



Marina Edge

Oceanfront Apartments

marinaedge.com.au



A sparkling waterfront lifestyle



Port Coogee Village
Shopping Centre



Regis Aged Care

Port Coogee Marina

Dome Café

Fremantle

Port Coogee Marina
Beach

Coogee Hotel

Beachpoint
Café

Coogee
Beach Café

Coogee Beach

Snorkelling Trail



Breathtaking views

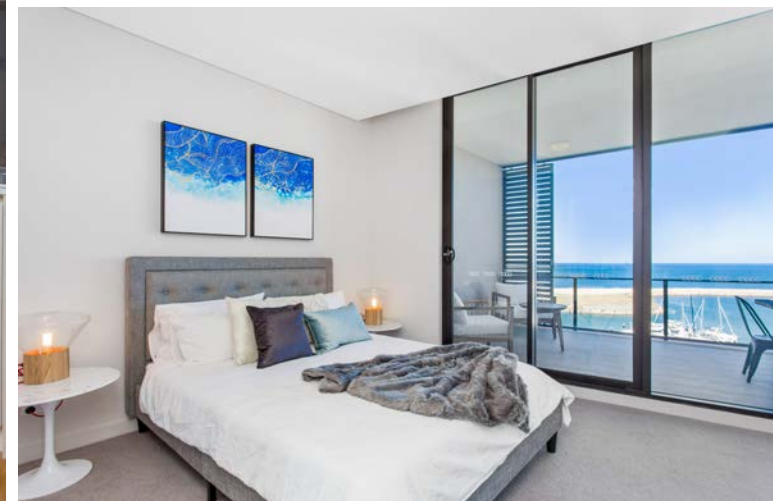
What sets Marina Edge apart from the rest is the absolute oceanfront location with panoramic ocean views from the west facing apartments.

Enjoy the sunset every evening from the comfort of your expansive balcony. Visit the friendly local community with cafés, beaches, snorkeling trails and shopping on your doorstep or why not explore Fremantle just 5 minutes away.

Space, style and luxury

Each apartment is brand new and ready for you to move in now. Finished to the highest quality, each apartment features:

- Huge balconies
- Tall 2.7m ceilings
- 100% wool carpet to bedrooms and corridors
- Quality Smeg appliances
- Generous storage and storeroom
- Polished bamboo engineered flooring
- Electric hot water unit
- Undercover secured car bays
- Mirrored wardrobes
- Access to the fully equipped residents' gymnasium



A life of relaxation

The true lock and leave convenience gives you the freedom to travel at will from your low maintenance, secure and high-quality apartment with space to store all your souvenirs!



About the architect

With a line of continuous practice dating back to 1884, Cameron Chisholm Nicol has played a prominent role in the evolution of Perth's urban fabric. Their name is behind many notable buildings across the CBD and wider metro area. Buildings that have stood the test of time — testimony to the enduring value of quality design.

Supporting Perth's move towards higher density living, they are collaborating with prominent developers to help realise the vision for planned communities across the metropolitan area such as Cockburn Central, Port Coogee and Perry Lakes.

Projects such as the Perth Arena (AIA Sir Zelman Cowen Award 2013) reflect Cameron Chisholm Nicol's continuing commitment to delivering innovative built form that pushes the boundaries of architecture.



About the developer

Proudly Western Australian, Iris Residential is Perth's leading developer of apartments for owner occupiers, delivering liveable homes in premium locations. The company is proud to have completed 24 apartment projects, with more than 1100 apartments purchased by local buyers. For every home we have marketed, we have handed over a set of keys to new owners. We strive to build intimate communities of residences for home owners to live in themselves, characterised by high quality, thoughtful design in amenity-rich premium locations.

Iris Residential's directors are personally involved in the development process, priding themselves on only building in locations they would reside themselves. Decades of experience in property development has enabled us to become one of WA's largest and most successful apartment developers. The company has undertaken over \$1 billion of developments, with over 1100 residences completed, and a further 450 apartments are currently underway across several projects.

Iris Residential's strategy appeals to buyers who enjoy the amenity and easy lifestyle that these locations offer. We deliver homes and communities that owners love living in.



Unrivalled location, unbeatable opportunity

Never before has there been an opportunity like Marina Edge Oceanfront Apartments, in a location that offers the lifestyle that so many dream about but is only available to the fortunate few.

If you can see yourself making the most of a vibrant oceanfront lifestyle in a spectacular apartment, act now and start living your dream today.



Finishes schedule

1x1 and 2x1 apartments

GENERAL FINISHES

Internal Walls Generally

Paint finish

Ceilings

Generally 2700mm high in living room and bedroom(s) with localised bulkheads

Front Door (to apartment)

Flush panelled with selected hardware. Paint finish

Internal Doors

Flush panelled doors with selected hardware. Paint finish

Entry Door Furniture

Chrome finish

Internal Door Furniture

Chrome finish

Floors to Kitchen, Living and Dining

Prefinished polished bamboo engineered flooring, on acoustic membrane to comply with BCA

Floors to Bedrooms and Corridors

100% wool carpet laid on underlay

Skirtings

Paint finish

External Window / Door Framing System

Powder coated aluminium framed glazed system to Australian Standards

Wardrobes

Sliding mirrored or flush panelled doors to all bedroom robes, including walk in robes (please refer to individual apartment layouts)

KITCHEN

Joinery Cupboards

Laminate finish with soft closers as selected by interior designer

Bench Tops

Reconstituted stone as selected by interior designer

Splashback

Toughened glass

Sink

Stainless steel

Sink Mixer Tap

Chrome finish

Pantry

Built-in pantry provided under microwave recess

Drawers

Built-in drawers including a cutlery drawer and a pot drawer

Bin

Built-in bin provided

Microwave Recess

Recess (only) with power point provided

Fridge Recess

Recess (only) 900mm wide with water supply and power point provided

BATHROOM

Floor

Tiled

Walls

Tiled

Ceilings

Paint finish

Shower Screen

Semi frameless glass shower screen

Shower Mixer

Chrome finish

Shower Rose

Chrome finish

Basin

Vitreous white china

Basin Mixer Tap

Chrome finish

Toilet Suite

Vitreous white china (in the 2x1 apartments the toilet suite is located separate from the bathroom, please refer to individual apartment layouts)

Mirror

Wall mounted over vanity as selected by interior designer

Vanity Top

Reconstituted stone as selected by interior designer

Vanity Joinery

Laminate finish as selected by interior designer

Accessories

Chrome finish

LAUNDRY

Floor

Tiled

Walls

Paint finish with tiled skirting

Tub

Tub with integral cupboard unit underneath

Mixer Tap

Chrome finish

Washing Machine Taps

Wall mounted

BALCONY or TERRACE

Refer to individual floorplans

Floor

Tiled or pavers

Balustrading

Varies: powder coated metal or framed glazed or paint finish to framed structure, masonry or concrete as applicable to specific locations

Louvres (Not applicable to Level 3)

Powder coated sliding louver screens with fixed blades

APPLIANCES

Oven

Smeg 60cm electric programmable oven with stainless steel fascia

Cook Top

Smeg 60cm electric 4 element touch control black ceramic cook top

Range hood

Smeg 60cm built-in range hood with LED light, extraction system

Dishwasher

Smeg 60cm under bench dishwasher with delay start settings

ELECTRICAL

Lighting

Surface mounted oyster fittings and low energy recessed down lights. LED and compact fluorescent fittings to architects layout

Electrical Outlets

General power and light switches to architects layout

TV Services

Free to Air television outlet provided to living room and bedroom(s)

Pay Television

Pay TV ready outlet provided to the living room and bedroom(s)

Telephone System

One telephone outlet provided to living room and main bedroom

OTHER FACILITIES

Air-conditioning

Reverse cycle split system air-conditioning, provided to the living room and bedroom(s)

Other Mechanical Services

Bathroom, powder room (where applicable) and separate laundry (where applicable) mechanically exhausted

Security Intercom

Audio intercom system linking main entry foyer door

at ground floor level to apartment

Hot water system

Individual electric hot water unit provided (refer to floor plan for location)

Car Bay

One undercover car bay within secure residents carpark (refer to strata plan)

Visitors

Visitor undercover parking bays provided

Bike Racks

Communal bike racks provided within residents carpark area

Gymnasium

Communal equipped facility provided for residents use

Bulk Store Area

Communal facility provided for residents use

Store Room

Lockable store room provided (refer to strata plan for allocation, size and location)

Keys

2 fobs provided for keyless entry into residents common areas

2x2 apartments

GENERAL FINISHES

Internal Walls Generally

Paint finish

Ceilings

Generally 2700mm high in living room and bedrooms with localised bulkheads

Front Door (to apartment)

Flush panelled with selected hardware. Paint finish

Internal Doors

Flush panelled doors with selected hardware. Paint finish

Entry Door Furniture

Chrome finish

Internal Door Furniture

Chrome finish

Floors to Living, Dining and Kitchen

Prefinished polished bamboo engineered flooring, on acoustic membrane to comply with BCA

Floors to Bedrooms and Corridors

100% wool carpet laid on cushion pad underlay

Skirtings

Paint finish

External Window / Door Framing System

Powder coated aluminium framed glazed system to Australian Standards

Wardrobes

Sliding mirrored or flush panelled doors to all bedroom robes, including walk in robes

KITCHEN

Joinery Cupboards

Laminate finish with soft closers as selected by interior designer

Bench Tops
Reconstituted stone with ‘waterfall’ edge detail and breakfast bar
Splashback
Toughened glass
Sink
Stainless steel 1¼ bowl
Sink Mixer Tap
Chrome finish
Pantry
Built-in pantry provided under microwave recess
Drawers
Built-in drawers including cutlery drawer pot drawer
Bin
Built-in bin provided
Microwave Recess
Recess (only) with power point provided
Fridge Recess
Recess (only) 900mm wide with water supply and power point provided
ENSUITE/BATHROOM
Floors
Tiled
Walls
Tiled
Ceilings
Paint finish
Shower Screen
Semi frameless glass shower screen
Shower Mixer
Chrome finish
Shower Rose
Chrome finish
Basin
Vitreous white china
Basin Mixer Tap
Chrome finish
Toilet Suite
Vitreous white china
Bath tub
Acrylic bathtub with openable glass screen and tiled hob or freestanding bath tub (freestanding bath tub applicable to apartments no. 10 and no. 24 only, no glass screen to free standing bath tub)
Mirror
Wall mounted over vanity as selected by interior designer
Vanity Top
Reconstituted stone as selected by interior designer

Vanity Joinery
Laminate finish as selected by interior designer
Accessories
Chrome Finish

LAUNDRY
Floor
Tiled
Walls
Paint finish with tiled skirting
Tub
Tub with integral cupboard unit underneath
Mixer Tap
Chrome finish
Washing Machine Taps
Wall mounted

BALCONY or TERRACE
Floor
Tiled or pavers
Balustrading
Varies: powder coated metal or framed glazed balustrading or paint to framed structure, masonry or concrete as applicable to specific locations
Louvres (Not applicable to Level 3)
Powder coated sliding louvred screens with fixed blades

APPLIANCES
Oven
Smeg 90cm electric programmable oven with stainless steel fascia
Cook Top
Smeg 90cm electric 4 element with two expansion zones touch control programmable black ceramic cook top
Range hood
Smeg 90cm built-in range hood with LED lights, extraction system
Dishwasher
Smeg 60cm under bench dishwasher with delay start settings

ELECTRICAL
Lighting
Surface mounted oyster fittings and low energy recessed down lights. LED and compact fluorescent fittings to architects layout
Electrical Outlets
General power and light switches to architects layout
TV Services
Free to Air Television outlet provided to living room and bedrooms
Pay Television
Pay TV ready outlet provided to the living room and bedrooms
Telephone System
One telephone outlet provided to living room and main bedroom

OTHER FACILITIES
Air-conditioning
Reverse cycle split system air-conditioning provided to living room and bedrooms
Other Mechanical Services
Ensuite, bathroom and separate laundry (where applicable) mechanically exhausted
Security Intercom
Audio intercom system linking main entry foyer door at ground level to apartment
Store Rooms
One lockable store room per apartment
Hot water system
Individual electric hot water unit provided (refer to floor plan for location)
Car Bays
Undercover car bays within secure residents carpark (refer to strata plan for specific allocation and location)
Visitors
Visitor undercover parking bays provided
Bike Racks
Communal undercover bike racks provided within residents carpark
Gymnasium
Communal equipped facility provided for residents use
Bulk Store Area
Communal facility provided for residents use
Keys
2 fobs provided for keyless entry into residents common areas
Store Room
Lockable store room provided (refer to strata plan for allocation, size and location)