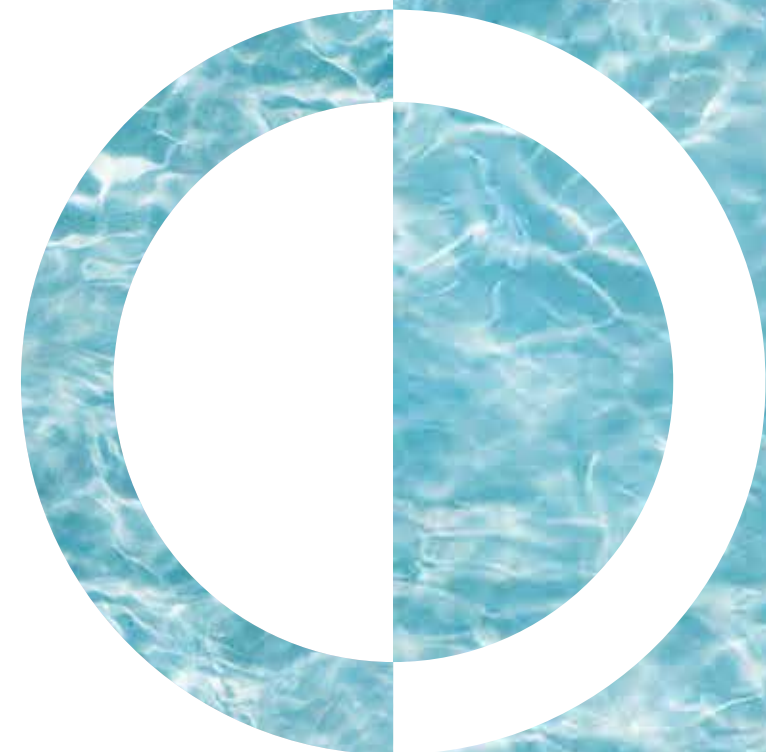
The image features a serene ocean scene with waves breaking on a sandy beach. A large, circular graphic overlay is centered on the image, filled with a detailed, close-up texture of rippling water. The word "OHANA" is printed in a bold, gold-colored, sans-serif font across the center of this circular graphic.

OHANA

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OHANA

YOUR VERSION OF LIFE

Human growth is in our nature.

Growing in size, in mind, in family and in life. It's through this growth that we're able to create moments.

Significant moments that catch our breath and make us stop.

But even as we simultaneously appreciate all that we have or have done, we long for more.

More natural beauty. More community. More rest. More laughter.

There is a place that can help you build your style of life.

A place which emanates grinning moments that you won't forget.

And it's not as far as you think.

In fact, just like your dreams, it's much closer than you realise.

Ohana: Your version of life

WELCOME TO YOUR VERSION OF LIFE.

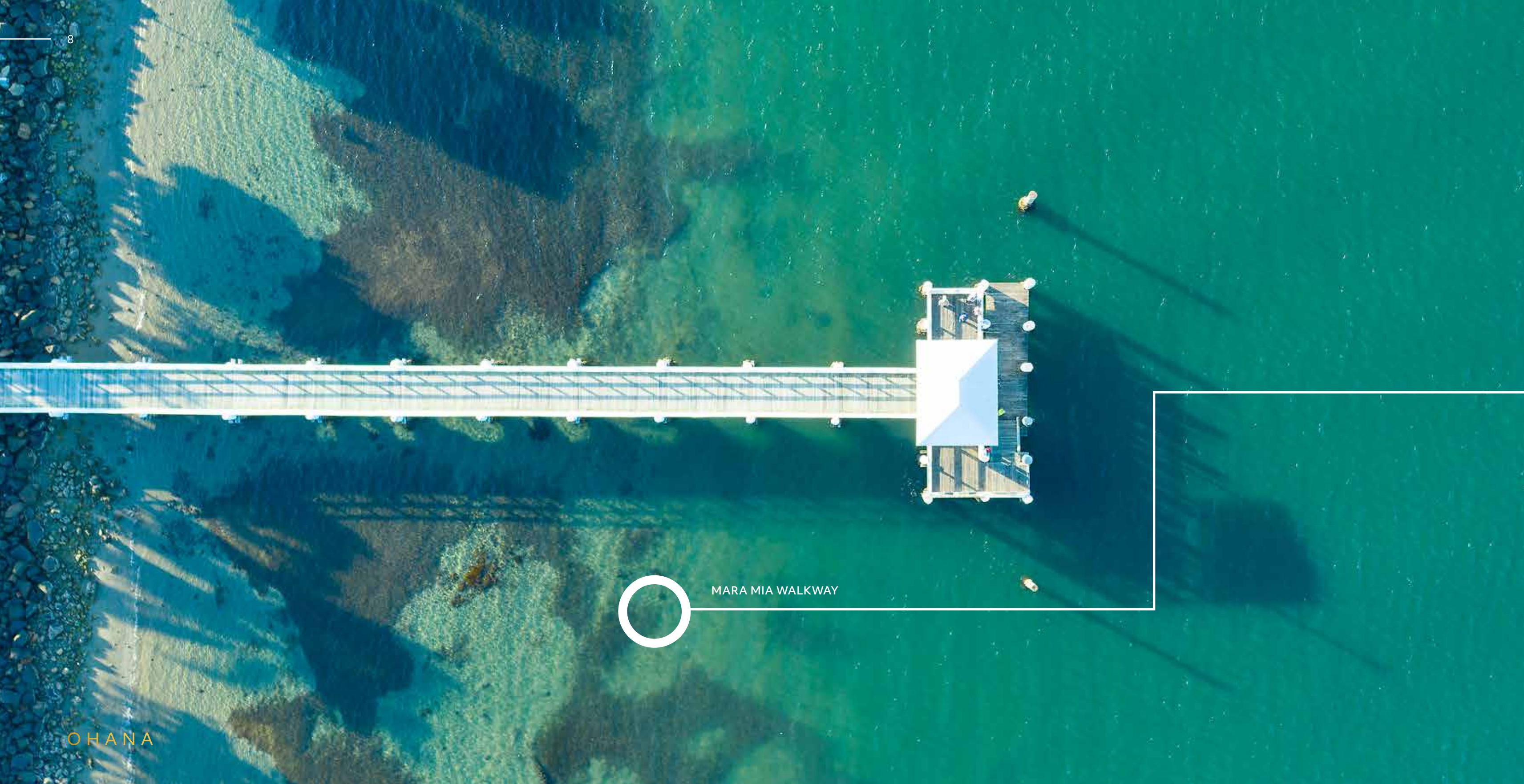
1,2 & 3-BEDROOM,
BEACHSIDE LUXURY
APARTMENTS IN THE PEARL
OF BATEMANS BAY

Ohana is leading a new era of the South Coast, finally allowing Batemans Bay to reach its full potential. The pristine apartments sanction a new found love for the Bay. Set your own pace and unlock a lifestyle led by significant moments.

OHANA



CLYDE RIVER BRIDGE



MARA MIA WALKWAY

THE FIRST OF ITS KIND ON THE SOUTH COAST

Ohana is a visionary apartment project designed to inject vitality and sophistication into the coastline. Visitors to the South Coast can now rekindle their love with the Bay and explore opportunities of making their favourite holiday spot, home.

DEVELOPED BY



CORE DEVELOPMENTS

Established in 2011, Core Developments is a Canberra-based company with expertise in development, construction, project management, hydraulic and civil works. Specialising in units and residential property, Core brings projects to life from boutique townhouse developments to large resort style apartment complexes. As reputable developers, Core's sentiment is to build 'places for people.'

OHANA



CANBERRA CITY BUSINESS DISTRICT

DESIGNED BY

JUDD
STUDIO

JUDD.studio is a boutique Canberra practice specialising in Architecture and Urban Strategy. The team are passionate about creating beautiful buildings, quality urban spaces and opportunities for strategic development.

OHANA



NATHAN JUDD - DIRECTOR

EXTERIORS

JUDD.studio combines contemporary character with a vision to enhance the local context of Batemans Bay. Ohana is a clear variation in building height, undulating and articulated facades with clear linear movement across the face of the building. The breakwall to the Bay is representation of grounding Ohana to the coastal landscape.



Artist Impression

“ The Ohana project offers a clear reflection of the internal layout, with generous balconies extending internal spaces to interact with external views and windows to Herarde Street and Beach Road.

– Nathan Judd

”



Artist Impression

OHANA



Artist Impression



Artist Impression

LANDSCAPE &
INTERIORS BY

MONPALMER

Collaborating with Core Developments on delivering a villa-style landscape design, styling and specification for three different interior aesthetics. Ohana embodies the style of Boho Bungalow, Tropical Luxe and Bermudian Boutique apartments.

“ The Ohana ambassadorship is one I've been able to connect with on both a professional and spiritual level. Hawaii is one of my favourite destinations, therefore I was drawn to the name Ohana which has cultural ties. The natural landscape and way of living has been one of my greatest sources of inspiration for this project. ”
- Mon Palmer

OHANA



MON PALMER - DIRECTOR

LANDSCAPE

COMMUNAL ROOFTOP GARDEN, ROOFTOP POOL AND OPEN AIR WALKWAYS

Each indoor and outdoor space is considered with function and aesthetic in mind; creating movement and vistas from indoors to outdoors and back. The landscape planting palette includes evergreen trees, cascading plants, palms, large leaf foliage and layered hedging.



Artist Impression

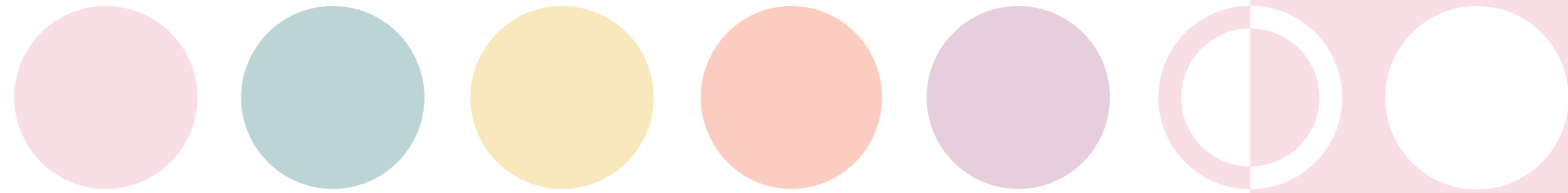
INTERIORS

CHOOSE YOUR VERSION OF LIFE.

Through the interior adopt casual coastal living, fall in love with natural materials, layered textures and aged metallics. Enjoy an overall feeling of calm created by palms and large green foliage, in a space designed to relax and gather with family and friends. The colour palette of Ohana boasts fresh whites and earthy neutrals with sun bleached timber tones. The first step to choosing your own version of life starts here.



Boho Bungalow



For the free spirited



FOR THE FREE SPIRITED.
ENJOY NATURAL, PLAYFUL AND
LIGHT AESTHETICS. THE MUTED
PALETTE WITH SUBTLE TEXTURES
WAS INSPIRED BY THE OCEAN AT
DUSK AFTER A HOT SUMMER'S DAY.

Boho Bungalow



Artist Impression



Artist Impression

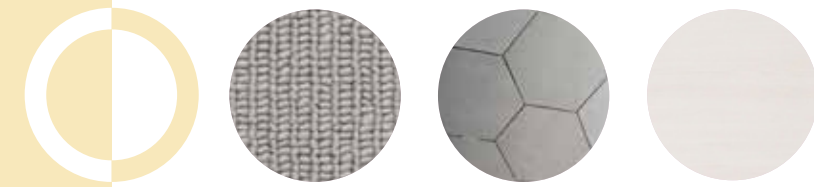


Artist Impression

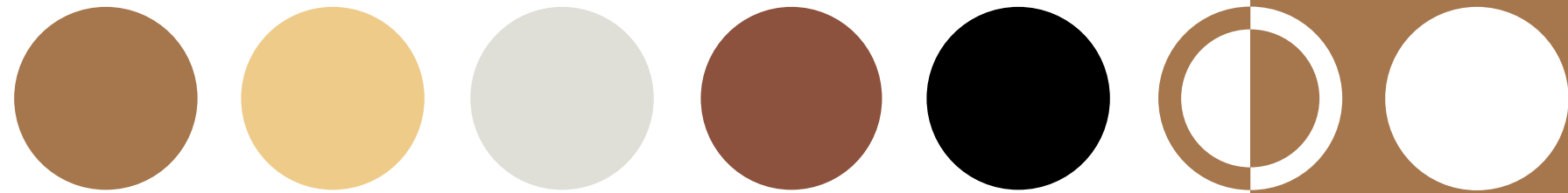
1 Navurban Scarborough Veneer

2 Caesarstone Fresh Concrete 4001

3 Pozzolana Bianco Hex Tile



TROPICAL LUXE



Everlasting golden hour



INSPIRED BY A SECLUDED ISLAND ESCAPE, THE DARK TIMBERS WITH SEMI-BLEACHED RATTAN AND WHITE WALL PANELLING AGAINST DARK GREEN FOLIAGE CREATE A PRIVATE VILLA VIBE WHERE YOU CAN ENJOY AN EVERLASTING GOLDEN HOUR.

TROPICAL LUXE



Artist Impression



Artist Impression

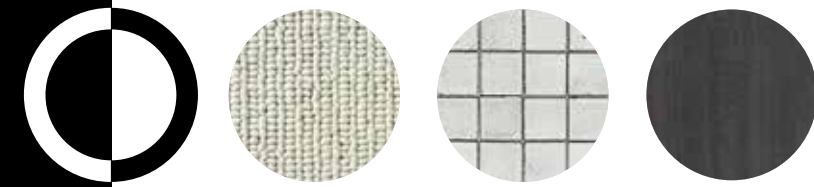


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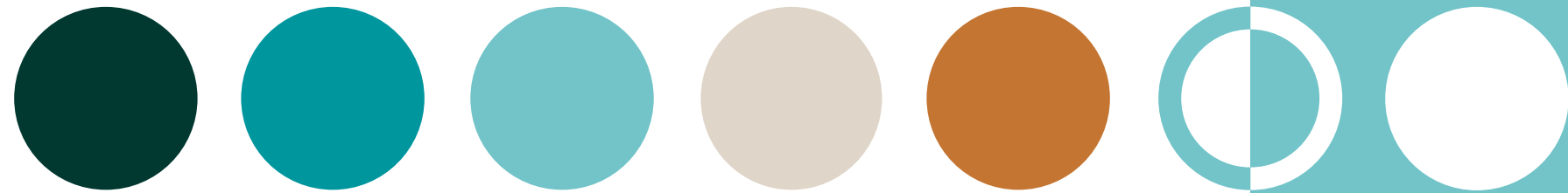
1 Navurban Ashgrove Veneer

2 Caesarstone Fresh Concrete 4001

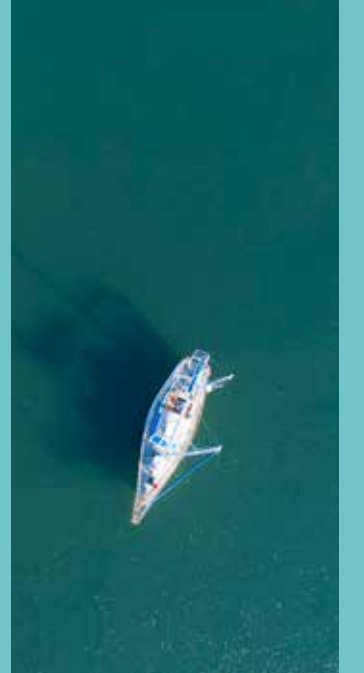
3 Attegia White Terra Mosaic



Bermudian Boutique



Chic oasis escape



YOUR VERY OWN CHIC OASIS
ESCAPE. SEA GREEN TILES,
BLEACHED TIMBER, MARBLE AND
BRUSHED BRASS ESTABLISH A
BOUTIQUE RESORT FEELING.

Bermudian Boutique



Artist Impression

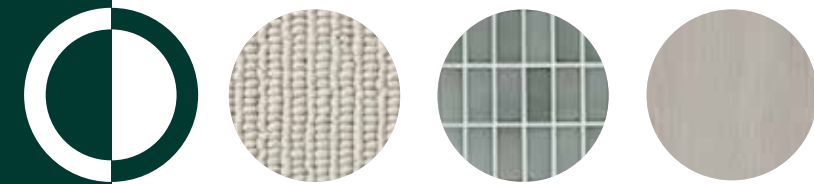


Artist Impression



Artist Impression

- 1 Navurban Oakwood Veneer
- 2 Whitewashed Radio Weave or Bamboo Weave
- 3 Whitewash Ply Door Frames
- 4 Caesarstone Fresh Concrete 4001
- 5 City Green Gloss Mosaic Vertical Stackbond 1010658



CREATE A LIFESTYLE LED BY YOU

Discover Batemans Bay's first villa-style accommodation and create an album of memorable moments. Ohana luxury apartments offer picturesque views and a world of seaside opportunities.

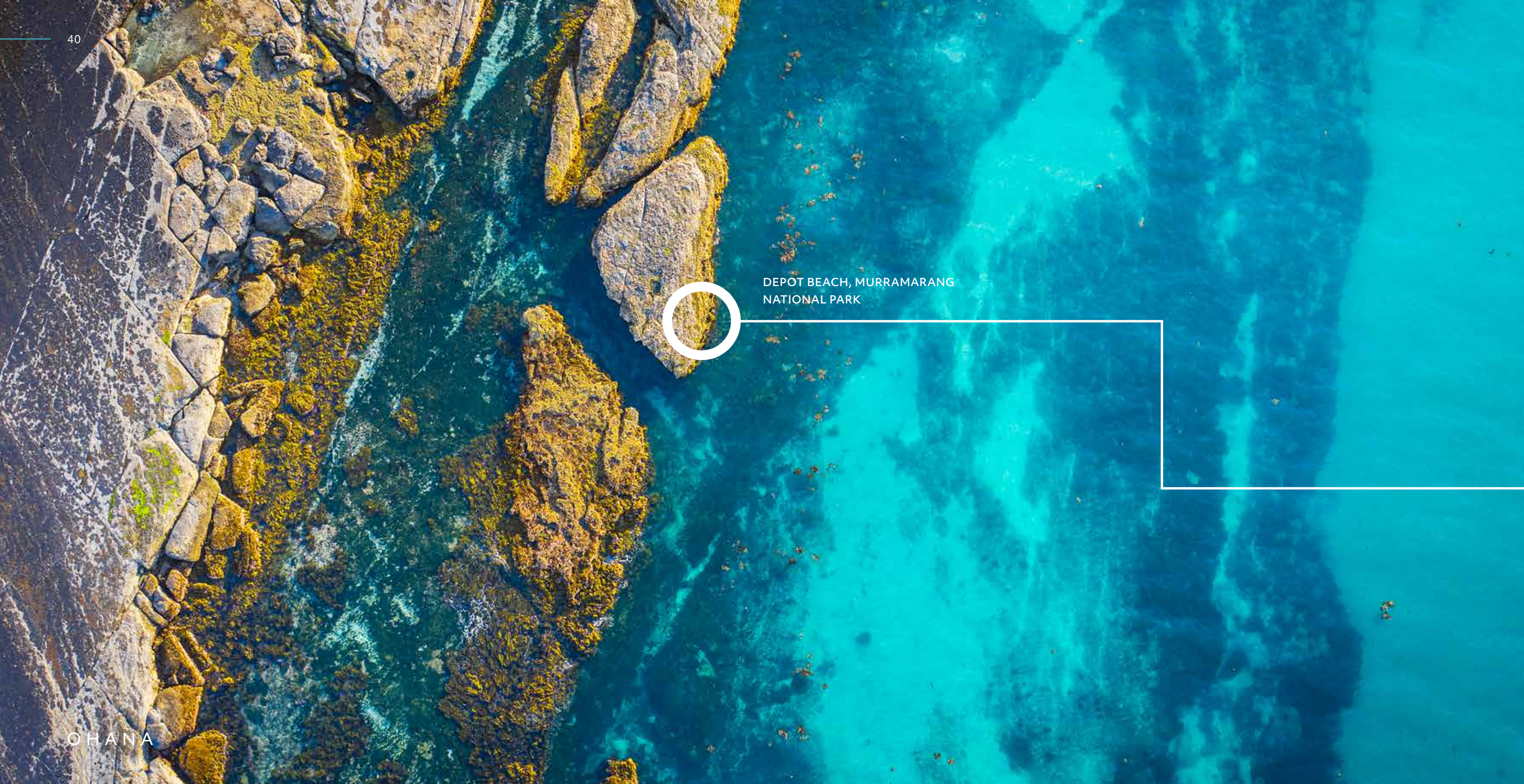
Switch off from the big city life and escape to Ohana. Enjoy beachside living in walking distance from restaurants, shops and nature.



More community.



More natural beauty.



DEPOT BEACH, MURRAMARANG
NATIONAL PARK

CREATE **SIGNIFICANT**
MOMENTS THAT
CATCH OUR BREATH
AND MAKE US **STOP.**

**GROWING IN SIZE,
IN MIND, IN FAMILY
AND IN LIFE.**



More laughter.

More rest.

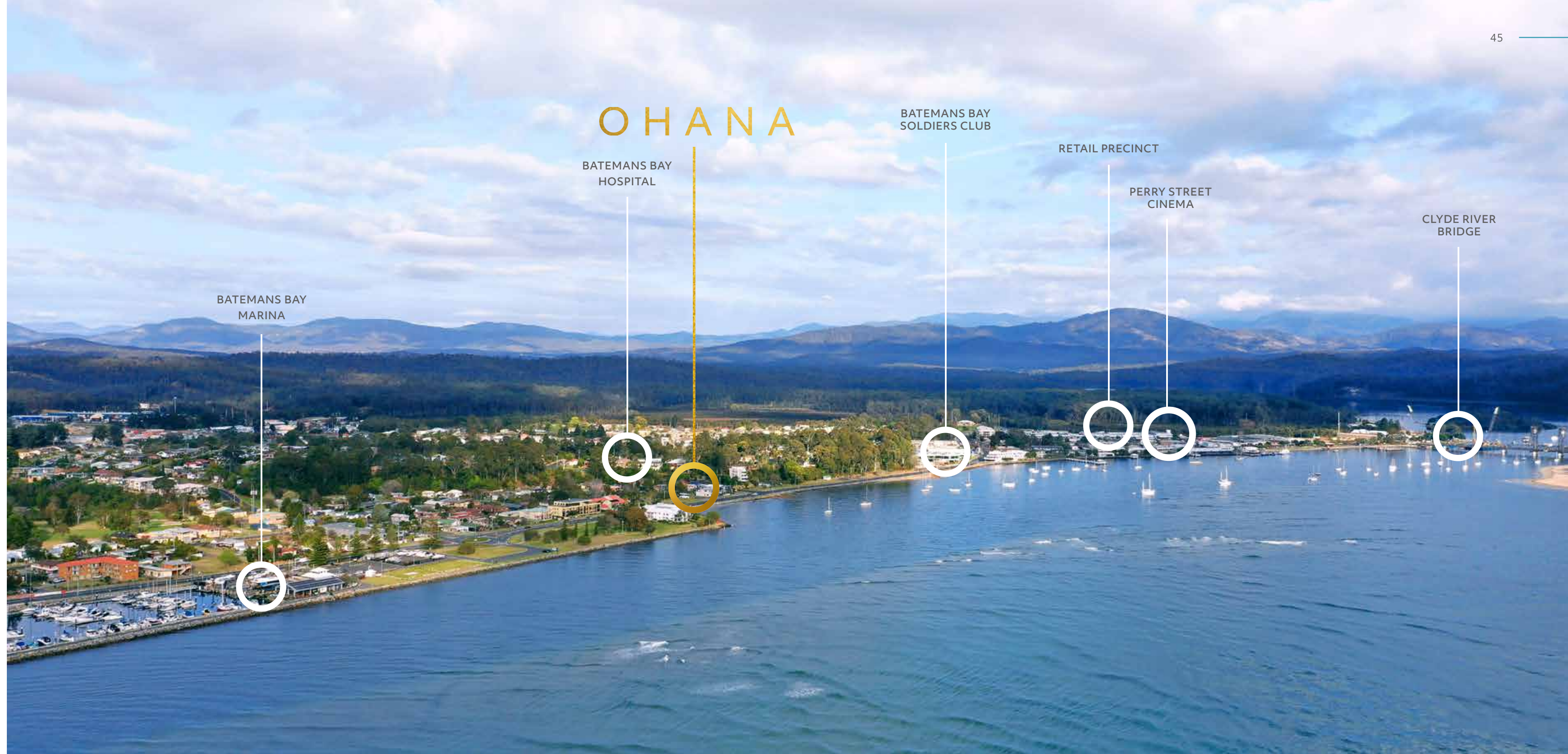


JUST LIKE YOUR DREAMS, IT IS MUCH **CLOSER** THAN YOU REALISE.

OHANA IS LESS THAN 2-HOURS FROM CANBERRA AND 4-HOURS FROM SYDNEY.

- < CASEYS BEACH - 5 MINS
- < MALUA BAY - 15 MINS
- < MORUYA - 25 MINS
- < NAROOMA - 1HR

OHANA



INCLUSIONS LIST



KITCHEN

BENCHTOPS	20mm reconstituted stone
CABINETS	As per colour scheme selection
DRAWERS	Bank of drawers with cutlery insert to top drawer
DOORS AND DRAWERS	Soft close
KICKBOARD	Brushed silver melamine or equivalent to resemble stainless steel kick
HANDLES	Cabinet handles as per display suite
SINK	Paco Jaason Quadra White Granite 105 undermount sink
TAP	Phoenix Vivid Slimline gooseneck mixer – Brushed Gold
OVEN	60cm SMEG stainless steel oven
COOK TOP	60cm SMEG ceramic cooktop
RANGE HOOD	60cm SMEG ducted concealed
DISHWASHER	Stainless steel SMEG
MICROWAVE	Provision incorporated into kitchen joinery cupboards

BEDROOMS

BEDROOM ROBES	Top shelf, shelving unit & hanging rail with swinging joinery doors
WALK IN ROBE	Top shelf, shelving unit & hanging rail

BATHROOM & ENSUITE

VANITY	Custom stone top vanity with Paco Jaason White Chicago 400mm basin
VANITY TAP	Phoenix Vivid Slimline UP mixer – Brushed Gold
MIRROR	Circular mirror above vanity
SHOWER SCREEN	1800mm semi-frameless clear glass solid wall as required
SHOWER ROSE	Phoenix Vivid Shower rose and arm – Brushed Gold
SHOWER TAP	Phoenix Vivid Slimline wall mixer – Brushed Gold
TOILET	Dorado wall faced with soft close seat
ACCESSORIES	Phoenix Rarii single towel rail, toilet roll holder and hand towel ring – Brushed Gold

LAUNDRY

SINK	30 litre tub in cabinet, white/stainless steel
TAPS	Phoenix Vivid gooseneck mixer plus washing machine tap connections
LINEN/LAUNDRY DOORS	Swinging joinery doors
LINEN CUPBOARD	Shelving units and/or open space for broom
VENTILATION	Mechanical ventilation
DRYER	FISHER and PAYKEL 4kg wall mounted clothes dryer

INTERNAL

CEILING FINISH	Suspended plasterboard with square set joints
INTERNAL WALLS	Plasterboard and paint (3 coat application system)
INTERNAL DOORS	Flush panel 2040mm high hinged doors and cavity sliding doors throughout with door stops to all swinging doors
WINDOWS & SLIDING DOORS	Double glazed aluminium framed windows and sliding doors
FIRE RATING	Common area and party walls to Australian Standards(AS) and National Construction Code Requirements(NCC)
ENERGY RATING	As per BASIX Rating Certificate
ACOUSTIC	Common area walls and party walls to AS and NCC requirements
AIR CONDITIONING	Fujitsu or similar multi-split system located in living area and main bedroom

ELECTRICAL & DATA

POWER POINTS	Double power points throughout (single to dishwasher, microwave & fridge space)
INTERNAL LIGHTS	LED down lights throughout
LIVING	3-4 light points, 2 double power points, 1 TV point, 1 data point
DINING (IF APPLICABLE)	2-4 light points depending on room size, 1 double power point
KITCHEN	3 light points, 2 double power points (includes one on island bench if applicable)
MAIN BEDROOM	2 light points, 2 double power points, 1 TV point, 1 data point
BEDROOMS/STUDY	2 light points, 2 double power points
BATHROOM/ENSUITE	Heat light, light and exhaust fan, 1 double power point
LAUNDRY	1 light point, 1 double power point
EXTERNAL	1 light point weather proof to each balcony or courtyard
AERIAL	Connection to Free to Air aerial & MATV including Foxtel (connection and service fees not included)
SAFETY SWITCH	RCD safety switch & circuit breakers to meter box
SMOKE DETECTOR	Hardwired with battery backup
NBN/TELEPHONE/DATA	The building will be provided with infrastructure as specified by NBN Co. (Connection and subscription fees payable by owner)

TILING & FLOOR COVERINGS

BATHROOM/ENSUITE	300 x 600 tiles to floor area, floor to ceiling wall tiles on selected walls as per colour scheme
KITCHEN	Splashback tile as per colour scheme
LIVING AREAS	300 x 600 floor tiles as per colour scheme
CARPET	Quality carpet to bedrooms as per colour scheme

BALCONY/COURTYARD

LIGHTING	Surface mounted light fitting to Architect's design
FLOOR	600 x 600 engineered paving tile installed on raised pedestals
CEILING	Applied textured paint finish or plywood sheeting as per plan
BALUSTRADES	Patterned glass as per plan

CAR PARKING

CAR PARKING	Allocated on-site car park as per basement parking plan
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ACCESS

KEYS	Each dwelling will be provided with 2 x keys for the front door
WIRELESS BASEMENT	Each apartment will be provided with 1 x proximity fob controller/remote per carpark for entry to the basement

BUILDING AMENITIES & FINISHES

STRUCTURE	Reinforced concrete
EXTERNAL WALLS	Metal cladding, glazing and other finishes to Architect's detailed design
FLOOR	Reinforced concrete suspended slab
LETTERBOXES	1 x lockable letterbox per apartment located near building entry
WASTE DISPOSAL	Ground floor garbage room accessible by all occupants, to authority requirements
ELECTRICAL SERVICES	Usage of each apartment seperately metered by and connected to Essential Energy electricity service. Meters incl.
HOT WATER	Individual instantaneous electric
MAINTENANCE	90 day maintenance period as per contract



A COLLABORATION OF
THE BEST IN BUSINESS.

MEET OUR TEAM.



DEVELOPED BY



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coredev.com.au

LANDSCAPE & INTERIORS BY

MONPALMER

Mon Palmer has an obsession with designing spaces and things, especially outdoor spaces for the home. There is not a day that goes by when she is not thinking about a style, researching techniques or dreaming of a wanderlust location that she can bring into a home, product or space.

monpalmer.co

DESIGNED BY



JUDD.studio is a boutique Canberra practice specialising in Architecture and Urban Strategy. The team are passionate about creating beautiful buildings, quality urban spaces and opportunities for strategic development.

juddstudio.com.au

SALES BY

Harcourts
Batemans Bay

Operating since 1888, Harcourts are proud to provide a full range of real estate services in our local communities and international networks.

harcourts.com.au



OHANAAPARTMENTS.COM.AU