



**ABERFELDY VILLAGE**  
GABRIEL COURT



# GABRIEL COURT

Set around a beautifully landscaped central garden, Gabriel Court offers a secluded and private retreat.

While very much part of the wider development and within easy reach of all its amenities, its courtyard design helps to create almost a community within a community. Similarly the building's array of one and two-bedroom apartments are clustered around multiple entrances to ensure a more neighbourly feeling.











# SPECIFICATION



COMPUTER GENERATED IMAGE

## KITCHENS

- Contemporary and custom designed fitted kitchen
- Semi matt finish to base and wall units with soft close hinges
- Composite stone work surface
- Under-mounted stainless steel sink with fluted drainer and mixer tap
- Integrated appliances including fan assisted oven with 3D hot air function, induction hob, extractor, fridge/freezer and dishwasher
- Under cabinet lighting
- Glass splash back

## BATHROOMS & EN SUITES

- Bath with glass bath screen, chrome thermostatic mixer and wall mounted shower
- Shower tray with glass shower screen, chrome thermostatic mixer and wall mounted shower
- Chrome, single lever basin mixer
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Mirrored cabinet with shelving
- Large format ceramic wall and floor tiles

## BALCONIES

- Balconies to all apartments
- Tanalised wood decking
- Steel railings or glazed balustrade with aluminium handrail



COMPUTER GENERATED IMAGE

## GENERAL FEATURES

- Communal bicycle storage
- Washer/dryer
- High speed broadband infrastructure
- Underfloor heating throughout
- Paint finish to all walls

## FIXTURES & FITTINGS

- Fitted wardrobes to all bedrooms
- Recessed down lights to kitchen, bathrooms and living area
- Satellite, TV and telephone outlets to living room and master bedroom

## FLOORING

- Wood effect flooring to kitchen, living room, bedrooms and hallway
- Ceramic floor tiles to bathroom and en suite

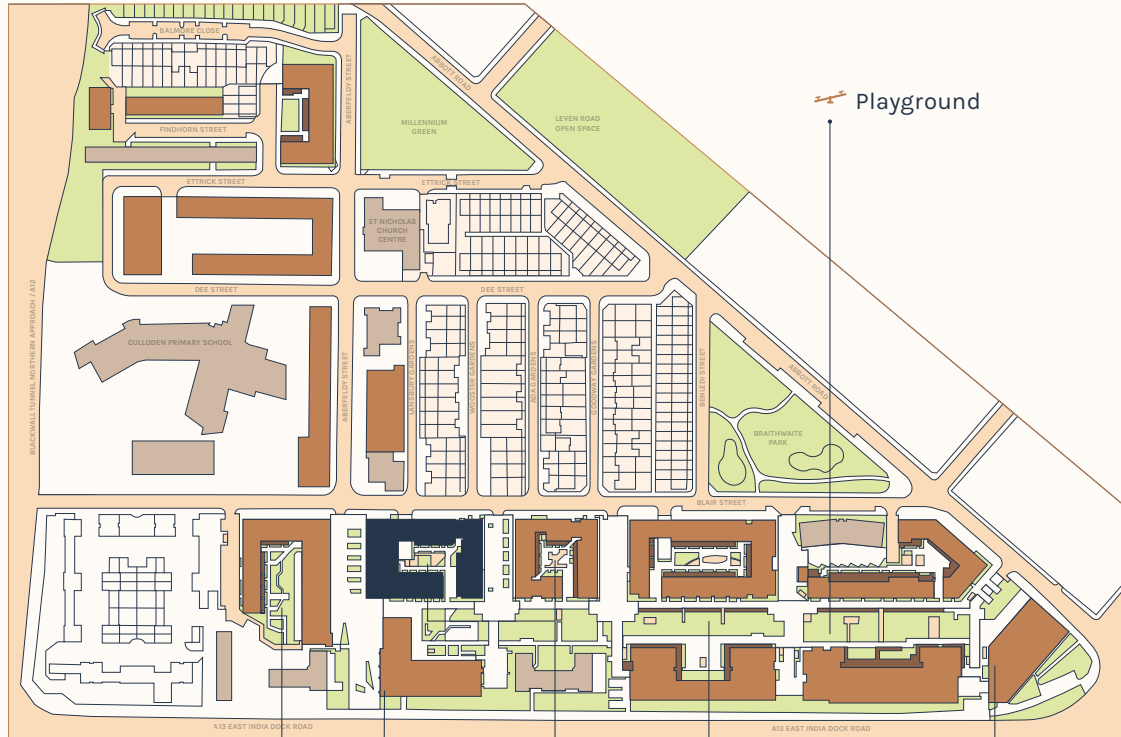
## SECURITY & PEACE OF MIND

- Video entry phone system
- Five-lever, three point security lock to front doors of all units
- Mains powered smoke/heat detectors with battery back up to apartments
- 10 year NHBC warranty

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

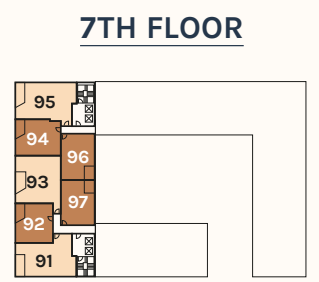
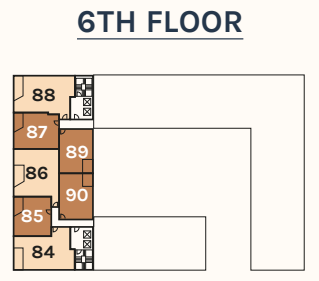
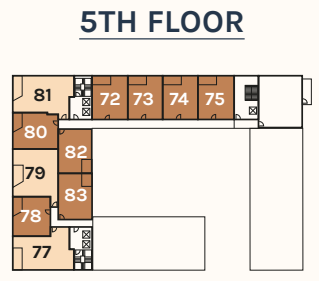
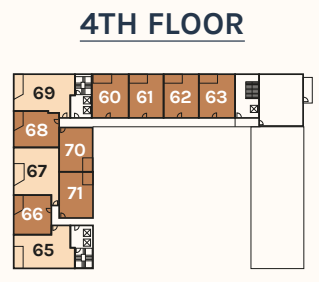
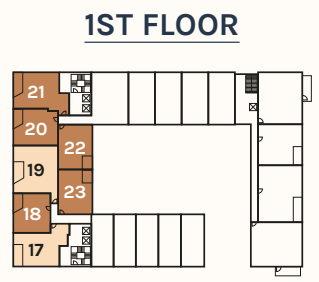
# SITE PLAN

# APARTMENT FINDER



- Courtyard Garden
- Medical Centre
- Linear Park
- Concierge
- Retail Hub
- Gym
- Residents' Lounge
- Work Hub
- Courtyard Garden

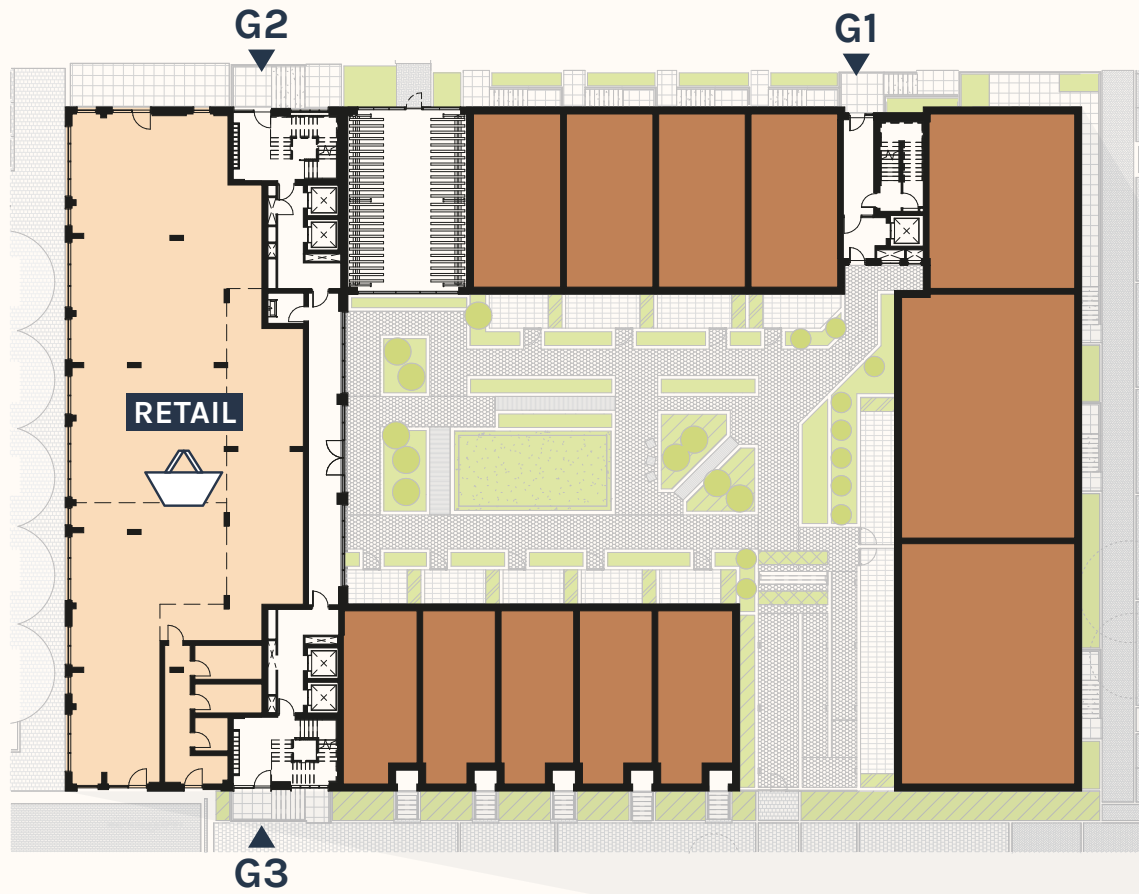
- KEY**
- Gabriel Court
  - Aberfeldy Village



- One-bedroom Apartment
- Two-bedroom Apartment



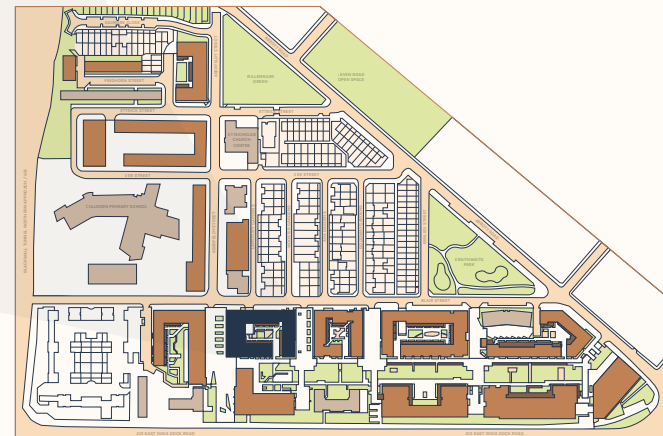
# ENTRANCE GUIDE



**G1** - 13, 14, 15, 16, 28, 29, 30, 31, 46, 47, 48, 49, 64, 76

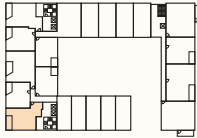
**G2** - 20, 21, 22, 24, 25, 26, 27, 38, 39, 40, 42, 43, 44, 45, 56, 57, 58, 60, 61, 62, 63, 68, 69, 70, 72, 73, 74, 75, 80, 81, 82, 87, 88, 89, 94, 95, 96

**G3** - 17, 18, 19, 23, 32, 33, 34, 35, 36, 37, 41, 50, 51, 52, 53, 54, 55, 59, 65, 66, 67, 71, 77, 78, 79, 83, 84, 85, 86, 90, 91, 92, 93, 97

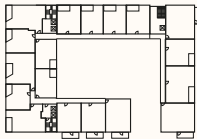




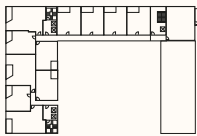
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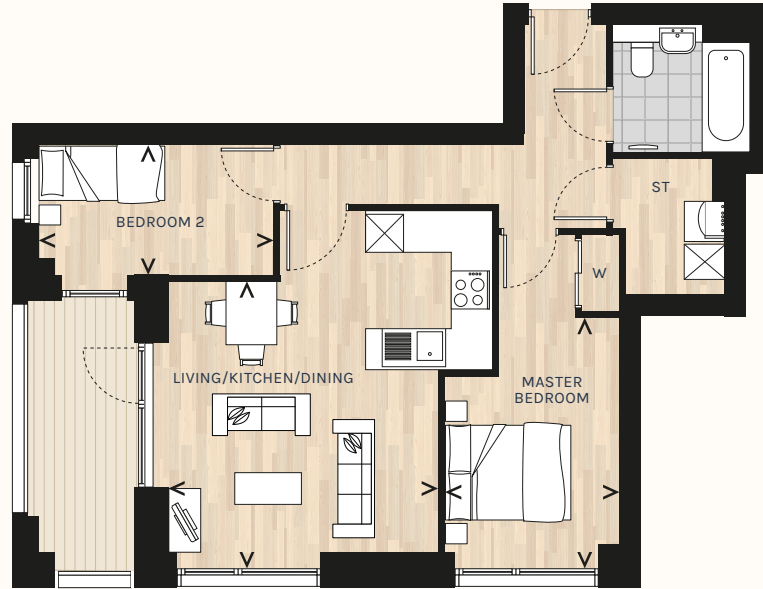
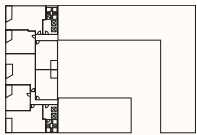
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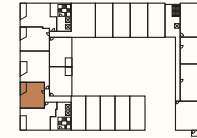
4TH & 5TH FLOOR



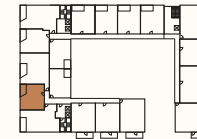
6TH & 7TH FLOOR



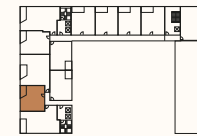
1ST FLOOR



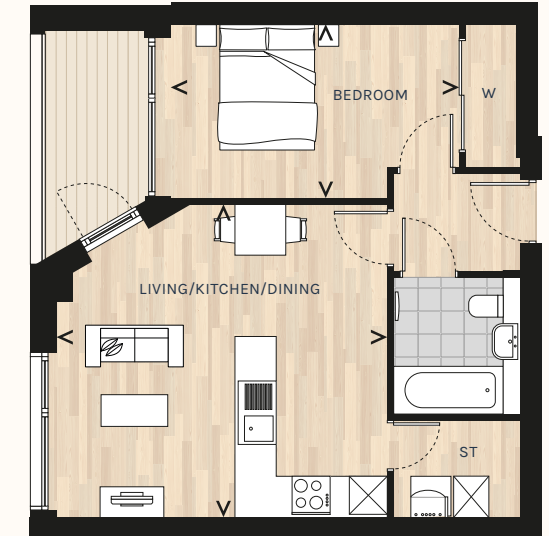
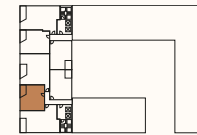
2ND & 3RD FLOOR



4TH & 5TH FLOOR



6TH & 7TH FLOOR



**APARTMENT:**

**17**

**2 BEDROOMS**

LIVING/KITCHEN/DINING	4.3 x 4.3m	14'0" x 14'0"
MASTER BEDROOM	2.8 x 3.8m	9'0" x 12'7"
BEDROOM 2	3.7 x 2.1m	12'2" x 6'9"
<b>TOTAL INTERNAL AREA</b>	<b>63.4sqm</b>	<b>682.4sqft</b>
EXTERNAL AREA	7.0sqm	74.9sqft

**APARTMENTS:**

**18, 36, 54, 66, 78, 85, 92**

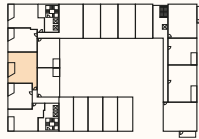
**1 BEDROOM**

LIVING/KITCHEN/DINING	5.2 x 4.9m	17'1" x 16'2"
BEDROOM	4.5 x 2.8m	14'11" x 9'3"
<b>TOTAL INTERNAL AREA</b>	<b>51.7sqm</b>	<b>556.1sqft</b>
EXTERNAL AREA	5.1sqm	54.9sqft

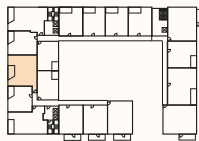




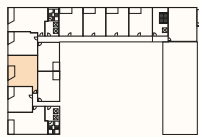
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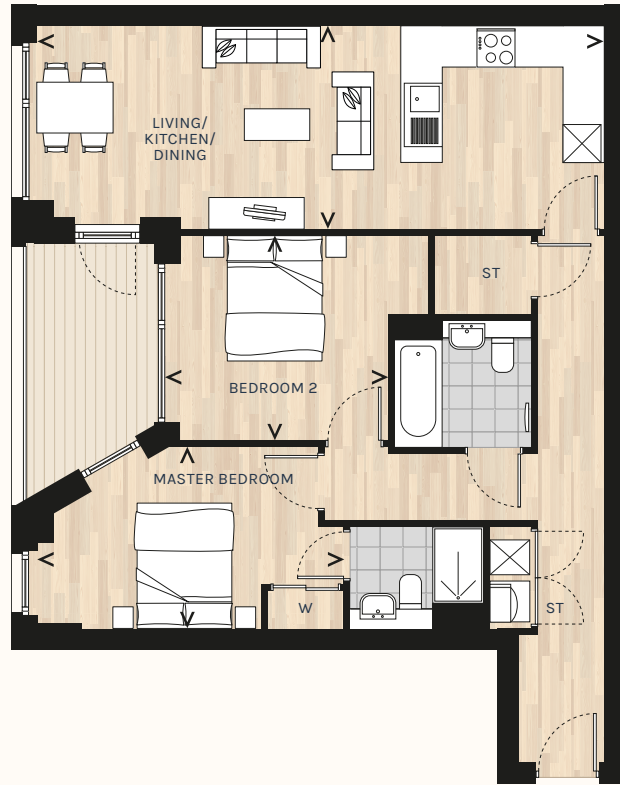
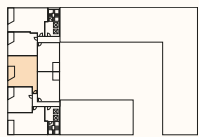
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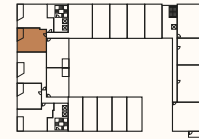
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6TH & 7TH FLOOR



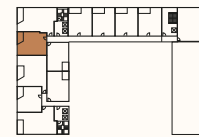
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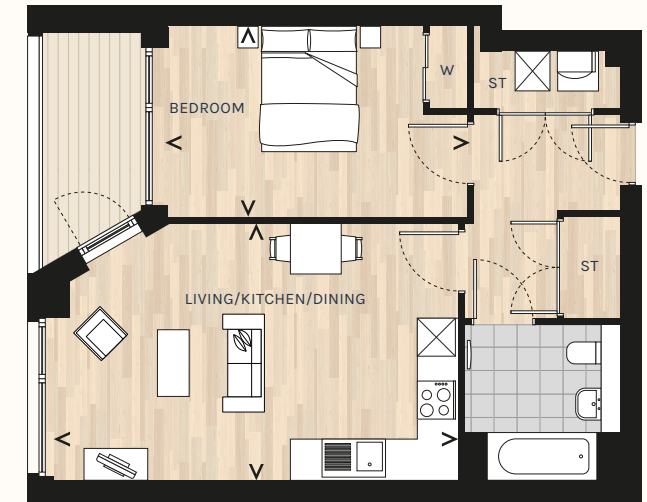
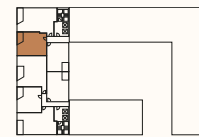
2ND & 3RD FLOOR



4TH & 5TH FLOOR



6TH & 7TH FLOOR



**APARTMENTS:**

19, 37, 55, 67, 79, 86, 93

**2 BEDROOMS**

LIVING/KITCHEN/DINING	8.9 x 3.2m	29'4" x 10'6"
MASTER BEDROOM	4.8 x 2.9m	15'10" x 9'5"
BEDROOM 2	3.2 x 3.3m	10'7" x 10'9"
<b>TOTAL INTERNAL AREA</b>	<b>79.9sqm</b>	<b>859.9sqft</b>
EXTERNAL AREA	7.1sqm	76.7sqft

**APARTMENTS:**

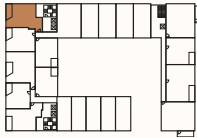
20, 38, 56, 68, 80, 87, 94

**1 BEDROOM**

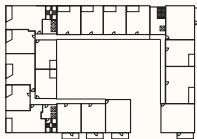
LIVING/KITCHEN/DINING	6.4 x 4.1m	20'11" x 13'3"
BEDROOM	4.7 x 3.0m	15'6" x 9'10"
<b>TOTAL INTERNAL AREA</b>	<b>57.7m<sup>2</sup></b>	<b>621.1sqft</b>
EXTERNAL AREA	5.1m <sup>2</sup>	54.7sqft



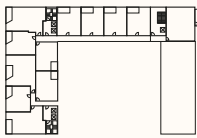
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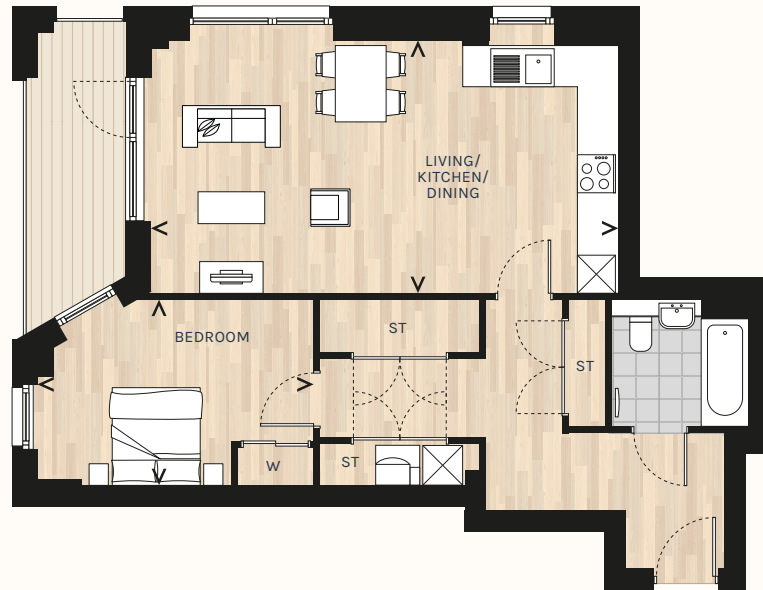
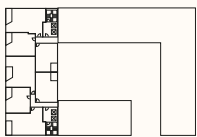
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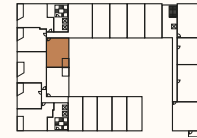
4TH & 5TH FLOOR



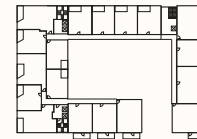
6TH & 7TH FLOOR



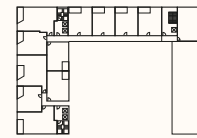
1ST FLOOR



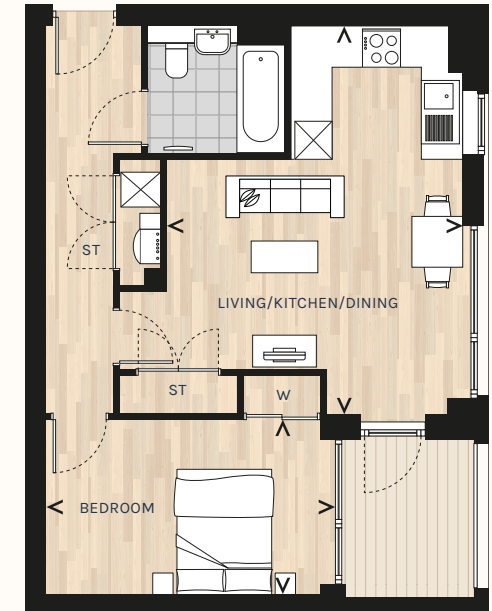
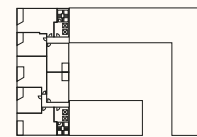
2ND & 3RD FLOOR



4TH & 5TH FLOOR



6TH & 7TH FLOOR



**APARTMENT:**

**21**

**1 BEDROOM**

LIVING/KITCHEN/DINING	7.3 x 4.0m	24'11" x 13'1"
BEDROOM	4.3 x 2.9m	14'3" x 9'7"
<b>TOTAL INTERNAL AREA</b>	<b>66.8m<sup>2</sup></b>	<b>718.5sqft</b>
EXTERNAL AREA	8.2m <sup>2</sup>	87.9sqft

**APARTMENT:**

**22**

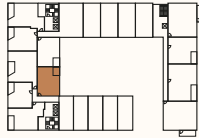
**1 BEDROOM**

LIVING/KITCHEN/DINING	4.7 x 6.1m	15'3" x 20'1"
BEDROOM	4.3 x 2.8m	14'2" x 9'0"
<b>TOTAL INTERNAL AREA</b>	<b>53.6sqm</b>	<b>577.0sqft</b>
EXTERNAL AREA	5.6sqm	59.9sqft

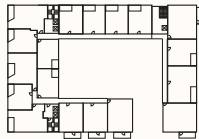




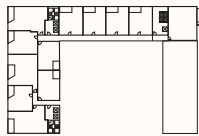
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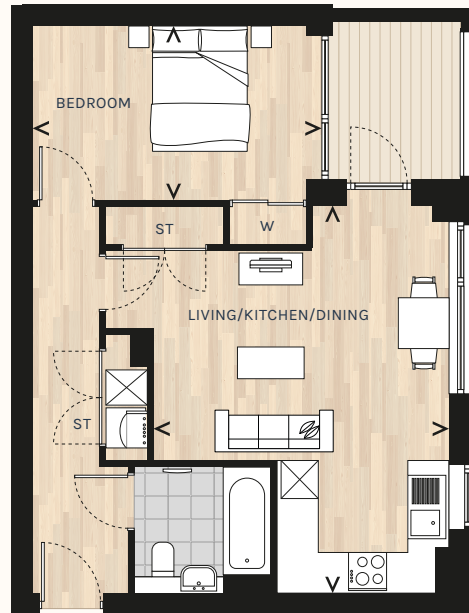
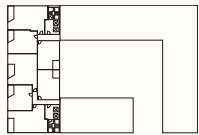
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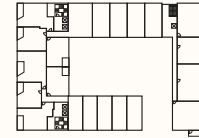
4TH & 5TH FLOOR



6TH & 7TH FLOOR



1ST FLOOR



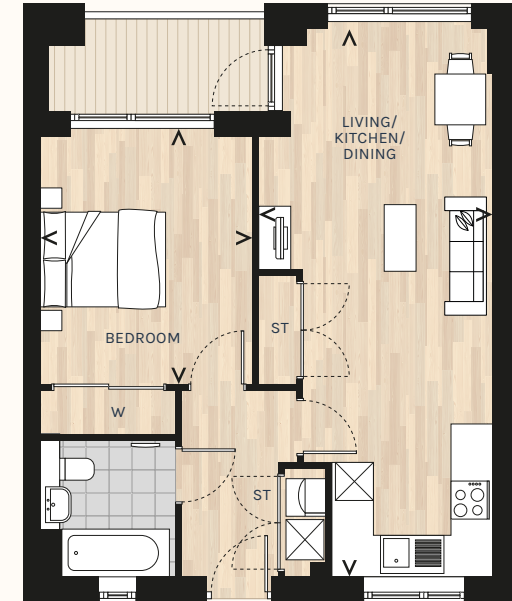
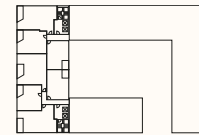
2ND & 3RD FLOOR



4TH & 5TH FLOOR



6TH & 7TH FLOOR



**APARTMENT:**

**23**

**1 BEDROOM**

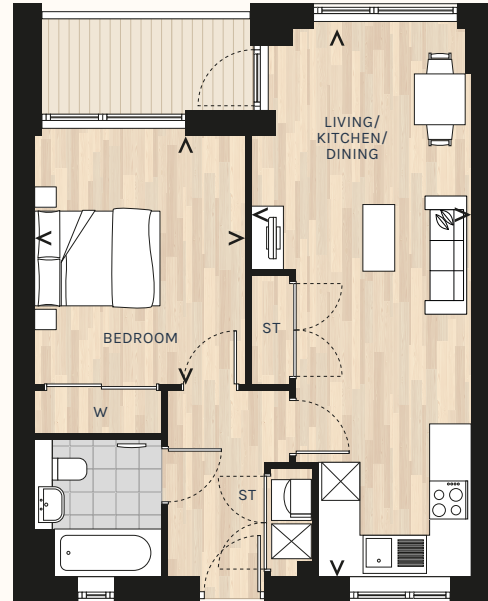
LIVING/KITCHEN/DINING	4.7 x 6.1m	15'3" x 20'1"
BEDROOM	4.3 x 2.8m	14'2" x 9'0"
<hr/>		
<b>TOTAL INTERNAL AREA</b>	<b>53.6sqm</b>	<b>577.0sqft</b>
EXTERNAL AREA	5.0sqm	53.9sqft

**APARTMENTS:**

**24, 42, 60, 72**

**1 BEDROOM**

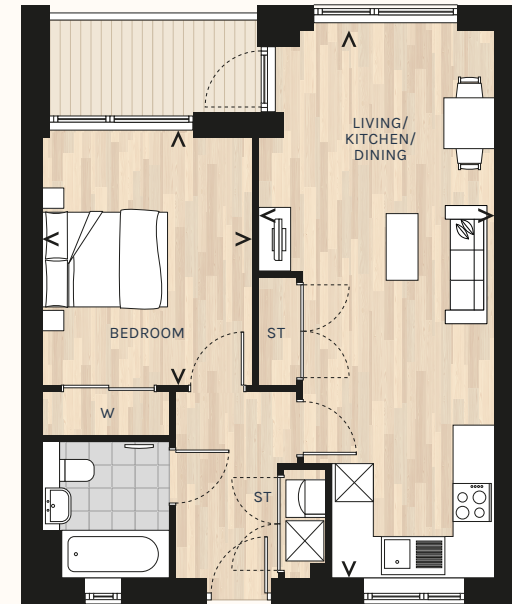
LIVING/KITCHEN/DINING	3.7 x 8.6m	12'1" x 28'3"
BEDROOM	3.3 x 3.9m	10'0" x 12'10"
<hr/>		
<b>TOTAL INTERNAL AREA</b>	<b>56.1m<sup>2</sup></b>	<b>603.9sqft</b>
EXTERNAL AREA	5.1m <sup>2</sup>	54.5sqft



**APARTMENTS:**  
**25, 26, 43, 44, 61,**  
**62, 73, 74**

**1 BEDROOM**

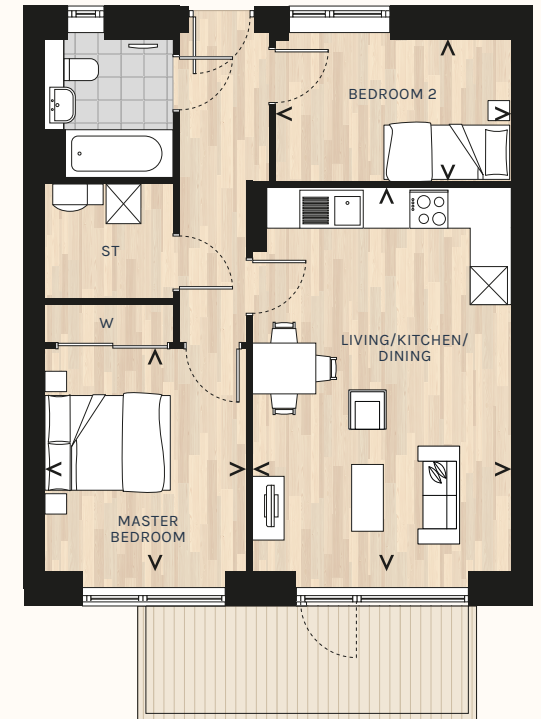
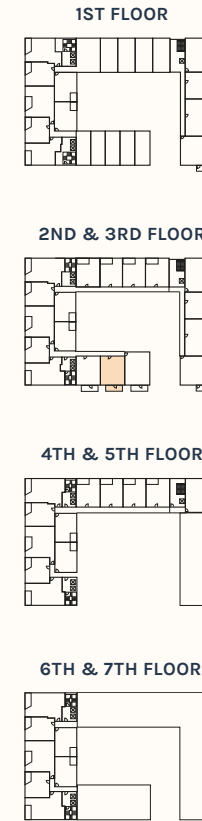
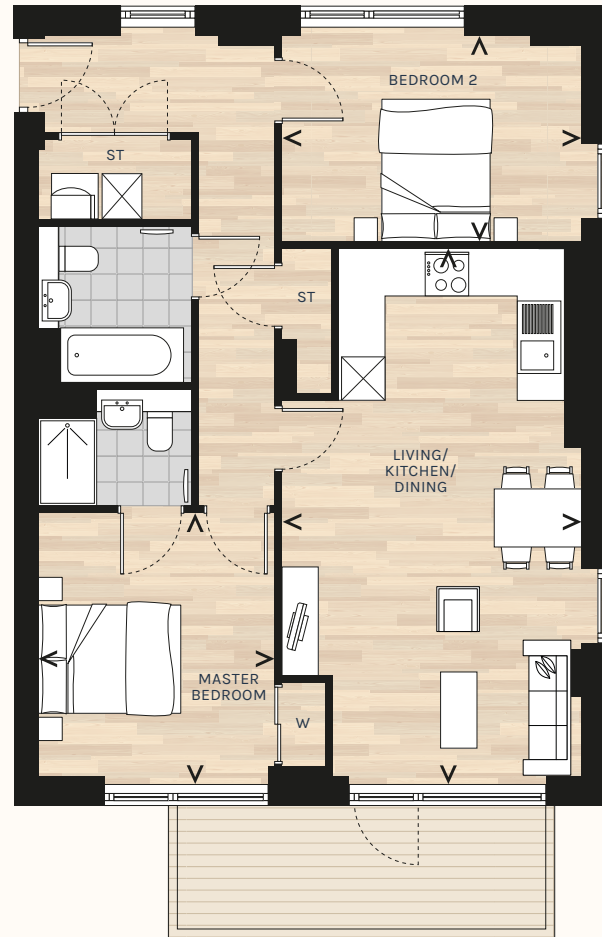
LIVING/KITCHEN/DINING	3.5 x 8.6m	11'4" x 28'3"
BEDROOM	3.3 x 3.9m	10'10" x 12'10"
<b>TOTAL INTERNAL AREA</b>	<b>54.4sqm</b>	<b>585.3sqft</b>
EXTERNAL AREA	5.0sqm	54.2sqft



**APARTMENTS:**  
**27, 45, 63, 75**

**1 BEDROOM**

LIVING/KITCHEN/DINING	3.7 x 8.6m	12'2" x 28'3"
BEDROOM	3.3 x 3.9m	10'10" x 12'9"
<b>TOTAL INTERNAL AREA</b>	<b>56.6sqm</b>	<b>609.0sqft</b>
EXTERNAL AREA	5.0sqm	54.2sqft



**APARTMENTS:**

**32, 50**

**2 BEDROOMS**

LIVING/KITCHEN/DINING	4.1 x 7.3m	13'6" x 23'10"
MASTER BEDROOM	3.3 x 3.6m	10'8" x 11'11"
BEDROOM 2	4.1 x 2.8m	13'6" x 9'3"
<hr/>		
<b>TOTAL INTERNAL AREA</b>	<b>78.1sqm</b>	<b>840.8sqft</b>
EXTERNAL AREA	8.6sqm	92.9sqft

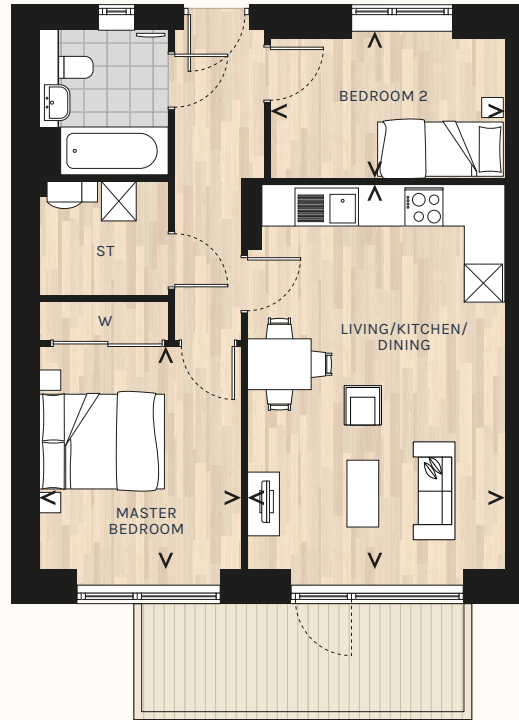
**APARTMENTS:**

**33, 51**

**2 BEDROOMS**

LIVING/KITCHEN/DINING	4.1 x 6.1m	13'4" x 19'11"
MASTER BEDROOM	3.2 x 3.5m	10'4" x 11'6"
BEDROOM 2	3.7 x 2.2m	12'2" x 7'3"
<hr/>		
<b>TOTAL INTERNAL AREA</b>	<b>64.5sqm</b>	<b>694.4sqft</b>
EXTERNAL AREA	8.6sqm	92.9sqft



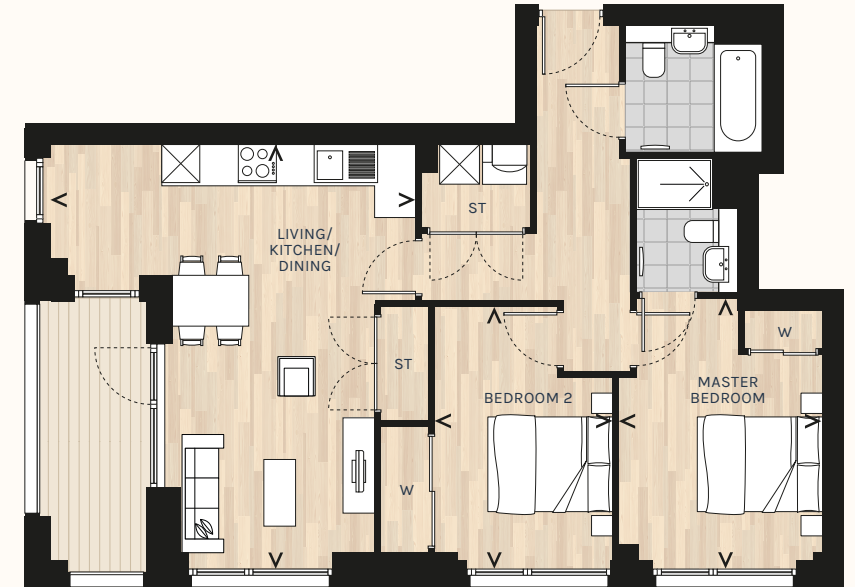


**APARTMENTS:**

**34, 52**

**2 BEDROOMS**

LIVING/KITCHEN/DINING	4.1 x 6.1m	13'4" x 19'11"
MASTER BEDROOM	3.2 x 3.6m	10'4" x 11'11"
BEDROOM 2	3.7 x 2.2m	12'2" x 7'3"
<hr/>		
<b>TOTAL INTERNAL AREA</b>	<b>64.5sqm</b>	<b>694.4sqft</b>
EXTERNAL AREA	8.6sqm	92.9sqft

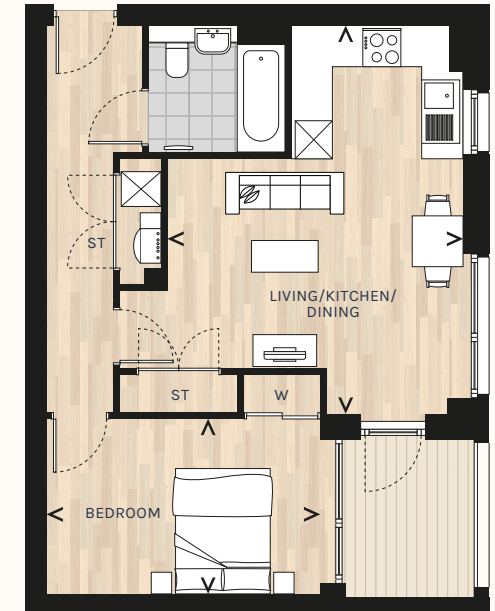
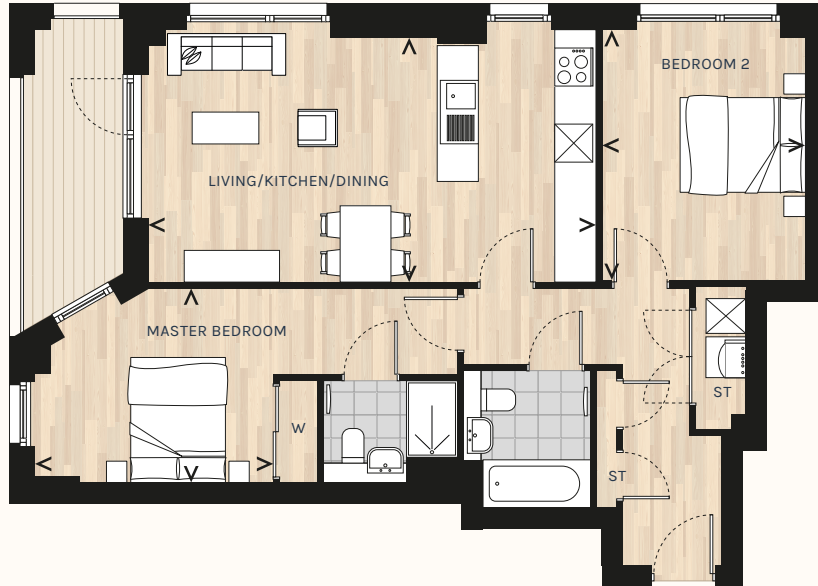


**APARTMENTS:**

**35, 53, 65, 77, 84, 91**

**2 BEDROOMS**

LIVING/KITCHEN/DINING	5.7 x 6.4m	18'10" x 21'0"
MASTER BEDROOM	3.2 x 4.1m	10'6" x 13'7"
BEDROOM 2	2.8 x 4.0m	9'2" x 13'1"
<hr/>		
<b>TOTAL INTERNAL AREA</b>	<b>75.9sqm</b>	<b>817.1sqft</b>
EXTERNAL AREA	7.0sqm	74.9sqft



**APARTMENTS:**

**39, 57, 69, 81, 88, 95**

**2 BEDROOMS**

LIVING/KITCHEN/DINING	7.0 x 3.8m	23'1" x 12'8"
MASTER BEDROOM	3.8 x 3.1m	12'4" x 10'0"
BEDROOM 2	3.2 x 3.9m	10'6" x 12'11"
<hr/>		
<b>TOTAL INTERNAL AREA</b>	<b>79.3sqm</b>	<b>853.6sqft</b>
EXTERNAL AREA	7.0sqm	75.4sqft

**APARTMENTS:**

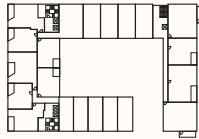
**40, 58, 70, 82, 89, 96**

**1 BEDROOM**

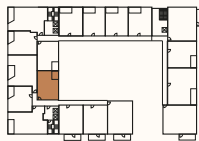
LIVING/KITCHEN/DINING	4.7 x 6.1m	15'3" x 20'0"
BEDROOM	4.3 x 2.8m	14'2" x 9'0"
<hr/>		
<b>TOTAL INTERNAL AREA</b>	<b>53.5sqm</b>	<b>576.4sqft</b>
EXTERNAL AREA	5.6sqm	59.9sqft



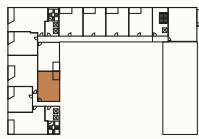
1ST FLOOR



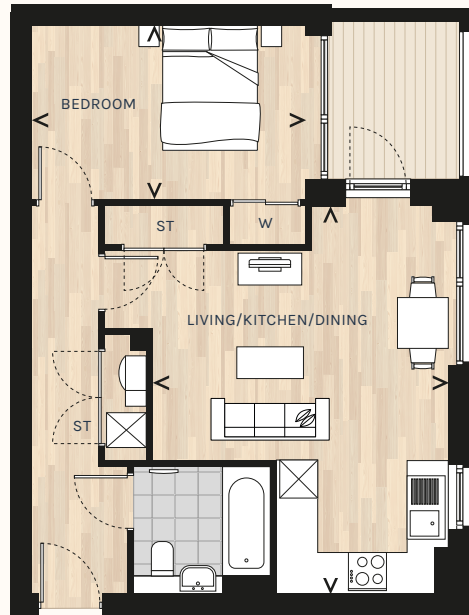
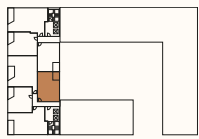
2ND & 3RD FLOOR



4TH & 5TH FLOOR



6TH & 7TH FLOOR

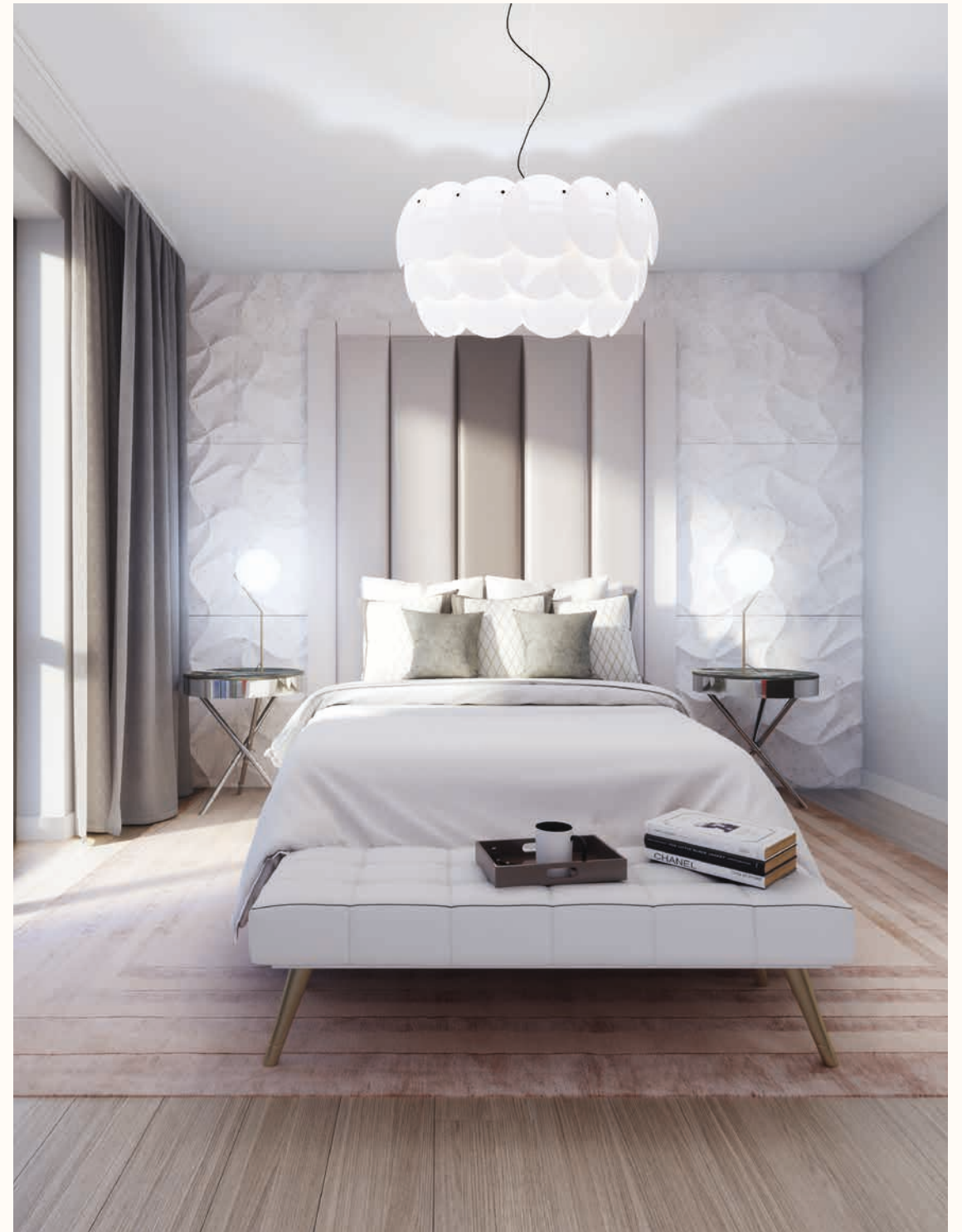


**APARTMENTS:**

41, 59, 71, 83, 90, 97

**1 BEDROOM**

LIVING/KITCHEN/DINING	4.7 x 6.1m	15'3" x 20'0"
BEDROOM	4.3 x 2.8m	14'0" x 9'0"
.....		
<b>TOTAL INTERNAL AREA</b>	<b>53.5sqm</b>	<b>576.4sqft</b>
EXTERNAL AREA	5.0sqm	53.9sqft





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