

# PAVILION

AMA HOMES ON KINNEAR ROAD



When Quality Matters





Pavilion is a new development of sixteen apartments in Inverleith, one of Edinburgh's most prestigious districts. With a range of options, from main door 3 bedroom apartments with private gardens, to spacious 4 bedroom penthouses, Pavilion offers exclusive city living in a secluded setting.

AMA Homes have been at the forefront of residential development in Edinburgh for over 30 years, creating iconic, landmark buildings that have helped shape the architectural landscape of the city. This has been achieved, in no small part, by their willingness to engage with the communities that neighbour their developments and their desire to create buildings that enhance their surroundings and stand the test of time.

Every AMA development is unique because each project begins with a blank piece of paper. Outside of their dedication to design excellence and commitment to quality, there is no AMA 'style'. Architects are chosen on their suitability for a particular project and

they build a team of contractors around them who are able to deliver their vision.

Pavilion has been designed by Richard Murphy Architects, a world-renowned practice that has 24 RIBA awards to its name. From the very first Maggie Centre in Edinburgh, which was nominated for the 1997 Stirling Prize, to his own home on Hart Street, which won the RIBA House of the Year in 2016, Richard Murphy has created ground-breaking, innovative buildings and Pavilion is a worthy addition to this exceptional body of work.







Pavilion sits at the east end of Kinnear Road, a wide cul-de-sac lined with large private houses and exclusive apartment blocks. Despite its city location it is surrounded by green space, from the playing fields of Edinburgh's top public schools, to Inverleith Park and the Royal Botanic Garden Edinburgh.

AMA homes are designed to be low maintenance and energy efficient, and Pavilion is no exception. The high performance double-glazed window units sit in powder-coated aluminium frames, providing excellent heat retention, a weathertight seal and many years' service before repainting will be required.

Like much of the building, the front elevation is stylish, understated and beautifully detailed. Finished in natural sandstone, the walls are clean and crisp, punctuated by columns of tall windows, which open in to the living space for safe cleaning. At the penthouse level, the walls are set back and staggered, allowing recesses for small balconies accessed via patio doors. These walls are finished in a hard-wearing and stylish zinc cladding.

It's the rear of Pavilion which grabs the design headlines. From ground floor to penthouse level, each apartment's south facing elevation is fully glazed with patio doors opening out onto private balconies, which are staggered to ensure that everyone gets to enjoy the sun. This glazed elevation is designed to make the most of the stunning views across the playing fields to the majestic Edinburgh city centre skyline.

The two main door apartments may not quite enjoy the views of their upper floor neighbours, due to the height of the existing garden wall, but this is more than compensated by patio doors, which open onto a private terrace and landscaped gardens.







The interior of Pavilion is just as elegant as the exterior. It's designed to break down the barriers between the public rooms, which form the heart of any home, and blur the line between internal and external space, offering a solution for the way people want to live today.

The living, dining and kitchen areas are contained in one large, open-plan space, around which family life can revolve. The south facing patio doors flood the area with light and can be opened wide onto the large balcony, or terrace, to expand the space, offering the kind of indoor/outdoor living rarely available in modern apartments.

The kitchens are individually designed with a variety of floor and wall units and granite/quartz composite stone worktops and splashbacks. There is also a complete range of integrated appliances, including an induction hob, extractor hood, oven, microwave, coffee machine, warming drawer, fridge freezer, wine fridge, dishwasher, hot water tap and a washer/dryer.

Bathrooms, en suites and shower rooms feature top quality sanitaryware with large format ceramic tiles lining the walls.

The bedrooms are carpeted and have extensive built-in wardrobes, which include hanging rails, drawer units and open shelving with internal lighting.

All the public areas are floored in large porcelain tiles, which offers a bright unifying palette throughout the apartment and perfectly exploits the benefits of the underfloor heating. With room-by-room temperature control, thick wall insulation and high performance double glazed windows, the apartments are designed to be very energy efficient.





View of Inverleith Park and the city centre from Pavilion



The Palm House at the  
Royal Botanic Garden Edinburgh  
Inverleith Park and Boating Pond

Edinburgh is Scotland's political, financial and cultural capital, and one of Europe's great cities. It has a very international outlook, welcoming millions of visitors every year, but it also has an intimacy akin to a large town, which helps make it one of the UK's top locations in which to live and work.

At Edinburgh's heart lies the medieval Old Town and Georgian New Town, which are recognised collectively as a UNESCO World Heritage Site. It's not, however, a city that has stood still and over the last few decades a new Edinburgh has emerged. From the gleaming offices of Edinburgh Park to the unique vision of the Scottish Parliament, there is an award-winning, contemporary style to today's city and AMA have been at the forefront of its residential development.

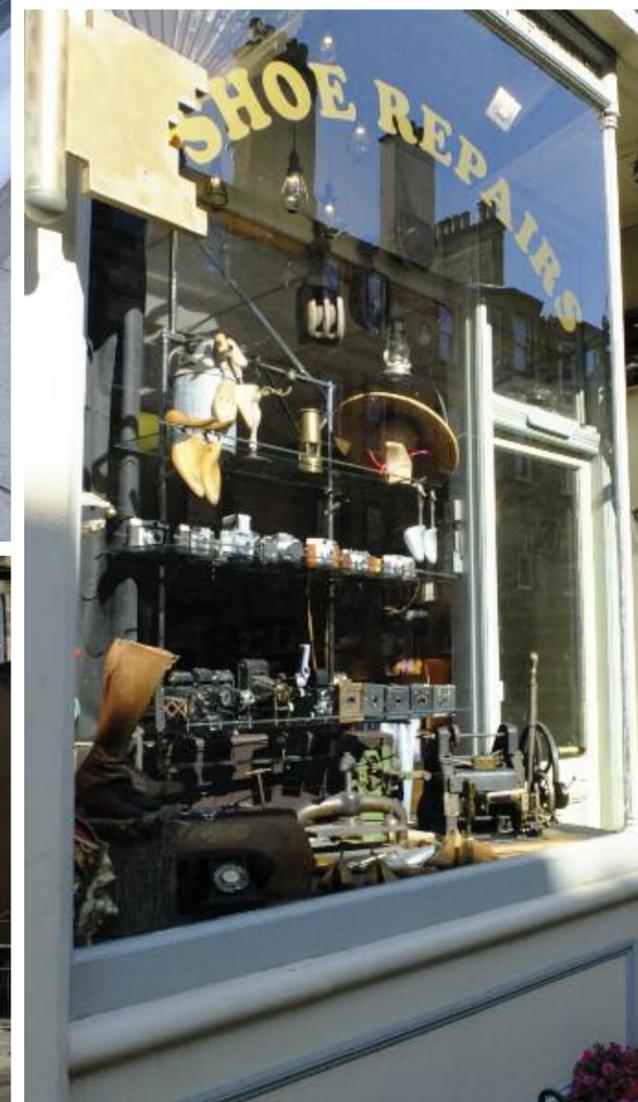
The Edinburgh International Festival and the Fringe may get all the headlines, but the city is home to a wide variety of prestigious annual festivals, covering topics as diverse as film, science, jazz and food. In addition, there are many world-class galleries, museums

and theatres, and a thriving restaurant, café and bar culture, which all adds to city's appeal.

At the heart of Inverleith lies the Royal Botanic Garden Edinburgh, a world-renowned institution, which houses over 13,000 plant species across its 70 acres of landscaped grounds and spectacular glasshouses. It's also home to cafés, a restaurant, shop and several exhibition spaces and is the ideal place for a gentle Sunday stroll.

Opposite the gardens sits Inverleith Park, a further 54 acres of public green space. The tree-lined walkways surround playing fields for rugby, football and cricket, as well as tennis courts, a beautiful boating pond and an area devoted to allotments.







If you're tired of the same old High Street stores, then Warriston or Stockbridge will provide the perfect remedy. You'll find traditional, independent butchers, fishmongers, vintners, florists and travel agents, as well as boutiques, jewellers, gift shops and interior design specialists, and some very stylish charity shops. There are also excellent cafés, bars and restaurants, which help give a laid-back vibe to this 'village in the city'.

For supermarket shopping, Waitrose is a 5 minute drive away and Marks and Spencer, Sainsbury's, Morrisons, Tesco and Lidl are all within 10 minutes.

The area is well served by excellent state and independent schools, from the modern campus of Broughton High School to the prestigious Edinburgh Academy, Stewart's Melville College and Fettes College.

If sport's your thing, you'll find a range of clubs, gyms and swimming pools within easy walking (or jogging!) distance. In addition, there is easy access to the Edinburgh cycle path network, with miles of routes criss-crossing the city, many on traffic-free former railway lines.

As well as having a major rail hub at Waverley Station, the city's new trams can whisk you from the centre of Edinburgh to the ever expanding international airport. In addition, there's easy road access to the Bypass, the A1 south and east and the motorway network north and west.

Edinburgh's location is a big part of its wider appeal: within 30 minutes drive you can be walking in the Pentland Hills, sailing on the Forth or sunning yourself on an East Lothian beach...weather permitting! There are several championship golf courses within a 40 minute drive and in a little over 2 hours you could be skiing in Glenshee or bagging a Munro.

Scottish National Gallery of Modern Art 2

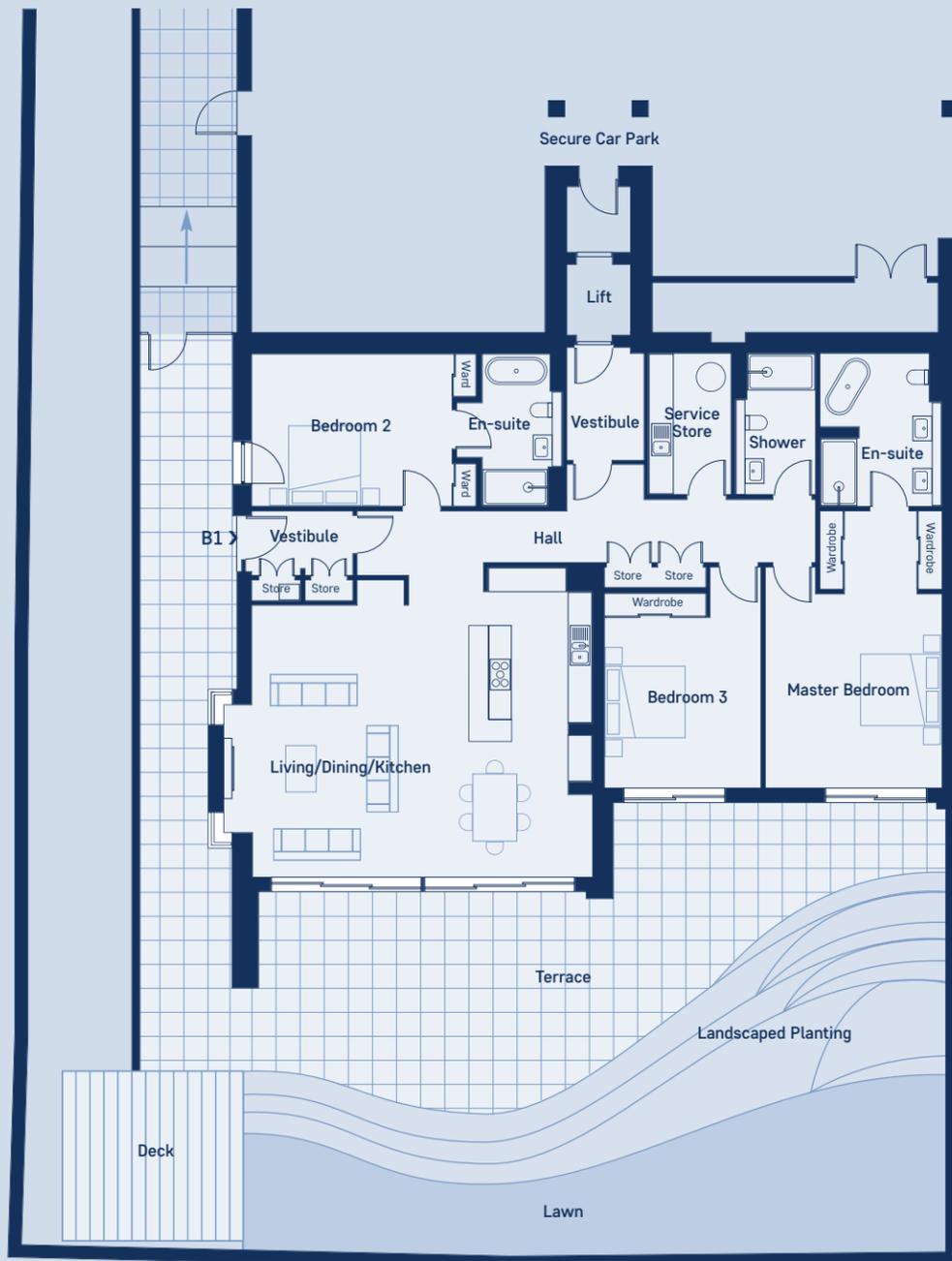
View of Fettes College from Pavilion





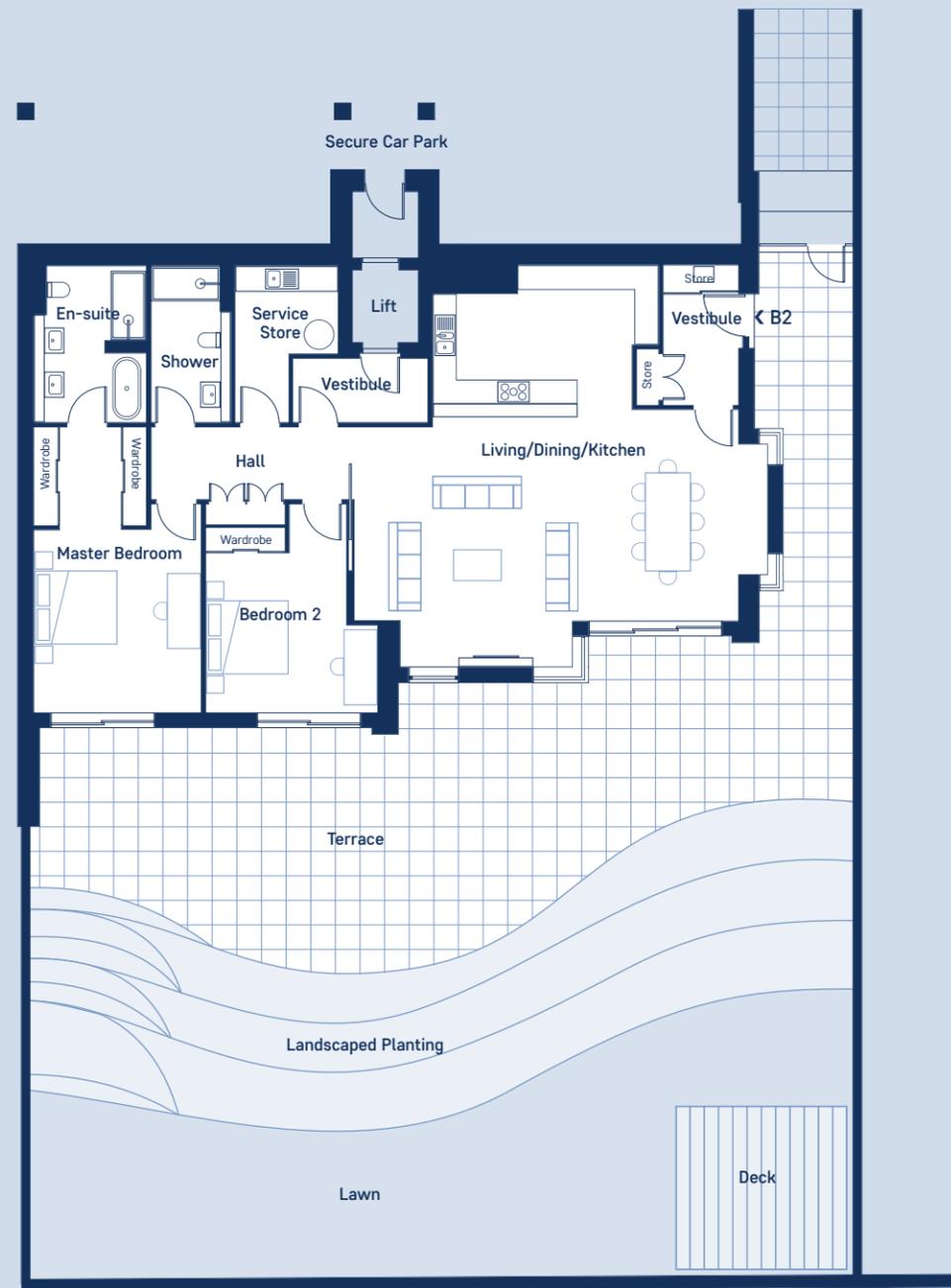
**PAVILION**  
GARDEN FLOOR  
25D Kinnear Road Edinburgh EH3 5PG

Plot B1 (25D Kinnear Road)	metres	feet
Living/Dining/Kitchen	7.78 x 9.19	25'6" x 30'2"
Master Bedroom	6.92 x 4.40	22'8" x 14'5"
En-suite	3.81 x 3.03	12'6" x 9'11"
Bedroom 2	3.85 x 4.98	12'8" x 16'4"
En-suite	3.81 x 2.63	12'6" x 8'8"
Bedroom 3	5.53 x 3.91	18'2" x 12'10"
Shower Room	3.53 x 1.98	11'7" x 6'6"
Service Store	3.55 x 2.04	11'8" x 6'8"



**PAVILION**  
GARDEN FLOOR  
25A Kinnear Road Edinburgh EH3 5PG

Plot B2 (25A Kinnear Road)	metres	feet
Living/Dining/Kitchen	9.86 x 10.17	32'4" x 33'4"
Master Bedroom	7.03 x 4.07	23'1" x 13'4"
En-suite	3.81 x 2.71	12'6" x 8'11"
Bedroom 2	4.22 x 3.88	13'10" x 12'9"
Shower Room	3.95 x 1.93	13'0" x 6'4"
Service Store	3.97 x 2.30	13'0" x 7'7"



**PAVILION**  
GROUND FLOOR  
25C Kinnear Road Edinburgh EH3 5PG

Plot G1 (25C/1 Kinnear Road)	metres	feet
Living/Dining/Kitchen	8.74 x 8.41	28'8" x 27'7"
Master Bedroom	7.53 x 4.08	24'8" x 13'5"
En-suite	3.69 x 2.86	12'1" x 9'4"
Bedroom 2	3.69 x 4.35	12'1" x 14'3"
En-suite	1.99 x 3.70	6'6" x 12'2"
Bedroom 3	3.70 x 3.56	12'2" x 11'8"
Shower Room	1.94 x 3.23	6'4" x 10'7"
Service Store	1.71 x 2.25	5'7" x 7'5"

Plot G2 (25C/2 Kinnear Road)	metres	feet
Living/Dining/Kitchen	12.95 x 8.35	42'6" x 27'5"
Master Bedroom	7.09 x 2.93	23'3" x 9'7"
En-suite	3.66 x 2.96	12'0" x 9'9"
Bedroom 2	4.86 x 2.83	15'11" x 9'3"
Bedroom 3	3.64 x 2.28	11'11" x 7'6"
Shower Room	3.38 x 1.81	11'1" x 5'11"
Service Store	1.64 x 1.83	5'5" x 6'0"



**PAVILION**  
GROUND FLOOR  
25B Kinnear Road Edinburgh EH3 5PG

Plot G3 (25B/2 Kinnear Road)	metres	feet
Living/Dining/Kitchen	10.70 x 8.35	35'1" x 27'5"
Master Bedroom	7.09 x 2.93	23'3" x 9'7"
En-suite	3.68 x 2.96	12'1" x 9'9"
Bedroom 2	4.86 x 2.83	15'11" x 9'3"
Bedroom 3	3.64 x 2.28	11'11" x 7'6"
Shower Room	3.38 x 1.83	11'1" x 6'0"
Service Store	1.64 x 1.83	5'5" x 6'0"

Plot G4 (25B/1 Kinnear Road)	metres	feet
Living/Dining/Kitchen	6.95 x 8.41	22'10" x 27'7"
Master Bedroom	6.17 x 5.13	20'3" x 16'10"
En-suite	1.98 x 3.66	6'6" x 12'0"
Bedroom 2	3.30 x 3.63	10'11" x 11'11"
Shower Room	1.99 x 3.40	6'6" x 11'2"



**PAVILION**  
FIRST FLOOR

25C Kinnear Road Edinburgh EH3 5PG

Plot F1 (25C/3 Kinnear Road)	metres	feet
Living/Dining/Kitchen	9.22 x 8.37	30'3" x 27'6"
Master Bedroom	4.08 x 5.16	13'5" x 16'11"
En-suite	3.69 x 2.86	12'1" x 9'5"
Bedroom 2	3.69 x 4.35	12'1" x 14'3"
En-suite	1.99 x 3.70	6'6" x 12'2"
Bedroom 3	5.18 x 2.62	17'0" x 8'7"
Shower Room	3.18 x 1.93	10'5" x 6'4"
Service Store	2.10 x 1.82	6'11" x 6'0"
Service Store 2	1.95 x 1.66	6'5" x 5'5"

Plot F2 (25C/4 Kinnear Road)	metres	feet
Living/Dining/Kitchen	11.83 x 8.35	38'10" x 27'5"
Master Bedroom	7.09 x 2.93	23'3" x 9'7"
En-suite	3.68 x 2.96	12'1" x 9'9"
Bedroom 2	4.86 x 2.83	15'11" x 9'3"
Bedroom 3	3.64 x 2.28	11'11" x 7'6"
Shower Room	3.38 x 1.81	11'1" x 5'11"
Service Store	1.93 x 1.90	6'4" x 6'3"



**PAVILION**  
FIRST FLOOR

25B Kinnear Road Edinburgh EH3 5PG

Plot F3 (25B/4 Kinnear Road)	metres	feet
Living/Dining/Kitchen	9.58 x 8.35	31'5" x 27'5"
Master Bedroom	7.09 x 2.93	23'3" x 9'7"
En-suite	3.66 x 2.96	12'0" x 9'9"
Bedroom 2	4.86 x 2.83	15'11" x 9'3"
Bedroom 3	3.64 x 2.28	11'11" x 7'6"
Shower Room	3.38 x 1.81	11'1" x 5'11"
Service Store	1.79 x 1.83	5'10" x 6'0"

Plot F4 (25B/3 Kinnear Road)	metres	feet
Living/Dining/Kitchen	11.44 x 8.41	37'6" x 27'7"
Master Bedroom	4.02 x 3.96	13'2" x 13'0"
En-suite	2.60 x 3.66	6'9" x 12'0"
Bedroom 2	3.64 x 3.16	11'11" x 10'4"
Shower Room	2.64 x 1.93	8'8" x 6'4"
Service Store	1.61 x 1.90	5'3" x 6'3"





**PAVILION**  
SECOND FLOOR  
25C Kinnear Road Edinburgh EH3 5PG

Plot S1 (25C/5 Kinnear Road)	metres	feet
Living/Dining/Kitchen	8.10 x 8.41	26'7" x 27'7"
Master Bedroom	4.08 x 5.16	13'5" x 16'11"
En-suite	2.86 x 3.69	9'4" x 12'1"
Bedroom 2	3.69 x 4.35	12'1" x 14'3"
En-suite	1.99 x 3.69	6'6" x 12'1"
Bedroom 3	3.71 x 3.56	12'2" x 11'8"
Bedroom 4	5.18 x 2.62	17'0" x 8'7"
Shower Room	3.18 x 1.93	10'5" x 6'4"
Service Store 1	2.10 x 1.82	6'11" x 6'0"
Service Store 2	1.95 x 1.66	6'5" x 5'5"

Plot S2 (25C/6 Kinnear Road)	metres	feet
Living/Dining/Kitchen	10.70 x 8.35	35'1" x 27'5"
Master Bedroom	7.09 x 2.93	23'3" x 9'7"
En-suite	3.66 x 2.96	12'0" x 9'9"
Bedroom 2	4.85 x 2.83	15'11" x 9'3"
Bedroom 3	3.64 x 2.28	11'11" x 7'6"
Shower Room	3.38 x 1.81	11'1" x 5'11"
Service Store	1.83 x 1.81	6'0" x 5'11"



**PAVILION**  
SECOND FLOOR  
25B Kinnear Road Edinburgh EH3 5PG

Plot S3 (25B/6 Kinnear Road)	metres	feet
Living/Dining/Kitchen	8.45 x 8.35	27'9" x 27'5"
Master Bedroom	7.09 x 2.93	23'3" x 9'7"
En-suite	3.66 x 2.96	13'0" x 9'9"
Bedroom 2	4.86 x 2.83	15'11" x 9'3"
Bedroom 3	3.64 x 2.28	11'11" x 7'6"
Shower Room	3.38 x 1.81	5'11" x 11'1"
Service Store	1.83 x 1.64	6'0" x 5'5"

Plot S4 (25B/5 Kinnear Road)	metres	feet
Living/Dining/Kitchen	10.31 x 8.41	33'10" x 27'7"
Master Bedroom	3.96 x 4.02	15'3" x 13'2"
En-suite	2.60 x 3.68	6'9" x 12'1"
Bedroom 2	3.69 x 3.16	12'1" x 10'4"
Shower Room	2.51 x 1.95	8'3" x 6'5"
Service Store	1.61 x 1.95	5'3" x 6'5"



**PAVILION**  
THIRD FLOOR

25C Kinnear Road Edinburgh EH3 5PG

Plot T1 (25C/7 Kinnear Road)	metres	feet
Living Room	7.55 x 8.41	24'9" x 27'7"
Dining/Kitchen	8.88 x 8.74	29'2" x 28'8"
Master Bedroom	4.89 x 6.53	16'1" x 21'5"
En-suite	2.62 x 3.63	8'7" x 11'11"
Bedroom 2	5.29 x 3.29	17'4" x 10'10"
En-suite	3.08 x 2.70	10'1" x 8'10"
Bedroom 3	5.03 x 3.50	16'6" x 11'6"
Family Room/Bedroom 4	4.43 x 3.35	14'6" x 11'0"
Bathroom	3.65 x 3.20	12'0" x 10'6"
WC	2.06 x 1.97	6'9" x 6'6"
Service Store	3.20 x 2.00	10'6" x 6'7"



**PAVILION**  
THIRD FLOOR

25B Kinnear Road Edinburgh EH3 5PG

Plot T2 (25B/7 Kinnear Road)	metres	feet
Living/Dining Room	10.50 x 8.27	34'5" x 27'2"
Kitchen	5.67 x 3.15	18'7" x 10'4"
Master Bedroom	4.43 x 7.37	14'6" x 24'2"
En-suite	4.00 x 3.44	13'1" x 11'3"
Bedroom 2	4.49 x 2.99	14'9" x 10'0"
En-suite	3.10 x 1.91	10'2" x 6'3"
Bedroom 3	3.27 x 3.14	10'9" x 10'4"
En-suite	3.10 x 1.59	10'2" x 5'3"
Bedroom 4	5.07 x 3.63	16'8" x 16'8"
Shower Room	2.70 x 2.08	8'10" x 6'10"





## THE SPECIFICATION

An AMA home doesn't just look smart, it is smart. From the low maintenance exterior finishes to responsive but hidden underfloor heating, we specify high-quality materials to make sure that it all works for you.

### EXTERNAL ENVELOPE

**Frame** 4 storey structural steel frame over basement car park. Primary steel frame supporting 200mm thick concrete floors spanning approx 6m. Galvanized profiled steel decking to 3rd floor roof.

**North & Part Gable Elevation Walls** Smooth finished, natural ashlar sandstone cavity wall comprising: 75mm thick natural stone outer leaf, 50mm cavity, 70mm rigid insulation (King span Kooltherm k112), 12mm cementitious board on 150mm SFS framing with 150mm mineral wool insulation infill with polythene vapour barrier. Ground floor ashlar stones to feature 20mm deep x 35mm high horizontal recessed string course. 2 x 15mm plasterboard internal lining. U-value to be 0.15w/m2K.

**Gable Elevation Walls** Facing brick cavity wall comprising: 102.5mm facing brick in stretcher bond, 50mm cavity, 70mm rigid insulation (King span Kooltherm k112), 12mm cementitious board on 150mm SFS framing with 150mm mineral wool insulation infill and polythene vapour barrier. 2 x 15mm plasterboard internal lining. U value to be 0.15w/m2K.

**3rd Floor Penthouse Level Walls** Insulated standing seam zinc rain screen cladding set back from the main facade comprising: VM Zinc Quartz Grey sheeting on separating membrane (Tyvek metal) on open jointed timber board on treated vertical battens providing 50mm ventilation cavity, 150mm rigid insulation (Kingspan Kooltherm K15), 12mm cementitious board on 150mm SFS structural steel framing with 150mm mineral wool infill with polythene vapour barrier. 2 x 15mm plasterboard internal lining. U-value to be 0.15w/m2K.

**Basement Car Park Floors** Ground bearing concrete slab laid on continuous damp proof membrane. Antislip paint finish.

**Ground Level Apartment Floors** Ground bearing concrete slab over 100mm thick thermal insulation over

continuous damp proof membrane on blinding layer. Slab overlaid with 50mm rigid insulation on 5mm acoustic resilient layer with 65mm sand/cement screed incorporating embedded underfloor heating pipework

**Upper Level Floors** 200mm thick concrete flooring units overlaid with 50mm rigid insulation on 5mm acoustic resilient layer with 65mm sand/cement screed incorporating embedded underfloor heating pipework. Acoustic rating to achieve a minimum of 56 dB.

**Stairs** Precast concrete flights & landings.

**North Elevation Windows** High performance double glazed aluminium/timber composite windows featuring powder coated aluminium cills. Colour to be anthracite (RAL 7016) anodized to match metal cladding. French door type windows to open inwards with stainless steel ironmongery and trickle vents. U-value to be 1.4w/m2K.

**East & West Elevation Windows** High performance double glazed aluminium/timber composite windows featuring powder coated aluminium cills. Colour to be anthracite (RAL 7016) anodized to match metal cladding. Windows to be tilt and turn opening. U-value to be 1.4w/m2K.

**South Elevation Windows** Large format, bottom rolling, double glazed sliding window system featuring powder coated aluminium framing. Colour to be anthracite (RAL 7016) anodized to match metal cladding. U-value to be 1.4w/m2K

**Rooflights** Double glazed fixed rooflight comprising PPC aluminium framing. Laid to slight fall on insulated, framed upstand. Colour to be anthracite (RAL 7016). Minimum 6mm Clear Heat Soak Tested Toughened/16mm Argon Filled Cavity With Warm Edge Spacer Bar/6mm Clear Heat Soak Tested Soft Low E Toughened. U-value to be 1.1w/m2K.

**External Main Entrance Doors** Heavy duty, solid core door set featuring stained horizontal HW timber board with feature central copper panel. Bronze Ironmongery.

**Apartment Entrance Doorsets** Internal, heavy duty, solid core doorsets featuring flush HW veneer finish to both sides. Fire rated FD60s. U value to be 1.4w/m2K including stainless steel ironmongery, self closing devices, intumescent & acoustic seals, fire rated letterbox & door viewer.

**Internal Doorsets General** Internal solid core HW veneer finish including FD30s doors to fire rated hallways including stainless steel ironmongery and self closing devices, and intumescent & acoustic seals.

**Hold Open Doorsets** Internal, solid core HW veneer finish including FD30 and FD60 rating on fused hold open devices linked to mains operated fire detection system.

**South Façade Balconies** Cantilevered structural steel frame with galvanised profiled steel decking. Frameless structural glass balustrade system featuring 2 x 10mm toughened laminated glass with a 1.5mm interlayer. 1.1m high.

**North Facing Monopitch Roof & Eaves Overhang** Insulated standing seam zinc sheet roof. VM Zinc quartz grey sheet cladding at approx 450mm seam c/c on separating membrane (tyvek metal) on treated timber board with continuous ventilation below. U-value 0.1w/m2K.

**Main Roof** Insulated single ply membrane roof. Alwitra EVALON membrane 1.5mm fleece backed fully bonded to taper and flat board insulation on bituminous vapour barrier membrane. U-value 0.1w/m2K.

**Balconies** Fleet PMMA-Liquid applied waterproofing system laid on 120-150mm insulation (two layer board with tapered top layer) with a bituminous vapour control layer below. U value 0.1w/m2K

**Car Park Insulated Planted Roof** Bauder Total Green Roof system build-up (or equivalent).

## EXTERNAL LANDSCAPING

**Walls** Walls to street elevation and entrance paths: Natural smooth ashlar sandstone cavity wall comprising: 75mm natural sandstone outer leaf with 100mm dense blockwork inner leaf with 75mm sandstone cope.

**Bin Store** Natural smooth ashlar sandstone cavity wall comprising: 75mm natural sandstone outer leaf with 40mm dense blockwork inner leaf with 75mm sandstone cope.

## Entrance Paths, Garden Steps and Balconies

600x600x20mm grey porcelain anti-slip tiles. On balconies the tiles are raised on proprietary pedestal supports over balcony waterproof layer.

## INTERIORS

**Plantroom Walls** 140/215mm fairfaced dense blockwork, restrained at head/slab soffit.

**Garage Apartment Wall** 100mm fairfaced dense blockwork, 50mm cavity, 70mm rigid insulation (kingspan kooltherm k112), 12mm cementitious board on 150mm SFS framing with 150mm mineral wool insulation infill with polythene vapour barrier. 2 x 15mm plasterboard internal lining. U-value to be 0.15w/m2K.

**Party Walls** Separating walls between apartments and common stair lobbies to be 300mm Knauf wall standard comprising 2 x 48mm metal stud frames complete with 2 x 15mm soundbloc plasterboard lining either side. 50mm isowool acoustic quilt infill. Acoustic rating to achieve a minimum of 56 dB. Fire rating: 60min.

**Internal Walls** Generally, Knauf robust wall standard comprising 1 x 72mm metal stud frame with 2 x 15mm soundbloc board lining either side. 50mm isowool acoustic quilt infill. Acoustic rating: minimum 40 dB. Fire rating 30 minutes.

**Internal Fire Rated Walls** Generally, Knauf robust wall standard comprising 1 x 72mm metal stud frame with 2 x 15mm soundbloc board lining either side. 50mm isowool acoustic quilt infill. Acoustic rating: minimum 40 dB. Fire rating 60 minutes

**Internal shaft enclosures** Generally, Knauf shaftwall comprising 1 x 92 stud frame with 19mm core board infill, 2 x 15mm fireline board outer lining. Fire rating 60min.

**Lift enclosure** Generally, independent Knauf Gyplyner standard comprising gyplyner channel complete with 2 x 15mm sounbloc plasterboard, 25mm isowool acoustic quilt infill.

**Lift Shaft Walls** 140mm dense blockwork.

**Internal Floors** Floors are finished throughout in large format polished anti-slip glazed porcelain tiles, except for the bedrooms which are fitted with carpet. Entrance hallways at ground floor level and the first stair flight have an anti-slip ceramic floor finish with a matwell and coir matting at street entrances. Upper level communal areas and staircases are finished with heavy duty carpet. Upper floor lift lobbies have an anti-slip ceramic floor finish.

## INTERNAL FITTINGS

**Bath & Shower Rooms** Bathrooms are furnished with a range of top quality sanitary ware with chrome mixer taps, pop-up wastes and concealed cisterns. Shower rooms are fully-fitted wetrooms featuring showers with thermostatic mixer valves. Apartments with P-shaped baths have movable shower screens above the baths for easy access. Bath and shower wall areas are lined with large format ceramic tiles and floor areas are finished with large porcelain tiles. Washbasins and WCs are wall mounted on a bespoke bulkhead faced with feature porcelain tiles.

**Kitchens** Kitchens are individually designed with custom made fittings faced with wood grain finishes selected from a complimentary palette. Worktops are granite/composite quartz stone with splashbacks and under unit lighting. An extensive range of high quality integrated appliances include:

An **iQ700 Flex induction cooktop hob**, designed for greater flexibility when cooking. Extra-large 90cm cooking surface allows you to place your cookware wherever you want on the flex Induction cooking zone. Power Move Plus enables intuitive control thanks to three heating zones with different temperatures. Get information about your hob, no matter where you are with the easy-to-use Home Connect app;

An **iQ700 warming drawer**, perfect for preheating crockery, keeping foods warm and for gentle cooking;

An **iQ700 built-in multifunctional electric oven** with a generous 71 litre capacity - ideal for entertaining. The 4D Hot Air system circulates heat rapidly inside, so you can cook evenly on 4 shelves at once. The activeClean function burns food residue to ash that just wipes away. Also compatible with the Home Connect App;

An **iQ500 built-in microwave** with a 25L capacity and 900 Watt power output. The handy Cook Control feature gives you 7 automatic programmes to make sure everything is perfectly cooked;

A 14 place setting **iQ500 dishwasher**. The efficient Zeolith® Drying technology absorbs moisture from the air to create heat and quickly dry dishes, including plastics, so you can save energy as you dry;

A premium 301L capacity **integrated fridge** with Bio Fresh technology to keep food fresher for longer, flexible storage compartments as well as 7 glass shelves, door alarm and soft close hinge;

An **integrated freezer** with a capacity of 207L has 9 drawers and a plumbed-in ice maker compartment. No Frost technology ensures long lasting freshness and defrosting a thing of the past;

An under counter **wine fridge** with a capacity of 34 bottle and two temperature zones;

A fully automatic bean-to-cup **coffee machine** with sensoFlow to deliver espresso shots at the perfect temperature. The intelligent grinder adapts to each bean variety and always grinds the perfect quantity. Also compatible with the Home Connect App;

A **Zip hot water tap** providing instant boiling, filtered and chilled water.

**Bedrooms** All bedrooms feature built-in wardrobes and are fitted out with a combination of hanging rail, drawer unit, open shelves and internal lights where appropriate.

**Internal Finishes** Apartments are decorated with emulsion paint finish to walls and ceilings, and eggshell finish to all timber skirtings, cills and door facings.

## INTERNAL SERVICES

**Central Heating** All apartments have an underfloor heating system with low pressure hot water pipework embedded in the floor screed, served by a wall mounted, independent, gas-fired condensing combination boiler. The boiler is fitted with a digital seven-day, two-channel programmer. The underfloor heating is zoned with individual heating pipe circuits and thermostats for each room within the apartment. An electric towel rail is provided in each bath/shower room.

**Hot Water** The hot water system in each apartment is fed from the central heating combination boiler.

**Ventilation** All apartment accommodation is naturally ventilated by means of window and trickle vents except for kitchens and bathrooms, which are mechanically ventilated with concealed ductwork. Kitchen air extraction is ducted separately to the outside via a multi-speed extractor hood over the hob position. Bathrooms have individual ceiling recessed extractor fans with ducts to outside.

**Flueless Gas Fire** Gas pipework has been fitted to an appropriate position in the living room, should the purchaser wish to buy and have installed a flueless gas fire.

**TV/Radio** The building will be provided with a single 'Sky' satellite receiving dish, sensitively located at roof level. All apartments are connected to the blocks Integrated Reception System (IRS), which delivers Satellite and Digital Terrestrial TV (DTT), Digital Radio (DAB) and FM radio to each apartment. A TV socket outlet is provided in the lounge, kitchen and bedrooms.

**Telephone** A BT service cable is provided to the master BT outlet located in the services cupboard within each apartment. Slave BT outlets are installed in the living room, kitchen, master bedroom and study (where applicable). The telecoms provider of the purchaser's choice will be responsible for providing a service connection to activate the system.

**Lighting** The apartments are illuminated with recessed ceiling downlighters with low energy LED lamps. There are ceiling lighting roses provided in the living room and kitchen/dining areas to allow the purchaser to install a feature pendant fitting if desired. Bedrooms feature 3-way lighting switching, with switches located at the door and at both sides of the bed. LED light fittings are provided below wall mounted kitchen cabinet units. External wall-mounted light fittings illuminate apartment terraces and balconies. Communal areas feature a combination of LED recessed downlighters and low energy wall lights.

**Mains Power** A generous provision of power points is installed though out the apartments. All integrated appliances are pre-connected and controlled from a centralised switch plate conveniently located in the kitchen. Shaver sockets are provided in each bathroom and en-suite.

**Alarm** All apartments are fitted with an intruder alarm system which includes PIR movement sensors, front entrance door contacts and a touch keypad in the entrance hallway. In first to fifth floor apartments, a power supply spur outlet is provided in the services cupboard, so that the purchaser can install an intruder alarm system if desired.

**Smoke Detection** All apartments are fitted with mains-operated battery back-up smoke alarms to comply with current fire safety legislation.

**Sound System** Apartments are fitted with wiring and speaker infrastructure for a sound system. Speakers are integrated into the ceilings of the lounge, kitchen, master bedroom and en-suite. Concealed wiring is relayed to a hub unit in the electrical services cupboard for connection to the purchaser's sound system hardware. Lounge and Kitchen zone only activated.

**Access Control** There is a video entry phone system, with the main call point at the principal ground floor

entrance to each stair core and entry control handset and screen in each apartment hallway.

**Lift** Each stair core is provided with an 8-person passenger lift, serving all apartment floors and the basement car park, with high quality lift car finishes, lighting and lift controls. The floor will match the floor tiling in the ground floor lobby.

**Communal Post Boxes** Both Ground Floor communal areas are fitted with a free-standing recessed Smart Box for all mail and parcel deliveries. Each Smart Box comes with private letter boxes and spare sections for larger parcel deliveries.

**Car Parking** Safe and secure underground car parking is provided for each apartment, and accessed internally via the lifts. Access to the car park for vehicles and pedestrians is reserved for residents only and is controlled via programmable key-cards controlling automated sliding steel gate. Each apartment has an allocated space with two designate spaces for the two penthouses. The naturally vented basement area also includes provision for cycle parking and storage lockers. Parking for visitors is provided at street level via public spaces controlled by the city council.

**Photovoltaic** The development will be served by a Photovoltaic array mounted on the roof of the apartment block. This will generate renewable electricity. The PV array will be arranged to serve all apartments. A space allowance shall be made in each apartment for future retrofitting by the apartment owner, of a wall hung solar power storage battery.

## INCOMING SERVICES

**Gas** Mains gas is supplied to the individual gas meter located in the services cupboard inside each apartment, and then distributed to the central heating combination boiler.

**Electricity** Mains electricity is supplied to an individual electricity meter located in the communal area services riser cupboard and to the consumer unit located in the services cupboard inside each apartment.

**Water** Mains water is stored in a communal potable storage tank within the car park and fed to each apartment via an electrically-controlled pump system to ensure a constant supply. A main stopcock is located in each apartment.

**Telecoms** An incoming duct is provided with draw wires to allow the service provider of the purchaser's choice to provide a service connection.



For further information about the apartments at Pavilion or to arrange a private viewing, please contact Behnam Afshar at AMA on **+44 7967 322 025** or email **behnama@amanewtown.co.uk**. You can also find details on Pavilion and all of AMA's current, past and future developments by visiting **www.amahomes.co.uk**.



When Quality Matters

#### AMA Homes

15 Coates Crescent Edinburgh EH3 7AF

Phone: 0131 226 1780

[www.amahomes.co.uk](http://www.amahomes.co.uk)



#### Strutt & Parker

76 George Street Edinburgh EH2 3BU

Phone: 0131 226 2500

[www.struttandparker.com](http://www.struttandparker.com)



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