



THE STANDARD

B Y A R I A

Tenant Booklet

ARIA LIVING



[BUILDING EXTERNAL]

For all rental and inspection enquiries please contact:

THE STANDARD BY ARIA
RENTALS@ARIALIVING.COM.AU

*Why live at
The Standard?*

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THE STANDARD
BY ARIA

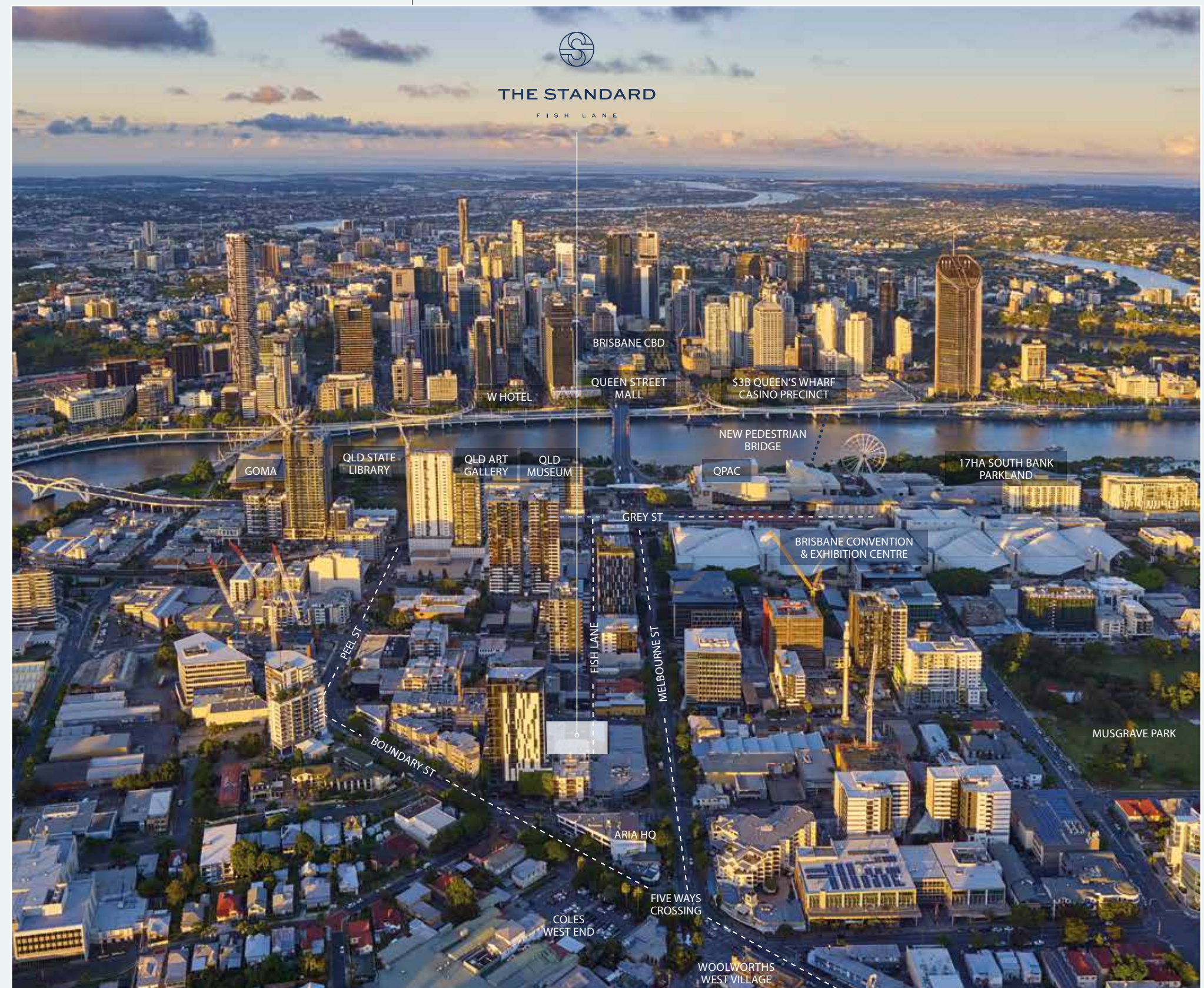
Location

Located on Fish Lane, The Standard is at the epicentre of South Brisbane's arts and cultural precinct and adjoining West End's eclectic dining and entertainment hub.

Fish Lane celebrates nationally acclaimed food and dining options complimented by over 40 pieces of outdoor public art.

Across the river from Fish Lane lies Brisbane's largest infrastructure project, the \$3.6 billion Queen's Wharf Casino Precinct. Currently under construction, the development will provide a direct link to South Brisbane through a new pedestrian bridge once complete.

Enjoying an array of dining and entertainment options, The Standard embraces the best that Brisbane has to offer.





[BUILDING EXTERNAL]

Building Summary

Carparks per Apartment	1 per standard apartment 2 per three bedroom apartment
Total visitor carparks	12
Total Storeys	31
Total Apartments	264

Resident Facilities

GROUND FLOOR

- › Residents' Lobby
- › Parcel Locker System [Package pickup after hours]
- › Aria Concierge
- › 3 x Tesla Vehicles
- › Lune Croissant Retail
- › Wine Bar Retail

LEVEL 6 [Wellness Club]

- › Treatment Room
- › 2 x Infrared Saunas
- › Steam Room
- › 3 x Magnesium Baths
- › Fitness Centre

LEVEL 31 [Rooftop Club]

- › Rooftop Infinity Pool
- › Day Bed and Sun Lounges
- › Wine Bar & Lounge
- › Private Dining Room
- › Private Media Room



[BUILDING EXTERNAL]

Building Entry

- Ground floor retail with nationally acclaimed Lune Croissant and new Wine Bar
- 3 x Aria electric Tesla Vehicles and Bicycles available for hire
- Located on Fish Lane



[RESIDENTS' LOBBY]

Residents' Lobby

- Aria Concierge services
- Daily newspaper in lobby
- Complimentary apples in lobby
- Complimentary umbrellas for resident use
- Residents' Library and seating area

Wellness Retreat [Level 6]



[WELLNESS RETREAT ENTRY]

Wellness Retreat

- Treatment Room & Steam Room
 - 2 x Infrared Saunas
 - 3 x Magnesium Baths
- Fitness Centre & Yoga Room
- Complimentary group personal training
- Complimentary group yoga



[TREATMENT ROOM]

Treatment Room

- Privately booked with external supplier
- External seating lounge for post treatment relaxation
- Available for beauty treatments



[MAGNESIUM BATHS]

Magnesium Baths

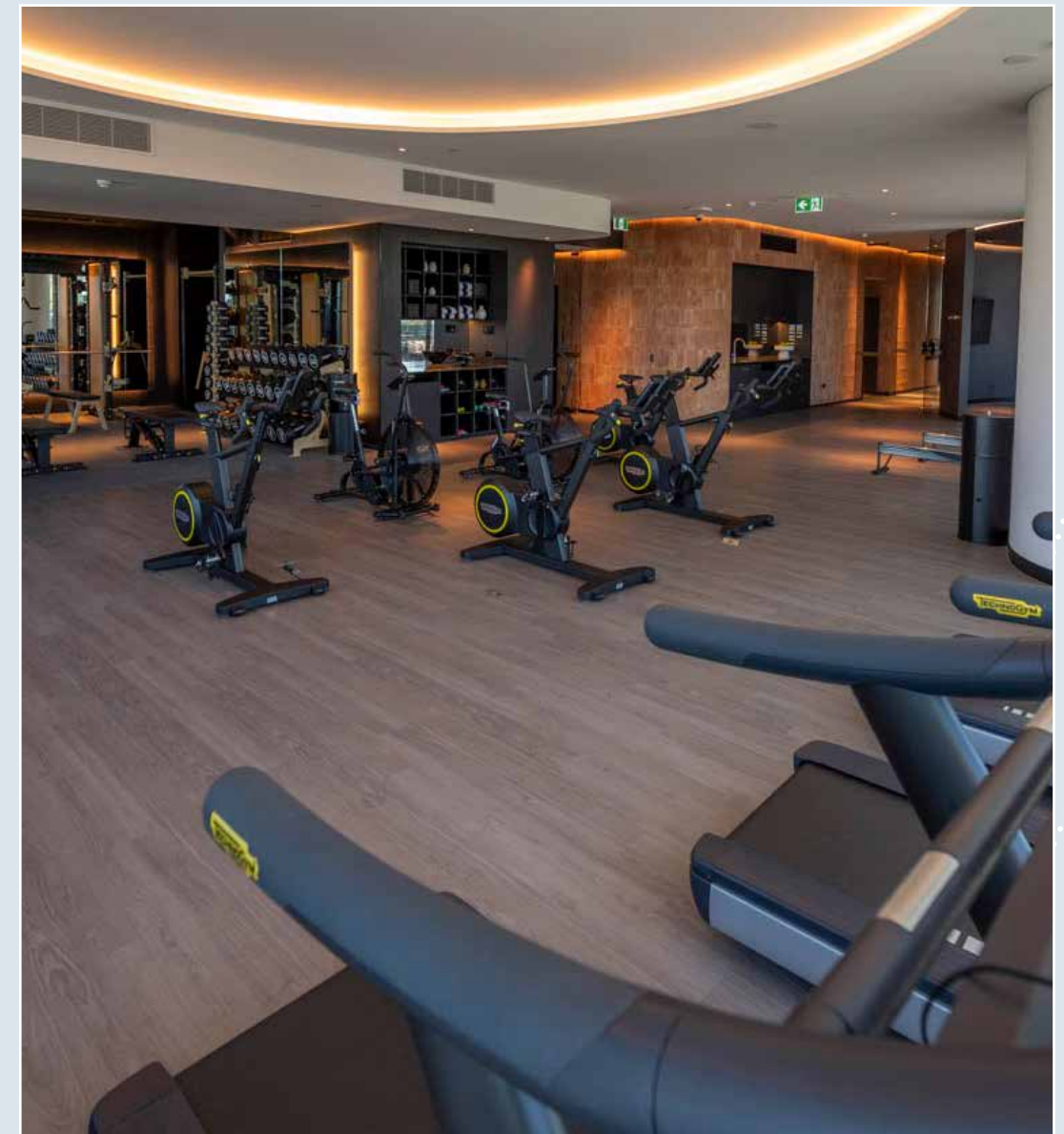
- 2 x Hot Pools
- 1 x Cold Pool
- 1 x Shower
- 1 x Ice Machine



[YOGA STUDIO]

Yoga Studio

- Fully equipped Yoga Studio
- Complimentary group Yoga sessions
- On demand Yoga sessions via electronic screen



[FITNESS CENTRE]

Fitness Centre

- Fully equipped Fitness Centre with Technogym equipment
 - Complimentary group personal training sessions
 - 4 x Treadmills, 2 x Elliptical
 - 5 x Skill Bike, 1 x Skill Run
 - 1 x Stair Climber, 2 x Assault Bike
 - 2 x Concept 2 Rower, 1 x Ski Erg
 - Dumbbells up to 40kg and Custom Weight Lifting Cages

Rooftop Retreat [Level 31]



[ROOFTOP RETREAT]

Rooftop Retreat

- Infinity Pool
- Sky Lounge
- Dining Room
- Theatre Room
- Barbecue Spaces
- Day Beds and Lounging Areas



[SKY LOUNGE]

Sky Lounge

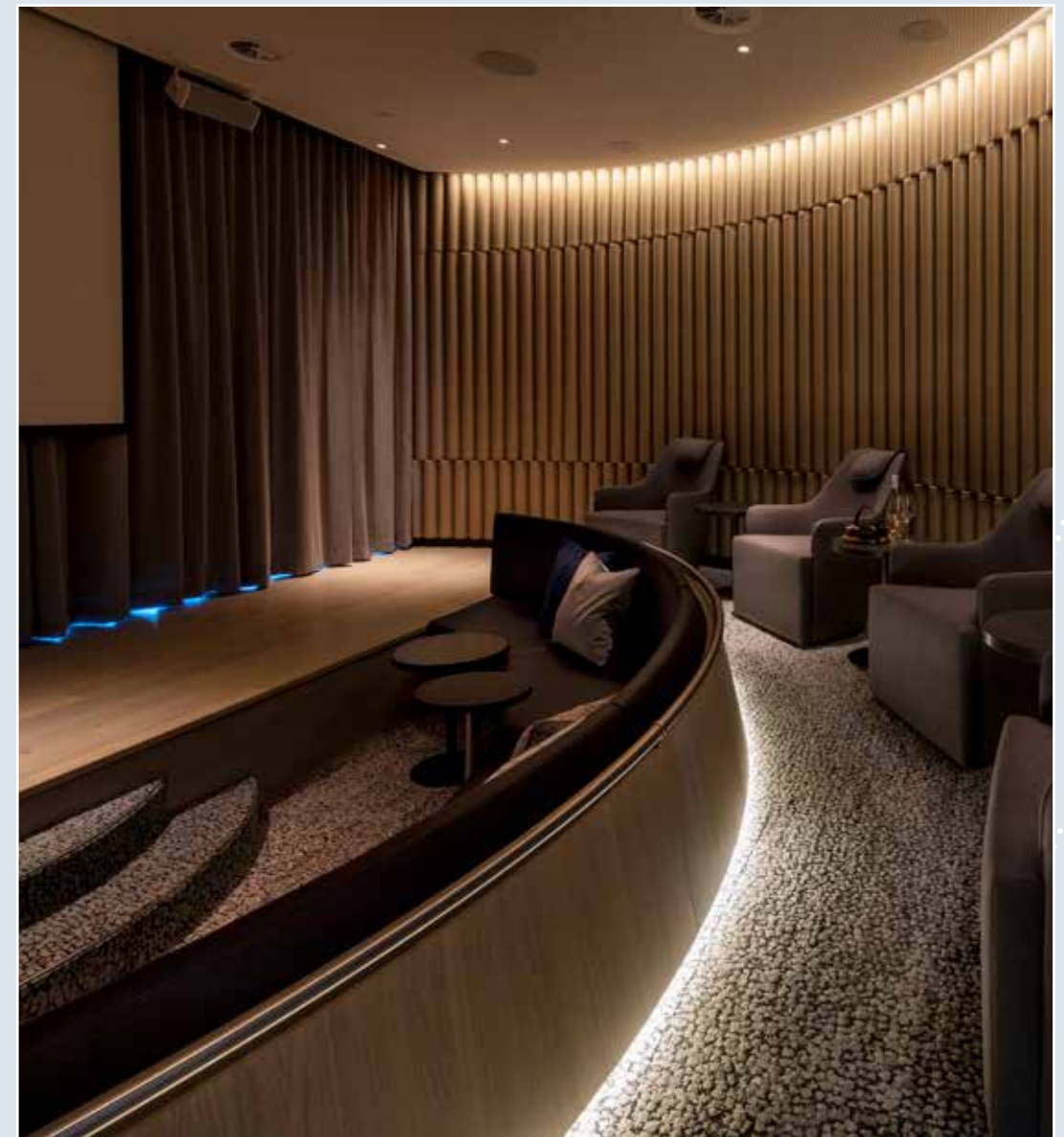
- Double-level Sky Lounge with 7.0m high ceilings
 - Self service coffee during the day
- Wine Bar during select evenings of the week (5pm - 7pm)
- Enclosed from the elements and accessible by all residents



[DINING]

Dining

- Commercial grade kitchen
- Private terrace space
- Expansive views over the Brisbane CBD
- Available for bookings [Seating for 10 people]
- Fully stocked dining room with fine China and full inventory



[MEDIA ROOM]

Media Room

- Multi-purpose Media Room and Performance Room
 - In-built seating and arm chairs
 - Baby grand piano for performances
- Drop down display screen with projector
- Foxtel, Apple TV and Netflix ready

Apartment Internals



[3 BEDROOM LIVING AREA]

Living & Dining Area

- Three Bedroom, Two Bathroom apartment shown
 - 2.7m high ceilings
 - Ducted air-conditioning
 - Double-sided kitchens
 - Double-glazed windows and sliding doors



[KITCHEN]

Kitchen

- Double-sided entertainers kitchens
 - 40mm stone benchtops
 - Miele appliances
 - Soft close drawers
 - In-built rubbish bins



[BATHROOM]

Bathroom

- Black fixtures and fittings
 - Recessed storage shelf
 - Feature mosaic tiles
 - Mirrored storage cabinet
- Bath tubs to select apartments

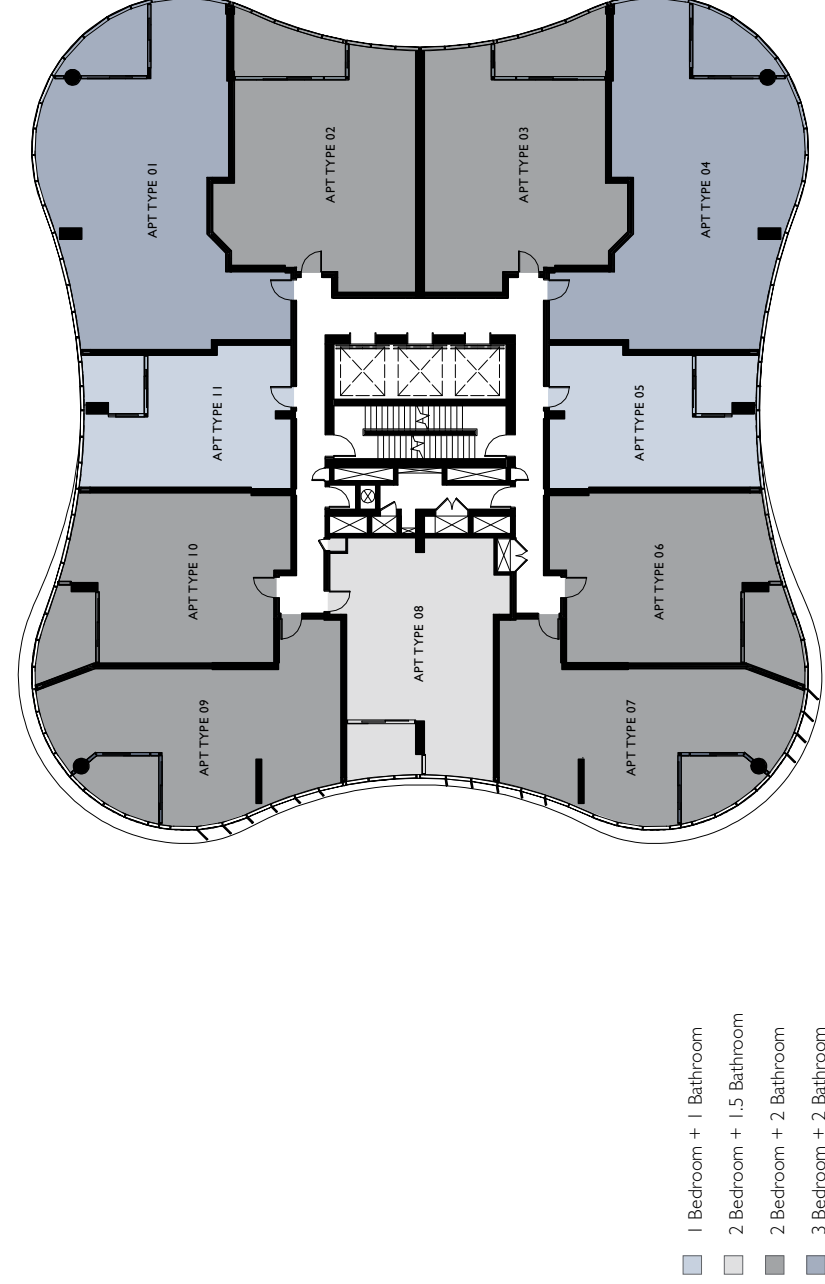
Rooftop Plan



- 01 Sun Lounges
- 02 Pool
- 03 Sky Lounge (Coffee Lounge and Wine Bar)
- 04 Outdoor seating for Sky Lounge
- 05 Lifts
- 06 Barbeques
- 07 Outdoor Dining and Seating
- 08 Bathrooms
- 09 Private Theatre
- 10 Private Dining Room

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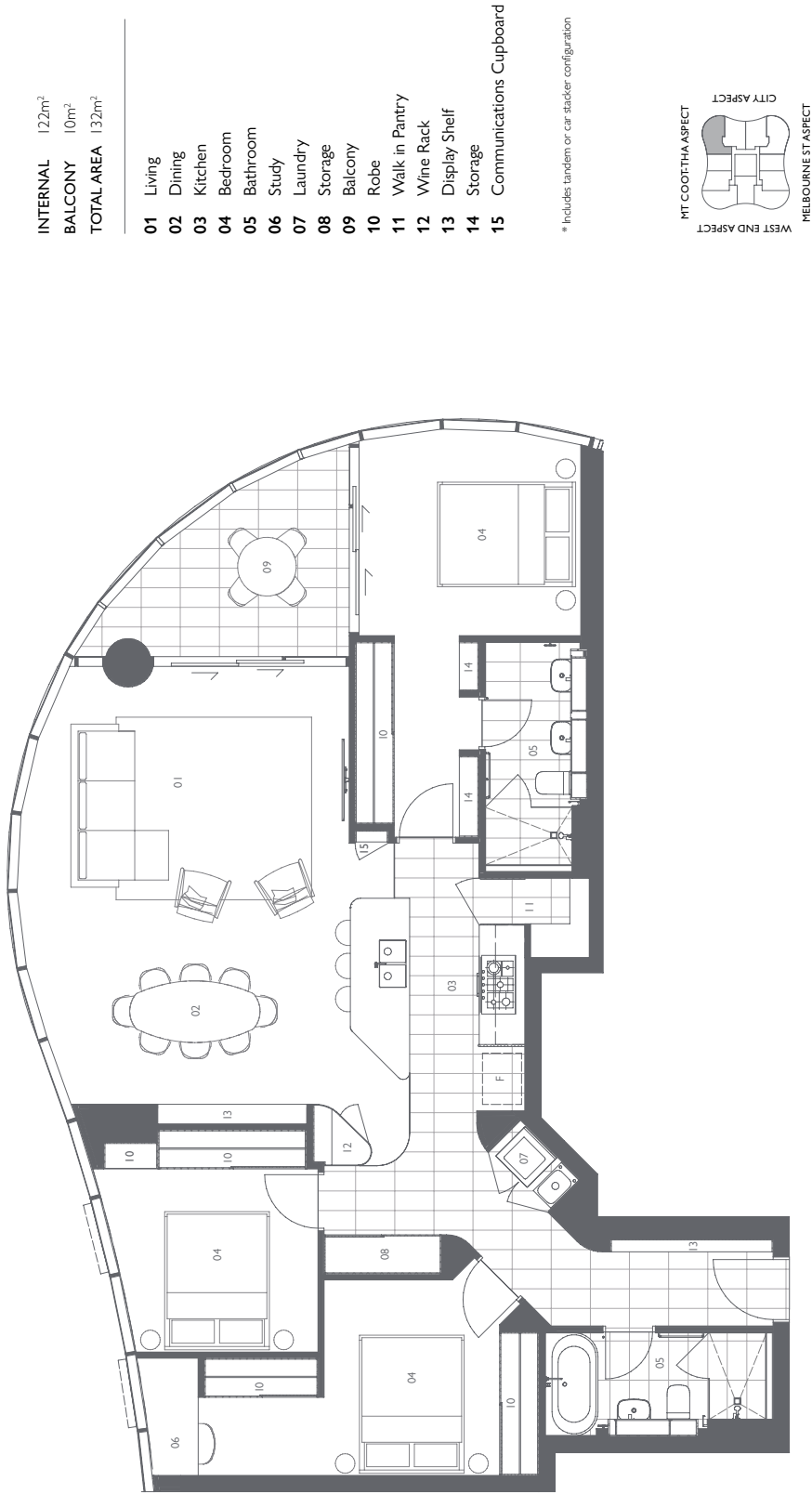
Typical Floor Plan.



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Apartment Type 01.

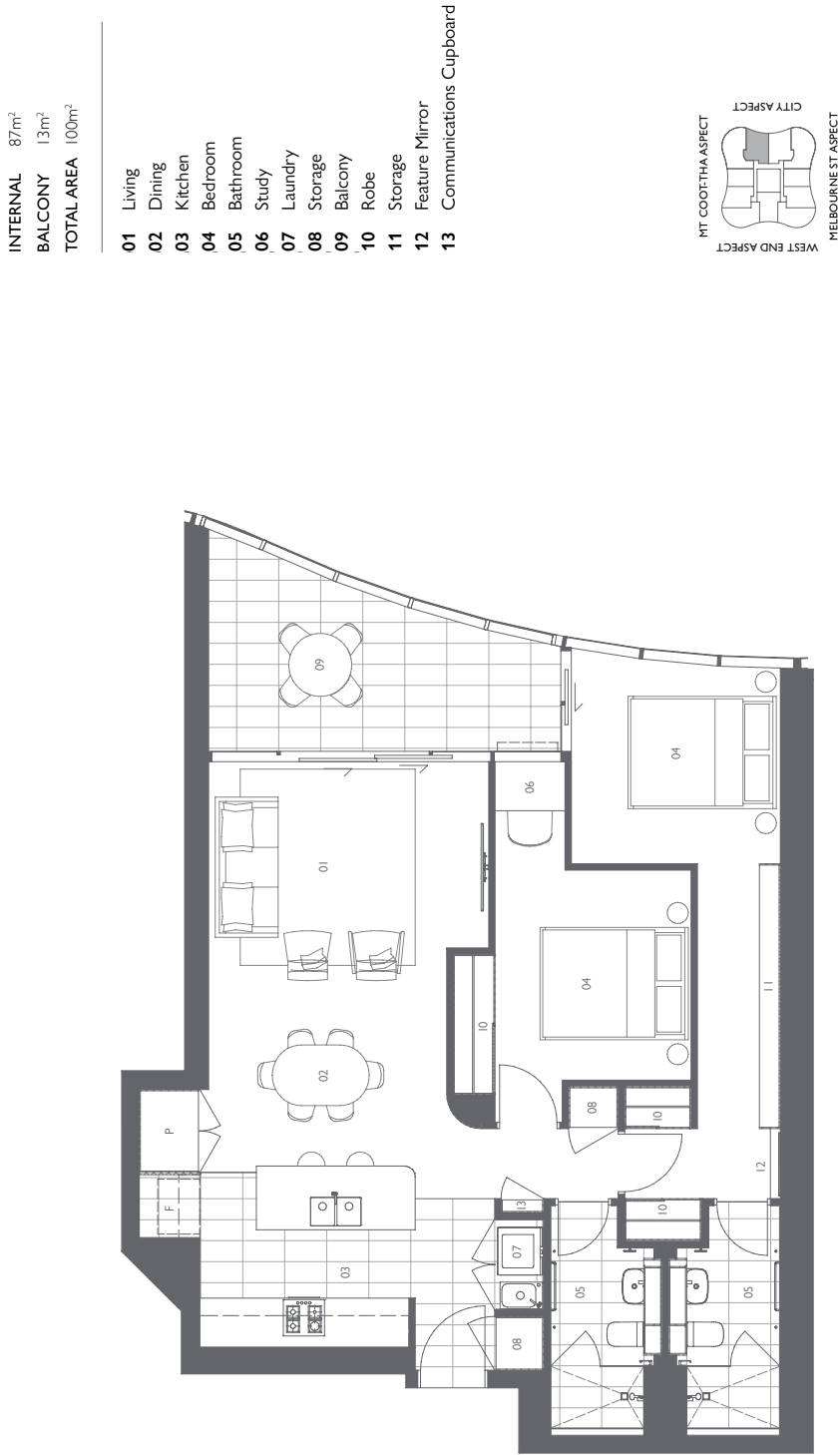
3 Bed, 2 Bath, 2 Car Space* + Study



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Apartment Type 02.

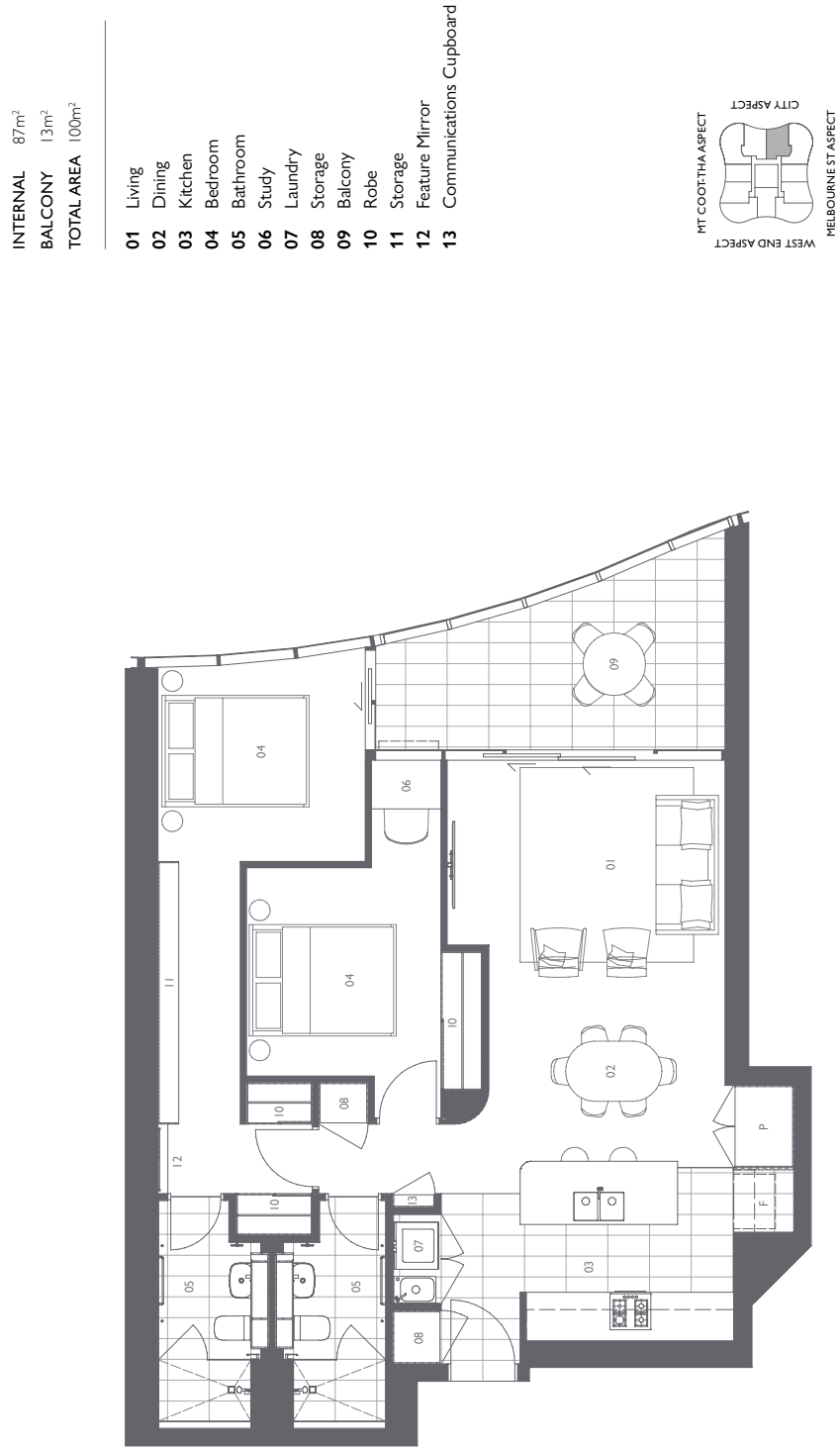
2 Bed, 2 Bath, 1 Car Space + Study



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Apartment Type 03.

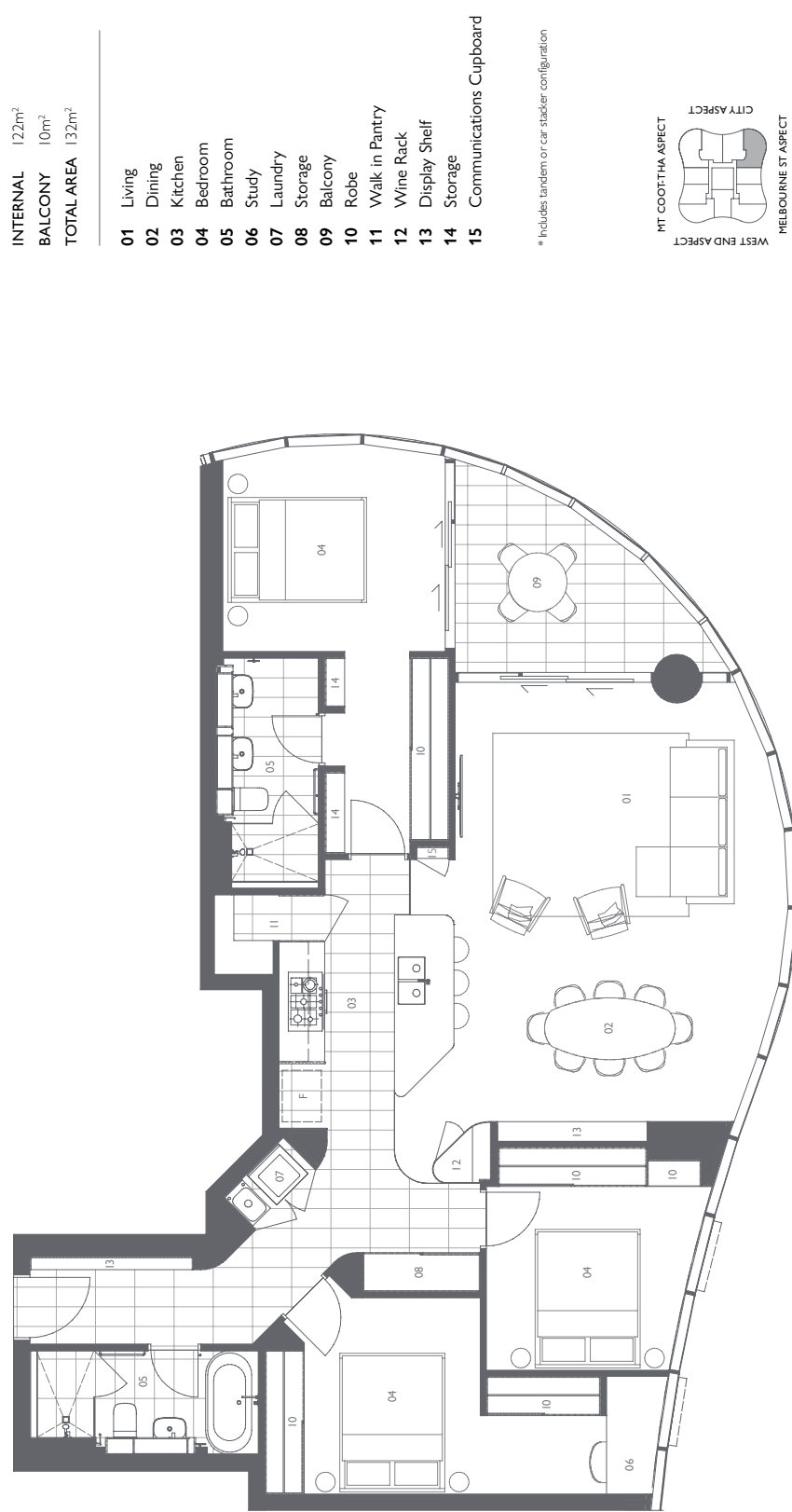
2 Bed, 2 Bath, 1 Car Space + Study



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Apartment Type 04.

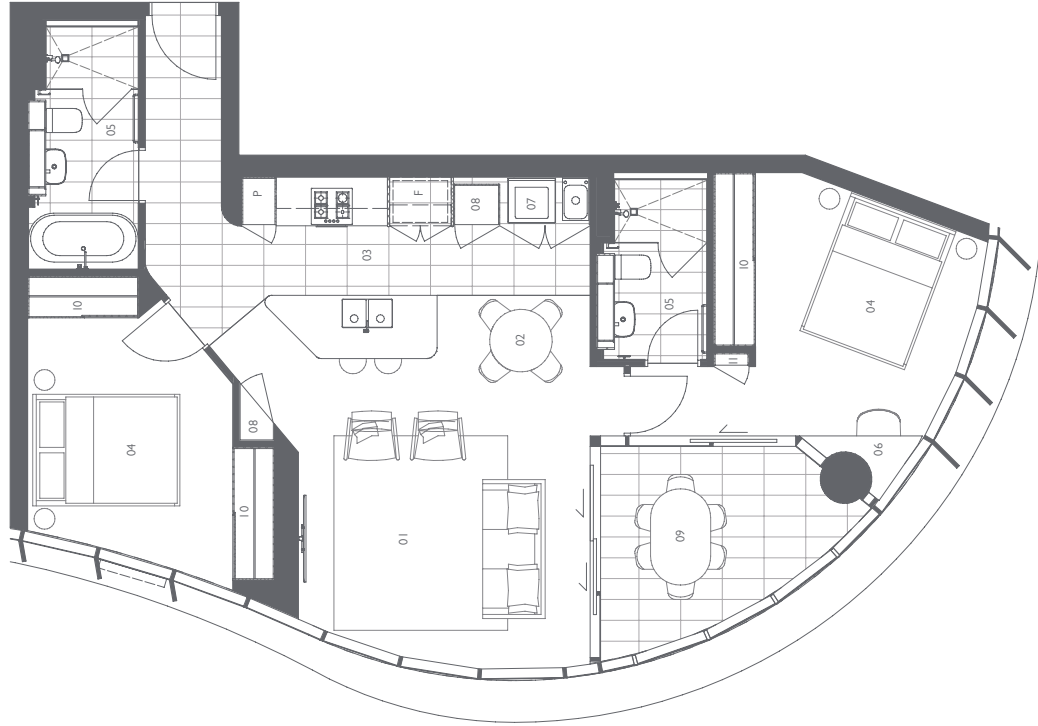
3 Bed, 2 Bath, 2 Car Space* + Study



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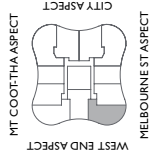
Apartment Type 07.

2 Bed, 2 Bath, 1 Car Space + Study



INTERNAL	83m ²
BALCONY	10m ²
TOTAL AREA	93m ²

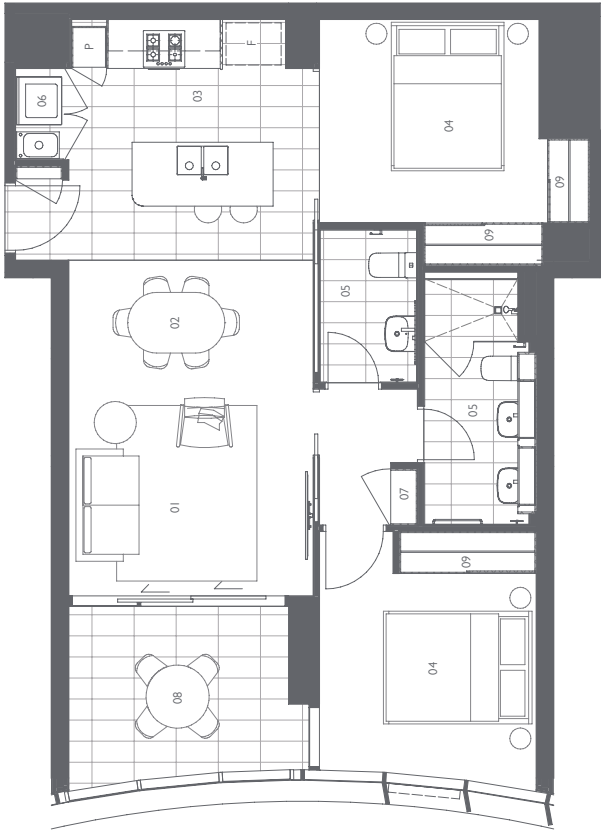
- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Study
- 07 Laundry
- 08 Storage
- 09 Balcony
- 10 Robe
- 11 Communications Cupboard



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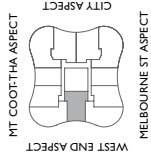
Apartment Type 08.

2 Bed, 1.5 Bath, 1 Car Space



INTERNAL	71m ²
BALCONY	9m ²
TOTAL AREA	80m ²

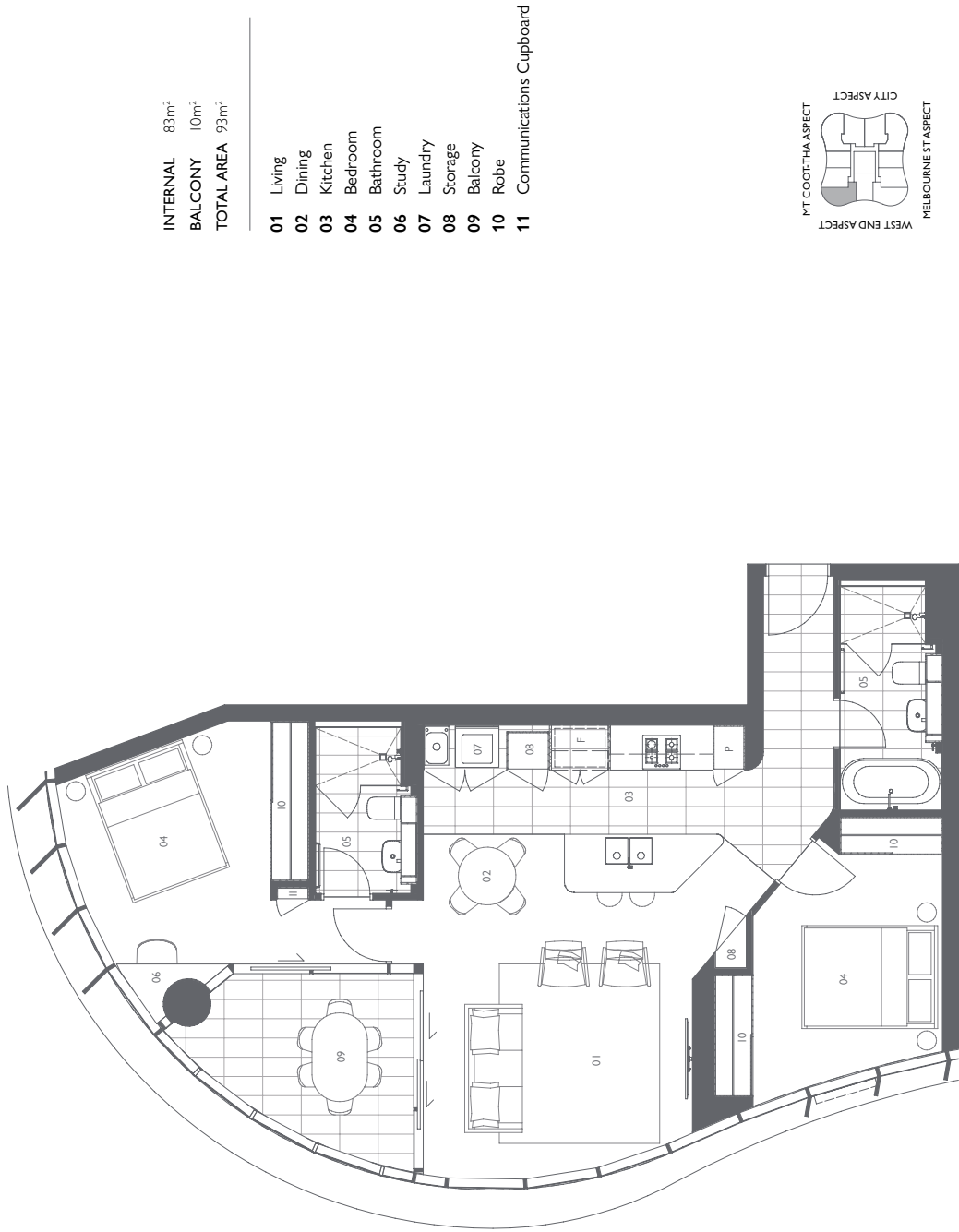
- 01 Living
- 02 Dining
- 03 Kitchen
- 04 Bedroom
- 05 Bathroom
- 06 Laundry
- 07 Communications Cupboard
- 08 Balcony
- 09 Robe



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Apartment Type 09.

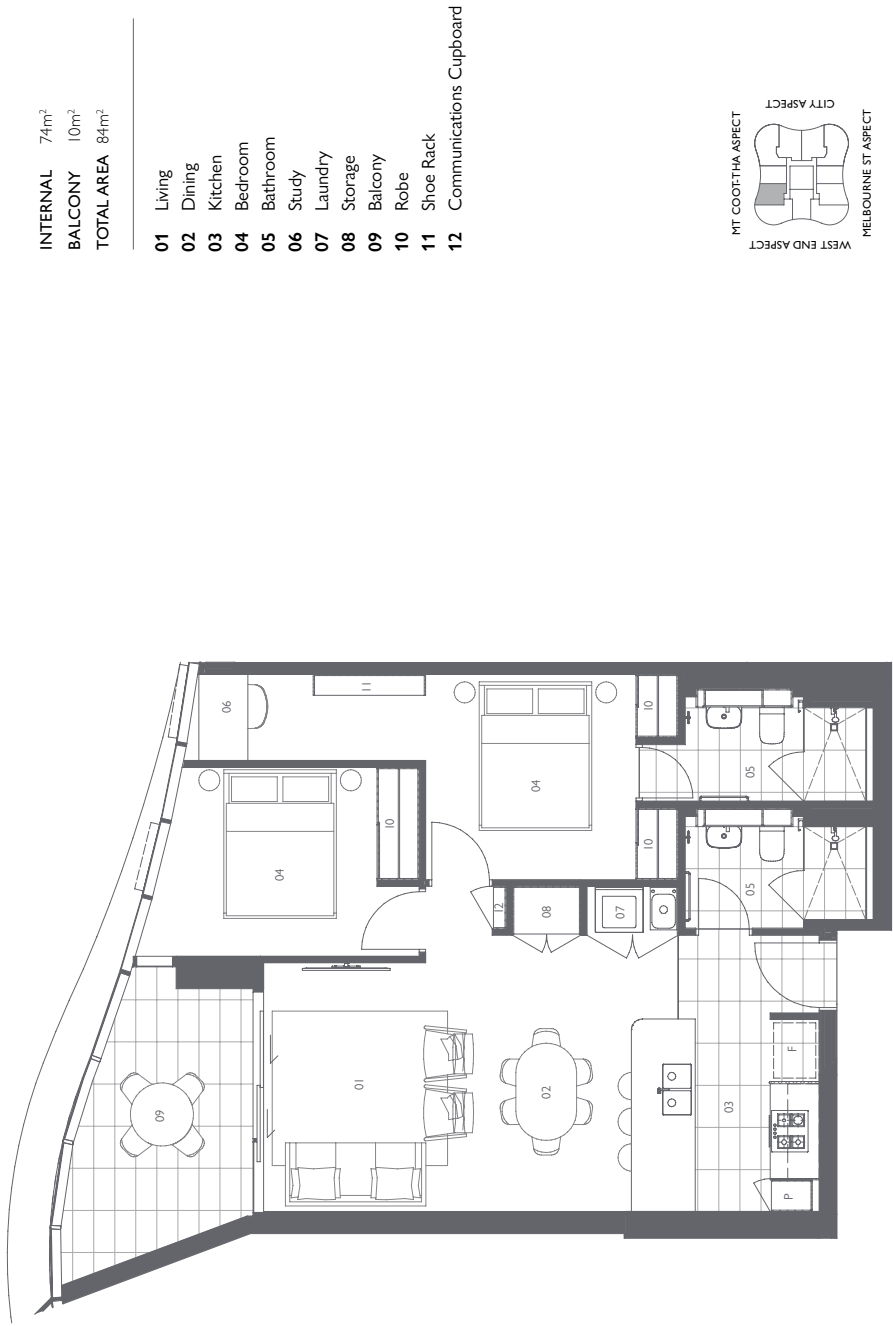
2 Bed, 2 Bath, 1 Car Space + Study



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Apartment Type 10.

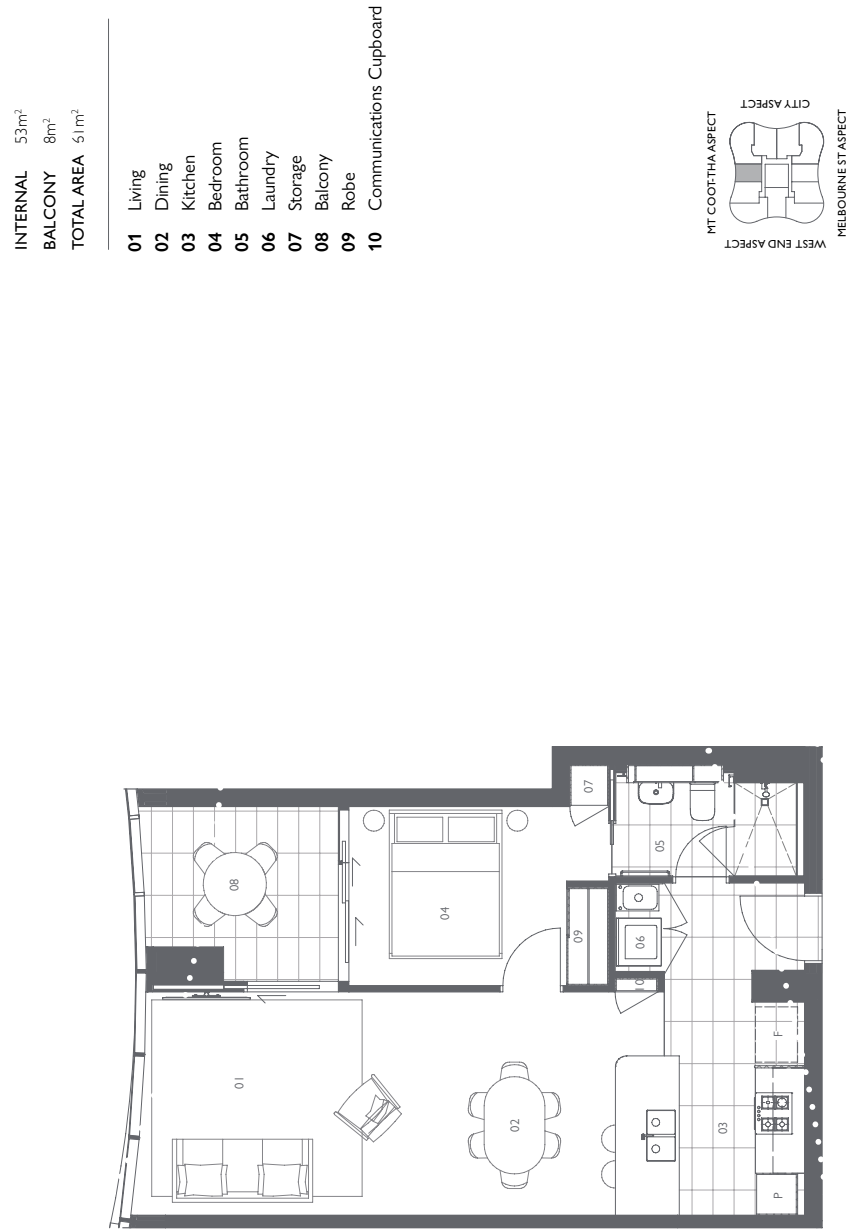
2 Bed, 2 Bath, 1 Car Space + Study



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Apartment Type 11.

1 Bed, 1 Bath, 1 Car Space





[RESIDENTS' LOBBY]

Aria Living Concierge

[Building Community]

- › Coffee Lounge Management
- › Wine Bar Management
- › Day Spa Management
- › Car Share Scheme

Services

- | | |
|-----------------|--------------------------------|
| › Dry Cleaning | › 1 on 1 PT |
| › Unit Cleaning | › 1 on 1 Yoga |
| › Ironing | › Airport Transfers |
| › Car Washing | › Plant Watering |
| › Dog Washing | › Parcel Acceptance & delivery |
| › Dog Walking | |

Events

- | MAJOR QUARTERLY EVENTS | MINOR MONTHLY EVENTS |
|------------------------|----------------------|
| › Paint n Sip | › Wine Maker |
| › Live Music | › Market Stalls |
| › Museum Tour | › Food Trucks |
| | › Art Classes |
| | › Fish Lane Tours |

* Co-ordination with cost of service paid for by resident

ABOUT ARIA LIVING

Aria Living is a division of Aria Property Group and our aim is to provide world class management in our award winning buildings. We are continually innovating and challenging the traditional services provided by typical onsite managers.

ARIA LIVING SERVICE	DESCRIPTION
RELAXATION & FITNESS	To take advantage of the beautiful rooftop at The Standard, 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.
TENANT WELCOME PACKAGE	To make tenants feel welcome to the building we provide them with a welcome hamper. To ensure tenants can settle in easily, useful essential items are provided as part of the hamper.
ARIA LIVING TENANT EVENTS	Aria Living is one of the only mangement companies in Australia that offers exclusive events available throughout the year to all tenants and residents. Our aim is 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



ARIA LIVING RESIDENT EVENTS



ARIA LIVING RESIDENT EVENTS



[SKY LOUNGE]

ARIA LIVING

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