

DEVELOPMENT FEATURES

- Residential development comprising two buildings
- Unrivalled location directly opposite the Broadwater
- Sophisticated, contemporary design of ageless quality and sculptural form which maximises views from all units
- Panoramic views across the tranquil Broadwater, out to the hinterland and Surfers Paradise
- Extensive lush tranquil landscaped gardens and water features synonymous with Raptis developments
- Nearby: Cosmopolitan restaurants & cafes, Harbour Town and Australia Fair shopping centres, Southport CBD, world class Golf courses, Wave Break Island, South Stradbroke Island

APARTMENT TYPES

"Waters Edge" consists of two boutique buildings, one 7 storey building and an adjacent 4 storey building.

7 levels of Residential Apartments

- 7 1 bedroom plus study
- 25 2 bedroom
- 12 2 bedroom plus study
- 3 2 bedroom Sky homes with Interconnecting Upstairs Terrace
- 2 2 bedroom plus study Sky homes with Interconnecting Upstairs Terrace

4 levels of Boutique Residential Apartments

- 6 2 bedroom plus study
- 2 2 bedroom plus study Sky homes with Interconnecting Upstairs Terrace

57 Apartments in total

STANDARD APARTMENT FEATURES

- Ducted personal control air-conditioning to each unit
- Spacious open plan living areas
- Generous balconies with glass balustrading to maintain the uninterrupted views
- Fully equipped kitchens with quality European stainless steel appliances

STANDARD APARTMENT FEATURES CONT.

- Louvre shutters to select balconies offering protection from wind, sun and ensuring residents privacy
- Appealingly designed, high standard of interior finishes with quality fittings and fixtures throughout
- Acoustic treatments exceeding Australian Standards
- Plasterboard ceilings

FACILITIES

Life Enhancements

- Fully equipped Private Gymnasium
- 25m heated lap and recreational pool
- Heated Spa
- Outdoor poolside BBQ and entertainment terrace

General Facilities

- Private and Secure basement parking
- Separate Visitor Car Parking
- Limited secure basement storage available – on request

SECURITY

- Audio Intercom System to each apartment
- Key access to main entrance
- Security access to all floor levels
- Key access to lift at ground and car park levels
- Fully secure car park for resident access only
- Security cameras to basement and public areas

COMMUNICATION

- Provision for up to 3 telephone lines including fax to each apartment
- Broadband capability to each apartment
- Cable TV access available to each apartment

MANAGEMENT

- On site management by a Raptis approved quality manager
- Pool areas and all lifestyle facilities exclusively for residents and guests

COUNCIL RATES

- Approximately \$1300 per annum

FIRB

- Up to 50% of the apartments

DEVELOPER

- Kojera Pty Ltd, a wholly owned subsidiary of Raptis Group Limited

BODY CORPORATE FEES

[Approximate Inc. Admin + Sinking Fund]

- 1 bedroom plus study \$73pw
- 2 bedroom \$79pw
- 2 bedroom plus study \$85pw
- 2 bedroom with Interconnecting Upstairs Terrace \$83pw
- 2 bedroom plus study with Interconnecting Upstairs Terrace \$87pw

CONSTRUCTION

- Completed April 2006

TITLE DESCRIPTION

- Strata titled apartments

TERMS OF PURCHASE

- 10% deposit (cash, bank guarantee, electronic transfer or similar approved)
- Deposits held by Short Punch & Grestorix (Vendor's lawyer)
- Settlement within 30 days from contract

INTEREST ON DEPOSIT

- Interest will be credited towards the purchaser at settlement

FOR FURTHER INFORMATION AND ASSISTANCE

- Please contact your personal Waters Edge Sales Consultant on 1800 620 619