |

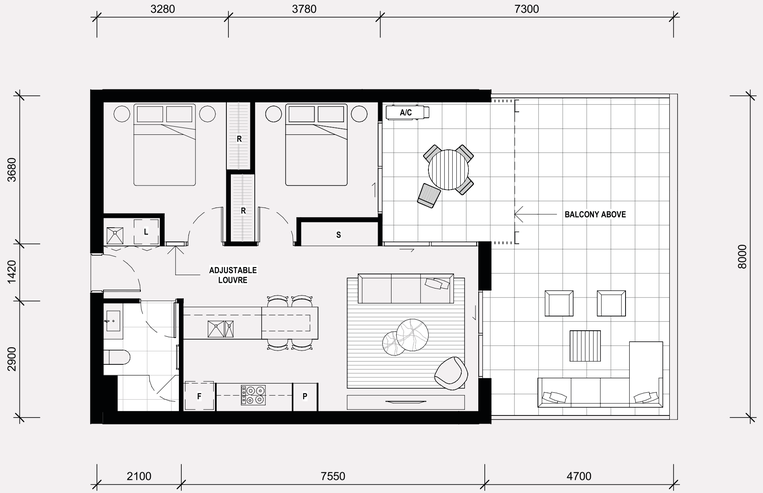
## LIVING

| | |
|---|---|
| Living | 69m² |
| Outdoor | 48m² |
| **TOTAL** | **117m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations. This unit type is a 1 bedroom, plus study. The study may be used as a second bedroom or living area.



# TYPE D

## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 2 |
| **Apartments** | **015, 016M, 024, 025M 033, 034M** |

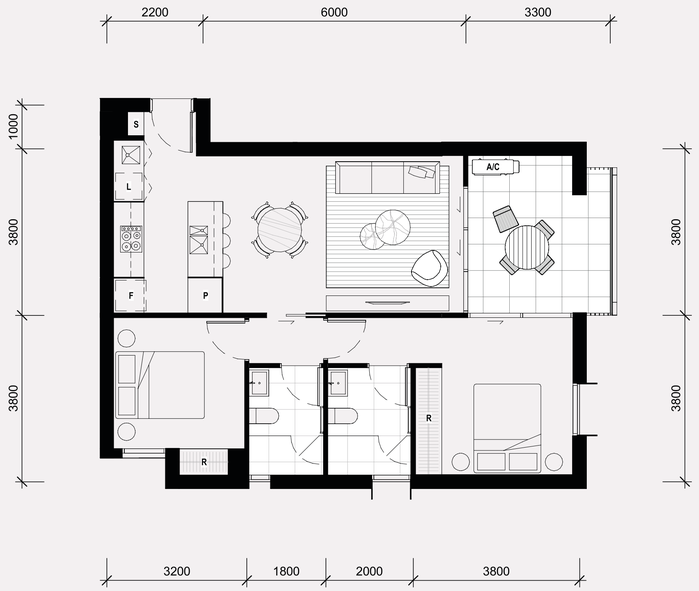
## LIVING

| | |
|---|---|
| Living | 75m² |
| Outdoor | 12m² |
| **TOTAL** | **87m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| M | MIRRORED PLAN |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.






Denman North Park & Playground, Community Garden, BBQ Area, and Walking Trails bordering Buildings A, G & H. Photo: Capital Estate Developments.

# TYPE D1

## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 2 |
| **Apartment** | **007** |

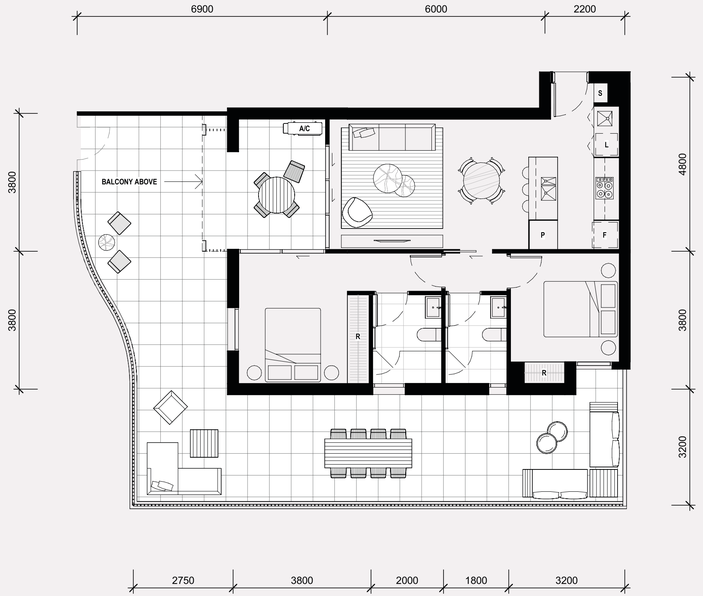
## LIVING

| | |
|---|---|
| Living | 75m² |
| Outdoor | 84m² |
| **TOTAL** | **159m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.








# TYPE D2

## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 2 |
| **Apartment** | **006** |

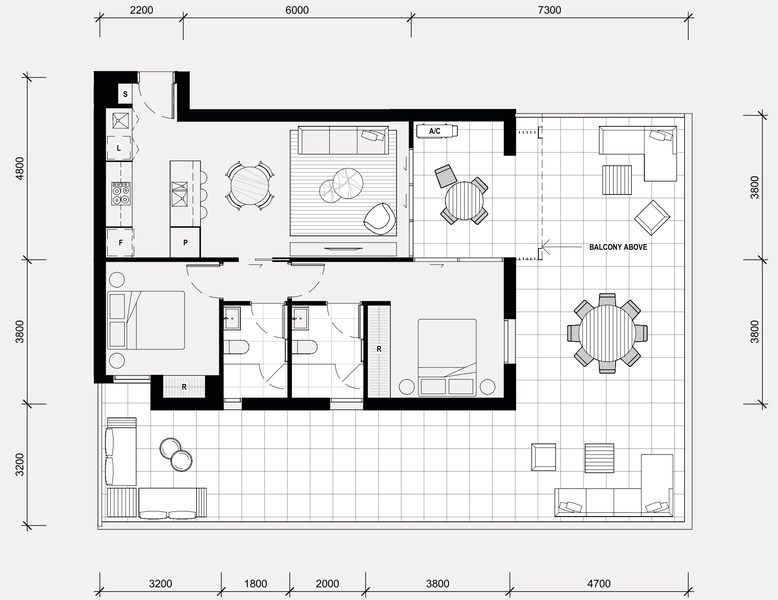
## LIVING

| | |
|---|---|
| Living | 75m² |
| Outdoor | 97m² |
| **TOTAL** | **172m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.



# TYPE E



## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2* |
| Bathrooms | 1 |
| Carparks | 1 |
| **Apartments** | **017M, 018, 026M, 027 035M, 036, 043, 050** |

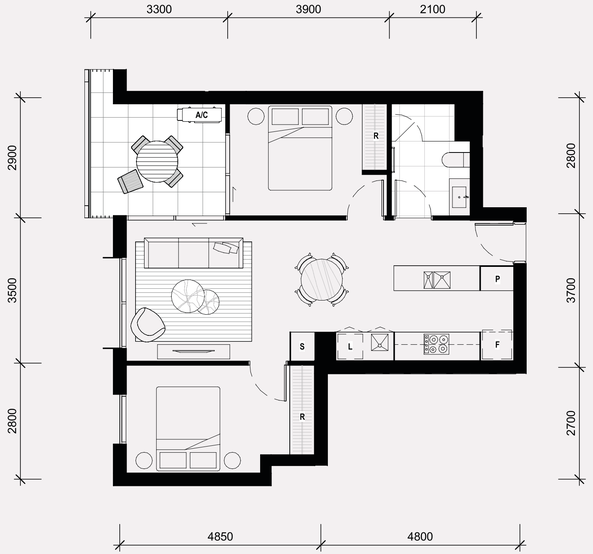
## LIVING

| | |
|---|---|
| Living | 67m² |
| Outdoor | 10m² |
| **TOTAL** | **77m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| M | MIRRORED PLAN |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations. This unit type is a 1 bedroom, plus study. The study may be used as a second bedroom or living area.






# TYPE E1



## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2* |
| Bathrooms | 1 |
| Carparks | 2 |
| **Apartment** | **008** |

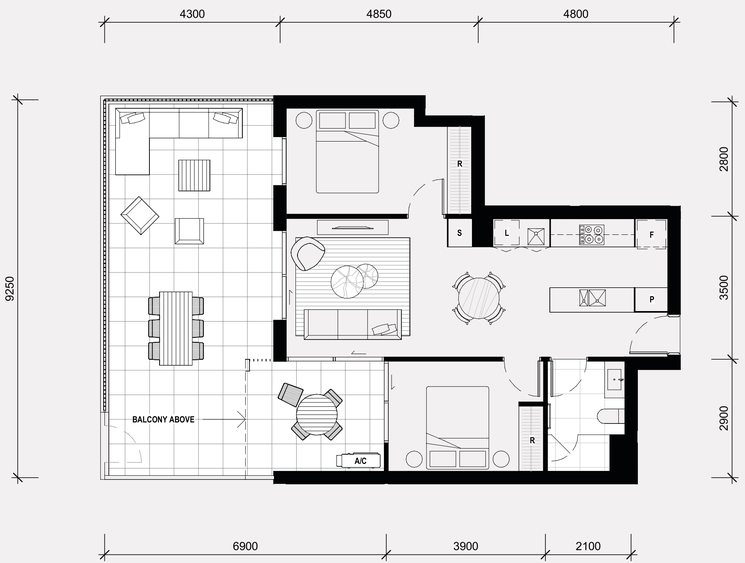
## LIVING

| | |
|---|---|
| Living | 65m² |
| Outdoor | 49m² |
| **TOTAL** | **114m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations. This unit type is a 1 bedroom, plus study. The study may be used as a second bedroom or living area.



# TYPE F

## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2* |
| Bathrooms | 1 |
| Carparks | 2 |
| **Apartments** | **041, 048** |

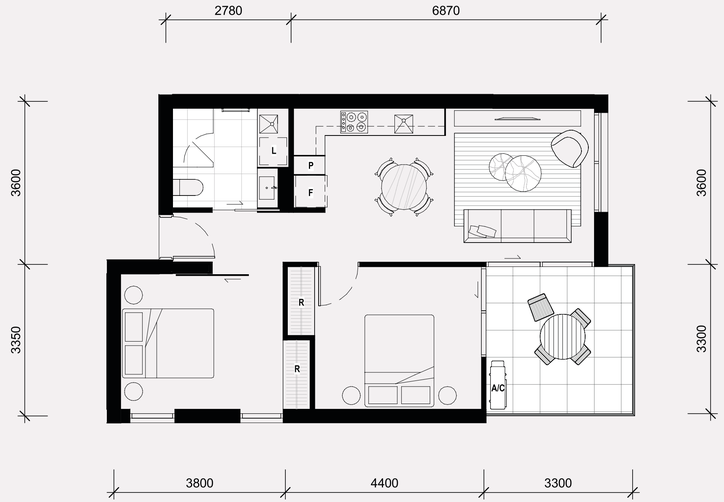
## LIVING

| | |
|---|---|
| Living | 64m² |
| Outdoor | 11m² |
| **TOTAL** | **75m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |




*Refer to basement plans for parking allocations. This unit type is a 1 bedroom, plus study. The study may be used as a second bedroom or living area.








# TYPE G

## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2* |
| Bathrooms | 1 |
| Carparks | 1–2* |
| **Apartments** | **042, 049** |

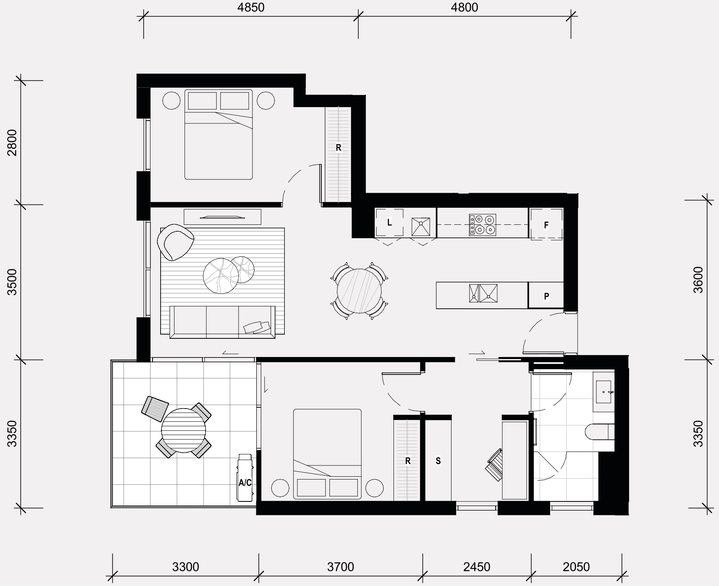
## LIVING

| | |
|---|---|
| Living | 77m² |
| Outdoor | 11m² |
| **TOTAL** | **88m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |



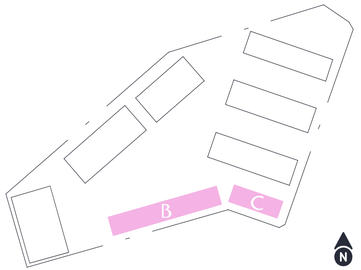

*Refer to basement plans for parking allocations. This unit type is a 1 bedroom, plus study. The study may be used as a second bedroom or living area.






Building C Townhomes, Artist's Impression

# BUILDINGS B + C TOWNHOMES
## TYPE H & I PLANS




### KEY FEATURES

→ 3 bedroom townhomes

→ Elevated position with views towards Black Mountain

→ Private double garage to each residence with options for an additional third carspace

→ Multiple outdoor entertaining spaces

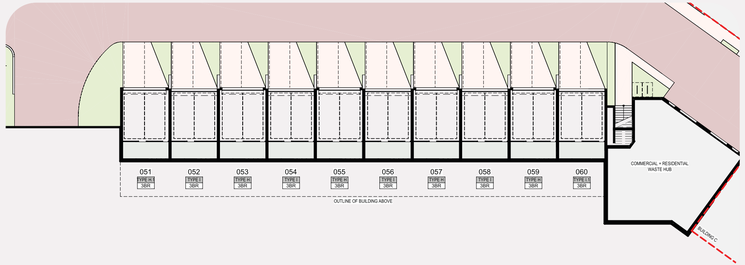
→ High 2.7m ceilings with floor-to-ceiling windows

→ Separate laundries and spacious master suites

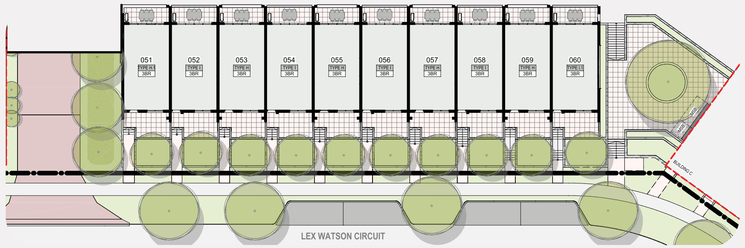
→ Innovative storage solutions

→ Individual street access

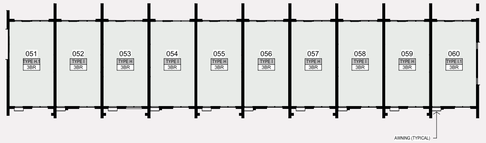
## BUILDING B
## LOWER GROUND




## GROUND FLOOR

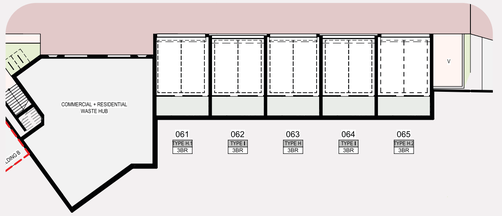



## UPPER LEVEL

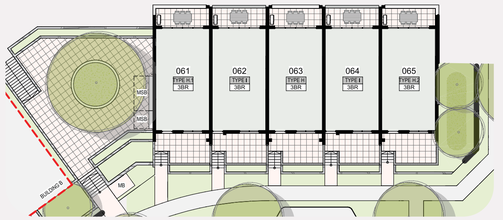




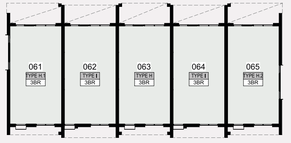

## BUILDING C
## LOWER GROUND




## GROUND FLOOR




## UPPER LEVEL






BUILDING B NORTH ELEVATION




BUILDING B SOUTH ELEVATION




BUILDING B EAST ELEVATION




BUILDING B WEST ELEVATION






BUILDING C NORTH ELEVATION




BUILDING C SOUTH ELEVATION




BUILDING C EAST ELEVATION




BUILDING C WEST ELEVATION

# TYPE H

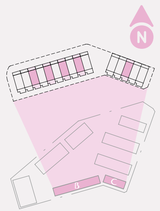
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Carparks | 3* |
| **Townhomes** | **053, 055, 057, 059 063** |

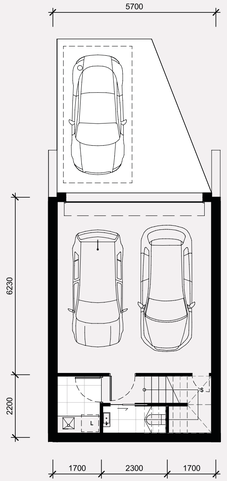
## LIVING

| | |
|---|---|
| Living | 129m² |
| Garage | 36m² |
| Outdoor | 30m² |
| **TOTAL** | **195m²** |

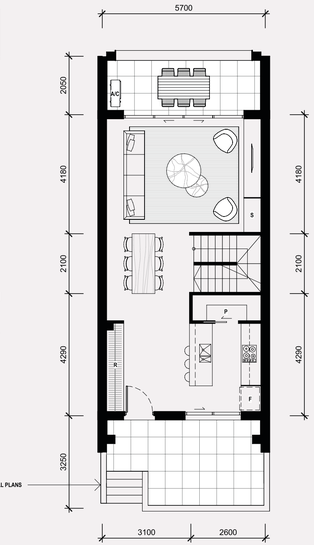
| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |



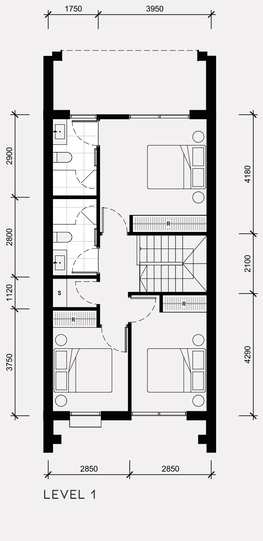

*Carparks includes outdoor visitor carpark space in Building B only, Building C units include double garage only. Outdoor area includes courtyard and other outdoor areas.




LOWER GROUND




GROUND FLOOR




LEVEL 1





# TYPE H1

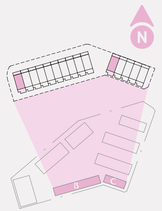
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Carparks | 3* |
| **Townhomes** | **051, 061** |

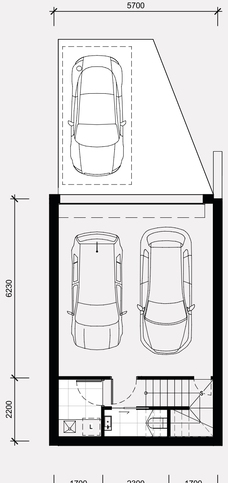
## LIVING

| | |
|---|---|
| Living | 131m² |
| Garage | 37m² |
| Outdoor | 30m² |
| **TOTAL** | **198m²** |

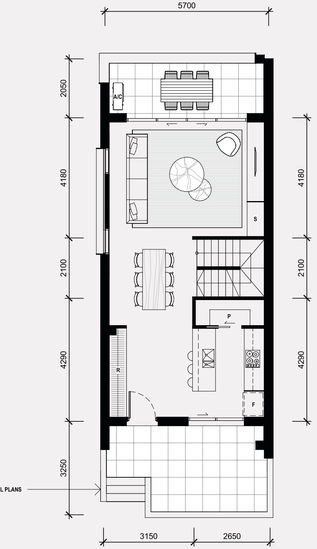
| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |



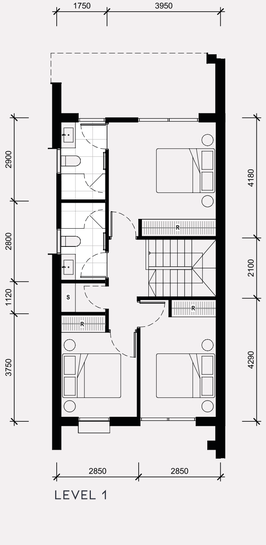

*Carparks includes outdoor visitor carpark space in Building B only, Building C units include double garage only. Outdoor area includes courtyard and other outdoor areas.




LOWER GROUND




GROUND FLOOR




LEVEL 1

# TYPE H2

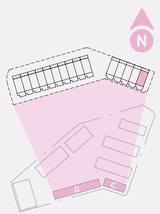
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Carparks | 2 |
| **Townhome** | **065** |

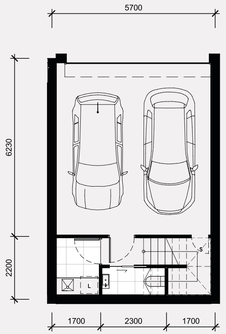
## LIVING

| | |
|---|---|
| Living | 131m² |
| Garage | 37m² |
| Outdoor | 30m² |
| **TOTAL** | **198m²** |

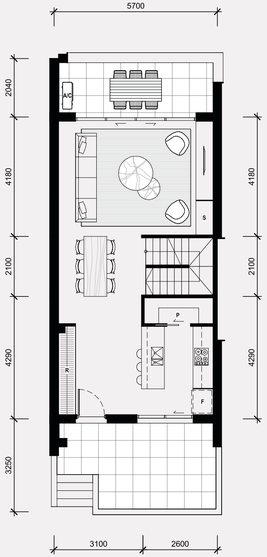
| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |



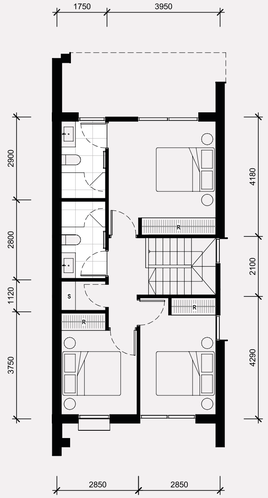

*Outdoor area includes courtyard and other outdoor areas.




LOWER GROUND




GROUND FLOOR




LEVEL 1



Type H & I Townhome Living Room in Style 2, Artist's Impression.

# TYPE I

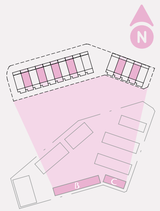
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Carparks | 3* |
| **Townhomes** | **052, 054, 056, 058 062, 064** |

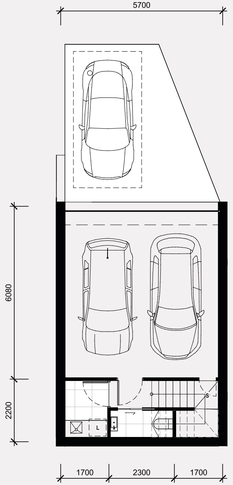
## LIVING

| | |
|---|---|
| Living | 129m² |
| Garage | 36m² |
| Outdoor | 27m² |
| **TOTAL** | **192m²** |

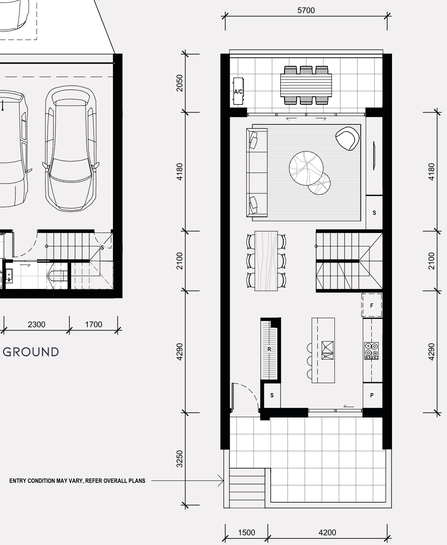
| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Carparks includes outdoor visitor carpark space in Building B only, Building C units include double garage only. Outdoor area includes courtyard and other outdoor areas.

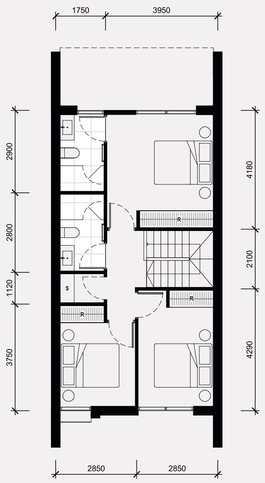



LOWER GROUND




ENTRY CONDITION MAY VARY, REFER OVERALL PLANS

GROUND FLOOR




LEVEL 1





# TYPE I1

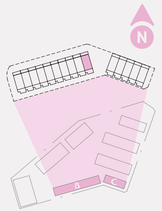
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Carparks | 3 |
| **Townhome** | **060** |

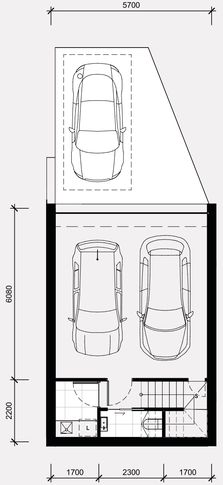
## LIVING

| | |
|---|---|
| Living | 131m² |
| Garage | 37m² |
| Outdoor | 30m² |
| **TOTAL** | **198m²** |

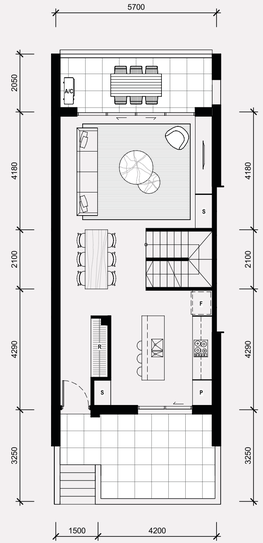
| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |



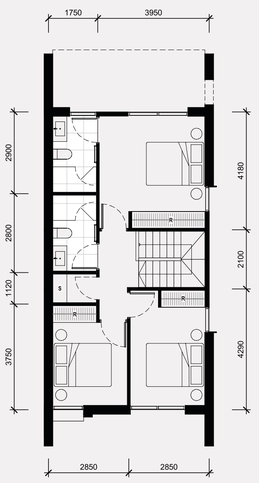

*Carparks includes outdoor visitor carpark space. Outdoor area includes courtyard and other outdoor areas.




LOWER GROUND




GROUND FLOOR

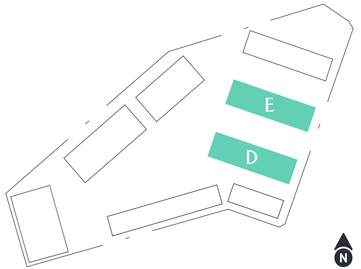



LEVEL 1



Buildings D & E Townhomes off Lex Watson Circuit, Artist's Impression.

# BUILDINGS D + E TOWNHOMES
## TYPE J–M PLANS




### KEY FEATURES

→ 1, 2 & 3 bedroom townhomes

→ Mix of single and dual-level plans

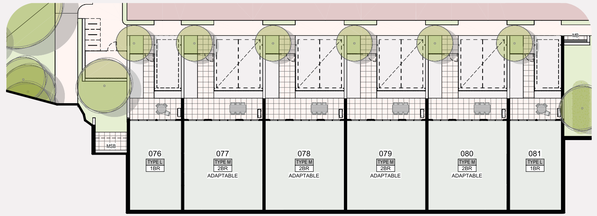
→ Stunning north-easterly aspect with large entertaining spaces

→ Premium floor plan inclusions to choose from including walk-in-pantries, separate laundries, study nooks, bathtubs, private garages and more

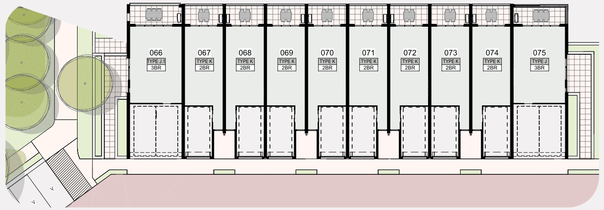
→ Range of outdoor entertaining spaces

BUILDING D

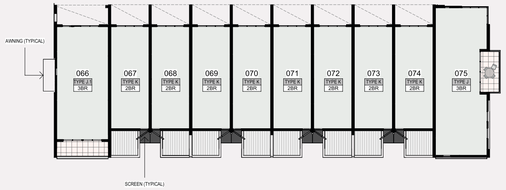
## LOWER GROUND




## UPPER GROUND

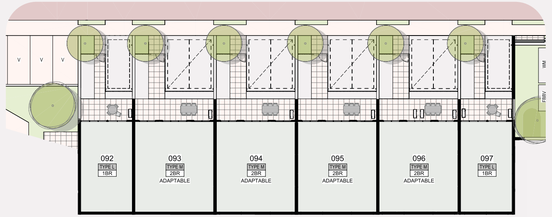



## LEVEL 1

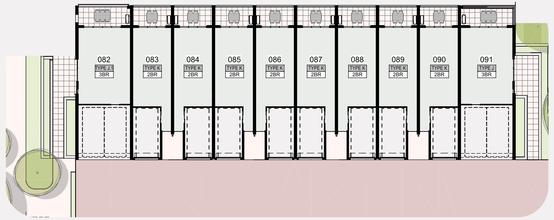



BUILDING E

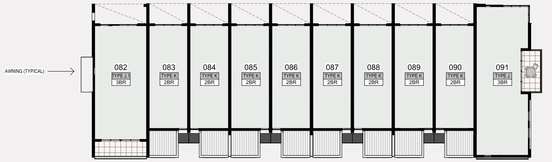
## LOWER GROUND




## UPPER GROUND




## LEVEL 1






## BUILDING D NORTH ELEVATION




## BUILDING D SOUTH ELEVATION




## BUILDING D WEST ELEVATION




## BUILDING D EAST ELEVATION






## BUILDING E NORTH ELEVATION




## BUILDING E SOUTH ELEVATION




## BUILDING E EAST ELEVATION




## BUILDING E WEST ELEVATION

# TYPE J

TOWNHOMES
BUILDINGS D & E

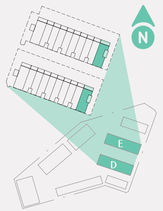
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Carparks | 2 |
| **Townhomes** | **075, 091** |

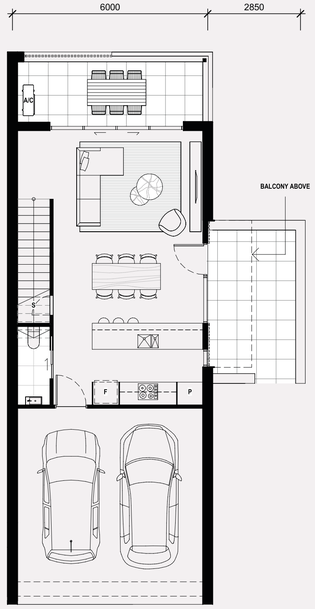
## LIVING

| | |
|---|---|
| Living | 146m² |
| Garage | 37m² |
| Outdoor | 38m² |
| **TOTAL** | **221m²** |

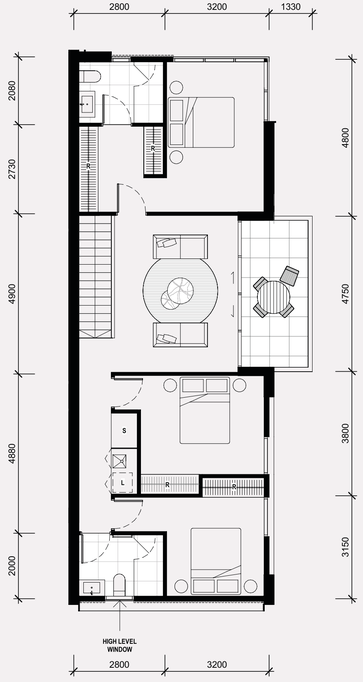
A/C AIR CONDITIONER
F REFRIDGERATOR
L LAUNDRY
P PANTRY
R ROBE
S STORAGE




*Outdoor area includes courtyard, balcony and other outdoor areas.




GROUND FLOOR




LEVEL 1



# TYPE J1

TOWNHOMES
BUILDINGS D & E

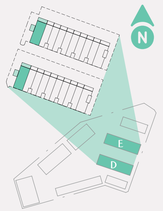
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Carparks | 2 |
| **Townhomes** | **066, 082** |

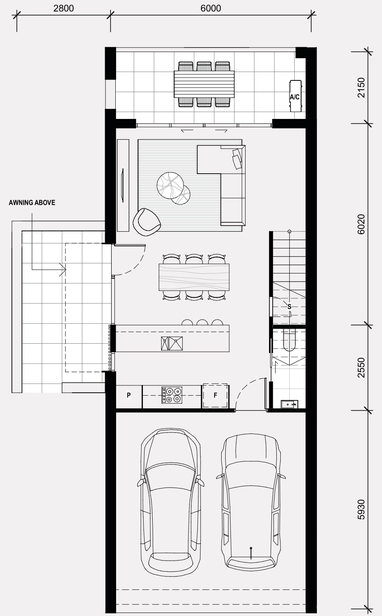
## LIVING

| | |
|---|---|
| Living | 126m² |
| Garage | 37m² |
| Outdoor | 38m² |
| **TOTAL** | **201m²** |

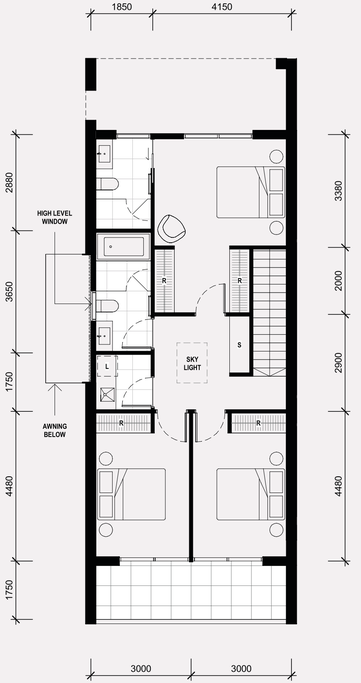
A/C AIR CONDITIONER
F REFRIDGERATOR
L LAUNDRY
P PANTRY
R ROBE
S STORAGE




*Outdoor area includes courtyard, balcony and other outdoor areas.




GROUND FLOOR




LEVEL 1



Denman North Ponds & Cultural Trail off Lex Watson Circuit, bordering the Building D, E & F Townhomes. Photo: Capital Estate Developments.



# TYPE K



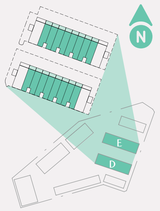
## SPECIFICATIONS

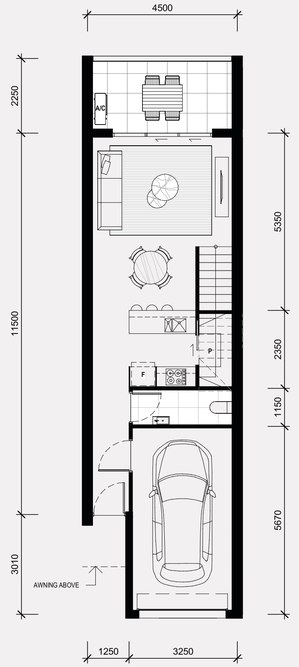
| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2.5 |
| Carparks | 1 |
| **Townhomes** | **067M, 068, 069M, 070 071M, 072, 073M, 074 083M, 084, 085M, 086 087M, 088, 089M, 090** |

## LIVING

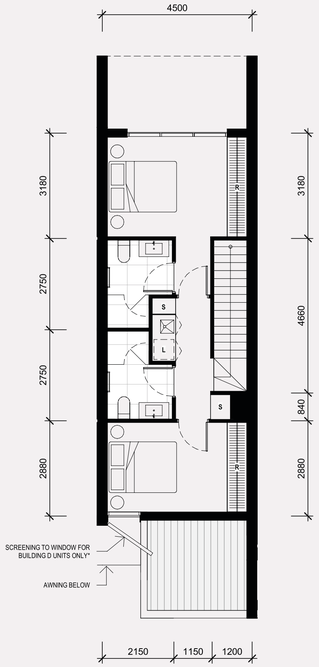
| | |
|---|---|
| Living | 91m² |
| Garage | 19m² |
| Outdoor | 10m² |
| **TOTAL** | **120m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| M | MIRRORED PLAN |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




GROUND FLOOR




LEVEL 1

# TYPE L

## SPECIFICATIONS

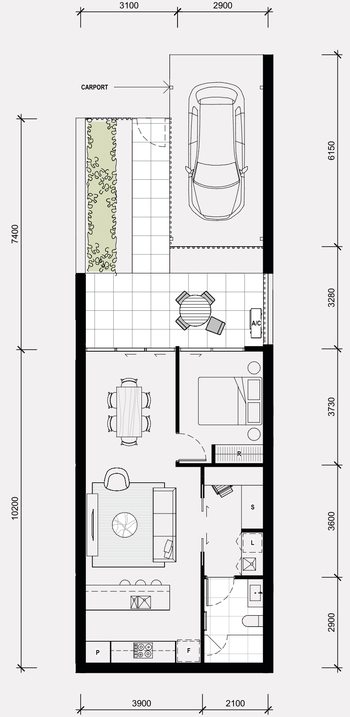
| | |
|---|---|
| Bedrooms | 1 |
| Bathrooms | 1 |
| Carparks | 1 |
| **Townhomes** | **076, 081, 092, 097** |

## LIVING

| | |
|---|---|
| Living | 64m² |
| Carport | 20m² |
| Outdoor | 32m² |
| **TOTAL** | **116m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |








# TYPE M

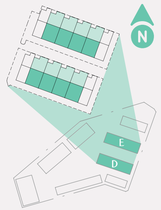
## SPECIFICATIONS

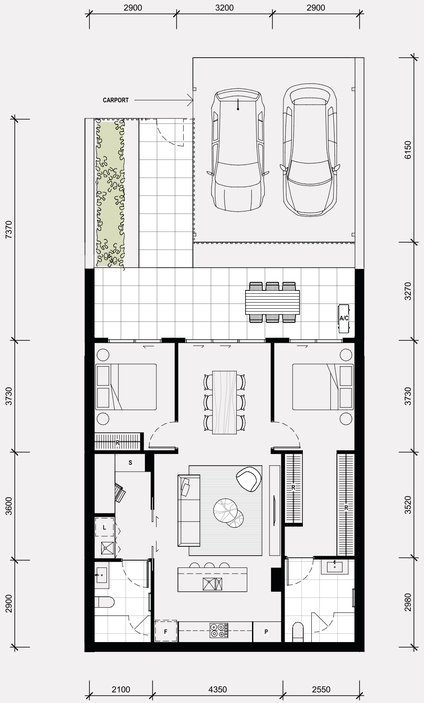
| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 2 |
| **Townhomes** | **077, 078, 079, 080 093, 094, 095, 096** |

## LIVING

| | |
|---|---|
| Living | 93m² |
| Carport | 34m² |
| Outdoor | 44m² |
| **TOTAL** | **171m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |

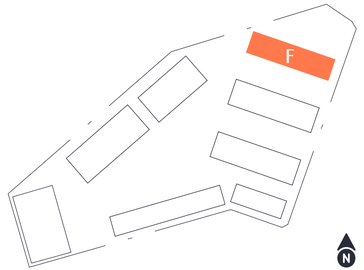




Building F Townhomes off Lex Watson Circuit, Artist's Impression.

# BUILDING F TOWNHOMES
## TYPE N & O PLANS




### KEY FEATURES

→ 3 bedroom premium townhomes

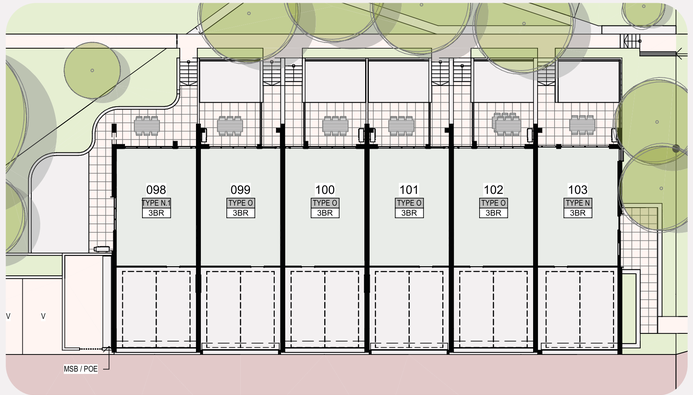
→ Split-level designs with extra-high 3.4m ceilings to living and dining

→ Stunning north-easterly aspect overlooking extensive landscaping and the new Denman Pond

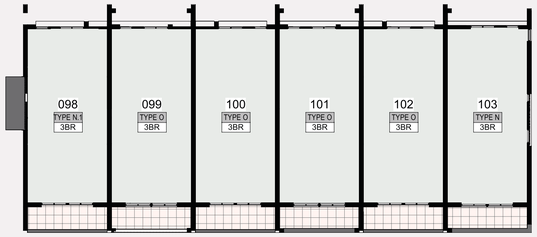
→ Premium floor plan inclusions to choose from including walk-in-robes, bathtubs, separate laundries, skylights, private garages and more

→ Expansive outdoor entertaining spaces

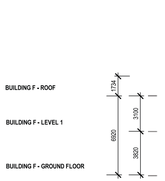
BUILDING F
## GROUND FLOOR




## LEVEL 1

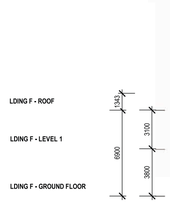




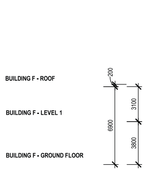



BUILDING F **NORTH ELEVATION**





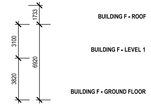

BUILDING F **SOUTH ELEVATION**






BUILDING F **WEST ELEVATION**






BUILDING F **EAST ELEVATION**

# TYPE N



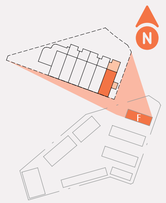
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Carparks | 2 |
| **Townhome** | **103** |

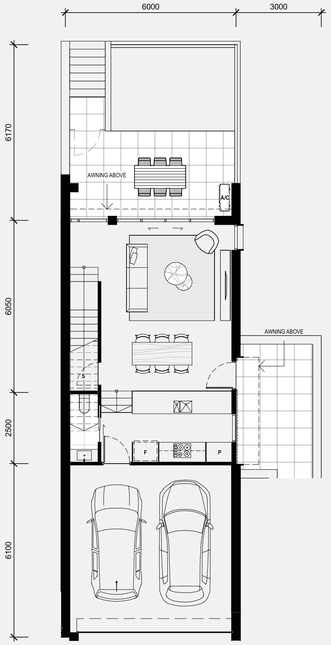
## LIVING

| | |
|---|---|
| Living | 127m² |
| Garage | 38m² |
| Outdoor | 60m² |
| **TOTAL** | **225m²** |

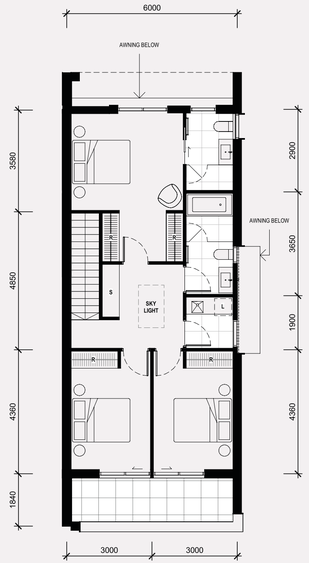
| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Outdoor area includes courtyard, balcony and other outdoor areas.




GROUND FLOOR




LEVEL 1



# TYPE N1



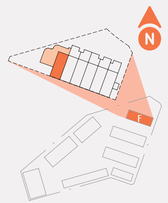
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Carparks | 2 |
| **Townhome** | **098** |

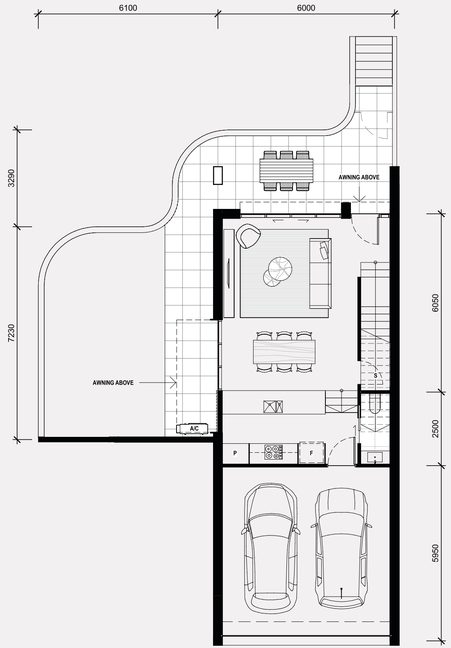
## LIVING

| | |
|---|---|
| Living | 126m² |
| Garage | 37m² |
| Outdoor | 81m² |
| **TOTAL** | **244m²** |

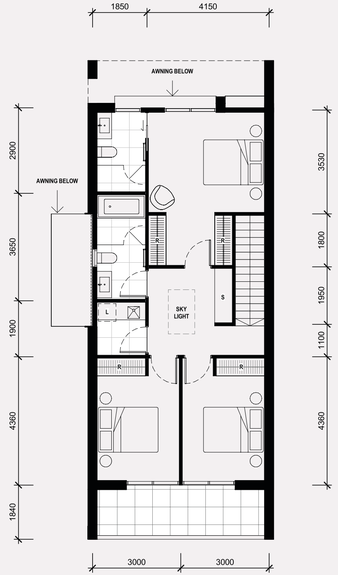
| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Outdoor area includes courtyard, balcony and other outdoor areas.




GROUND FLOOR




LEVEL 1

# TYPE O

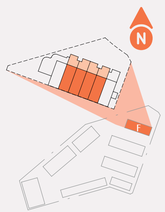
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 3 |
| Bathrooms | 2.5 |
| Carparks | 2 |
| **Townhomes** | **99M, 100, 101M, 102** |

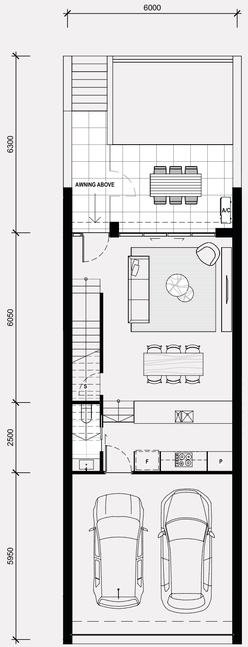
## LIVING

| | |
|---|---|
| Living | 124m² |
| Garage | 37m² |
| Outdoor | 46m² |
| **TOTAL** | **207m²** |

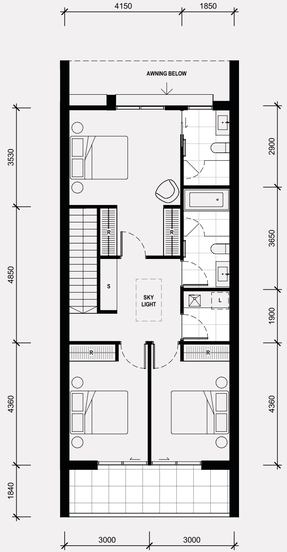
| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| M | MIRRORED PLAN |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Outdoor area includes courtyard, balcony and other outdoor areas.




GROUND FLOOR




LEVEL 1

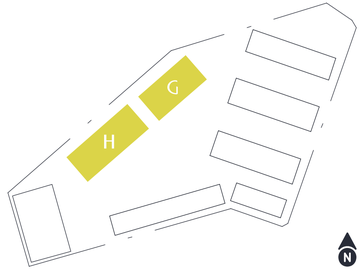


Type N & O Townhome Main Bathroom in Style 2, Artist's Impression.



Buildings G & H Apartments Overlooking Central Park, Artist's Impression

# BUILDINGS G + H APARTMENTS
## TYPE P-T PLANS




### KEY FEATURES

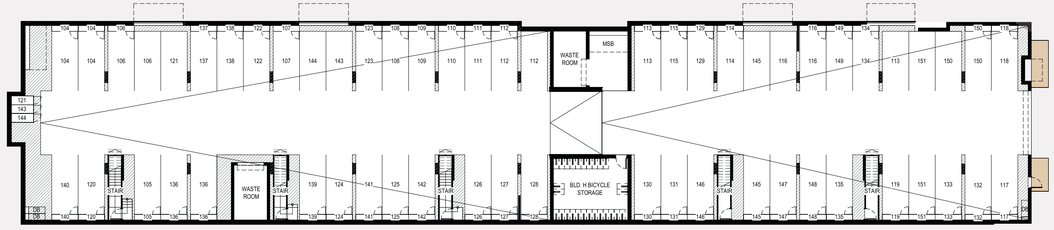
→ 2 bedroom walk-up apartments

→ 3 levels with north-west aspect overlooking the new Denman Community Garden & Central Park

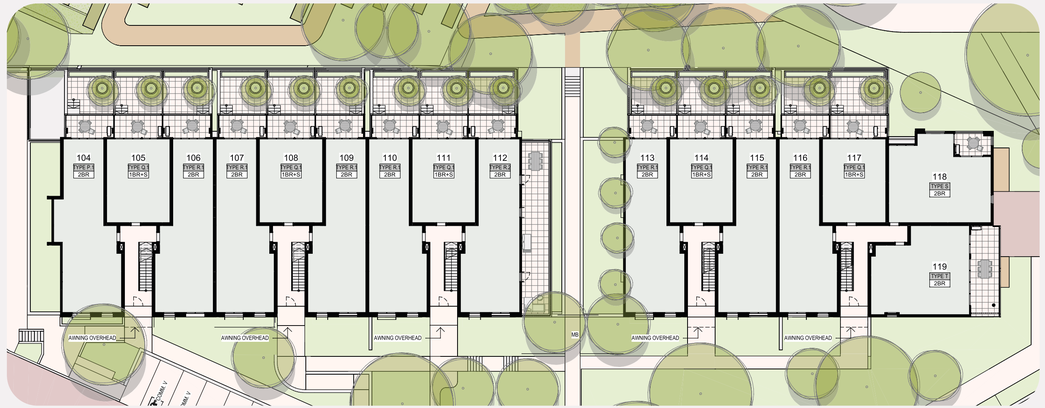
→ Innovative floor plans of generous proportions

→ Generous private courtyards to ground floor residences

→ Basement parking & storage

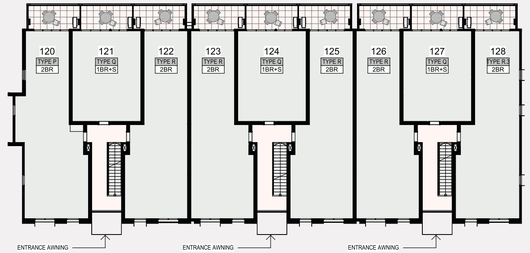


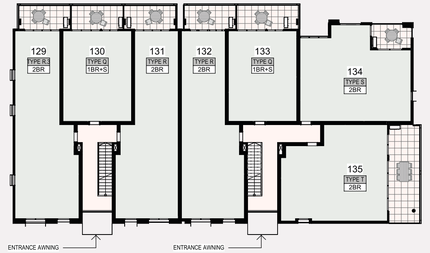

BUILDING G & H **BASEMENT**



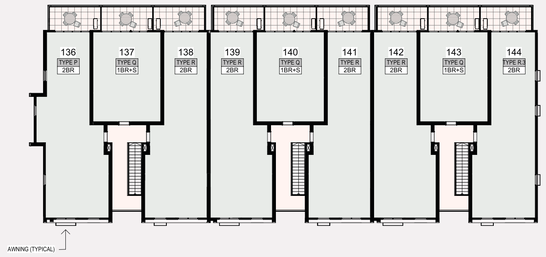

BUILDING G & H **GROUND FLOOR**






BUILDING G & H **LEVEL 1**







BUILDING G & H **LEVEL 2**




## BUILDING G & H **NORTH ELEVATION**




## BUILDING G & H **SOUTH ELEVATION**






## BUILDING G **WEST ELEVATION**




## BUILDING G **EAST ELEVATION**




## BUILDING H **EAST ELEVATION**




## BUILDING H **WEST ELEVATION**

# TYPE P

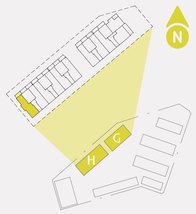
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 1-2* |
| **Apartments** | **120, 136** |

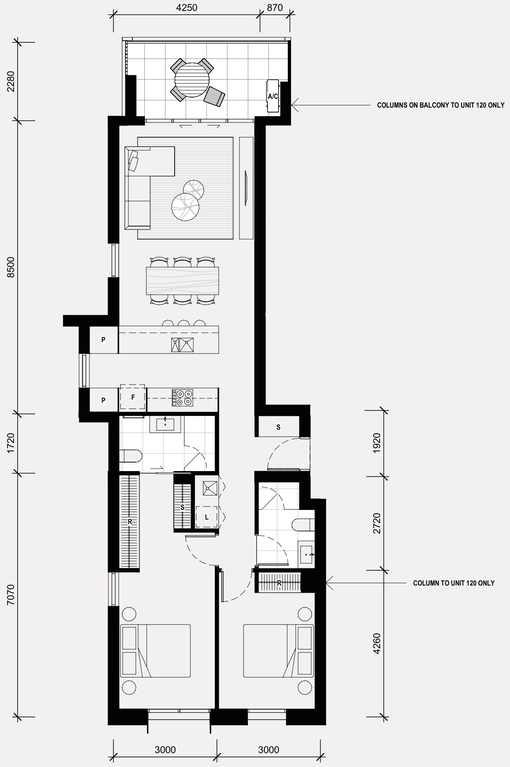
## LIVING

| | |
|---|---|
| Living | 94m² |
| Outdoor | 11m² |
| **TOTAL** | **105m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.








# TYPE P1

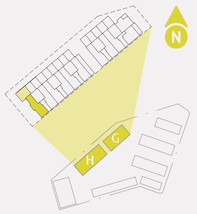
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 2 |
| **Apartment** | **104** |

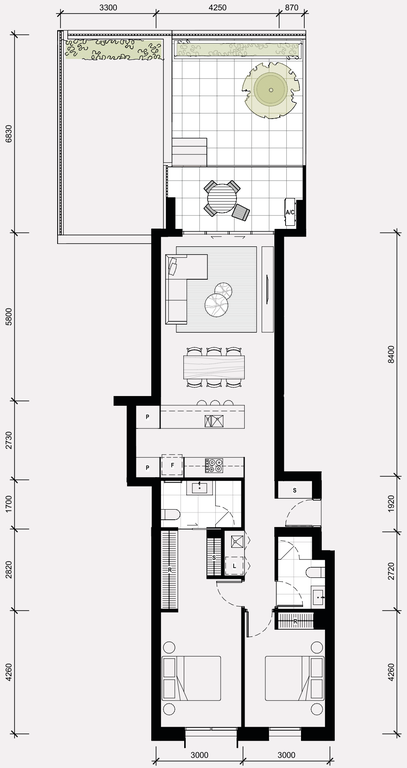
## LIVING

| | |
|---|---|
| Living | 94m² |
| Outdoor | 59m² |
| **TOTAL** | **153m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.



# TYPE Q

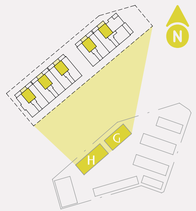
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2* |
| Bathrooms | 1 |
| Carparks | 1 |
| **Apartments** | **121, 124, 127, 130 133, 137, 140, 143 146, 149** |

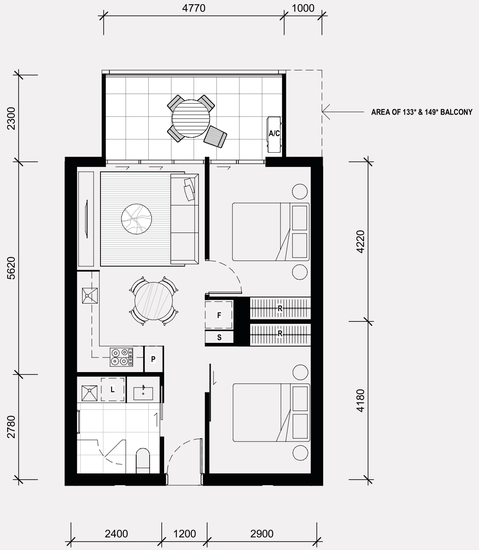
## LIVING

| | |
|---|---|
| Living | 56m² |
| Outdoor | 11-13*m² |
| **TOTAL** | **67-69*m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations. This unit type is a 1 bedroom, plus study. The study may be used as a second bedroom or living area.








# TYPE Q1

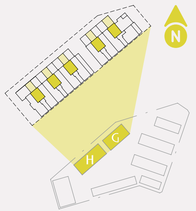
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2* |
| Bathrooms | 1 |
| Carparks | 1 |
| **Apartments** | **105, 108, 111, 114 117** |

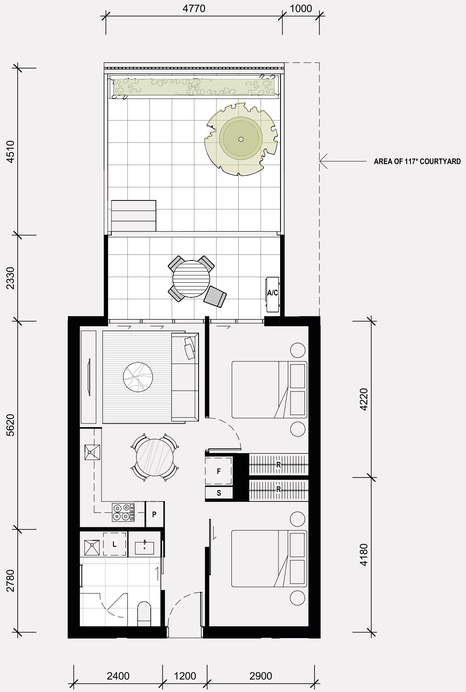
## LIVING

| | |
|---|---|
| Living | 56m² |
| Outdoor | 33-39*m² |
| **TOTAL** | **89-95*m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations. This unit type is a 1 bedroom, plus study. The study may be used as a second bedroom or living area.



# TYPE R

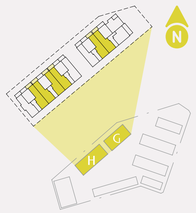
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 1 |
| **Apartments** | **122, 123M, 125, 126M, 131, 132M, 138, 139M 141, 142M, 147, 148M** |

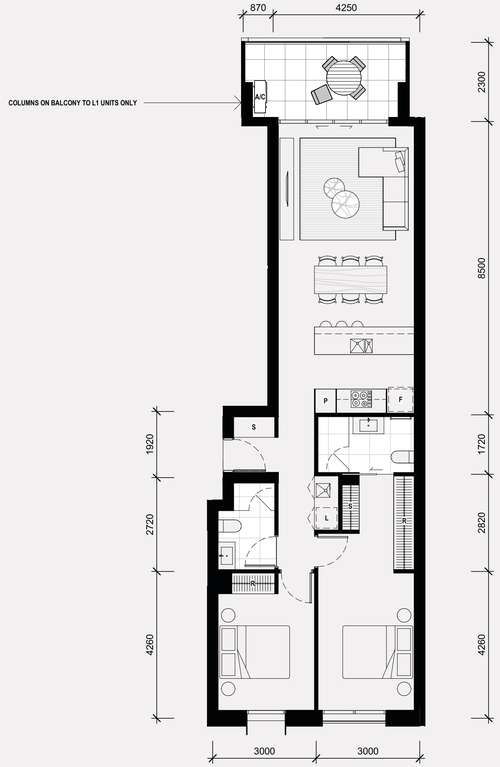
## LIVING

| | |
|---|---|
| Living | 89m² |
| Outdoor | 11m² |
| **TOTAL** | **100m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| M | MIRRORED PLAN |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.








# TYPE R1

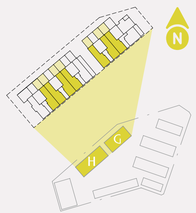
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 1-2* |
| **Apartments** | **106, 107M, 109, 110M 113M, 115, 116M** |

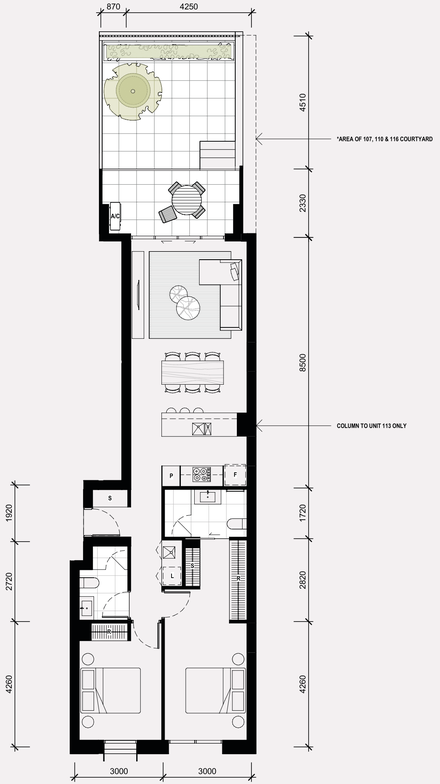
## LIVING

| | |
|---|---|
| Living | 89m² |
| Outdoor | 33-36*m² |
| **TOTAL** | **122-125*m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.



# TYPE R2

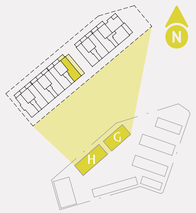
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 2 |
| **Apartment** | **112** |

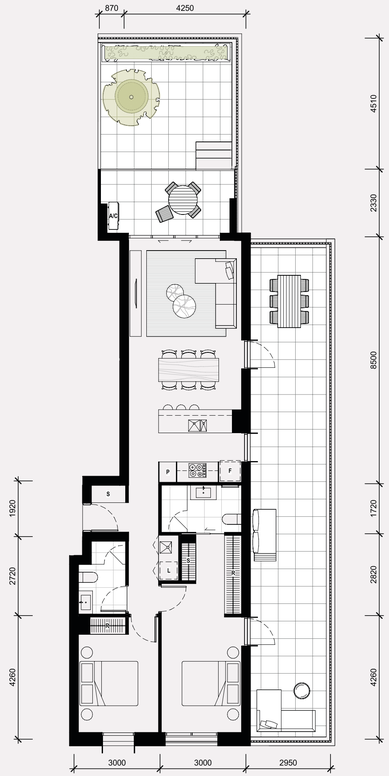
## LIVING

| | |
|---|---|
| Living | 91m² |
| Outdoor | 81m² |
| **TOTAL** | **172m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.








# TYPE R3

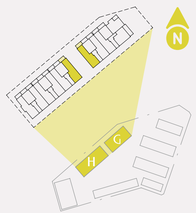
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 1–2* |
| **Apartments** | **128M, 129, 144M, 145** |

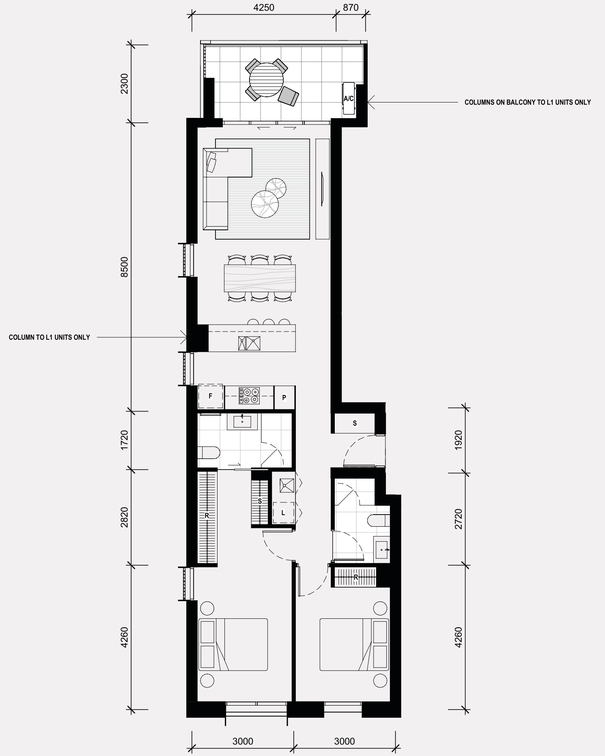
## LIVING

| | |
|---|---|
| Living | 91m² |
| Outdoor | 11m² |
| **TOTAL** | **102m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| M | MIRRORED PLAN |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.



# TYPE S

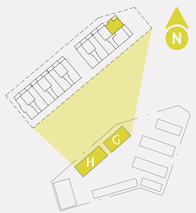
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 1–2* |
| **Apartments** | **118, 134, 150** |

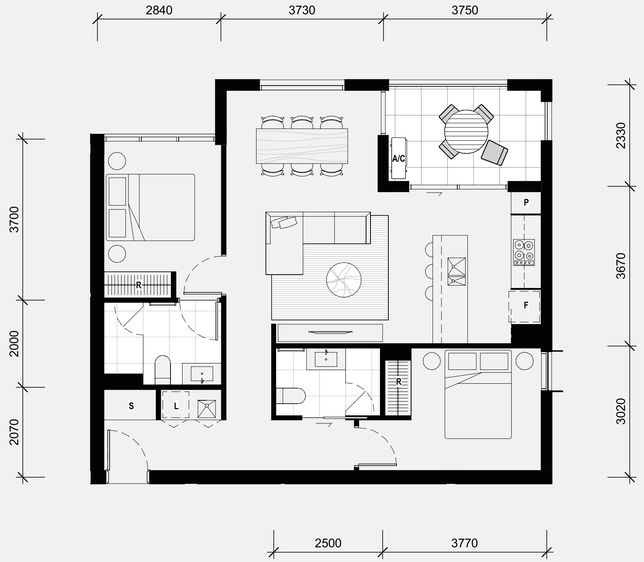
## LIVING

| | |
|---|---|
| Living | 82m² |
| Outdoor | 9m² |
| **TOTAL** | **91m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.








# TYPE T

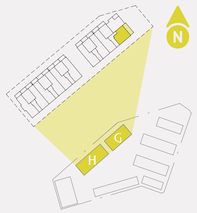
## SPECIFICATIONS

| | |
|---|---|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Carparks | 1–2* |
| **Apartments** | **119, 135, 151** |

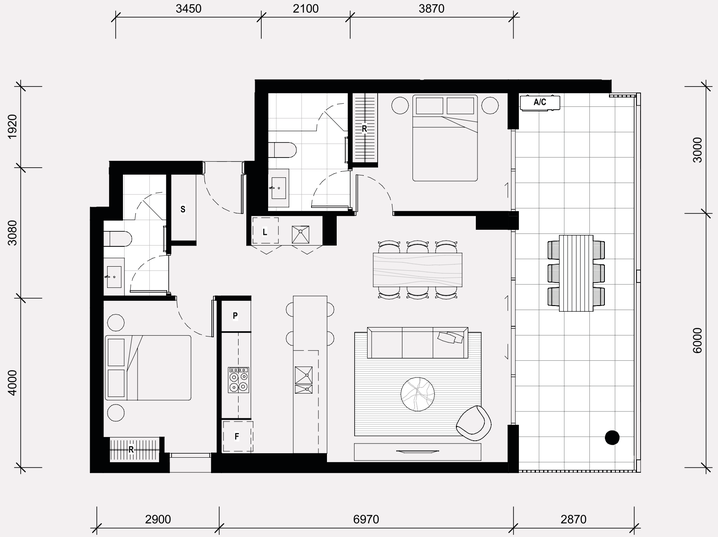
## LIVING

| | |
|---|---|
| Living | 84m² |
| Outdoor | 25m² |
| **TOTAL** | **109m²** |

| | |
|---|---|
| A/C | AIR CONDITIONER |
| F | REFRIDGERATOR |
| L | LAUNDRY |
| P | PANTRY |
| R | ROBE |
| S | STORAGE |




*Refer to basement plans for parking allocations.



# TAKING QUALITY TO NEW HEIGHTS

Inclusions at Central Park have been carefully selected to ensure you can enjoy a sense of luxury and quality in your new home from day one – and for many years to come.


1


2


3


7


8


9


4


5


6


10


11


12

1. Franke Dishwasher, 2. Franke Built-In Oven, 3. Franke Induction Cooktop,
4. Franke Ducted Rangehood, 5. Clark Prism 1.5 Bowl Square-Set Sink*, 6. Methven Dual-Flow Pull-Out Sink Mixer, 7. Clark Rail Shower with Overhead, 8. Caroma Shower Wall Mixer, 9. Caroma Basin Mixer, 10. Clark Toilet Roll Holder & Bathroom Accessories, 11. Clark Freestanding Bath*, 12. Caroma Wall Plate Bath Mixer Tap*

*Selected residences only, refer to plans and inclusions.



# CENTRAL PARK INCLUSIONS

## COMMON AREA & BUILDING SERVICES

- Structure to Engineer's specifications
- Mix of facebrick, metal cladding, FC sheeting, pre-cast concrete and other finishes to Architect's detail design
- Slab and footings to Engineer's specifications
- Metal roofing
- Common areas landscaped as per landscaping design, plant species and pot sizes may be substituted due to availability
- 1 lockable letterbox per unit provided
- Common areas and car parking levels as required by the NCC. Sprinklers to NCC requirements. Detection system to residential apartments comprising smoke alarms and sound alert system as required by the NCC and the ACT Fire Brigade.
- Waste management is the responsibility of Body Corporate

## GENERAL INCLUSIONS

- 90 day maintenance period
- Double Glazed Aluminium windows and sliding doors with fly screens as per EER to all Types
- Ducted reverse cycle air-conditioning to all townhouses (Buildings B, C, D, E and F)
- Wall-mounted reverse cycle air-conditioning to a living and master bedroom to all apartments (Building A, G and H)
- Pre-wired for NBN fit-off and connections
- Electric instantaneous hot water
- LED down lighting throughout all rooms – unless stated otherwise
- Plasterboard walls and ceilings throughout all rooms – unless stated otherwise
- Townhomes: Generally 2700mm to all areas and 2400mm to wet areas (Building F Type N, N1 & O – 3400mm to living and dining, 2700mm to entry, kitchen and upper levels, and 2400mm to wet areas. Building D & E Type L & M – 3000mm to all areas and 2400 to wet areas). Apartments: generally 2700mm to all areas and 2400mm to wet areas. Bulkheads, wet areas and bathroom heights subject to detail design.

## GENERAL INCLUSIONS CONT.

- Water and sewerage supply to each unit by Icon Water
- Body Corporate Sub-Metering
- Electrical meters will be installed and connected
- Visitor parking provided as per site plan
- Each unit will be provided with 2 x front door keys
- Applicable dwellings with designated carparking within the basement will be provided with remotes for carpark entry
- Common walls and party walls to NCC requirements

## KITCHEN

- Timber-look flooring as per Colour Selection
- 2 x LED Downlights
- 2 x Double GPO and all appliances as required
- 20mm zero-silica quartz benchtops as per Colour Selection
- Melamine joinery – as per Colour Selection and detailed design
- Clark Single Bowl Sink to Type F, Q, and Q1 unit types, Clark Prism 1.5 Bowl Sink to all other unit types
- Methven Pull-Out Dual Flow Sink Mixer
- Franke 600mm Oven
- Franke 600mm Induction Cooktop
- Franke 600mm Freestanding Dishwasher
- Franke Urban 520mm Undermount Rangehood

## LIVING & DINING

- Timber-look flooring as per Colour Selection. Carpet to all upper level living areas.
- 4 x LED Downlights
- 2 x Double GPO
- 1 x TV point
- 1 x Data point

# CENTRAL PARK INCLUSIONS

## STUDY NOOK /OFFICE
(WHERE SHOWN ON PLAN, TYPE G, L & M)

- Timber-look flooring as per Colour Selection
- 2 x LED Downlights
- 1 x Double GPO
- 1 x Data Point

## MASTER BEDROOM

- Carpet as per Colour Selection
- 2 x LED Downlights
- 3 x Double GPO
- 1 x TV point
- 1 x Data point
- Built in Robe with Mirrored Sliding Doors or Walk in Robe subject to specific Unit Plan Type in accordance with Architect's detailed design and spacial requirements

## ADDITIONAL BEDROOMS / MULTI-PURPOSE ROOMS
(WHERE APPLICABLE)

- Carpet as per Colour Selection
- 2 x LED Downlights
- 2 x Double GPO
- Built in Robe with Mirrored Sliding Doors subject to specific Unit Plan Type in accordance with Architect's detail design

## BATHROOM / ENSUITE
(WHERE APPLICABLE)

- Tiles as per Colour Selection
- Full height tiling to Architect's detail as per Colour Selection
- Mechanical ventilation as per NCC requirements
- 2 x LED Downlights
- 1 x Double GPO

## BATHROOM / ENSUITE
(WHERE APPLICABLE) CONT.

- Clark Back To Wall Toilet Suite
- Wall hung vanity unit size to suit bathroom specification
- Mirror as per Architect's detail design
- Caroma Luna Basin Mixer
- Caroma Luna Wall Mixer
- Clark Round Shower Rail with Overhead
- Clark Toilet Roll Holder
- Clark Towel Rail size to suit bathroom specification
- Clark Robe Hook
- Clark 1600mm Freestanding Bath and Caroma Luna Wall Plate Mixer & Tap to Type J1, N, N1, and O units
- Semi-frameless or framed glass shower screen to meet Architect's detail design

## POWDER ROOM
(WHERE APPLICABLE)

- Tiles as per Colour Selection
- One row skirting tiles as per Colour Selection
- Mechanical ventilation as per NCC requirements
- 1 x LED Downlight
- Clark Back To Wall Toilet Suite
- Wall hung vanity unit to suit bathroom specification
- Mirror as per Architect's detail design
- Caroma Luna Basin Mixer
- Clark Toilet Roll Holder



# CENTRAL PARK INCLUSIONS

## LAUNDRY

- Tiles as per Colour Selection
- One row skirting tiles as per Colour Selection
- Mechanical ventilation as per NCC requirements
- 1 x Light if required to comply with NCC requirements
- 1 x Double GPO
- Washing machine hot and cold water connections
- Stainless steel tub and cabinet or laundry tub sink subject to Architect's detail design and spatial requirements
- Stylus Verdi Sink Mixer

## GARAGE
(WHERE APPLICABLE)

- Colorbond roller door
- 1 x remote for single garage, 2 x remote for double garage
- 1 x Double GPO 15 amp output
- LED or fluorescent lighting as required

## COURTYARD /BALCONY

- All common areas to be landscaped as per design, all private courtyards to be left generally level. Balcony finish subject to Architect's detail design and landscape intention plan
- External outdoor light
- 1 x Outdoor Double GPO
- External courtyard tap for all townhouses (Excluding Type J, J1 & K), and all ground floor courtyard apartments in Building G & H (Excluding Type S & T).

## ADDITIONAL NOTES

The buyer will have the choice of 2 colour schemes to select from. If the buyer does not make a selection on exchange of the Contract Date, the Seller may make the selection on the Buyer's behalf.

Buyers agree and acknowledge that the finishes proposed for use in the units may include materials such as reconstituted stone and timber-look laminate flooring. These materials may display characteristics which vary from the samples shown to the Buyer at any time due to the nature of such materials.

Items listed in this document refer to Architectural detail design. Minor variations in location and quantities of these items may occur following the architectural detail design.

The Seller reserves the right to substitute any specified inclusions with that of a similar quality.



Type I Townhome Kitchen & Dining in Style 1, Artist's Impression.



# STYLE 1




# STYLE 2




1. Zero-Silica Quartz Benchtop, 2. Feature Joinery, 3. Splashback Tile,
4. Primary Joinery, 5. Timber-Look Flooring, 6. Loop-Pile Carpet, 7. Bathroom Tile,
8. Brushed Nickel Fittings




Drive, walk or cycle times provided are estimates only, and may differ due to factors such as time of day, weather conditions, traffic conditions and more.

# BE AT THE CENTER OF DENMAN NORTH

Central Park sits at the center of the new Denman North – surrounded by public amenity and on the doorstep of everything Denman Prospect has to offer.

Residents will benefit from the new Denman Community Garden & Park, featuring BBQ area, walking trails, community garden beds, parks and playgrounds, a pond and more. The amenity of Denman Village Shops is on your doorstep with a cafe, supermarket, pharmacy, GP, gym, and more just a few moments walk away.

The Molonglo Valley is also expected to welcome its first town centre in the third stage of the region's development, set to provide another level of amenity to residents in the years to come.

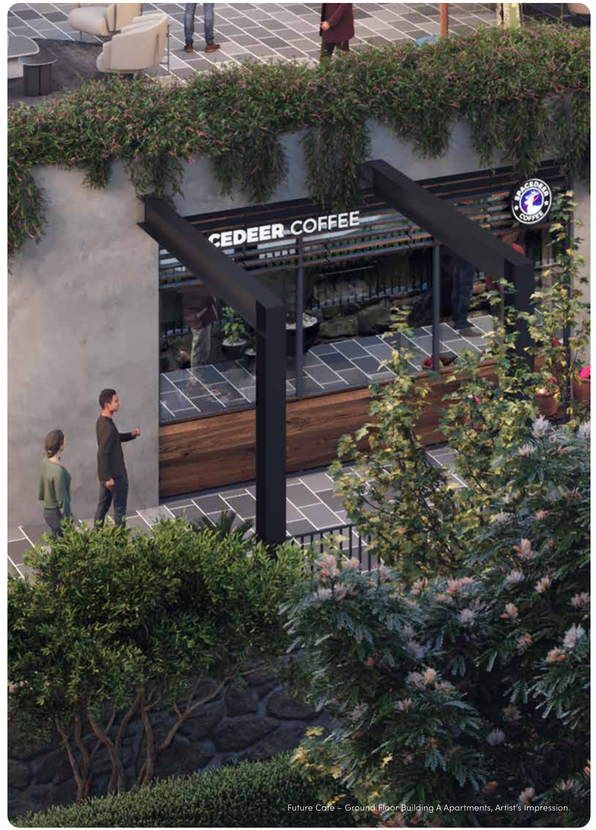
1. **Canberra City**
   15 min drive
2. **Belconnen Town Centre**
   15 min drive
3. **Future Molonglo Town Centre**
   5 min drive
4. **Woden Town Centre**
   15 min drive
5. **Cooleman Court Shops**
   10 min drive
6. **Symmetry Denman**
   Bronte Group Past Project
7. **Stromlo Forest Park**
   5 min drive • 20 min cycle
8. **Stromlo Leisure Centre**
   5 min drive • 15 min cycle
9. **Denman Village Shops**
   3 min drive or cycle • 10 min walk
10. **Mount Stromlo**
    15 min drive
11. **Solai Denman**
    Bronte Group Project
12. **Denman North Park & Playground**
    1 min walk
13. **Public Parking**
    1 min walk
14. **Community BBQ Area**
    1 min walk
15. **Future Cafe**
    Ground Floor, Building A
16. **Denman Community Garden**
    1 min walk
17. **Public Walking Trails**
    1 min walk
18. **Denman North Pond**
    1 min walk

Drive, walk or cycle times provided are estimates only, and may differ due to factors such as time of day, weather conditions, traffic conditions and more.

# A FUTURE CAFE AT YOUR DOOR

The lower ground floor of the Building A Apartments at Central Park will be home to a future cafe, providing added amentity at your doorstep.

Walk down to grab a morning coffee then stroll through the Community Garden, or stop in for lunch and a bite to eat with friends.




Future Cafe – Ground Floor Building A Apartments, Artist's Impression.









# ON THE DOORSTEP OF A NEW COMMUNITY GARDEN

Bordering Central Park will be the brand new Denman Community Garden – a gathering place that will bring a level of amenity not seen before in Canberra.

Designed by Landscape Architect's Spiire and being developed by Denman Prospect's Capital Estate Developments, the expansive public space is set to feature community garden beds, a BBQ area and picnic tables, playgrounds and sculptures, walking trails and more.

Photos: Capital Estate Developments







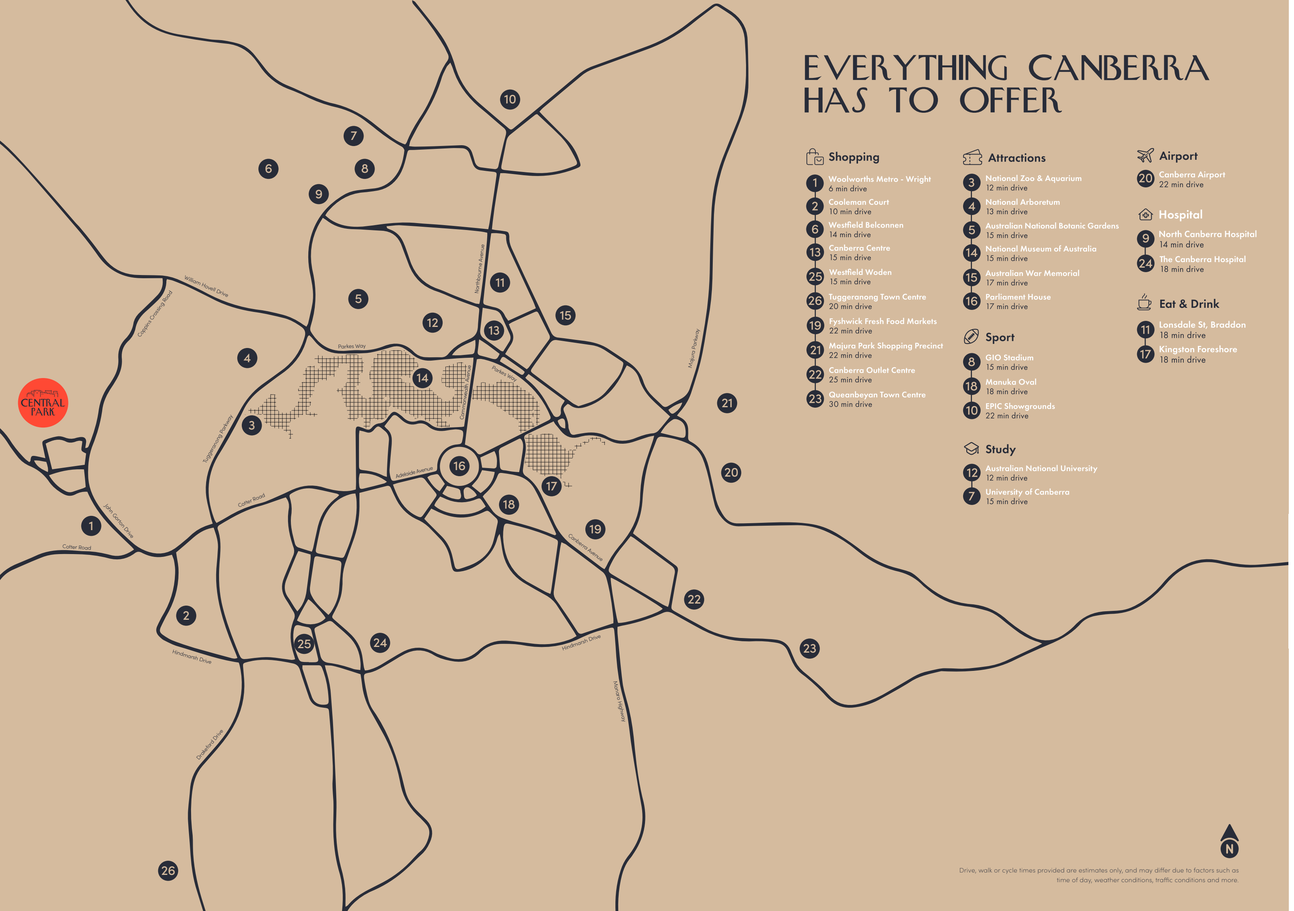

# MEET CANBERRA'S NEWEST TOWN CENTRE

Central Park will also be just a few minutes drive from the future Molonglo Town Centre, set to begin taking shape along John Gorton Drive from 2026.

The town centre will be home to a new shopping precinct, a homemakers and service trades precinct, the district library and community centre, an indoor sport and recreation facility, a high school and college, and a central district playground.

Source & Photo: Suburban Land Agency 2024, https://suburbanland.act.gov.au/our-places/molonglo-group-centre. Information may be subject to change.

# EVERYTHING CANBERRA HAS TO OFFER




## Shopping

1. Woolworths Metro - Wright, 6 min drive
2. Cooleman Court, 10 min drive
6. Westfield Belconnen, 14 min drive
13. Canberra Centre, 15 min drive
25. Westfield Woden, 15 min drive
26. Tuggeranong Town Centre, 20 min drive
19. Fyshwick Fresh Food Markets, 22 min drive
21. Majura Park Shopping Precinct, 22 min drive
22. Canberra Outlet Centre, 25 min drive
23. Queanbeyan Town Centre, 30 min drive

## Attractions

3. National Zoo & Aquarium, 12 min drive
4. National Arboretum, 13 min drive
5. Australian National Botanic Gardens, 15 min drive
14. National Museum of Australia, 15 min drive
15. Australian War Memorial, 17 min drive
16. Parliament House, 17 min drive

## Sport

8. GIO Stadium, 15 min drive
18. Manuka Oval, 18 min drive
10. EPIC Showgrounds, 22 min drive

## Study

12. Australian National University, 12 min drive
7. University of Canberra, 15 min drive

## Airport

20. Canberra Airport, 22 min drive

## Hospital

9. North Canberra Hospital, 14 min drive
24. The Canberra Hospital, 18 min drive

## Eat & Drink

11. Lonsdale St, Braddon, 18 min drive
17. Kingston Foreshore, 18 min drive

Drive, walk or cycle times provided are estimates only, and may differ due to factors such as time of day, weather conditions, traffic conditions and more.



Type R1 Apartment Ground Floor Courtyard, Artist's Impression



NIKIAS DIAMOND HQ
SYMONSTON (COMMERCIAL)



SYMMETRY
DENMAN PROSPECT



ONE TAUBMAN STREET
SYMONSTON (COMMERCIAL)



OAKWOOD
WATSON

PROJECT

Bronte
Group

Bronte Group is a collaboration of over 100 years' experience in the real estate, construction and property industries. We are a family-owned property management company committed to the people of the Canberra region — from the people who work for us, to the people who live and work in the projects we deliver.

BUILDER

NIKIAS DIAMOND

The team from Nikias Diamond have been building in the Canberra region since the 1960s, and have built a reputation within our community for quality craftsmanship. Working at the forefront of innovative design and construction, they will approach Central Park with an eye for detail and a drive to deliver to the highest standards of quality.

ARCHITECT

StewartArchitecture

Stewart Architecture has been shaping spaces in Canberra for 35 years. Their values of generosity, invention and responsibility apply as much to the studio environment as they do to the residences they have created at Central Park. They pride themselves on creating spaces that are sustainable and robust, and free to become what their users want to make of them.

LANDSCAPE ARCHITECT

HARRIS HOBBS
LANDSCAPES

Harris Hobbs Landscapes is an established Canberra-based design consultancy that brings over thirty years' of experience within the landscape design sector to Central Park. Founded in Sydney in 1985, and operating in Canberra since 1991, they have won several local and national AILA awards for a variety of projects across Australia.

BE *CENTRAL*
TO IT ALL