

# AVANI

Adelaide Residences

The perfect location to explore the  
city of culture



## Welcome to Avani Adelaide Residences

Oozing urban appeal in a vibrant pocket of Adelaide, this sleek property gives you contemporary good looks and spacious functionality.

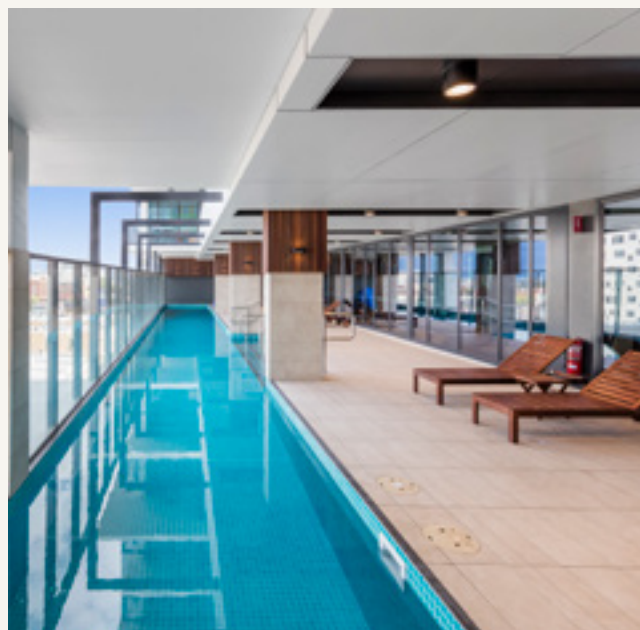
Light-filled rooms and airy rooftop zones let you make the most of Australia's sunny climate, while

inside you've got stylishly and sensibly designed spaces that allow you to relax or work as you please.

Get out and explore the city, or stay in and enjoy barbecues on the rooftop and movie nights at the in-house cinema. Feel right at home in a one or two-bedroom suite, equipped with all of life's essentials.

# It's about balance

- 76 stylish suites
- Heated lap pool
- Steam room and sauna
- Gym
- Library
- Cinema
- Golf simulator
- Sky Park with outdoor barbecue area
- Communal dining room and kitchen
- Onsite Cafe and Restaurant



## Your needs anticipated

- Complimentary Wi-Fi
- Full laundry facilities
- Fully equipped kitchen
- Tea & coffee making facilities
- Nespresso Pod machines
- Zone controlled air conditioning
- Private balconies

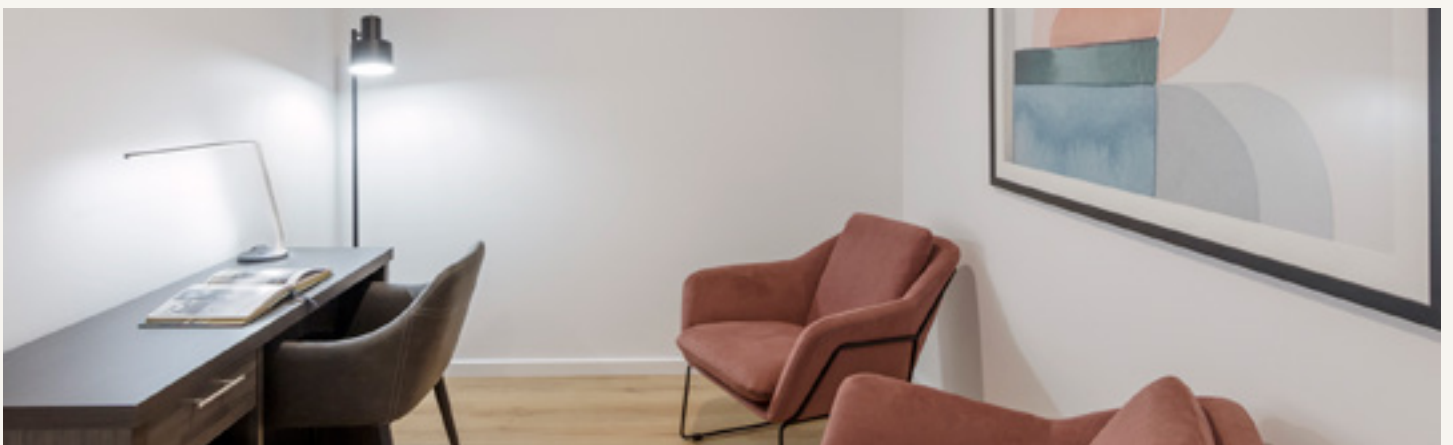
# What's nearby

Benjamin on Franklin Bar & Restaurant 150m  
 Coles Supermarket 700m  
 Adelaide Central Markets 700m  
 Adelaide Casino 1,100m  
 Adelaide Convention Centre 1,100m

Rundle Mall 1,400m  
 Royal Adelaide Hospital 1,500m  
 South Australian Museum 1,700m  
 Adelaide Airport 5,300m  
 Glenelg Beach 11,000m

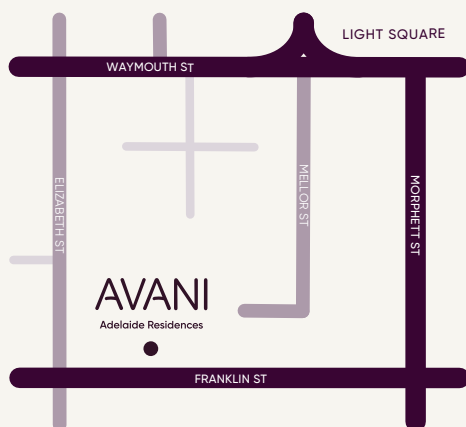


Room Type	# Rooms	Bedding config.	# Rooms split beds	# Sofa beds	Max pax (with extra bedding)	Room size (m <sup>2</sup> )	Bath	Shower
Avani Room	6	1K or 1Q	NA	NA	2	46	No	Yes
Avani One Bedroom Suite	17	1Q	NA	NA	2	55	No	Yes
Avani One Bedroom Superior Suite	30	1K or 1Q	NA	NA	3	60	No	Yes
Avani Two Bedroom Suite	6	2K or 2Q	NA	NA	4	65	No	Yes
Avani Two Bedroom Superior Suite	12	2K or 2Q	NA	NA	5	71	No	Yes



Hotel Features	Yes	No	Comments
24hr reception	•		
Parking onsite	•		Subject to availability \$25 per night.
Babysitting service		•	
Day spa onsite		•	
Non-smoking property	•		
Car rental	•		External service.
Concierge onsite	•		
Daily newspaper delivery service		•	
Facilities / public areas accessible by physically challenged / disabled / handicapped people	•		
Doctor on call (24 hours)	•		External service.
Swimming pool	•		No spa.
Sauna	•		Separate steam room.
Gymnasium	•		
Safety deposit box	•		Provided in-room.
Express check-in/out	•		
Foreign exchange desk		•	
Limousine service	•		External service.
Restaurant onsite	•		Edesia (cafe located in Lobby area)
Disabled rooms		•	
Handicapped parking	•		Subject to availability.
Multilingual staff	•		
Onsite ATM		•	
Same day laundry service	•		Must be delivered to reception by 8am for collection after 6pm.
Tour desk	•		
Vending machine		•	

Apartment Features	Yes	No	Comments
Air conditioning	•		Self-controlled system.
Ceiling fan		•	
AM/FM radio alarm clock	•		
Washing machine	•		
Clothes dryer	•		
DVD in main living area		•	
Hairdryer and exclusive toiletries	•		
Iron and ironing board	•		
Safety deposit box	•		
Keycard room access	•		
TV in bedroom		•	
TV in living area	•		
Cable Foxtel channels	•		Selected channels.
Direct dial phones	•		
Microwave	•		
Dishwasher	•		
Cooktop	•		
Oven	•		
Full-sized refrigerator	•		
Modem and facsimile lines in rooms		•	
Voicemail messaging service	•		
Private balcony	•		
Power converters for international guests	•		Available at reception. Subject to availability.
Sound system with CD player		•	
Tea and coffee making facilities	•		



## Avani Adelaide Residences

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