



EVE

SOUTH BRISBANE



SOUTH BRISBANE'S  
HEART'S  
DESIRE

EVE REPRESENTS THE SUB-TROPICAL ENERGY AND  
EXCITEMENT OF BRISBANE WITH STYLISH ELEGANCE. WHERE  
CONTEMPORARY INNER CITY LIVING COMES INTO IT'S OWN.

EVE



SOUTH BRISBANE

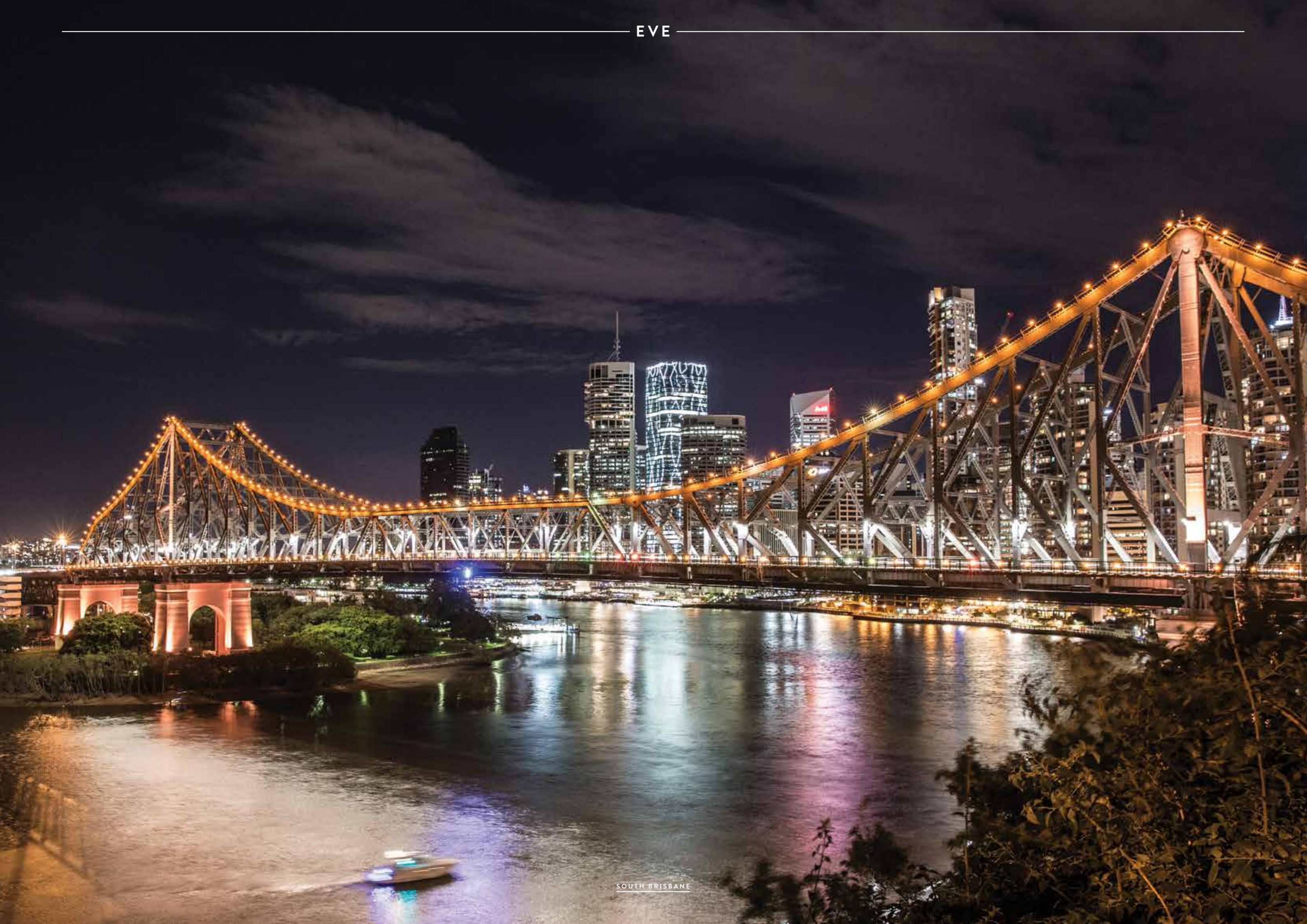
PERFORMING ARTS CENTRE





EVE

LOCATION





QUEEN STREET MALL

BRISBANE CBD

PROPOSED NEW CASINO

GOMA

SOUTH BANK

THE WHEEL OF BRISBANE

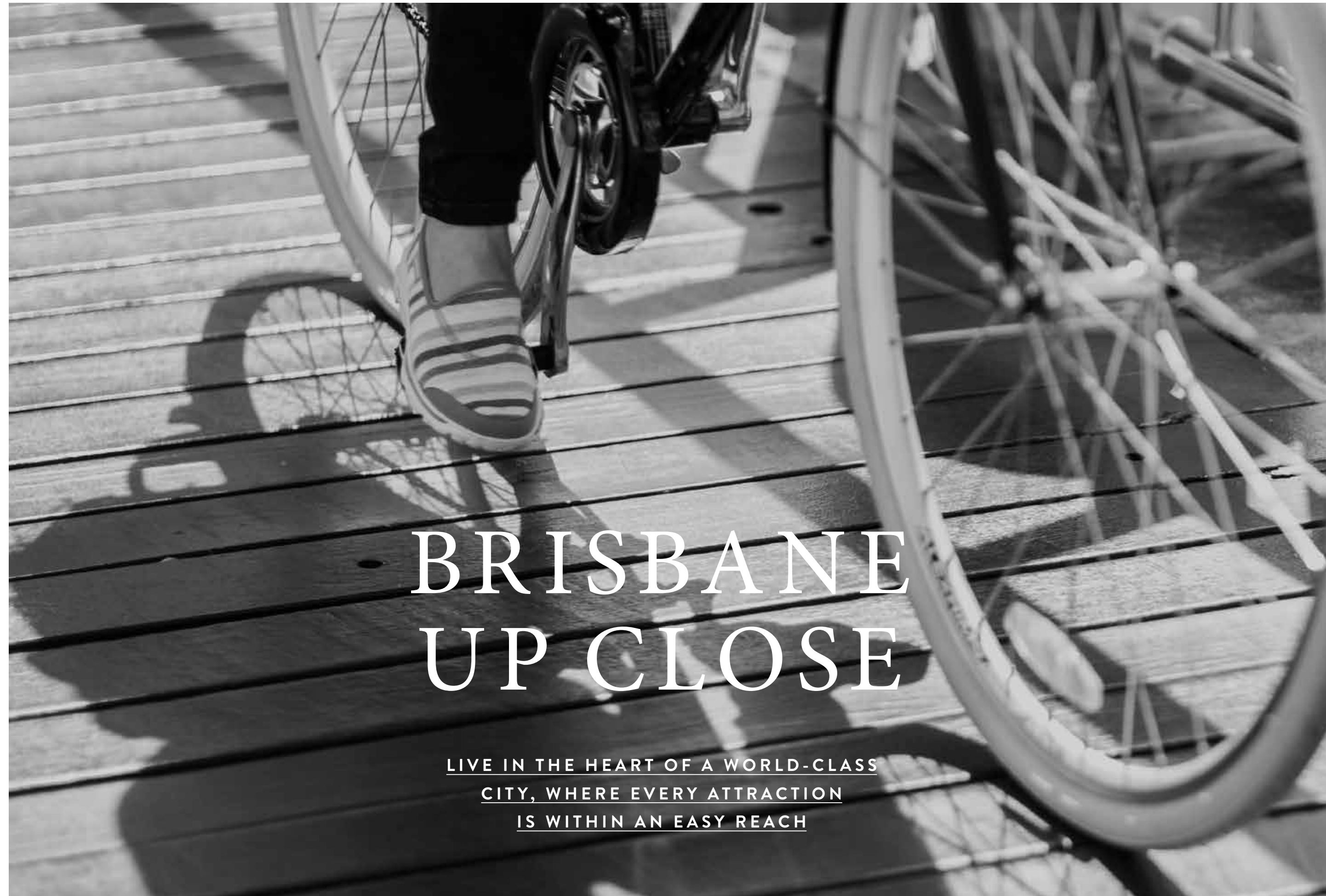
SOUTH BRISBANE STATION

BRISBANE CONVENTION CENTRE



BRISBANE STATE HIGH SCHOOL





# BRISBANE UP CLOSE

LIVE IN THE HEART OF A WORLD-CLASS  
CITY, WHERE EVERY ATTRACTION  
IS WITHIN AN EASY REACH



EAGLE STREET PIER



QUEEN STREET MALL

## CITY VIBE

Brisbane's character sets it apart from anywhere. A refreshing blend of city style and easy-going ambience. A unique combination of cutting edge architecture and heritage reflection. Brisbane is focused on success but knows how to have fun at the end of every day.

Eve enhances this atmosphere. Ideally located in South Brisbane, Eve offers direct access to the city, to South Bank's many cultural and recreational amenities and to the cosmopolitan energy of the West End. The epitome of style and convenience, Eve's one and two-bedroom apartments, and private resort facilities align with the excitement that is Brisbane.

The building is as abundant as the city itself. Sub-tropical plants will flourish above its undulating awning, on its balconies and down its facades. And as a signature of Eve's emphasis on luxury, you and your guests will enjoy a resort-style recreation deck overlooking the city.



THE WHEEL OF BRISBANE

# CENTRAL CITY STYLE

BRISBANE IS A CITY ON SHOW, WHERE TAKING  
YOUR PICK MEANS ENJOYING THE BEST OF  
EVERYTHING FROM FOOD TO FASHION.



# BEST BITS

## BITE INTO BRISBANE

Excellent eating across all cuisines is a signature of the city. The riverbank and nearby streets are alive with cafés, bars and restaurants. From laid-back affordable to upmarket, whether you fancy breakfast, lunch, dinner or an after hour feast.

Pride of place beside the river is occupied by some of Brisbane's top restaurants. They beckon from River Quay, where views across the water to the city complement the fine local produce and distinctive cuisine. In nearby streets, you can explore an entire eating universe. Start your day in an all-American diner, before moving on to a classic Aussie pub or something exotic from Buenos Aires, Seville, Istanbul or Paris. Not to forget the eclectic mix of chic restaurants, cheap eats and bars of Brisbane's famous West End.



SOLEIL POOL BAR



CHINATOWN



OLIO CAFE & BAR



STOKEHOUSE



CHAMP KITCHEN & BAR



SOUTH BANK PARKLANDS

**LUSH PARKS AND GARDENS WITH THE REFRESHING SOUNDTRACK OF FLOWING WATER PROVIDE THE IDEAL BACKDROP TO BRISBANE'S ENCHANTING OUTDOOR LIFESTYLE.**



SOUTH BANK

CLEM JONES PROMENADE



BOTANICAL GARDENS



SOUTH BANK PARKLANDS

**BENEATH BLUE SKIES**

Brisbane is an emerald city, with more than 1,000 parks and gardens, and the riverside Botanic Gardens at its centre. The greenest part of all is South Bank – the ultimate outdoor escape for Eve residents.

South Bank's 17 hectares of parklands include vast lawns, massive trees and manicured gardens. It's also a playground with plenty to do, such as ride The Wheel of Brisbane, workout on walking and cycle tracks, or simply relax and enjoy a barbecue with friends. There's even Australia's only inner city beach, which features free water play for kids at Aquativity.

As if by magic, the Collective Markets appear on weekends at the historic Stanley Street Plaza. Live music, food trucks and stalls selling fashion, crafts and collectables define it as Brisbane's favourite marketplace.

# FASHION SCENE

BRISBANE HAS A CLASSIC STYLE WITH AN  
ARRAY OF LOOKS - FROM LOCAL DESIGNERS  
WHO PRESENT THEIR THREADS IN WEST END  
BOUTIQUES TO HIGH END LINES IN CITY STORES.





# DRESS SENSE

THE CITY CENTRE OFFERS EVERYTHING  
ANY SHOPPER WITH AN EYE FOR  
FASHION COULD EVER DESIRE, FROM  
INTERNATIONAL LABELS TO LOCAL GEMS.

# BROADER APPEAL

EVE IS AT THE CENTRE OF BRISBANE'S BEST  
PUBLIC AND PRIVATE SCHOOLS, UNIVERSITIES,  
TRANSPORT NETWORKS, HEALTH FACILITIES  
AND ENTERTAINMENT PRECINCTS.







ENRICHING EXPERIENCES

Brisbane is founded on a cultural depth that reflects its place in the world. A perpetual reference point for Australian diversity and appreciation of our good life. Where the arts, Indigenous culture and our ties to Asia combine to create something that is always intriguing. As Queensland's cultural epicentre, South Bank offers performances and exhibitions for all interests. From opera and theatre to art and history, you'll find something to nourish your soul.

Signature buildings house the Queensland Performing Arts Centre, Queensland Art Gallery and Gallery of Modern Art, the State Library of Queensland and Queensland Museum and Science Centre. Alongside these leading arts companies like Opera Queensland, Queensland Symphony Orchestra and the Queensland Theatre Company are also located.



PRECINCTS & DINING

— SOUTH BRISBANE

**FOX HOTEL**

71-73 Melbourne Street, South Brisbane  
thefox.com.au

**THE MILK FACTORY KITCHEN AND BAR**

48 Montague Road, South Brisbane  
themilkfactorybar.com.au

**PEEL STREET KITCHEN**

35 Peel Street, South Brisbane  
peelstkitchen.com.au

**ERA BISTRO**

102 Melbourne Street, South Brisbane  
erabistro.com.au

— GREY & LITTLE STANLEY STREETS

**THE CHARMING SQUIRE**

3/133 Grey Street, South Brisbane  
thecharmingsquire.com.au

**SOUTH SIDE DINER**

168 Grey St, South Brisbane  
southsidediner.com.au

**STEAM CAFE**

Shop 31BJ, Southbank Parklands  
steamcafe.com.au

**CHAMP KITCHEN AND BAR**

114 Grey Street, South Bank  
champkitchenandbar.com.au

**STONE RESTAURANT AND BAR**

161 Grey Street, South Bank  
stonerestaurant.com.au

**THE MANHATTAN LINE**

Shop 3a Little Stanley Street, South Bank  
themanhattanline.com.au

**NEXT DOOR KITCHEN AND BAR**

Shop B11, Little Stanley Street, South Brisbane  
nextdoorkitchenbar.com.au

**OLE**

Shop B12, Little Stanley Street, South Bank  
olerestaurant.com.au

**LIVE FIRE**

30BA Stanley Plaza Parklands, South Brisbane  
livefiresteakbar.com.au

**TOMAHAWK**

5/182 Grey Street, South Brisbane  
tomahawkbar.com.au

**BAMBOO BASKET**

199 Grey Street, South Brisbane  
bamboobasket.com.au

— RIVER QUAY, SOUTH BANK

**STOKEHOUSE**

Sidon Street, South Bank  
stokehousebrisbane.com.au

**THE JETTY SOUTH BANK**

4 Sidon Street, South Bank  
thejetsouthbank.com.au

**COVE BAR & DINING**

4 Sidon Street, South Bank  
covebardining.com.au

**AQUITAINE BRASSERIE**

R2 River Quay, South Bank  
aquitainebrasserie.com.au

**POPOLO**

3 Sidon Street, South Bank  
popolodining.com

— EAGLE STREET PIER

**CHA CHA CHAR**

Shop 5/1 Eagle Street, Brisbane  
chachachar.com.au

**ARIA**

1 Eagle Street, Brisbane  
ariarestaurant.com/brisbane

**SAKÉ**

Level 1/45 Eagle Street, Brisbane  
sakerestaurant.com.au/eagle-street-pier

**PONY**

Eagle Street Pier, Brisbane  
ponydining.com.au

**IL CENTRO**

1 Eagle Street, Brisbane  
il-centro.com.au

— WEST END

**THE BURROW**

37 Mollison Street, West End  
theburrowwestend.com.au

**LOFTS WEST END**

100 Boundary Street, West End  
loftwestend.com

**SIAM SAMRARN**

The Markets Shopping Centre  
79 Boundary Street, South Brisbane  
siamsamrarn.com.au

**LITTLE GREEK TAVERNA**

1 Browning Street, West End  
littlegreektaverna.com.au

★● SHOPPING

**CHANEL**

226 Queen Street, Brisbane  
chanel.com

**LOUIS VUITTON**

Shop 14, 226 Queen Street, Brisbane  
au.louisvuitton.com

**COACH**

171-209 Queen Street Mall, Brisbane  
coach.com

**TIFFANY & CO**

226 Queen Street, Brisbane  
tiffany.com.au

**WINTERGARDEN**

171-209 Queen Street Mall, Brisbane  
wgarden.com.au

**QUEENS PLAZA**

226 Queen Street, Brisbane  
queensplazashopping.com.au

**DAVID JONES**

210 Queen Street, Queens Plaza, Brisbane  
davidjones.com.au

**THE MYER CENTRE**

Queen Street Mall, 91 Queen Street, Brisbane  
myercentreshopping.com.au

**COLLECTIVE MARKETS (FRI-SUN)**

Stanley Street, Stanley Street Plaza  
collectivemarkets.com.au

◆ ENTERTAINMENT ■

**GOMA**

Stanley Place, South Brisbane  
qagoma.qld.gov.au

**CINEPLEX**

167 Grey Street, South Bank  
cineplex.com.au

**QUEENSLAND MUSEUM & SCIENCENTRE**

Cnr Grey & Melbourne Streets, South Brisbane  
sciencentre.qm.qld.gov.au

**STATE LIBRARY OF QUEENSLAND**

Stanley Place, South Brisbane  
www.slq.qld.gov.au

**BRISBANE CONVENTION & EXHIBITION CENTRE**

Merivale Street & Glenelg Street, South Brisbane  
bcecc.com.au

**QUEENSLAND PERFORMING ARTS CENTRE**

Grey Street, South Brisbane  
qpac.com.au

**QUEENSLAND MARITIME MUSEUM**

412 Stanley Street, South Brisbane  
maritimemuseum.com.au



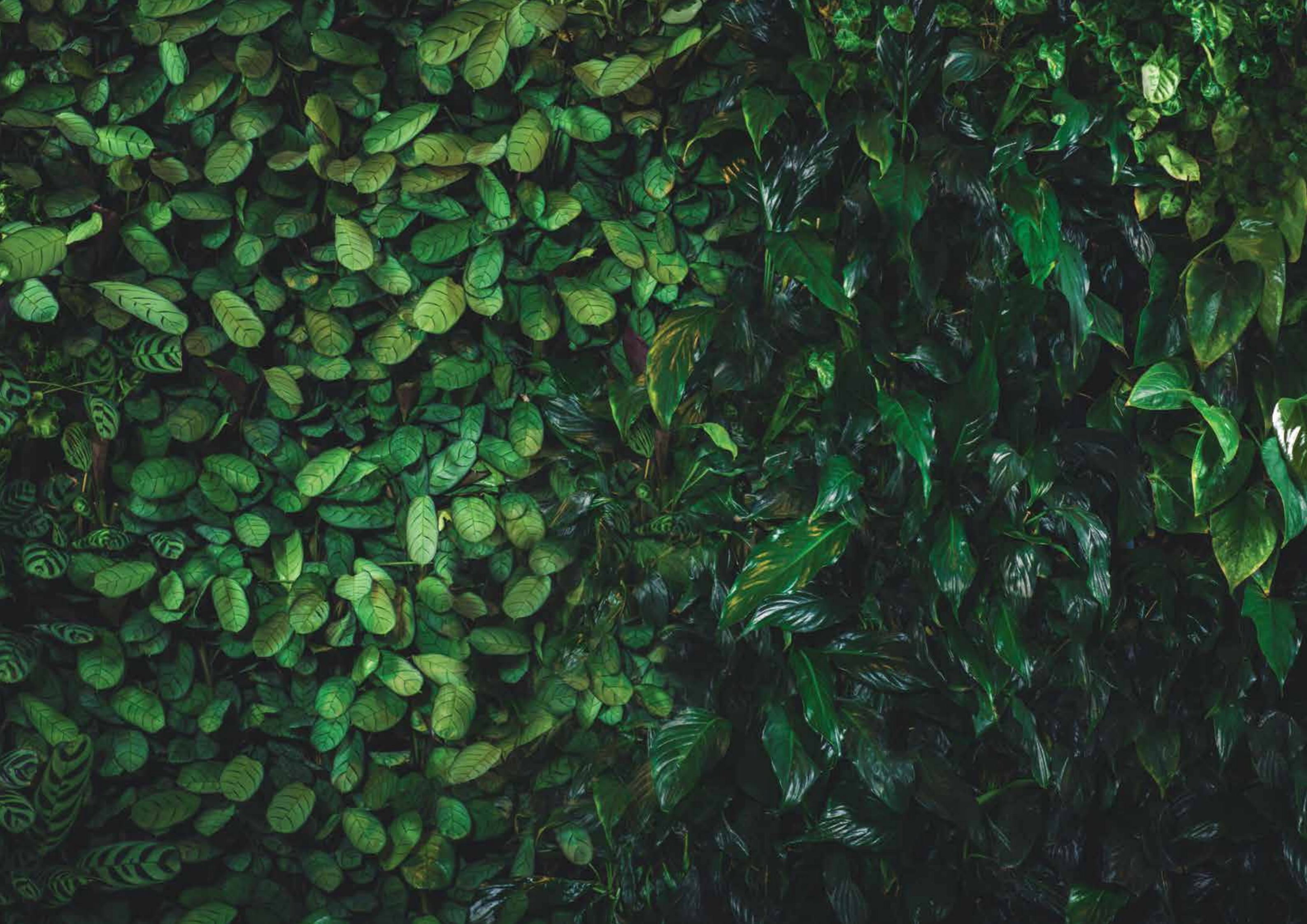
EVE

# LUSH PARADISE

EVERY ELEMENT OF EVE, FROM DESIGN  
TO LIFESTYLE, IS ENHANCED WITH AN  
EMPHASIS ON SUB-TROPICAL GREENERY.

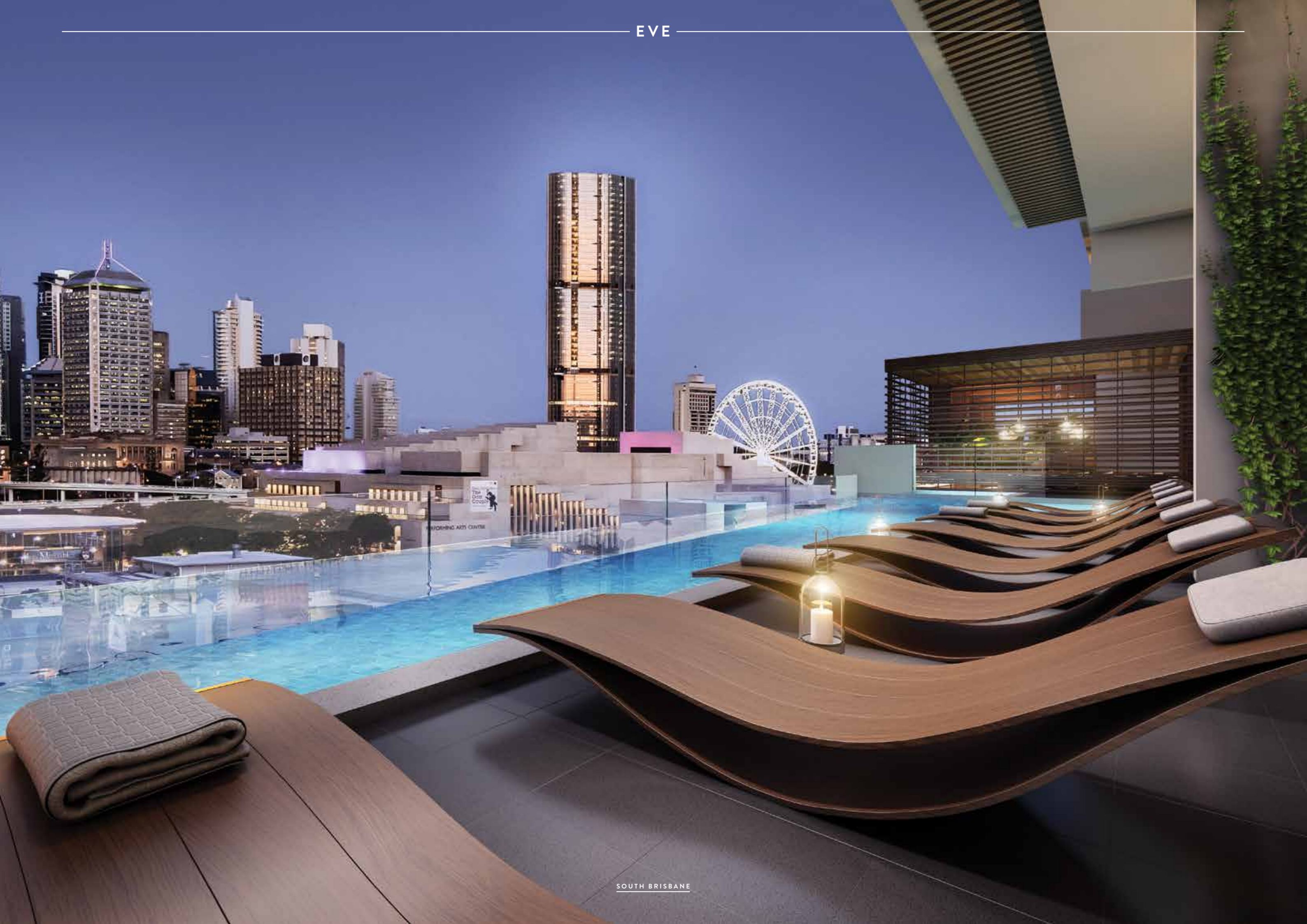
SOUTH BRISBANE





EVE

AMENITY



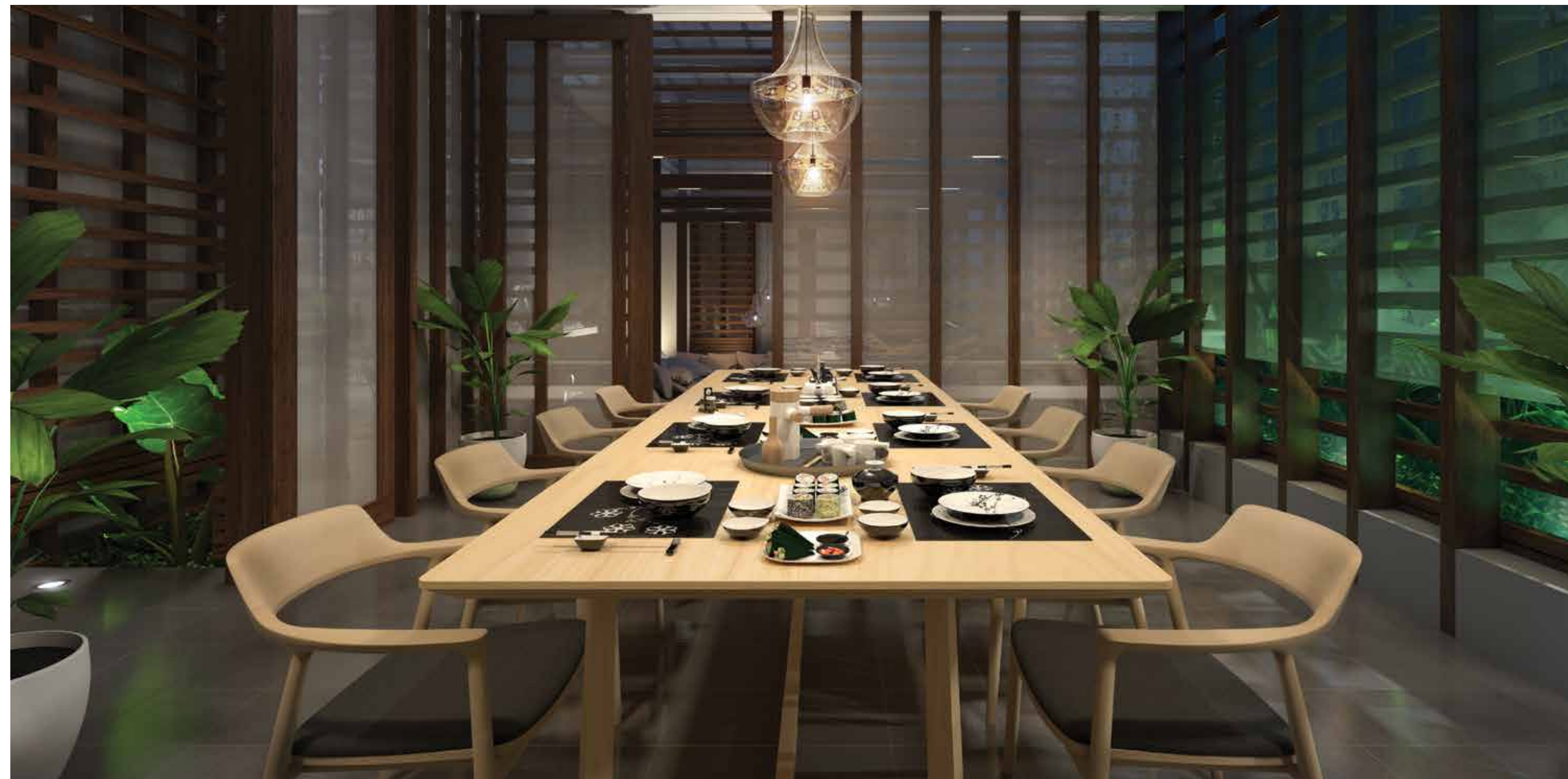










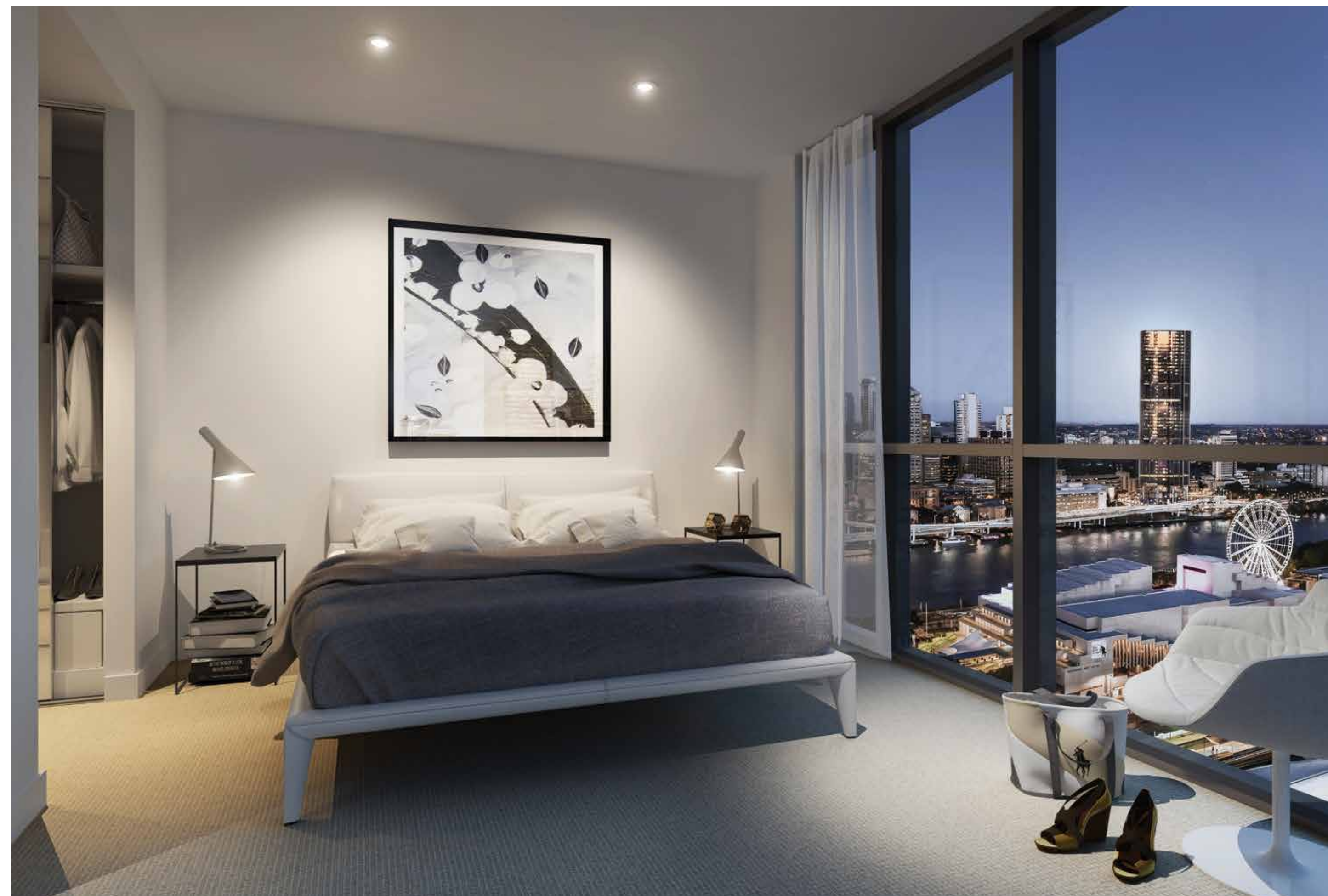








\*Floor boards shown are an upgrade option. See contract specification for details.



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LEVEL 5



LEVEL 10



LEVEL 15



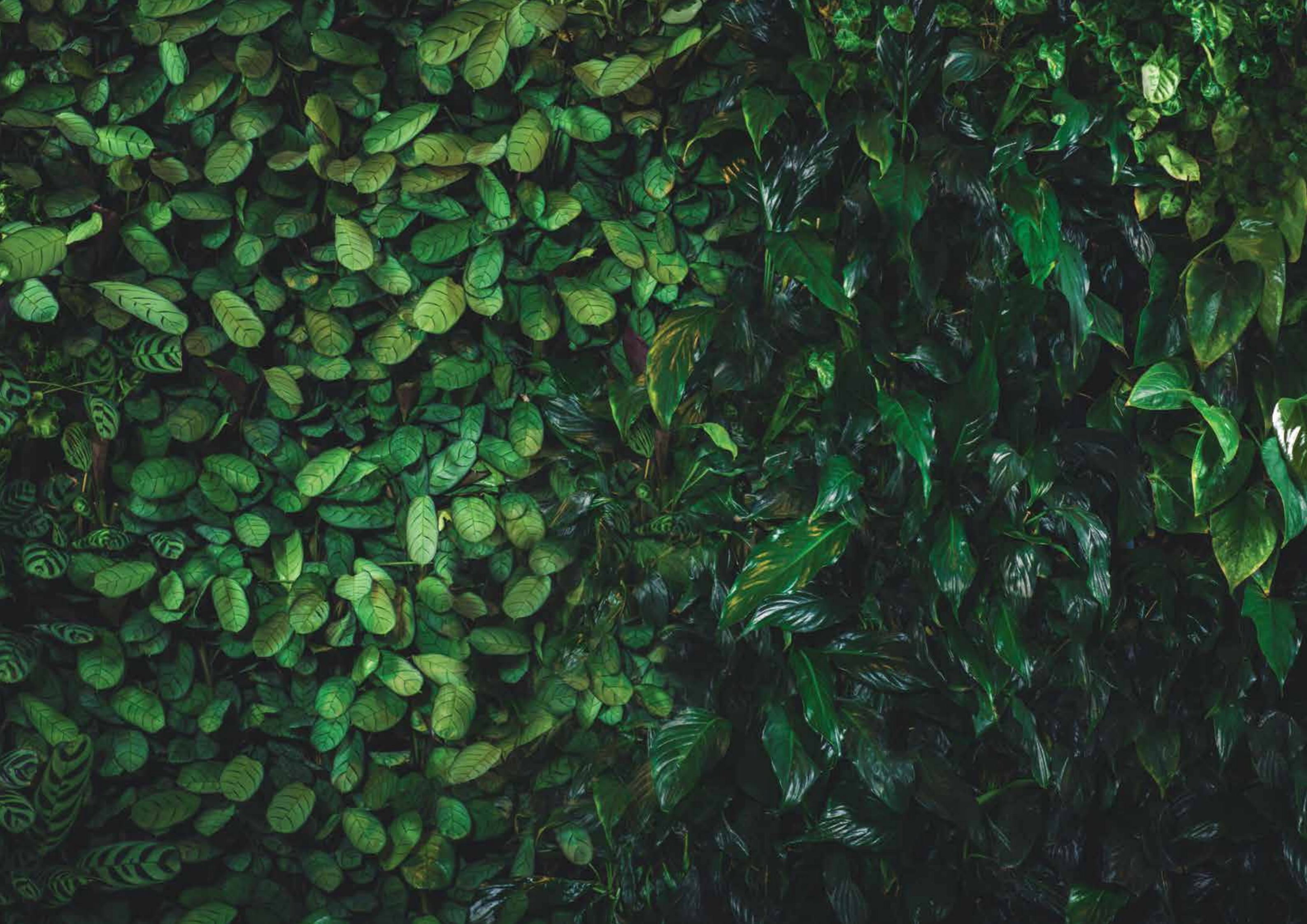
LEVEL 20



LEVEL 25



LEVEL 30



EVE

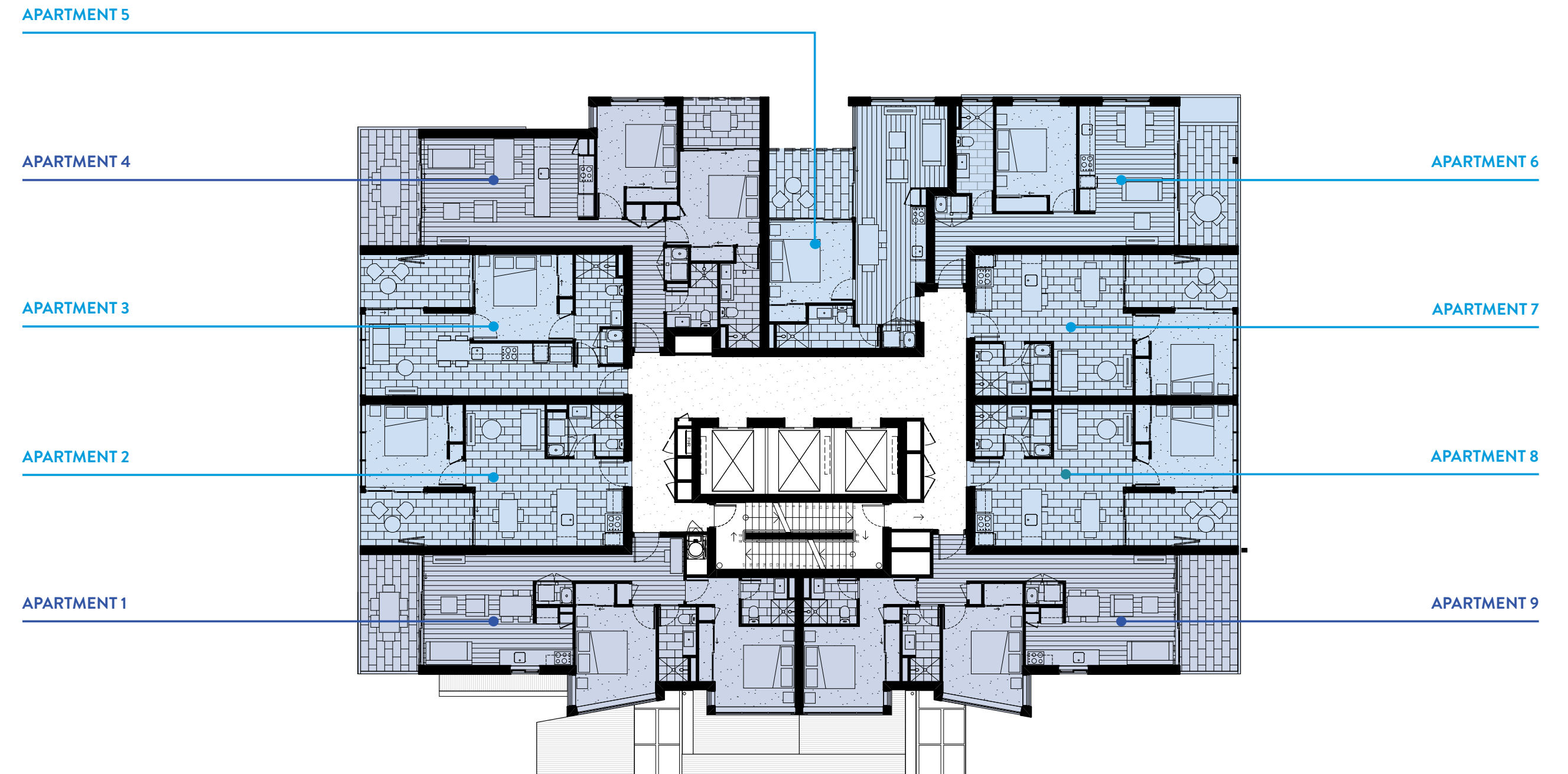
FLOORPLATES



**LEVEL 5**



**LEVEL 06 - 20**





- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



Dimensions and areas are approximate and are subject to change without notice. Internal measurements are taken in accordance with property council guidelines, the centre line of party wall, the external face of corridor and of the outside wall. Prospective purchasers must rely on their own enquiries and should refer to the plans, terms and conditions contained in the contract of sale. Loose furniture, white goods and planters are not included. Please note upgrade version may be shown please review contract specifications for details.





**EVERGREEN DECK**



1. POOL.



2. CINEMA.



3. TEPPANYAKI DINING AREA.



4. IT PODS.



5. PIZZA OVEN AND DINING AREA.



6. BEACH HOUSE.



7. GYM.

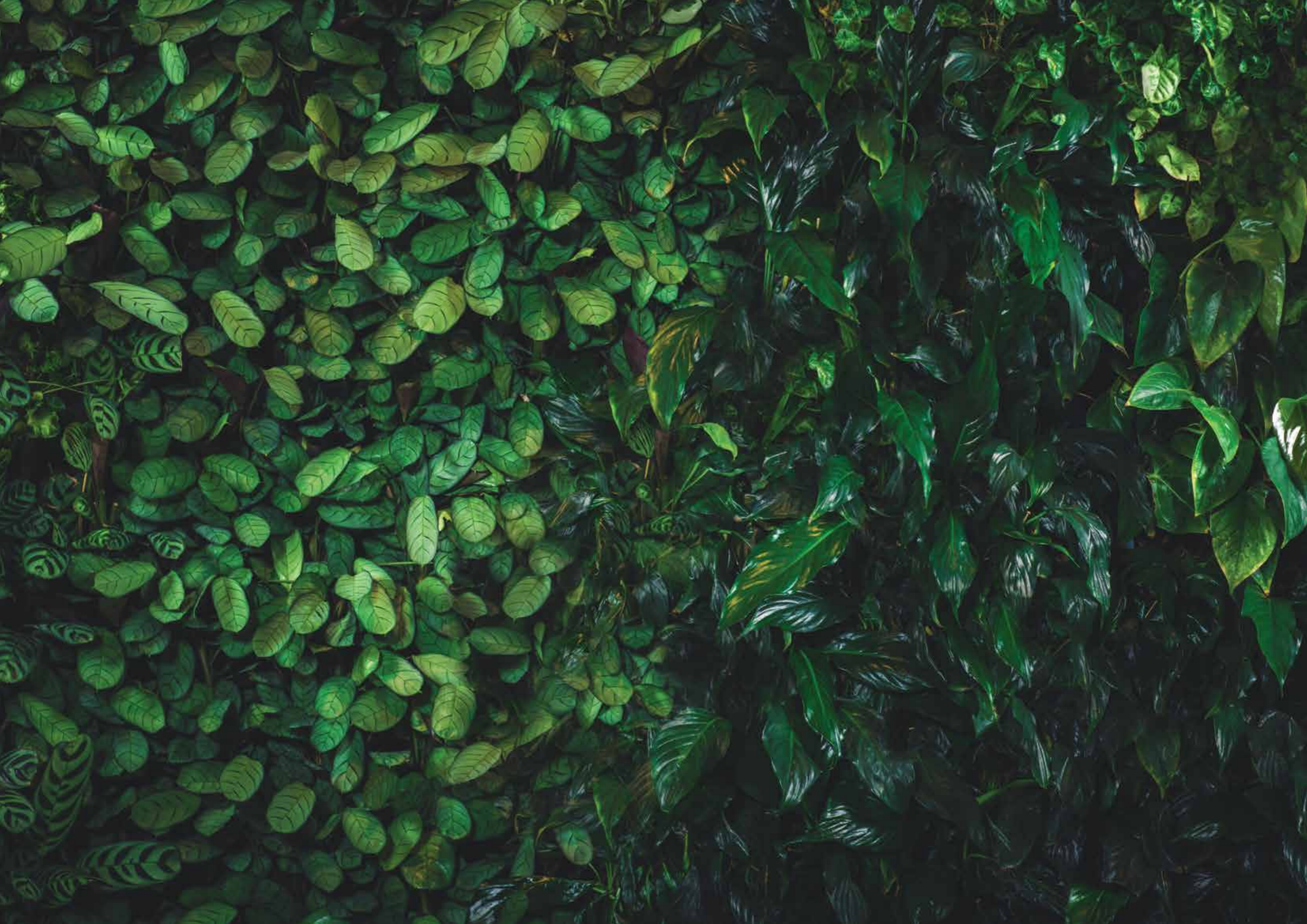


8. EXERCISE AREA.

THE SUSPENDED POOL AND RECREATION DECK CREATE AN INDULGENT INNER-CITY RESORT, WITH AN ENTICING INTERPLAY OF LIGHT, SHADE AND WATER.



**TO COME**



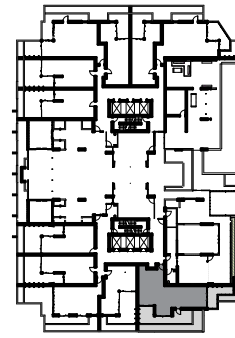
EVE

FLOORPLANS

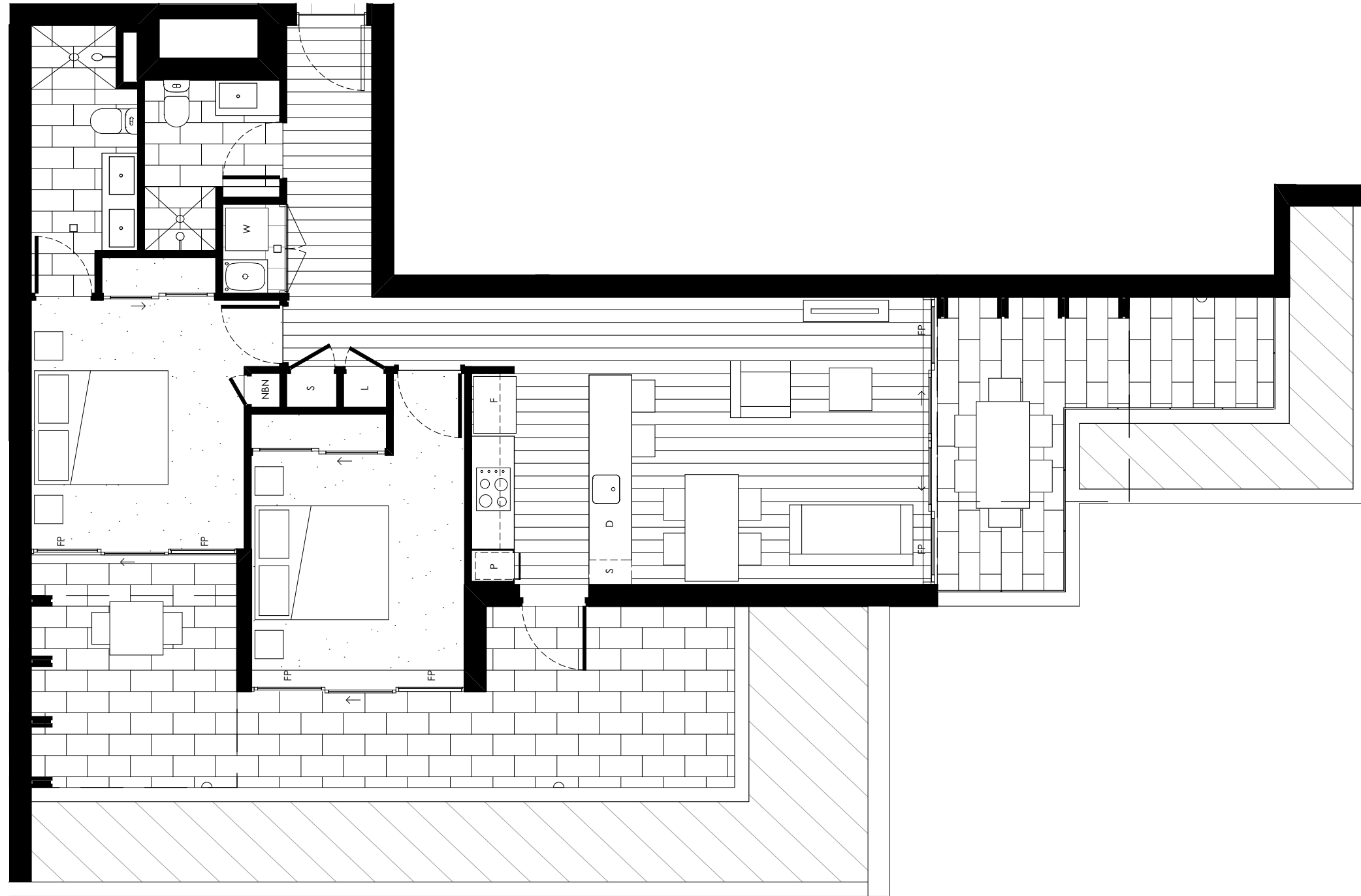


**UNIT 01**      **LEVEL 05**

2 BEDROOM / 2 BATHROOM



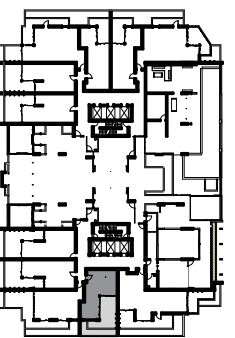
FLOOR AREA	75.5m <sup>2</sup>
BALCONY AREA	40.5m <sup>2</sup>
<b>TOTAL AREA</b>	<b>116.0m<sup>2</sup></b>



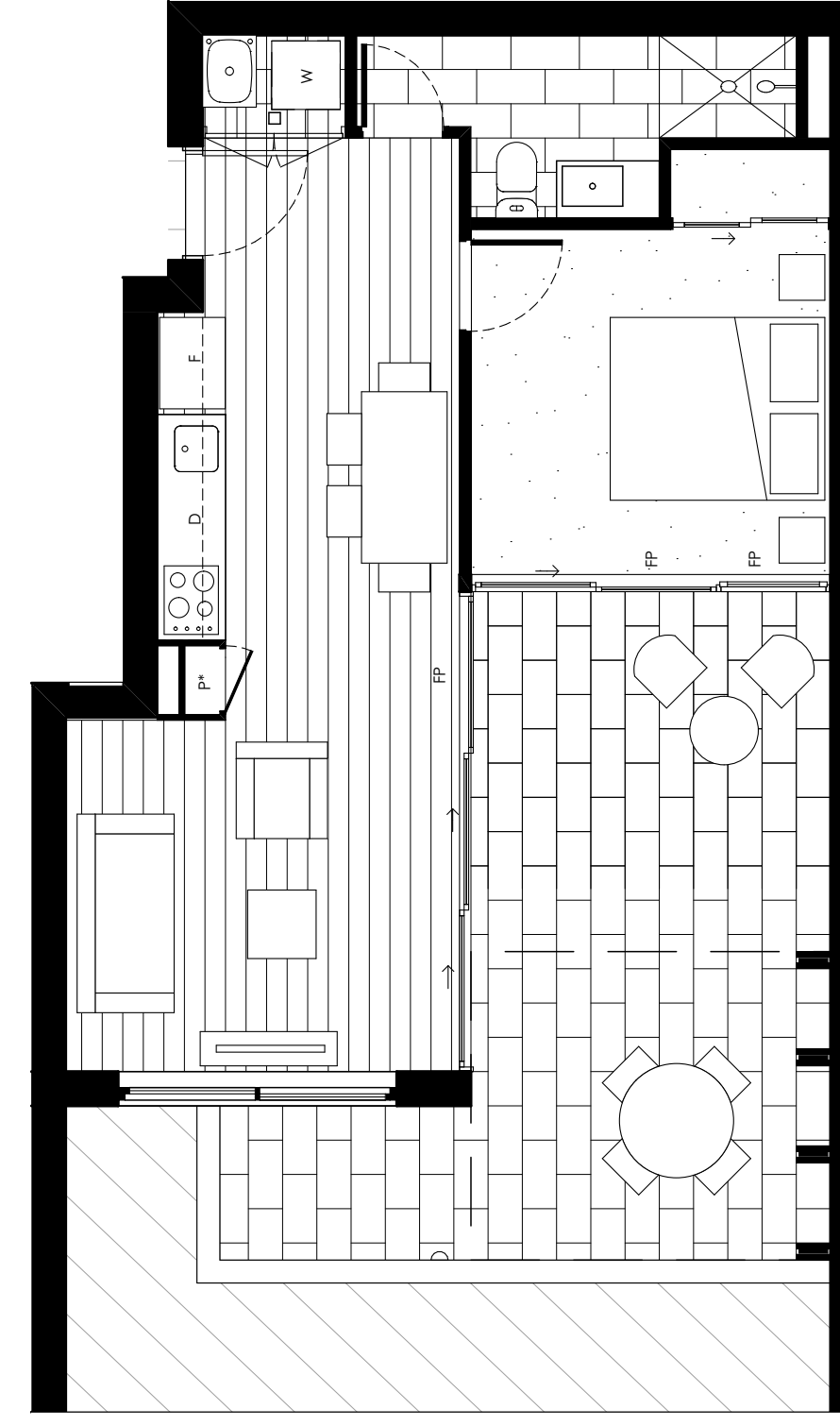
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**UNIT 02**      **LEVEL 05**

1 BEDROOM / 1 BATHROOM



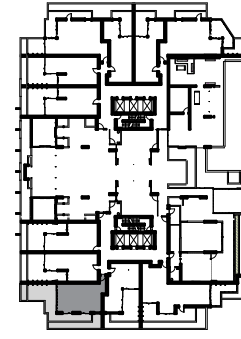
FLOOR AREA	44.5m <sup>2</sup>
BALCONY AREA	22.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>66.5m<sup>2</sup></b>



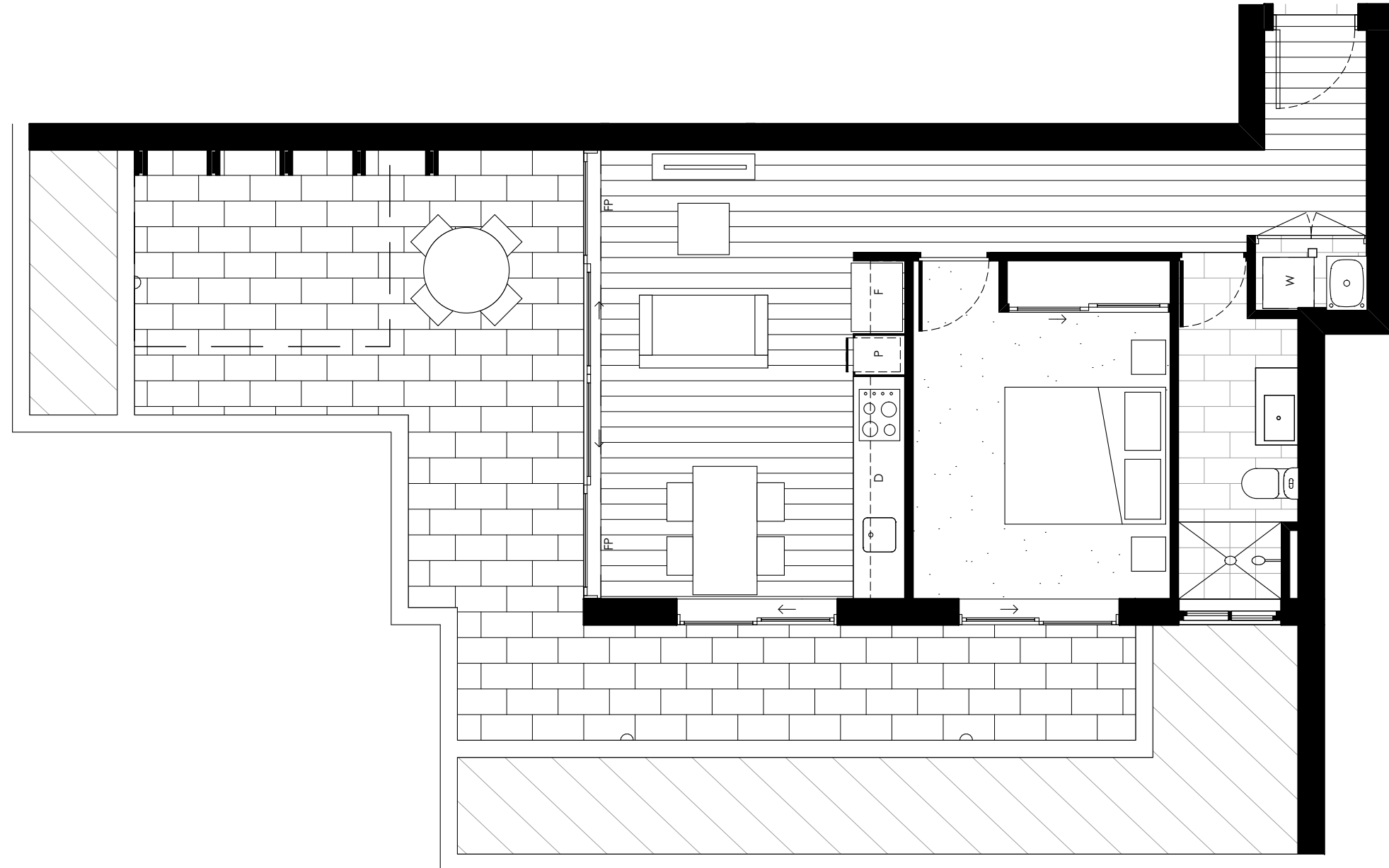
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**UNIT 03** LEVEL 05

1 BEDROOM / 1 BATHROOM



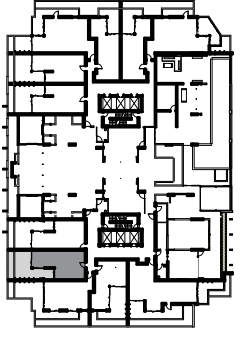
FLOOR AREA	50.0 m <sup>2</sup>
BALCONY AREA	35.5 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>85.5 m<sup>2</sup></b>



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**UNIT 04** LEVEL 05

1 BEDROOM / 1 BATHROOM



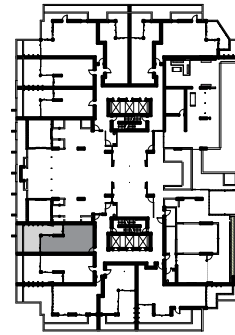
FLOOR AREA	50.0 m <sup>2</sup>
BALCONY AREA	23.0 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>73.0 m<sup>2</sup></b>



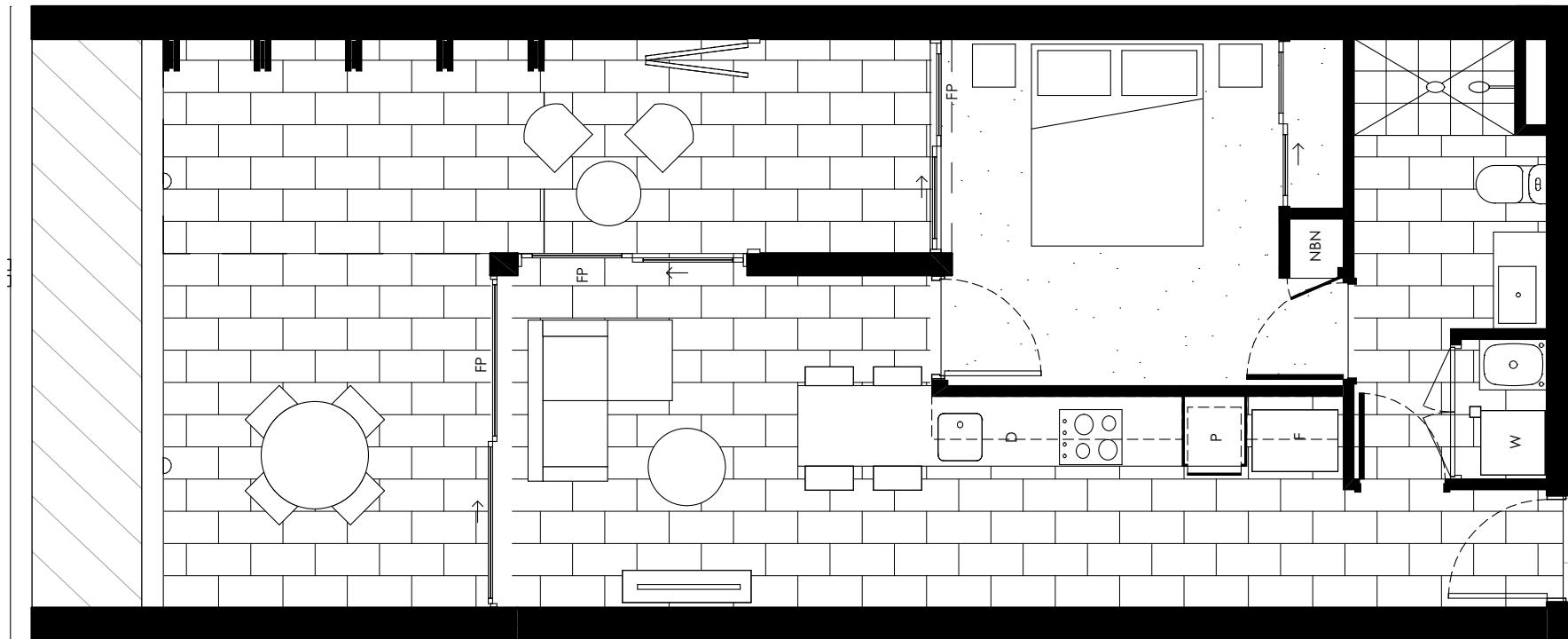
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**UNIT 05**      **LEVEL 05**

1 BEDROOM / 1 BATHROOM



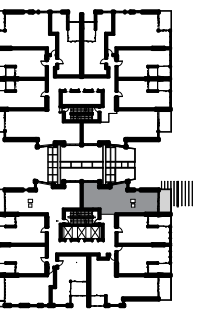
FLOOR AREA	50.0 m <sup>2</sup>
BALCONY AREA	23.0 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>73.0 m<sup>2</sup></b>



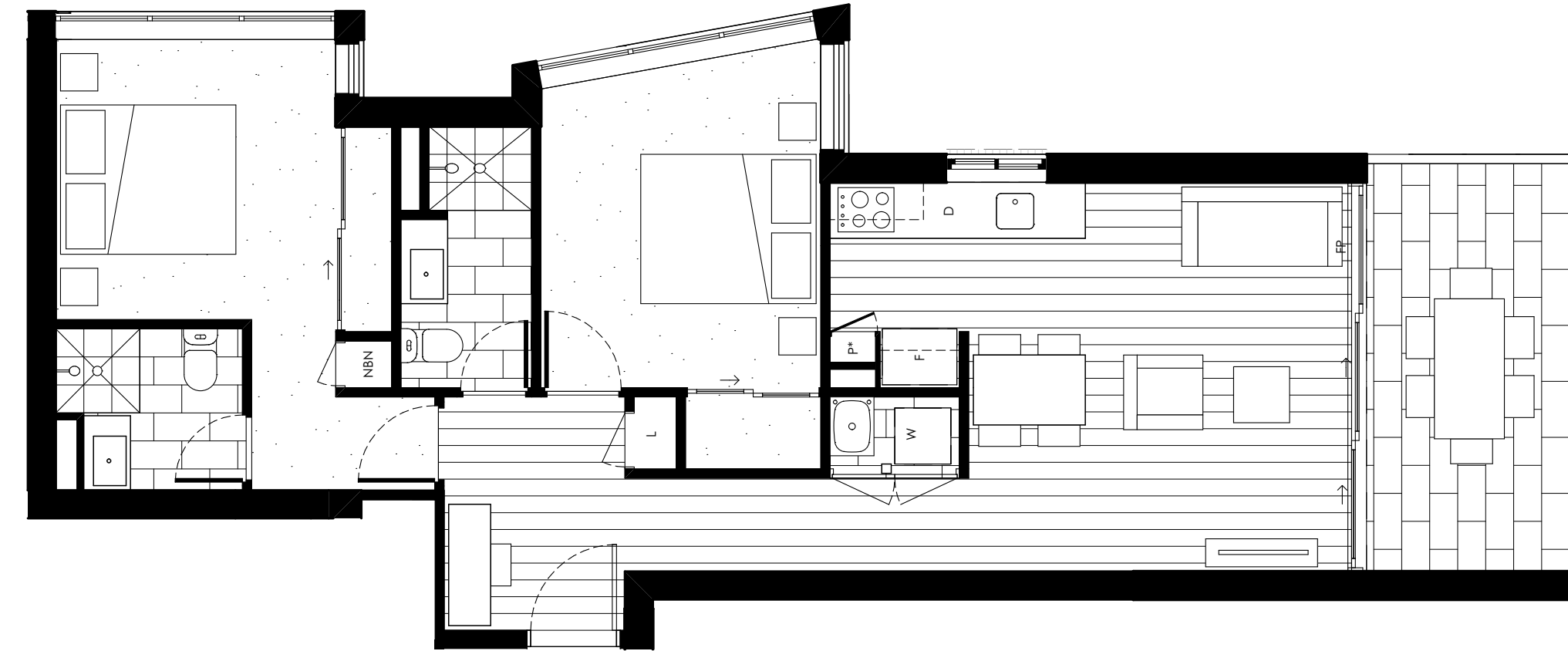
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**UNIT 01**      **LEVEL 06 - 30**

2 BEDROOM / 2 BATHROOM



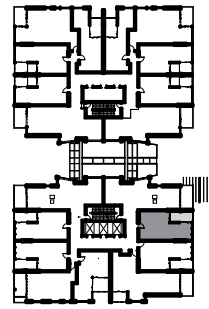
FLOOR AREA	70.0 m <sup>2</sup>
BALCONY AREA	10.5 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>80.5 m<sup>2</sup></b>



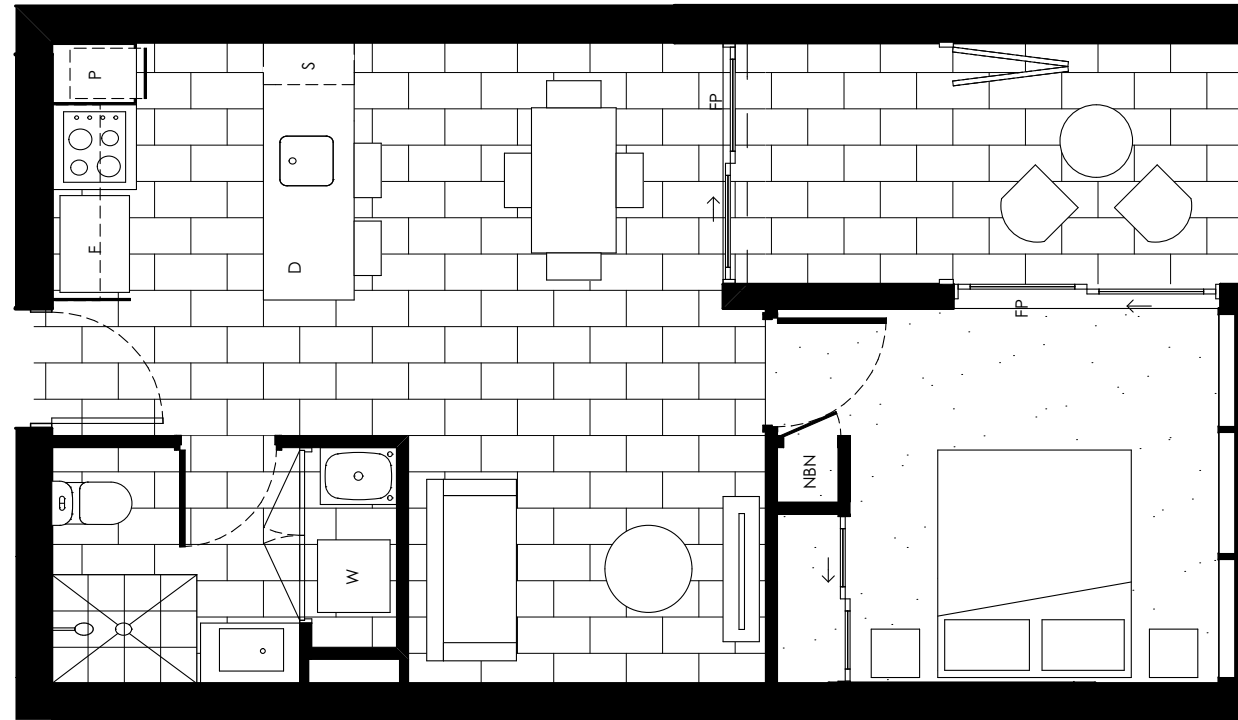
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**UNIT 02**    **LEVEL 06 - 30**

1 BEDROOM / 1 BATHROOM



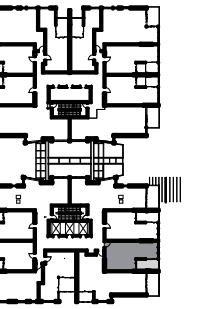
FLOOR AREA	50.0m <sup>2</sup>
BALCONY AREA	5.5m <sup>2</sup>
<b>TOTAL AREA</b>	<b>55.5m<sup>2</sup></b>



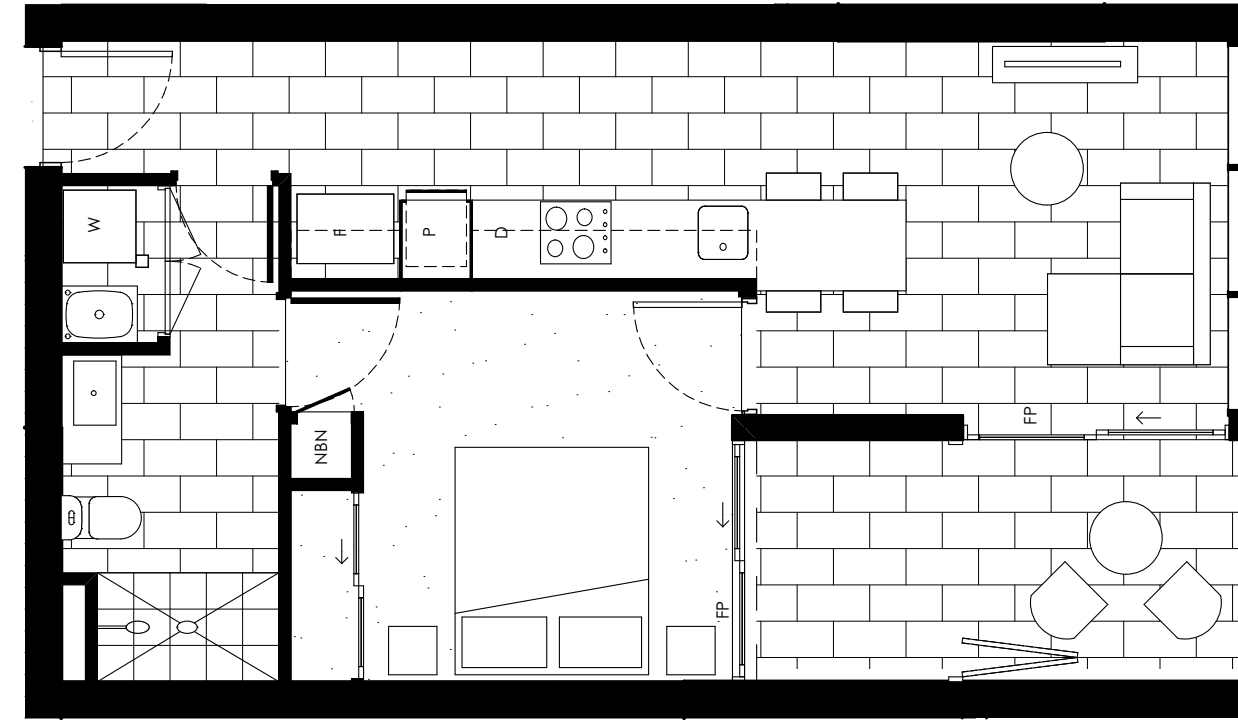
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**UNIT 03**    **LEVEL 06 - 30**

1 BEDROOM / 1 BATHROOM



FLOOR AREA	50.0m <sup>2</sup>
BALCONY AREA	5.5m <sup>2</sup>
<b>TOTAL AREA</b>	<b>55.5m<sup>2</sup></b>

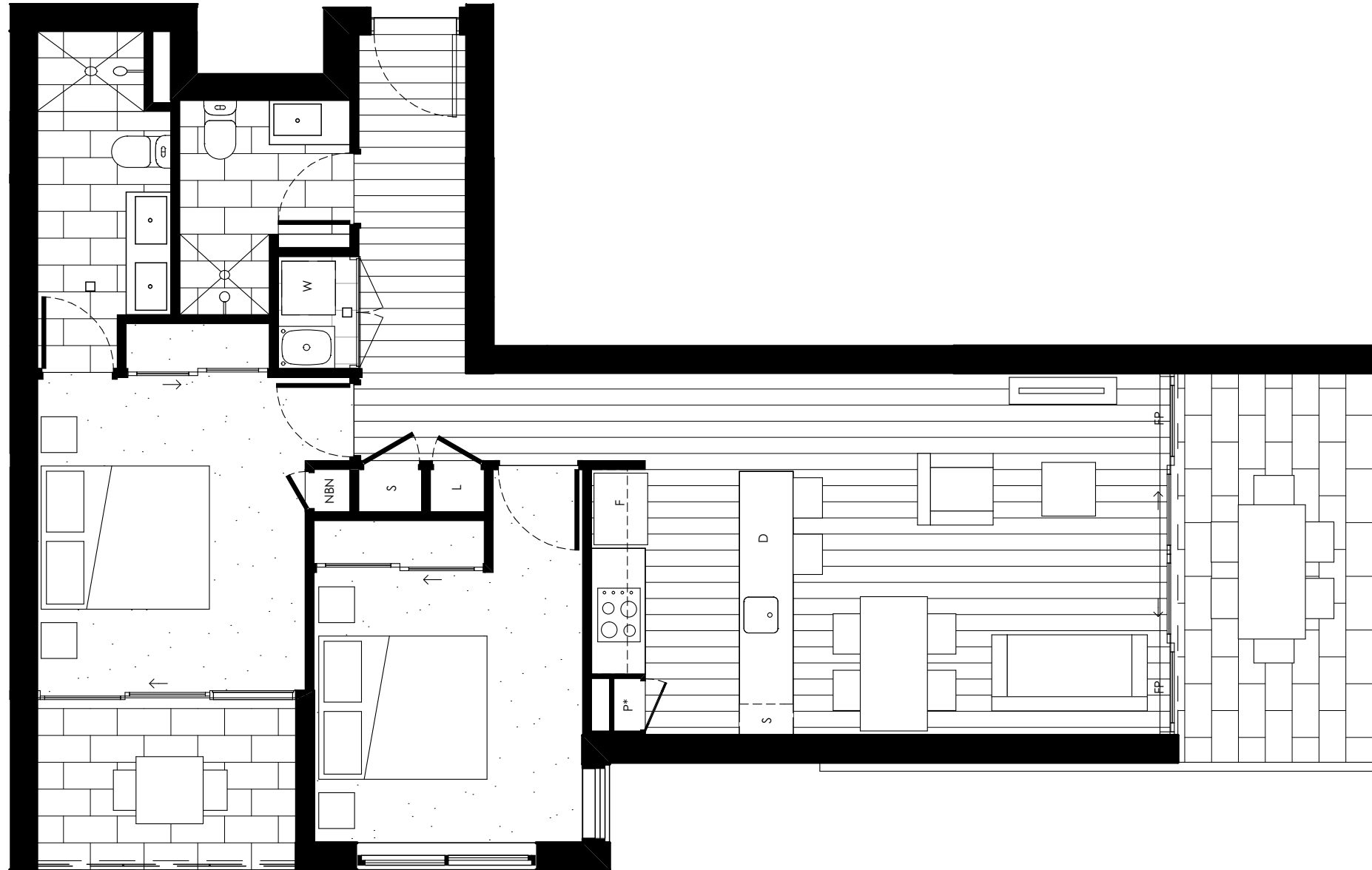
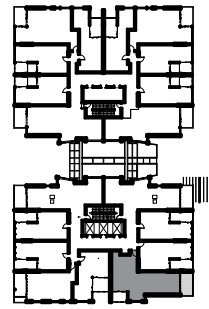


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**UNIT 04 LEVEL 06 - 20**

2 BEDROOM / 2 BATHROOM



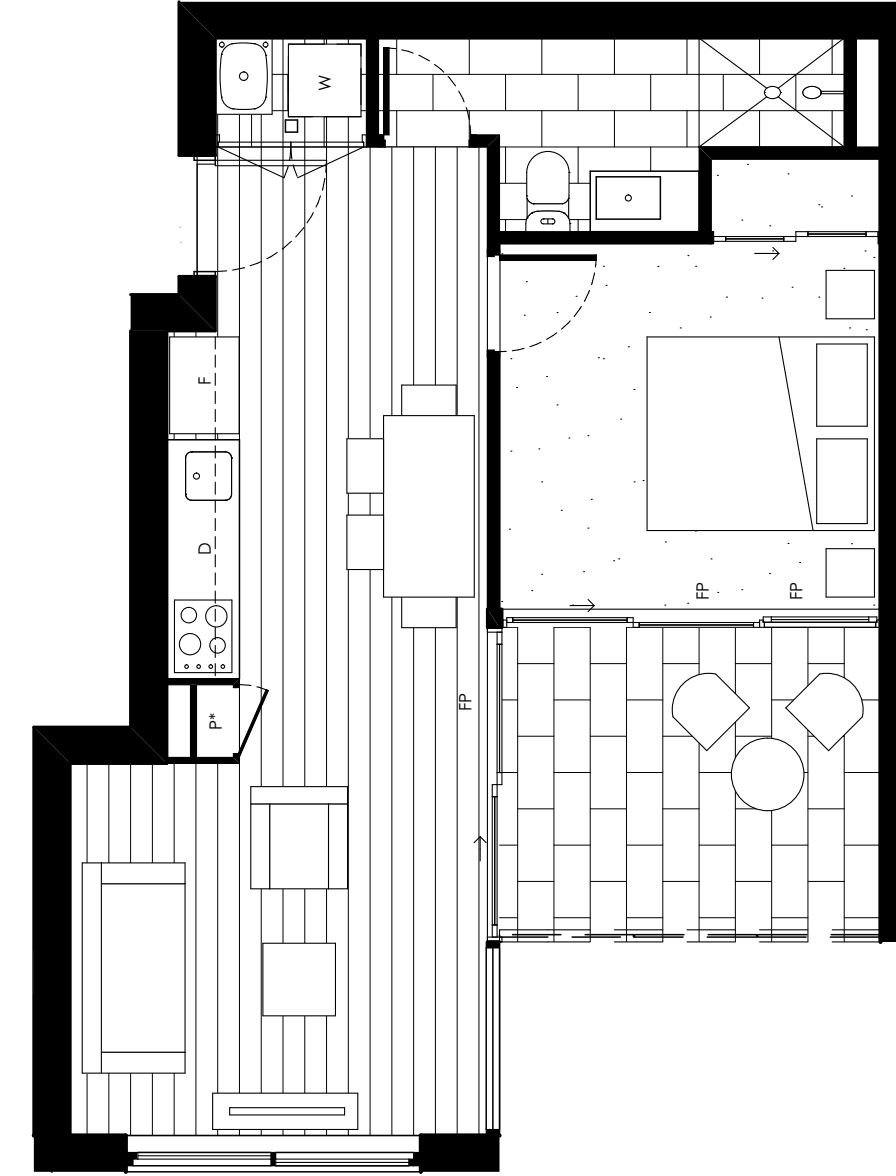
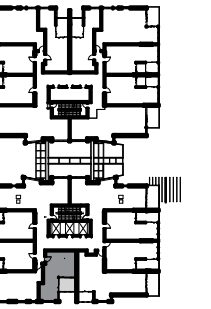
FLOOR AREA	75.5m <sup>2</sup>
BALCONY AREA	16.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>91.5m<sup>2</sup></b>



Dimensions and areas are approximate and are subject to change without notice. Internal measurements are taken in accordance with property council guidelines, the centre line of party wall, the external face of corridor and of the outside wall. Prospective purchasers must rely on their own enquiries and should refer to the plans, terms and conditions contained in the contract of sale. Loose furniture, white goods and planters are not included.

**UNIT 05 LEVEL 06 - 20**

1 BEDROOM / 1 BATHROOM



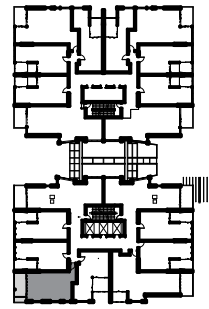
FLOOR AREA	45.5m <sup>2</sup>
BALCONY AREA	9.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>53.5m<sup>2</sup></b>



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**UNIT 06 LEVEL 06 - 20**

1 BEDROOM / 1 BATHROOM



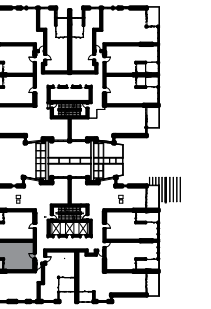
FLOOR AREA	50.0 m <sup>2</sup>
BALCONY AREA	10.5 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>60.5 m<sup>2</sup></b>



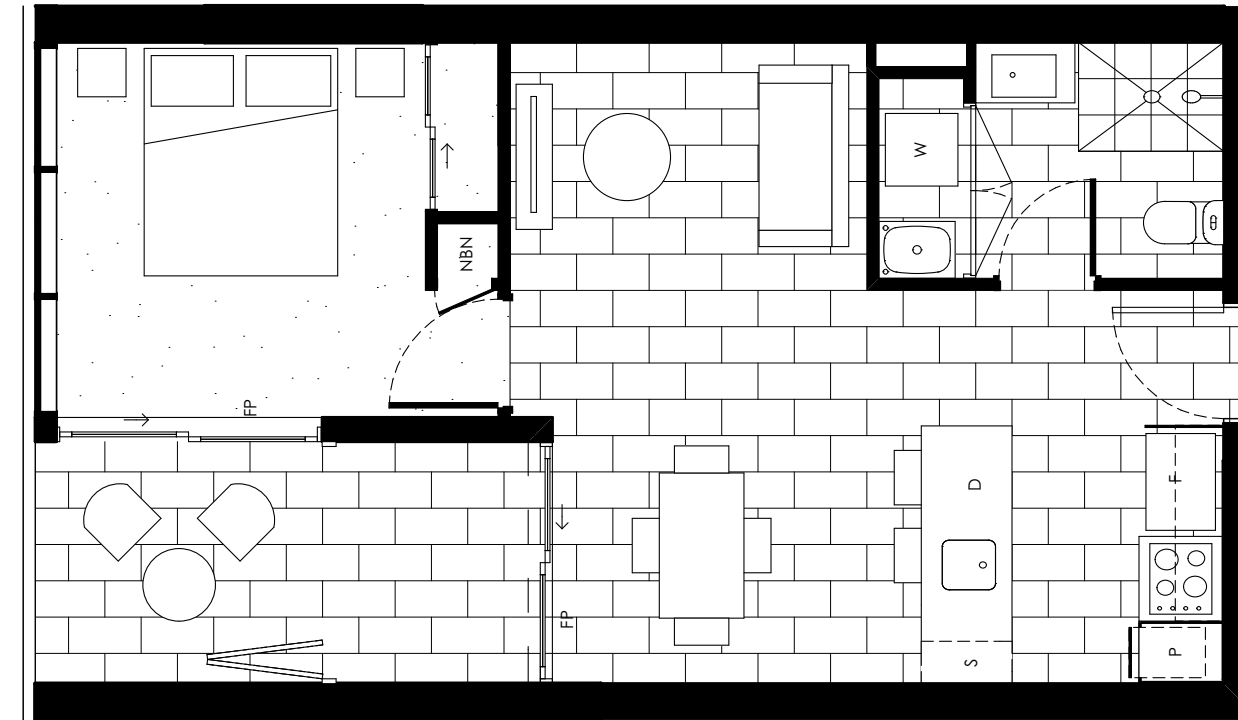
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**UNIT 07 LEVEL 06 - 30**

1 BEDROOM / 1 BATHROOM



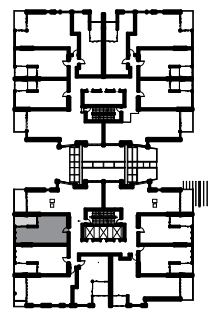
FLOOR AREA	50.0 m <sup>2</sup>
BALCONY AREA	5.5 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>55.5 m<sup>2</sup></b>



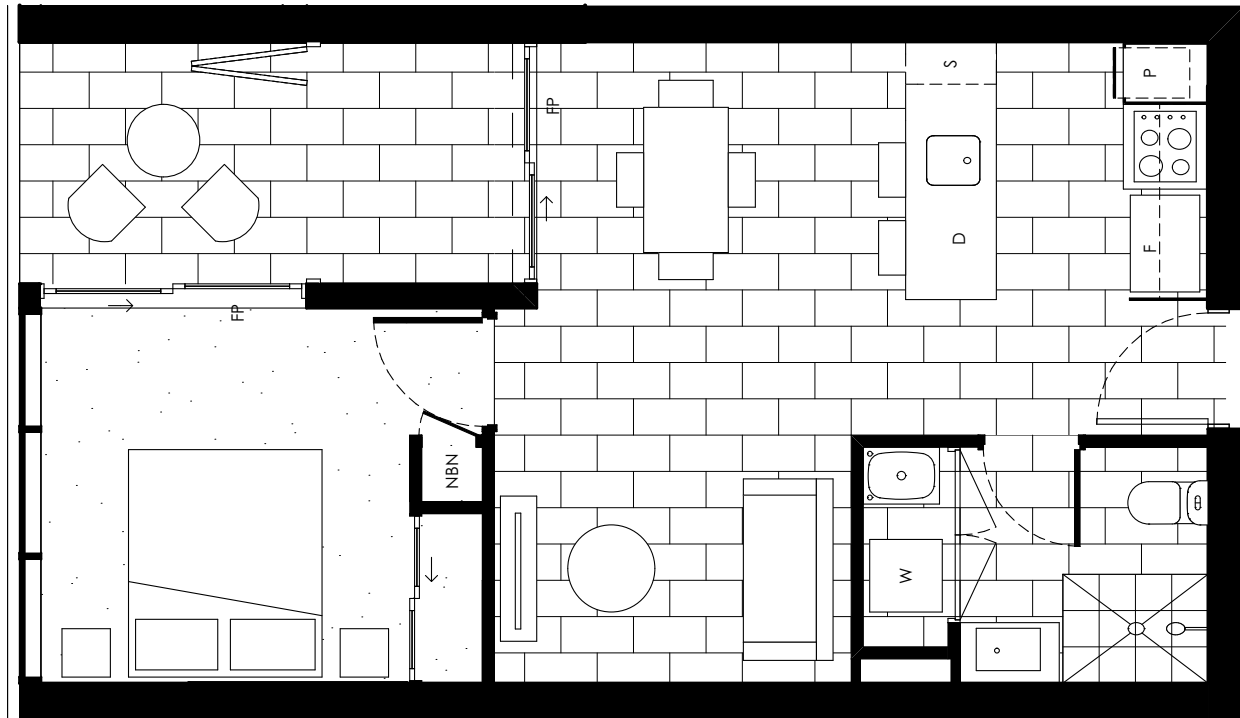
Dimensions and areas are approximate and are subject to change without notice. Internal measurements are taken in accordance with property council guidelines, the centre line of party wall, the external face of corridor and of the outside wall. Prospective purchasers must rely on their own enquiries and should refer to the plans, terms and conditions contained in the contract of sale. Loose furniture, white goods and planters are not included.

**UNIT 08 LEVEL 06 - 30**

1 BEDROOM / 1 BATHROOM



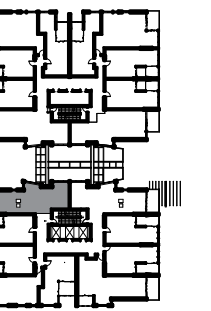
FLOOR AREA	50.0m <sup>2</sup>
BALCONY AREA	5.5m <sup>2</sup>
<b>TOTAL AREA</b>	<b>55.5m<sup>2</sup></b>



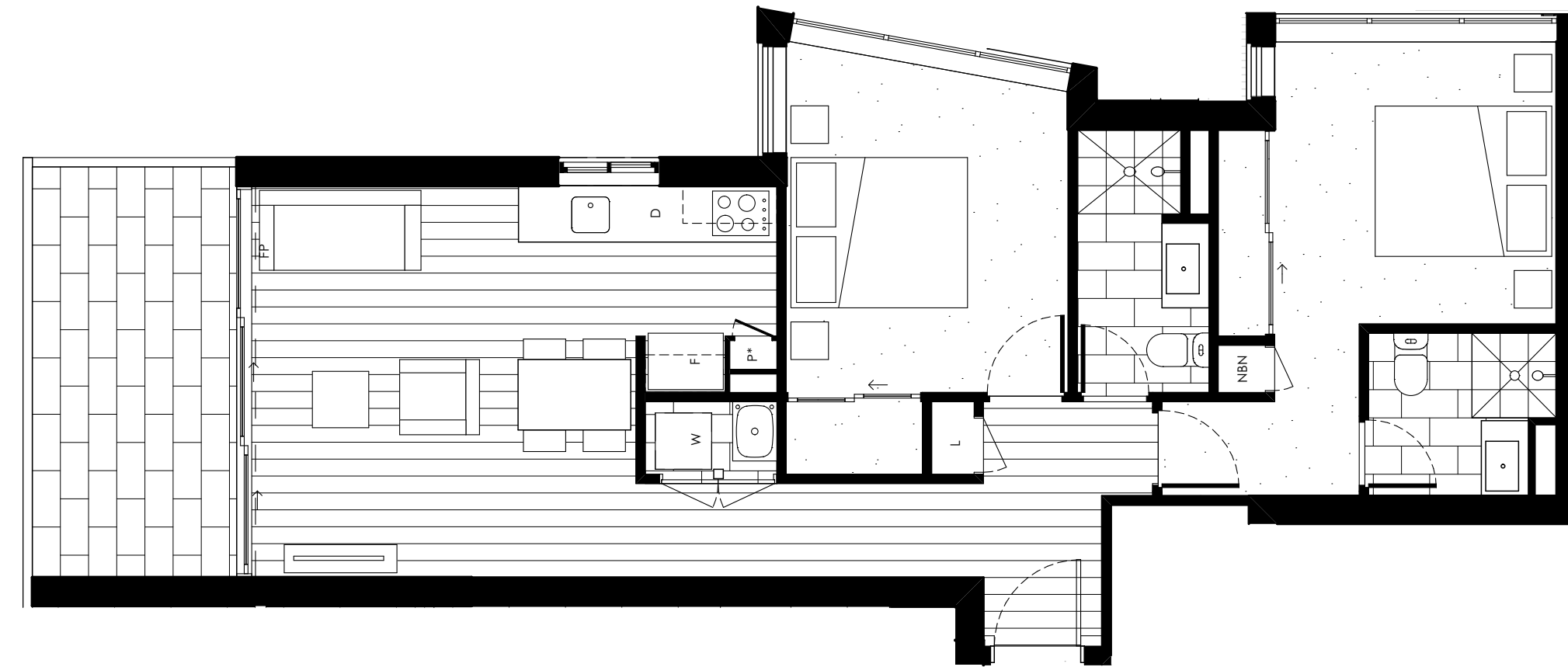
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**UNIT 09 LEVEL 06 - 30**

2 BEDROOM / 2 BATHROOM



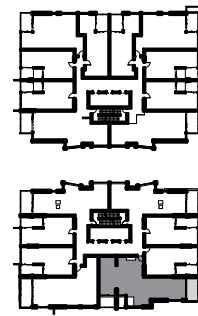
FLOOR AREA	69.0m <sup>2</sup>
BALCONY AREA	10.5m <sup>2</sup>
<b>TOTAL AREA</b>	<b>79.5m<sup>2</sup></b>



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**UNIT 04** LEVEL 21 - 30

3 BEDROOM / 2 BATHROOM



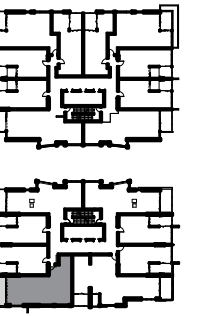
FLOOR AREA	102.0m <sup>2</sup>
BALCONY AREA	21.5m <sup>2</sup>
<b>TOTAL AREA</b>	<b>124.5m<sup>2</sup></b>



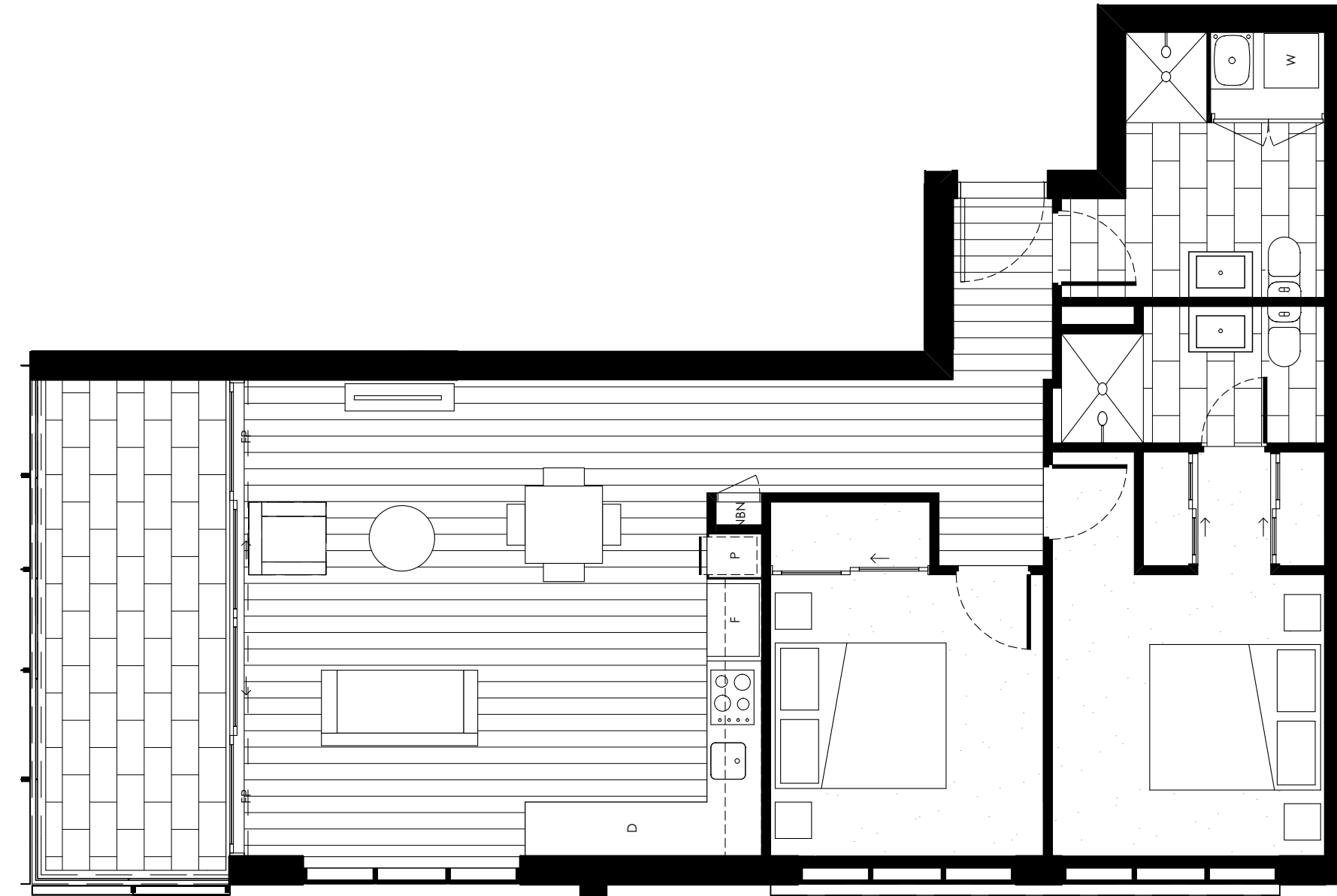
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**UNIT 05** LEVEL 21 - 30

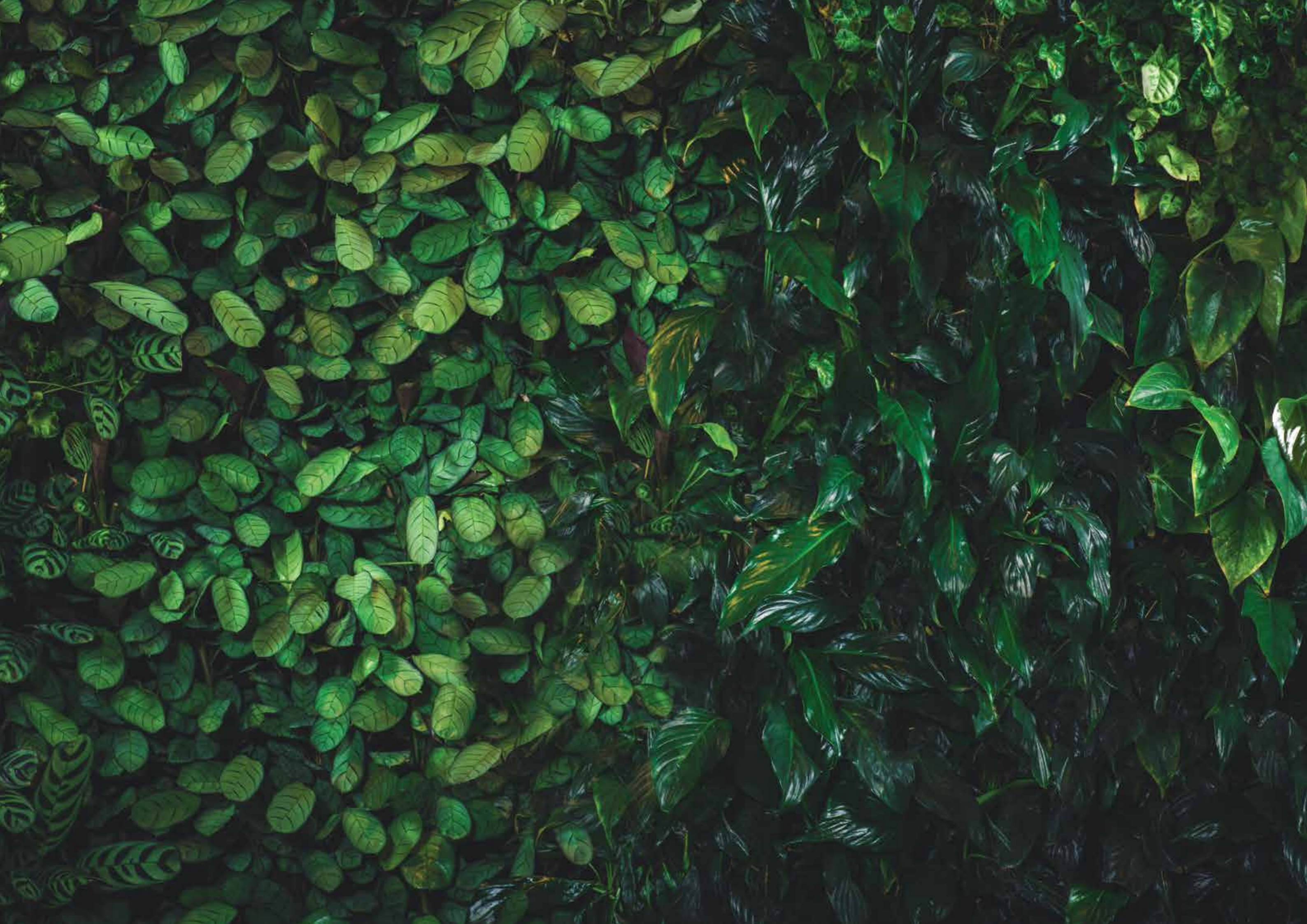
2 BEDROOM / 2 BATHROOM



FLOOR AREA	80.5m <sup>2</sup>
BALCONY AREA	13.0m <sup>2</sup>
<b>TOTAL AREA</b>	<b>93.5m<sup>2</sup></b>



Dimensions and areas are approximate and are subject to change without notice. Internal measurements are taken in accordance with property council guidelines, the centre line of party wall, the external face of corridor and of the outside wall. Prospective purchasers must rely on their own enquiries and should refer to the plans, terms and conditions contained in the contract of sale. Loose furniture, white goods and planters are not included.



EVE

SPECIFICATIONS



## GENERAL EXTERNAL AND INTERNAL CONSTRUCTION

Floors	Reinforced concrete slab.
External Walls	Masonry wall system to meet all necessary fire, acoustic and insulation requirements with paint finish.
Internal Walls	Metal stud and plasterboard to meet all necessary fire, acoustic and insulation requirements. Villaboard cladding where required with paint finish.
Ceilings and Bulkheads	Plasterboard or Villaboard with paint finish.
Roof	Reinforced concrete with weatherproofing and trafficable surface as required.
Soffits to Balconies	Paint finish over off-form concrete or painted acoustic ceiling where required.
Access and Egress Stairs	Concrete steel trowel finish. Galvanised steel balustrades and handrails.
Balcony Doors and Windows	Aluminium-framed clear glazing to doors and windows, aluminium-framed glazing to panels above doors and windows.
Unit Balconies and Common Areas	Tiles finish to unit balconies generally. Combination of timber and tile finish to recreational deck levels.
Balcony Attachments	Water outlets to level 5 units.
Entry Lobby Ground	Large floor tiles throughout with entry mats and inset floor rugs. Plasterboard walls generally with fire and acoustic rating as required – feature wall polished venetian plaster finish. Wall feature near lifts. Feature pendant lighting.
Lobbies	Carpet flooring throughout with painted plasterboard walls and ceiling. Tiling with feature suspended timber ceiling at level 5.
Balustrades and Handrails	Painted precast concrete spandrels, or aluminium frame and clear glazed panels.
Plant Screens	Powder coated or galvanised louvered screens.

## GENERAL EXTERNAL AND INTERNAL CONSTRUCTION

Roller Shutter	Metal Colorbond finish.
External Doors and Security Doors	Flush panel solid core doors with gloss paint finish.
Door Frames	Press metal frames, fire rated and smoke rated where required to BCA compliance. Gloss paint finish.
Driveways and Paths	Concrete and coloured concrete as per landscape architect's details.
Hot Water Service	Gas central hot water unit plant with individual metering.
Garbage	Single refuse chute to each level with capacity for recycling. Garbage rooms at ground level carpark.
Basement Floors	Reinforced concrete slab sealed with line-markings and all carpark bays and storage areas numbered.
Basement Walls	Reinforced concrete or blockwork, external walls concrete sprayed.
Basement Ceilings	Off form concrete.
Storage Enclosures	Galvanised steel chain wire enclosures with gate.
Basement Lighting	Fluorescent light fittings to meet required lighting levels for carparks.
CCTV	To car park entry, ground floor lobby/retail and podium level recreational facilities.
Access Control System	Access via remote/fob to carpark roller doors, front door to ground floor lobby, lifts (to unit floor only) and podium recreational deck.
Lifts	3 x 1600kg electric lifts.



## INTERNAL MATERIAL AND FINISHES

Wall Finish	Wall Systems made up of metal stud and plasterboard to meet all necessary fire, acoustic and insulation requirements. Low Sheen and Low VOC paint finish.
Feature Wall Finish	VJ feature timber wall panelling on MDF panels with 3mm deep groove. Low sheen and low VOC paint finish.
Ceilings and Bulkheads	Proprietary system with plasterboard ceilings to meet required acoustic ratings. Low sheen and low VOC paint finish.
Ceilings to Wet Areas	Villaboard with paint finish.
Cornice	Square set.
Architraves	40 x 10mm timber square with semi-gloss paint finish.
Skirting	60 x 10mm timber square with semi-gloss paint finish.
Doors	Internal – 2040mm flush panel hollow core doors with timber door frames. Low VOC semi-gloss paint finish.
Floor Finishes	Carpet with wool blend. Underlay to meet BCA requirements. Option – timber floors with matte finish.
Wardrobes	Aluminium framed mirror glass with sliding door fronts.
Air-conditioning	Ducted air-conditioning to living areas and main bedrooms. Central cooling tower system individually metered.
Lift Interiors	Tile floor with combination of mirror, stainless steel and laminate wall finishes and rear hand rail.
Door Hardware	Satin Chrome lever handle to all doors including front door. Privacy catch to bathroom and ensuite doors. Fire closer to front door.

## INTERNAL MATERIAL AND FINISHES

## KITCHEN

Kitchen and island Benchtop	Polished reconstituted stone to all benchtops.
Kitchen Splashback	Mirror splashback.
Kitchen Cupboards	2 pac urethane finish with gloss finish to doors and drawer fronts. White melamine to carcass and adjustable shelves. Pull out Pantry. Soft close.
Kitchen Sink	Single, stainless steel sink bowl.
Tapware	Chrome finish sink mixer.
Whitegoods	600mm 4 burner gas cooktop, stainless steel oven, slide-out brushed stainless steel range hood, semi integrated under-bench stainless steel dishwasher.
Refrigerator Opening	800mm wide refrigerator opening.

## BATHROOM/ENSUITE

Vanity basin/benchtop	Wall basin unit with exposed eco chrome bottle trap.
Joinery	Shaving cabinet and open shelving unit with exposed compact laminate surfaces.
Shower Screens	Semi-frameless safety glass panel.
Toilet Suite	Wall-faced close coupled with soft close seat.
Bathroom Tapware	Chrome finish basin mixer, chrome finish shower mixer, chrome finish shower rose on a rail.
Accessories	Chrome towel rail, toilet paper holder, robe hook and shower shelf.

## INTERNAL MATERIAL AND FINISHES

## LAUNDRY

Laundry Tub, Mixer and Stop Cocks 35L compact tub/cabinet with chrome mixer and stop cocks.

Laundry Shelf Melamine shelf above laundry tub.

Dryer 4kg white wall hung dryer.

## ELECTRICAL

Unit Lighting LED downlights throughout unit with feature lighting over kitchen island bench. Ceiling light on balcony.

Kitchen Above bench GPO's including island bench, connection to all appliances.

Living/Dining GPO, data/phone

Study GPO, data/phone

Bed 1 2 GPO's, data/phone

Bed 2 2 GPO's, data/phone

Bed 3 2 GPO's, data/phone

Bathroom GPO

Telephone and Internet All units will be serviced by the National Broadband Network.

## THE TEAM

IVY'S DEVELOPMENT TEAM COMBINES LOCAL KNOWLEDGE WITH NATIONAL EXPERIENCE TO ACHIEVE A WORLD-CLASS RESULT.

## KPG CAPITAL

KPG Capital, formerly known as Kilcor Properties, was founded in 1987. A privately owned, Brisbane-based property development and investment group, KPG Capital specialises in residential and retail projects throughout Australia. The group, since its inception, has participated in developments and investments with an end value in excess of \$1.2bn.

KPG Capital's strong track record over 28 years can be attributed to its collaborative approach in partnering with like-minded partners to develop and deliver real estate projects. The group has a dedicated and motivated team with a depth of knowledge and experience in acquisitions, development, investment, management and marketing. This enables KPG Capital to achieve successful outcomes for all stakeholders.

## 360

Australia's leading full-service, residential development sales and marketing agency, 360 Property Group capitalises on over 30 years' experience and is responsible for over 18,000 residential apartment sales to date. 360 Property Group's outstanding reputation has been built on providing expert management on projects from start to finish, delivering to its clients a comprehensive service unmatched in the industry. With a thorough, sophisticated understanding of the sector and its markets, 360 Property Group understands the true meaning of getting a residential product right.

## ABACUS

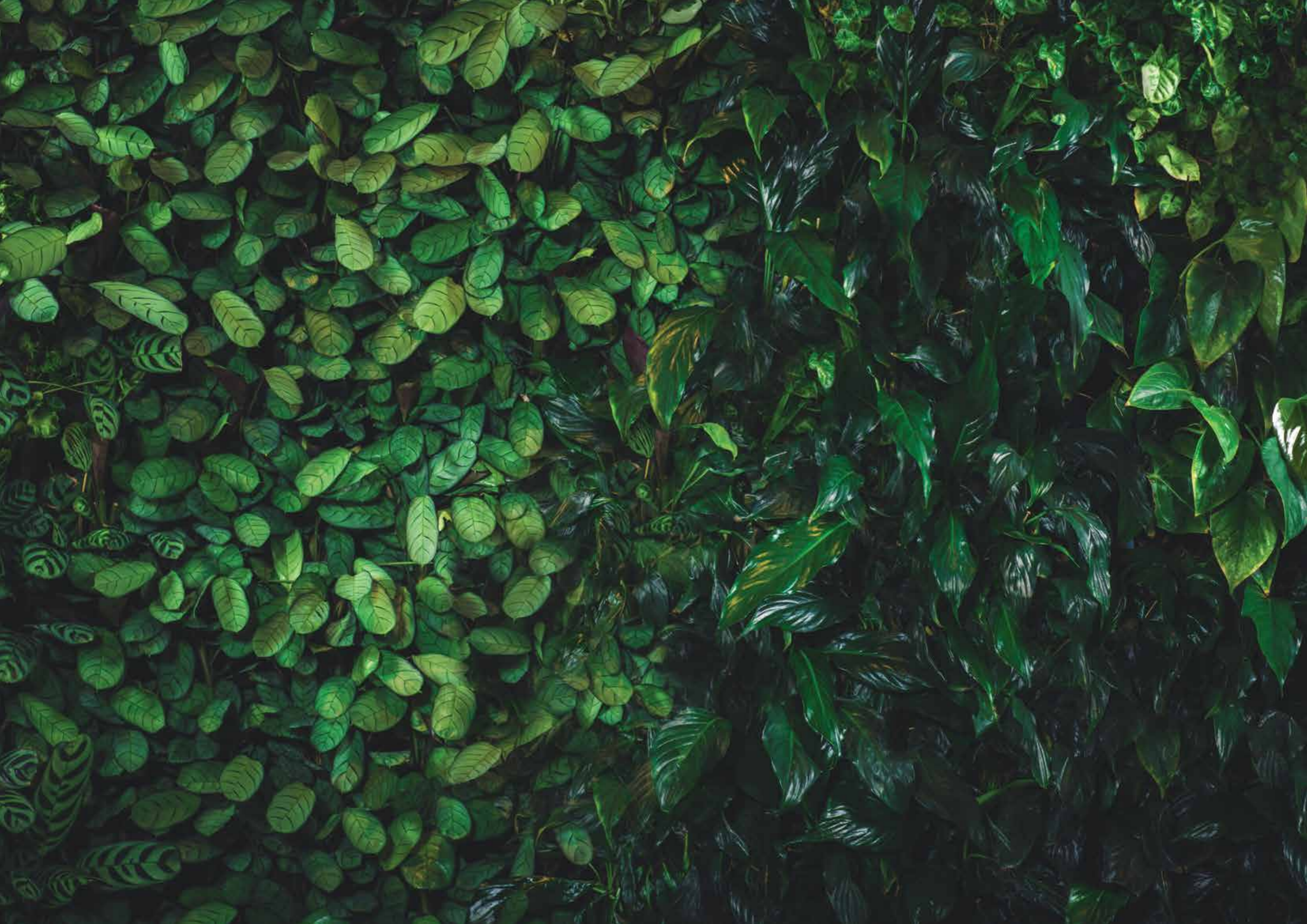
Abacus Property Group (Abacus) is a diversified, listed Australian Real Estate Investment Trust included in the S&P/ASX 200 Index (ASX Code: ABP). Abacus was formed in 1996 as a boutique property syndicator and in 2001 merged a number of property syndicates to form the diversified Abacus Property Group. In late 2002, the Group was listed on the ASX.

Abacus is now one of Australia's larger listed Real Estate Investment Trusts, with a current market capitalisation of over \$1.1bn. The group's core expertise is in accessing properties and projects and actively managing them to realise their full value. Abacus has been involved in a number of successful residential development projects in Sydney, Melbourne and Brisbane.

## ML DESIGN

For over 25 years ML Design has been creating memorable places around the world. Their philosophy is to design built environments that respond to a variety of complex challenges, resulting in communities and public places that are dynamic and prosperous.

Although many of ML Design's projects have been recognised with various industry awards, the key driver is to achieve outcomes that leave a positive legacy: to create built environments that perform in the real world, exceed people's expectations and are valued for their contribution to the broader community. ML Design has been behind many notable developments in Brisbane and on the Gold Coast.



EVE

INVESTMENT

EVE



SOUTH BRISBANE

# LOCATION AND WALKABILITY

WALK SCORE OF 94 - ONE OF THE BEST IN BRISBANE

26% OF RESIDENTS WALK TO WORK

354 RESTAURANT'S AND BARS WITHIN WALKING DISTANCE

WALKING DISTANCE TO CBD AND PROPOSED CASINO

SOUTH BRISBANE TRAIN STATION WITHIN 100M

LOCATED IN THE BRISBANE STATE HIGH SCHOOL CATCHMENT



# INFRASTRUCTURE AND INVESTMENT

OVER \$5 BILLION WORTH OF INFRASTRUCTURE INVESTMENT

QUEENS WHARF

KURILPA RIVERFRONT RENEWAL

EXISTING INFRASTRUCTURE

LADY CILENTO CHILDREN'S HOSPITAL

SOUTH BANK TRAIN STATION REDEVELOPMENT

BRISBANE CONVENTION AND EXHIBITION CENTRE

SOUTH BANK RESTAURANT PRECINCT

SOUTH EAST BUS WAY



# PERFECT INVESTMENT DEMOGRAPHICS

AVERAGE AGE OF 30

AVERAGE WAGE OF OVER \$2,000 PER WEEK

60% OF RESIDENTS ARE COUPLES WITHOUT CHILDREN  
AND 38% OF RESIDENTS ARE PROFESSIONALS

OVER 100,000 NEW JOBS IN THE NEXT 12 YEARS

SOUTH BRISBANE'S POPULATION IS SET TO GROW  
BY OVER 150% BETWEEN 2014 AND 2031

RENTAL VACANCY RATE OF 3.5%

(\*recently completed apartments 2.25%)

AVERAGE OF 7.2% RENTAL GROWTH RATE OVER 10 YEARS

# EDUCATION

WITHIN THE BRISBANE STATE HIGH SCHOOL CATCHMENT -  
BRISBANE'S ONLY SELECTIVE PUBLIC SCHOOL & THE NO.1  
RANKED PUBLIC SCHOOL IN BRISBANE

3 UNIVERSITIES WITHIN 3KM'S

QUEENSLAND UNIVERSITY OF TECHNOLOGY - 40,000 STUDENTS

UNIVERSITY OF QUEENSLAND - 46,000 STUDENTS

SOUTHBANK INSTITUTE OF TECHNOLOGY - 30,000 STUDENTS

CREATING OVER 20,000 JOBS

EDUCATION - ONE OF BRISBANE'S LARGEST EXPORTS



