



Glenvill Homes

— An exclusive collaboration —

NAPOLEON
Luxe



NAPOLEON *Rise*

Don't settle for anything less...



Napoleon Rise Estate is located in Lysterfield, an exclusive suburb in South-East Melbourne. The estate features a sophisticated urban design limited to eighteen lots, while retaining some of Lysterfields most established trees and greenery.

A family friendly environment with prestigious primary and secondary schools along with community and professional sporting precincts within close proximity.

napoleonrise.com.au





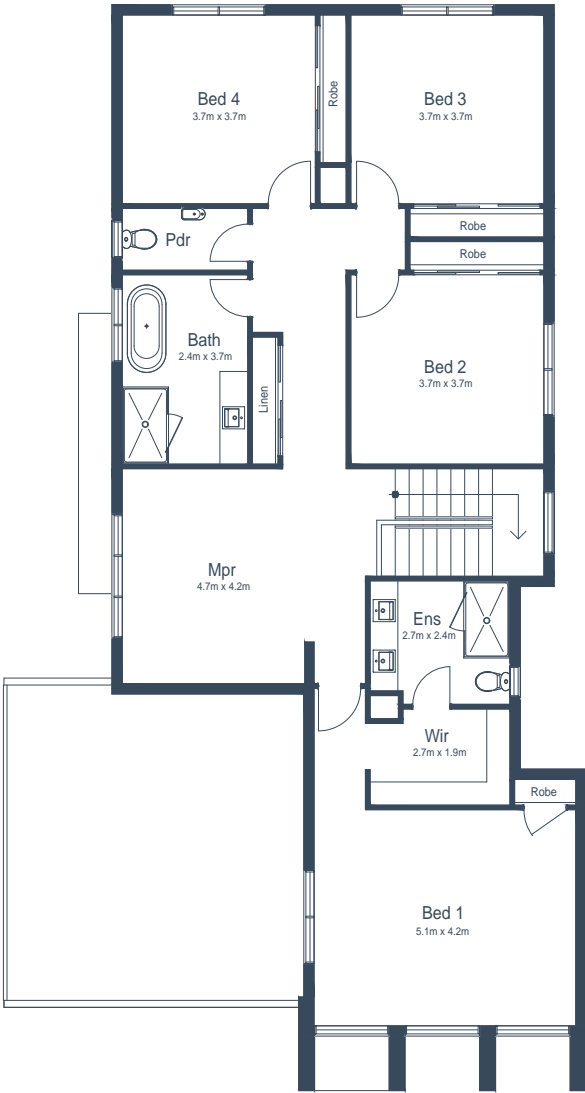
Napoleon Rise

Lot 1 — Urban Habitat

4	Bedrooms
2.5	Bathrooms
3	Living areas
1	Alfresco
36sq	Home Size



Ground Floor



First Floor



* Artist impression

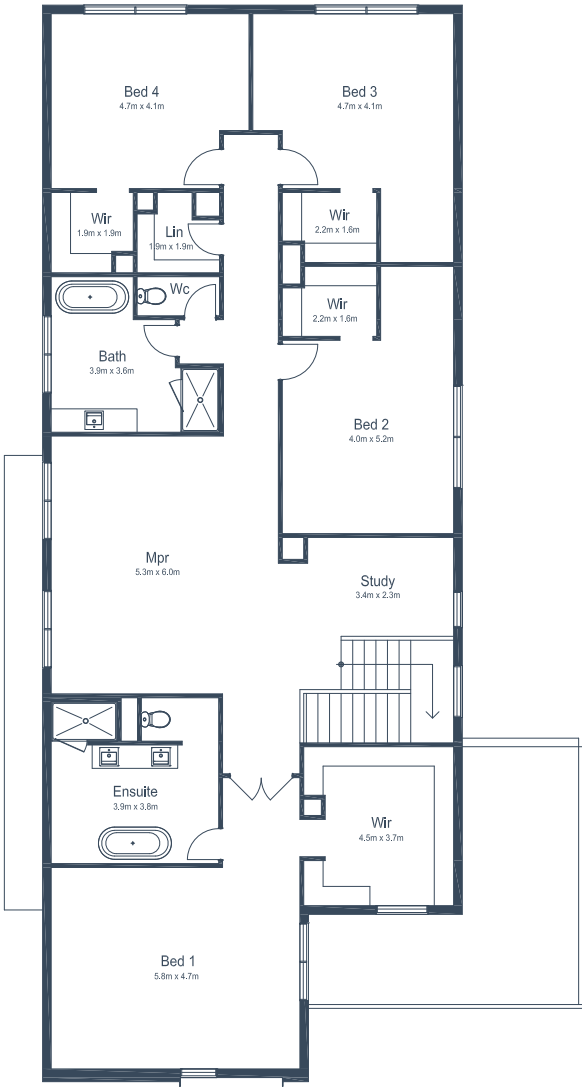
Napoleon Rise

Lot 2 — Spatial Landscape

4	Bedrooms
2.5	Bathrooms
3	Living areas
1	Study
1	Alfresco
54sq	Home Size



Ground Floor



First Floor



* Artist impression

Napoleon Rise

Lot 3 — Minimalist Abode

- 4 Bedrooms
- 2.5 Bathrooms
- 3 Living areas
- 1 Study
- 1 Alfresco
- 44sq Home Size



Ground Floor



First Floor

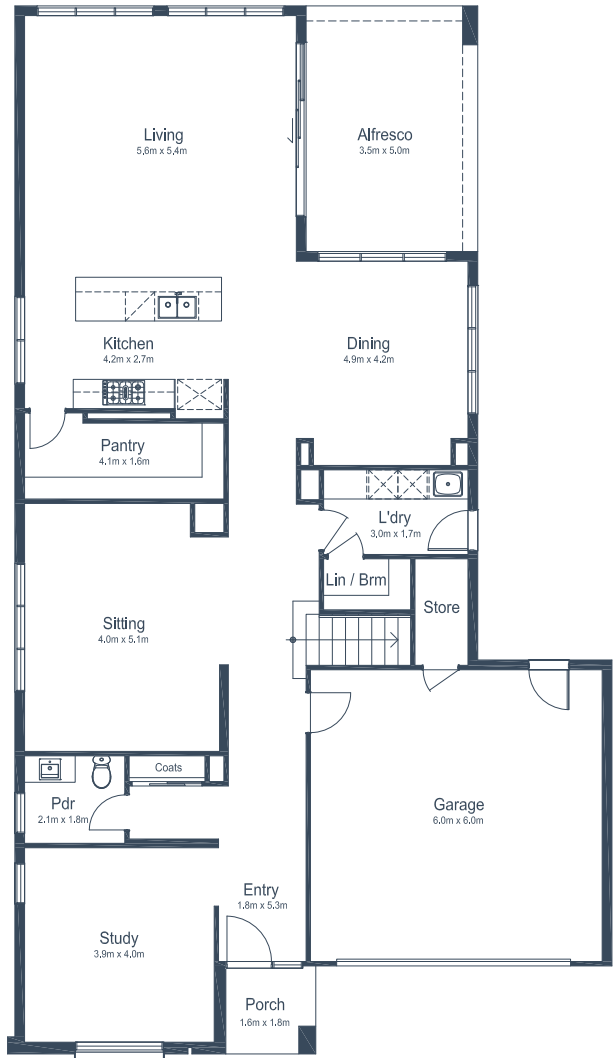


* Artist impression

Napoleon Rise

Lot 4 — Minimalist Abode

- 4 Bedrooms
- 2.5 Bathrooms
- 3 Living areas
- 1 Study
- 1 Alfresco
- 44sq Home Size



Ground Floor



First Floor



* Artist impression

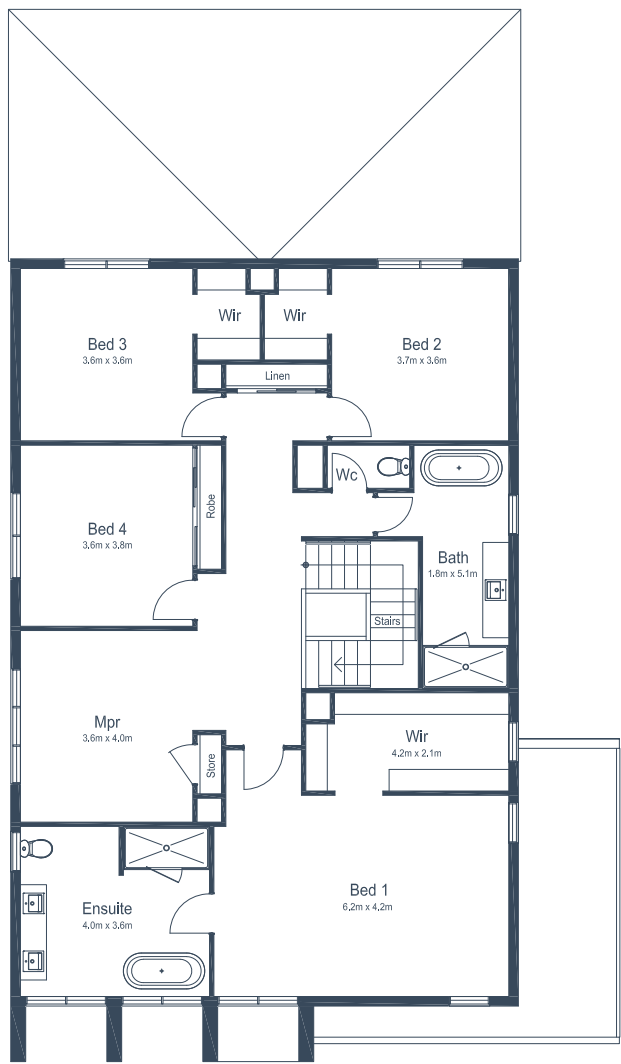
Napoleon Rise

Lot 5 — Contemporary Residence

4	Bedrooms
2.5	Bathrooms
3	Living areas
1	Study
1	Alfresco
44sq	Home Size



Ground Floor



First Floor



* Artist impression

Napoleon Rise

Lot 6 — Urban Habitat

- 4 Bedrooms
- 2.5 Bathrooms
- 3 Living areas
- 1 Alfresco
- 36sq Home Size



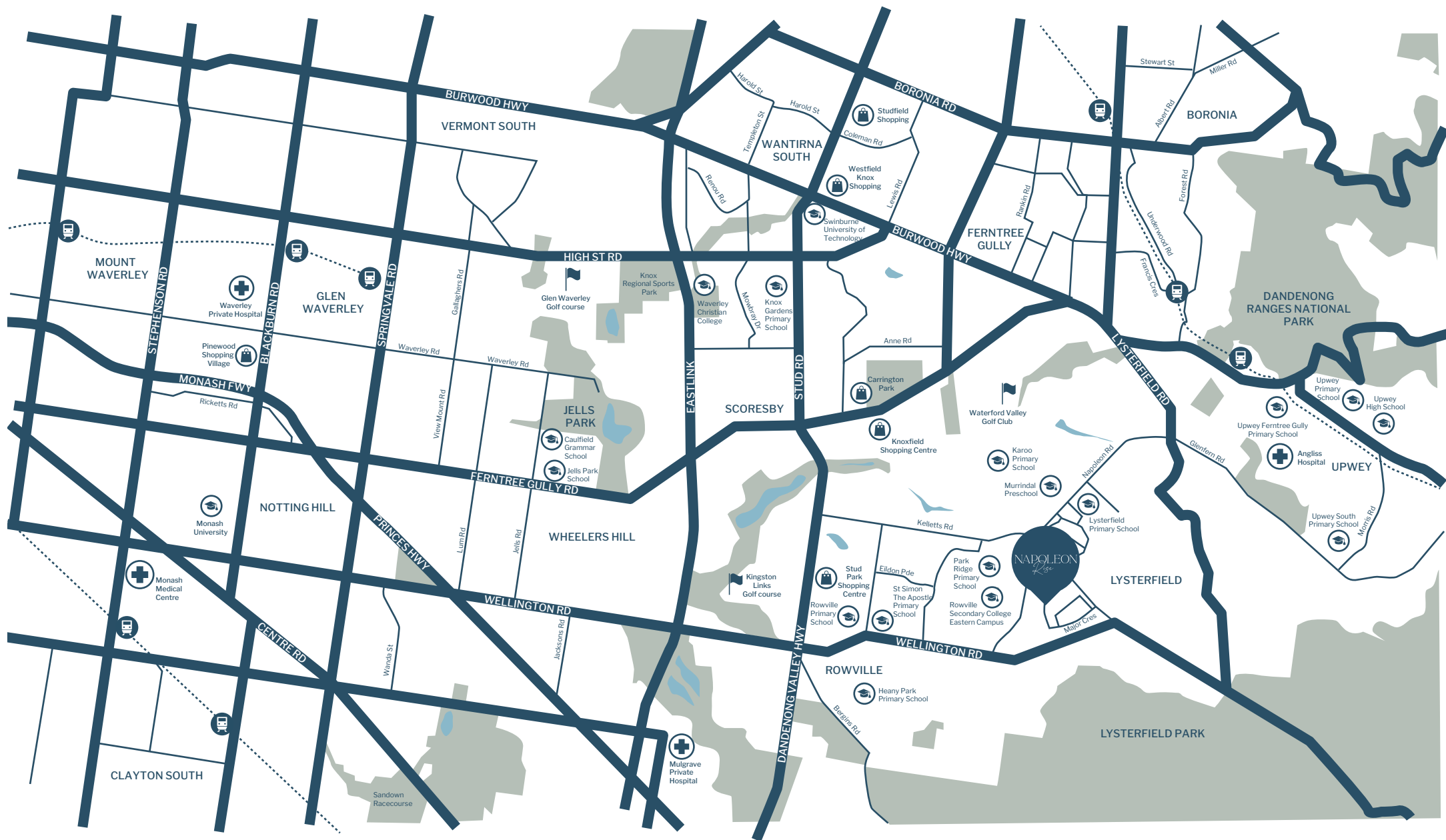
Ground Floor



First Floor



* Artist impression



Design Inclusions

Luxury upgrades to tailor your home to perfectly suit your lifestyle.

Inclusions	
High Ceilings	2740mm high ceilings to the ground floor (excluding Garage), window heights remain unchanged, in lieu of standard 2590mm high. Note: This item alters building heights which may impact on Authority approvals.
Fly Screens	Aluminium framed fly screens to all openable windows (Standard design, excludes windows/sliding door upgrades).
Fly Doors	Aluminium framed fly doors to all sliding doors (Standard design, excludes windows/sliding door upgrades).
Fireplace	Fireplace option B - Provide a Jetmaster Heat and Glo 3X fireplace to the Living room side external wall.
Air-Conditioning	Electric reverse cycle air-conditioning system to 16x ceiling outlets serving 2x zones, 2x control panels, in lieu of standard ducted heating.
Control4 Home Automation	Control4 base starter solution. With the base starter package, you will be able to control four groups of lights from both the wall switch or via the Control4 App. This will allow you to set scenes that you desire. For example, you may want the Porch light to come on at a particular time every day, or provide a holiday mode to simulate normal living when on holidays. This is a wonderful starting point for anyone who would like to experience the benefits of a “Smart Home” but are unsure how far they would like to go. By starting at this point any future potential upgrade would still utilise all existing equipment and configuration, therefore ensuring your initial investments value is still recognised.
Internal Doors	2340mm high doors to the Ground Floor in lieu of 2040mm high (to all doors). Note: Only available with 2740mm ceiling height upgrade.
Fit-Out to WIR	Tailored fit out to WIR in lieu of standard.
Kitchen Upgrade	Kitchen option D - Provide a revised Kitchen layout including an integrated fridge, pull out pantry, dual wall oven towers, including the addition of a microwave and warming draw, including cabinetry into the Pantry with the addition of a 600mm cooktop and rangehood and single bowl sink to the external wall and wall backing onto the stair and the addition of a window and an access door to the Laundry from the Pantry, in lieu of standard.
Benchtop	40mm edging to the benchtops in lieu of 20mm.
Bathroom Tiles	Full height tiling to all walls, in lieu of standard.

