



RIVA

COMO

DEVELOPED BY

PRD.  REAL ESTATE
Perth



RIVA

COMO



WATERFRONT LIFESTYLE

RESTAURANTS & CAFÉS

1. Chin Chin Gastronomy
2. CS Café
3. Preston St Restaurant & Café Strip
4. Mends St Restaurant & Café Strip
5. Raffles Hotel
6. The Rowing Pavilion
7. Parley Bar Perth
8. Nic & Kolo
9. Praline by Maison St Honore
10. Crown Casino & Restaurants

SHOPS & SUPERMARKETS

11. The Good Grocer Canning Bridge
12. Woolworths Mount Pleasant
13. Preston St Como Centre
14. Farmer Jack's Como
15. Waterford Plaza
16. Westfield Booragoon

RECREATION & PARKS

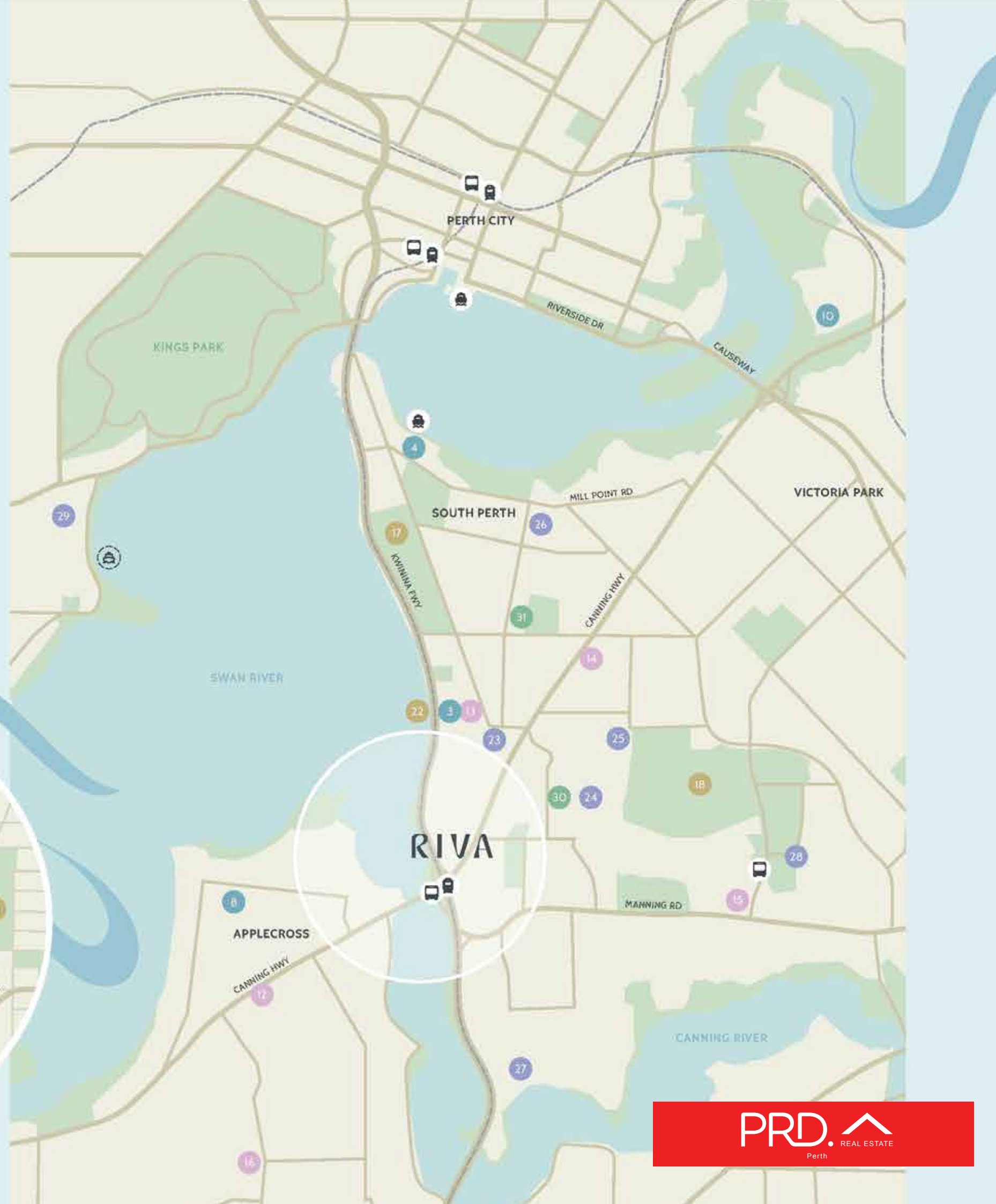
17. Royal Perth Golf Club
18. Collier Park Golf Course
19. South Perth Yacht Club
20. Olives Reserve
21. Neil McDougall Park
22. Como Jetty

EDUCATION

23. Como Primary School
24. Como Secondary College
25. Penrhos College
26. Wesley College
27. Aquinas College
28. Curtin University
29. University of WA

HEALTH & MEDICAL CENTRES

30. Como Medical Clinic
31. South Perth Hospital







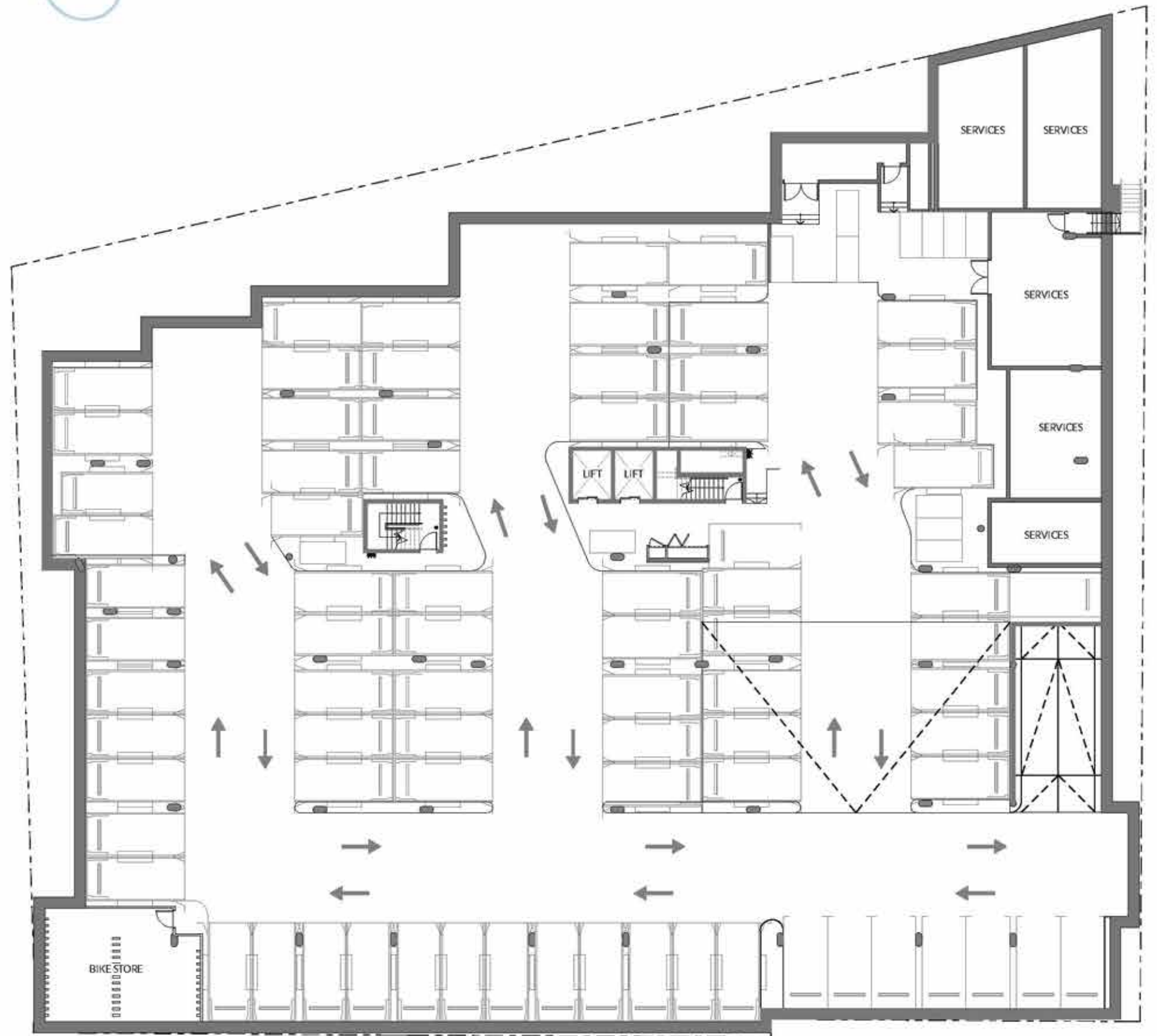
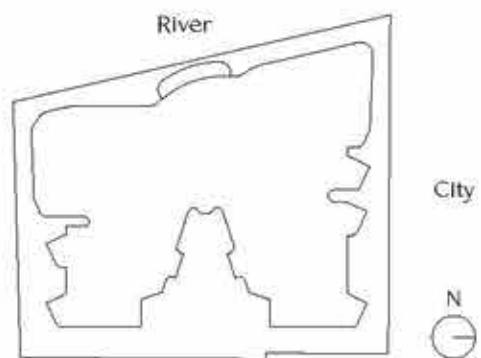




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BASEMENT



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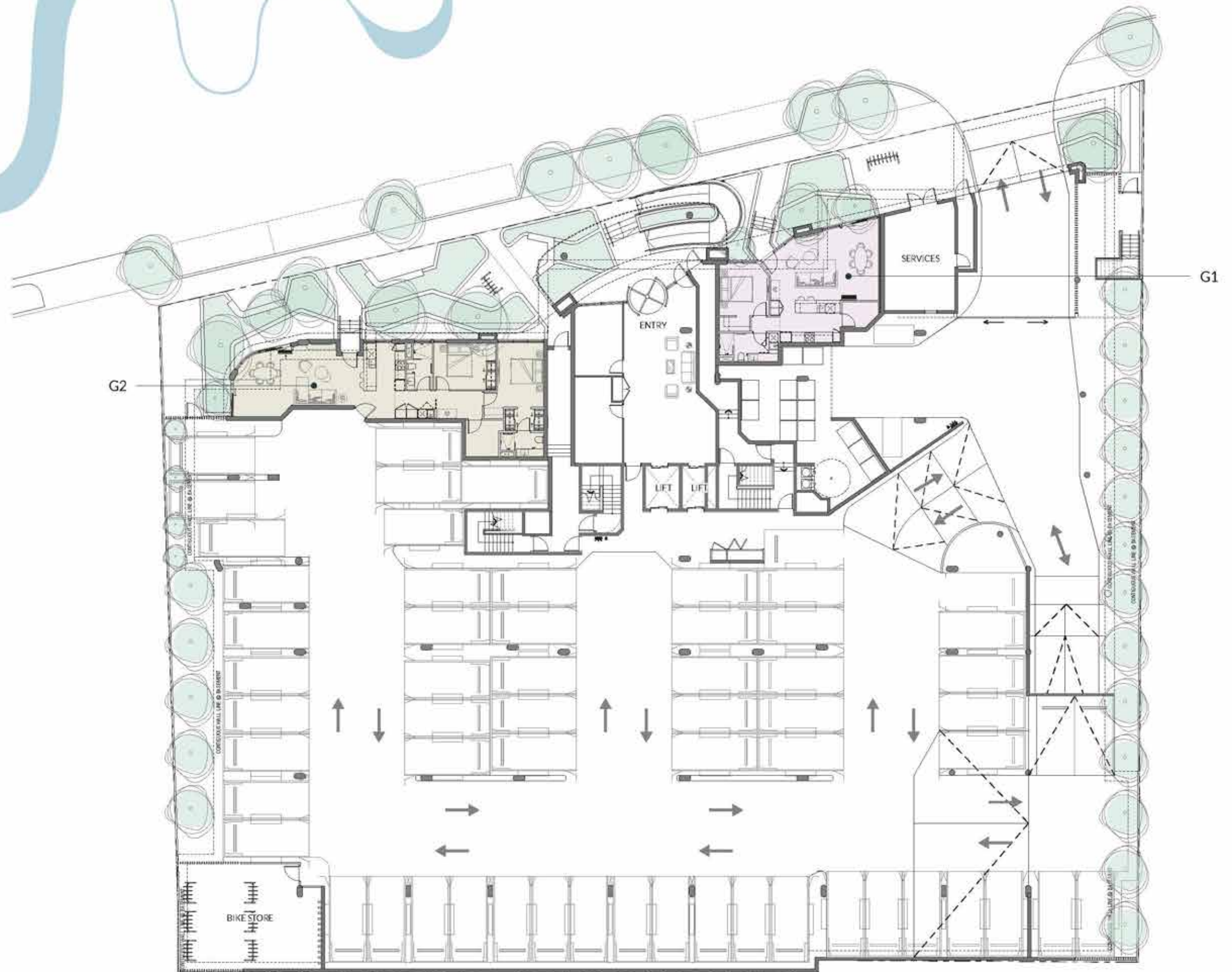
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GROUND

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



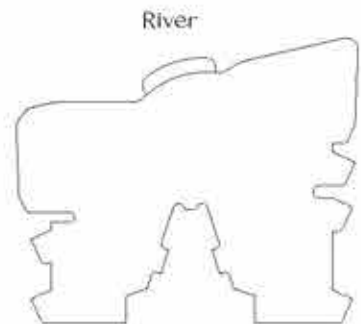
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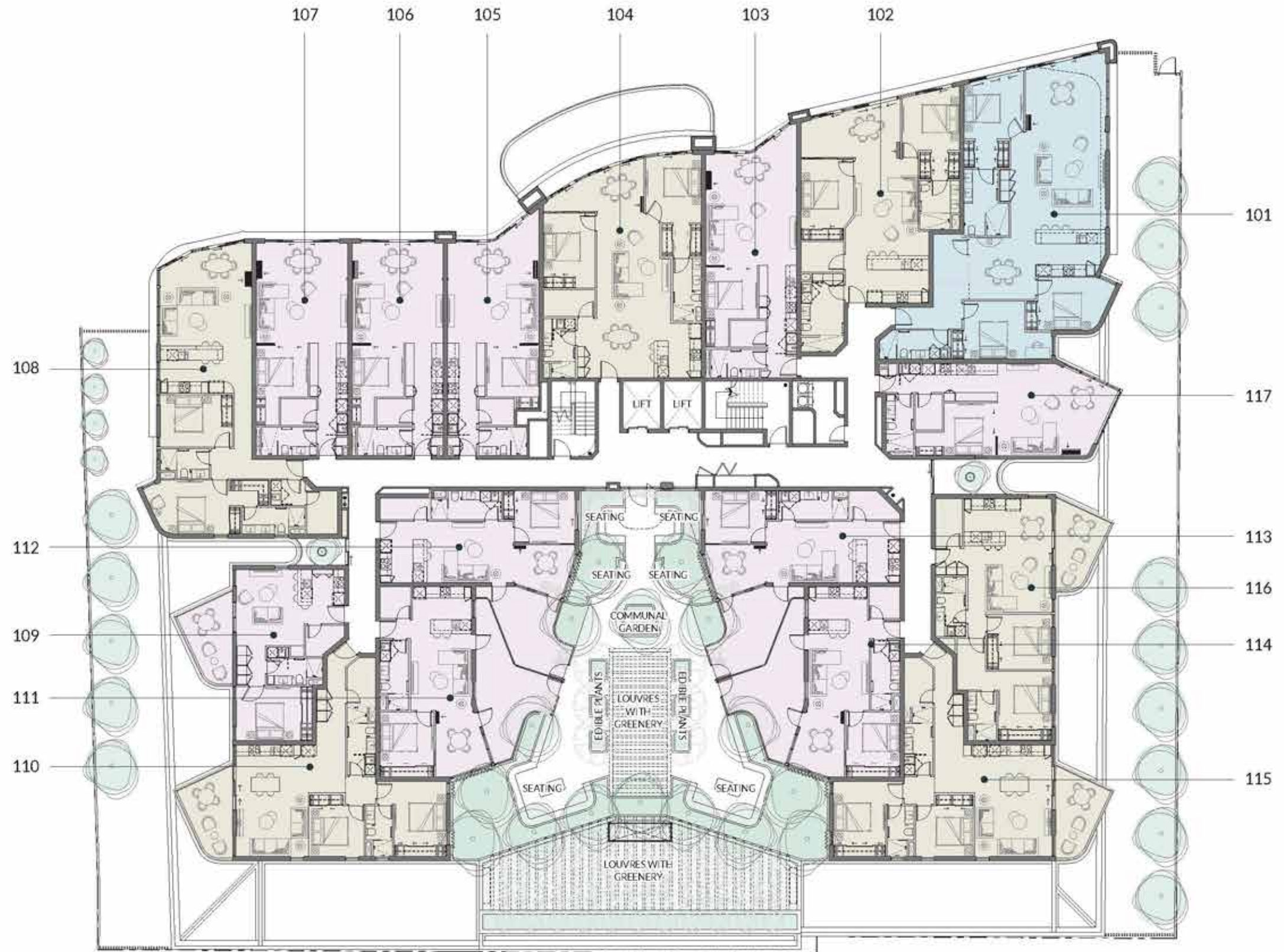
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LEVEL 1

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



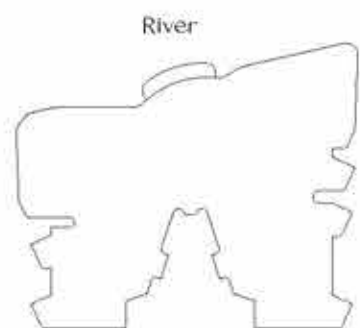
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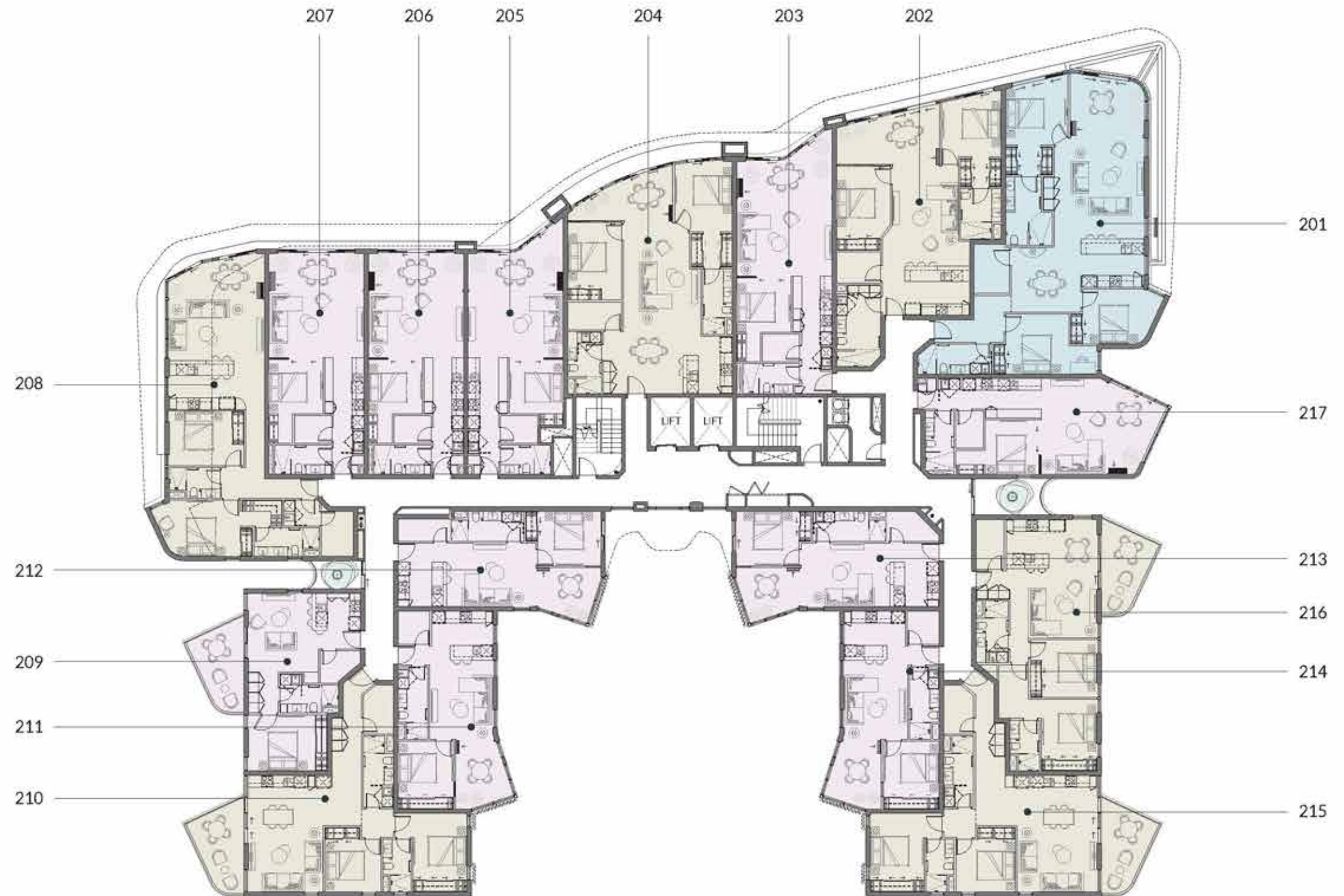
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LEVEL 2

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



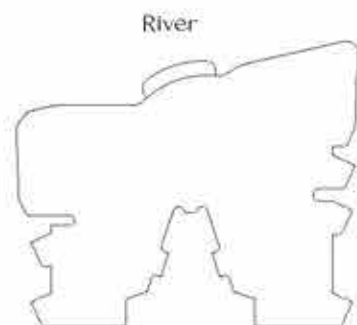
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LEVEL 3

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



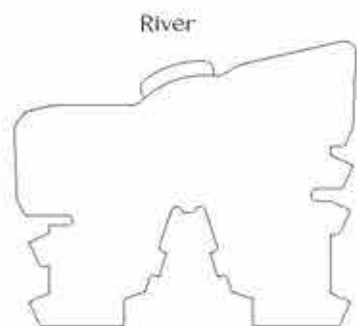
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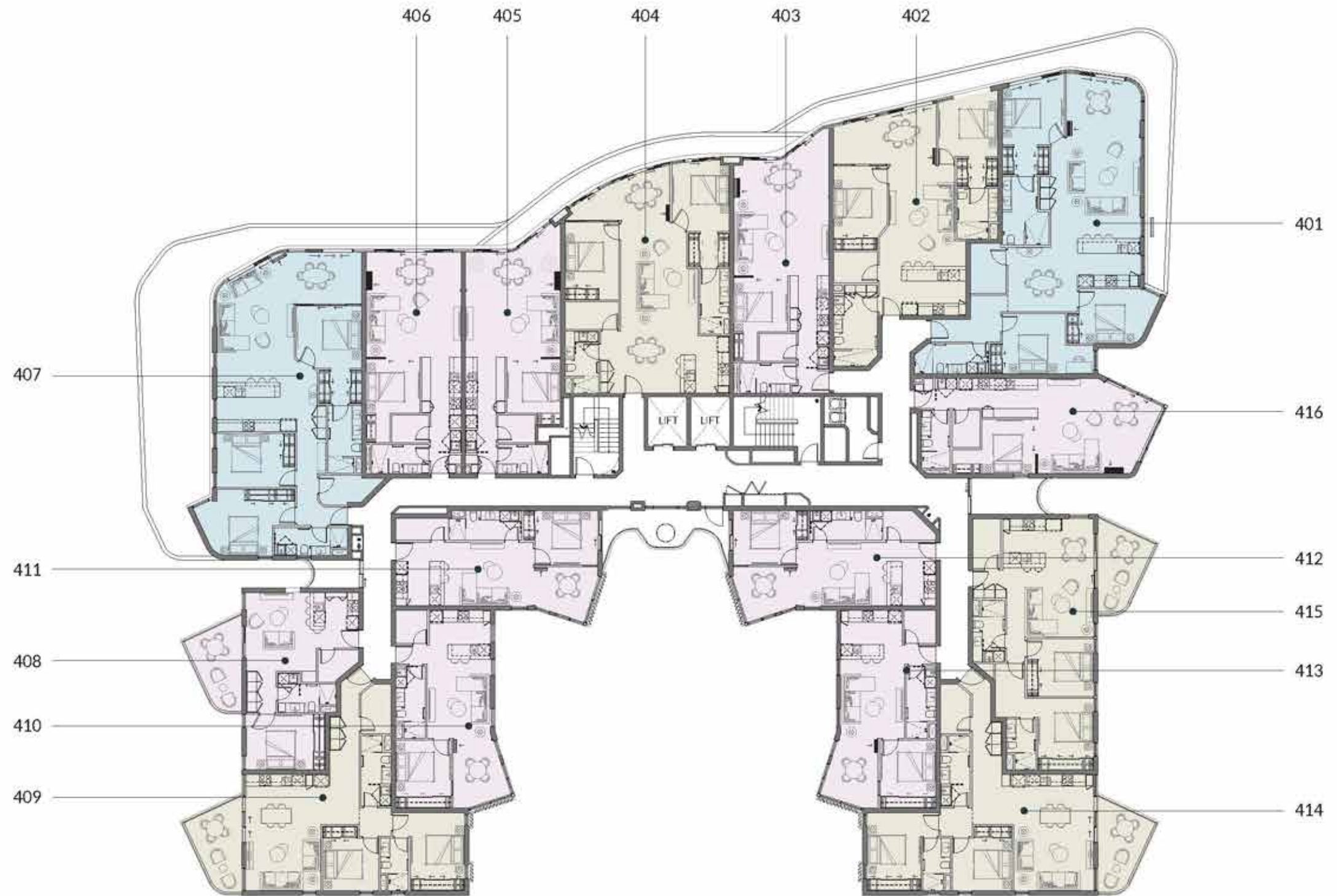
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LEVEL 4

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



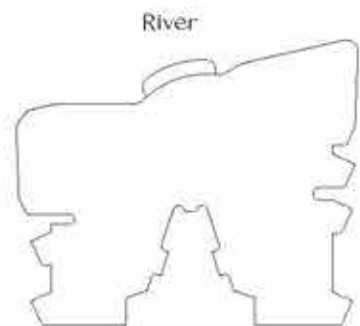
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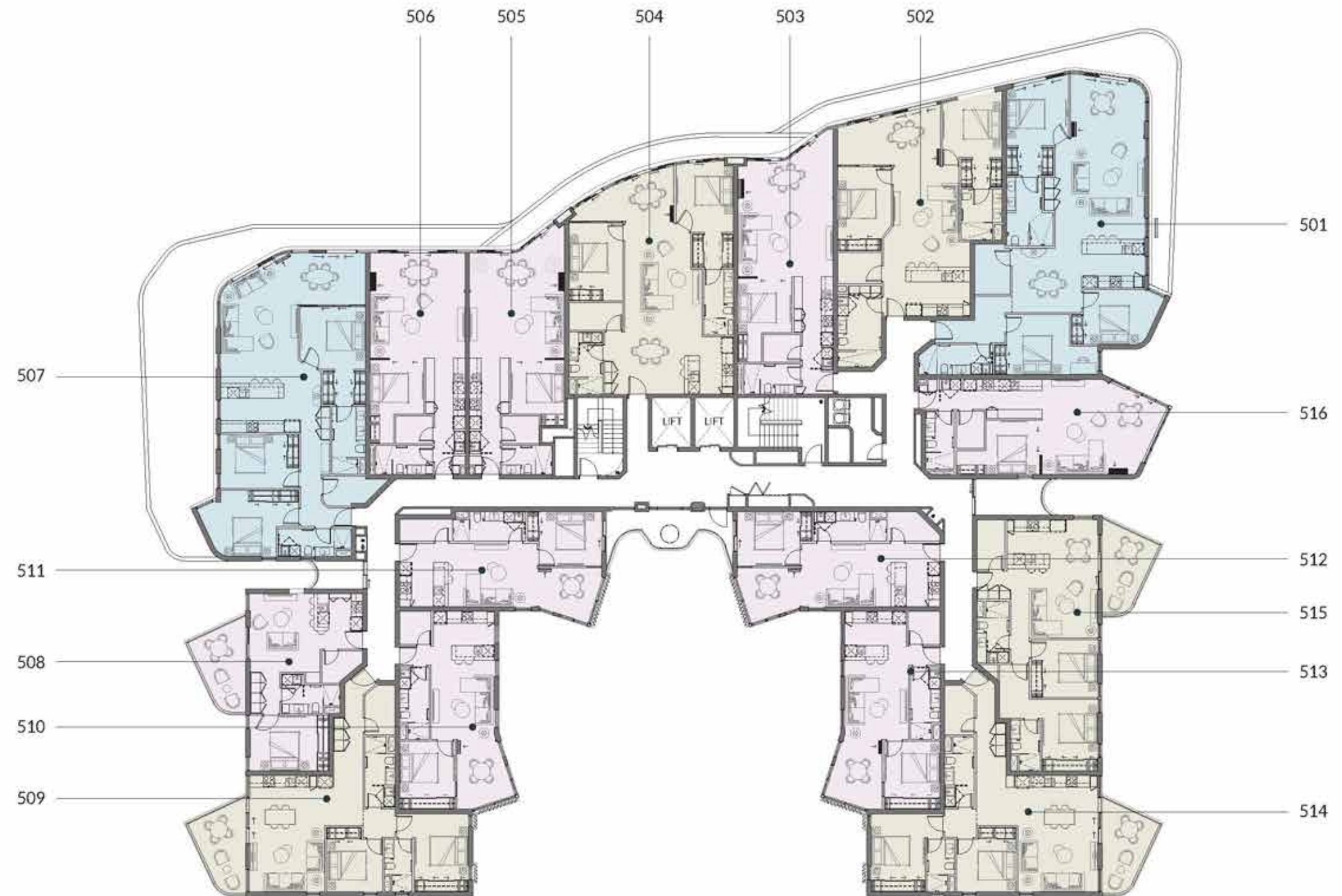
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LEVEL 5

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



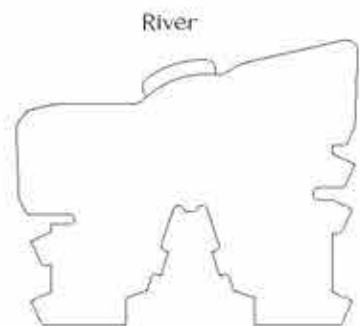
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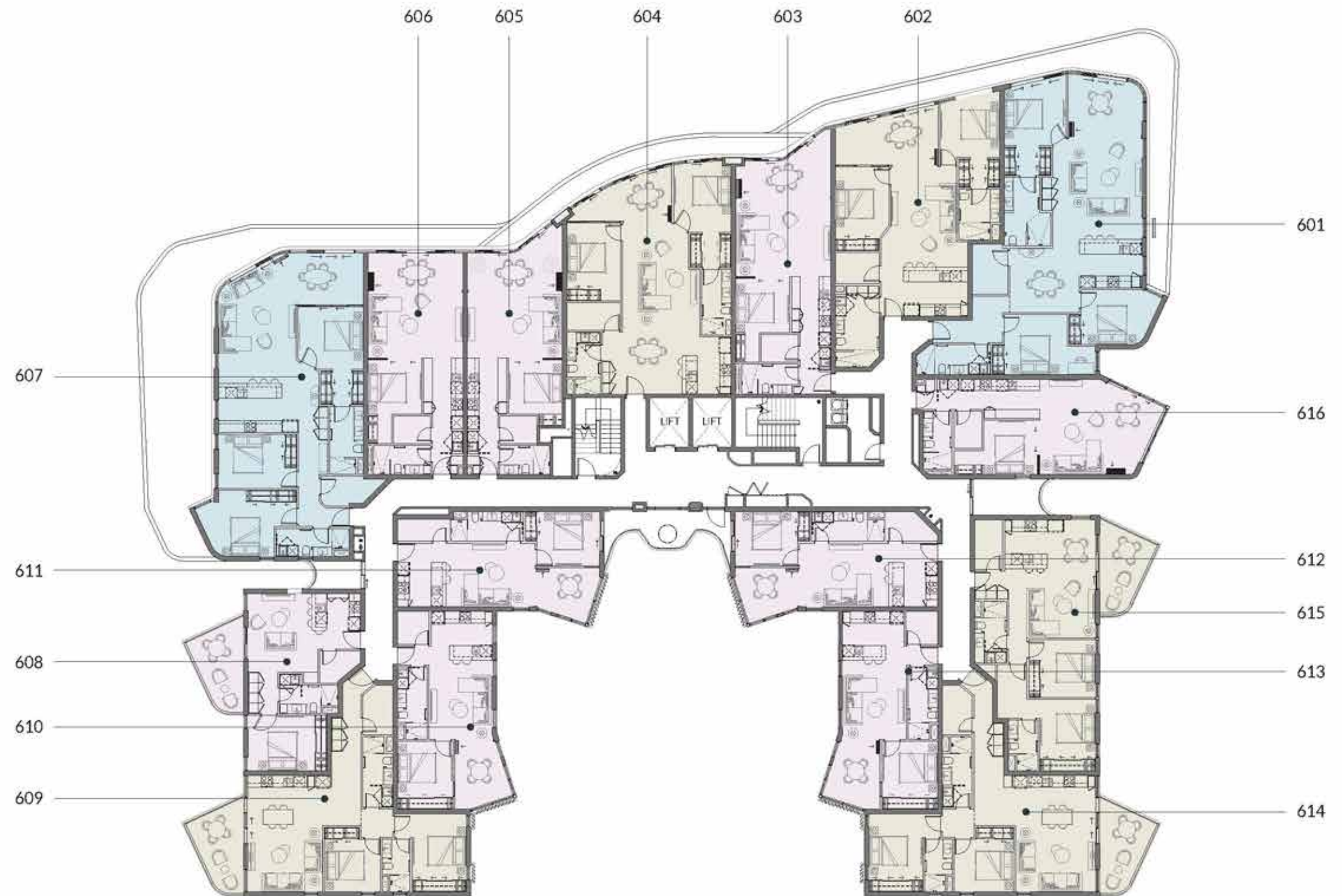
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LEVEL 6

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



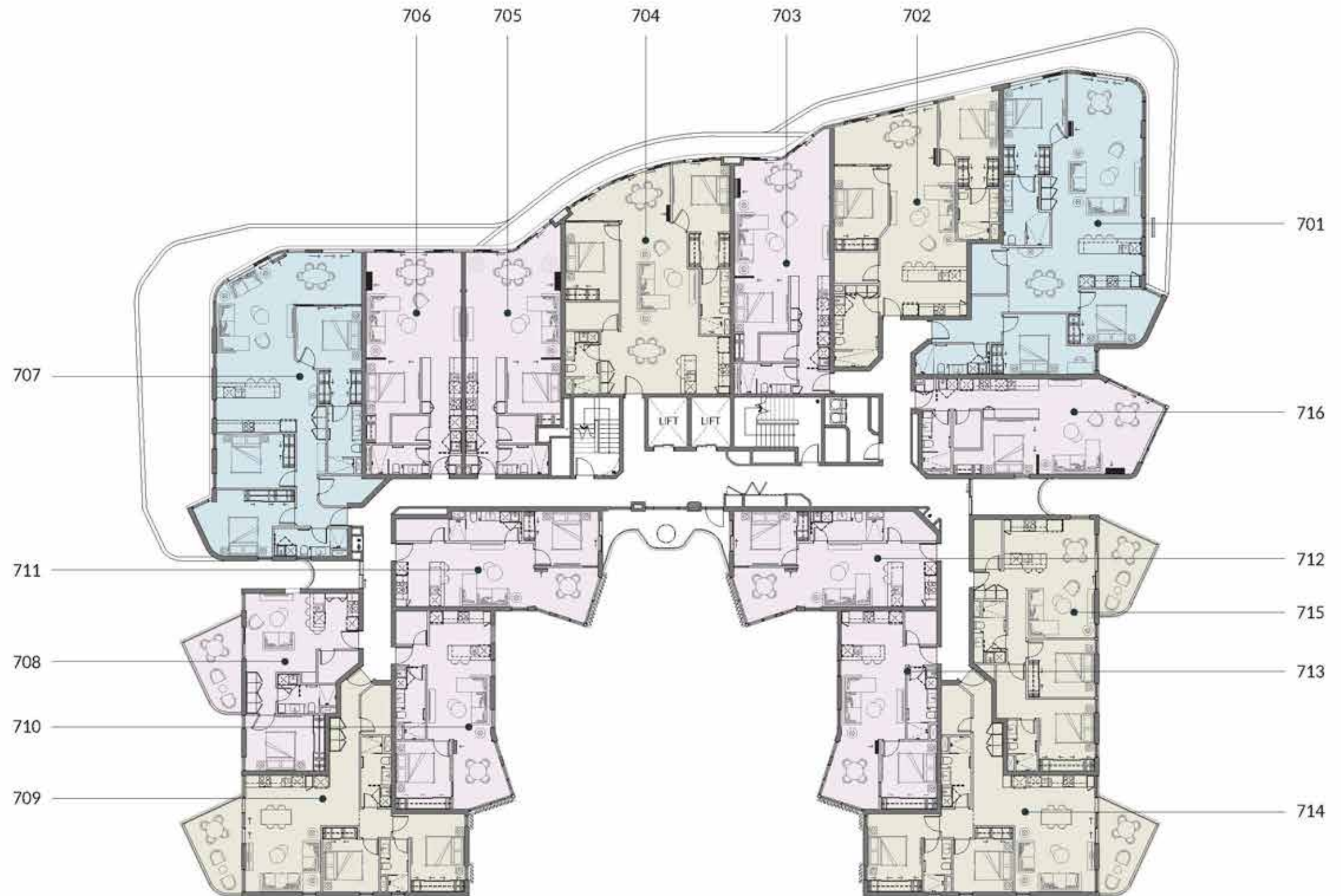
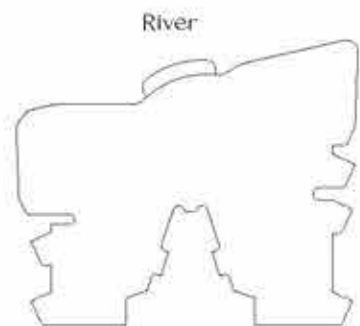
City



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LEVEL 7

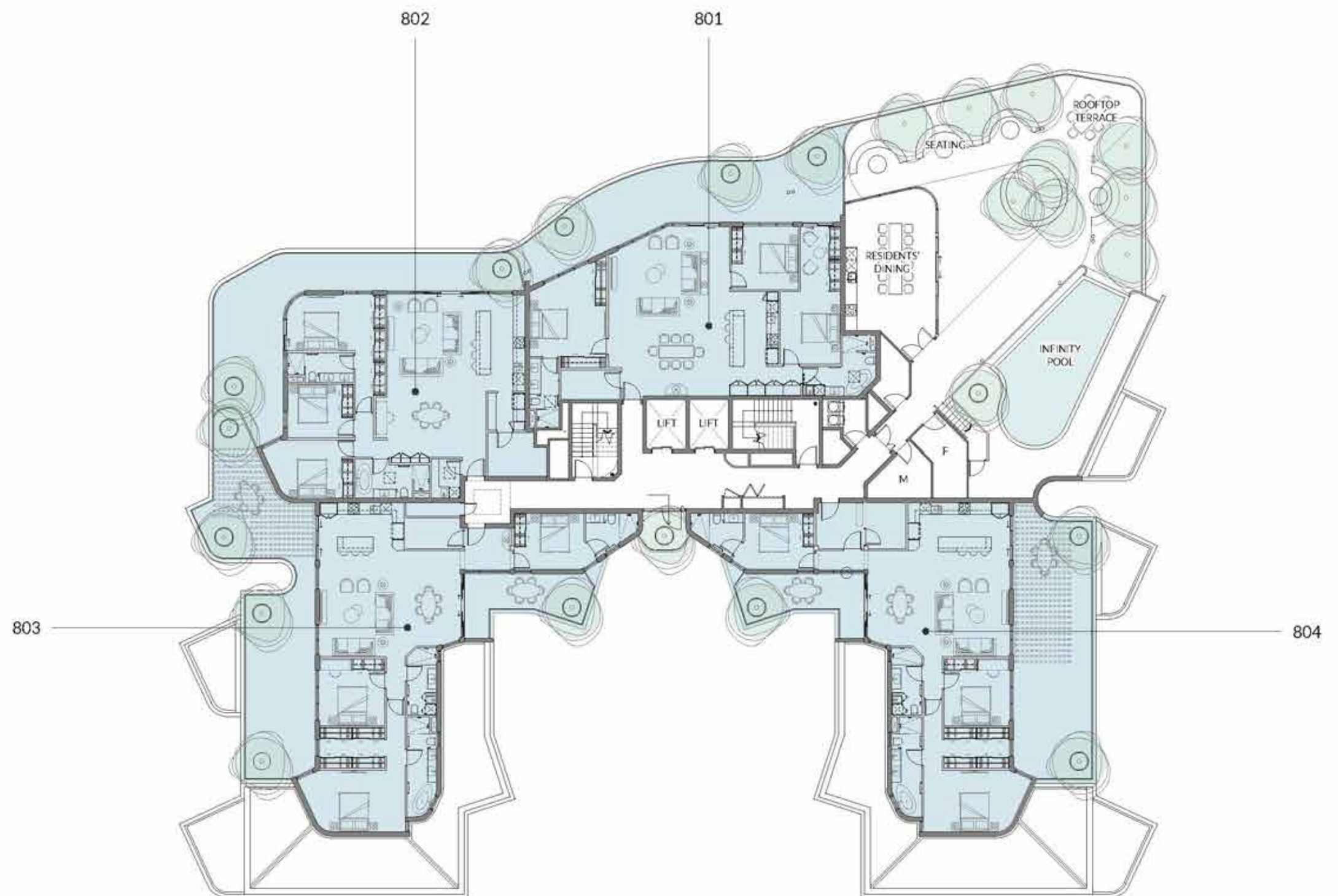
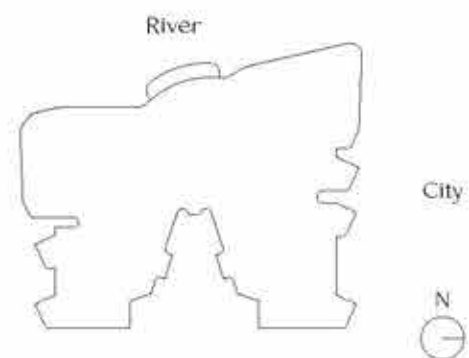
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



RIVA COMO

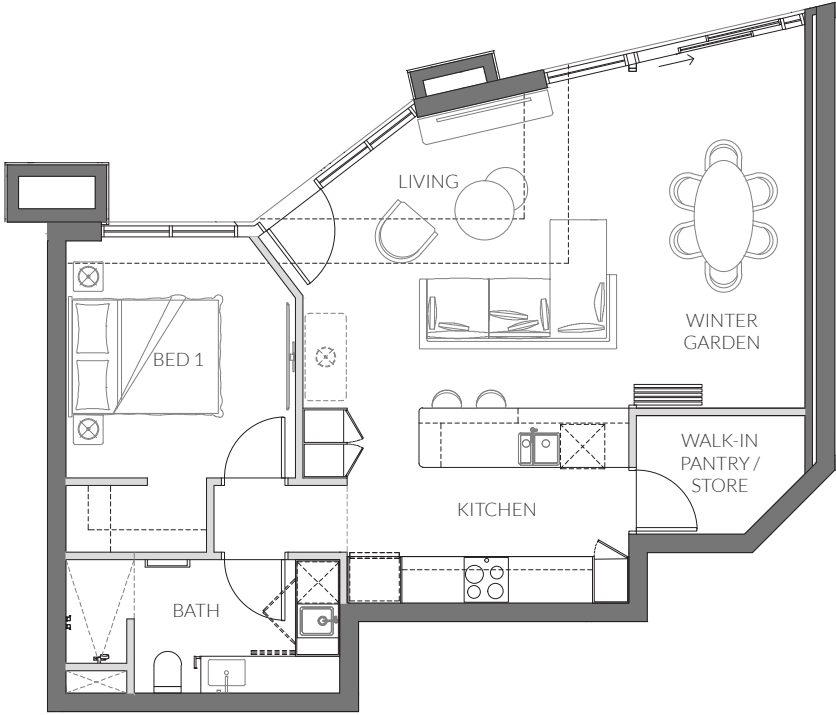
LEVEL 8

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



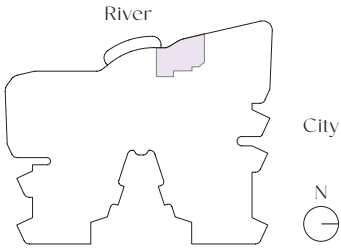
RIVA

COMO

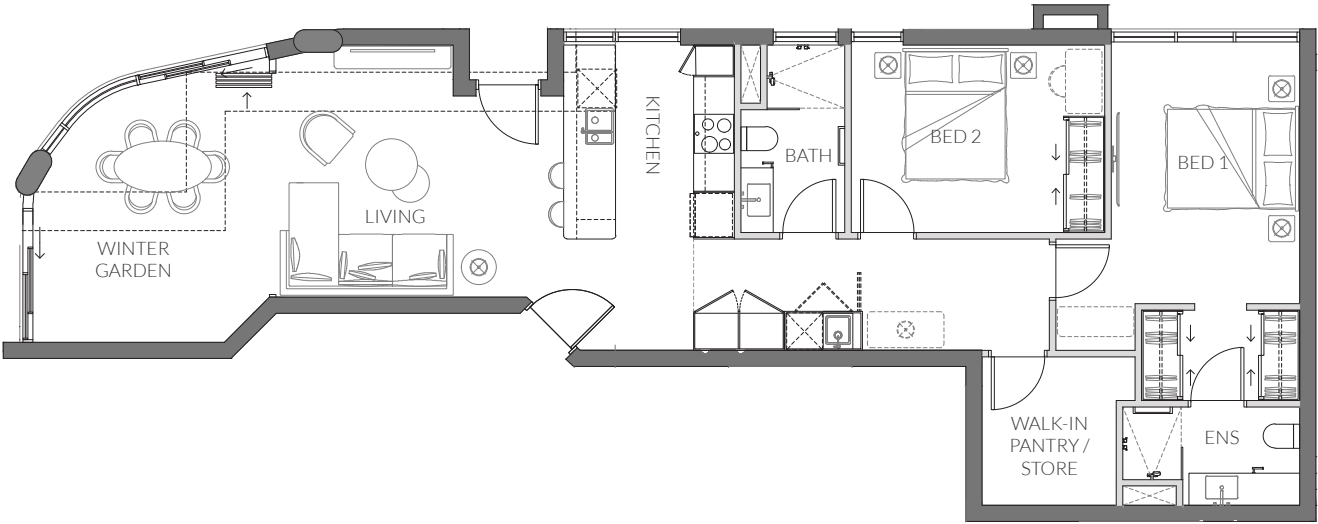


APARTMENT G1

1 Bedroom	Internal Area	63m ²
1 Bathroom	Outdoor Area	-
1 Car Bay	Total Area	63m ²

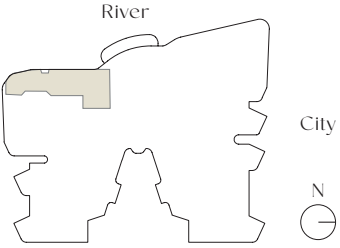


DISCLAIMER: Please note that the layout plan was produced prior to construction. The information is believed to be correct but is not guaranteed. Changes may be made during construction and dimensions, areas, fittings, finishes and specification are subject to change without notice in accordance with the provisions of the contract for sale. The furniture and furnishings depicted are not included with any sale and purchasers must refer to their contract for sale for the list of inclusions. The position of the furniture and furnishings should not be taken to be indicative of final positions of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. All graphics including tile layout and balustrades and the like are indicative only. Bulkheads for services are not depicted.



APARTMENT G2

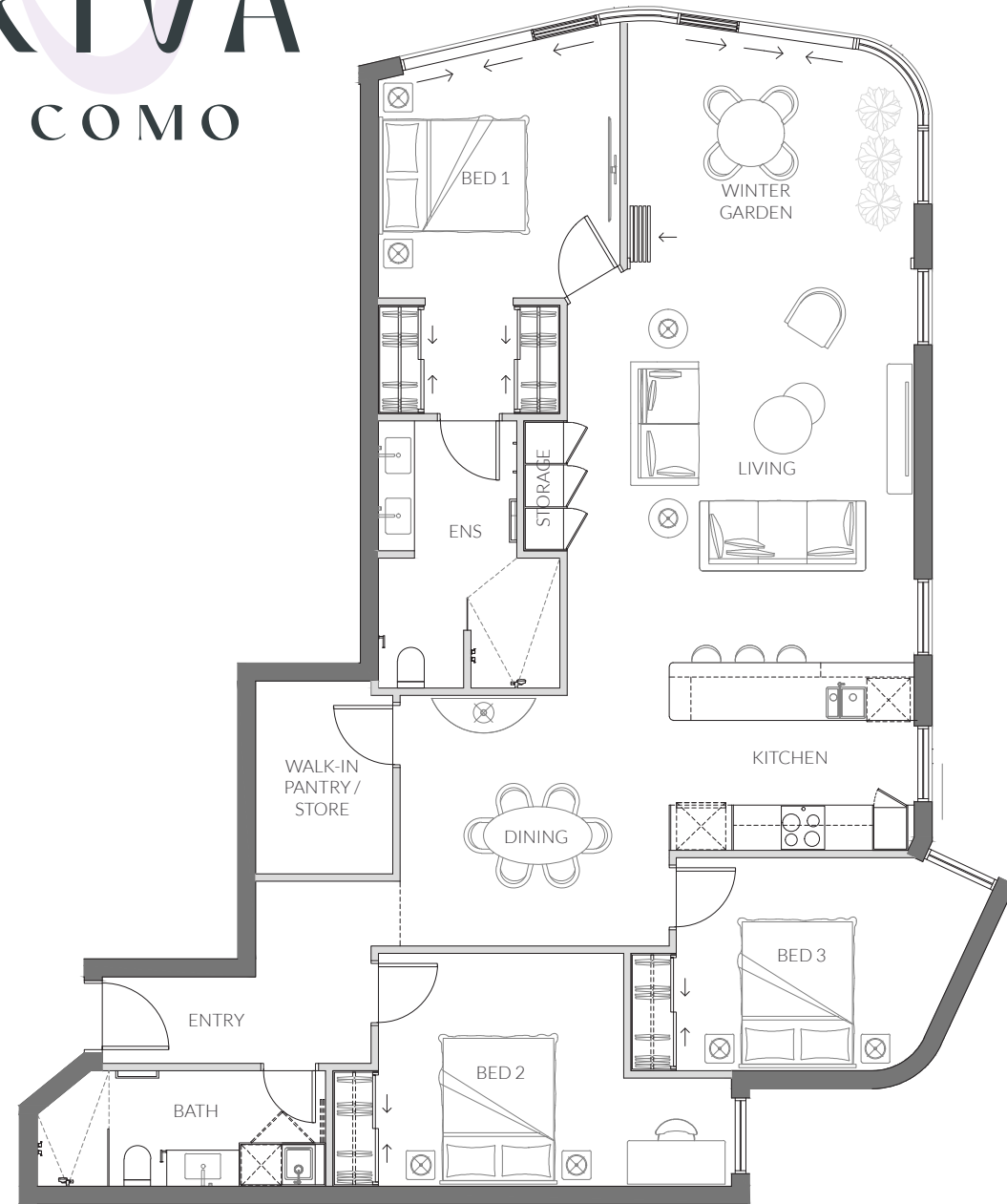
2 Bedroom	Internal Area	94m ²
2 Bathroom	Outdoor Area	-
1 Car Bay	Total Area	94m ²



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RIVA

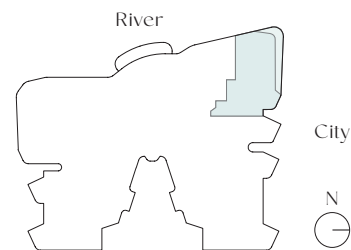
COMO



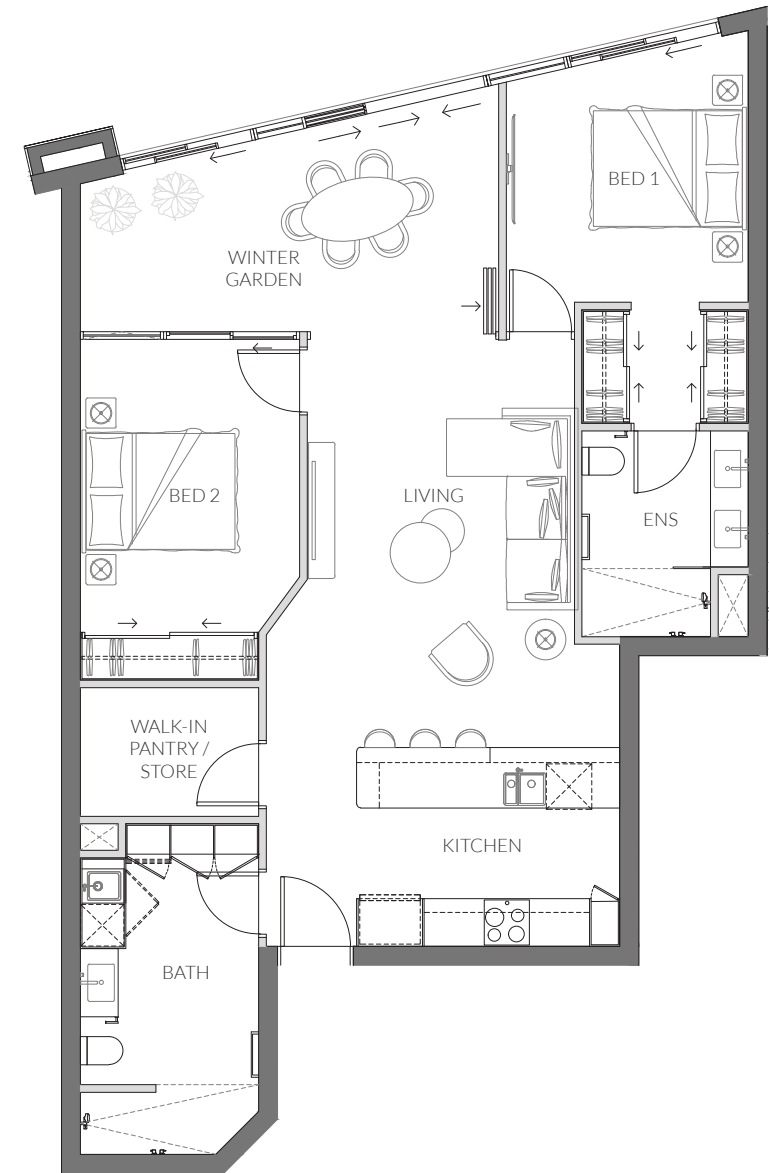
APARTMENT 301

Similar - 401, 501, 601, 701 (101, 201*)

3 Bedroom	Internal Area	132m ² (*141m ²)
2 Bathroom	Outdoor Area	-
2 Car Bay	Total Area	132m ² (*141m ²)



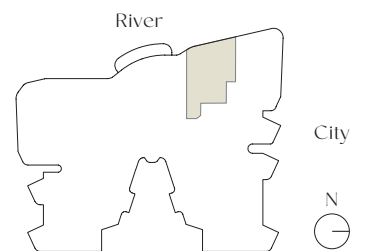
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APARTMENT 302

Similar - 102, 202, 402, 502, 602, 702

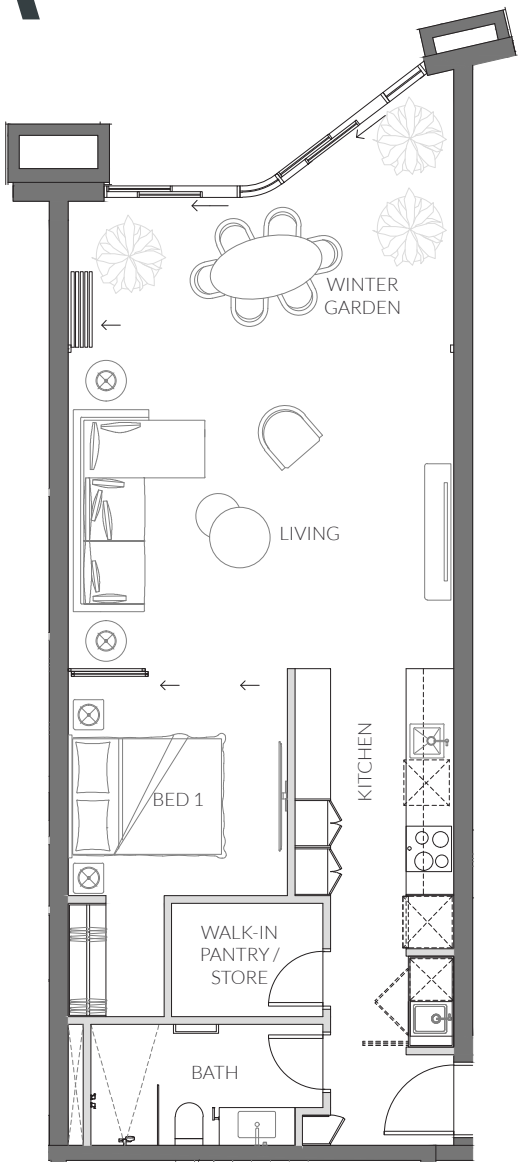
2 Bedroom	Internal Area	96m ²
2 Bathroom	Outdoor Area	-
1 Car Bay	Total Area	96m ²



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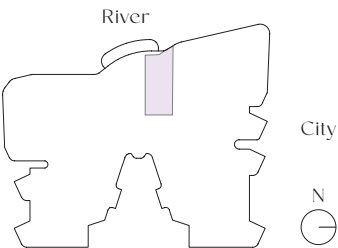


APARTMENT 303

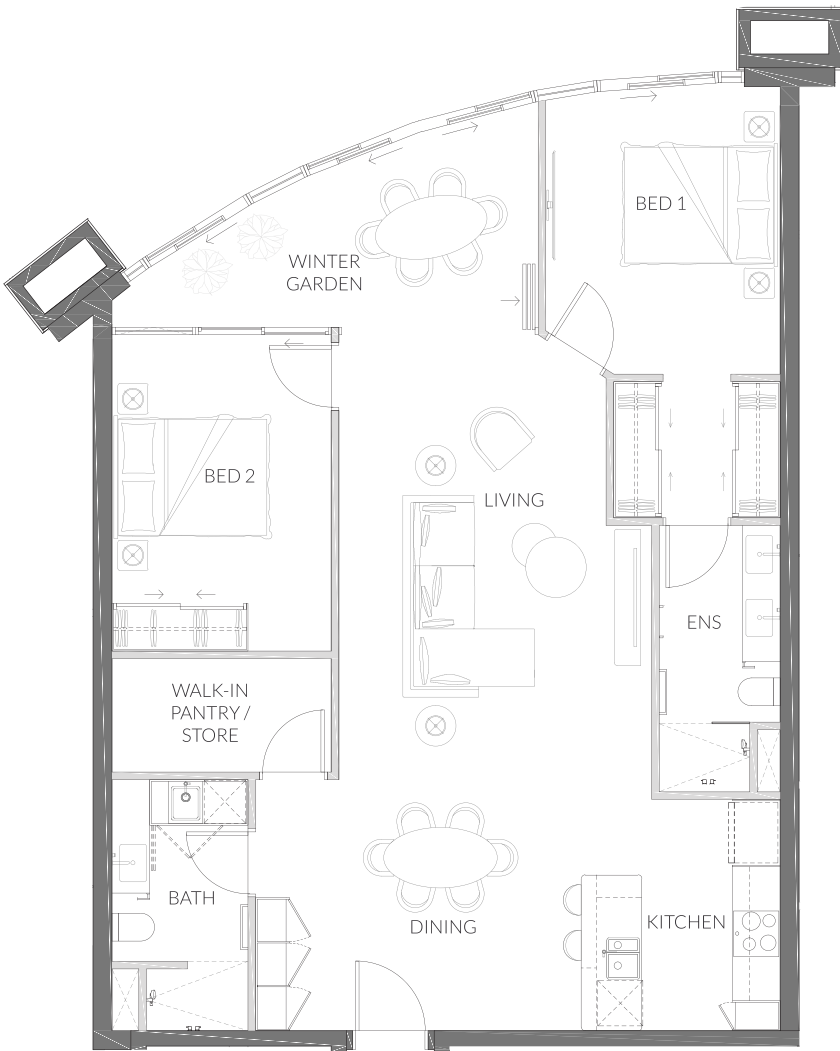
Similar - 103, 203, 403, 503, 603, 703

 1 Bedroom	
 1 Bathroom	
 1 Car Bay	

Internal Area	64m ²
Outdoor Area	-
Total Area	64m ²



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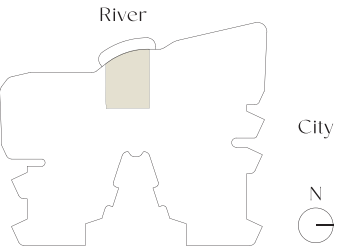


APARTMENT 304

Similar - 104, 204, 404, 504, (604, 704*)

 2 Bedroom	
 2 Bathroom	
 1 Car Bay (*2 Car Bay)	

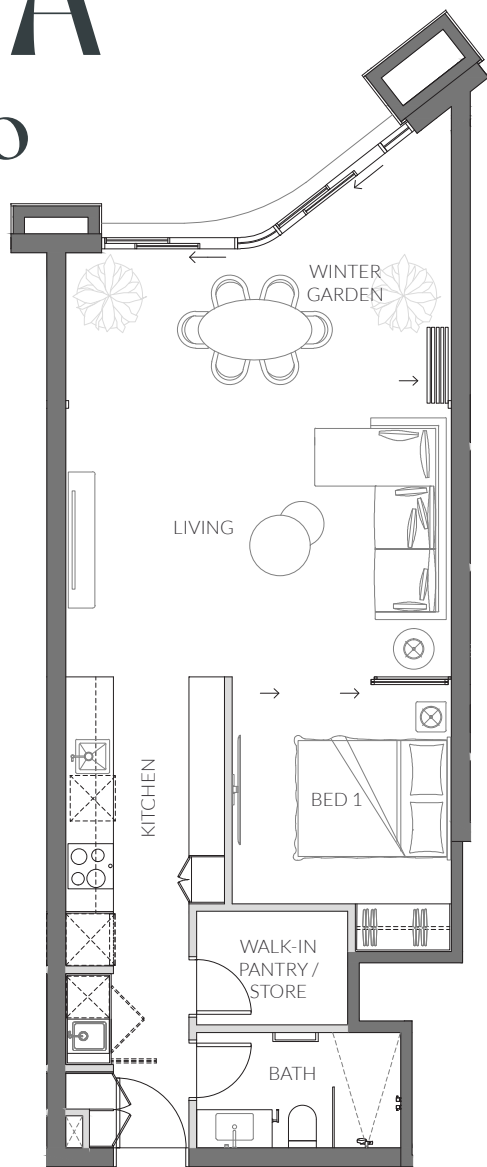
Internal Area	101m ²
Outdoor Area	-
Total Area	101m ²



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RIVA

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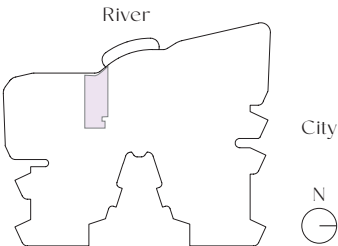


APARTMENT 305

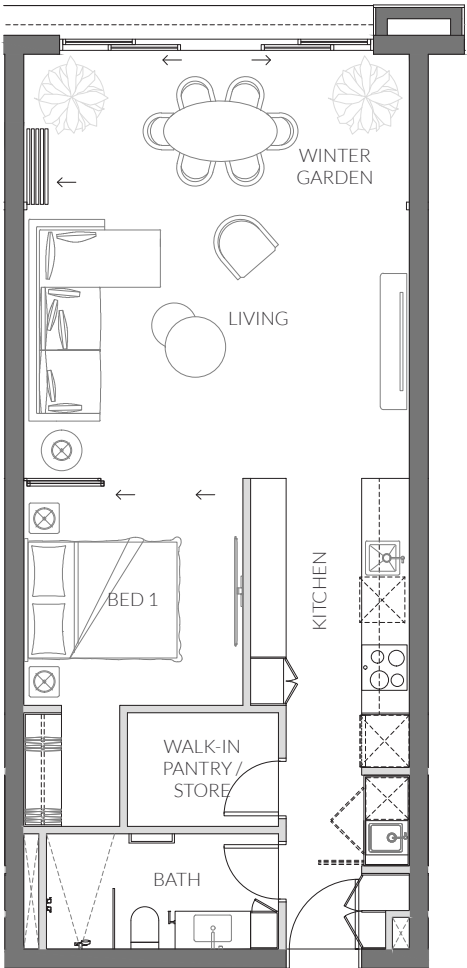
Similar - 105, 205, 405, 505, 605, 705

	1 Bedroom
	1 Bathroom
	1 Car Bay

Internal Area	60m ²
Outdoor Area	-
Total Area	60m ²



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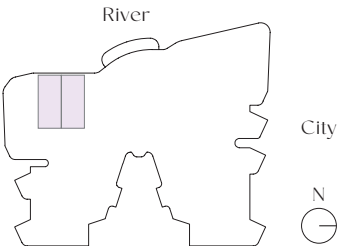


APARTMENT 306

Similar - 106, 107, 206, 207, 307, 406, 506, 606, 706

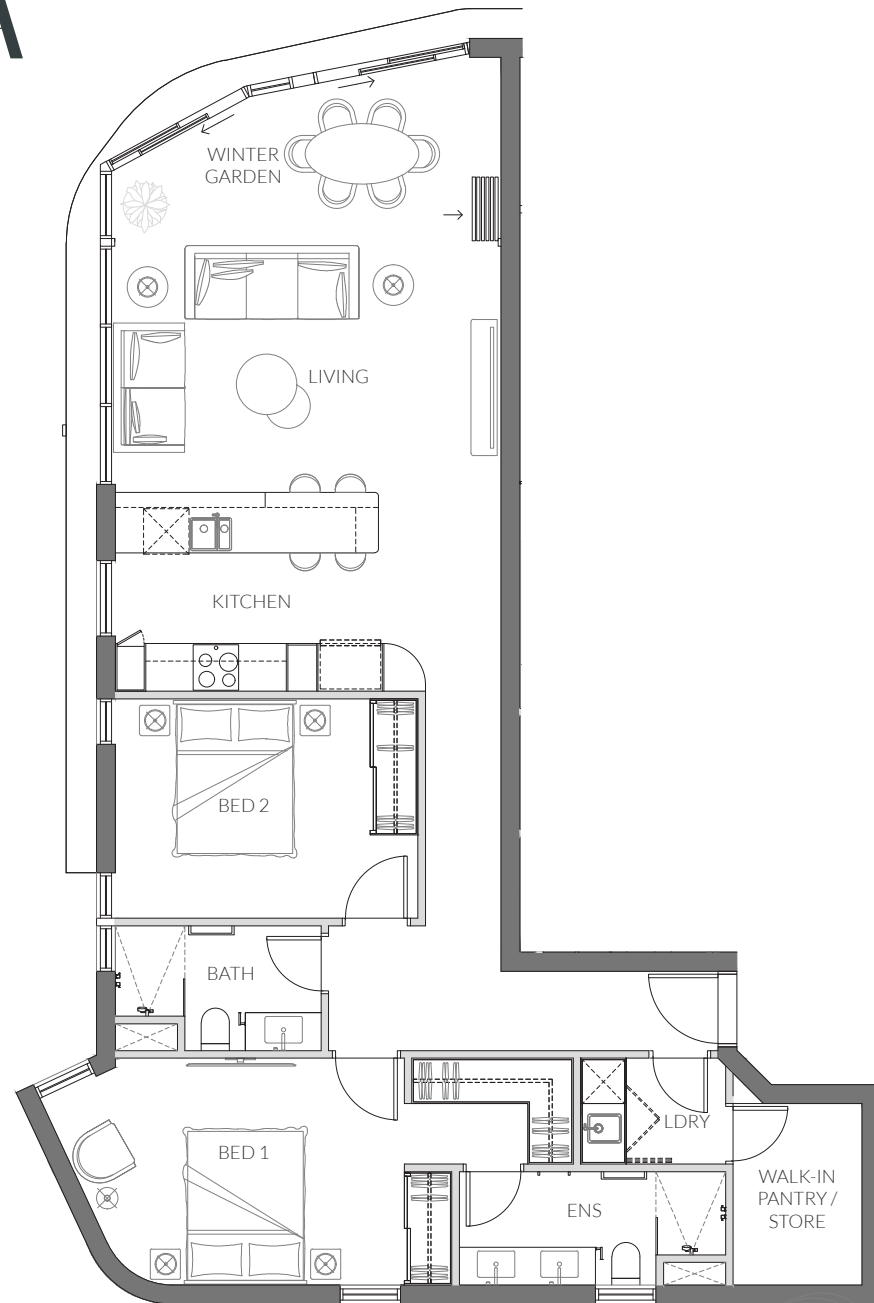
	1 Bedroom
	1 Bathroom
	1 Car Bay

Internal Area	60m ²
Outdoor Area	-
Total Area	60m ²



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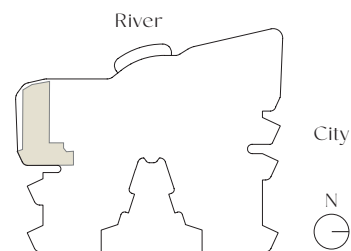
RIVA COMO



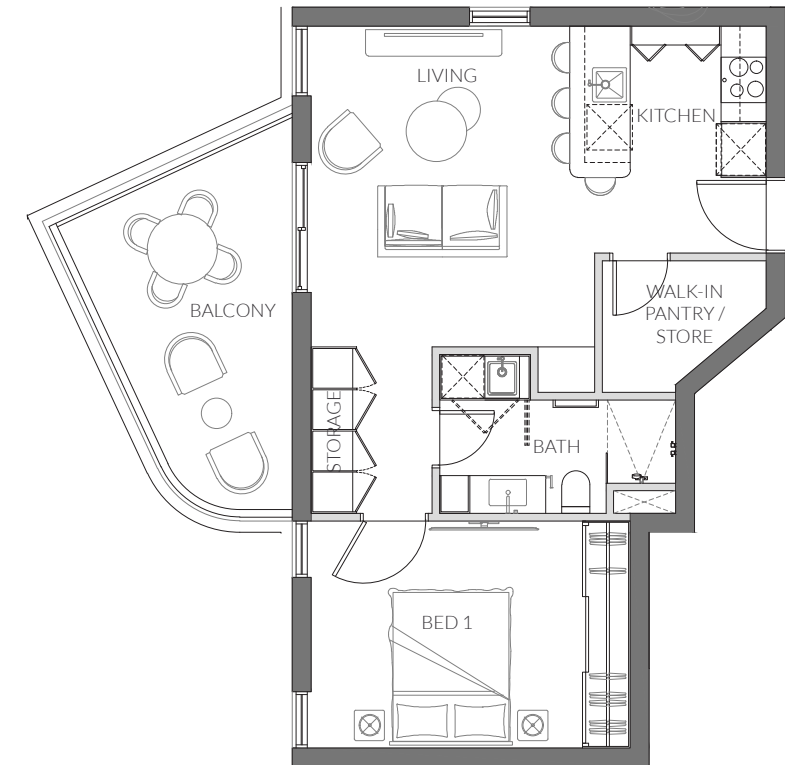
APARTMENT 308

Similar - 108, 208

2 Bedroom	Internal Area	97m ²
2 Bathroom	Outdoor Area	-
1 Car Bay	Total Area	97m ²



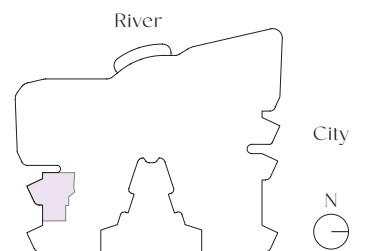
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APARTMENT 309

Similar - 109, 209, 408, 508, 608, 708

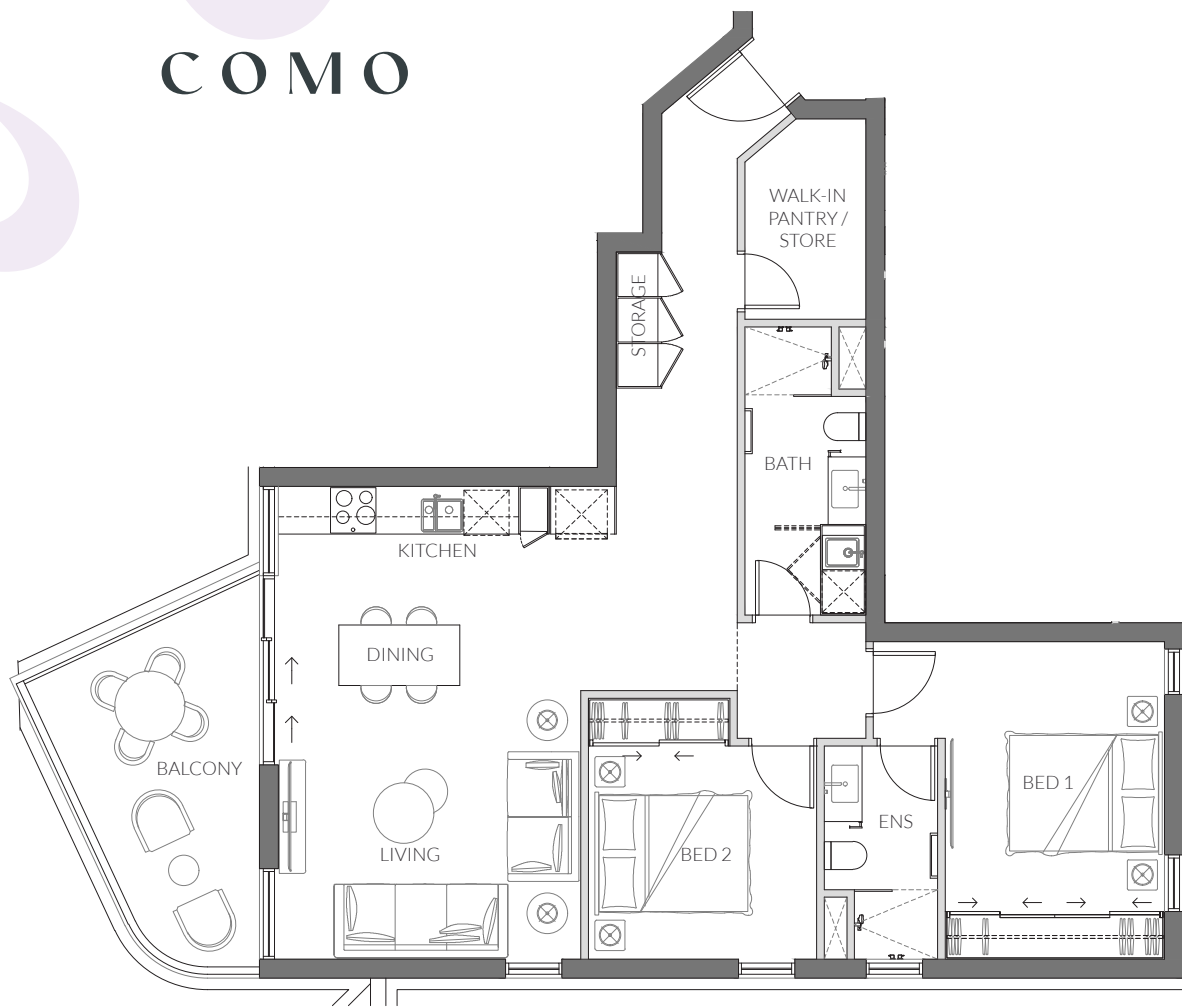
1 Bedroom	Internal Area	48m ²
1 Bathroom	Outdoor Area	10m ²
- Car Bay	Total Area	58m ²



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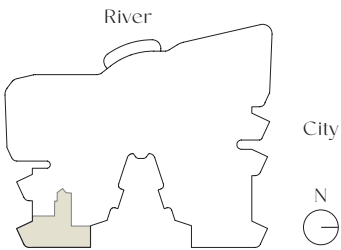
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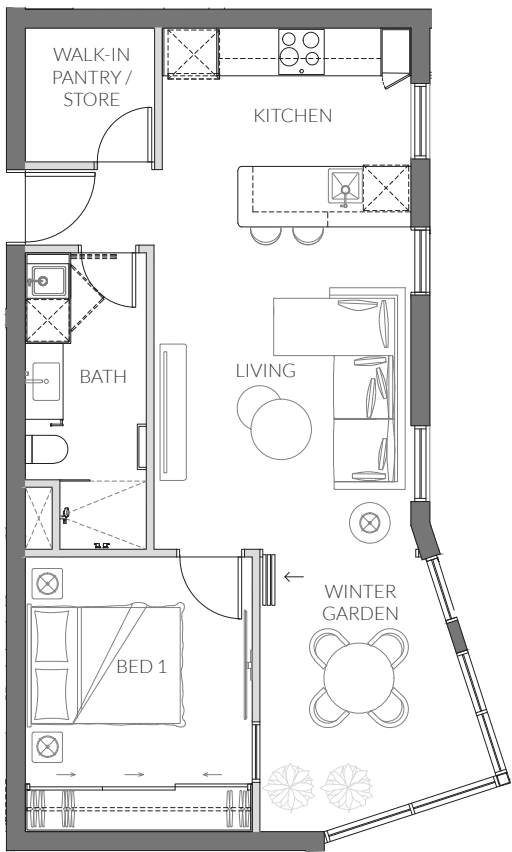
APARTMENT 310

Similar - 110, 210, 409, 509, 609, 709, (115, 215, 315, 414, 514, 614, 714*)

2 Bedroom	Internal Area	80m ² (*82m ²)
2 Bathroom	Outdoor Area	10m ²
1 Car Bay	Total Area	90m ² (*92m ²)



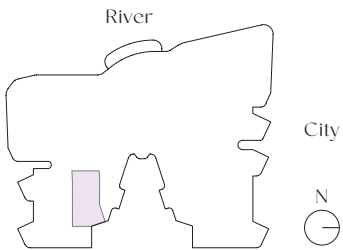
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APARTMENT 311

Similar - 314, 410, 413, 510, 513, 610, 613, 710, 713, (111, 114*), (211,214**)

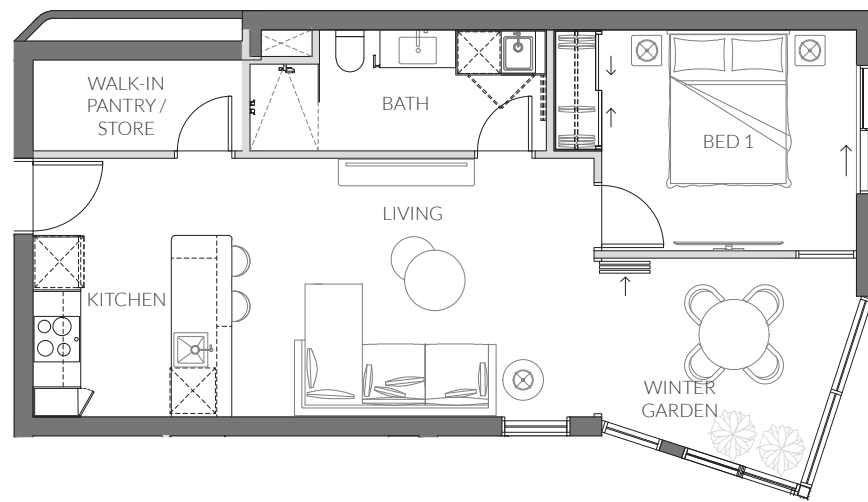
1 Bedroom	Internal Area	54m ²
1 Bathroom	Outdoor Area	(*21m ²)
1 Car Bay (**No Car Bay)	Total Area	54m ²



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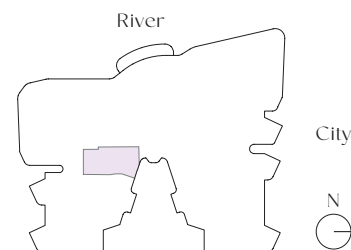
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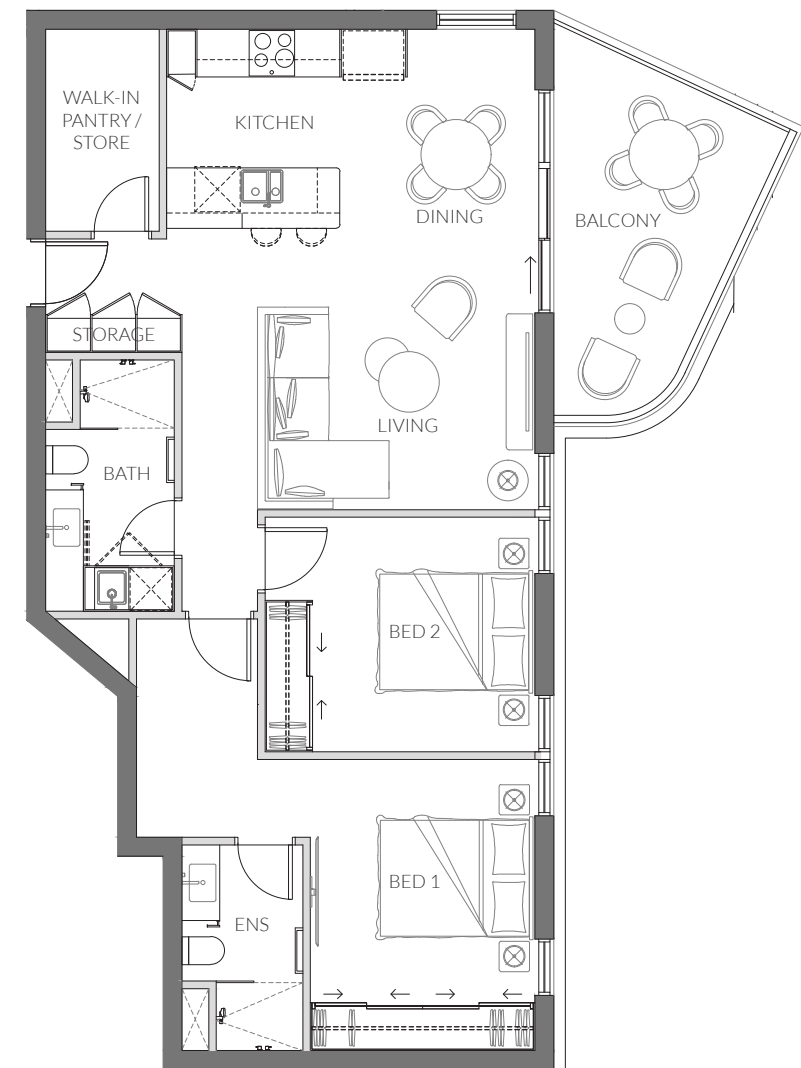
APARTMENT 312

Similar - 112, 113, 313, 411, 412, 511, 512, 611, 612, 711, 712, (212, 213*)

1 Bedroom	Internal Area	54m ²
1 Bathroom	Outdoor Area	-
1 Car Bay (*No Car Bay)	Total Area	54m ²



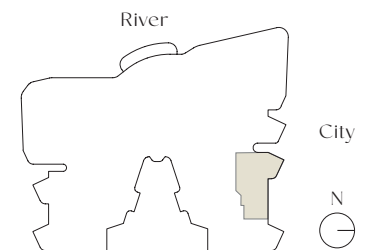
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APARTMENT 316

Similar - 116, 216, 415, 515, 615, 715

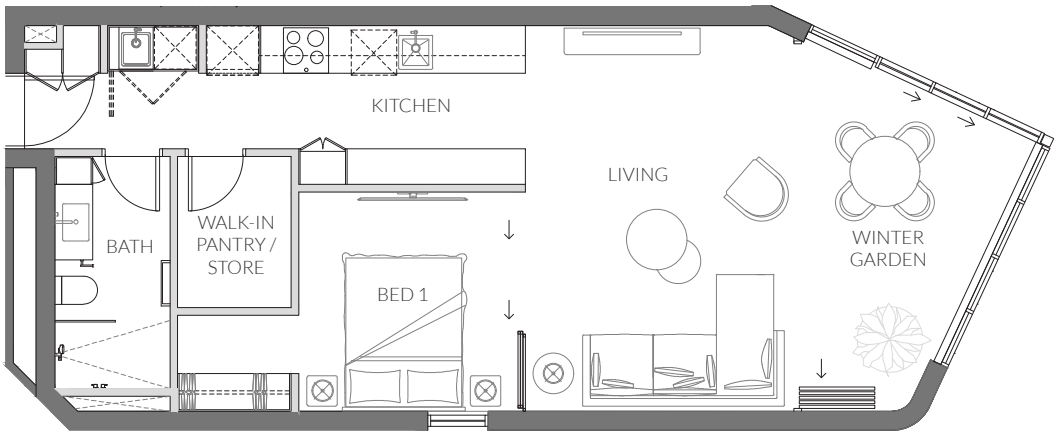
2 Bedroom	Internal Area	78m ²
2 Bathroom	Outdoor Area	10m ²
1 Car Bay	Total Area	88m ²



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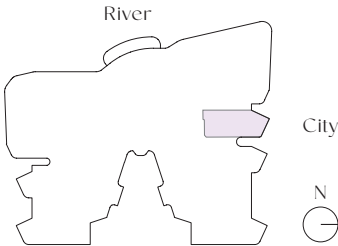


APARTMENT 317

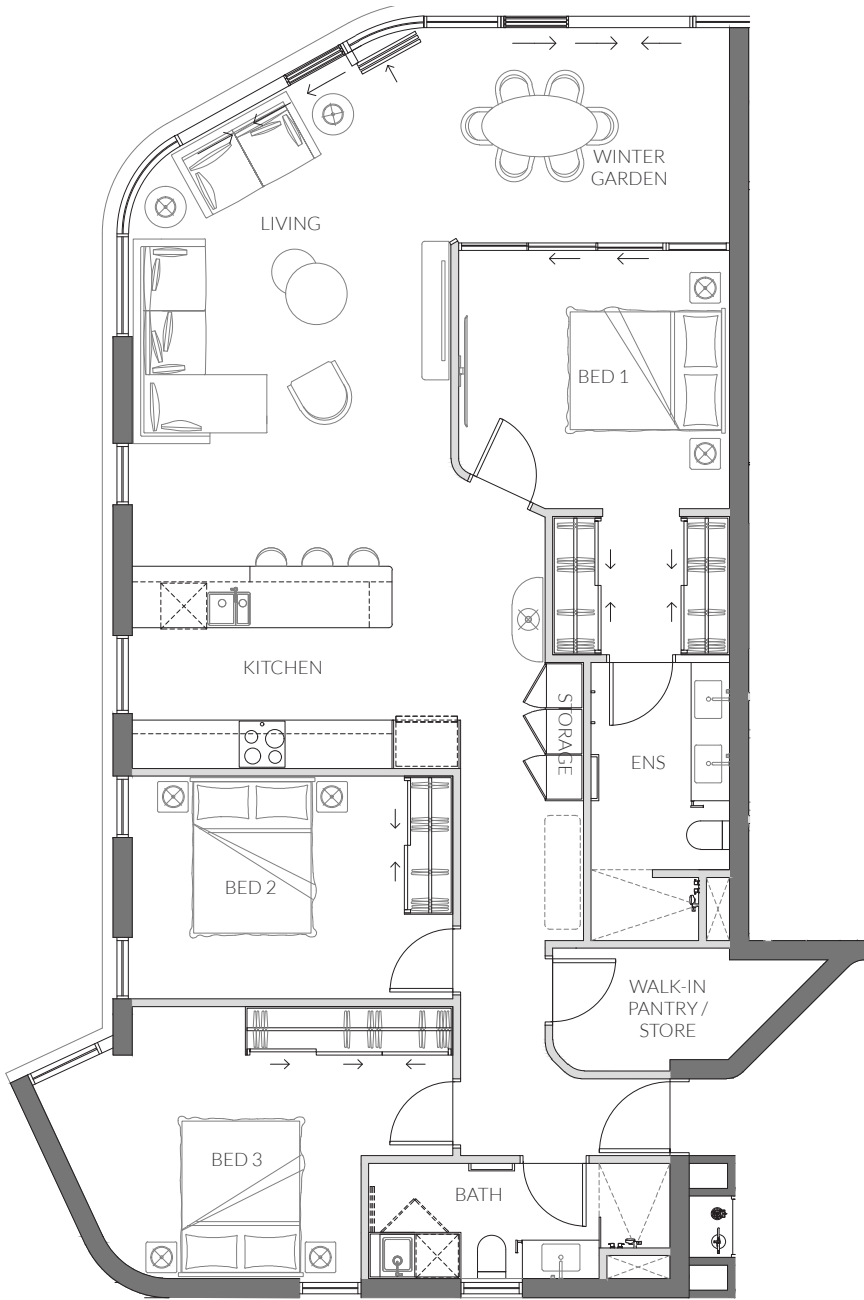
Similar - 117, 217, 416, 516, 616, 716

 1 Bedroom
 1 Bathroom
 1 Car Bay

Internal Area	60m ²
Outdoor Area	-
Total Area	60m ²



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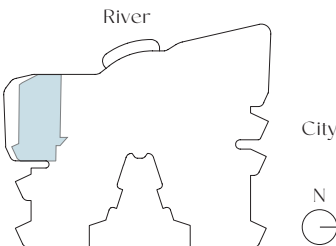


APARTMENT 407

Similar - 507, 607, 707

 3 Bedroom
 2 Bathroom
 2 Car Bay

Internal Area	123m ²
Outdoor Area	-
Total Area	123m ²




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PENTHOUSE 801

 3 Bedroom

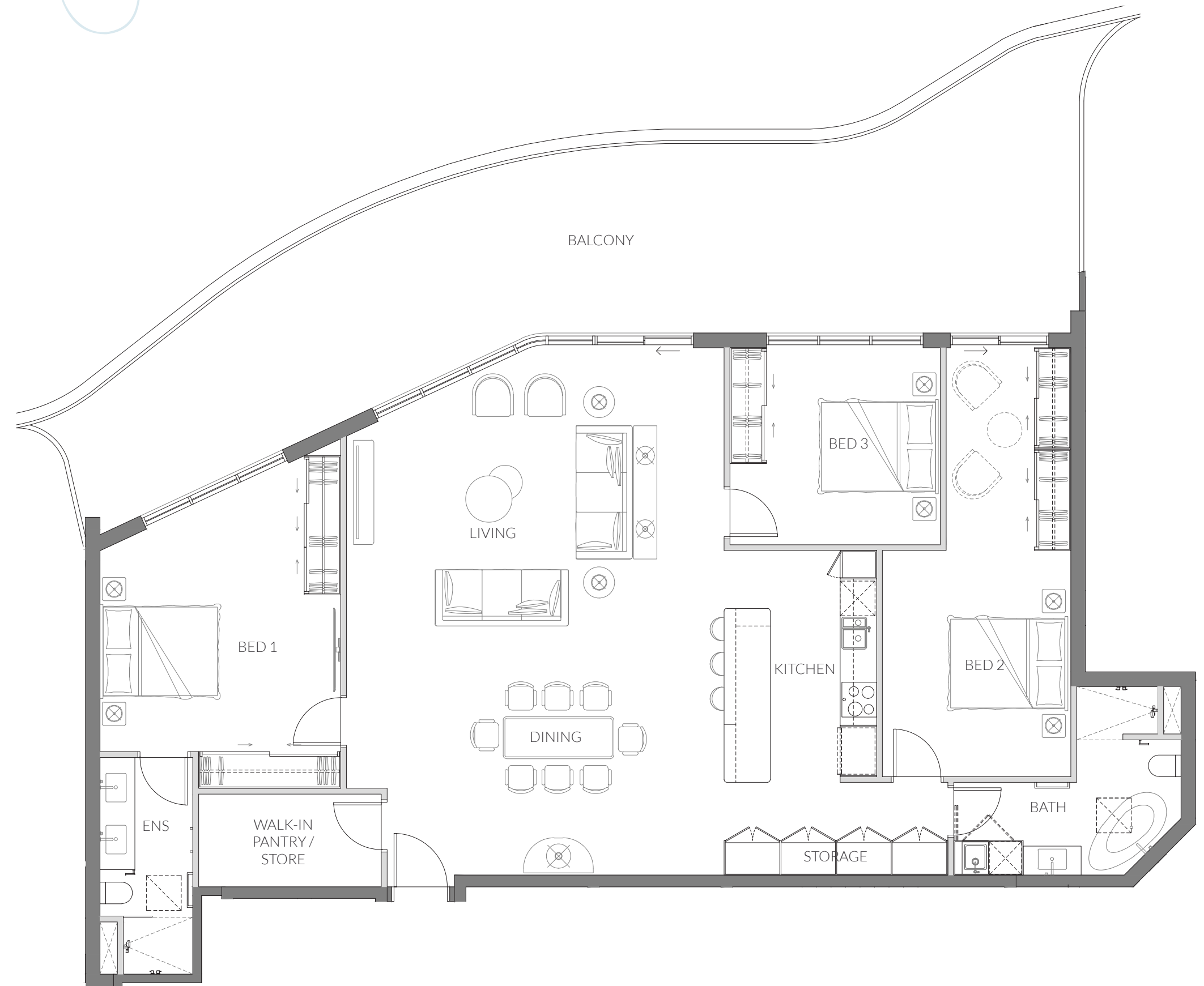
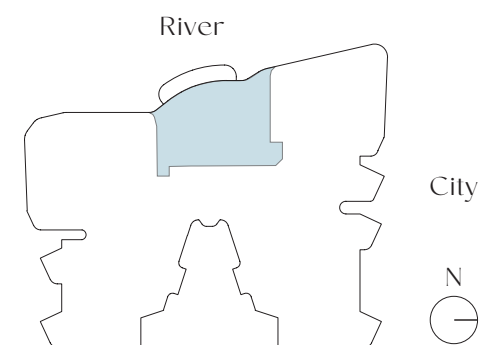
 2 Bathroom

 2 Car Bay

Internal Area 148m²

Outdoor Area 60m²

Total Area 208m²



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PENTHOUSE 802

 3 Bedroom

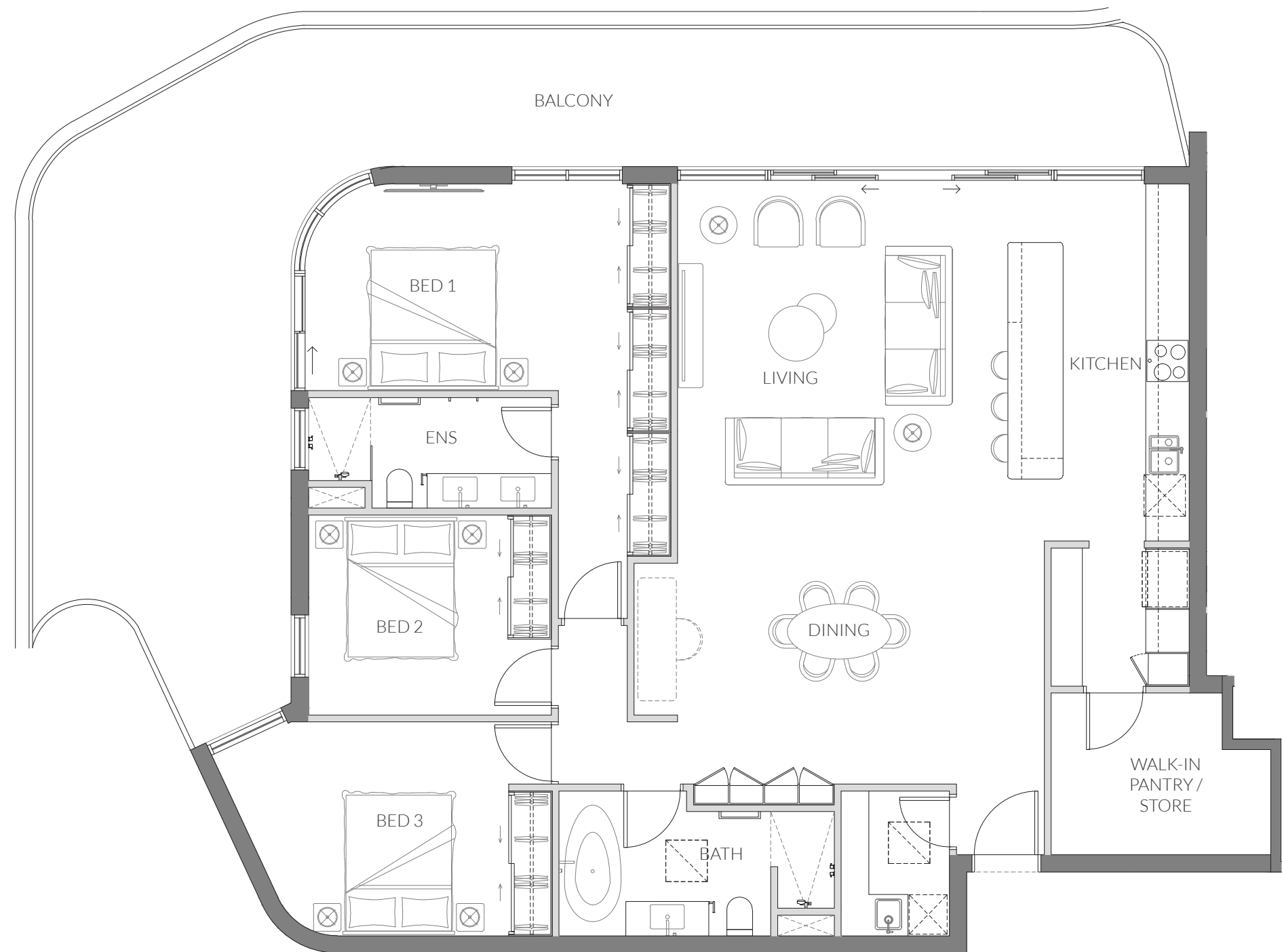
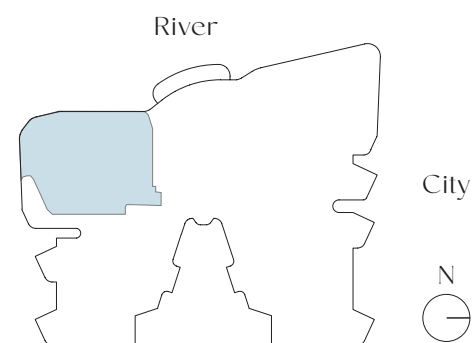
 2 Bathroom

 2 Car Bay

Internal Area 139m²

Outdoor Area 57m²

Total Area 196m²



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PENTHOUSE 803

 3 Bedroom

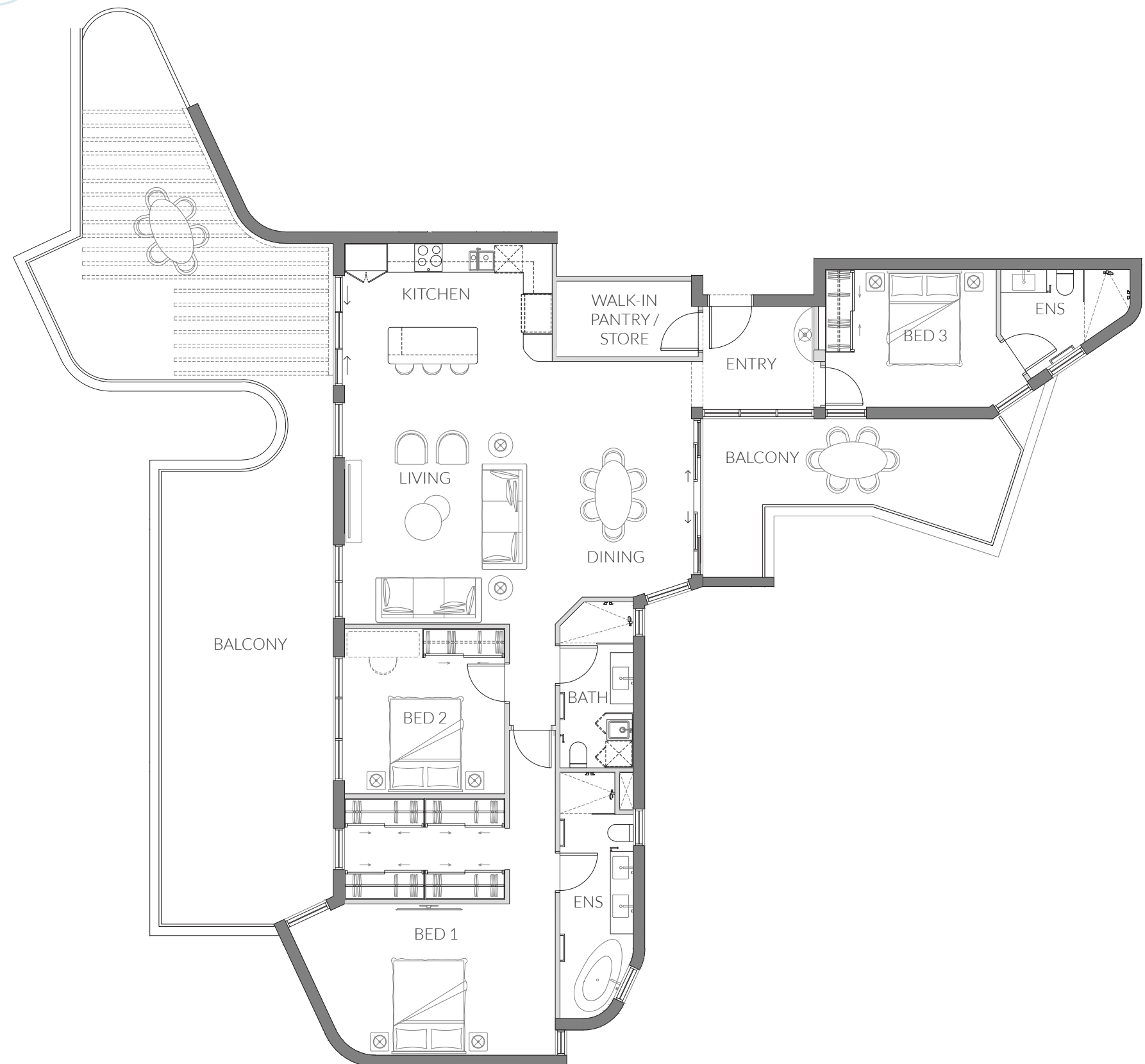
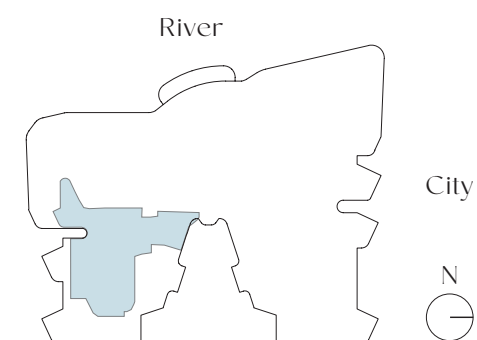
 3 Bathroom

 2 Car Bay

Internal Area 142m²

Outdoor Area 85m²

Total Area 227m²



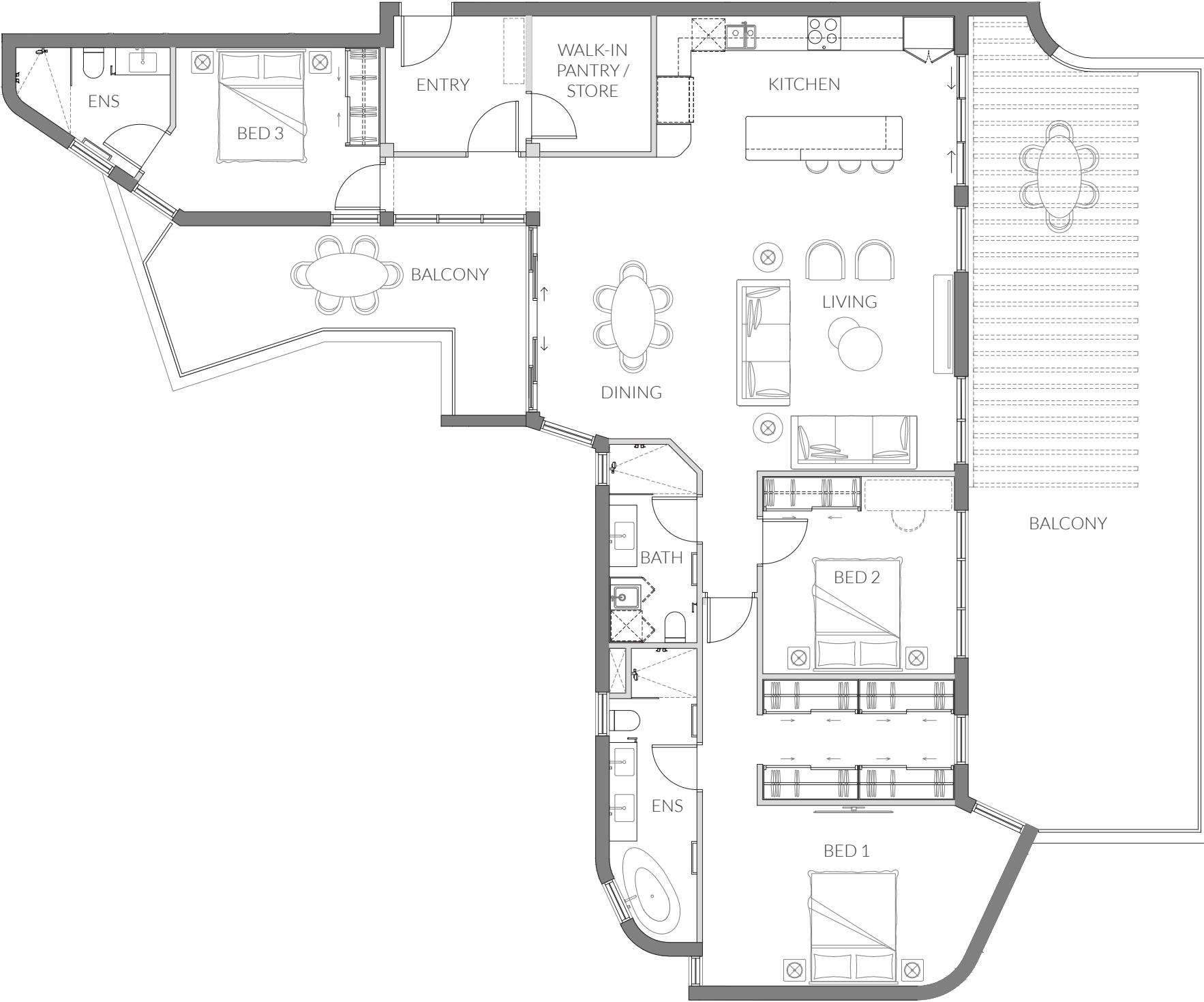
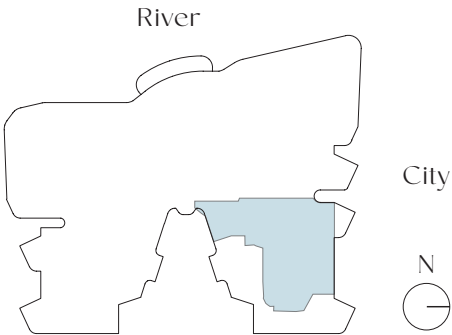
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PENTHOUSE 804

- 3 Bedroom
- 3 Bathroom
- 2 Car Bay

Internal Area	148m ²
Outdoor Area	75m ²
Total Area	223m ²



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SCHEDULE OF INCLUSIONS

SCHEDULE OF INCLUSIONS

GENERAL INTERIORS

FLOORS

Carpet with acoustic underlay.

**Upgrade available for quality engineered timber to living and kitchen.*

WALLS & CEILING

Painted plasterboard.

WINDOWS & SLIDING DOORS

Aluminium frames and glazing.

Double glazing to the western façade.

**Upgrade available for manual roller block-out blinds.*

DOORS

Entry – Fire rated painted solid core with select door furniture.

Internal - Painted hollow core with select door furniture.

LIGHTING

LED downlights.

ROBES

Built-in with hanging rail and fixed shelf over.

KITCHEN

BENCHTOPS & SPLASHBACK

Engineered stone / Porcelain.

JOINERY

Laminate finish with melamine interior.

DISHWASHER

Bosch or similar semi-integrated dishwasher.

SINK

Stainless steel under-mount sink.

TAPWARE

Single lever mixer.

OVEN

Bosch or similar built-in 600mm electric oven (900mm for three bedrooms).

COOKTOP

Bosch or similar 600mm electric cooktop (900mm for three bedrooms).

RANGE HOOD

Bosch or similar concealed.

REFRIGERATOR

Space provided.

MICROWAVE

Space provided.

FLOOR

Rectangular vitrified tiles.

**Upgrade available for quality engineered timber to living and kitchen.*

LIGHTING

LED downlights and feature pendant to island bench where applicable.

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SCHEDULE OF INCLUSIONS

BATHROOMS

BENCHTOP	Engineered stone / Porcelain.
BASIN	Ceramic vanity basin in white.
BASIN MIXER	Single lever mixer.
SHOWER SCREEN	Fixed frameless glass panel.
SHOWER MIXER	Wall mounted shower rail with hand shower.
TOILET	Floor mounted ceramic toilet suite.
LIGHTING	LED downlights.
FIXTURES	Wall mounted chrome towel rails and toilet roll holder.
WALLS	Full height ceramic tiles.
CEILING	Painted plasterboard.
FLOOR	Ceramic tiles.

LAUNDRY

LAUNDRY TROUGH	Stainless steel trough and cabinet.
WASHING MACHINE STOPS	Cold tap set.
DRYER	Condenser dryer provided.
WALLS	Painted plasterboard and tile splashback behind trough (where applicable).
CEILING	Painted plasterboard.
FLOOR	Ceramic tiles.
SECURITY	
APARTMENT ENTRY	Key access to apartment entry door.
CAR PARK / LOBBY ENTRY	Two electronic fobs per apartment to car park entry and lobby entry door.
INTERCOM SYSTEM	Video intercom with remote door release.
LIFT ACCESS	Restricted electronic fob access to apartment floors, car parking areas and residential amenities floor.
CCTV SECURITY	Common areas and car park entry will be fitted with 24hr CCTV.

SCHEDULE OF INCLUSIONS

ELECTRICAL & PLUMBING

ELECTRICITY	Apartment power is individually metered and part of an embedded metering network.
HOT WATER	Hot water will be provided as part of the centralised heating hot water infrastructure. A hot water sub-meter will be supplied for each apartment and paid by the owners based on individual consumption.
COLD WATER	A main cold-water meter will be provided by the supply authority for the property and billed proportionately to unit entitlements.
BATHROOM & KITCHEN EXHAUST	Exhaust discharging to the local façade.
LAUNDRY EXHAUST	Exhaust discharging to the local façade, however the use of condensing tumble dryers is mandatory to ensure there is no moisture build up.
AIR CONDITIONING	Apartments will each contain a ducted reverse cycle air conditioning system. A controller will be provided with a local thermostat.
TELEPHONE / INTERNET	One voice/data outlet (for internet or phone) will be located in the living area.
TELEVISION	One TV outlet will be located in the living area and master bedroom.

COMMON AREAS

ENTRY LOBBY	Floor – Tiles. Walls – Prefinished architectural panels and painted plasterboard. Ceiling – Painted plasterboard with integrated lighting.
LEVEL 1 - GARDEN TERRACE	Pergola. Long table and seating. Edible garden and orchard.
LEVEL 8 - POOL & DINING	Floor - Tile. Pool - Fibreglass. BBQ Facilities. Kitchen with oven, cooktop, refrigerator. Dining table and chairs. Outdoor seating.
LIFTS	Floor – Tiles. Walls – Metal and mirror.
MAILBOX	One lockable mailbox for each apartment, located in ground floor lobby.
CAR PARKING	Secure basement parking and bicycle storage EV charging station option.
STRUCTURAL & EXTERNAL	
FLOORS	Reinforced concrete slab.
EXTERNAL WALLS	Glazed façades, concrete accents, cladding, louvres.

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