

Resident Handbook

Welcome to *Rivière by Aria*

ARIA



Building Facade

Rivière by Aria

For all Rental and Inspection enquiries please contact

Rivière by Aria Building Management
M 0404 520 228 | manager@rivierebyaria.com.au



Ashleigh Sica
Building Manager



Building Facade



Residents' Rooftop Pool



Building Entry

Building Overview

Carparks per Apartment	1 per apartment
Total Visitor Carparks	14
Total Storeys	12
Total Apartments	124
Total 1 Bedroom 1 Bathroom Apartments	10
Total 2 Bedroom 2 Bathroom Apartments	60
Total 2 Bedroom 2 Bathroom + MPR Apartments	11
Total 3 Bedroom 2 Bathroom Apartments	30
Total 3 Bedroom 2.5 Bathroom Apartments	11
Total Penthouse Apartments	2

Communal Facilities

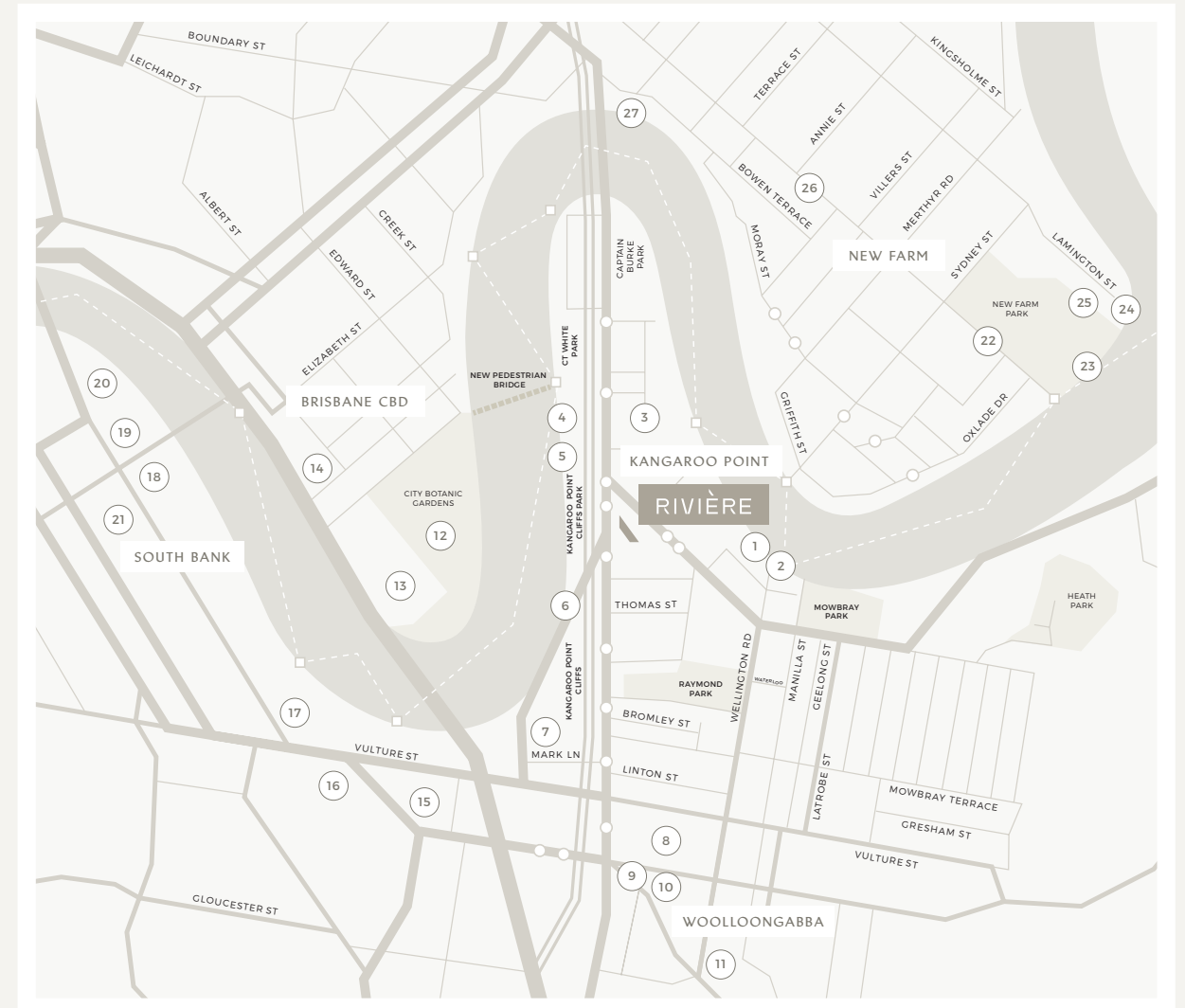
Ground Floor

- Entry Garden
- Residents' Lobby
- Nature Walk
- Play Space and Barbecue Area
- Butterfly Walk
- Private Theatre Room
- Residents' Wine Cellar
- Aria Living Management

Rooftop Club

- Rooftop Infinity Pool
- Residents' Wine Bar & Lounge
- Private Dining Room
- Meadow and Picnic Area
- Fitness Centre
- Magnesium Bath

Location



- 1** Brisbane River Walk **2** Mowbray Park Ferry Terminal **3** Dockside Precinct **4** St Vincent's Private Hospital **5** Brisbane River Art Trail
6 Kangaroo Point Cliffs **7** St Joseph's Primary School **8** The Gabba Stadium **9** 1889 Enoteca **10** Pearl Cafe **11** The Brown Dog Cafe
12 City Botanic Gardens **13** QLD University of Technology **14** Queen's Wharf Casino Precinct **15** Mater Hospital Precinct
16 Lady Cilento Children's Hospital **17** South Bank Dining Precinct **18** QLD Performing Arts Centre **19** QLD Museum
20 GOMA - Queensland Art Gallery **21** Brisbane Convention Centre and Exhibition Centre **22** New Farm Bowls Club
23 New Farm River Walk **24** Brisbane Power House **25** Moonlight Cinemas **26** New Farm Six Cinemas **27** Howard Smith Wharves



Common Areas

Residents' Lobby [Ground Floor]

- 6m high lobby
- Green garden oasis with breeze block detailing
- Home office space for residents
- Parcel and Mail Room
- Tea and coffee facilities



Residents' Barbecue Area, Play Space and Butterfly Walk [Ground Floor]

Dedicated play space for children

Barbecue available for residents' to use

Outdoor seating

Native planting selections to attract local butterflies

Beehive established to supply honey onsite for residents



Residents' Private Theatre Room [Ground Floor]

Built in seating and lounging for 8 people
150 inch projector for residents to utilise
Foxtel, Apple TV and Netflix ready
Bookable area for private use



Residents' Wine Cellar [Ground Floor]

Built in sink and dishwasher for residents to enjoy a tasting amongst family and friends
Cellar storage available for residents
Temperature controlled room



Residents' Rooftop Club
[Level 13]

Stunning views across Brisbane CBD
Rooftop Infinity Pool and Sun Lounges
Residents' Private Dining Room
Day Bed and Lounging Area
Rooftop Plunge Pool
Fitness Centre



Residents' Private Dining Room [Level 13]

Commercial grade kitchen

Private garden / terrace space

Expansive views over Brisbane

Available for bookings [Seating for 10 people]

Fully equipped with cutlery, utensils and cooking inventory



Fitness Centre [Level 13]

Complimentary group yoga and personal training

Commercial grade Technogym Equipment:

- 2 x bikes, 1 x reclined bike
- 2 x treadmills
- 2 x elliptical
- 1 x dual pulley machine



Meadow and Picnic Area [Level 13]

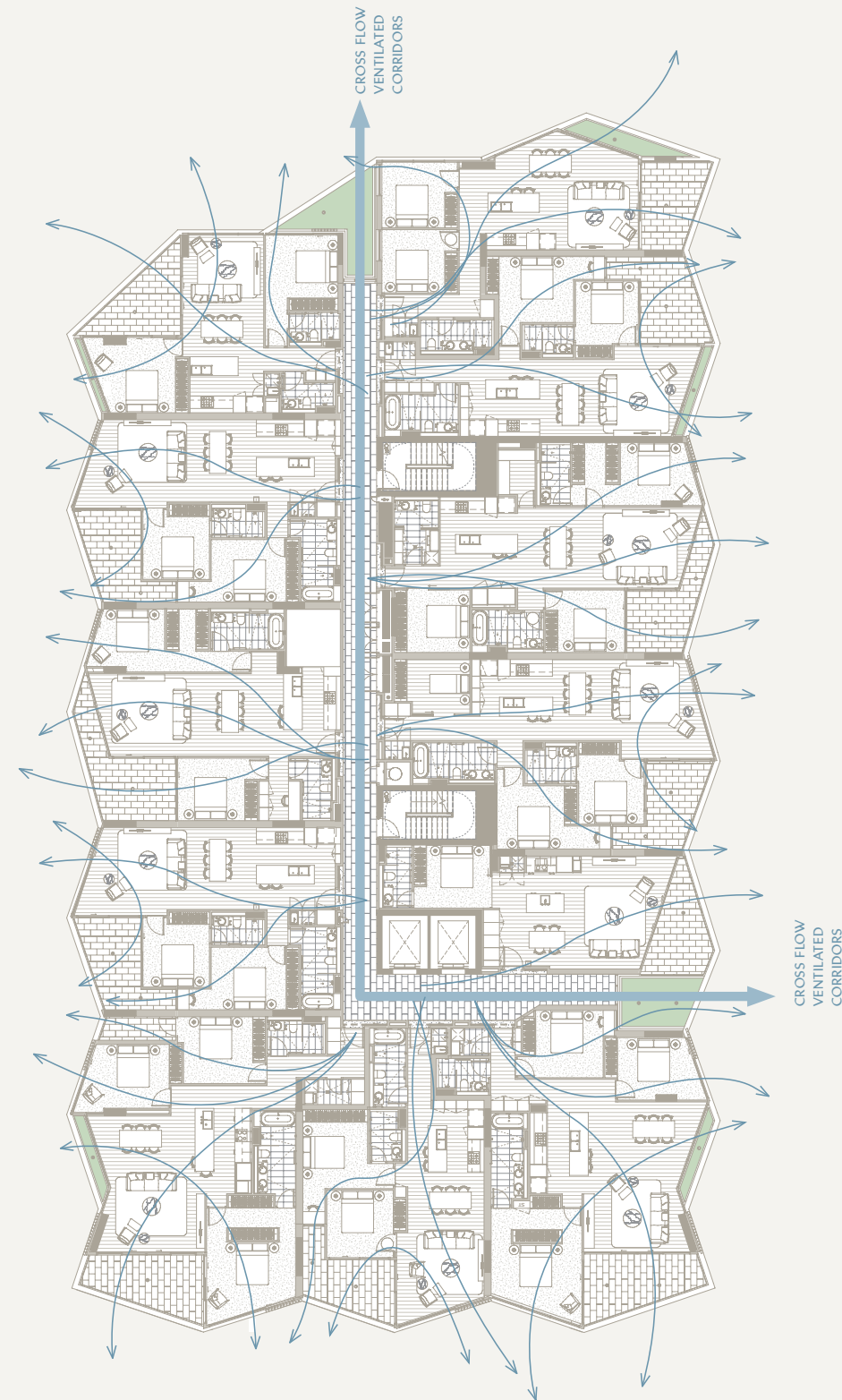
Picnic rugs and lawn games for resident use
Stunning views of Brisbane skyline and beyond
2 Outdoor Barbecue Areas



Magnesium Pool
[Level 13]

Adjoining Fitness Centre
Hot Magnesium Pool
Outdoor shower

Residences



Cross Flow Ventilation & Apartment Entry

First project in Australia to incorporate architecturally designed security screen doors
 Reduces power consumption, air-conditioning reliance and provides better apartment comfort
 Automated louvres to ends of lobbies connected to weather vein



Apartment Internals Living & Dining

2.7m high ceilings

Ducted air-conditioning, double-sided kitchens

Plasterboard ceilings, double-glazed windows and sliding doors

Picture hanging rails, two toned paint work, timber floors to living spaces



Apartment Internals Kitchen

Double-sided entertainer's kitchen
Miele European appliances, recessed fridge nook
Display shelving and storage
Terrazzo Stone Benchtops



Apartment Internals Bathroom

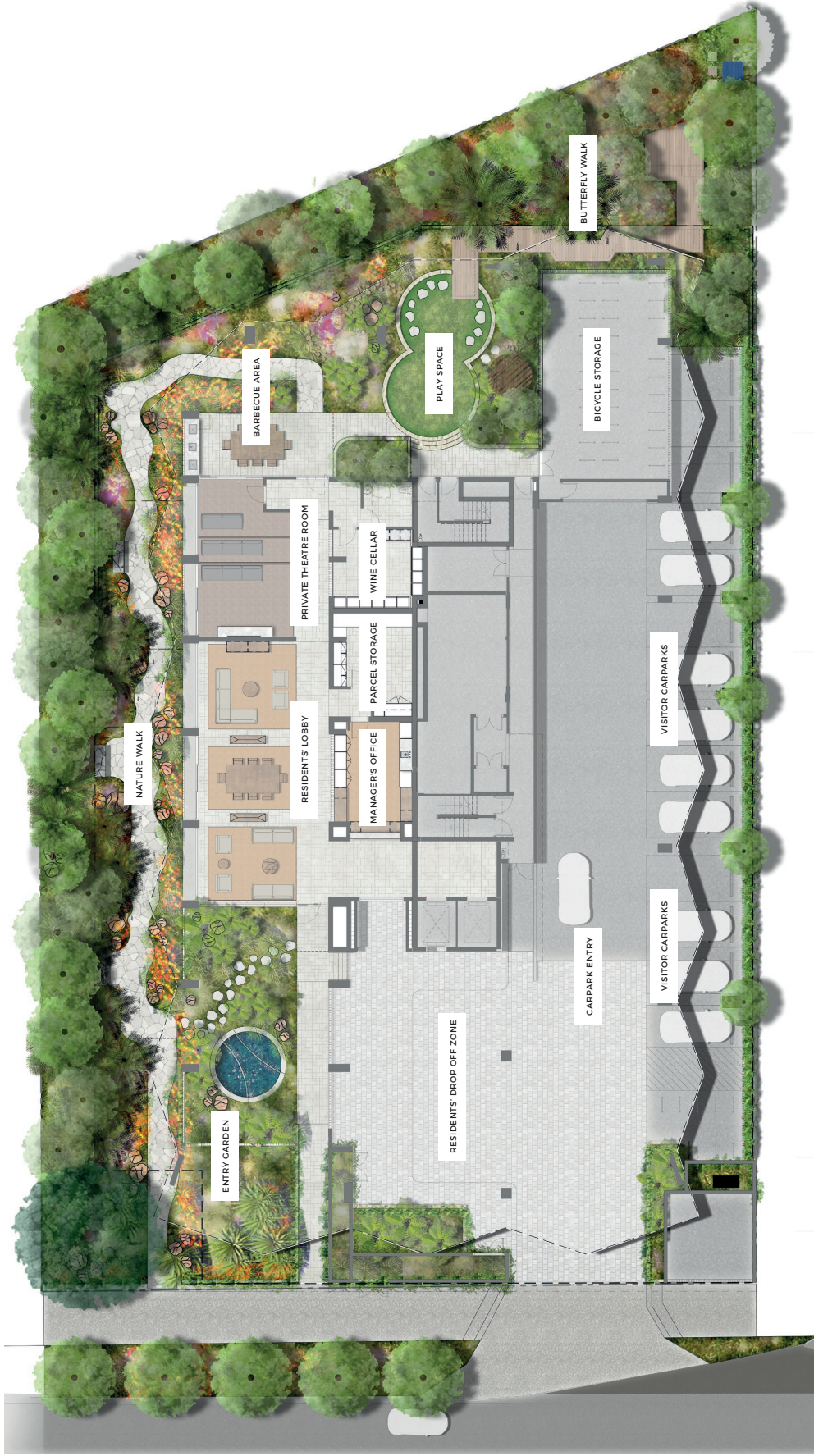
Recessed storage shelf plus under vanity storage
Minimalist materials and colour palette
Bath tubs to select apartments
Mirrored storage cabinet



Floor Plans

THE RETREAT [Ground Floor]

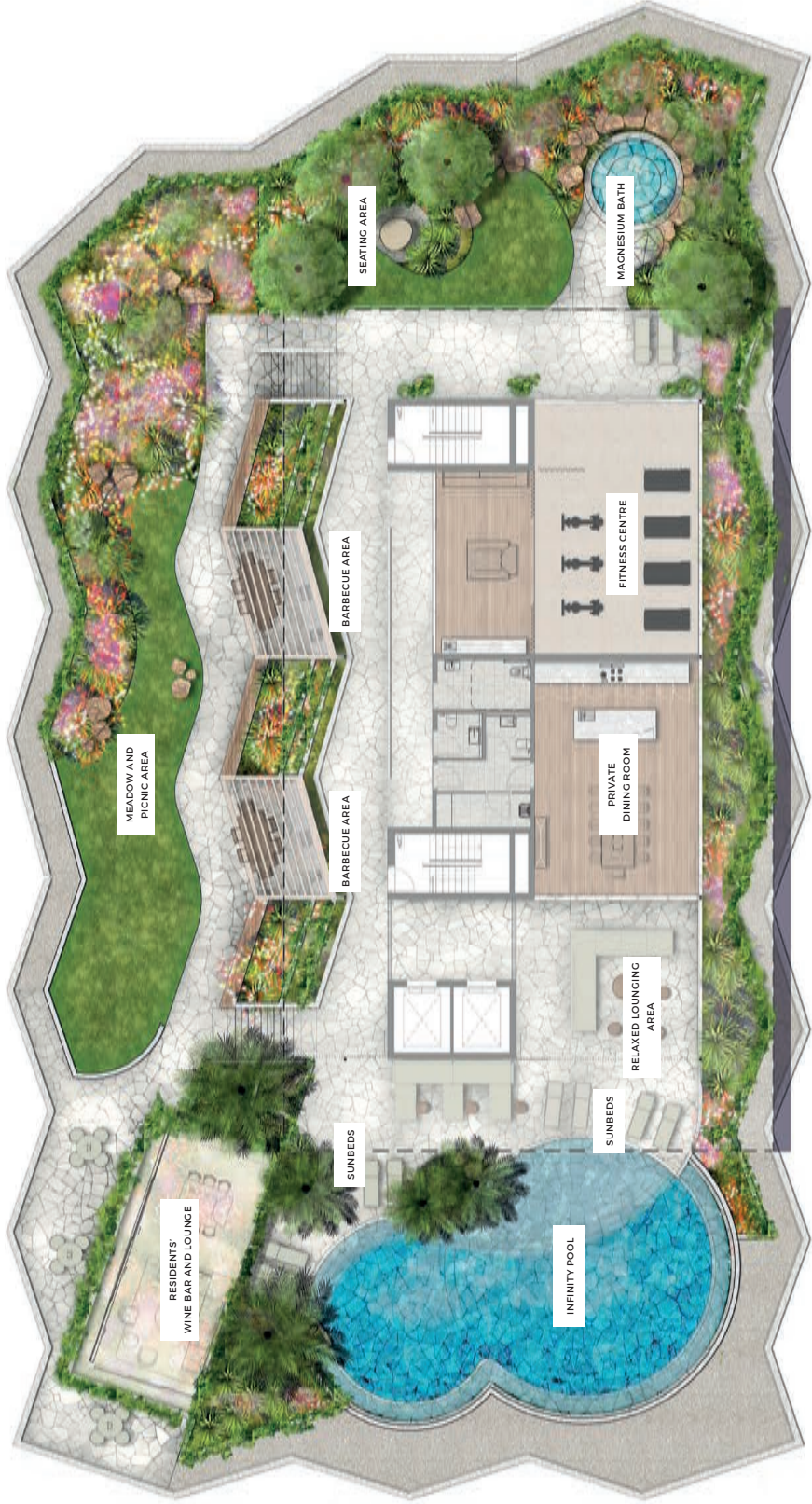
Total Retreat Area – Approx. 845m²
Total Resident Amenity [Ground 845m² + Rooftop 1,335m²] – Approx. 2,180m² / 124 apartments = 17.60m² per apartment



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RESIDENTS' ROOFTOP CLUB [Rooftop Floor Plan]

Total Residents' Rooftop Club Area – Approx. 1,335m²
Total Resident Amenity [Ground 845m² + Rooftop 1,335m²] – Approx. 2,180m² / 124 apartments = 17.60m² per apartment



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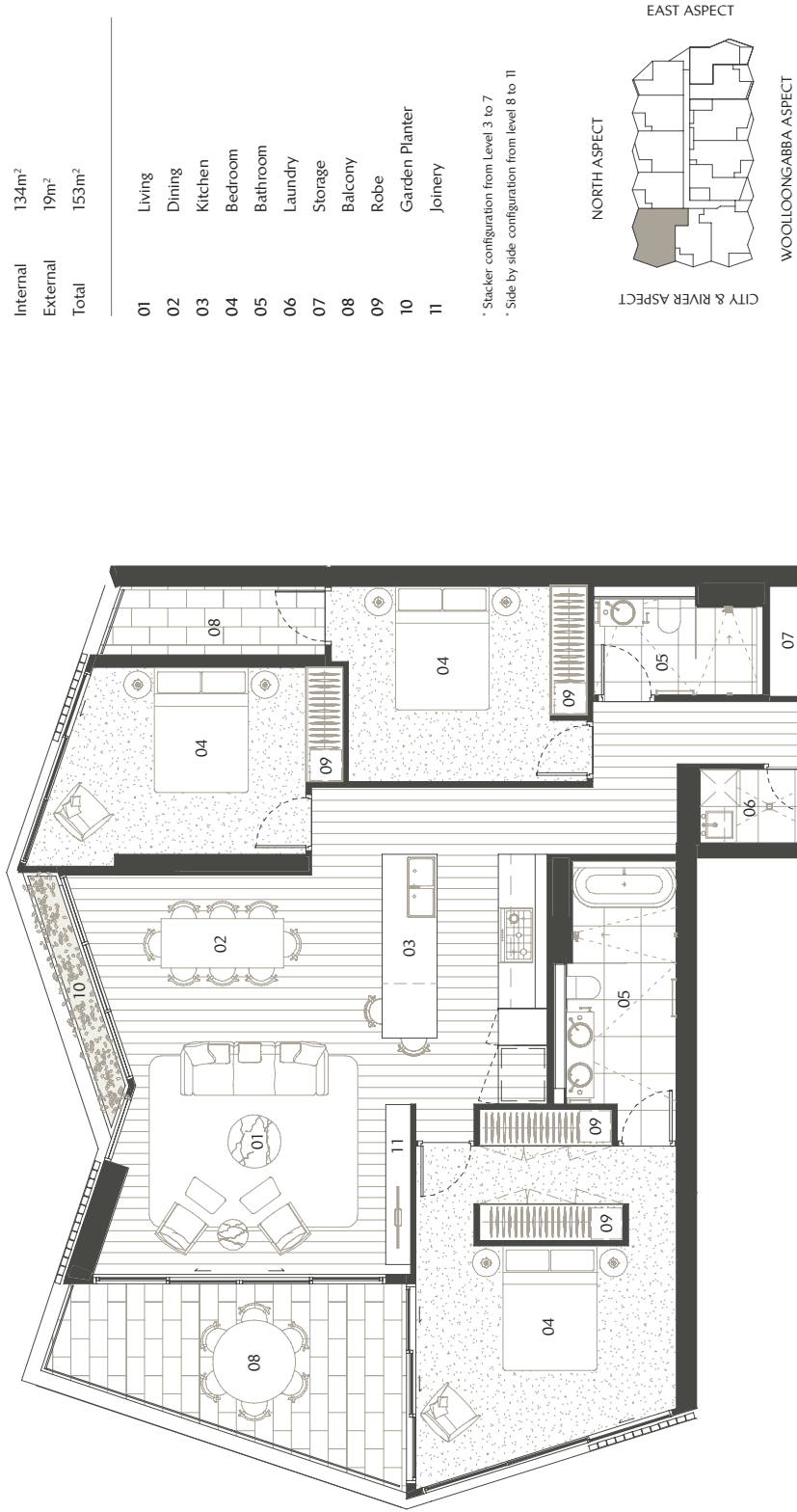
TYPICAL FLOOR PLAN



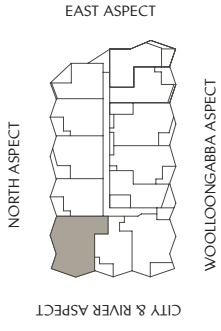
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APARTMENT TYPE 01

3 Bedroom, 2 Bathroom, 2 Car Spaces*



* Stacker configuration from Level 3 to 7
* Side by side configuration from level 8 to 11



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APARTMENT TYPE 02

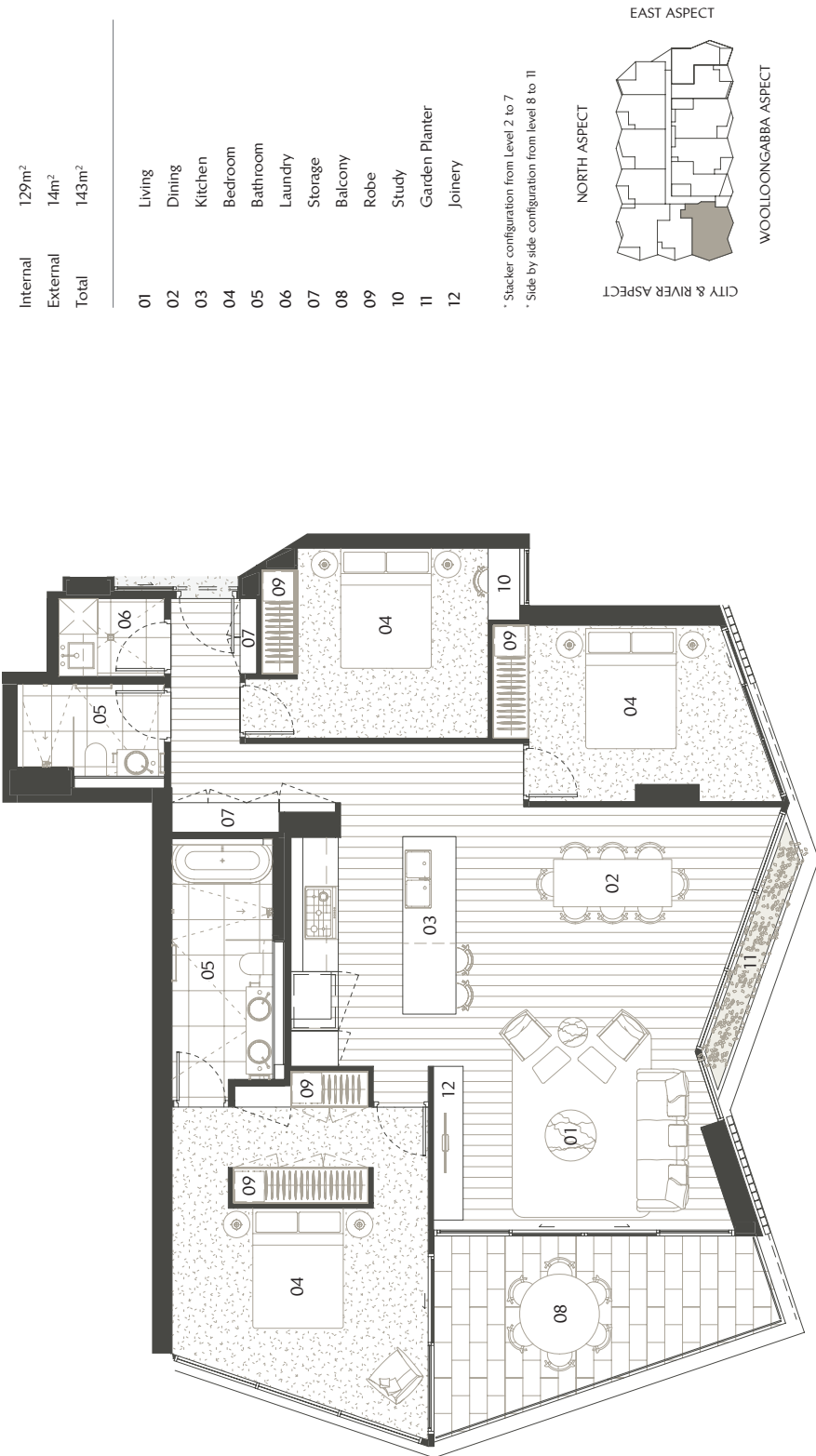
2 Bedroom, 2 Bathroom, 1 Car Spaces



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APARTMENT TYPE 03

3 Bedroom, 2 Bathroom, 2 Car Spaces*



* Stacker configuration from Level 2 to 7

* Side by side configuration from level 8 to 11

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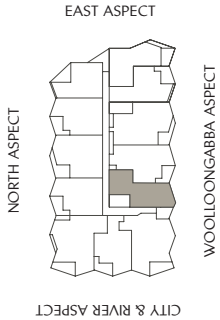
APARTMENT TYPE 04

1 Bedroom, 1 Bathroom, 1 Car Space



Internal	64m ²
External	12m ²
Total	76m ²

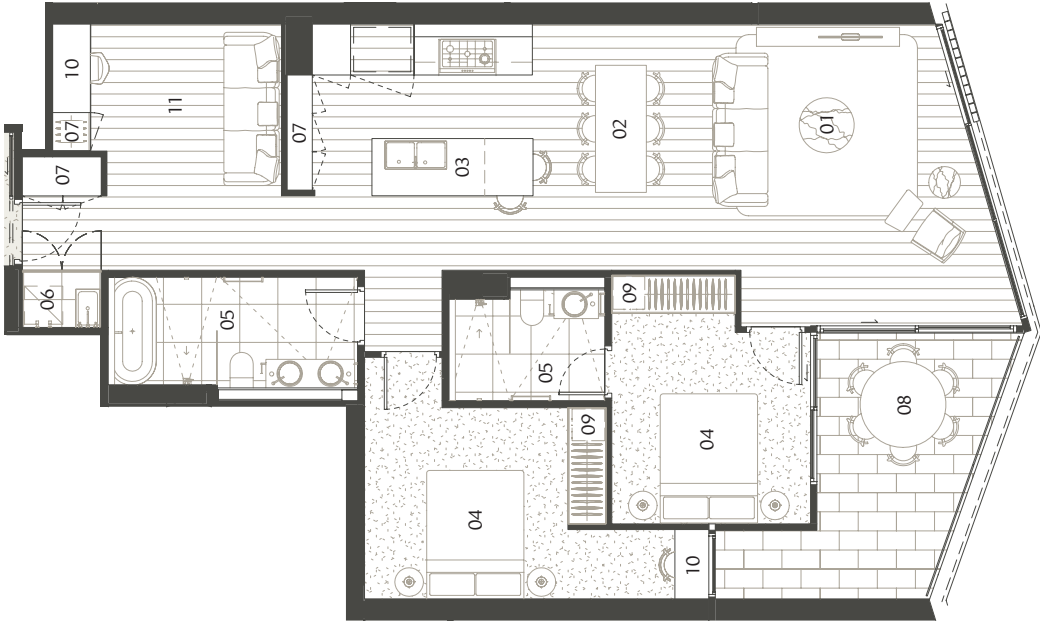
01	Living
02	Dining
03	Kitchen
04	Bedroom
05	Bathroom
06	Laundry
07	Storage
08	Balcony
09	Robe



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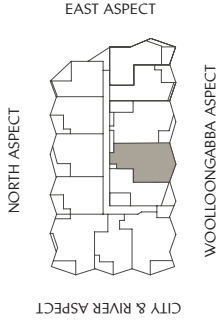
APARTMENT TYPE 05

2 Bedroom, 2 Bathroom + Multi-Purpose Room, 1 Car Space



Internal	109m ²
External	12m ²
Total	121m ²

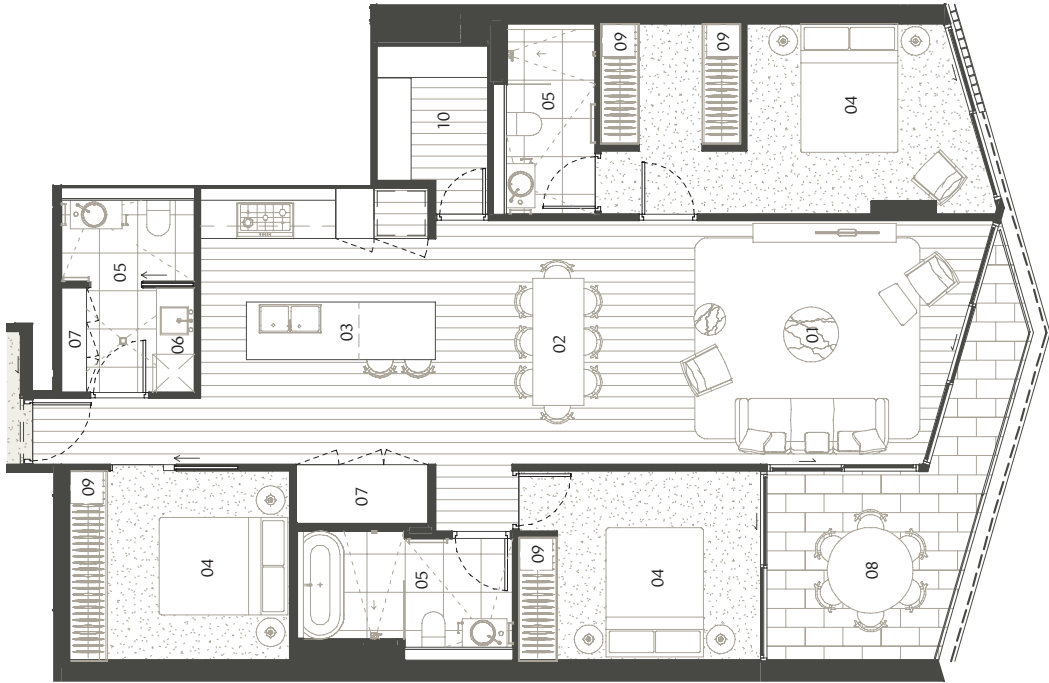
01	Living
02	Dining
03	Kitchen
04	Bedroom
05	Bathroom
06	Laundry
07	Storage
08	Balcony
09	Robe
10	Study
11	Multi-Purpose Room



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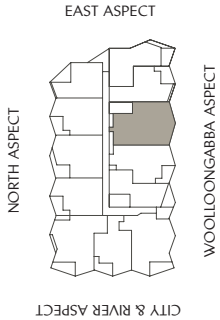
APARTMENT TYPE 06

3 Bedroom, 2.5 Bathroom, 1 Car Space



Internal	125m ²
External	13m ²
Total	138m ²

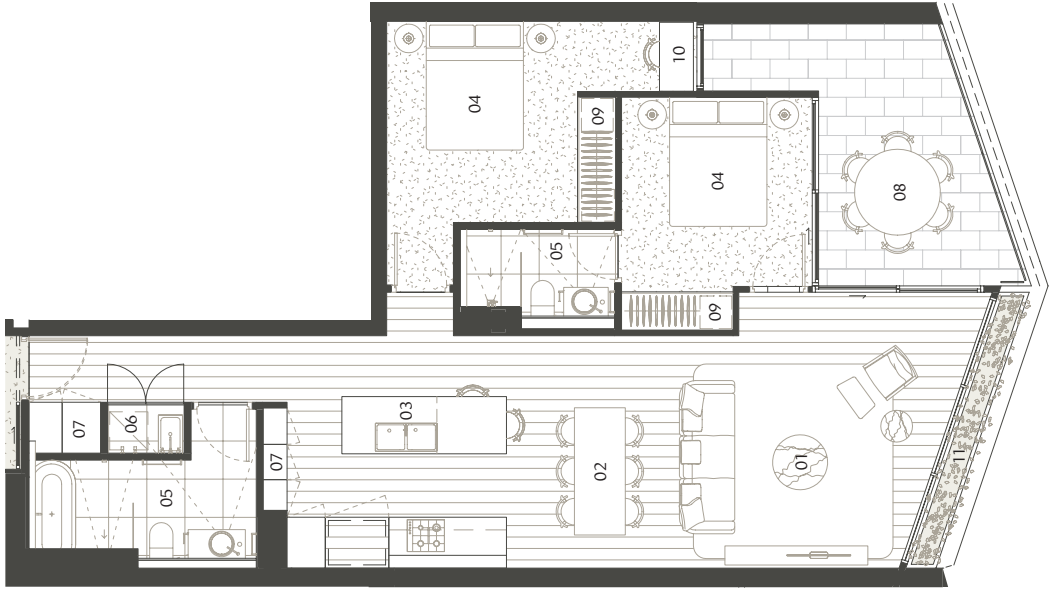
01	Living
02	Dining
03	Kitchen
04	Bedroom
05	Bathroom
06	Laundry
07	Storage
08	Balcony
09	Robe
10	Butler Pantry



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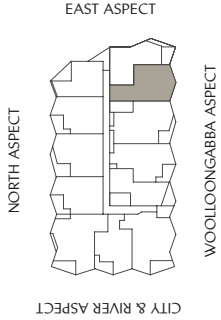
APARTMENT TYPE 07

2 Bedroom, 2 Bathroom, 1 Car Space



Internal	89m ²
External	14m ²
Total	103m ²

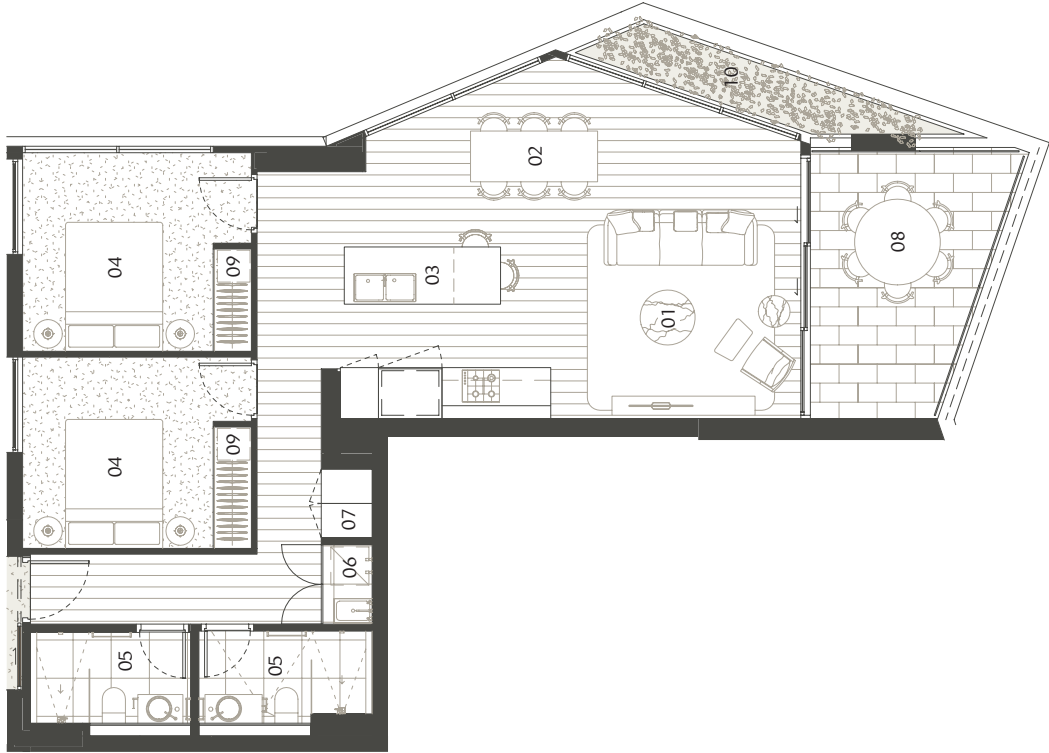
01	Living
02	Dining
03	Kitchen
04	Bedroom
05	Bathroom
06	Laundry
07	Storage
08	Balcony
09	Robe
10	Study
11	Garden Planter



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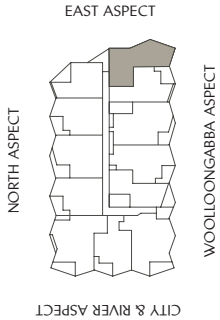
APARTMENT TYPE 08

2 Bedroom, 2 Bathroom, 1 Car Space



Internal	89m ²
External	12m ²
Total	101 m ²

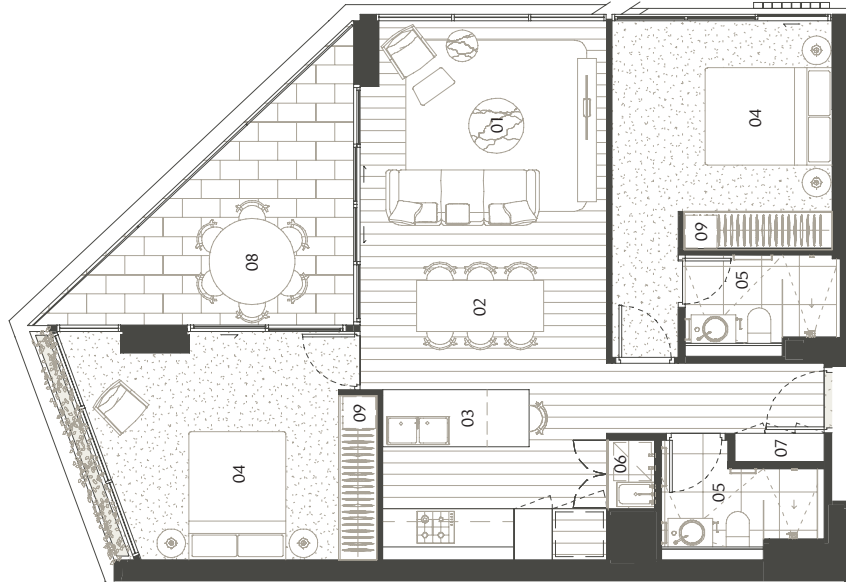
01	Living
02	Dining
03	Kitchen
04	Bedroom
05	Bathroom
06	Laundry
07	Storage
08	Balcony
09	Robe
10	Garden Planter



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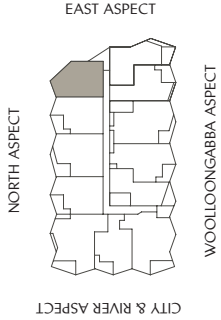
APARTMENT TYPE 09

2 Bedroom, 2 Bathroom, 1 Car Space



Internal	81m ²
External	13m ²
Total	94m ²

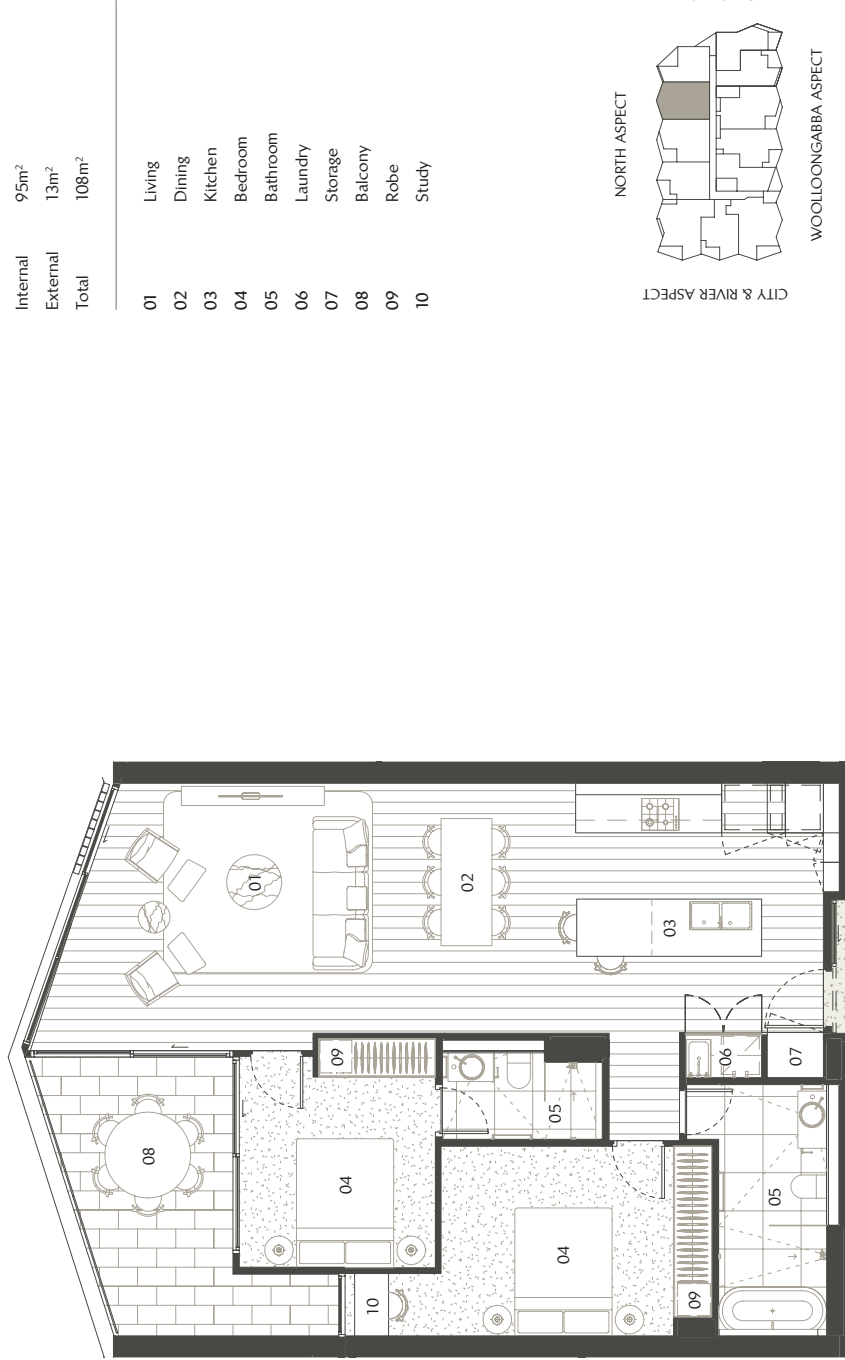
01	Living
02	Dining
03	Kitchen
04	Bedroom
05	Bathroom
06	Laundry
07	Storage
08	Balcony
09	Robe



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APARTMENT TYPE 10

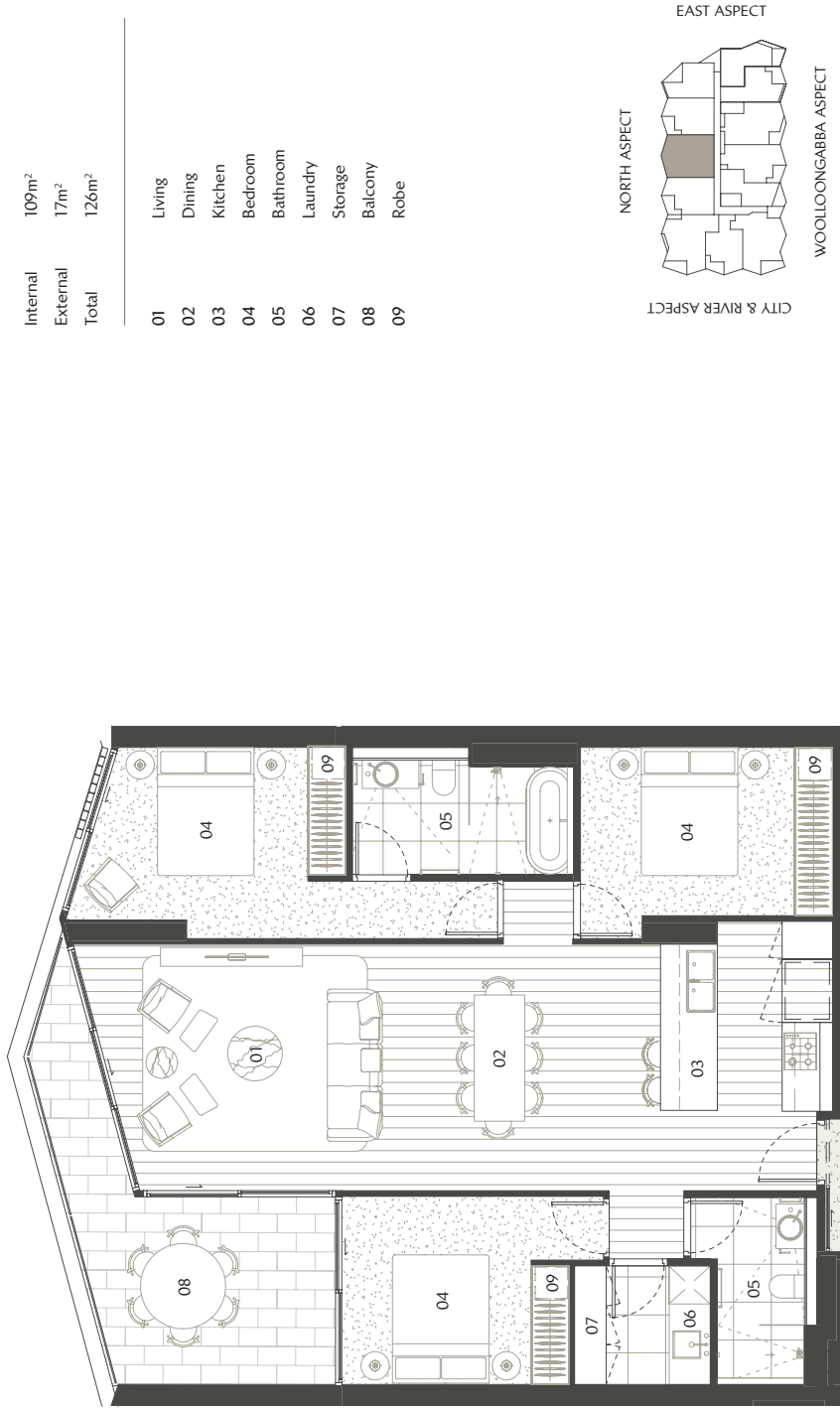
2 Bedroom, 2 Bathroom, 1 Car Space



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APARTMENT TYPE 11

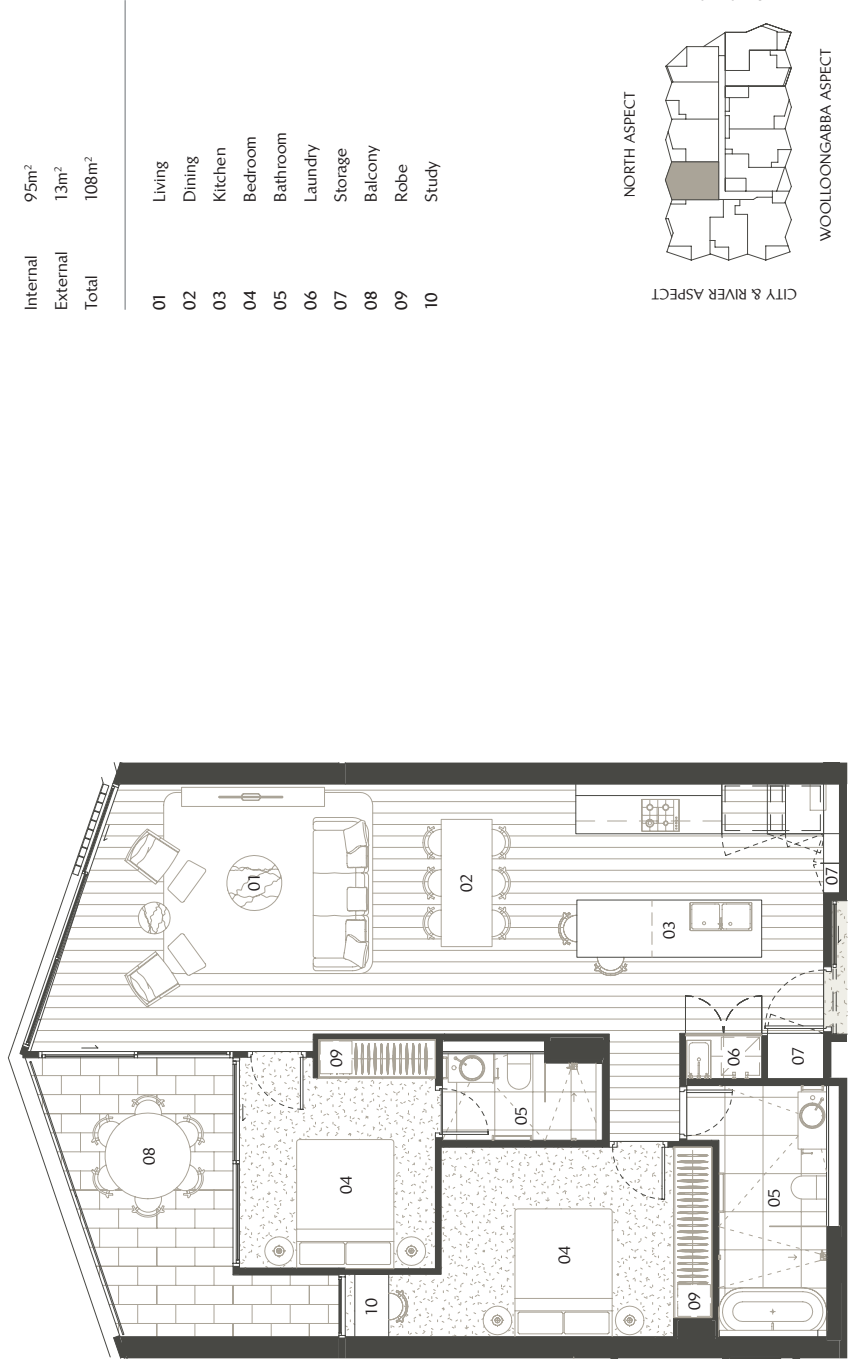
3 Bedroom, 2 Bathroom, 1 Car Space



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APARTMENT TYPE 12

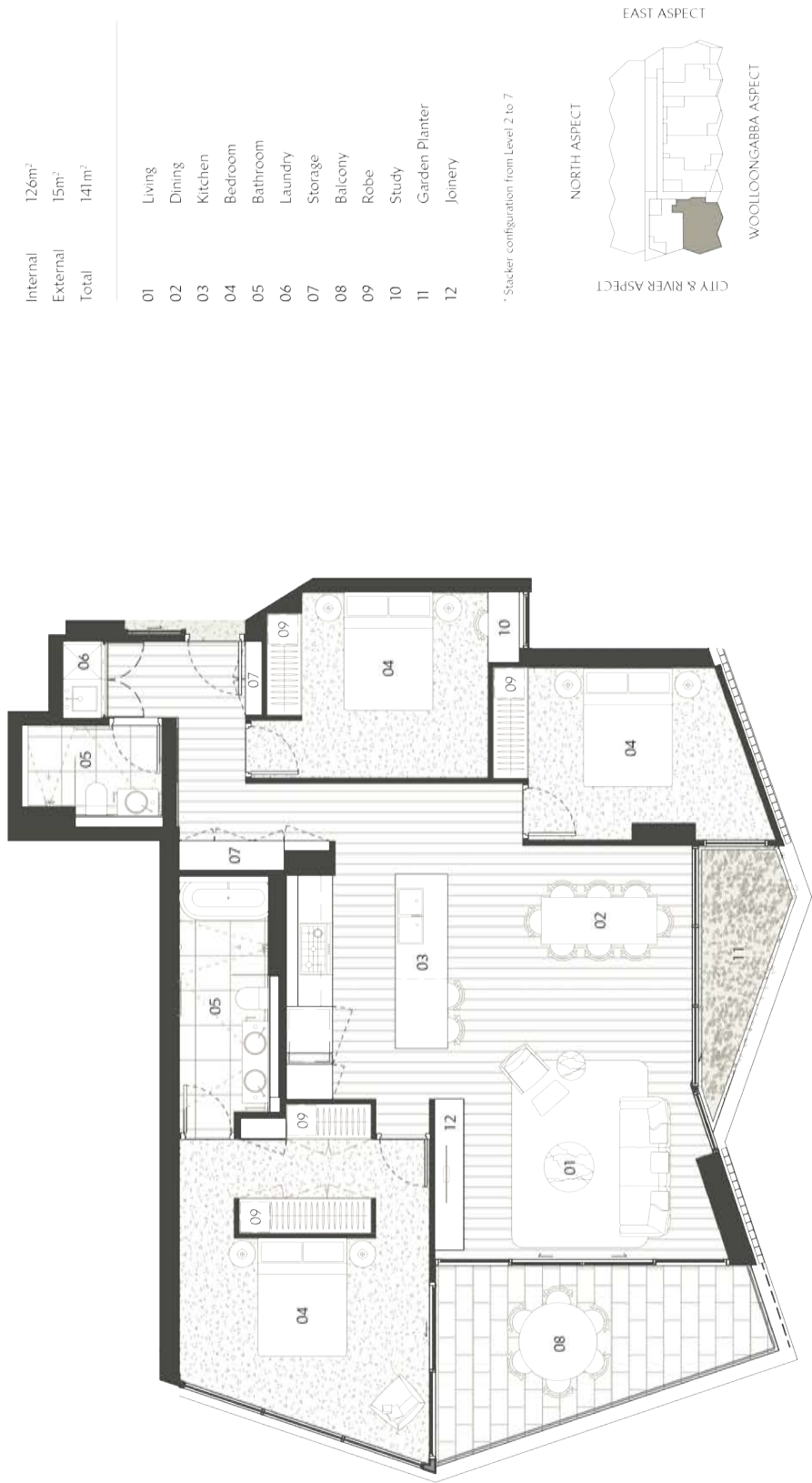
2 Bedroom, 2 Bathroom, 1 Car Space



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APARTMENT TYPE 203 - LEVEL 2

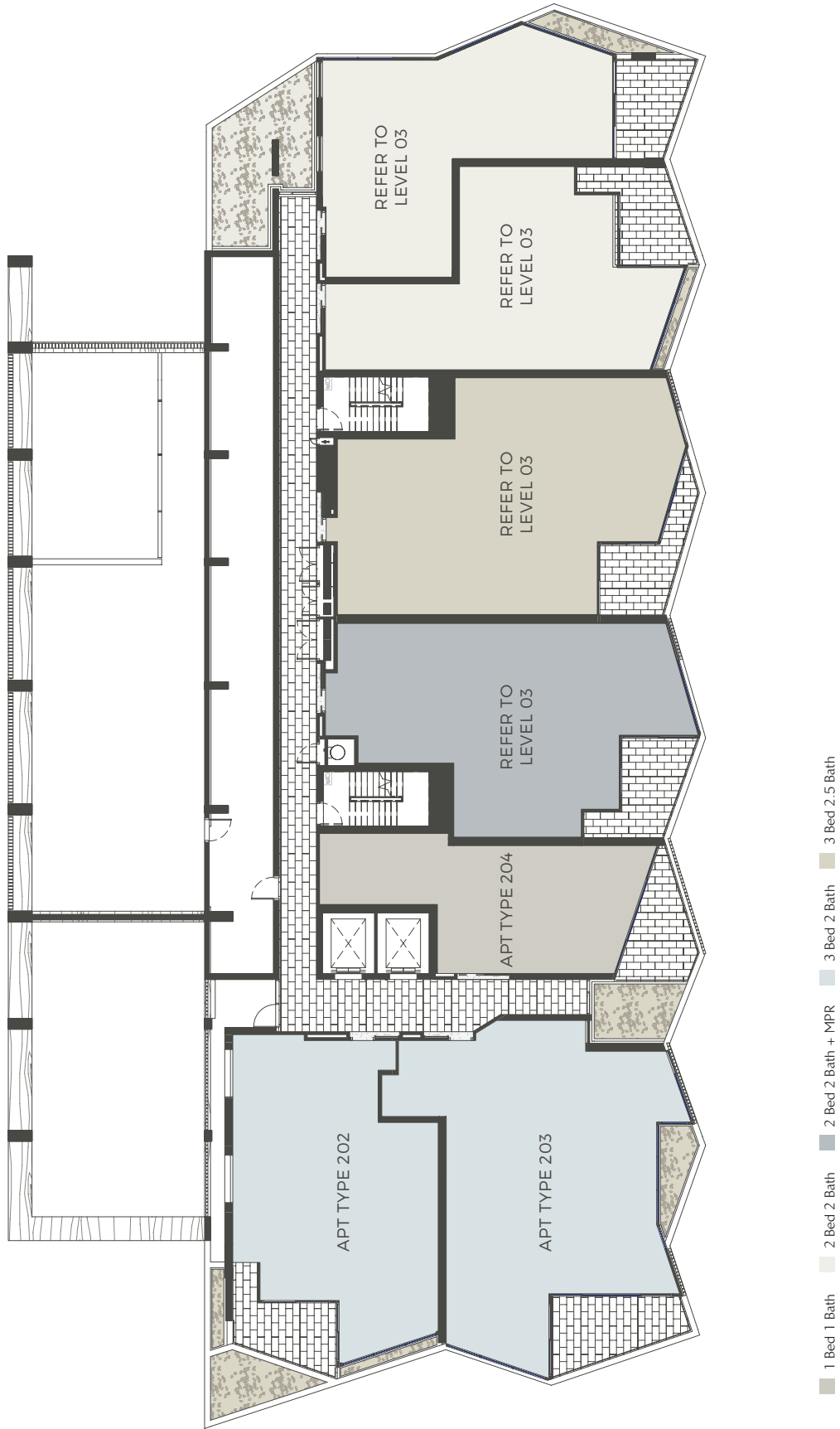
3 Bedroom, 2 Bathroom, 2 Car Space



*Stacker configuration from Level 2 to 7

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TYPICAL FLOOR PLAN - LEVEL 2



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APARTMENT TYPE 202 - LEVEL 2

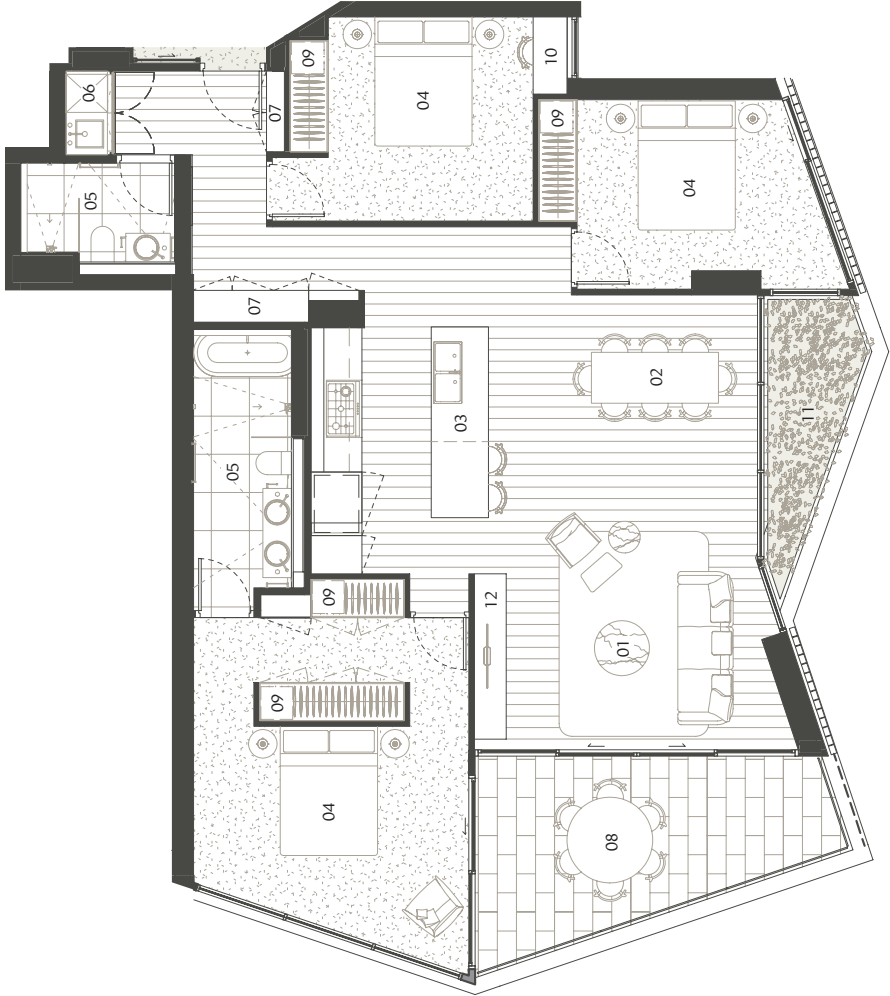
3 Bedroom, 2 Bathroom, 1 Car Space



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APARTMENT TYPE 203 - LEVEL 2

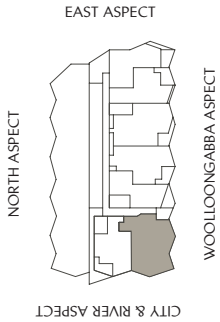
3 Bedroom, 2 Bathroom, 2 Car Space*



Internal	126m ²
External	15m ²
Total	141 m ²

01	Living
02	Dining
03	Kitchen
04	Bedroom
05	Bathroom
06	Laundry
07	Storage
08	Balcony
09	Robe
10	Study
11	Garden Planter
12	Joinery

* Stacker configuration from Level 2 to 7



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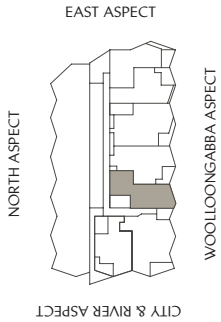
APARTMENT TYPE 204 - LEVEL 2

1 Bedroom, 1 Bathroom, 1 Car Space



Internal	64m ²
External	12m ²
Total	76m ²

01	Living
02	Dining
03	Kitchen
04	Bedroom
05	Bathroom
06	Laundry
07	Storage
08	Balcony
09	Robe



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About Aria Living

ARIA LIVING SERVICE	DESCRIPTION
Relaxation & Fitness	To take advantage of the beautiful rooftop at Rivière, Aria Living offers complimentary group yoga and personal training every fortnight for residents. In addition to encouraging an active and healthy lifestyle this will enhance the buildings' sense of community and give residents an opportunity to socialise with each other.
Resident Welcome Package	In order to give tenants a sense of hospitality upon their arrival, we offer a welcome basket containing eco-friendly and reusable products that can be useful to them throughout their stay in the building.
Aria Living Resident Events	Aria Living offer exclusive events available throughout the year to all tenants and residents. Our aim is to create a community experience in each Aria Living building. These events may include; - Quarterly coffee & morning tea - Movie nights - Book club - Easter egg hunt event - Halloween 'Trick or Treat' event - Christmas event - Unique Aria Living tenant events - Jazz Night, Paint 'n' Sip, Trivia Nights



Family. Passion. Legacy.

For all Rental and Inspection enquiries
please contact;

Rivière by Aria Building Management
M 0404 520 228 | rentals@arialiving.com.au

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