

A BOLD

NEW

STANDARD.

# Adera West

AderaWest is more than a residence – it's a statement of timeless luxury, extraordinary craftsmanship, and unparalleled attention to detail.

**Experience elevated living featuring modern design and natural elegance.**

## Exclusive Features in the AderaWest Ultra-Luxury Residences

- Personalize your dream home with two exquisite designer palettes:
  - *Pearl* (Light Marble Elegance) or
  - *Noir* (Dark Marble Sophistication)
- Towering 11' ceilings on the main floor, creating grandeur in every room.
- Opulent wide-plank, white oak engineered hardwood flooring throughout for timeless elegance.
- Sleek, wood-toned bespoke cabinetry with clean lines and a warm, natural finish
- White oak staircase featuring exquisite contemporary glass panels and elegantly integrated step illumination
- Large, open-air tiled balconies
- Fully air-conditioned interiors for unmatched comfort in every season

## Kitchens Tailored For Culinary Perfectionists

- Exquisite Hacker-designed German kitchens, showcasing exceptional craftsmanship, sustainable materials, and intelligent innovations for a truly elevated cooking experience.
- Luxurious marble island complemented by elegant wood cabinetry and sophisticated breakfast bar seating.
- Premium fixtures, including a Graff satin nickel faucet, Blanco under-mounted stainless steel sinks, and ambient under-cabinet LED lighting for a refined touch.
- Sleek, concealed hood fans, creating a seamless and contemporary aesthetic.

## Elite Appliances

- 30" Miele Built-in Integrated Fridge and Freezer
- 36" Miele All-gas Range Cooktop and Oven
- 36" BEST Stainless Steel Insert Hood Fan
- 24" Miele Pre-Finished Dishwasher
- 24" Miele ContourLine Microwave Oven
- 24" Riva Two Zone Wine Fridge
- LG Smart WashCombo™ All-in-One Washer/Dryer

## Indulgent Bathrooms

- Floating vanities with Caesarstone countertops and LED-lit under-cabinet storage.
- Designer Graff faucets in satin nickel, paired with frameless glass shower enclosures.
- Luxurious Acritec freestanding bathtubs with Graff floor-mounted tub fillers for spa-like relaxation.
- Heated tiled floors in the primary ensuite, with floor-to-ceiling porcelain wall tiles.
- Integrated shelving and dual-flush toilets with soft-close seating.

## Innovative Smart Home & Peace-of-Mind

- Advanced Google Nest thermostat wall pad offering intelligent climate control.
- Around-the-clock surveillance with a cutting-edge 24-hour camera system.
- High-speed, secure Wi-Fi connectivity tailored for modern living.
- Private gated parking, with all stalls pre-wired for EV charging.
- Wired for your choice of digital lock entry system.