



ATHENA  
RESIDENCES  
HOPE ISLAND



TOWER A

FACT SHEET

#### DEVELOPMENT FEATURES

- Prime waterfront location
- Sophisticated, modern contemporary architecture with superior finishes
- Spectacular water views
- Lush landscaped gardens designed by award winning Form Landscape Architects
- Thoughtfully designed to promote community living
- Impressive resort style lobby with first class amenities
- A stone's throw from the new Hope Island Marketplace
- A short drive to the new \$470 million Westfield Coomera Shopping Centre
- Minutes to cosmopolitan restaurants & cafes, world-class golf courses, Australia Fair & Harbour Town Shopping Centres, Wave Break Island & South Stradbroke Island

#### STAGE ONE TOTAL

- 106 2 bedroom apartments
- 16 3 bedroom skyhome
- 122 TOTAL APARTMENTS

#### APARTMENT FEATURES

- Ducted air-conditioning to each unit
- Spacious open-plan living areas
- Generous sized balconies
- Fully equipped kitchens with gas cooktops & quality stainless steel appliances
- Engineered stone with modern tapware
- Appealing design, high standard of interior finishes with quality fitting and fixtures
- Acoustic treatments to Australian Standards

#### SKYHOME APARTMENT FEATURES

- 900mm Miele gas cooktop
- Miele wall oven
- Engineered timber flooring to living areas
- Carpet to bedrooms
- Integrated refrigerator
- Wine fridge
- Stone benchtop
- Bath in master ensuite
- Custom joinery in master walk-in robe
- Butler's pantry
- Walk-in laundry

#### RESIDENTS' FACILITIES

- Business lounge with private offices and boardroom facilities
- Luxurious pool with sauna
- State-of-the-art gymnasium
- Yoga/Pilates room
- Children's indoor play area
- Zen garden
- Private screening/media room
- BBQ facilities
- Pet wash bay
- Secure residents' underground parking

#### SECURITY

- Audio intercom system to each apartment
- Key access to main entrance
- Security access to all levels

#### MANAGEMENT

- On-site management by an approved property manager
- Leasing and maintenance needs

#### COUNCIL RATES

- Approximately \$2200 per annum

#### WATER RATES

- Approximately \$1200 per annum

#### FIRB

- Up to 100% of the apartments

#### BODY CORPORATE FEES

(Approximate including administration and sinking fund)

- 2 bedroom \$58 – \$68 per week
- 3 bedroom Skyhome \$80 – \$89 per week

#### SUSTAINABILITY

- Water efficient fixtures and fittings
- Water individually metred
- Centralised hot water systems
- Energy saving communal lighting

#### CONSTRUCTION

- Stage One construction commencement Aug 2021
- Stage One anticipated completion late 2022

#### TERMS OF PURCHASE

- 10% deposit (cash, bank guarantee, electronic transfer, or similar approved)
- Deposits held by Short Punch & Greatorix (vendor's lawyer)
- Settlement – 14 days after registration of plan

#### INTEREST ON DEPOSIT

- Interest will be credited towards the purchaser