

EDEN'S CROSSING

Naturally connected

COTTON RELEASE

ADRIANA MK1 - SOHO

4  2  2  2 

HOMESITES 549 & 564



urbaneHOMES

ADRIANA MK1 SOHO

4  2  2  2 

Designed by acclaimed architect, Kevin Mullin, each Urbane Homes design is carefully crafted using an infusion of architectural and interior design trends that create relaxed and timeless living spaces. The intricate design journey ensures each home is crafted with precision and finesse, while complimenting the surrounding subtropical environment.

2 spacious open-plan living areas | open plan kitchen and living area | connectivity between indoor and outdoor living spaces.

AVAILABLE WITH THE FOLLOWING INCLUSIONS:

- » All site preparation costs including fees
- » All service connection costs including fees
- » Foundations to suit soil conditions
- » Feature render or feature brick facade
- » Floor coverings throughout
- » Split system air-conditioning
- » Flyscreens to all openable windows & doors
- » Barrier screen to front door
- » Roller blinds to all bedrooms & living areas
- » Built-in wardrobes to all bedrooms
- » Ceiling fans in all bedrooms & living areas
- » Kitchen with 3m island bench incorporating a breakfast bar
- » Stainless steel kitchen appliances including dishwasher
- » NBN ready
- » 3 coats of Taubman's premium paints (internal)
- » Tailored landscaping treatment to compliment the house design
- » Fencing to the sides & rear of the home including side gate
- » Exposed aggregate concrete to the driveway, porch & alfresco area
- » Letterbox, clothesline, TV aerial & whirly bird



6 STAR
ENERGY
RATING



6 YEAR
STRUCTURAL
GUARANTEE



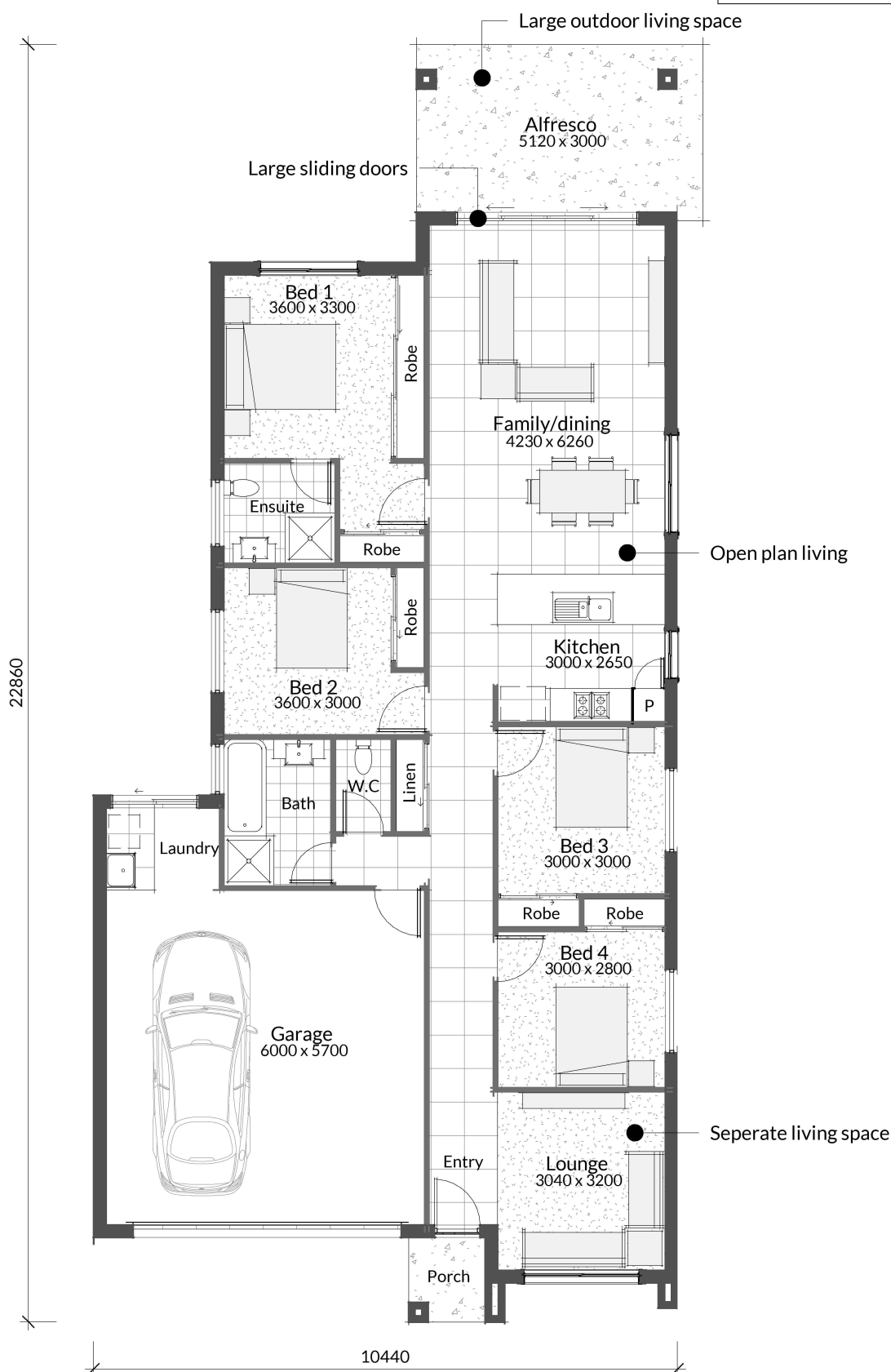
FIXED PRICE
TURNKEY
HOME



6 STAGE
QUALITY
ASSURANCE

Disclaimer: While every reasonable care has been taken in the preparation of this document, and all particulars contained here are believed to be true and correct at the time of printing, interested parties must rely on their own inspections and enquiries. Photography and illustrations are for presentation purposes only and should be regarded as indicative representations only. Certain items shown such as furniture, vehicles and advanced landscaping are not included. The floor plan depicted may not represent the correct house orientation for this lot and may be mirror reverse. Please refer to the separate site plan for correct house orientation and position on this lot. The internal and external colour schemes depicted may not represent the actual internal and external colour schemes allocated to this lot, please refer to the separate colour schemes assigned to this lot. Sizes shown have been rounded and are subject to change without notice. Adriana MK1 Soho B3.

FLOORPLAN



FLOOR AREAS:

Indoor Living	128.95m ²
Garage	40.59m ²
Outdoor Living	15.65m ²
Portico	2.20m ²
TOTAL (M²)	187.39m²



The Adriana MKI has been approached with a key design philosophy on liveability, flexibility, sustainability and aesthetics, with an outcome to suit any lot. An intricate front facade incorporating a range of textures, styles and colours provides for an eclectic yet integrated streetscape.

Kevin Mullin

Urbane Homes
Design Manager

All dimensions are in **mm**

House orientation may be mirror reverse: please refer to the site plan for correct orientation and position on lot.