

PARADISO

LUXURY RIVERSIDE LIVING • COMO

PARADISE FOUND

Imagine living in a stylish apartment building nestled amongst the tree-lined streets of Como. Just a hop, skip and jump to the banks of the iconic Swan River, Paradiso is a riverside haven, just waiting to be discovered.

RIVERSIDE LIVING AT ITS FINEST

Located at 8 Henley Street in Como, the perfectly appointed Paradiso apartments offer the discerning buyer luxury and liveability like no other.

With breathtaking views of the picturesque Swan River, this stunning development embodies comfort and quality, showcasing its striking location and enviable river and city views.





THOUGHTFUL LIVEABLE BEAUTIFUL

Paradiso has been architecturally designed with one person in mind - you.

With nothing but the finest quality and attention to detail throughout, every aspect of this development has been designed with luxury and livability at the forefront.

The architectural design for Paradiso was based on the following key principles:

- Cross ventilation for natural cooling and climate control
- Maximum natural light and bright, open spaces
- Spacious rooms with high ceilings
- Communal leisure and entertainment facilities
- Garden landscaping
- Large, functional balcony spaces to all apartments
- External finishes that reflect the landscape and character of the location
- Positioning to leverage and showcase the natural surroundings
- Apartments facing all facades to ensure passive surveillance
- Large, elevated corner block to amplify the view from every angle
- Minimising ongoing strata fees

A SPACE LIKE NO OTHER

Boasting a stunning ornate lace feature draping across the front face of the building, Paradiso is a functional and beautiful work of art.

Featuring the perfect curation of interior finishings and first-class amenities, Paradiso offers residents unparalleled quality, style and comfort.

The building is home to 51 spacious, luxury apartments, each perfectly appointed with quality finishes and tremendous attention to detail.

Every centimeter of the building has been carefully and lovingly planned with its residents in mind, providing the highest standard of living possible.

FIRST-CLASS FACILITIES

- BBQ entertaining area
- Pool
- Communal gym
- Rooftop gardens



A LEADING LOCATION



SOUTH
PERTH
YACHT
CLUB

KINGS
PARK

ROYAL
PERTH
GOLF
CLUB

PRESTON
ST
CAFE
STRIP

SOUTH
PERTH
ESPLANADE

PERTH
CBD

OPTUS
STADIUM

P

COLLIER
GOLF
COURSE

SOUTH
PERTH
TENNIS
CLUB



CANNING
BRIDGE
TRAIN
STATION

GARDEN
CITY
SHOPPING
CENTRE

SWAN
RIVER
ROWING
CLUB

RAFFLES
HOTEL

KWINANA
FREEWAY

P



PARADISE AWAITS





QUALITY INTERIOR FINISHINGS

It wasn't hard to draw inspiration for interior selections on this luxury development with the striking exterior façade and setting.

We carried this modern edge into the interior schemes with clever use of materials and finishes using the latest looks and products available, whilst ensuring the design maintains a contemporary and timeless feel.

Each individual floor plan layout and apartment orientation was considered when making selections to emphasise the use of natural light and space.

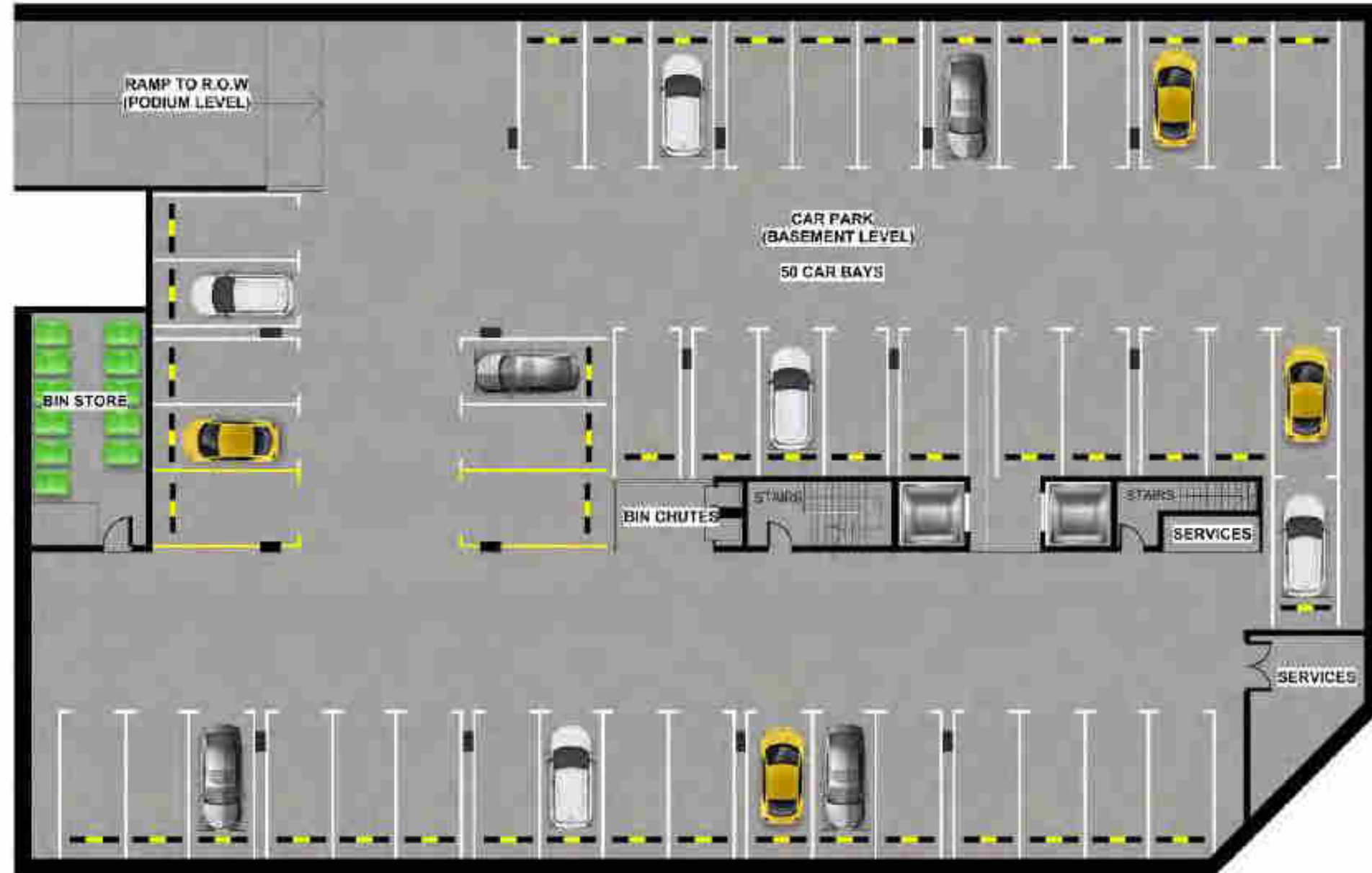
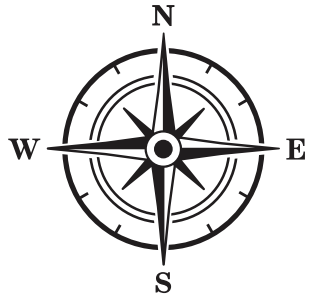
Fresh colours and textures give each apartment a delicate blend of modern sophistication and contemporary finishes, bringing both comfort and style into each space.

The use of stone benchtops throughout, coupled with natural timber-look cabinetry creates a luxurious feel and adds texture and a tactile appearance throughout the apartment.

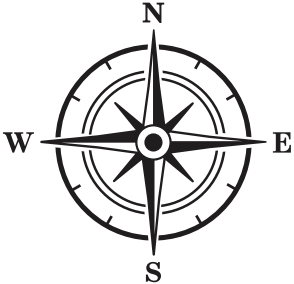
Stunning tiles and wool-blend carpets have been carefully selected to complement any design style.



B A S E M E N T L E V E L



GROUND FLOOR



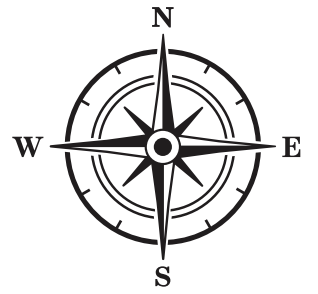
TYPE G 2 BED, 2 BATH, 2 CAR	# G1
INTERNAL AREA	82 m ²
BALCONY AREA	35 m ²
STORE ROOM	5 m ²
TOTAL AREA	122 m²

TYPE G 2 BED, 2 BATH, 2 CAR	# G2
INTERNAL AREA	84 m ²
BALCONY AREA	39 m ²
STORE ROOM	5 m ²
TOTAL AREA	128 m²



ROBERT STREET

TYPICAL FLOOR LEVEL 1



TYPE A	
3 BED, 2 BATH, 2 CAR	# 107
INTERNAL AREA	120 m ²
BALCONY AREA	18 m ²
STORE ROOM	5 m ²
TOTAL AREA	143 m ²

TYPE B	
3 BED, 2 BATH, 2 CAR	# 101
INTERNAL AREA	131 m ²
BALCONY AREA	31 m ²
STORE ROOM	6 m ²
TOTAL AREA	168 m ²

TYPE C	
2 BED, 2 BATH, 1 CAR	# 102
INTERNAL AREA	78 m ²
BALCONY AREA	18 m ²
STORE ROOM	5 m ²
TOTAL AREA	101 m ²

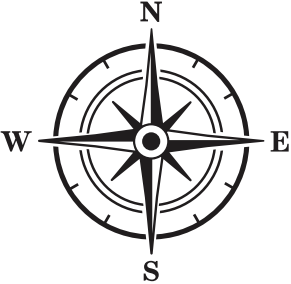


TYPE F	
1 BED, 1 BATH, 1 CAR	# 105 & 106
INTERNAL AREA	54 m ²
BALCONY AREA	16 m ²
STORE ROOM	5 m ²
TOTAL AREA	75 m ²

TYPE E	
2 BED, 2 BATH, 2 CAR	# 104
INTERNAL AREA	93 m ²
BALCONY AREA	20 m ²
STORE ROOM	5 m ²
TOTAL AREA	118 m ²

TYPE D	
3 BED, 2 BATH, 2 CAR	# 103
INTERNAL AREA	122 m ²
BALCONY AREA	29 m ²
STORE ROOM	4 m ²
TOTAL AREA	155 m ²

ROOF TERRACE



PERSONALISED JUST FOR YOU

Our interior designers have prepared two unique colour palettes that reflect the beautiful location and design principles of the building.

Although the very best is standard at Paradiso, there are selected upgrade options to personalise your space.

- Add engineered timber flooring (colours to be Balbao or Del Mar)
- Add Lusso porcelain panel splashback (colour to be Bianco Carrara)
- Add air conditioning to second and third bedrooms
- Hardwired motorised blinds
- Furniture package by Perth Style Co.

LIGHT SCHEME



DARK SCHEME



SPECIFICATIONS & SCHEDULE OF FINISHES

Paradiso has been designed to the highest liveable housing standards. That means comfort, safety and ease of access are core design features that meet the changing needs of residents across their lifetime.

THE EXTERIOR

Powder coated aluminium framed clear glazed windows and flyscreens

Powder coated aluminium framed clear safety glass balustrades

Slip resistant ceramic floor tiles on balconies

Sealed concrete stairs and landings

Slip resistant ceramic floor tiles to above ground courtyards

Remote controlled metal security gates

Landscaped and reticulated gardens

Anodised aluminium lockable letterboxes

External walls are rendered concrete-filled and reinforced blockwork, with lightweight internal lining and insulation

2D aluminium laser cut screen featuring a draping lace masterpiece

ENTRANCE LOBBY

Entrance lobby with tile finish

Air conditioned gymnasium space with mirrored walls and carpet tiles to floors

Air conditioned lounge area with carpet tiles and tiled floors to wet areas

SECURITY

Intercom system for controlling access to the ground floor entrance lobbies

2 remote controls to driveway gates per apartment

Keyless electronic entry to the ground floor lobbies, lift and car park

LIFTS & LIFT LOBBIES

Carpeted lift lobbies

Stainless steel lift doors

Lift interiors finished with tile floors, stainless steel, mirror and handrails

APARTMENT INTERIORS

Apartment partition walls are concrete-filled and reinforced blockwork compliant to BCA requirements

All non structural internal walls are light weight studwork, internal blockwalls that are structural are core filled blockwork

10mm plasterboard over lightweight steel framed partitions

Skim-coat soffit ceilings throughout living and bedrooms with flush plasterboard drop-ceilings to kitchens and bathrooms

Apartment entry doors to be fire rated and finished in semi-gloss paint

Flush panel hollow core door with semi-gloss paint

Mirrored sliding doors to built-in robes complete with shelf and hanging rail

Walk-in robes with shelf and hanging rail

Interior doors featuring designer chrome lever handles

67 x 12mm painted skirting

Carpets to living/dining areas and bedrooms

Store rooms will be carpeted and painted

KITCHEN

Reconstituted stone bench tops

Prefinished boards to cupboards
Soft close drawers and soft closed cupboard doors

Tiled splashback up to 600mm high above cooktops

600mm Fisher & Paykel stainless steel/glass electric under bench oven with induction cooktops & recirculating rangehood (1-bedroom)

900mm Fisher & Paykel stainless steel/glass electric under bench oven with induction cooktops & recirculating rangehood (2 & 3-bedroom)

Sink to be stainless steel one & three quarter bowl with chrome mixer

Fridge recess with water accessibility

Fisher & Paykel integrated dishwasher

600 x 300mm ceramic floor tiles

ENSUITES, BATHROOMS & LAUNDRIES

Reconstituted stone vanity tops with countertop vitreous china basins and coloured prefinished doors to cupboards

Wall face close-coupled vitreous china toilet pan and china cistern

Selected chrome basin mixer and chrome shower rail

Laundry features reconstituted stone vanity tops with inset stainless steel trough and chrome mixer. Chrome washing machine taps provided

Washer dryer combination included

Chrome toilet roll holders and towel rail

Aluminium semi-frameless shower-screens with clear glass door & screen

Mirrors included

300 x 300mm or 600 x 300mm ceramic floor tiles

Full height ceramic wall tiles to bathrooms and ensuites

ELECTRICAL

Smoke alarms included

Fire alarm included

Light fittings included

Power outlets included

Data or telephone outlet to living area

Connection provided to NBN fibre network

Exhaust fans to bathrooms

Individual hot water units to each apartment

Fully ducted air conditioning to living areas and bedroom 1, with optional bedroom 2 and 3 upgrades

W E L C O M E T O P A R A D I S E

A development by:

INGWE CAPITAL GROUP

Ingwe Capital is a boutique property investment and development group located in Perth, Western Australia with an Australian Financial Services Licence.

Ingwe Capital Pty Ltd (ACN 165 492 955) As Trustee For Ingwe Capital Unit Trust (ABN 26 515 991 510) will develop the project as development manager under the terms of a development management agreement entered into with Ingwe Capital Management Pty Ltd.

Ingwe Capital Management Pty Ltd (ACN 622 044 713) is a corporate authorised representative (No 1267596) of Australasia Financial Services Ltd (AFSL 432787) and is the appointed trustee of Henley Investment Trust (ABN 89 189 819 400).



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