INTELLIGENT + CONNECTED

35-39 KELBURN STREET
UPPER MOUNT GRAVATT QLD 4122
savviapartments.com.au
1300 411 882

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SAVVI APARTMENTS

UPPER MT GRAVATT

A new benchmark in apartment living where seamless technology and considered design makes your life easier and more connected.
A NEW WAY OF LIVING
Savvi Apartments offers an unparalleled opportunity to live an ultra-modern life.

Savvi’s location in the heart of Upper Mt Gravatt makes it a smart choice. A neighbour to Westfield Garden City and on the doorstep of Griffith University, great transport options and the M1, Savvi residents will find it easy to connect, both for work and for play.

Inspired by the latest advancements in technology, by design Savvi residents will experience the very latest in intelligent living. Take control of your everyday life using Google Home or smart phone. If you choose lighting, entertainment and more can all be controlled by voice.

As a building of distinction, Savvi has been meticulously designed, from the outside in, and invites residents to live an inspired modern life. Nothing has been overlooked. From its glistening façade, the generous apartment layouts, to the luxe fittings and finishings, Savvi takes residential living to new unparalleled heights.
A CONNECTED LIFESTYLE

Dining, shopping and entertainment – Savvi is superbly located

WESTFIELD GARDEN CITY

Savvi Apartments’ proximity to one of Brisbane’s largest and most dynamic shopping centres provides everything on your doorstep to embrace an exciting lifestyle. Designer fashions, quintessential brunches, restaurants and entertainment – all this and more, day and night, and it’s all within easy walking distance of Savvi.
Everywhere is within easy reach of Savvi.

Located less than 15 minutes from Brisbane’s CBD, with easy access to the M1, Savvi residents enjoy a comfortable city commute.

The Gold Coast is just 45 minutes away, the Sunshine Coast and Toowoomba are both a one-hour drive, and Brisbane’s domestic and international airports are just 20 minutes from Savvi.

Drive yourself or hop on a bus – Savvi sits at the core of a bustling transport hub.
Each Savvi apartment has been thoughtfully and intelligently crafted. No fine detail has been overlooked. At Savvi, you’ll discover a range of apartment styles and plans to suit every lifestyle need.

Open floor plans, bespoke finishes and premium inclusions abound in the one, two and three-bedroom layouts. Generously sized entertaining spaces, study nooks, walk-in robes, sunbathed balconies and light-filled rooms are just some of the intelligent design inclusions.

Savvi presents an ultra-modern, sophisticated canvas to make your own.
Experience a new way of intelligent living. Each Savvi apartment features Google Home for smart home control and automation.

Google Home adds that extra touch of liveability to your Savvi apartment. It’s also a very easy way to control your smart home. As your intelligent personal assistant, Google Home allows you to speak commands and interact with a range of integrated services. Listen to music, view photos and videos, receive news updates, set alarms, adjust room temperature settings – no hands required.
You’ll find new and unique ways to connect at Savvi.
CO-LAB
At Savvi, you’ll be inspired to work or study from home in a dynamic collaborative work space.

With workstation pods and easy Wi-Fi connectivity, the Savvi co-lab promotes maximum productivity. It also provides an opportunity to take networking with your neighbours to a whole new level.

REC SPACE
The innovative resident facilities you’ve been waiting for.

Savvi’s rec space invites you to step away from the hustle and bustle and indulge in a little me time. It’s also the perfect place to connect. Socialise with neighbours and friends amidst the enticing pool area or adjacent BBQ and outdoor dining space.

CAR SHARING
When you live close to everything, including great transport and exceptional retail and entertainment amenity, car ownership is definitely optional.

If your need for a car is only occasional, you’ll love that Savvi will be home to a convenient car share service. Enjoy the convenience of car sharing — it’s just like having a car without the costs and hassles of owning one!*
Artist impression – 3 bedroom apartment, featuring timber floor upgrade
Contemporary interior finishes create a sophisticated space for you to make your own.
## Residential Analysis

### Who lives in Mount Gravatt?

<table>
<thead>
<tr>
<th></th>
<th>Mount Gravatt</th>
<th>Brisbane LGA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat or apartment</td>
<td>28%</td>
<td>21%</td>
</tr>
<tr>
<td>Renters</td>
<td>42%</td>
<td>37%</td>
</tr>
<tr>
<td>Couple family without children</td>
<td>41%</td>
<td>38%</td>
</tr>
<tr>
<td>Lone person household</td>
<td>31%</td>
<td>24%</td>
</tr>
</tbody>
</table>

Prepared by Urbis; Source: ABS Census 2016

### Key fundamentals for a successful precinct

- Population
- Infrastructure
- Employment

### Employment projections comparison

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2031</th>
<th>New Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mount Gravatt Catchment</td>
<td>37,710</td>
<td>48,288</td>
<td>10,578</td>
</tr>
<tr>
<td>Brisbane CBD</td>
<td>148,399</td>
<td>188,627</td>
<td>40,228</td>
</tr>
<tr>
<td>Australia TradeCoast</td>
<td>60,000</td>
<td>110,000</td>
<td>50,000</td>
</tr>
</tbody>
</table>

Prepared by Urbis; Source: Urbis

Mount Gravatt Catchment includes Mount Gravatt, Upper Mount Gravatt, Macgregor, Eight Mile Plains, Salisbury and Nathan

### Sale price premium

<table>
<thead>
<tr>
<th></th>
<th>Mount Gravatt Catchment vs Brisbane LGA March 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mount Gravatt Catchment</td>
<td>$650K</td>
</tr>
<tr>
<td>Brisbane LGA</td>
<td>$435K</td>
</tr>
</tbody>
</table>

Prepared by Urbis; Source: APM PriceFinder

Source: Urbis Mount Gravatt Key Driver Overview, September 2017
DEVELOPMENT TEAM

DEVELOPER
OPALYN PROPERTY GROUP

To the intending purchaser, the development company is often little more than an anonymous entity, yet the credentials of the developer can speak volumes for the real value of the property.

With this expertise in residential development and our willingness to stake our good name on every project we undertake, you have an assurance that the Opalyn developed apartment you buy will work superbly in every practical respect, reflect a sense of style and homely warmth and possess intrinsic quality and value-for-money.

Behind our name lies the level of integrity, ethics, credibility and commitment to quality that you will find only in a long-established family company. Generations of the Tomarchio Family are intimately involved in the business of developing quality residential properties which reflect the real needs and aspirations of the people who will occupy them.

Specialists in boutique residential developments and known for our excellence in residential development which spans over 40 years in Brisbane, Opalyn Property Group projects include Park Lane, Central Park, CI Apartments and Savile Row at Chermside, Acqua Apartments, West End and The Hudson in Brisbane’s CBD.

ARCHITECT
FERRO ARCH ARCHITECTS

Established in 1991, Ferro Arch delivers high quality, contemporary cutting edge architecture and provides a high level of expertise on a broad range of small to large scale projects.

Working throughout Brisbane, Queensland’s East Coast, northern New South Wales and abroad, our firm remains at the forefront of architecture, consistently delivering exciting and innovative solutions that respond to the client brief, budget, and the site.

Our proven expertise, substantial knowledge base, rigorous preliminary planning and analysis processes, firm adherence to sustainable design principals and attention to detail at every stage ensures a successful result.

INTERIOR DESIGNER
HARWARD AND BROWN

At Harward and Brown interior design, we are known for our distinctive design quality and styling. Specialising in the creation of contemporary and classic living spaces, our expertise extends to internal and external finishes, fixtures and furnishings. We draw on our experience as we expand and develop clients’ ideas, solve problems and offer unique design solutions.

We pride ourselves on creating homes that are the envy of others. Our passion and dedication are matched by our commitment to excellence.

LANDSCAPE ARCHITECT
ANDREW GOLD LANDSCAPE ARCHITECTURE (AGLA)

AGLA are a boutique specialist landscape architectural practice that specialises in projects requiring development approval by Brisbane City Council, mostly in multi-unit dwellings (units, townhouses). Creativity is at the heart of our practice. Our design culture is drawn from a shared appreciation that the success of a place – regardless of scale or function – is fundamentally determined by responsiveness to environment and context. Our solutions are grounded in the realities of place, time and people and the practical application of creative thought.

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