

# GLORIA APARTMENTS

INNALOO





# GLORIA APARTMENTS

I N N A L O O

SPACIOUS BOUTIQUE APARTMENT LIVING



# INSPIRED AND ELEGANT

Spacious apartments with natural light  
and warmth for affordable prices.

With respect to classical proportions, the architecture is deeply rooted in modernist design principles. The facade is commanding yet inherently elegant, blending in seamlessly with an iconic residential character while presenting an inspired and unique apartment offering. Exhibiting clean lines that imbue the building with robust, horizontal quality, the facade is comprised of two symmetrical wings that extend out from a central foyer area.





# GLORIA APARTMENTS

I N N A L O O

A BOUTIQUE DEVELOPMENT  
OF ONLY 28 SPACIOUS  
1 AND 2 BEDROOM APARTMENTS

For more information or to make  
an appointment please contact  
**Chad Toquero** on **+61 (0) 423 772 200**





A BOUTIQUE DEVELOPMENT  
OF SPACIOUS APARTMENTS  
CLOSE TO TRANSPORT,  
SHOPPING CENTRES, AND  
SCARBOROUGH BEACH.

Locating you perfectly for a life with no compromise like no other.





# LOCATION AND LIFESTYLE

Gloria provides a brand new accommodation in Innaloo, perfectly positioned within close proximity to Westfield Innaloo Shopping centre and offers easy access to The Mitchell Freeway.

With its cosmopolitan lifestyle and proud history, the suburb of Innaloo is a friendly, multicultural community. Infusing even more vibrancy into the surrounding area, these stunning apartments are perfectly placed.



PERTH CBD

CINEMA

IKEA & SHOPPING  
PRECINCT

WESTFIELD

STIRLING  
TRAIN & BUS  
STATION

**GLORIA  
APARTMENTS**

INNALOO



# LOCATION

## PARKS AND OPEN SPACE

- 1 Fryer Park
- 2 Birrale Loop Reserve
- 3 Birrale Reserve
- 4 Bradley Reserve Playground
- 5 Millet Park
- 6 Scarborough Reserve
- 7 Scarborough Beach
- 8 Jackadder Lake Reserve
- 9 Abbett Park Reserve
- 10 Lake Gwelup Reserve

## EDUCATION

- 1 St Mary's Anglican Girls' School
- 2 Hale School
- 3 Churchlands Senior High School

## ENTERTAINMENT

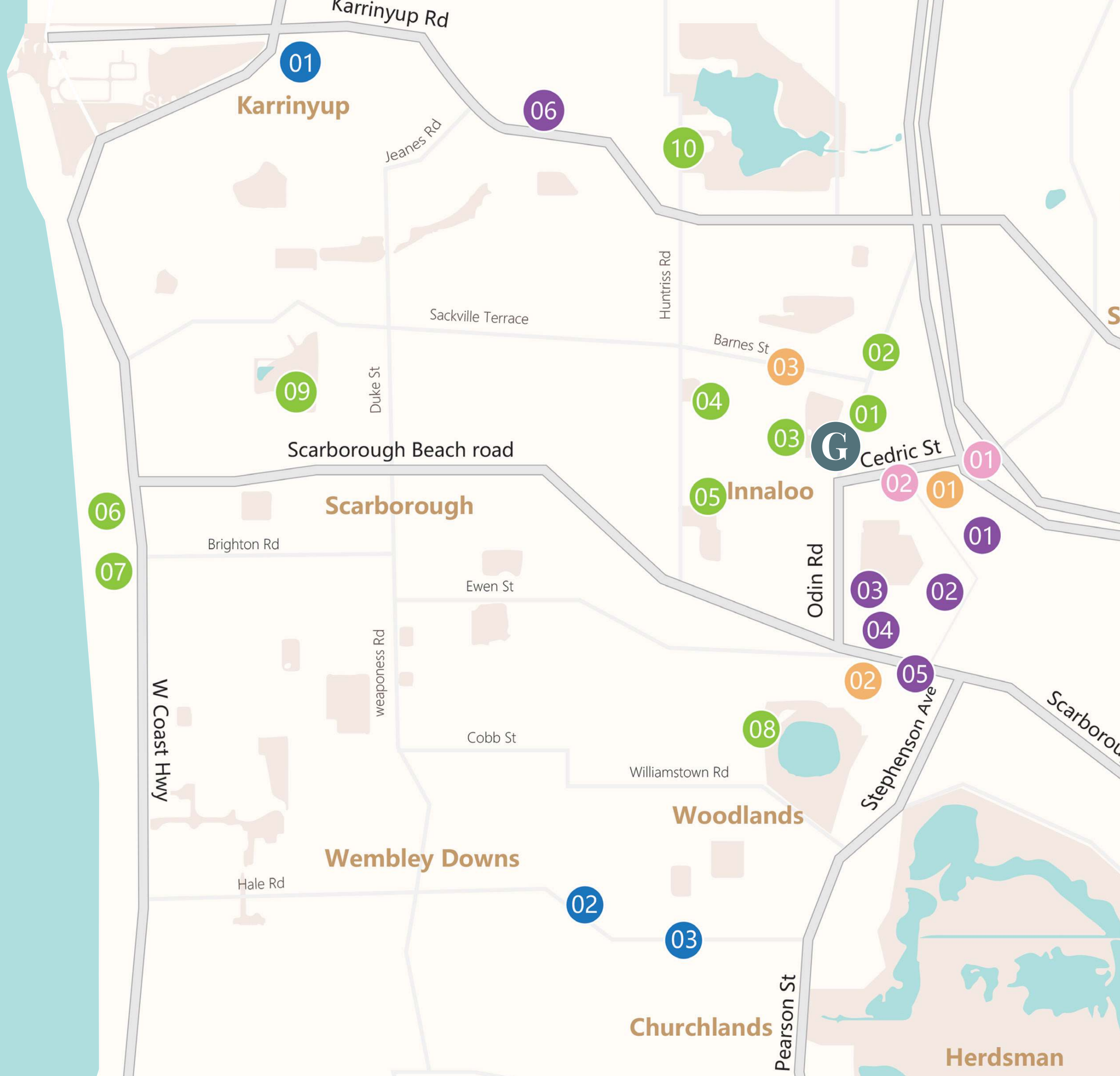
- 1 Tassels Place Bar & Bistro
- 2 Event Cinemas Innaloo
- 3 The Saint George Hotel

## TRANSPORT

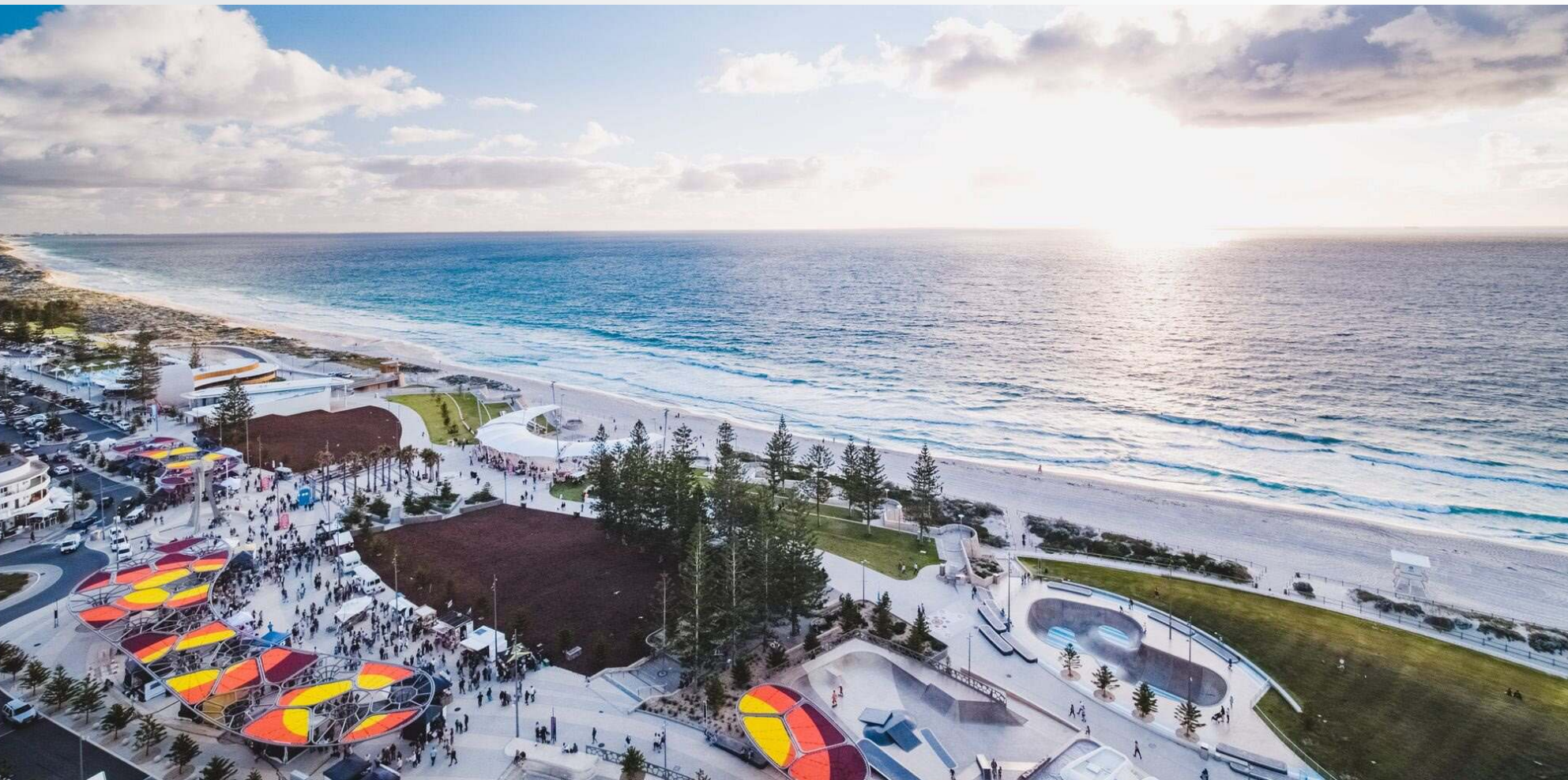
- 1 Stirling Train Station
  - 2 Cedric St Before Ellen Stirling Bvd Bus Stop
- Bus route: Route 421, 403, 410, 999, 990

## RETAIL

- 1 IKEA
- 2 Spudshed
- 3 Westfield Innaloo
- 4 Seafresh Fish Markets
- 5 Spotlight Innaloo
- 6 Karrinyup Shopping Centre







Scarborough Beach is a popular and important recreation area. Rendezvous Hotel Perth on the Esplanade is another of Scarborough's landmarks. Rendezvous is a prominent high-rise development that attracts a substantial number of tourists and also offers a range of employment opportunities. The resort is the only high-rise 5-star hotel development along the coast of Western Australia.







CINEMA



SHOPPING CENTRE

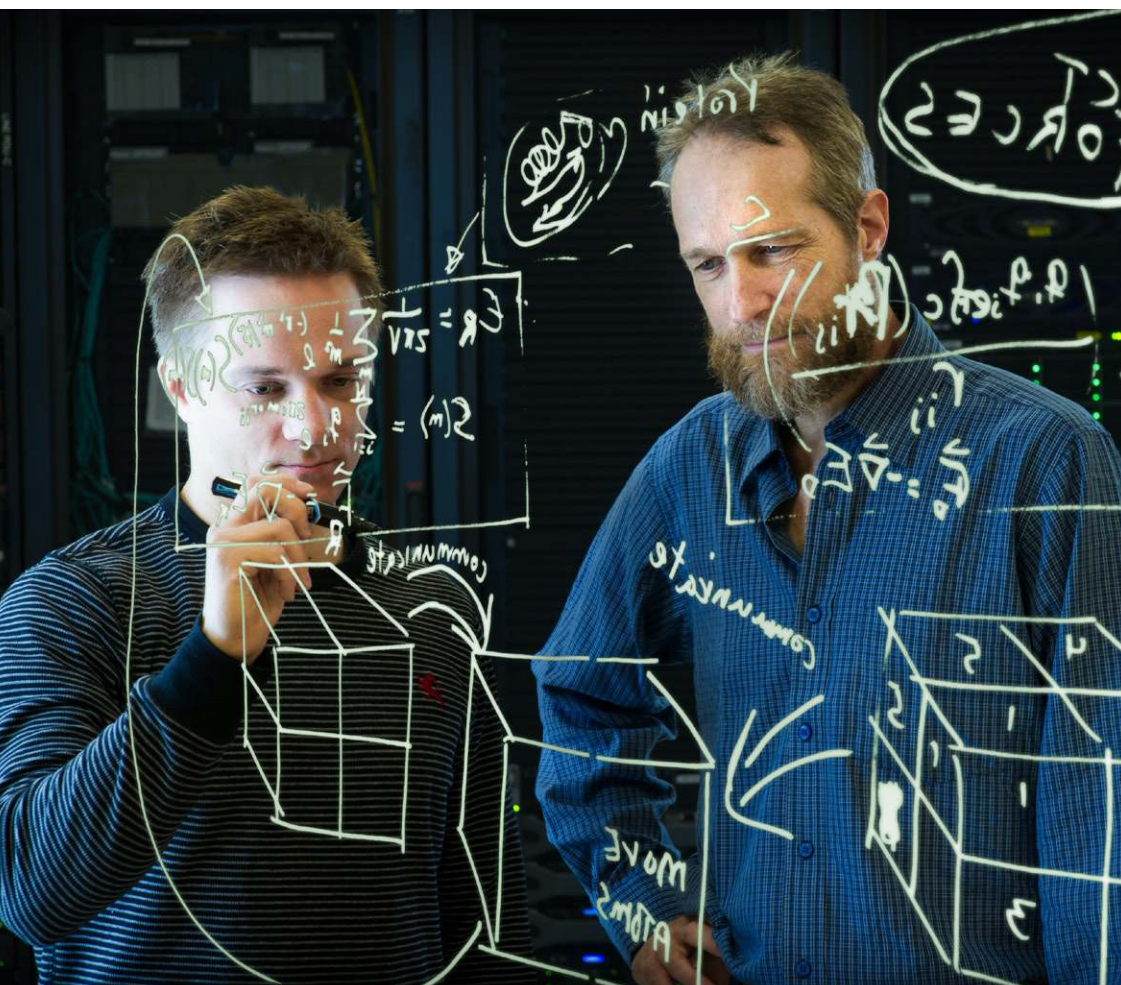




# SCHOOLS

Not only do you have world class shopping and facilities at your door but you will also have access to some of Perth's best schools. Churchlands Senior High School is only 2.7kms away and in the catchment area. Private schools such as Hale School are only 2.8kms away providing easy access from Gloria Apartments.

Hale School is consistently ranked as one of the top 10 schools in Western Australia, with outstanding academic results. It's focus is on the particular needs of boys and how they learn best.







# AN INSPIRED AND UNIQUE APARTMENT OFFERING

Each ground floor apartment features its own private courtyard, surrounded by an oasis of thriving vegetation. This will create a sense of tranquillity whilst providing a spectacular green outlook to the living area. The large paved patio offers the perfect setting for an alfresco dinner party, or simply a place to unwind and connect with nature.











# AN OUTSTANDING DESIGN IN AN ENVIABLE LOCATION

Every apartment features high quality European kitchen appliances by Bosch with heating and cooling split cycle systems, making open plan living sophisticated and as comfortable as possible. The dining and living areas have been well designed and perfectly suit the location, and entertaining of guests.



# QUALITY

Every aspect of the design, and every detail of construction comes down to delivering exceptional value for money.

# FACILITIES

Each apartment is planned as your home. Relax and entertain. Ground floor apartments have private courtyards. Upper floor apartments enjoy a terrific balcony off the living room.

- Card controlled security
- Secure car undercover car parking
- Ample storage for lifetime of belongings

# LIVEABILITY

With the focus on liveability in each apartment – space has not been spared. Each apartment is designed to facilitate lifestyle and peace of mind.

# MODERN FIT OUT

Each colour scheme and apartment fit out has been carefully crafted by a talented and experienced interior designer.





*Image contains optional upgrades.*

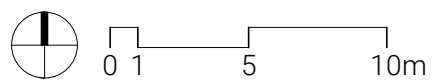
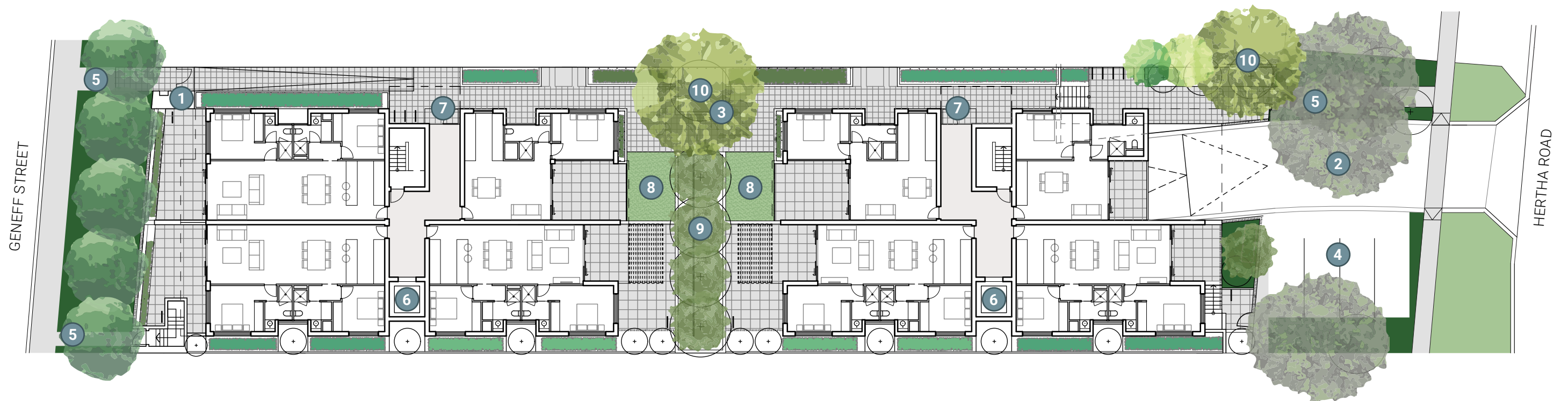


# GLORIA APARTMENTS

INNALOO

## LEGEND

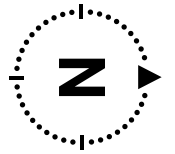
- |   |                                  |    |                       |
|---|----------------------------------|----|-----------------------|
| 1 | Letter boxes and intercom        | 6  | Coded Lift            |
| 2 | Ramp to Basement Carpark         | 7  | Secure Entry Foyer    |
| 3 | Bench Seating                    | 8  | Parklet grassed areas |
| 4 | Visitor parking                  | 9  | Chinese Elm trees     |
| 5 | Feature paved path to apartments | 10 | Feature Ponciana tree |





# GLORIA APARTMENTS

INNALOO



Level G

## TYPE 1A

One Bedroom, One Bathroom, One Carbay

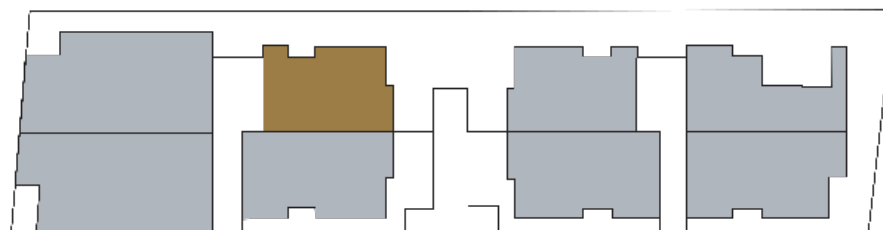
Architectural Area: 63m<sup>2</sup>

Balcony: 20m<sup>2</sup>

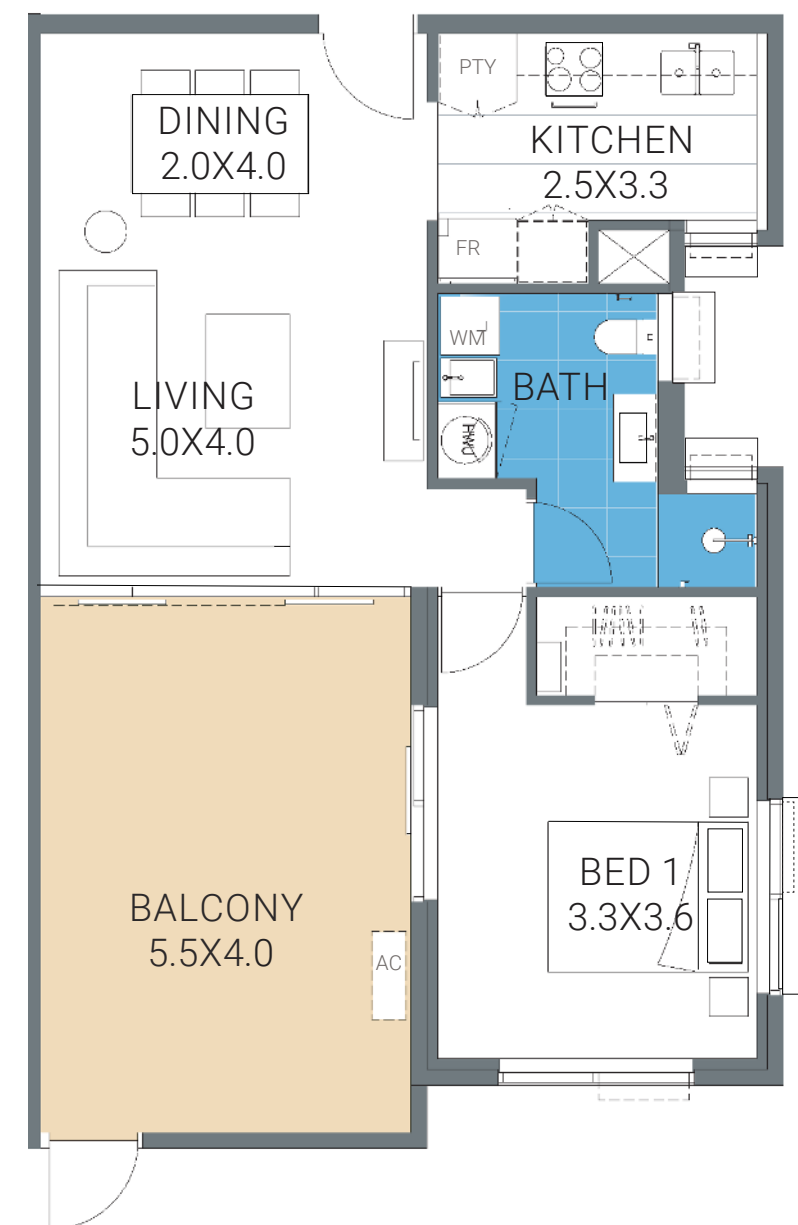
---

Total: 83m<sup>2</sup>

Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



The information in this brochure should be used as a guide only. Plans, photos, and images are for illustrative purposes only and do not constitute a representation, term, or condition with respect to any contract or offer to purchase. While the seller believes that the floor plans are accurate at time of publication, information is subject to change and the seller disclaims any liability for any loss or damage which may arise from any person or party acting in reliance upon these plans.





# GLORIA APARTMENTS

INNALOO

## TYPE 1B

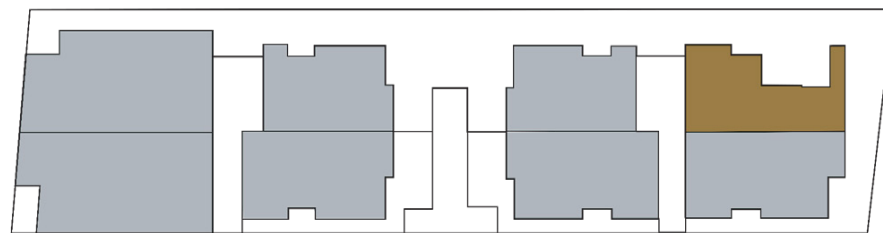
One Bedroom, One Bathroom, One Carbay

Architectural Area: 63m<sup>2</sup>

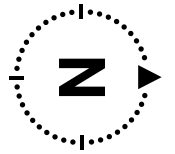
Balcony: 20m<sup>2</sup>

Total: 83m<sup>2</sup>

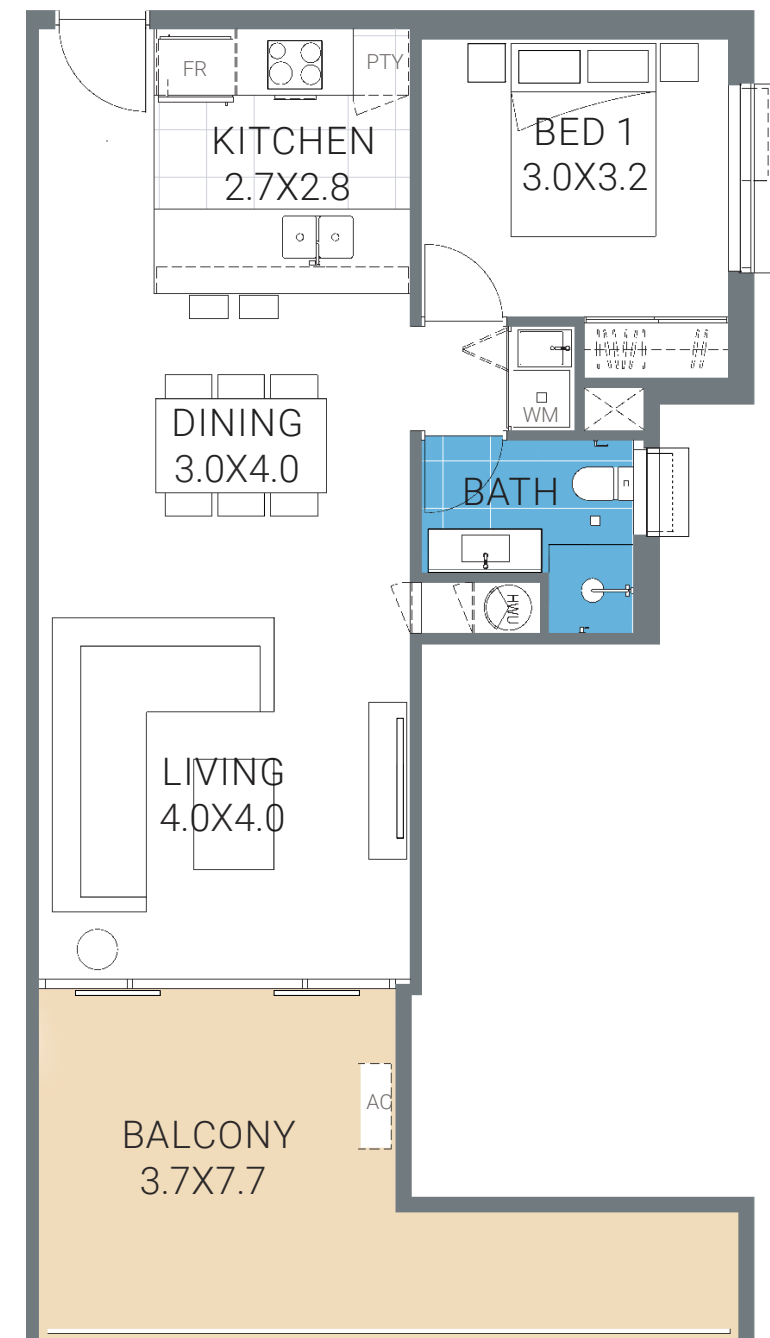
Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



The information in this brochure should be used as a guide only. Plans, photos, and images are for illustrative purposes only and do not constitute a representation, term, or condition with respect to any contract or offer to purchase. While the seller believes that the floor plans are accurate at time of publication, information is subject to change and the seller disclaims any liability for any loss or damage which may arise from any person or party acting in reliance upon these plans.



Level G





# GLORIA APARTMENTS

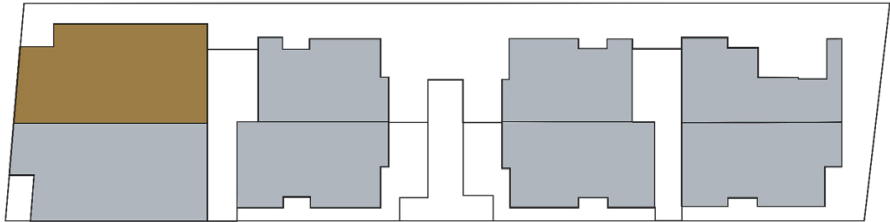
INNALOO

## TYPE 2A

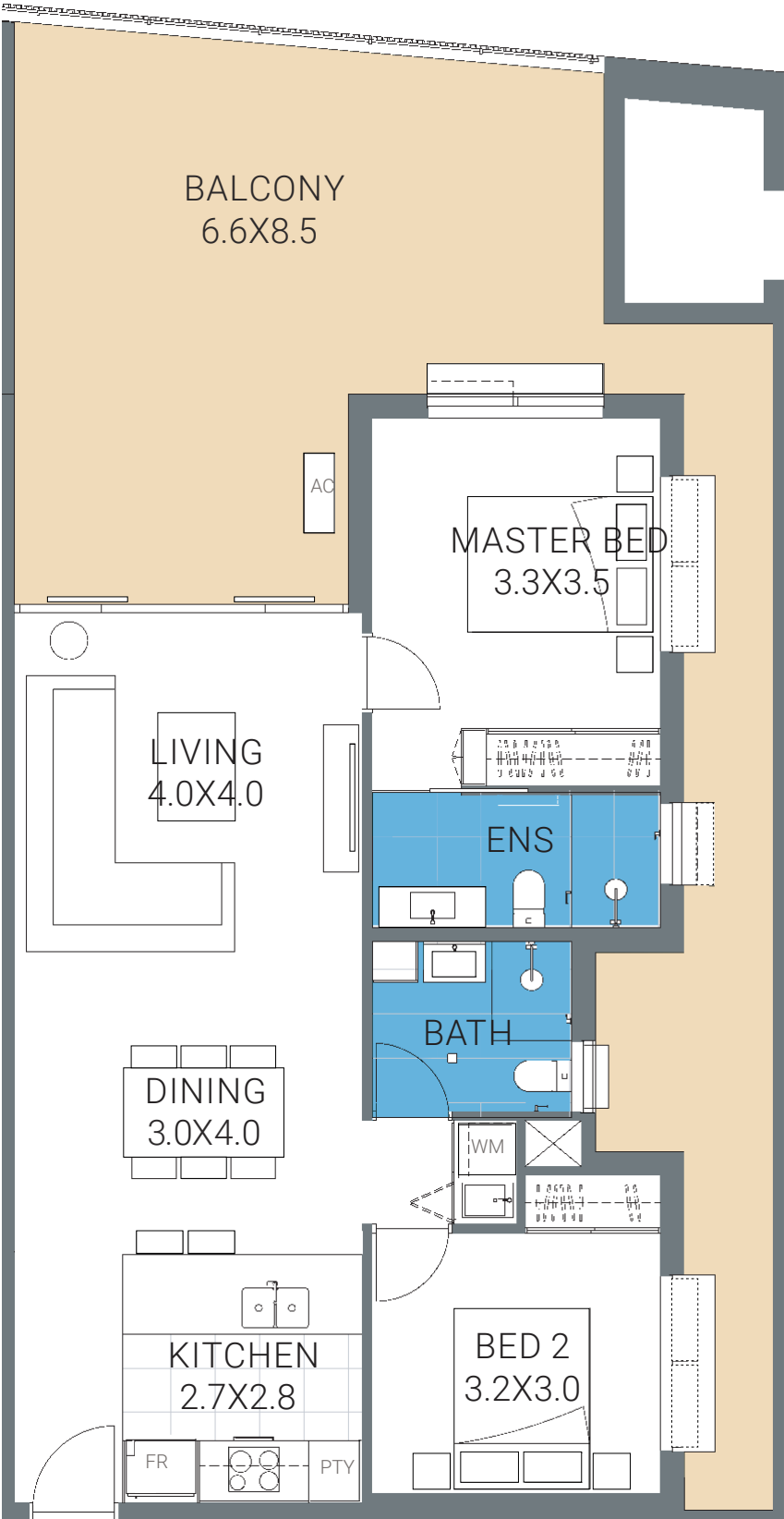
Two Bedroom, Two Bathroom, One Carbay

	Ground	Upper
Architectural Area:	85m <sup>2</sup>	85m <sup>2</sup>
Balcony:	52m <sup>2</sup>	15m <sup>2</sup>
<hr/>		
Total:	137m <sup>2</sup>	100m <sup>2</sup>

Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



The information in this brochure should be used as a guide only. Plans, photos, and images are for illustrative purposes only and do not constitute a representation, term, or condition with respect to any contract or offer to purchase. While the seller believes that the floor plans are accurate at time of publication, information is subject to change and the seller disclaims any liability for any loss or damage which may arise from any person or party acting in reliance upon these plans.





# GLORIA APARTMENTS

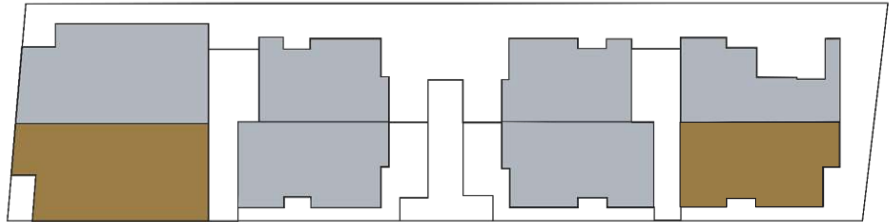
INNALOO

## TYPE 2A(M)

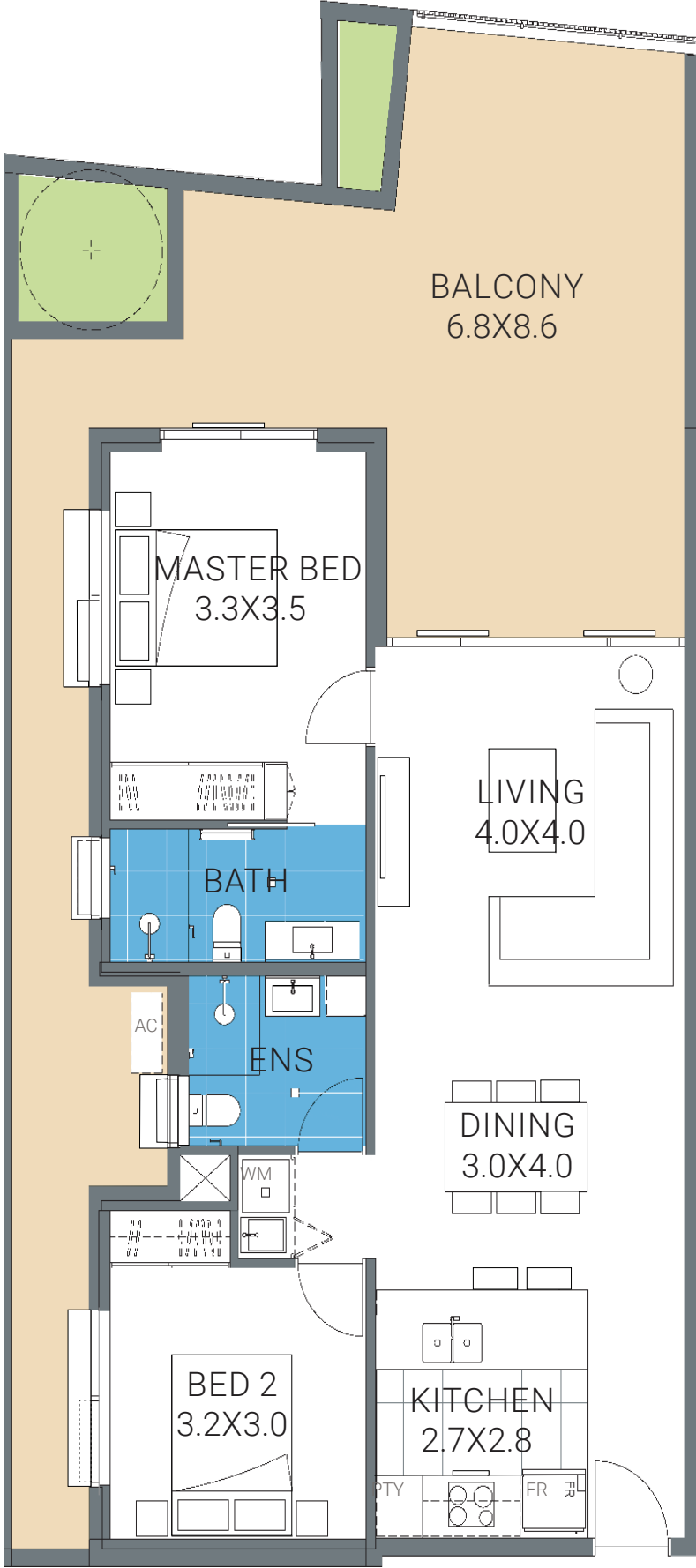
Two Bedroom, Two Bathroom, One Carbay

	Ground	Upper
Architectural Area:	85m <sup>2</sup>	85m <sup>2</sup>
Balcony:	56m <sup>2</sup>	15m <sup>2</sup>
<hr/>		
Total:	141m <sup>2</sup>	100m <sup>2</sup>

Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



The information in this brochure should be used as a guide only. Plans, photos, and images are for illustrative purposes only and do not constitute a representation, term, or condition with respect to any contract or offer to purchase. While the seller believes that the floor plans are accurate at time of publication, information is subject to change and the seller disclaims any liability for any loss or damage which may arise from any person or party acting in reliance upon these plans.





# GLORIA APARTMENTS

INNALOO

## TYPE 2B

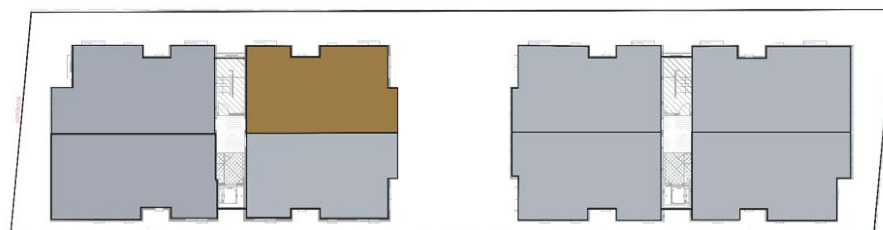
Two Bedroom, Two Bathroom, One Carbay

Architectural Area: 85m<sup>2</sup>

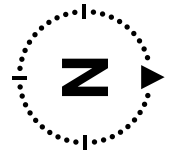
Balcony: 11m<sup>2</sup>

Total: 96m<sup>2</sup>

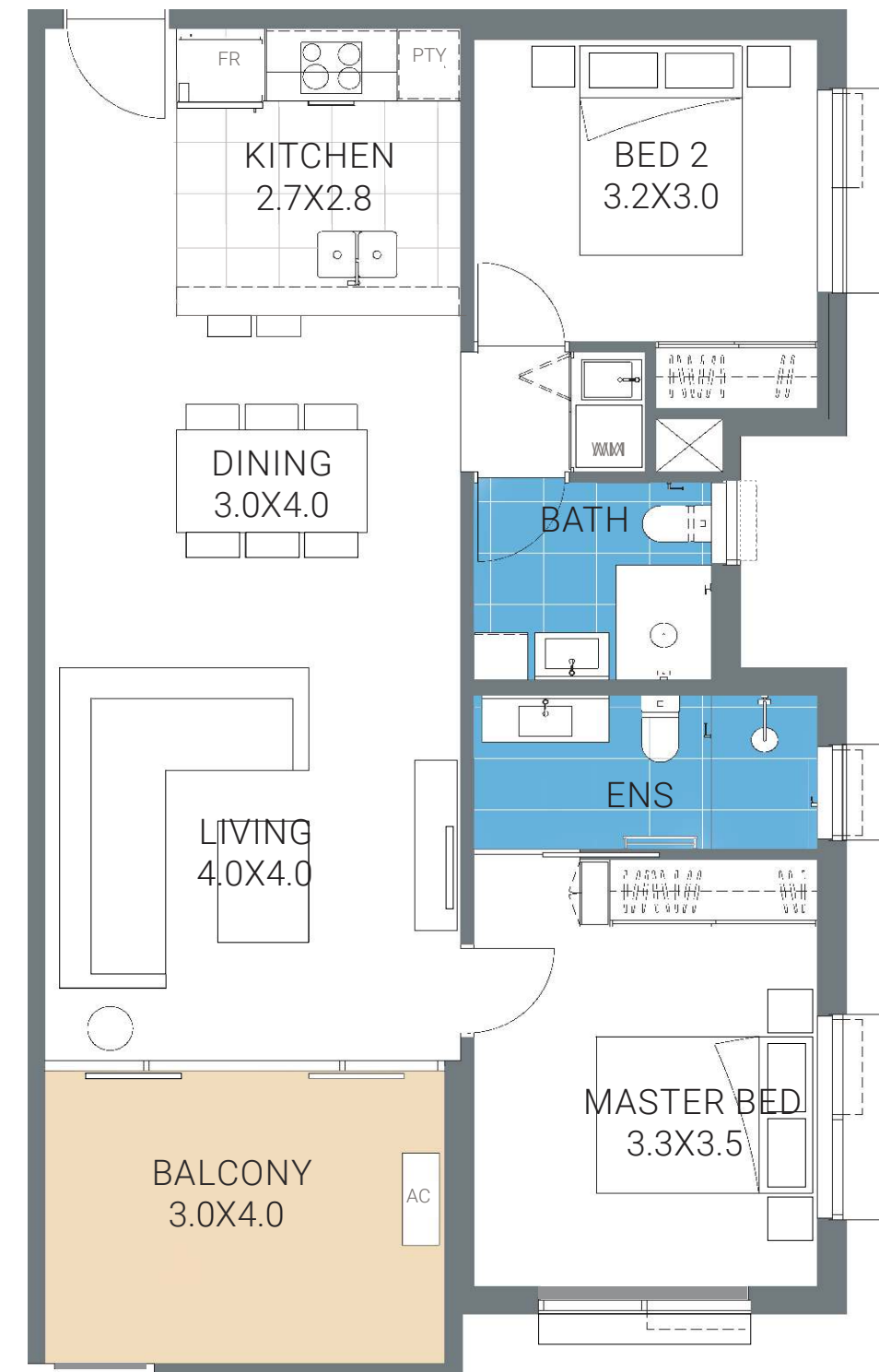
Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



The information in this brochure should be used as a guide only. Plans, photos, and images are for illustrative purposes only and do not constitute a representation, term, or condition with respect to any contract or offer to purchase. While the seller believes that the floor plans are accurate at time of publication, information is subject to change and the seller disclaims any liability for any loss or damage which may arise from any person or party acting in reliance upon these plans.



Level 1





# GLORIA APARTMENTS

INNALOO

## TYPE 2B(M)

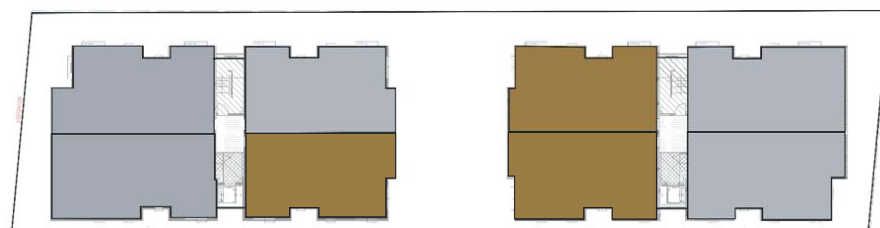
Two Bedroom, Two Bathroom, One Carbay

Architectural Area: 85m<sup>2</sup>

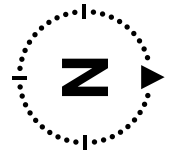
Balcony: 11m<sup>2</sup>

Total: 96m<sup>2</sup>

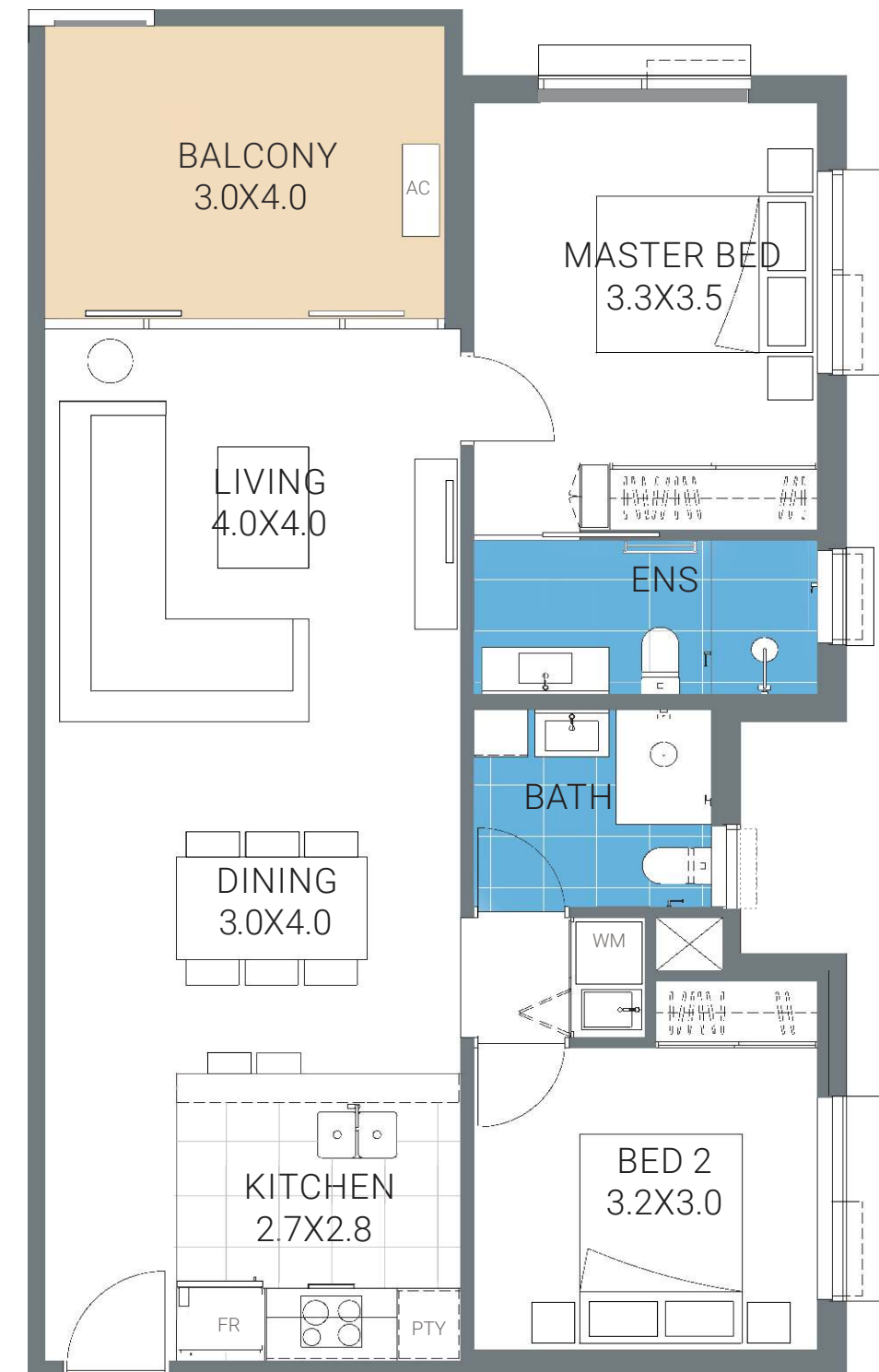
Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



The information in this brochure should be used as a guide only. Plans, photos, and images are for illustrative purposes only and do not constitute a representation, term, or condition with respect to any contract or offer to purchase. While the seller believes that the floor plans are accurate at time of publication, information is subject to change and the seller disclaims any liability for any loss or damage which may arise from any person or party acting in reliance upon these plans.



Level 1





# GLORIA APARTMENTS

INNALOO

## TYPE 2C

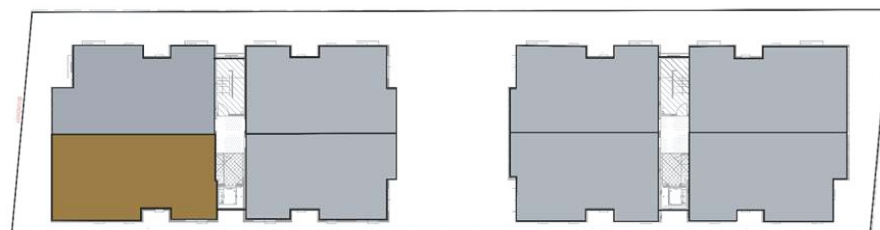
Two Bedroom, Two Bathroom, One Carbay

Architectural Area: 85m<sup>2</sup>

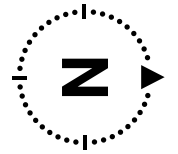
Balcony: 20m<sup>2</sup>

Total: 105m<sup>2</sup>

Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



The information in this brochure should be used as a guide only. Plans, photos, and images are for illustrative purposes only and do not constitute a representation, term, or condition with respect to any contract or offer to purchase. While the seller believes that the floor plans are accurate at time of publication, information is subject to change and the seller disclaims any liability for any loss or damage which may arise from any person or party acting in reliance upon these plans.



Level 2





# GLORIA APARTMENTS

INNALOO

## TYPE 2C(M)

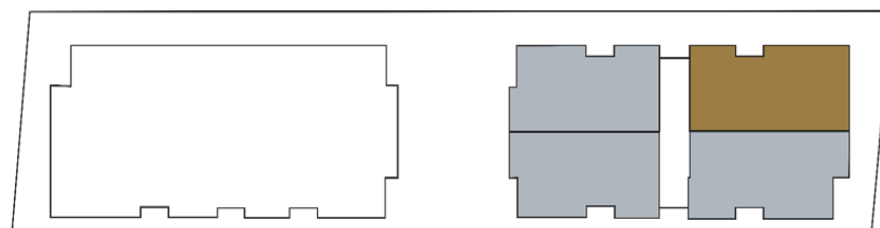
Two Bedroom, Two Bathroom, One Carbay

Architectural Area: 85m<sup>2</sup>

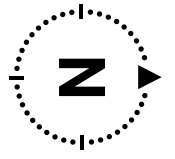
Balcony: 20m<sup>2</sup>

Total: 105m<sup>2</sup>

Areas subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



The information in this brochure should be used as a guide only. Plans, photos, and images are for illustrative purposes only and do not constitute a representation, term, or condition with respect to any contract or offer to purchase. While the seller believes that the floor plans are accurate at time of publication, information is subject to change and the seller disclaims any liability for any loss or damage which may arise from any person or party acting in reliance upon these plans.



Level 3



# SPECIFICATION



DISCLAIMER: The information above should be used as a guide only. The Seller and companies related to it and its Agents do not warrant the accuracy of the information or illustrations and do not accept any liability for any error or discrepancy in that information. While the Seller believes that the floor plans and specifications are accurate at time of publication, information is subject to change and The Seller disclaims any liability for any loss or damage which may arise from any person or party acting in reliance upon this information.



## KITCHEN:

**Kitchen Cupboards:** Moisture resistant MDF with high gloss finish. Soft close doors and hinges.

**Benchtop:** Reconstituted stone.

**Oven:** Bosch 600mm builtin oven.

**Cooktop:** Bosch 600mm black ceramic cooktop.

**Rangehood:** Bosch 600mm rangehood, ducted to exterior.

**Sink:** Double bowl, stainless steel.

**Taps:** Designer mixer. Chrome finish.

**Splashback:** Colourback glass. Refer to colour scheme.

## LAUNDRY:

**Laundry Trough:** Stainless steel trough with cabinet.

**Taps:** Single lever mixer. Chrome finish.

**Tumble dryer:** Wall mounted dryer included.

## BATHROOMS:

**Basin:** Bench mounted or wallhung china basin.

**Toilet Suite:** Wall faced suite with a soft close lid.

**Taps:** Designer mixer. Chrome finish.

**Shower screen:** Semi frameless toughened glass.

**Shower set:** Chrome shower head and rail with chrome wall mixer.

## FLOOR:

**Living areas:** French Oak Timber flooring with compliant acoustic underlay.

**Kitchen:** Porcelain tiles.

**Bathroom:** Porcelain tiles.

**Bedroom/study:** Quality plush pile carpet.

## WALLS:

**Inter-tenancy walls:** Concrete or AFS (Architectural Framing System).

**Internal walls:** Painted walls. Tiled splashback.

**Laundry:** Painted moisture resistant plasterboard. Tiled splashback.

**Bathroom:** Semi height porcelain wall tiles.

## SECURITY SYSTEM:

**Apartment access:** Audio intercom and access control system.

**Foyer/lift access:** Proximity card access control system.

**Car park:** Remote control system.

## DOORS AND WINDOWS:

**Entry Doors:** Self-closing fire rated solid core timber door.

**Internal doors:** Painted hollow core timber door.

**Built-in robes:** Mirrored sliding doors. Completed with shelf and hanging rail.

**Skirting:** Painted MDF skirting.

## ELECTRICAL:

**Light fittings:** Recessed LED downlights provided to living, dining, kitchen, bathrooms and ensuites. Ceiling surface mounted lights to bedrooms.

**TV/Foxtel:** Master antenna; Foxtel cabling to each apartment.

**Data points:** One to two per apartment.

**Telephone points:** Provided to selected locations.

**NBN:** Connected to NBN fibre network in accordance with the prevailing government policy at the time of implementation.

**Hot water system:** Electric instant hot water system.

**Air conditioning:** Reverse cycle split system provided to living and all bedrooms.



# GLORIA APARTMENTS

INNALOO

GLORIAAPARTMENTS.COM.AU

For more information or to make  
an appointment please contact  
**Chad Toquero** on **+61 (0) 423 772 200**

