



BRIGHTSTAR

— A P A R T M E N T S —



5 Star Living in the Heart of Suva City







Gym, Pool and Recreational space







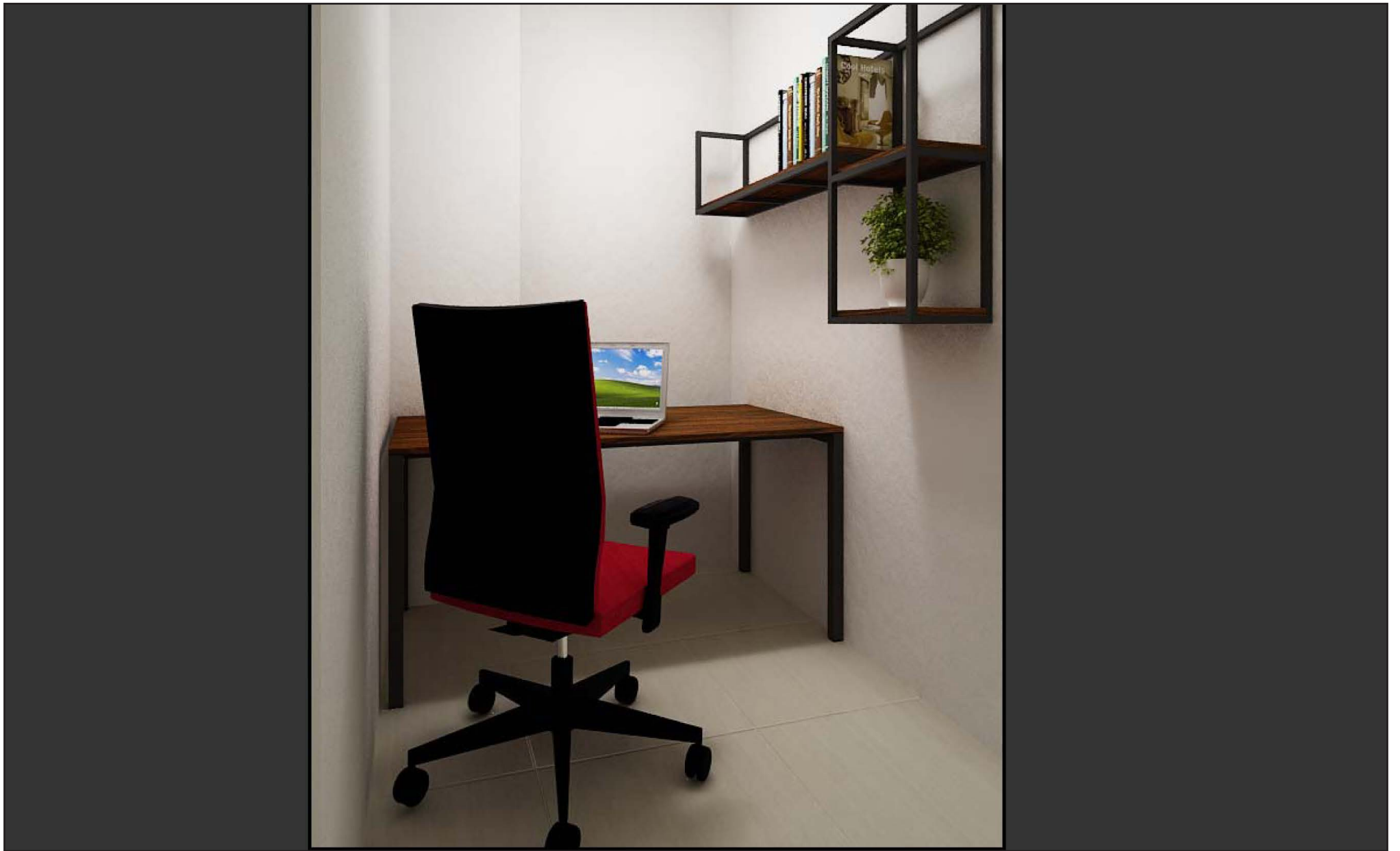


Two Bedroom Executive Apartments









Study and Office nook



Executive Master Bedroom with full bath



2 Level 3 Bedroom Penthouse with
Panoramic City and Harbour views



5 Star Living and Entertainment















Master Bath with private balcony



Penthouse Master Suite with City views



Suva City Living at its Finest



Key Features

- Superior location in the heart of Suva
- The apartment complex consists of 1 studio apartment (level 1), 3 x 2 bedroom apartments in each level from 2 to 4, and 3 x 3 bedroom penthouse in level 5, including a mezzanine half level and a double storey grand height atrium with Stunning Sea and City Views
- Every apartment comes fully fitted out with Cellini award-winning high quality furniture designed in Singapore
- Samsung & Electrolux high quality branded appliances from Tappoo Home & Leisure (Fridge, Cooktop, Rangehood, oven, washing machine, dryer, Smart TV & Home theatre system, toaster, microwave oven, dishwasher, etc)
- Fully equipped designer kitchen with engineered stone top with abundant cabinet & counter space
- Plentiful closet space with walk-in closet in master bedrooms

Key Features

- Master bedrooms come with luxurious queen bed, bathtub in standard apartments and deluxe Spa bath in each penthouse
- Dedicated Study for Home Office
- 24 hr security
- CCTV in common areas
- Wireless Wornald Monitored Alarm System can be installed upon request
- Samsung digital lock with key card and PIN enabled access into each apartment
- State of the art fire detection & suppression system with smoke detectors, extinguishers, fire hydrants etc.
- Swimming pool with waterfall feature

Key Features

- A fully outfitted Gym equipped by Tappoo Home & leisure
- The property is professionally landscaped
- Lift access to all levels
- Back up generator capable of powering the entire complex at full load
- Back up water tanks with Grunfos pressurized water pump system
- Energy efficient LED lighting used in all apartments
- Separate Energy Efficient Fujitsu multi-split air conditioning for all apartments from levels 1 to 4 and ducted Energy Efficient VRF air conditioning units for the 3 top floor penthouses
- Rainwater collection tank for garden & common area washing

Key Features

- Within 100m walking distance to the Victoria Park Tennis Courts
- Otis Regen Drive Energy Efficient Elevator
- Waste chute & garbage collection
- Energy efficient gas water heater
- Unobstructed and Stunning scenery of Suva view from Level 3 upwards
- The building is fully insured for cyclones, earthquakes and is located in a tsunami safe zone
- Close proximity to public transportation & shopping
- Dedicated/ marked car parking inside and extra off street parking outside

Key Features

- Digicel Sky TV & free to air Walesi Digital TV. Smart TV's connected to the internet would also be accessible for Netflix, etc.
- First residential apartment complex in Fiji to have ultra fast fiber optic internet connectivity by Telecom Fiji Ltd

And more!

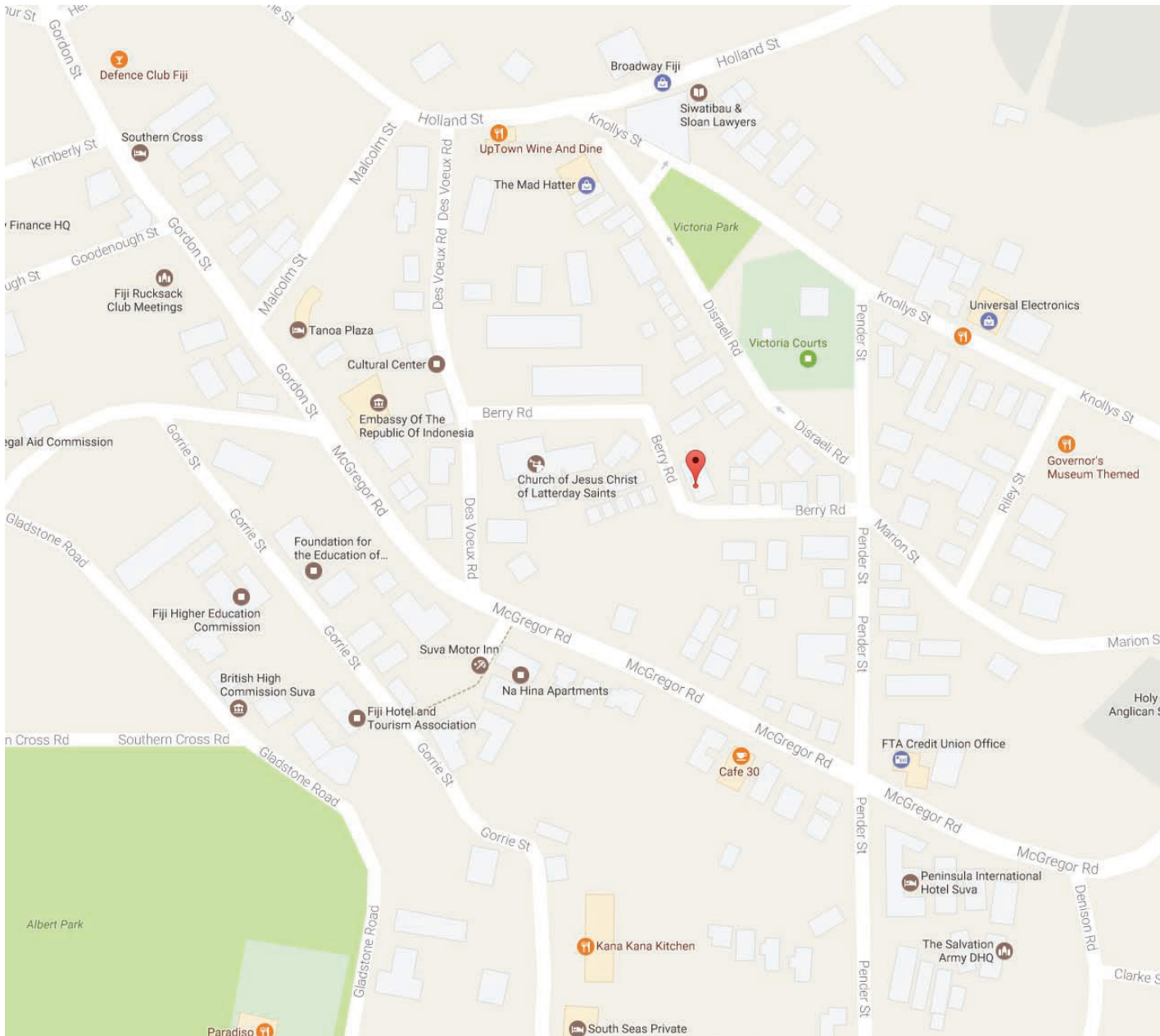
Please visit us online on our official website or on Facebook (sites to be launched shortly) or contact us for further information:

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Bright Star Apartments –
A Tappoo Group Project



LOCATION MAP

Bright Star Investment Limited
BrightStar Apartments, Berry Road, Suva

INFORMATION SHEET- BRIGHTSTAR APARTMENTS

| No. | Trade/Service/Description | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------|---|--|--------------|--|--|-------|--------------|--------------|--------------|--------|------|--|--|--------|-------|-------|-------|--------|-------|-------|-------|--------|-------|-------|-------|---------------|-------|-------|-------|
| 1 | Owner | Bright Star Investments Limited (a Tappoo Group Company) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Land descriptions | Freehold land, area 1104m3, Lot No. 1 on DP No.10063 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Basic building descriptions | 5 storied residential Apartment building | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | No. of Units | 9 X 2 bed room + study units and 3 X Penthouse of 3 bedroom +Study and 1 X Studio unit <div><div>- 1 X Studio Unit</div><div>- 3 X 2 bedroom + Study units</div><div>- 3 X 2 bedroom + Study units</div><div>- 3 X 2 bedroom + Study units</div><div>- 3 X Penthouse, 3 Bedroom +Study</div></div> <div><div>- in Level 1</div><div>- in Level 2</div><div>- in Level 3</div><div>- in Level 4</div><div>- in Level 5</div></div> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Apartment floor area (Sqm) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table><tr><th>Level</th><th>Apartment A1</th><th>Apartment A2</th><th>Apartment A3</th></tr><tr><td>Level1</td><td>28.0</td><td></td><td></td></tr><tr><td>Level2</td><td>129.0</td><td>119.0</td><td>129.0</td></tr><tr><td>Level3</td><td>129.0</td><td>119.0</td><td>129.0</td></tr><tr><td>Level4</td><td>129.0</td><td>119.0</td><td>129.0</td></tr><tr><td>Level5 & Mezz</td><td>194.0</td><td>183.0</td><td>194.0</td></tr></table> | | | | | Level | Apartment A1 | Apartment A2 | Apartment A3 | Level1 | 28.0 | | | Level2 | 129.0 | 119.0 | 129.0 | Level3 | 129.0 | 119.0 | 129.0 | Level4 | 129.0 | 119.0 | 129.0 | Level5 & Mezz | 194.0 | 183.0 | 194.0 |
| Level | Apartment A1 | Apartment A2 | Apartment A3 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Level1 | 28.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Level2 | 129.0 | 119.0 | 129.0 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Level3 | 129.0 | 119.0 | 129.0 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Level4 | 129.0 | 119.0 | 129.0 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Level5 & Mezz | 194.0 | 183.0 | 194.0 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Roof | Structural steel frames with roofing iron | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Glass Doors & Windows | Cyclone rated Stormshield Gen1 to conform to the requirements of NZS1170.2.2002. Also, all fitted with fly screens. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Fire Equipment & Safety | State of the art fire detection & suppression system with smoke detectors, extinguishers. Fire hydrants & hose reels. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Elevator | OTIS Regen Drive energy efficient elevator from level 1 to level 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Stair Case/Fire stairs | Accessibility from level 1 to level 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Lighting | Philips energy efficient LED lighting used in all apartments | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Gas Supply | From Fiji Gas and fitted with 3 X storage tanks. Also, each Apartment will have a separate meter for its usage | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Electricity | Fitted with an onsite Transformer to enable stabilized power supply. Each Apartment will have a separate electricity meter | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|----|---|--|
| 14 | Air Conditioning Systems | Energy efficient Fujitsu multi-split air conditioning systems for all apartment units from level 1 to level 4 and ducted energy efficient VRF air conditioning systems in Penthouses |
| 15 | Standby Generator | 250 KVA Ashok Layland Diesel generator with ATS, capable of powering the entire Apartment complex at full load |
| 16 | Communication | First residential apartment to have ultra-fast fiber optic connectivity by Telecom Fiji |
| 17 | TV Connections | Digicel Sky TV & free to air Walesi Digital TV connections are installed in all apartment living rooms and master bed rooms. |
| 18 | Waste Disposal | Waste chute facility from all the levels to level 1 garbage bin (drop your garbage bag from your floor) |
| 19 | Back up Water Storage | 2 X 10,000l storage tanks fitted with pressurized HQ-2DRL15-water pump systems |
| 20 | Gym Facility | Fully outfitted Gym equipped by Tappoo Home & Leisure |
| 21 | Swimming Pool | 10m X 4m concrete/tiled swimming pool with 1 HP Pump Motor, 700 series sand filter, self-cleaning salt water Chlorinator and fully equipped cleaning system |
| 22 | Security & Camera Surveillance | 24 hour security guard and CCTV monitoring in common areas |
| 23 | Entry door/main door lock systems | High secured Samsung digital lock system with key card & PIN enabled access in to all apartments |
| 24 | Fixed furniture, Fixed Joinery, Loose furniture & Outdoor furniture | Supplied & installed by award winning “Cellini Interiors – Singapore” (please refer attached 3D design images for details) |
| 25 | Kitchen | Supplied & installed by award winning “Cellini Interiors – Singapore”. Fully equipped designer Kitchen with engineered stone top with abundant cabinet & counter space |

[illegible]



BRIGHTSTAR
— A P A R T M E N T S —

LOT 19 - 21 BERRY ROAD - SUVA

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