



PAGA HILL

P A R A D I S E

beachfront luxury





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Welcome to Paga Hill Paradise...

...a new standard in residential living.

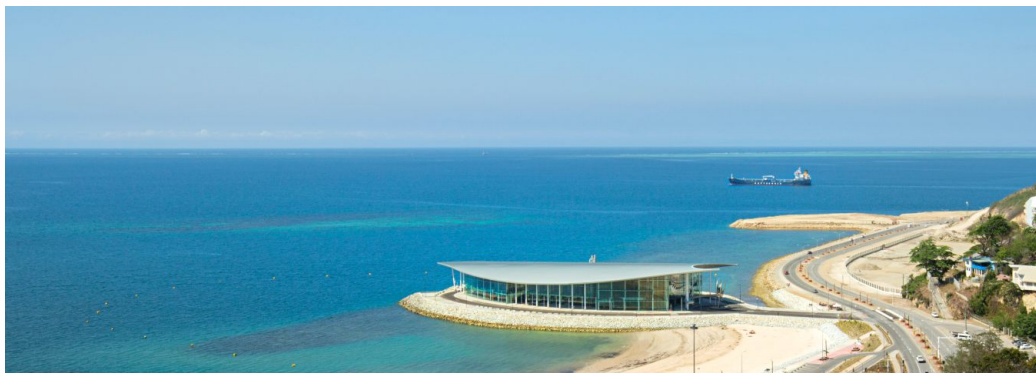
The Location

Positioned in the unique and exciting Paga Hill precinct, just minutes from the bustling downtown metropolis of Port Moresby, Paga Hill Paradise will provide residents with convenience, amenity and lifestyle.

Education, industry and commercial areas are all close providing exceptional opportunities for business and family life. For those seeking international travel, Jacksons International Airport sits just 8km outside of Port Moresby.

As Paga Hill evolves into a vibrant and dynamic hub of business, retail, tourism and recreation, residents will be immersed in its transition, all the while captivated by the stunning amenity and views of Port Moresby and beautiful Fairfax Harbour.

With the location's amenity, Paga Hill's evolution and the culturally inspired architectural design, Paga Hill Paradise will become a standout residential development for Port Moresby.





- Police Station
 - BSP Haus
 - Noble Centre
 - Harbourside Precinct
 - Downtown CBD
 - Crown Hotel
 - Private Residential Area
 - Touaguba Hill Paradise
 - Paga Hill Precinct
 - APEC Haus
 - IEA College
 - Ela Beach
 - Ela Beach Hotel
- SUBJECT SITE**





Paga Hill Paradise

General Plan Summary

TOTAL LAND AREA		3,365m ²	
TOTAL CONSTRUCTION AREA		23,923m ²	
AREA	APARTMENTS	15,720.84m ²	
	POOL AND GAZEBO	962m ²	
	GYMNASIUM	179m ²	
	PROPERTY MANAGEMENT	71m ²	
	PARKING & ROADS	4,345m ²	
	EQUIPMENT ROOM	346m ²	
	COMMON AREA	3,953m ²	
TOTAL	83 UNITS	1 BEDROOM SUBTOTAL	15 UNITS
		2 BEDROOM SUBTOTAL	30 UNITS
		2 BED, 2 STOREY SUBTOTAL	3 UNITS
		3 BEDROOM SUBTOTAL	32 UNITS
		PENTHOUSE SUBTOTAL	2 UNITS
		EXECUTIVE SUITE	1 UNIT
PARKING	159 SPACES	SINGLE	84 PARKS
		TANDEM	72 PARKS
		VISITOR	3 PARKS





Inspired Living

PAGA HILL PARADISE

An architecturally stunning condominium building has an unrivalled combination of luxury, design and lifestyle.

Experience classy and distinctive interiors, complemented with spacious living areas and generous amenities.

"Living made easy through impeccable design and stunning location."







The Design

Paga Hill Paradise has been designed and developed by a team of professional consultants featuring local and international experience. The development has been designed to capitalise on its desirable beach side location in close proximity to Port Moresby.

Externally, the building is influenced by local design elements to deliver a striking patterned facade which provides a unique and memorable appearance.

Internally, the condominiums deliver luxurious residences consisting of spacious living areas adorned with quality finishes. The apartments have been designed to capture the panoramic views of Fairfax Harbour, Port Moresby and beyond.

With its bold aesthetic, beach side location and attention to detail, Paga Hill Paradise will set the standard for luxury apartment living in Port Moresby.



SITE BOUNDARY





Swimming Pool

The swimming pool and surroundings will provide residents at Paga Hill Paradise with a wonderful recreational asset that responds to the tropical environment. Swim to cool down, or entertain family and friends in the tropical surrounds. The sparkling pool and pool deck will be a favourite place for residents to relax and enjoy the wonderful lifestyle.







Gymnasium

The development will feature an advanced gymnasium facility that will allow residents and guests 24 hour access to fitness equipment and exercise space. The convenience and easy access to such a facility will contribute to a positive and healthy lifestyle for residents.







Building Security

Paga Hill Paradise features multiple security systems that contribute to a safe and secure living environment for residents. Our integrated approach to security has been tested and proven in preceding developments and will include:

1. 24 Hour Security
2. Emergency Intercom System
3. Access Control System
4. Surveillance System
5. Fire Protection System
6. Managed Services







Specifications

Building Features and Finishes

ITEM	MATERIAL DESCRIPTION
DOORS & WINDOWS	Main Entrance: Aluminium Framed Glazed Door
	Condominium Entrance Door: Fire Rated Steel Framed
	Internal Door: Aluminium Framed Hollow Core
	Aluminium Windows with Heavy Duty Seals and Screens
WINDOW GLASS	Laminated Glass
FLOORING	Bedroom: 600x600mm Tile and 350x85mm Feature Tile
	Bathroom, Laundry: 600x300mm Tile
	Stairs: Concrete Stair with Applied Finish
	Living Room, Dining Room, Kitchen, Office: 600x600mm Tile. Public Walkway & Staircase: 600x600mm Tile
WALL	Structural Wall: 150-300mm Core Filled Concrete Masonry Blockwork. Exterior: Painted Pre-finish Cladding
	Internal Wall: Steel Stud Wall with Plasterboard Sheeting and Paint Finish
	Bathroom and Kitchen: Masonary Block Wall or Steel Stud Wall with Wet Area Lining where necessary and Tile/Paint Finish
CEILING	Painted Plasterboard/Villaboard
SANITARY FIXTURES	Rail Shower, Hot and Cold Shower and Basin Mixers, Vanity with Basin, Towel Rack, Soap Holder, Toilet Roll Holder, General Outlet
KITCHEN FINISHES	Reconstituted Stone Countertop, Cabinets
LIGHTING FIXTURES	Outdoor: Solar/Energy Saving Lights
	Indoor: LED Energy Saving Lights
	Balcony: Ceiling Lamp
	Interior Public Areas: LED Energy Saving Lights
ROOFING	Colourbond Pre-finished Metal Roofing
STAIR HANDRAILS	Stainless Steel/Galvanised Steel/Timber
BALCONY	Glass and Aluminium
SECURITY SYSTEMS & AMENITIES	Perimeter Control Management Systems
	Electronic Inspection Management System
	Video Surveillance Management System
	Building Intercom System
	Owners/Visitor Inspection System
	Satellite TV Systems
	Vehicle Management System
	Data Network System
Background Music System	







Specifications

Furniture and Electrical

AREA	DESCRIPTION
LIVING ROOM	Sofa Set with Table
	TV
	TV Cabinet
	Air Conditioning
DINING ROOM	Dining Table and Chairs
KITCHEN	Dishwasher
	Electric Cooktop
	Electric Oven
	Canopy Rangehood
	1 & 3/4 Bowl Sink
	Fridge Freezer
BATHROOMS AND ENSUITES	Electric Water Heater
	Vanity Basin
	Shower Glass Partition
	Toilet Suite
	Built in Bath
	Shower Head, Towel Rails, Mirror, Toilet Roll Holder
BEDROOM	TV
	TV Cabinet
	Bed with Mattress
	Wardrobe
	Air Conditioning
LAUNDRY	Dryer
	Washing Machine
	30L Tub



APARTMENT
TYPE A

AREA: **108.73m²**

03-02 / 04-02 / 05-02 / 06-02 / 07-02 / 08-02 / 09-02 / 10-02
11-02 / 12-02 / 13-02 / 14-02 / 15-02 / 16-02 / 20-02



AREA BREAKDOWN:

Indoor Area	77.3m ²
Balcony Area	22.1m ²
Shared Area (per floor)	9.33m ²
Total Area	108.73m²



BEDROOMS



BATHROOMS



CAR PARKS



APARTMENT
TYPE B

AREA: **149.10m²**

03-04 / 04-04 / 05-04 / 06-04 / 07-04 / 08-04 / 09-04 / 10-04
11-04 / 12-04 / 13-04 / 14-04 / 15-04 / 16-04 / 20-04



AREA BREAKDOWN:

Indoor Area	108.2m ²
Balcony Area	21.9m ²
Shared Area (per floor)	19.0m ²
Total Area	149.1m ²



BEDROOMS



BATHROOMS



CAR PARKS



APARTMENT
TYPE C

AREA: **150.40m²**

03-03 / 04-03 / 05-03 / 06-03 / 07-03 / 08-03 / 09-03 / 10-03
11-03 / 12-03 / 13-03 / 14-03 / 15-03 / 16-03 / 20-03



AREA BREAKDOWN:

Indoor Area	115.22m ²
Balcony Area	22.28m ²
Shared Area (per floor)	12.90m ²
Total Area	150.40m ²



BEDROOMS



BATHROOMS



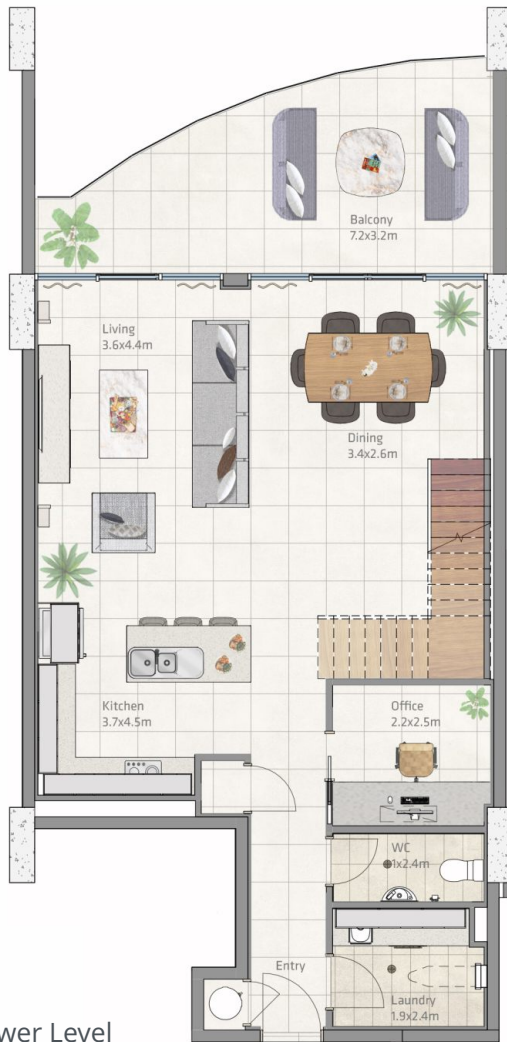
CAR PARKS



APARTMENT
TYPE D

AREA: 203.20m²

17-02



AREA BREAKDOWN:

Indoor Area	165.5m ²
Balcony Area	19.6m ²
Shared Area (per floor)	18.1m ²
Total Area	203.2m ²



BEDROOMS



OFFICE



BATHROOMS
+ 1 x WC



CAR PARKS



APARTMENT
TYPE E

AREA: 276.90m²

17-04



AREA BREAKDOWN:

Indoor Area	220.9m ²
Balcony Area	19.3m ²
Shared Area (per floor)	36.3m ²
Total Area	276.9m ²



BEDROOMS



BATHROOMS
+ 1 x WC



CAR PARKS



APARTMENT
TYPE F

AREA: **277.50m²**

17-03



AREA BREAKDOWN:

Indoor Area	233.1m ²
Balcony Area	19.7m ²
Shared Area (per floor)	24.7m ²
Total Area	277.5m ²



BEDROOMS



BATHROOMS
+ 1 x WC



CAR PARKS



APARTMENT
TYPE G

AREA: **211.11m²**

03-05 / 04-05 / 05-05 / 06-05 / 07-05 / 08-05 / 09-05 / 10-05 / 11-05
12-05 / 13-05 / 14-05 / 15-05 / 16-05 / 17-05 / 18-05 / 20-05



AREA BREAKDOWN:

Indoor Area	135.4m ²
Balcony Area	48.8m ²
Shared Area (per floor)	26.91m ²
Total Area	211.11m²



BEDROOMS



BATHROOMS



CAR PARKS



APARTMENT
TYPE H

AREA: **231.10m²**

03-01 / 04-01 / 05-01 / 06-01 / 07-01 / 08-01 / 09-01 / 10-01 / 11-01
12-01 / 13-01 / 14-01 / 15-01 / 16-01 / 17-01 / 18-01 / 20-01



AREA BREAKDOWN:

Indoor Area	157.6m ²
Balcony Area	52.6m ²
Shared Area (per floor)	19.83m ²
Total Area	231.10m ²



BEDROOMS



BATHROOMS
+ 1 x WC



CAR PARKS



PENTHOUSE
APARTMENT
TYPE

AREA: 458.98m²

20-05



Lower Level



Upper Level

AREA BREAKDOWN:

Indoor Area	353.7m ²
Balcony Area	79.5m ²
Shared Area (per floor)	25.78m ²
Total Area	458.98m²



BEDROOMS



BATHROOMS
+ 1 x WC



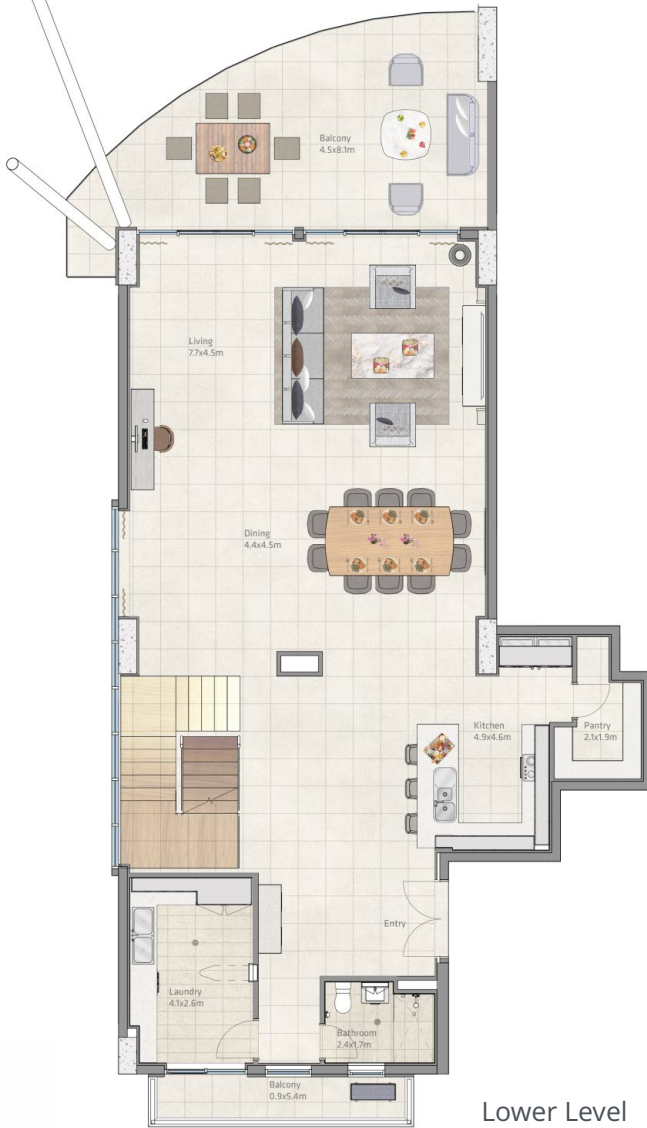
CAR PARKS



PENTHOUSE
APARTMENT
TYPE J

AREA: 472.55m²

20-01



Lower Level



Upper Level

AREA BREAKDOWN:

Indoor Area	372.84m ²
Balcony Area	80.94m ²
Shared Area (per floor)	18.77m ²
Total Area	472.55m²



BEDROOMS



BATHROOMS
+ 1 x WC



CAR PARKS



EXECUTIVE
APARTMENT
SUITE

AREA: **833.30m²**

EXECUTIVE LEVEL



AREA BREAKDOWN:

Indoor Area	621.03m ²
Balcony Area	134.23m ²
Shared Area (per floor)	78.04m ²
Total Area	833.30m²



SUITES



BATHROOMS +
1 x AMENITIES



CAR PARKS











PAGA HILL
PARADISE
beachfront luxury

Developer: Twin Tower Development Ltd

Office Location: Section 26, Allotment 33 Bramell Street, Port Moresby

Email: psj_st@hotmail.com

Contact: + 675 7106 6655

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