



ARCADIA
APARTMENTS



*Experience a home
where the perfect
fusion of sophisticated,
contemporary design
meets the abundant
lifestyle opportunities
of a premiere inner-
urban riverfront
community.*

FROM ITS ROOFTOP
TERRACE TO THE SECURE
BASEMENT PARKING,
EVERYTHING ABOUT
ARCADIA APARTMENTS
HAS BEEN THOUGHTFULLY
CONSIDERED.
WITH ITS SUPERB LEAFY
LOCATION WITHIN WALKING

DISTANCE OF LOCAL
RESTAURANTS, BOUTIQUES,
PUBLIC TRANSPORT AND
THE INDOORPOOL
SHOPPING CENTRE, ARCADIA
APARTMENTS ENSURES YOU
CAN EXPERIENCE BEAUTY
AND CONVENIENCE EVERY
MOMENT OF EVERY DAY.



EMBRACE THE GOOD LIFE

Arcadia Apartments offers elegantly and thoughtfully designed two- and three-bedroom apartments in a range of floorplans that are ideal for carefree, tranquil living.







Arcadia Apartments is an address where every element combines to ensure an enviable lifestyle with the perfect balance between privacy and pleasure.

ARCADIA APARTMENTS FEATURES A MAGNIFICENT ROOFTOP TERRACE WITH LANDSCAPING, SEATING NOOKS, ENTERTAINING SPACES, A BBQ AREA AND OUTDOOR KITCHEN.

IMAGINE THE POSSIBILITIES FOR YOUR SPECIAL OCCASIONS, ENJOYING A SUMPTUOUS SPREAD WITH THE SPARKLING LIGHTS OF THE CITY AS A BACKDROP.



YOUR APARTMENT
FEATURES A GENEROUS
OUTDOOR TERRACE
WITH OUTLOOKS OVER
THE DAPPLED GREENS
OF INDOOROPILLY'S
ABUNDANT TREES, PARKS
AND GARDENS.

WHETHER YOU ARE
ENTERTAINING FAMILY AND
FRIENDS, OR ENJOYING
THE MORNING SUN WITH A
COFFEE, YOU CAN INDULGE
IN SEAMLESS INDOOR-
OUTDOOR LIVING.

*Your haven at
Arcadia Apartments
has been meticulously
designed and planned
to ensure an optimum
quality of living.*

INVITING LIVING AREAS WITH
FULL-LENGTH RETRACTABLE
DOORS TO OUTDOOR PATIOS
CREATE GENEROUS, LIGHT
AND BREEZY AREAS FOR
RELAXING AND SOCIALISING.
SOME FLOORPLANS OFFER
SEPARATE DINING AREAS,
PERFECT FOR CASUAL
MEALS OR DELICIOUS
FEASTS WITH FRIENDS.
KITCHENS FEATURE STONE
ISLAND BENCHTOPS WITH
FEATURE SHELVING,

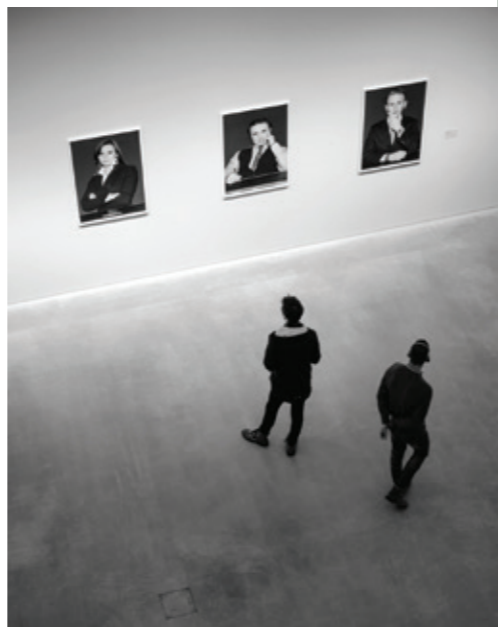
MATCHING STONE
SPLASHBACKS, ABUNDANT
STORAGE SPACE AND TOP-
OF-THE-LINE EUROPEAN
APPLIANCES.
THROUGHOUT ALL YOUR
LIVING SPACES, THE WARM
TONES OF TIMBER FLOORING
AND PREMIUM QUALITY
TIMBER VENEER CABINETRY
EMBODY THE ESSENCE OF
TIMELESS SUBTROPICAL
STYLE.





MASTER BEDROOMS
FEATURE QUALITY WOOL-
BLEND CARPETS FOR
THAT TOUCH OF LUXURY
UNDERFOOT, SPACIOUS
AND STYLISH ENSUITES,
AND EITHER GENEROUS
CUSTOM WARDROBES OR
CAPACIOUS WALK-IN ROBES.

ADDITIONAL BEDROOMS
ALSO MARRY THE SOFT-
TOUCH OF CARPETS, THE
CONVENIENCE OF IN-BUILT
GENEROUS WARDROBES
AND SUPERB NATURAL
LIGHT AND SOFT BREEZES
FROM LARGE WINDOWS
WITH LEAFY OUTLOOKS.



*Living your best
life comes down to
making the most of
every moment, and
Arcadia Apartments
is an exceptional
location for doing so.*

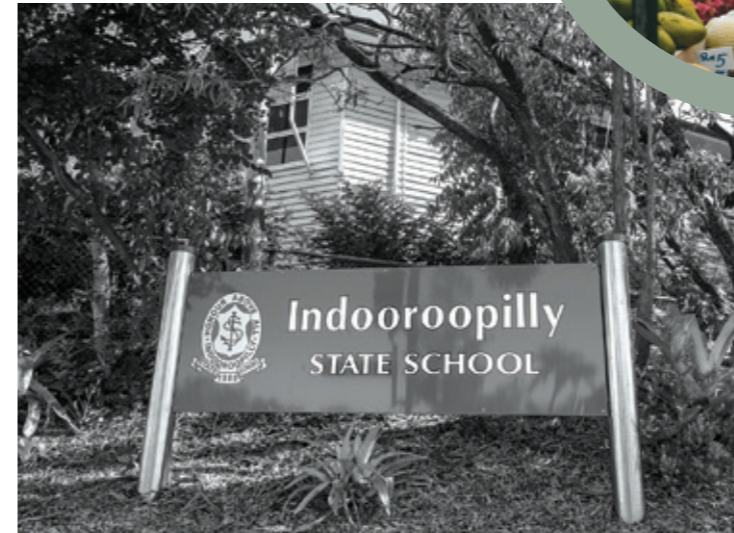
LOCATED JUST 6KM FROM
THE BRISBANE CBD, AND
WITHIN JUST A SHORT
DISTANCE OF AN EXPRESS
TRAIN STRAIGHT INTO
THE CITY POSITIONS
YOU PERFECTLY FOR
EXCEPTIONAL WORK-LIFE
BALANCE.
ALL OF THE CULTURAL
ATTRACTIONS ARE WITHIN
EASY REACH, FROM THE
MUSEUM OF MODERN
ART AND THE CULTURAL

DELIGHTS OF SOUTHBANK
TO THE CITY'S MAJOR
SPORTING VENUES AND
ENTERTAINMENT PRECINCTS.
ARCADIA APARTMENTS
IS ALSO JUST A SHORT
STROLL AWAY FROM ONE
OF THE CITY'S LARGEST
RETAIL CENTRES, THE
NEWLY-REFURBISHED
INDOOROOPILLY SHOPPING
CENTRE.

SUPERB LOCATION



Arcadia Apartments positions you perfectly for exceptional work-life balance.



WHETHER YOU HAVE AN APPETITE FOR FINE DINING OR CRAVE A LEISURELY BRUNCH, YOU'LL FIND A WORLD OF CUISINES INCLUDING UPMARKET RESTAURANTS, ECLECTIC CAFES AND WELCOMING BARS ALL WITHIN WALKING DISTANCE. CARING FOR YOUR WELLBEING IS A BREEZE TOO, WITH BEAUTY, HEALTH AND FITNESS SERVICES

ALL JUST MINUTES AWAY FROM HOME, AS WELL AS SOME OF BRISBANE'S BEST MAJOR HOSPITALS AND SPECIALISTS. INDOOROOPILLY IS ALSO BLESSED WITH A WEALTH OF PARKS AND PUBLIC OPEN SPACES, CYCLING PATHS THAT CONNECT YOU TO THE WIDER BRISBANE BICYCLE NETWORK, AND IS ALSO HOME TO THE OUTSTANDING INDOOROOPILLY GOLF CLUB.



Residential Analysis

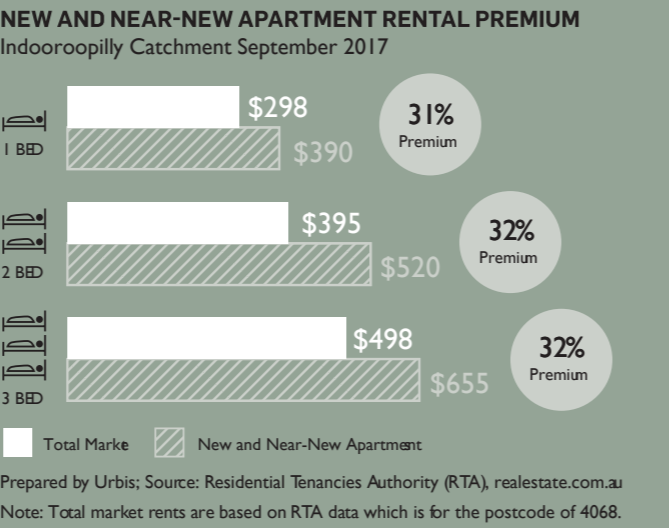
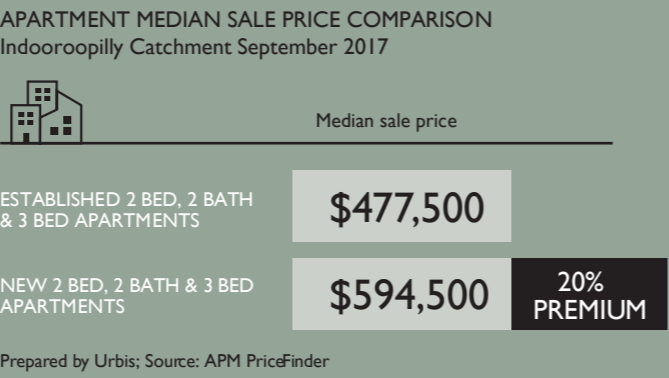
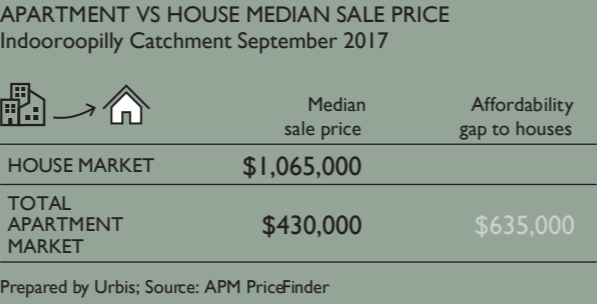
THE INDOOROOPILLY CATCHMENT (COMPRISING THE SUBURBS OF INDOOROOPILLY, ST LUCIA, TARINGA AND TOOWONG) IS A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA, OFFERING A CONCENTRATION OF RETAIL, EDUCATION AND LIFESTYLE AMENITY.

FOR THE QUARTER ENDING SEPTEMBER 2017, THE INDOOROOPILLY CATCHMENT RECORDED A MEDIAN APARTMENT SALE PRICE OF \$430,000, BASED ON 141 SETTLED TRANSACTIONS. THIS MEDIAN SALE PRICE WAS SIGNIFICANTLY INFLUENCED BY A HIGH NUMBER OF TRANSACTIONS FOR OLDER APARTMENTS. THE DESIRABILITY OF THE AREA IS EVIDENT THROUGH THE MEDIAN HOUSE PRICE. THE INDOOROOPILLY CATCHMENT RECORDED A MEDIAN HOUSE PRICE OF \$1.065 MILLION FOR THE SEPTEMBER QUARTER 2017. THIS IS \$635,000 HIGHER THAN THE MEDIAN PRICE FOR THE OVERALL APARTMENT MARKET. COMPARING THE MEDIAN SALE PRICES FOR ESTABLISHED TWO AND THREE-BEDROOM APARTMENTS AND NEW TWO AND THREE BEDROOM APARTMENTS, PRICE PREMIUMS OF UP TO 20 PER CENT ARE BEING ACHIEVED. THE NEW APARTMENT PRODUCT ENTERING THE MARKET IS ALSO A MORE AFFORDABLE OPTION FOR YOUNG PROFESSIONALS AND FAMILIES WHO ARE SEEKING TO MOVE INTO THE AREA IN COMPARISON TO THE HOUSING MARKET.

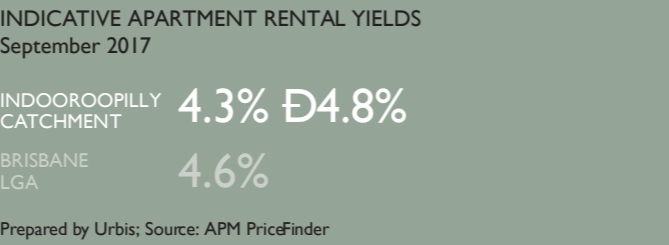
Rental Analysis

AREAS SUCH AS INDOOROOPILLY THAT OFFER STRONG LIFESTYLE OFFERINGS, INCLUDING RETAIL, DINING, ENTERTAINMENT AND PROXIMITY TO EMPLOYMENT ARE EXPERIENCING STRONG RENTAL DEMAND.

ANALYSIS OF RESIDENTIAL TENANCIES AUTHORITY (RTA) DATA, WHICH COLLECTS MEDIAN WEEKLY RENTAL DATA FOR RECENTLY RENTED DWELLINGS BASED ON BOND LODGEMENTS, INCORPORATING BOTH ESTABLISHED AND NEW PRODUCT, REVEALED A CONSIDERABLE INCREASE IN APARTMENT BOND LODGEMENTS. THE LAST FIVE YEARS HAS SEEN AN INCREASE OF 75 PER CENT AND 10 PER CENT FOR ONE AND TWO-BEDROOM BOND LODGEMENTS, RESPECTIVELY. ON-THE-MARKET RENTAL DATA, WHICH RECORDS ADVERTISED RENTS FOR NEW AND NEAR-NEW APARTMENTS HAS HIGHLIGHTED THE PREMIUM ACHIEVED FOR NEW PRODUCT. NEW AND NEARNEW APARTMENTS ARE ACHIEVING PREMIUMS OF UP BETWEEN 31 PER CENT AND 32 PER CENT FOR ONE, TWO AND THREE BEDROOM APARTMENTS. THE INDOOROOPILLY CATCHMENT ALSO RECORDED INDICATIVE APARTMENT RENTAL YIELDS OF UP TO 4.8 PER CENT DURING THE SEPTEMBER 2017 QUARTER, HIGHER THAN THE WIDER BRISBANE LOCAL GOVERNMENT AREA (LGA) YIELD OF 4.6 PER CENT.



NEW APARTMENTS ARE BEING ABSORBED IN THE RENTAL MARKET, WITH A 75% INCREASE IN NEW BONDS SINCE 2012.



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Connectivity and Accessibility

INDOOROOPILLY HAS AN ABUNDANCE OF LIFESTYLE AMENITY AND BENEFITS FROM SIGNIFICANT BUILT INFRASTRUCTURE, INCLUDING ONE OF BRISBANE'S LARGEST SHOPPING CENTRES, INDOOROOPILLY SHOPPING CENTRE.

WITHIN SEVEN KILOMETRES OF THE BRISBANE CBD, INDOOROOPILLY OFFERS EASY ACCESS TO MAJOR EMPLOYMENT NODES, MANY PROMINENT EDUCATIONAL ESTABLISHMENTS AND MAJOR HEALTH INSTITUTIONS. THIS INCLUDES THE WESLEY HOSPITAL, ONE OF QUEENSLAND'S LARGEST PRIVATE HOSPITALS, EMPLOYING MORE THAN 2,000 STAFF, AND THE UNIVERSITY OF QUEENSLAND, ST LUCIA CAMPUS, WITH OVER 46,000 STUDENT ENROLMENTS. INDOOROOPILLY OFFERS A RANGE OF LIFESTYLE AMENITY, INCLUDING THE INDOOROOPILLY GOLF CLUB AND PROXIMITY TO THE MOUNT COOT-THA FOREST. TRANSPORT INFRASTRUCTURE IS ALSO A KEY STRENGTH OF INDOOROOPILLY, WITH INDOOROOPILLY TRAIN STATION, FREQUENT BUS SERVICES AND A HIGHLY CONNECTED ROAD AND MOTORWAY NETWORK, LINKING THE AREA TO BRISBANE'S CBD AND WESTERN SUBURBS.

Infrastructure



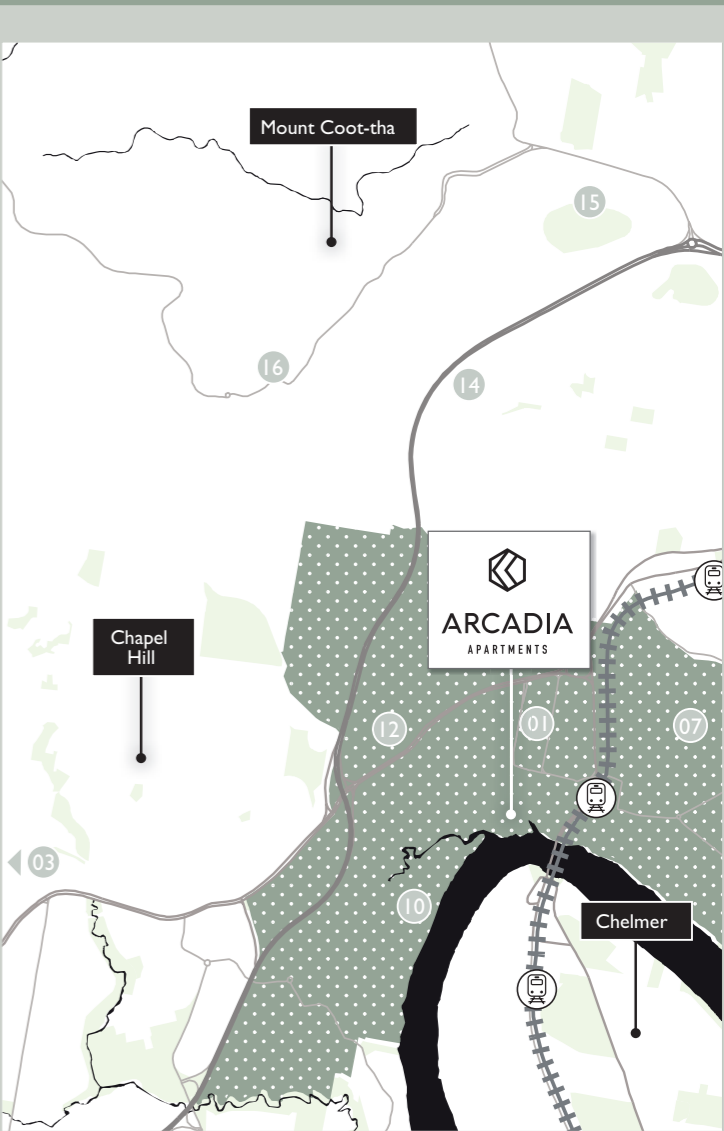
INDOOROOPILLY SHOPPING CENTRE EXPANSION
\$450 MILLION (COMPLETE)

INDOOROOPILLY SHOPPING CENTRE IS A MAJOR REGIONAL CENTRE THAT RECENTLY COMPLETED A \$450 MILLION REDEVELOPMENT. THE EXPANSION INCLUDED AN ADDITIONAL 30,000 SQ.M OF RETAIL SPACE, INCLUDING 120 NEW STORES AND A NEW OUTDOOR DINING PRECINCT. APPROXIMATELY 1,200 NEW JOBS WERE CREATED FOR RESIDENTS.

LEGACY WAY \$1.5 BILLION (COMPLETE)
LEGACY WAY IS A \$1.5 BILLION MAJOR ROAD TUNNEL PROJECT PROVIDING MOTORISTS WITH A FOUR-MINUTE FAST TRACK FROM TOOWONG TO KELVIN GROVE, REDUCING THE TRAVEL TIME BETWEEN THE CENTENARY BRIDGE AND THE INNER CITY BYPASS BY 70 PER CENT. THE ROADWAY ALSO CONNECTS TO THE WIDER TRANSAPEX NETWORK, WHICH INCLUDES THE AIRPORT LINK AND THE CLEM7 TUNNEL.

TOOWONG VILLAGE REFURBISHMENT
\$50 MILLION (COMPLETE)
THE RECENTLY COMPLETED REFURBISHMENT INCLUDED REVAMPING THE INTERIORS, FOOD COURT, A SIMPLIFIED MALL LAYOUT, NEW AMENITIES AND ALFRESCO DINING PRECINCT.

UNIVERSITY OF QUEENSLAND, ST LUCIA CAMPUS
MASTER PLAN (PLANNED)
THE UNIVERSITY OF QUEENSLAND HAS RECENTLY CREATED A NEW MASTER PLAN THAT WILL GUIDE DEVELOPMENT TO SUPPORT THE GROWING STUDENT POPULATION, AND INTEGRATE THE CAMPUS WITH THE WIDER CITY. KEY DEVELOPMENT PROJECTS INCLUDE, A POTENTIAL NEW RIVER CROSSING FROM ST LUCIA TO WEST END, RETAIL AND COMMUNITY FACILITIES, UPGRADES TO ACADEMIC AND RESEARCH FACILITIES AND TWO MAJOR RESIDENTIAL DEVELOPMENT SITES.



Demographics

	INDOOROOPILLY CATCHMENT	BRISBANE LGA
AVERAGE HOUSEHOLD INCOME	\$99,649	\$105,757
GEN Y RESIDENTS (AGED 20-34 YEARS)	42%	26%
COUPLE FAMILY WITH NO CHILDREN	46%	38%
RENTED DWELLINGS	54%	38%
EMPLOYED AS MANAGERS AND PROFESSIONALS	54%	44%

Prepared by Urbis; Source: ABS Census 2016
Note: Indooroopilly Catchment includes Indooroopilly, St Lucia, Taringa and Toowong
FOR FULL URBIS REPORT CONTACT OUR SALES TEAM



Constructions group brings to every project three core elements: integrity; communication and detail. Because we are passionate about ensuring every project reaches its true potential, a commitment to these three values underpins everything we do. Constructions group is a progressive and dynamic commercial construction company providing the highest level of service to clients across all sectors of construction. Constructions group has completed over \$700 million in projects in a wide range of industry sectors including health, industrial, multi-residential, retail, commercial, education, prestige residential and civil.

The company was established in 1996 as part of the ray white group and traded as ray white constructions until july 2011. Over this time, the company grew in both experience and industry breadth so that in 2011 it changed its name to Constructions Group (Aust) to reflect its evolving direction and future growth. With expertise in design and construct, construction management and conventional tendering, constructions group has experienced solid and steady growth throughout Queensland, as well as completing projects for clients in Victoria and Western Australia.



Maple Development Group brings to its development endeavours a foundation of international expertise and a forward-looking appreciation of the bright prospects for South east Queensland. The company was established in Brisbane in mid-2015, and is wholly owned by Pengbo Group, headquartered in Zhuozhou, Hebei Province, China. When we first acquired the site for Arcadia in 2016, we knew it was destined to be something special. As a company, our primary goal is to create residential projects that shift the benchmark for apartment

living far above market expectations. Arcadia, as our first project to come to life, represents a new harmony between affordability and upmarket contemporary living within inner Brisbane. We have also been strategically concentrating more broadly on Brisbane's western suburbs, recognising their strong prospects for capital growth and solid property value creation. Beyond Brisbane, our company also owns and actively manages properties including businesses and productive rural holdings on the Gold Coast and Sunshine Coast.



Hayes Anderson Lynch Architects is a design focused Architectural and Town Planning practice recognised for continued success in achieving high quality designs and development approvals. We believe that the main challenge facing designers today is to think beyond standard solutions and incorporate economic, legislative, environmental, cultural and community demands and expectations. The practice has responded to the ongoing demands for wider housing choices as well as the associated demands for new types of retail and business environments. These changes in demand have been associated with the

worldwide growth in urban areas and growing client appreciation of the importance of good design. The designs are sensitive to the region in which we live and work. We focus on listening to and understanding the needs of our clients. Through our appreciation of the complexities of the modern world, we bring to life buildings that exceed our clients' aims and aspirations. The variety of projects in which we have been involved range from residential projects through to large mixed use and commercial buildings. Our client base includes developers, householders and a number of institutions.

SALES ENQUIRIES

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