



## Tower II Residential Key Facts & Facilities

### Development Features

- A multi-purpose development comprising of three towers with residential, integrated shopping and commercial precincts
- The second tower consists of 40 levels with residential apartments, retail shops and commercial offices
- A choice of 262 luxury apartments
- Easy travel to Brisbane, Surfers Paradise and the Gold Coast Airport
- A short walk to Southport Broadwater
- Ground floor retail space
- Enjoy sweeping views of the Gold Coast, ranging from the Southport Broadwater, Pacific Ocean, Hinterland, Nerang River and Surfers Paradise
- Located in the heart of Southport CBD
- Includes serene landscaped gardens and water features synonymous with Raptis Group developments
- Creatively designed with a number of access points to the 'Central Fountains'
- Incorporated paths to public amenities including Australia Fair Shopping Centre and the heart of the Southport CBD

### Apartment Types

30 levels of Residential Apartments

63	2 bedroom plus study apartments
138	2 bedroom apartments
61	1 bedroom plus study apartments
262	Apartments in total

### Standard Apartment features

- Ducted air-conditioning to each apartment, fully equipped kitchen with quality appliances
- Attractively appointed, interior finishes with quality fittings and fixtures

### Facilities

- Resort style pool and heated lap pool
- Spa / Sauna / Steam Room
- Fully equipped gymnasium
- Poolside BBQ and entertainment area
- Private and secure basement parking
- Residents Recreational Facilities Level 3

### Security

- Audio intercom system to each apartment
- Security key access to main entrance, foyer lift, car park levels, and all floor levels

### Communication

- Direct telephone exchange access available
- Provision for up to 4 telephone lines including fax
- Broadband internet access enabled
- Cable TV access available

### Management

- On site management by a Raptis approved, quality manager
- Pool areas and all lifestyle facilities exclusive to residents and guests

### Council Rates

- Council Rates may vary depending on the size, location and use of the property. Rates in Southport Central Tower II are anticipated to range from approx \$1,600 to \$1,880pa.

### Developer

- SPC Residential T2 Pty Limited, a subsidiary company of Raptis Group Limited.

### Construction

- Completion: Early 2008

### Title Description

- Strata-titled apartments

