

# Amara

*by Pathways*

Amara Residences

Luxury seniors' living in Lane Cove.



# Welcome to Amara — Your questions answered.

- 01 — Your lifestyle
- 02 — Your apartment
- 03 — The building
- 04 — Services & amenities
- 05 — Fixtures & finishes

Making the move into a seniors' living community is a big decision. This brochure is designed to help you make sure moving to Amara Residences is the right decision for you, by answering the questions our customers most frequently ask us.

# 01 Lifestyle

## — Living your best life, at Amara.

### **What wellbeing and lifestyle activities will be on offer?**

Amara is a luxury seniors' living community that not only offers a wide array of wellbeing and lifestyle activities but also ensures a full and active lifestyle for our residents. From Tai Chi, Yoga, and Pilates to Walking Groups, Gentle Exercises, Choir Groups, Computer Classes, and Art and Craft, we cater to the diverse interests of the Amara community. We will endeavour to arrange activities that our residents are interested in pursuing.

### **What common areas are available to me?**

All of the common areas are available to you, unless privately booked for that time.

### **Do I have to be retired?**

No, while many of our residents have retired, there is no requirement to be retired.

### **Is there a café/restaurant?**

Yes, we will have a restaurant which is open to residents and guests.

### **Where are the nearest offsite recreational facilities?**

Amara is located in the Lane Cove Hub, where you overlook Lane Cove Golf Club. Longueville Sporting Club, with its dining facilities and bowling greens are across the road, with a tennis club nearby.

### **Is Amara Residences pet friendly?**

Yes, Amara Residences will welcome pets. We will have a pet application form and a pet policy for those who wish to bring their pet with them.

### **Can I have people come and stay with me?**

Yes, this is your home and you may have people stay with you. For extended stays please review the village rules and seek consent from the Village Manager.

### **How does garbage get removed from site?**

Our garbage contract will be with a private provider, and they will empty the bins and remove the rubbish from site to a recycling facility.

### **Resident Meetings**

Amara Residences Management will hold regular meetings with residents to discuss ideas which residents would like to implement, activities to be arranged, and any issues residents would like to discuss. If the residents would like to form a Resident Committee, they are very welcome to, however it is hoped that you will feel comfortable coming to your Village Manager directly with anything you wish to discuss.

### **Will you be able to help with us with moving out of our existing residence and into Amara?**

Yes, we will be able to support you to have a smooth move into Amara Residences through our preferred packers and removalists. We have done the research and compared prices for you, all you need to do is inform us if this is a service that you require.

\* Please note we will pass on the details of our preferred packers and removalist and costs incurred will be directly with them.

### **Is smoking permitted?**

To maintain a safe living environment for our residents, and a safe working environment for our staff, smoking is not permitted at Amara. This includes your apartment and common areas.

### **When can I move in?**

Our construction programme indicates that we will be completed and ready for moving in March 2026. Any changes in timeframes will be communicated immediately with our residents.

### **Feedback Management**

Management is always here to help you. If you have any feedback or concerns, we encourage you to come to us and talk about how we can help you to find a solution. We will have voluntary membership in the NSW Code of Conduct which has firm guidelines for Complaints Handling.



REVEL IN THE JOYS OF NATURE.

# 02. Your Apartment

## — The essence of luxurious living.

### What are the apartment sizes (internal)?

- 1 Bedroom – 67m<sup>2</sup>
- 2 Bedroom – 90m<sup>2</sup> – 125m<sup>2</sup>
- 3 bedroom – 114m<sup>2</sup> – 204m<sup>2</sup>

### What special features come with the apartment?

We have considered every element of comfort and lifestyle at Amara Residences, your apartment will feature as standard;

- Light and spacious layouts with plenty of storage
- Engineered timber flooring in the kitchen, dining room and lounge
- Luxury wool carpet in bedrooms
- Bespoke joinery throughout
- Architectural high-end quality finishes
- Miele kitchen appliances; wall oven, induction cook top, range hood and microwave
- Fisher and Paykel integrated fridge
- Fisher and Paykel double drawer integrated dishwasher
- Whitegoods; Miele washing machine and separate condenser dryer
- Blackout curtains and sheers
- Ducted reverse cycle air conditioning and heating
- Choice of private courtyard or balcony is available (Optional)
- Integrated assistive technology
- Fireplaces (in the penthouse apartments only)

### Do the apartments come with a car space?

Yes, there will be plenty of parking for residents and their visitors. One and two bedroom apartments will be allocated one car space and the three bedroom apartments will be offered two car spaces. You will be required to have a registered vehicle and provide a valid NSW driving license to secure your car space.

If you require more than the allocation, please inform the Amara Residences Management as there may be a number of car spaces spare that will be available for you to rent.

There will be provision for multiple electric car charging stations.

### Can I have a barbecue on my balcony?

Yes, we are aware how many people enjoy barbecueing on their balcony so this will be permitted at Amara. Amara residents will also enjoy a gas bottle changeover service so you do not have to worry about doing this yourself.

### When can I move into my apartment at Amara Residences?

The Retirement Villages Act 1999 states that you are able to move into your apartment at Amara Residences 14 days after you receive your contract, the full amount is paid and the community is complete and has received an occupation certificate (OC).

We will provide regular updates and communication through the construction phase to ensure a seamless transition and smooth move into your new home.

### What phone, internet and pay TV connections will be provided?

All apartments will be equipped with fast speed NBN so you can connect your Smart TV. There will be a phone point in the apartment, along with a Foxtel cable connection point. Wifi will be installed throughout the building.

### Do the apartments have storage?

Yes, the apartments have additional individual storage available.

### Can residents make alterations to their apartments?

Yes, you may make small alterations to your apartment. This is your new home and we want to ensure that you enjoy living at Amara Residences.

To make any alterations you will be required to obtain written consent from the Amara Residences Management Team.

While the Management Team will do their utmost to enable your desired change, structural changes cannot be made, and requests for some other changes, can be refused. In addition, consent may be granted with conditions such as a requirement to return the apartment back to its original condition when you depart.

### What happens if capital repairs are required?

Amara Residences are responsible for capital repairs including;

- Building and structure
- Machinery and equipment used in the community
- Fixtures, fittings and furnishings

Your monthly recurrent charges help to pay for maintenance.

**Do all the apartments have an emergency call system and assistive technology?**

You can have peace of mind that safety and security is a key focus and one of the underlying reasons why people are choosing to move into senior living. Each Amara Residence will have the latest emergency call system technology, and access to the onsite registered nurse. In addition, we do have co-located Aged Care at Pathways Longueville.

If and when your health needs change, we can support you by installing extra wireless sensor technology.

\* Please note purchasing, installing and monitoring this additional assistive technology will be an additional cost on top of your recurrent monthly charges.

**What is the anticipated timing for Amara Residences to be completed and ready to move in to?**

We have a detailed construction program in place with our construction partner Billbergia which estimates that completion will be March 2026. Throughout the construction period we will keep in regular contact via newsletters, and events.

In addition, the display suite located in Lane Cove will be able to provide you with any information that you may require. We are committed to you having a seamless transition into Amara Residences and our aim is to ensure that you are fully informed on the construction and timelines via newsletters throughout the journey.



SPACE TO DESIGN YOUR PERFECT LIFESTYLE.

A WONDERFUL FUTURE BECKONS.

Your exciting next chapter is just waiting to be written.

A holistic approach  
to seniors' living.



# 03. The Building

## — In the Lane Cove Hub.

### Who is our construction partner?

Billbergia is our construction partner. They are a multi award winning builder, architect and designer, with a vision for creating beautiful, luxury spaces and communities. [billbergia.com.au](http://billbergia.com.au)

### What security is in place?

Your safety and security is paramount. We will have a concierge seven days a week, CCTV at the entrance and in the foyer, car registration detection at the entrance to the carpark and swipe cards for residents and staff only. The main doors to the landscaped gardens will be locked after hours and only the swipe card will allow access.

\* There will be an after-hours call system/pin code should you find yourself unable to gain access.

### Mail boxes

The mailboxes will be easily accessible and centrally located in the foyer area.

### What is the energy rating?

The Amara Residences will have a large number of solar panels that will supply the community and common areas. In addition the entire community is electric energy.

### Soundproofing and double glazing

All windows and glass doors will be doubled glazed.

### What happens in the event there are building defects?

Our construction partner will remain involved for 12 month post completion and will be responsible for rectifying any building defects that arise as a result of construction.

We ask that in the event of a defect you alert the Amara Management Team and or the Maintenance Supervisor who will manage the issue.

Each issue will be assessed case by case and appropriate measures will be taken to ensure your apartment is safe, secure and fully functioning.



ARTIST'S IMPRESSION

THE AMARA BAR AND BRASSERIE.

# 04. Services & Amenities

## — Your health & wellbeing.

### What are the amenities/services available to me?

Our dedicated team will include a Village Manager, Concierge, Clinical and Wellbeing Concierge, and Maintenance Supervisor all ready to support you. Across our tiered building and grounds are 92 luxury apartments with quality services.

- Included in your services is a Premium Linen Service package. This gives you the convenience of having your quality sheets and towels laundered, and your bed made weekly by our housekeeping service.
- Essential groceries are brought to you through our shopping service.
- Stay connected with complimentary WiFi and enjoy discounts at local businesses with an exclusive Amara Members Club card.
- Our village bus will take you to nearby shops as well as pre-booked excursions such as theatre trips.
- Relax and socialise with family and friends in beautifully landscaped gardens and outdoor spaces featuring barbecues, pergolas, and a rooftop deck.
- Your belongings are safe in our covered, secure parking with storage.
- At Amara we prioritise your wellbeing and offer you our Wellness Centre comprising a full gymnasium, swimming pool with sauna and spa, exercise studio, yoga and pilates areas, and more.
- Hairdressing and beauty salon are at your service, along with healthcare like physiotherapy, podiatry and treatment rooms for visiting general practitioners.
- Enjoy conveniences like a car washing station, electric car charging, gas bottle replacement for you barbecue and window cleaning annually\*.
- Live your retirement where luxury and comfort embrace you at every turn.

\* The window cleaning includes all common area internal and external windows and apartment windows that are not accessible from your apartment.

\* For a full list of inclusions please refer to the Amara Membership and Fees flyer

### Can I get extra support if I need it?

We have included many extras to ensure that you are supported at Amara.

Our Concierge is available to assist with any day to day queries or tasks which you may need assistance with such as booking the community bus, taxi, activity or class. Our shared car is also available for residents to book and take out free of charge.

Our Clinical and Wellbeing Concierge is on hand to assist you with basic medical checks such as blood sugar and blood pressure, and can assist with making appointments, as well as helping manage your activities at the gym, pool and exercise classes. We will arrange for towels and linen to be laundered, and your bed remade, every week by our housekeeping service.

We have a grocery service delivering essential groceries to you once a week. There is no extra charge for this service.

Our aim is to help to keep you well and to stay at Amara for as long as possible. When required, we will help you to organise Home Care Services as well as access to Allied Health providers. In addition, we will also be able to support you to navigate My Aged Care.

### Can I have meals delivered to my apartment?

Yes, our restaurant will be able to provide meals for you.

### How do I transition to aged care when the time comes?

This is an important factor when choosing to move into a Seniors' Living Community. It is our aim to too provide services to keep you living independently for as long as possible. In the event that a move to Aged Care becomes necessary, our seamless solution resides in the proximity of Pathways Residences Longueville, conveniently adjacent to Amara Residences.

Our management team stands ready to guide you through every facet of this journey, ensuring a smooth transition. You will receive placement at Pathways Residences Longueville, securing a suite promptly as one becomes accessible. Your peace of mind and comfort remain our utmost priorities throughout this process.

ARTIST'S IMPRESSION





ELEGANT, BY DESIGN.

# 05. Fixtures and Finishes

## — Every detail carefully considered.

### Colour schemes

#### ENTRY AND LIVING

<b>Flooring</b>	Engineered Timber flooring in Light Oak
<b>Walls</b>	White paint

#### KITCHEN

<b>Flooring</b>	Engineered Timber flooring in Light Oak
<b>Walls</b>	White paint
<b>Benchtops</b>	Natural Stone Quartzite   Colour Taj Mahal
<b>Island</b>	Fluted High Moisture Resistant MDF
<b>Feature Panels</b>	Lakeland Acacia (Light)
<b>Splashback</b>	NNatural Stone Quartzite   Colour Taj Mahal
<b>External Cabinets</b>	Painted 2 Pac
<b>Internal Cabinets</b>	White melamine
<b>Sink</b>	1 1/2 sink in Brushed Nickel
<b>Taps</b>	Pull out sink mixer in Brushed Nickel

#### BEDROOM/S

<b>Flooring</b>	80% Wool Carpet / 20% Synthetic, colour 'Oakland'
<b>Walls</b>	White paint
<b>Built in robes</b>	Timber Laminate in Lakeland Acacia (Light)
<b>Handles</b>	Built in edge pulls

#### BATHROOM/S AND LAUNDRY

<b>Flooring</b>	Porcelain Marble look tiles
<b>Walls</b>	Porcelain Marble look tiles
<b>Cabinetry</b>	Timber Laminate in Lakeland Acacia (Light)
<b>Mirrored Cabinets</b>	Timber Laminate in Lakeland Acacia (Light) LED Strip lighting to underside
<b>Basins</b>	Master Ensuite – Undermount double basins
<b>Tapware</b>	Master Ensuite – Brushed Gunmetal Second Bathroom – Brushed Gunmetal Laundry Tap – Chrome Sink – Stainless Steel (Matching in colour)
<b>Shower</b>	Showers (All) Column with arm in Brushed Gunmetal
<b>Towel Rail</b>	Two individual heated towel rails in the ensuite in Brushed Gunmetal
<b>Benchtop &amp; Splash</b>	Natural Stone Quartzite   Colour Taj Mahal
<b>Fan</b>	Extractor

#### STUDY

<b>Flooring</b>	Engineered Timber flooring in Light Oak
<b>Walls</b>	Timber Laminate in Lakeland Acacia (Light)

#### GENERAL

<b>Balcony</b>	Porcelain Pavers
<b>Internal door stops</b>	Wall mounted

DISCLAIMER: The particulars are set out as a general outline for the guidance of the intending purchase. All descriptions, dimensions, references are given in good faith and believed to be correct. Substitution of certain items may be required in the event of discontinuation. In such circumstances an item of similar or higher quality will be used.

# Appliances

## KITCHEN

<b>Oven</b>	Miele
<b>Cooktop</b>	Miele
<b>Rangehood</b>	Miele slide-out
<b>Microwave</b>	30 Litre stainless steel
<b>Fridge</b>	Fisher & Paykel 476L integrated fridge
<b>Dishwasher</b>	Fisher & Paykel drawer dishwasher
<b>Wine Fridge</b>	Vintec 35 bottles

## LAUNDRY

<b>Washer</b>	Bosch 8kg front loader
<b>Dryer</b>	Bosch 8kg heat pump

## WINDOW FURNISHINGS

<b>Living and dining</b>	Sheer curtain, tracked to ceiling S Fold Nettex Bali col: Pearl
<b>Master Bedroom</b>	Motorised Blockout S Fold Curtain: Nettex Soleil Col: Buff Sheer Curtain S Fold Nettex Bali col: Pearl
<b>Bedroom 2 &amp; Bedroom 3</b>	Sheer Curtain S Fold Nettex Bali col: Pearl

## HEATING AND COOLING

Apartments will be air conditioned by a ducted system operated by a wall mounted zone controller.

## BALCONY SHUTTERS

Some apartments will have balcony shutters that are aluminium with fixed blades.

## COMMUNICATION AND SECURITY

<b>Telephone</b>	Landline connections provided
<b>Internet &amp; Television</b>	The Living areas and Bedrooms will all be equipped with TV and internet access points. Streaming services can be facilitated through the Internet.
<b>Smoke Alarms</b>	To Building Code of Australia
<b>Emergency call system</b>	Provided with the apartments

## UPGRADE OPTIONS

Speak with our Sales Manager for details

## KITCHEN AND BUTLER'S PANTRY APPLIANCES \$10,000

<b>Oven</b>	Gaggenau 60cm 200 Series
<b>Microwave</b>	Gaggenau 200 Series 900W
<b>Cooktop</b>	Gaggenau 60cm 200 Series
<b>Rangehood</b>	Gaggenau 2000 Series

## INTEGRATED APPLIANCE PACKAGE

<b>Miele</b>	built-in microwave oven
<b>Fisher &amp; Paykel</b>	Built-in refrigerator with bottom mount freezer or Fisher & Paykel 476L stainless steel integrated fridge
<b>Fisher &amp; Paykel</b>	built-in dishwasher double drawer

# Amara

*by Pathways*



**AMARARESIDENCES.COM.AU 1300 266 260**

This document has been created to provide a preliminary overview for those interested in Amara Residences. It is important to understand that the details presented here, including descriptions and potential adaptations for use, are offered in good faith, and believed to be accurate, they do not form part of an offer or contract. The images in this brochure are artistic renditions and illustrations designed to depict an overall concept of Amara Residences and its facilities. While we have strived to represent Amara accurately in these images, we reserve the flexibility to implement changes at any stage. These changes may encompass variations in the layout, design, specifications, and features of the development. We advise potential buyers to consult directly with the team at Amara Residences for the most up-to-date and detailed information before proceeding with any purchasing decisions.