

# LATITUDE

LEIGHTON BEACH

by mirvac





## GOOD MORNING SUNSHINE.

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It's 6.30am and you wake to the sound of waves breaking gently on the shore. Freshly squeezed orange juice in hand, you pull back the curtains that lead to the balcony and, once again, your breath is taken away.



### **The view from your beachfront apartment is simply stunning.**

As you watch the handful of early morning swimmers, your thoughts drift to the day ahead. Will it begin with a relaxing stroll along the beach and a coffee at The Shipping Lane, or will you dive straight into breakfast at Bib and Tucker?

### **Decisions, decisions.**

Such is life when you live at Latitude Leighton Beach with nothing but a few barefooted steps between your home and the ocean.

The location is world class. The lifestyle is unparalleled.

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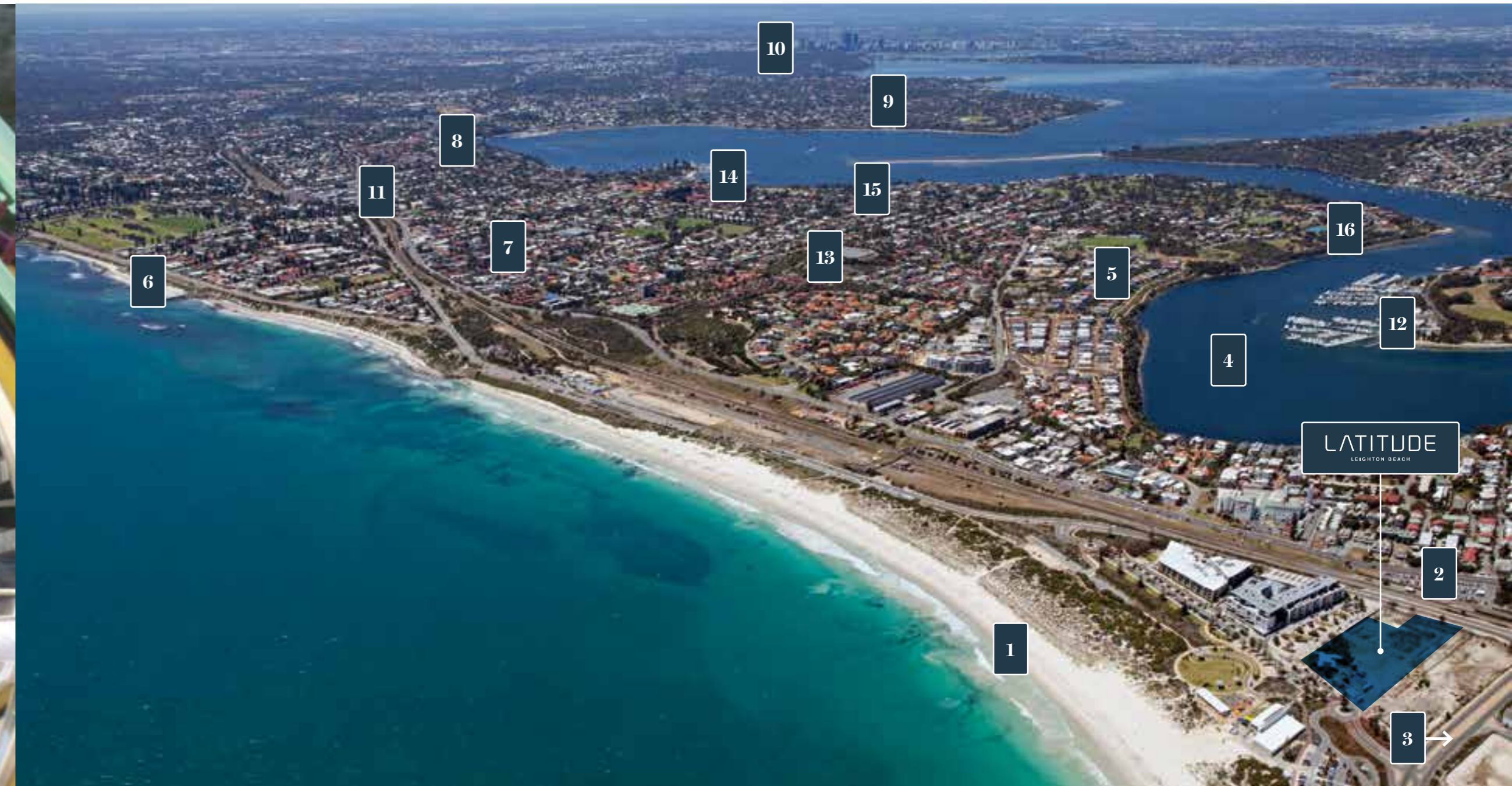
# LIFE BECKONS.

Ocean on the doorstep, Swan River and the prestigious western suburbs in your back yard, cosmopolitan Fremantle just a stroll away, and Perth's CBD a mere 15 kilometres away.

Could your home possibly be any better located?

Living here at Latitude Leighton Beach you'll enjoy an enviable lifestyle right on the beach with everything you want and need close by. From an abundance of neighbouring cafés and restaurants to Fremantle's eclectic social, cultural and retail scene.

If you can tear yourself away from your ocean view, you'll find a train station within easy walking distance to whisk you into Perth.



Latitude is part of Mirvac's Leighton Beach precinct, a premium development in a premium location. A lucky few will call it home.

- 1. LEIGHTON BEACH
- 2. NORTH FREMANTLE TRAIN STATION
- 3. FREMANTLE CBD — 5KM
- 4. SWAN RIVER — 500M
- 5. MOSMAN PARK — 3KM
- 6. COTTESLOE BEACH — 5KM
- 7. PEPPERMINT GROVE — 5KM
- 8. CLAREMONT QUARTER — 7KM
- 9. UWA — 11KM
- 10. PERTH CBD — 15KM
- 11. BOATSHED MARKETS — 4KM
- 12. SWAN YACHT CLUB — 5KM
- 13. MONUMENT HILL PARK — 3KM
- 14. R.F. BAY YACHT CLUB — 5KM
- 15. MOSMAN'S RESTAURANT — 5KM
- 16. MINIM COVE PARK — 5KM



PRIMA  
LEIGHTON BEACH

**PRIMA.**  
**THE NAME**  
**SAYS IT ALL.**

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Just metres from the beach and boasting stunning ocean views, Prima at Latitude offers an unrivalled lifestyle. Your two or three bedroom oceanfront apartment comes with full-height windows to maximise the spectacular views and exclusive use of a pool, gymnasium, BBQs, entertaining areas and an architecturally designed and landscaped courtyard.



Artist impression of Prima. Views are indicative only

Life is good here  
at Latitude Leighton Beach.  
Very good.

## PINCH YOURSELF.



Prima apartment 102.

At day's end, as you relax on your balcony watching the sun sink slowly into the ocean, raise your glass and congratulate yourself. You're living an exclusive lifestyle that, for many, is unattainable. You may even find yourself wondering if it's just a wonderful dream. Do you really come home to a stunning ocean view apartment every day?

You do indeed. And the envious looks from your friends will confirm it.

Then your thoughts turn to tomorrow's sunset. Will you watch it from a window seat at one of your favourite beachside cafés or restaurants? Or enjoy it with a glass of wine from the best seat in the house – your balcony – before heading into Fremantle to sample the wares at the latest fashionable eatery?

# TWO BEDROOM APARTMENTS.



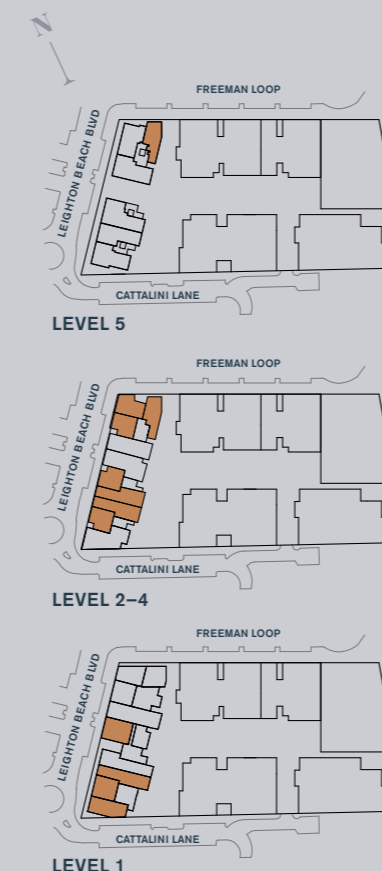
Prima apartment 201.



Prima apartment 408.



Prima apartment 408.



## PRIMA FEATURES & FINISHES TWO BED

### KITCHEN/LIVING

- Benchtop: 40mm reconstituted stone
- Oven: Miele (600mm)
- Cooktop: Miele (650mm) gas
- Dishwasher: Miele (Semi integrated)
- Microwave: Miele (Integrated)
- Range Hood: Smeg (600mm under mount)
- Sink: 1.5 bowl under mount
- Tapware: Grohe polished chrome mixer
- Cabinetry: 60% Gloss Polyurethane with soft closing drawers & doors
- Splashback: Colour backed glass or mirrored colour backed glass
- Splashback Feature Lighting: LED strip above splashback
- Waste Bin: Included
- Electrical Services:
  - Living
  - MATV outlet / Pay TV outlet
  - Telephone / Data outlet
  - Study / media (where applicable)
  - Telephone / Data outlet

### BATHROOMS

- Bath: Steel drop-in with tiled hob and top
- Bath Spout: Argent - Polished chrome
- Basin: Villeroy & Boch - Ceramic
- Basin Tapware: Grohe - Polished chrome mixer
- Shower Rose: Grohe - Polished chrome shower head on rail
- Shower Tapware: Grohe - Polished chrome mixer
- Tiling: Full height tiling inc textured tile feature wall
- Toilet: Villeroy & Boch - Ceramic with soft close lid
- Shower Screen: Frameless
- Vanity Cabinetry: 60% Gloss Polyurethane with soft closing drawers
- Vanity Mirror: Fully concealed fixing to tiled wall with LED strip running the full length above and below the mirror
- Vanity Benchtop: 40mm reconstituted stone
- Toilet Roll Holder: Polished chrome

- Towel Rail: Double - Polished chrome
- Shower Shelf: Polished chrome
- Soap Holder (above bath): Polished chrome

### LAUNDRY

- Tapware: Caroma - Polished chrome mixer
- Tub and Cabinet: Included
- Splashback: Polished tile
- Washing Machine: N/A
- Dryer: Fisher & Paykel

### BEDROOMS

- Wardrobe Doors: Hinged laminate
- Electrical Services:
  - MATV outlet
  - Telephone / Data outlet

### OTHER

- AC System: Fully ducted in living and bedrooms
- AC Grilles: Kitchen / Living - Frameless Custom Linear in bulkheads  
Bedrooms – Double Deflection
- Light Fittings: Ceiling recessed LED downlights
- Intercom: Slimline
- Ground Floor Apartment Balcony: Granite Pavers
- Balcony: Tile
- Balcony Water Supply: Hose cock to each balcony
- Basement Stores: Chain mesh
- Ground Floor Stores: Solid Walls

### GENERAL

- Floor Finish: Tile / Carpet (twist or loop pile)

# THREE BEDROOM APARTMENTS.



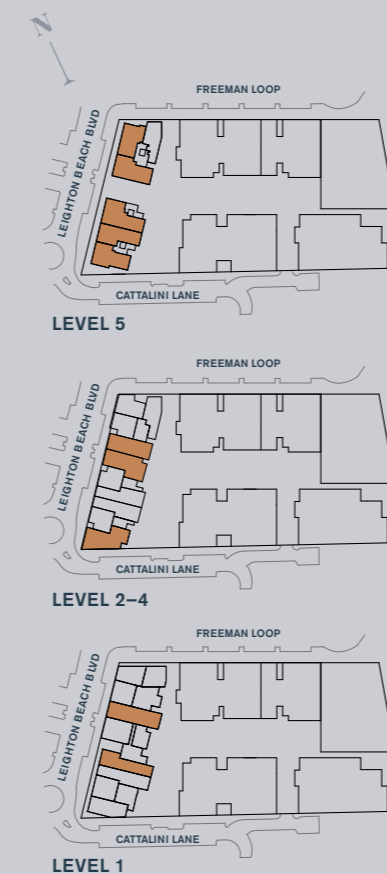
Prima apartment 210.



Prima apartment 210.



Prima apartment 210.



## PRIMA FEATURES & FINISHES THREE BED

### KITCHEN/LIVING

- Benchtop: 40mm reconstituted stone
- Oven: Miele (600mm)
- Cooktop: Miele (900mm) gas
- Dishwasher: Miele (Fully integrated)
- Combination Oven: Miele (Integrated)
- Range Hood: Smeg (900mm undermount)
- Sink: Double bowl under mount
- Tapware: Rogerseller - Polished chrome mixer
- Cabinetry: 60% Gloss Polyurethane with soft closing drawers & doors
- Splashback: Colour backed glass or mirrored colour backed glass
- Splashback Feature Lighting: LED strip above splashback
- Waste Bin: Included
- Electrical Services:
  - Living
    - MATV outlet / Pay TV outlet
    - Telephone / Data outlet
  - Study / media (where applicable)
    - Telephone / Data outlet

### BATHROOMS

- Bath: Steel drop-in with tiled hob and top
- Bath Spout: Argent - Polished chrome
- Basin: Villeroy & Boch - Ceramic
- Basin Tapware: Grohe - Polished chrome mixer
- Shower Rose: Grohe - Polished chrome shower head on rail
- Shower Tapware: Grohe - Polished chrome mixer
- Tiling: Full height tiling inc textured tile feature wall
- Toilet: Villeroy & Boch - Ceramic with soft close lid
- Shower Screen: Frameless
- Vanity Cabinetry: 60% Gloss Polyurethane with soft closing drawers
- Vanity Mirror: Fully concealed fixing to tiled wall with LED strip running the full length above and below the mirror
- Vanity Benchtop: 40mm reconstituted stone
- Toilet Roll Holder: Polished chrome
- Towel Rail: Double - Polished chrome

- Shower Shelf: Polished chrome
- Soap Holder (above bath): Polished chrome

### LAUNDRY

- Tapware: Caroma - Polished chrome mixer
- Tub and Cabinet: Included
- Splashback: Polished tile
- Washing Machine: N/A
- Dryer: Fisher & Paykel

### BEDROOMS

- Wardrobe Doors: Hinged laminate
- Electrical Services:
  - MATV outlet
  - Telephone / Data outlet

### OTHER

- AC System: Fully ducted in living and bedrooms
- AC Grilles: Kitchen / Living - Frameless Custom Linear in bulkheads  
Bedrooms - Double Deflection
- Light Fittings: Ceiling recessed LED downlights
- Intercom: Slimline
- Ground Floor Apartment Balcony: Granite Pavers
- Balcony: Tile
- Balcony Water Supply: Hose cock to each balcony
- Basement Stores: Chain mesh
- Ground Floor Stores: Solid Walls

### GENERAL

- Floor Finish: Tile / Carpet (twist or loop pile)

# FLOOR PLATES.

## LEVEL ONE

Apartment No.	Internal Area	External Area	Carbays
<b>2 Bed</b>			
102	90	45	2T
104	100	46	2
105	90	28	2T
106	96	29	2T
<b>3 Bed</b>			
101	122	64	2
103	120	44	2



## LEVEL TWO

Apartment No.	Internal Area	External Area	Carbays
<b>2 Bed</b>			
201	105	17	2
202	95	30	2
203	89	24	2
206	90	16	2
207	101	33	2
208	101	33	2
209	90	16	2
<b>3 Bed</b>			
204	123	36	2
205	133	52	2
210	130	52	2





# FLOOR PLATES.

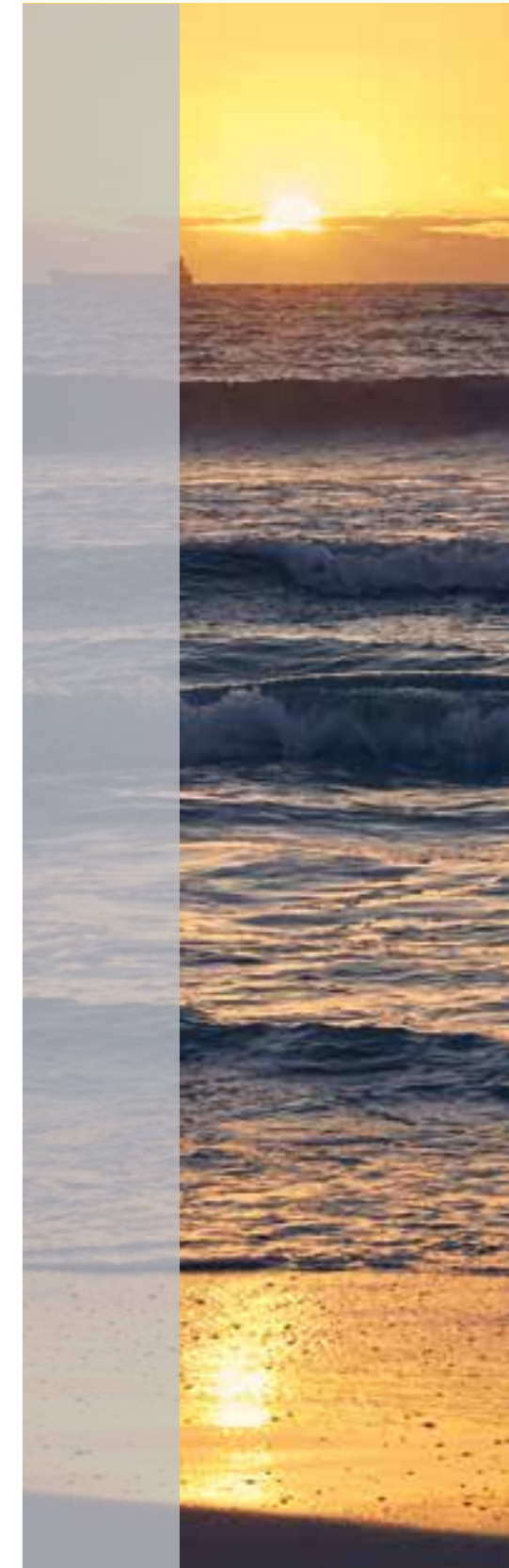
## LEVEL THREE

Apartment No.	Internal Area	External Area	Carbays
<b>2 Bed</b>			
301	105	17	2
302	95	31	2
303	89	24	2
306	90	16	2
307	101	33	2
308	101	33	2
309	90	16	2
<b>3 Bed</b>			
304	123	36	2
305	133	52	2
310	130	52	2



## LEVEL FOUR

Apartment No.	Internal Area	External Area	Carbays
<b>2 Bed</b>			
401	105	17	2
402	95	31	2
403	89	24	2
406	90	16	2
407	101	33	2
408	101	33	2
409	90	16	2
<b>3 Bed</b>			
404	123	36	2
405	133	52	2
410	130	52	2



# LEVEL FIVE

Apartment No.	Internal Area	External Area	Carbays
<b>2 Bed</b>			
501	105	17	2
<b>3 Bed</b>			
502	124	20	2
503	129	34	2T+1
504	133	50	2T+1
505	128	29	2
506	119	33	2



## FLOOR PLATES.



# MERIDIAN. MAKE THE CONNECTION.



Artist impression Meridian and Prima.



Internal courtyard.

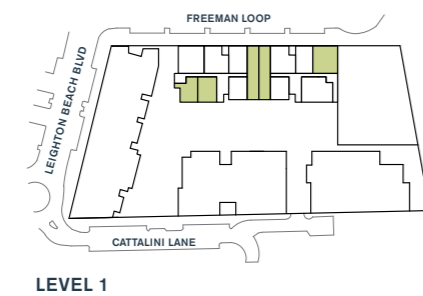
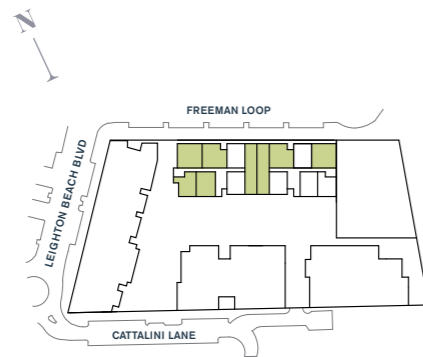
Meridian at Latitude provides a well-connected urban lifestyle with a choice of high quality one or two bedroom apartments, only minutes away from restaurants, cafés, shops and the train station. You will also enjoy access to an architecturally designed internal courtyard with garden break out areas, a bocce green, BBQs and gymnasium.

**MERIDIAN**  
LEIGHTON BEACH



# TWO BEDROOM APARTMENTS.

Two bathrooms and a choice of features including a 20mm stone benchtop, Smeg appliances, a semi-integrated dishwasher and reverse cycle ducted air-conditioning.



## MERIDIAN FEATURES & FINISHES TWO BED

### KITCHEN/LIVING

- Benchtop: 20mm reconstituted stone
- Oven: Smeg (600mm)
- Cooktop: Smeg (600mm)
- Dishwasher: Smeg (Semi integrated)
- Range Hood: Smeg (600mm under mount)
- Sink: 1.5 bowl undermount
- Tapware: Caroma - polished chrome mixer
- Cabinetry: Timber look laminate with feature overhead cabinets and soft closing drawer & doors
- Splashback: Toughened colour backed glass or mirrored colour backed glass
- Waste Bin: Included
- Electrical Services:
  - Living
    - MATV outlet / Pay TV outlet
    - Telephone / Data outlet
    - Study / media (where applicable)
    - Telephone / Data outlet

### BATHROOM

- 2 bed / 1 bath Bath: N/A
- 2 bed / 2 bath: Acrylic drop-in with tiled hob and top (where applicable)
- Basin: Caroma - Ceramic
- Basin Tapware: Caroma - Polished chrome mixer
- Ensuite Vanity Benchtop: 20mm reconstituted stone (where applicable ie 2 x 2 Apts)
- Shower Rose: Caroma - Polished chrome
- Shower Tapware: Caroma - Polished chrome mixer
- Tiling: Full height tiling inc. tiled feature wall
- Toilet: Caroma - Ceramic
- Shower Screen: Semi frameless glass
- Vanity Cabinetry: Timber look laminate & soft closing drawers
- Vanity Mirror: Fully concealed fixing to tiled wall with LED strip running the full length above and below the mirror
- Toilet Roll Holder: Polished chrome
- Towel Rail: Double - Polished chrome
- Shower Shelf: Polished chrome

### LAUNDRY

- Tapware: Caroma - Polished chrome mixer
- Trough: Stainless steel tub & cabinet
- Washing Machine: N/A
- Dryer: Fisher & Paykel

### BEDROOMS

- Wardrobe Doors: Mirrored sliding

### OTHER

- AC System: Reverse cycle ducted day / night zone arrangement
- AC Grilles:
  - Kitchen / Living
  - Custom Frameless Grille in Bulkhead Kitchen / Living
  - Custom Frameless Grille in Bulkhead
- Light Fittings: Ceiling recessed LED downlights
- Intercom: Slimline
- Ground Floor Apartment Balcony: Granite Pavers
- Balcony: Tile
- Balcony Water Supply: Hose cock(s) provided to balconies
- Basement Stores: Chain mesh
- Ground Floor Stores: Solid Walls

### GENERAL

- Floor Finish: Tile / Carpet (twist pile)

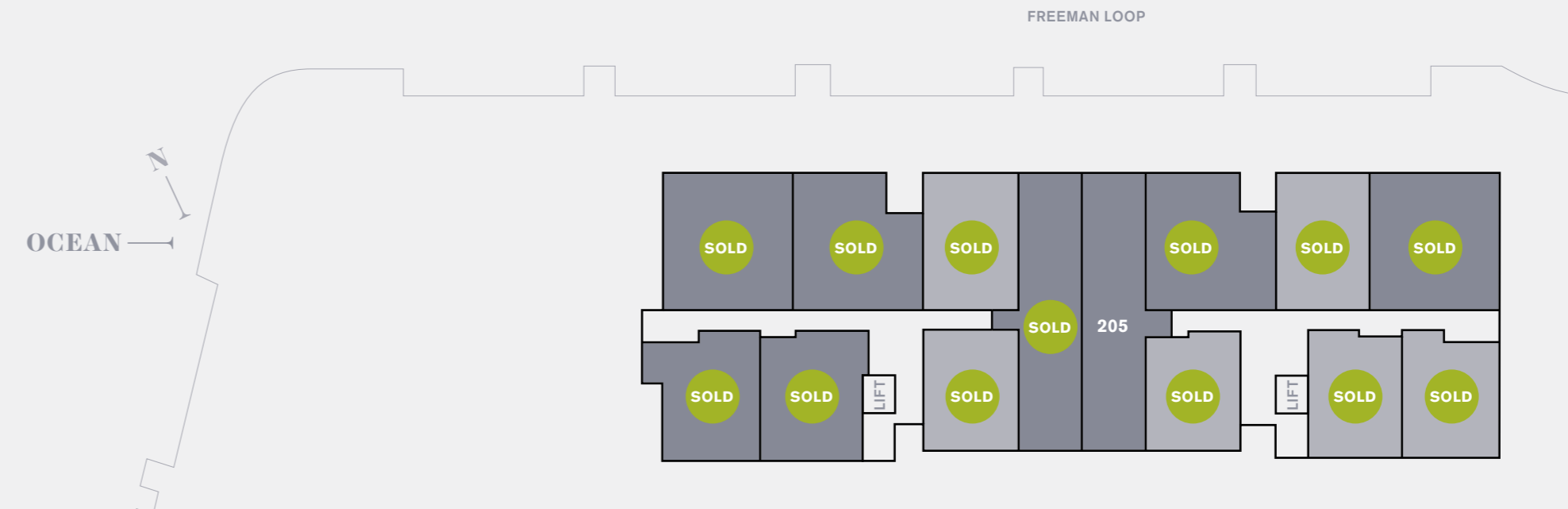
# FLOOR PLATES.



## LEVEL ONE

Apartment No.	Internal Area	External Area	Carbays
<b>1 Bed</b>			
101	63	29	1
102	63	30	1
105	64	29	1
106	64	30	1
108	57	31	1
109	57	31	1

Apartment No.	Internal Area	External Area	Carbays
<b>2 Bed</b>			
103	99	36	2T
104	99	36	2T
107	88	42	2T
110	72	36	1
111	70	32	1



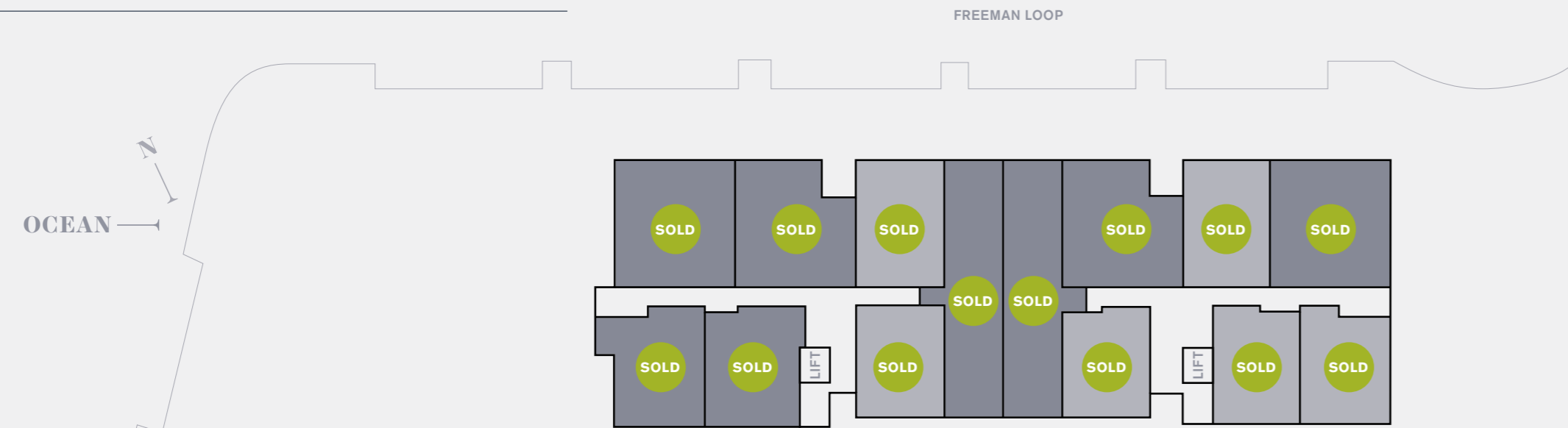
## LEVEL TWO

Apartment No.	Internal Area	External Area	Carbays
<b>1 Bed</b>			
203	64	20	1
207	64	20	1
209	61	15	1
210	57	20	1
211	57	13	1
212	57	13	1

Apartment No.	Internal Area	External Area	Carbays
<b>2 Bed</b>			
201	90	29	2T
202	89	19	2T
204	99	21	2T
205	99	21	2T
206	89	19	2T
208	88	30	2T
213	72	14	1
214	69	12	1



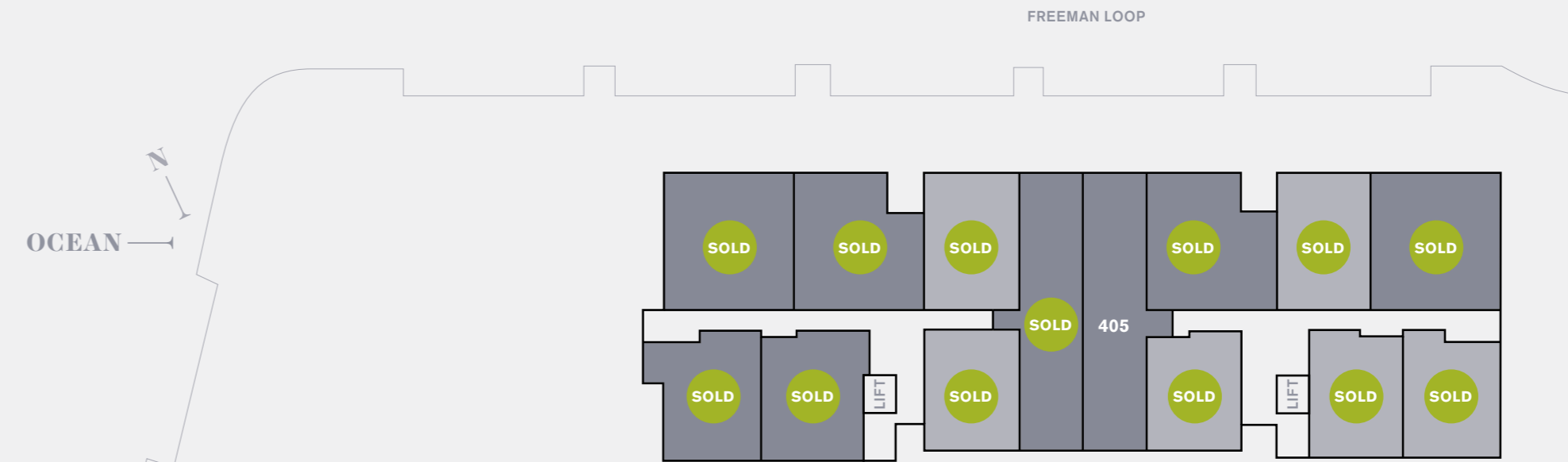
# FLOOR PLATES.



## LEVEL THREE

Apartment No.	Internal Area	External Area	Carbays
<b>1 Bed</b>			
303	64	20	1
307	64	20	1
309	61	15	1
310	57	20	1
311	57	13	1
312	57	13	1

Apartment No.	Internal Area	External Area	Carbays
<b>2 Bed</b>			
301	90	29	2T
302	89	19	2T
304	99	21	2
305	99	21	2T
306	89	19	2T
308	88	30	2T
313	72	14	1
314	69	12	1



## LEVEL FOUR

Apartment No.	Internal Area	External Area	Carbays
<b>1 Bed</b>			
403	64	20	1
407	64	20	1
409	61	15	1
410	57	20	1
411	57	13	1
412	57	13	1

Apartment No.	Internal Area	External Area	Carbays
<b>2 Bed</b>			
401	90	29	2
402	89	19	2T
404	99	21	2
405	99	21	2
406	89	19	2T
408	88	30	2T
413	72	14	1
414	69	12	1



# FLOOR PLATES.



## LEVEL FIVE

Apartment No.	Internal Area	External Area	Carbays
<b>1 Bed</b>			
503	63	12	1
507	64	12	1
509	61	15	1
510	57	20	1
511	57	13	1
512	57	13	1

Apartment No.	Internal Area	External Area	Carbays
<b>2 Bed</b>			
501	90	18	2
502	89	12	2
504	99	16	2
505	99	16	2
506	89	12	2T
508	88	19	2T
513	72	14	1
514	69	12	1



# COMMITTED TO YOU.

'The right place' has to be right for you in so many ways.

At Mirvac, we'll help you find it, and build a home around it. We'll do it, with the right service and support, in the right place for you.

## Customer Care

Mirvac's commitment to quality goes beyond design and community Initiatives.

Mirvac takes a personalised approach to customer care, providing you with the highest level of service through every stage of your property purchase.

When you purchase land, a home or apartment from Mirvac, you'll have the support of Mirvac's dedicated Settlement Team, making the handover of your property as smooth as possible.

We'll keep you updated on the construction progress, assist you with the settlement process and introduce you to your new property. We're here to answer all your queries before and after you move in, ensuring your association with us is as rewarding as possible

[residential.mirvac.com](http://residential.mirvac.com)

the right place | by mirvac

## Hollywood Nedlands, WA



## Peninsula Burswood, WA



## Quay Grand Sydney, NSW



## Array Docklands, VIC







**Call 9424 9999 or 0466 514 277**  
**[latitude.mirvac.com](http://latitude.mirvac.com)**

**PLEASE NOTE:** That floor plates were produced prior to commencement of construction. The information contained herein is believed to be correct but is not guaranteed. Dimensions and areas are approximate. Changes will undoubtedly be made during development and subject to change without notice in accordance with the provision of the contract for sale. The furniture and furnishings depicted are not included with any sale and furnishings should not be taken to indicate the final position of power points, TV connection points and the like, prospective purchasers must refer to the contract for sale for the list of inclusions. All graphics, including tile layout, balustrades, planting, louvres and sunshading devices, are indicative only. Bulkheads necessary for services are not depicted. Floor plates are at an unspecified scale. Plates do not show additional features within each lot such as hot water systems, service yards, letterboxes and side and rear retaining walls. Purchaser option noted on floor plates is located on some lots only and is available at purchaser cost only at time of sale. Images relating to the public park areas and the courtyard are indicative only and may change as the development progresses. Mirvac Real Estate Pty Limited. Mirvac (WA) Pty Limited ACN 095 901 769. Correct as at August 2018 V1.

