



B A T E L E U R

LANDMARK IN SANDHURST

MARKETING LAYOUTS



1 BEDROOM (TYPE 1A), EN-SUITE, BALCONY

| | |
|------------|-------------------|
| INTERNAL | 48 m ² |
| BALCONY | 8 m ² |
| TOTAL AREA | 56 m ² |



- All indicated dimensions & areas may differ from as-built dimensions and areas
- Furnishings shown are indicative only - refer to sale agreement for further information
- Not to scale

UNIT TYPE 1A

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|-------------------|------------------|-------------------|
| 27 | 1 | 1 | 1 | 48 m ² | 8 m ² | 56 m ² |
| 41 | 1 | 1 | 1 | 48 m ² | 8 m ² | 56 m ² |
| 48 | 1 | 1 | 1 | 48 m ² | 8 m ² | 56 m ² |



1 BEDROOM (TYPE 1B), EN-SUITE, BALCONY

| | |
|------------|-------------------|
| INTERNAL | 50 m ² |
| BALCONY | 6 m ² |
| TOTAL AREA | 56 m ² |



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- Not to scale

UNIT TYPE 1B

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|-------------------|------------------|-------------------|
| 4 | 1 | 1 | 1 | 50 m ² | 6 m ² | 56 m ² |
| 17 | 1 | 1 | 1 | 50 m ² | 6 m ² | 56 m ² |
| 31 | 1 | 1 | 1 | 50 m ² | 6 m ² | 56 m ² |



2 BEDROOM (TYPE 2A), EN-SUITE, BALCONY

| | |
|------------|---|
| INTERNAL | 90 m ² |
| BALCONY | 24 m ² - 39 m ² |
| TOTAL AREA | 114 m ² - 129 m ² |



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UNIT TYPE 2A

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|-------------------|-------------------|--------------------|
| 11 | 2 | 2.5 | 2 | 90 m ² | 39 m ² | 129 m ² |
| 12 | 2 | 2.5 | 2 | 90 m ² | 24 m ² | 114 m ² |
| 24 | 2 | 2.5 | 2 | 90 m ² | 39 m ² | 129 m ² |
| 25 | 2 | 2.5 | 2 | 90 m ² | 24 m ² | 114 m ² |



2 BEDROOM (TYPE 2B),
EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 101 m ² |
| BALCONY | 22 m ² |
| TOTAL AREA | 123 m ² |



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- Not to scale

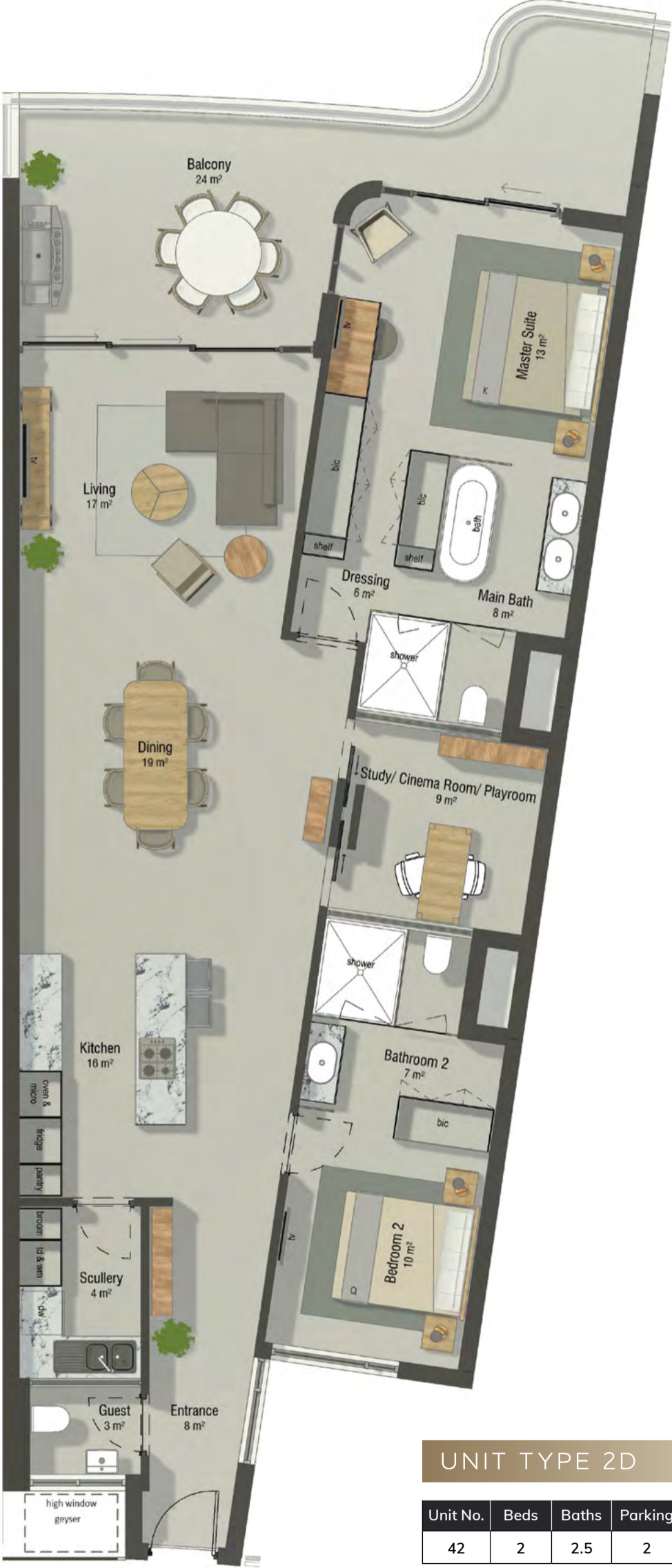
UNIT TYPE 2B

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|--------------------|-------------------|--------------------|
| 13 | 2 | 2.5 | 2 | 101 m ² | 22 m ² | 123 m ² |
| 26 | 2 | 2.5 | 2 | 101 m ² | 22 m ² | 123 m ² |



2 BEDROOM (TYPE 2D),
EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 120 m ² |
| BALCONY | 24 m ² |
| TOTAL AREA | 144 m ² |



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- Not to scale

UNIT TYPE 2D

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|--------------------|-------------------|--------------------|
| 42 | 2 | 2.5 | 2 | 120 m ² | 24 m ² | 144 m ² |



2 BEDROOM (TYPE 2E), EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 86 m ² |
| BALCONY | 16 m ² |
| TOTAL AREA | 102 m ² |



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- Not to scale

UNIT TYPE 2E

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|-------------------|-------------------|--------------------|
| 1 | 2 | 2.5 | 2 | 86 m ² | 16 m ² | 102 m ² |
| 14 | 2 | 2.5 | 2 | 86 m ² | 16 m ² | 102 m ² |
| 28 | 2 | 2.5 | 2 | 86 m ² | 16 m ² | 102 m ² |



2 BEDROOM (TYPE 2F), EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 122 m ² |
| BALCONY | 34 m ² |
| TOTAL AREA | 156 m ² |



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- Not to scale

UNIT TYPE 2F

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|--------------------|-------------------|--------------------|
| 20 | 2 | 2.5 | 2 | 122 m ² | 34 m ² | 156 m ² |
| 21 | 2 | 2.5 | 2 | 122 m ² | 34 m ² | 156 m ² |



2 BEDROOM (TYPE 2G),
EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 114 m ² |
| BALCONY | 21 m ² |
| TOTAL AREA | 135 m ² |



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- Not to scale

UNIT TYPE 2G

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|--------------------|-------------------|--------------------|
| 22 | 2 | 2.5 | 2 | 114 m ² | 21 m ² | 135 m ² |
| 23 | 2 | 2.5 | 2 | 114 m ² | 21 m ² | 135 m ² |



3 BEDROOM (TYPE 3A), EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 128 m ² |
| BALCONY | 23 m ² |
| TOTAL AREA | 151 m ² |



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- Not to scale

UNIT TYPE 3A

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|--------------------|-------------------|--------------------|
| 3 | 3 | 3.5 | 2 | 128 m ² | 23 m ² | 151 m ² |
| 16 | 3 | 3.5 | 2 | 128 m ² | 23 m ² | 151 m ² |
| 30 | 3 | 3.5 | 2 | 128 m ² | 23 m ² | 151 m ² |



3 BEDROOM (TYPE 3B), EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 192 m ² |
| BALCONY | 38 m ² |
| TOTAL AREA | 230 m ² |



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- Not to scale

UNIT TYPE 3B

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|--------------------|-------------------|--------------------|
| 40 | 3 | 3.5 | 2 | 192 m ² | 38 m ² | 230 m ² |



3 BEDROOM (TYPE 3C), EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 159 m ² |
| BALCONY | 22 m ² |
| TOTAL AREA | 181 m ² |



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- Not to scale

UNIT TYPE 3C

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|--------------------|-------------------|--------------------|
| 5 | 3 | 3.5 | 2 | 159 m ² | 22 m ² | 181 m ² |
| 18 | 3 | 3.5 | 2 | 159 m ² | 22 m ² | 181 m ² |
| 32 | 3 | 3.5 | 2 | 159 m ² | 22 m ² | 181 m ² |



3 BEDROOM (TYPE 3D), EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 150 m ² |
| BALCONY | 25 m ² |
| TOTAL AREA | 175 m ² |

Balcony Shape May differ per Unit (refer overall floorplans)



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- Not to scale

UNIT TYPE 3D

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Garden | Total Area |
|----------|------|-------|---------|--------------------|-------------------|-------------------|--------------------|
| 6 | 3 | 3.5 | 2 | 150 m ² | 25 m ² | 31 m ² | 175 m ² |
| 19 | 3 | 3.5 | 2 | 150 m ² | 25 m ² | - | 175 m ² |
| 33 | 3 | 3.5 | 2 | 150 m ² | 25 m ² | - | 175 m ² |



4 BEDROOM (TYPE 4A), EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 193 m ² |
| BALCONY | 51 m ² |
| TOTAL AREA | 244 m ² |

UNIT TYPE 4A

| Unit | Beds | Baths | Parking | Unit | Balcony | Total Area |
|------|------|-------|---------|--------------------|-------------------|--------------------|
| 11 | 4 | 4.5 | 3 | 193 m ² | 51 m ² | 244 m ² |
| 38 | 4 | 4.5 | 3 | 193 m ² | 51 m ² | 244 m ² |

UNIT TYPE P6

| Unit | Beds | Baths | Parking | Unit | Balcony | Total Area |
|------|------|-------|---------|--------------------|-------------------|--------------------|
| 46 | 4 | 4.5 | 3 | 193 m ² | 51 m ² | 244 m ² |



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- Furnishings shown are indicative only - refer to sale agreement for further information
- Not to scale



4 BEDROOM (TYPE 4B), EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 202 m ² |
| BALCONY | 68 m ² |
| TOTAL AREA | 270 m ² |



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- Not to scale

UNIT TYPE 4B

| Unit | Beds | Baths | Parking | Unit | Balcony | Garden | Total |
|------|------|-------|---------|--------------------|-------------------|-------------------|--------------------|
| 9 | 4 | 4.5 | 3 | 202 m ² | 68 m ² | 60 m ² | 270 m ² |
| 22 | 4 | 4.5 | 3 | 202 m ² | 68 m ² | 0 m ² | 270 m ² |
| 36 | 4 | 4.5 | 3 | 202 m ² | 68 m ² | 0 m ² | 270 m ² |



4 BEDROOM (TYPE 4C), EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 266 m ² |
| BALCONY | 46 m ² |
| TOTAL AREA | 312 m ² |



- All indicated dimensions & areas may differ from as-built dimensions and areas
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- Not to scale

UNIT P5 & P7

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Total Area |
|----------|------|-------|---------|--------------------|-------------------|--------------------|
| 43 | 4 | 4.5 | 3 | 266 m ² | 46 m ² | 312 m ² |
| 34 | 4 | 4.5 | 3 | 266 m ² | 46 m ² | 312 m ² |

UNIT TYPE 4C

| Unit No. | Beds | Baths | Parking | Unit | Balcony | Garden | Total Area |
|----------|------|-------|---------|--------------------|-------------------|--------------------|--------------------|
| 7 | 4 | 4.5 | 3 | 266 m ² | 46 m ² | 154 m ² | 312 m ² |



PENTHOUSE 4 BED (TYPE P1),
EN-SUITE, BALCONY

| | |
|-------------------|--------------------|
| INTERNAL | 308 m ² |
| BALCONY | 39 m ² |
| BALCONY UNCOVERED | 90 m ² |
| TOTAL AREA | 437 m ² |



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- Not to scale

UNIT TYPE P1

| Unit | Beds | Baths | Parking | Unit | Balcony | Balcony Uncovered | Total Area |
|------------------------|------|-------|---------|--------------------|-------------------|-------------------|--------------------|
| LEVEL 4 - FOURTH FLOOR | | | | | | | |
| 49 | 4 | 4.5 | 4 | 308 m ² | 39 m ² | 90 m ² | 437 m ² |



PENTHOUSE 5 BED (TYPE P2), EN-SUITE, BALCONY

| | |
|-------------------|--------------------|
| INTERNAL | 397 m ² |
| BALCONY | 65 m ² |
| BALCONY UNCOVERED | 17 m ² |
| TOTAL AREA | 479 m ² |





UNIT TYPE P2

| Unit | Beds | Baths | Parking | Unit | Balcony | Balcony Uncovered | Total Area |
|------------------------|------|-------|---------|--------|---------|-------------------|------------|
| LEVEL 3 - THIRD FLOOR | | | | | | | |
| 50 | 5 | 5.5 | 4 | 217 m² | 36 m² | 17 m² | 270 m² |
| LEVEL 4 - FOURTH FLOOR | | | | | | | |
| 50 | 5 | 5.5 | - | 180 m² | 29 m² | 0 m² | 209 m² |



PENTHOUSE 4 BED (TYPE P4),
EN-SUITE, BALCONY

| | |
|-------------------|--------------------|
| INTERNAL | 341 m ² |
| BALCONY | 49 m ² |
| BALCONY UNCOVERED | 20 m ² |
| TOTAL AREA | 410 m ² |

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- Not to scale





UNIT TYPE P4

| Unit | Beds | Baths | Parking | Unit | Balcony | Balcony Uncovered | Total Area |
|------------------------|------|-------|---------|--------|---------|-------------------|------------|
| LEVEL 3 - THIRD FLOOR | | | | | | | |
| 52 | 4 | 4.5 | 4 | 193 m² | 17 m² | 20 m² | 230 m² |
| LEVEL 4 - FOURTH FLOOR | | | | | | | |
| 52 | 4 | 4.5 | - | 148 m² | 32 m² | 0 m² | 180 m² |



PENTHOUSE 4 BED (TYPE P3),
EN-SUITE, BALCONY

| | |
|------------|--------------------|
| INTERNAL | 308 m ² |
| BALCONY | 57 m ² |
| TOTAL AREA | 365 m ² |

UNIT TYPE P3

| Unit | Beds | Baths | Parking | Unit | Balcony | Total Area |
|------------------------|------|-------|---------|--------------------|-------------------|--------------------|
| LEVEL 4 - FOURTH FLOOR | | | | | | |
| 51 | 4 | 4.5 | 4 | 308 m ² | 57 m ² | 365 m ² |



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- Not to scale



LEVEL P1 - PARKING

- All indicated dimensions & areas may differ from as-built dimensions and areas
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- Not to scale





LEVEL 0 - GROUND FLOOR

- All indicated dimensions & areas may differ from as-built dimensions and areas
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- Not to scale





LEVEL 1 - FIRST FLOOR

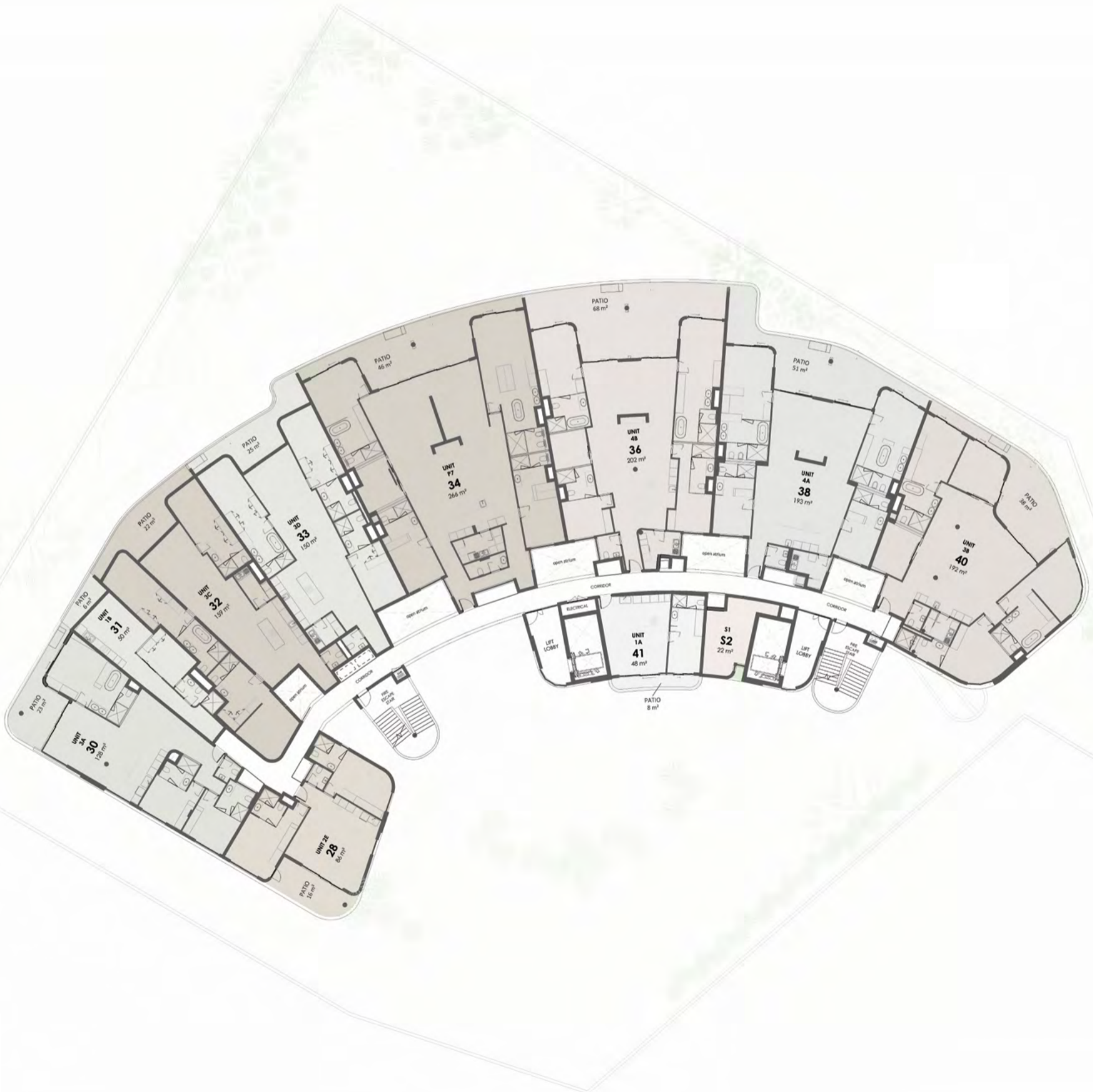
- All indicated dimensions & areas may differ from as-built dimensions and areas
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- Not to scale





LEVEL 2 - SECOND FLOOR

- All indicated dimensions & areas may differ from as-built dimensions and areas
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- Not to scale





LEVEL 3 - THIRD FLOOR

- All indicated dimensions & areas may differ from as-built dimensions and areas
- Furnishings shown are indicative only - refer to sale agreement for further information
- Not to scale





LEVEL 4 - FOURTH FLOOR

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- Not to scale



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Visit our Showroom at 43 Rivonia Road, Sandhurst
for a private tour by appointment only.

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