



bg buyer's  
guide



THE SYMPHONY CENTRE

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# EXECUTIVE SUMMARY

**Project Name**

The Symphony Centre

**Developer**

MRCB International

**Project Location**

24 Wellesley Street West  
Auckland CBD NZ

**Architect**

Woods Bagot

**Project Description**

1, 2 & 3 bedroom apartments, penthouses, and a range of luxurious amenities.

**Apartment Breakdown**

1 Bedroom Apartment  
2 Bedroom Apartment  
3 Bedroom Apartment  
Penthouse

**Transaction Requirement**

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

**Time to Exchange**

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

**Development Features**

- Leisure deck and commerce centre
- Generous floor plans with cityscape views
- Bespoke interiors with premium finishes and fixtures
- Private terraced balconies and curated urban landscaping
- Luxury amenities, world-class services and secure facilities
- Memberships to private clubs and exclusive arts partnerships
- Home styling partnerships with Auckland's finest interior designers

**Location**

- 200m to Auckland Town Hall
- 300m to Aotea Square
- 500m to Art Gallery Toi o Tāmaki
- 500m to Queen Street Shopping District
- 1km to Sky Tower
- 1.3km to Britomart Transport Centre
- 1.5km to Viaduct Harbour
- 1.8km to Wynyard Quarter
- 2.5km to Newmarket Station
- 2.5km to Auckland War Memorial Museum





## THE INVESTMENT

- » High capital growth potential and high yielding
- » Superior finish and build quality
- » Efficient and spacious, well designed unit layouts with low maintenance
- » Located with a short stroll to major shopping precincts with very strong infrastructure and amenities nearby
- » Strong tax depreciation
- » Good transport access with bus and train services

## DWELLING MAKE UP

UNIT TYPE	SQ. MT	PRICE RANGE NZD	RENTAL APPRAISAL NZD
1 BRM	63 - 76	\$1,149,000 - \$1,599,000	\$825 - \$925 / Week
1 BRM + MPR	76 - 100	\$1,249,000 - \$2,599,000	\$825 - \$950 / Week
2 BRM	121 - 140	\$1,945,000 - \$2,995,000	\$1450 - \$1900 / Week
3 BRM	130 - 210	\$2,599,000 - \$5,099,000	\$2100 - \$2400 / Week

Pricing is subject to change without notice.

## OUTGOINGS

UNIT TYPE	STRATA RATES NZD	COUNCIL RATES NZD	WATER RATES NZD
1 BRM	\$700 - \$1650 / Quarter	\$750 - \$1105 / Quarter	\$315 / Quarter
1 BRM + MPR	\$800 - \$1630 / Quarter	\$805 - \$1485 / Quarter	\$315 / Quarter
2 BRM	\$840 - \$1800 / Quarter	\$1155 - \$1685 / Quarter	\$435 / Quarter
3 BRM	\$1505 - \$3160 / Quarter	\$1485 - \$2750 / Quarter	\$550 / Quarter

### Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

## IMPORTANT DATES

PROJECT	STAGE OF CONSTRUCTION	CONSTRUCTION START DATE	EXPECTED COMPLETION
Mixed use Residential	Off Plan	2025	2028



# LIVING





# KITCHEN





# BATHROOM





# BEDROOM





# TERRACE

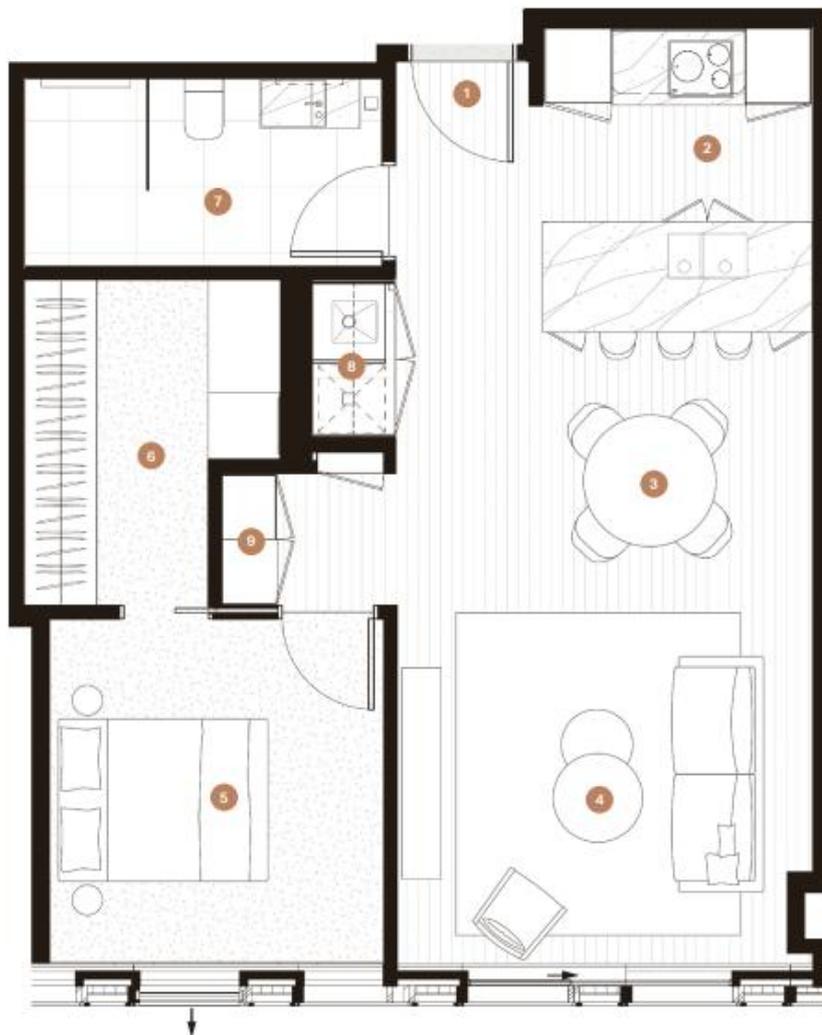


# 1 BEDROOM

## UNIT 11.08

1  1  0 

TOTAL 63 M<sup>2</sup>



**Disclaimer:**

Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

# 1 BEDROOM + MPR

## UNIT 10.04

1  1  0 

TOTAL 76 M<sup>2</sup>



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## 2 BEDROOM

### UNIT 11.02

2  2  1 

TOTAL 113 M<sup>2</sup>



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## 2 BEDROOM + MPR

### UNIT 10.05

2  2  1 

TOTAL 126 M<sup>2</sup>



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# 3 BEDROOM

## UNIT 12.06

3  2  2 

TOTAL 130 M<sup>2</sup>



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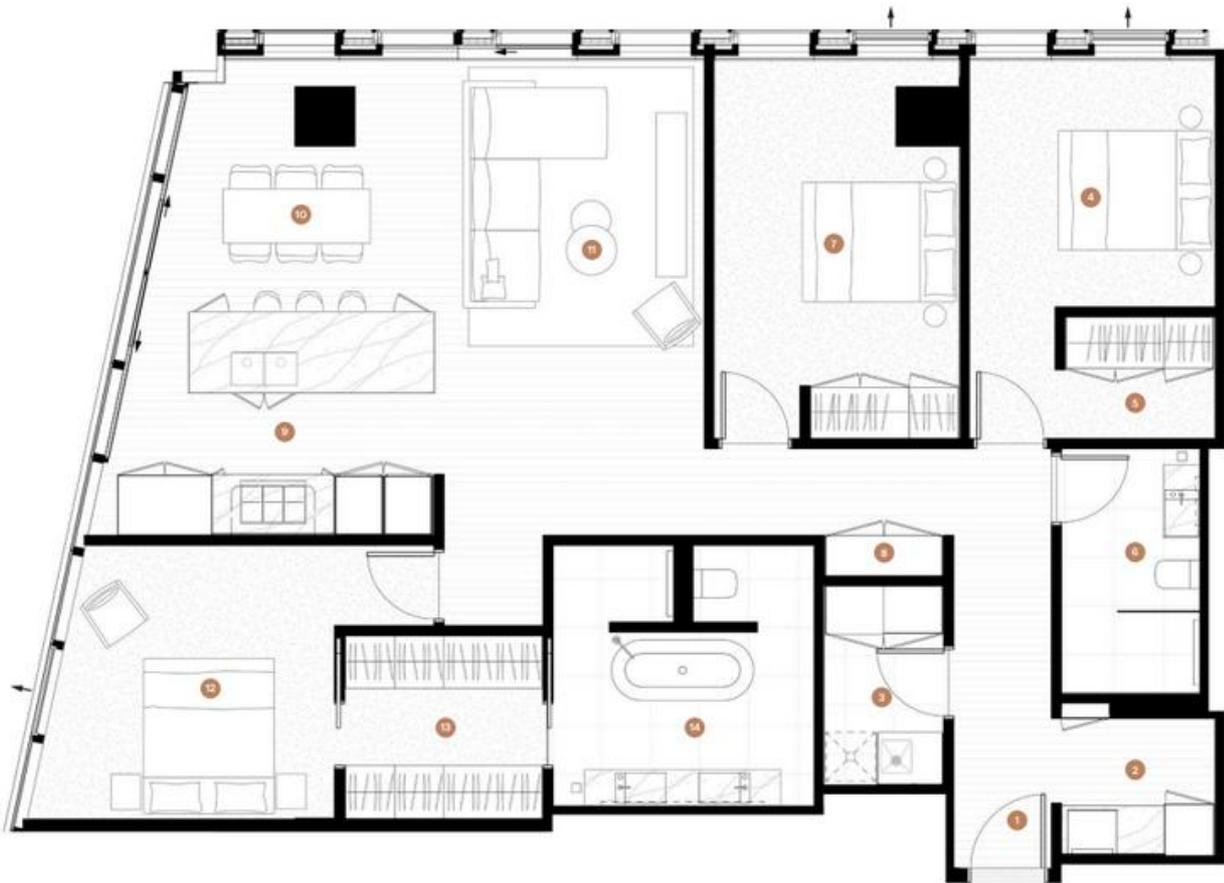
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# 3 BEDROOM

## UNIT 14.01

3  2  2 

TOTAL 136 M<sup>2</sup>



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PROJECT  
TEAM





## **DEVELOPER**

Proudly brought to you by the world's leading urban developer of integrated commercial and residential developments. MRCB International is a wholly owned subsidiary of MRCB Malaysia, a company listed on the Malaysian stock exchange. With over 50 years of experience, MRCB is a property and infrastructure development group with interests in commercial, residential and industrial real estate development, renewable energy as well as large-scale infrastructure projects. A pioneer in innovative technology, sustainability and design, MRCB's expansive portfolio of work includes large-scale civil engineering projects across a multitude of countries as well as a growing pipeline of developments in Australia and New Zealand. MRCB has successfully delivered Easton Burwood (2017) and 1060 Carnegie (2020), both apartment developments in Melbourne, and was awarded a Transit-Oriented Development (TOD) project in Auckland The Symphony Centre, scheduled to begin in 2024. VISTA marks MRCB's first Queensland project, with the ambitious project set to continue the legacy of upscale work.

# **MRCB**

## **ARCHITECT**

Woods Bagot is an international architecture studio with 17 offices across 6 regions. Rather than following a signature style, they embrace a multi-authorship approach, collaborating with clients, communities, and other creatives. Their expertise lies in Architecture, Interiors, and Masterplanning. They also utilise data to anticipate evolving human behaviour.

# **W-B<sup>TM</sup>**

**WOODS BAGOT**

# INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;





- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.



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