NEW EIDYN

St JAMES QUARTER, EDINBURGH

Apartment A43

Pavilion A

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3 Bedroom

141 sqm / 1,521 sqft

Development management by

NATIVE LAND

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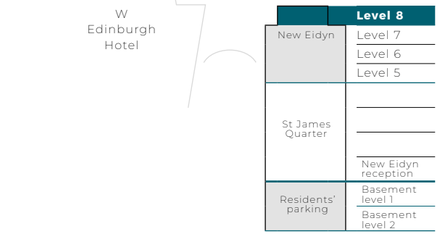
Scale 1:135

1m 2m 3m 4m 5m

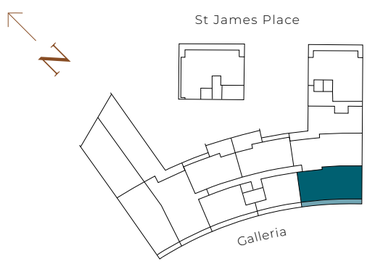
Dimensions

Living/Dining/Kitchen	7.7m x 6.0m / 25'5" x 19'9"
Master bedroom	6.5m x 3.4m / 21'2" x 11'3"
Master en-suite	3.3m x 1.8m / 10'10" x 6'0"
Master walk-in wardrobe	2.1m x 2.1m / 7'1" x 6'11"
Bedroom 2	3.7m x 3.1m / 12'1" x 10'3"
Bedroom 2 en-suite	2.4m x 1.5m / 7'10" x 4'11"
Bedroom 3	5.3m x 2.8m / 17'6" x 9'1"
Family bathroom	2.4m x 1.8m / 7'10" x 5'11"
Store	2.4m x 2.0m / 7'10" x 6'6"
Total	**141 sqm / 1,521 sqft**

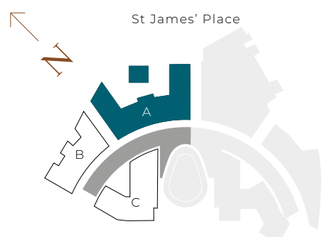
Floor locator - Level 8



Floorplate – Pavilion A



Masterplan



External specification

Natural Jura Beige Limestone cladding, each stone selected to strict quality standards, set in precast concrete panels

Buff coloured reconstituted stone precast cladding panels with rusticated joints to complement the limestone

The top floor is clad in natural zinc vertical cassettes

The roof is a zinc finish

Fully glazed curved feature façades using efficient aluminium curtain wall systems with sliding doors and Juliet balconies

Aluminium windows and sliding doors with glass Juliet balconies are elsewhere

High quality stainless steel balustrading to terraces and gardens

In some locations the stone façades are punctuated by feature elevations comprised of folded aluminium frames with a mixture of granite and glazed infill panels

Common parts & amenities

Entrance reception
Spacious entrance lobby and concierge area at base of Pavilion A

Bespoke reception desk staffed by concierge

Honed Yorkstone flooring

Timber panelled walls displaying artwork

Lounge seating area organised around a fireplace with natural stone surround

Residents' post boxes integrated into bespoke joinery

24-hour security

Access via lifts from the ground floor concierge area to the Garden Room

Refuse chutes from some lift lobbies

Garden Room
Residents' lounge and flexible amenity area located at fifth floor level

Relaxed seating areas

Private dining/working area

Dedicated back-of-house kitchen space

Open spaces suitable for entertaining

Gardens
9,257 sqft (860 sqm) private fifth floor gardens shared amongst residents

Garden areas enclosed by feature trees and abundant planting

Dedicated residents' outdoor dining and multiple seating areas

Basement car park
Secure car ramp leads to the residents' only basement car park

Electric vehicle charging facilities

Dedicated secure residents' cycle storage

Bike washing station

Residents' storage units may be available for purchase

Car parking spaces available by separate negotiation for larger apartments

Internal specification

Walls, floors and ceilings
Party walls double stud partitioned with plasterboard linings and plywood pattressing

Internal partition walls with painted finish

Painted skirtings

Ceilings boarded plasterboard on metal framework with painted finish

Floor to ceiling heights are between 2.45m and 2.65m in all areas except for bathrooms where they are 2.4m

Timber or porcelain tile floors to the entrance, reception rooms, bathrooms and kitchens

Bedrooms either carpeted or with engineered timber flooring

Decoration
White emulsion to ceilings and walls

A/V, telephone and data systems
CAT 5/6 wiring fitted throughout for interconnection of TVs, home office and telephone points

Distributed TV provision for digital services including terrestrial and satellite

All apartments will have colour touchscreen in the entrance hall, providing video entry and concierge intercom

Lighting and power
Dimmable LED lighting provided throughout

5 amp circuit to all principal rooms

LED downlights in all rooms with moisture resistant downlights in bathrooms

Integrated feature lighting provided in kitchens and bathrooms where appropriate

White screwless flat plate light switches and sockets in all principal rooms

General sockets throughout include provision for USB charging within all principal rooms

Heating and cooling
Contemporary radiators in all principal rooms controlled via a central apartment heating controller

Hot water generated instantaneously via a heat interface unit located within the utility cupboard

Electric tile warming underfloor heating provided to wet areas

Electric chrome towel rails to bathrooms

All apartments at New Eidyn will have utilities supplied from a central development energy centre, by a single supplier at preferential rates. Each apartment will be individually metered and billed as appropriate

Comfort cooling in rooms as specified on floorplans

Joinery
Front doors with timber veneer leaf and bespoke panelled surround

Contemporary internal, solid core doors with spray lacquer finish

High quality ironmongery

Kitchens
Luxury kitchens by Leicht

Fully integrated Miele appliances and enhanced stone worktops in enhanced kitchens

Siemens appliances in standard kitchens

Appliances include:
- Combi microwave
- Dishwasher
- Oven
- Induction hob
- Fridge/freezer
- Wine fridge (enhanced kitchens only)
- Combined washer dryer in all 1 and 2 bedroom apartments
- Separate washing machine and tumble dryer in all 3 and 4 bedroom apartments
- Fusion Quooker hot water tap (enhanced kitchens only)

Bathrooms
Porcelain tiling to floors and walls of bathrooms with feature stone panelling to vanity units

High quality bathroom sanitaryware

Shower over bath with glass shower screen to main bathrooms

Shower enclosures to en-suites

Separate bath to master en-suites in premium apartments

Thermostatic showers throughout

Shaver socket to all bathrooms

Mirrors to master bathrooms and en-suite to be fitted with de-mist pads and integrated lighting

Important Notice:
Please note that all aspects of the design and specification for Sevenhills are continuously reviewed and Native Land reserve the right to make alterations to the design without notice.

Development management by

NATIVE LAND

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