

THE PENTHOUSE COLLECTION

ARCHIBALD



EXECUTIVE SUMMARY

Project Name

Archibald

Project Location

108 Donnison Street, Gosford NSW 2250

Developer

Aland

Architect

Place Studio

Project Description

Two towers featuring 323 residential apartments offering a choice of 1, 2 & 3 bedroom apartments and a signature collection of 3 & 4 bedroom penthouses.

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

- Resort-style amenities with podium-level pool & swim-up bar
- Ground floor dining precinct
- Lobby café & function rooms
- Open-air Skybar & Lounge
- Eateries, parks & waterways at your fingertips



ARCHIBALD
BY ALAND

THE LOCATION





GOSFORD OLYMPIC SWIMMING POOL

GOSFORD BOAT RAMP

CENTRAL COAST LEAGUES CLUB AND PARK

ST PATRICK'S CATHOLIC PRIMARY SCHOOL, ST JOSEPH'S CATHOLIC COLLEGE, ST EDWARD'S COLLEGE

PALM BEACH

PITTWATER

LION ISLAND

HAWKESBURY RIVER

GOSFORD TAFE



GOSFORD HOSPITAL

BRISBANE WATERS

IMPERIAL CENTRE

BRISBANE WATERS

GOSFORD TRAIN STATION

CENTRAL COAST STADIUM

GARNET ADCOCK MEMORIAL PARK



RUMBALARA RESERVE

GOSFORD LIBRARY



WATERVIEW PARK

GOSFORD HIGH SCHOOL

UNIVERSITY OF NEWCASTLE CENTRAL COAST CLINICAL SCHOOL

Signature
COLLECTION



Signature
COLLECTION



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COLLECTION



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COLLECTION



Signature COLLECTION

WEST TOWER | UNIT 2701

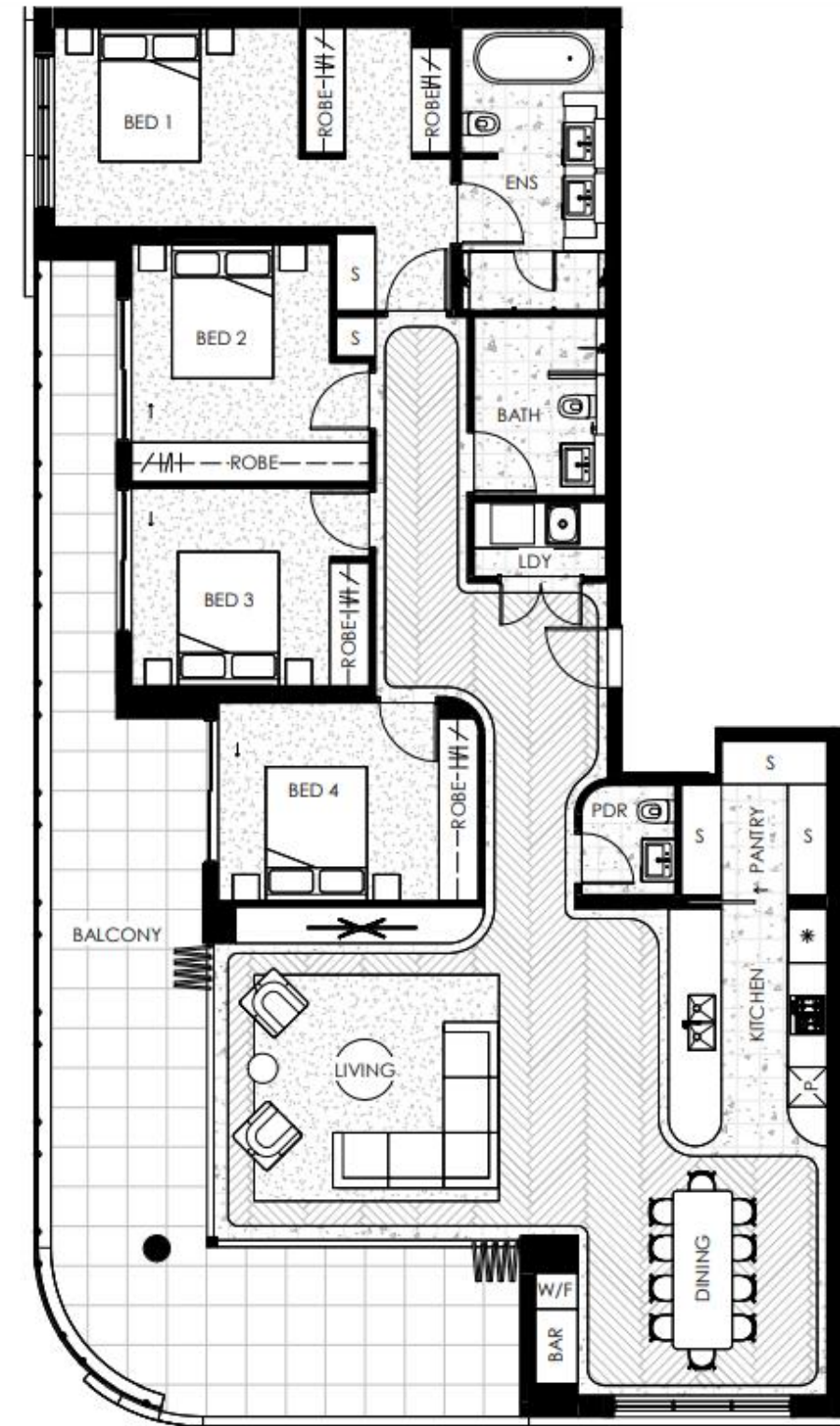
\$3,057,500

4  2.5  3 

INTERNAL 157 M²

EXTERNAL 42 M²

TOTAL 199 M²



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.

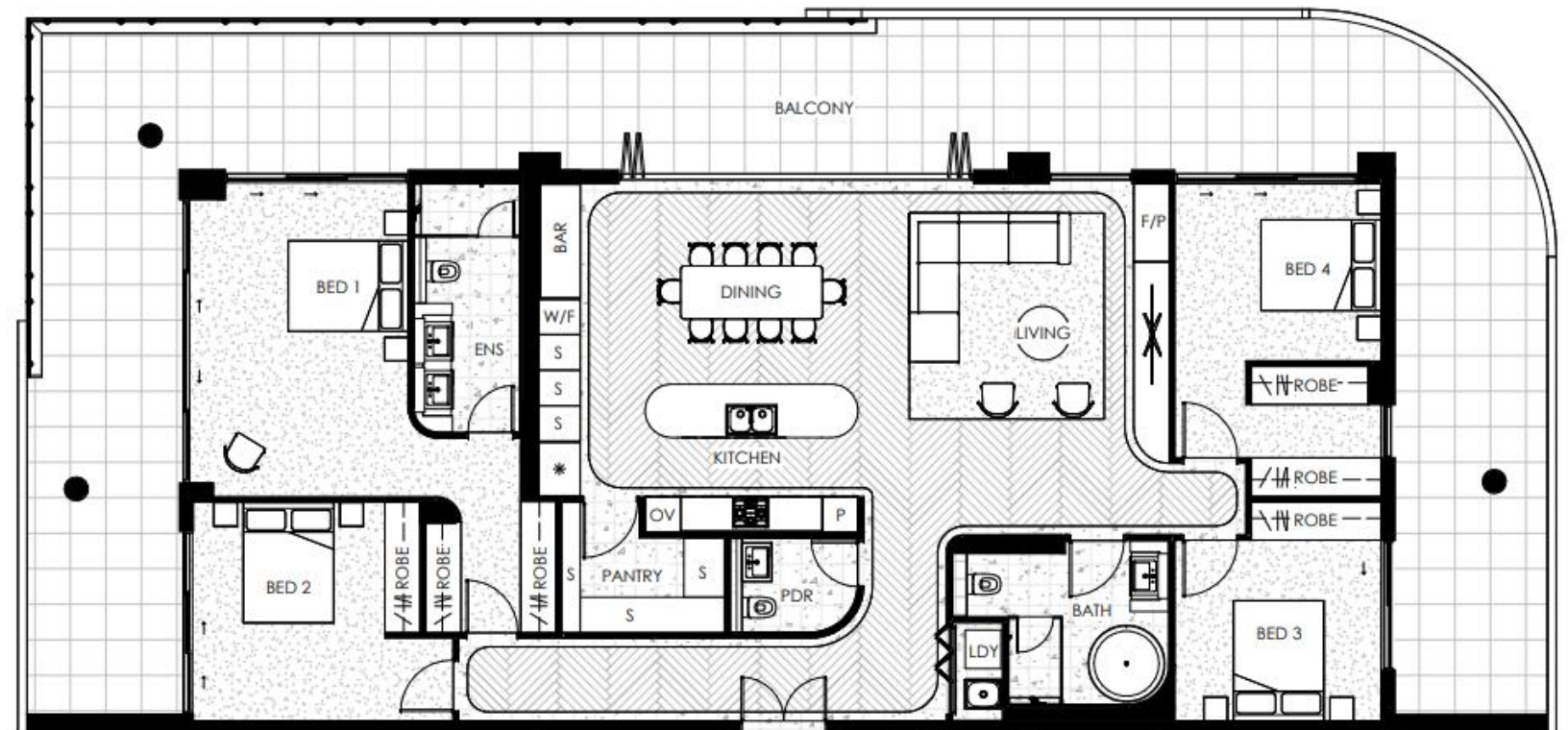
Signature COLLECTION

WEST TOWER | UNIT 2704

\$3,057,500

4  2.5  3 

INTERNAL 178 M²
EXTERNAL 104 M²
TOTAL 282 M²



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THE POOL



THE POOL BAR



SKY BAR LOUNGE



THE PIZZERIA



LOUNGE BAR



SPORTS BAR



RECEPTION



RECEPTION CAFE





PROJECT
TEAM

DEVELOPER

ALAND was established in 2002, and since then it has grown into one of Sydney's largest private multidisciplinary development and construction companies. They aim to grow sustainably for many years to come. Their vision is to provide an industry-leading, sustainable product to enhance the lifestyles of their customers and the communities in which they live. Their core focus is to deliver high-quality homes at an affordable price. Due to the ever-growing demands for housing, their typical delivery model involves mixed-use apartment developments in town centres in Western Sydney and other regional areas, often combining community amenities and retail and commercial offerings. Showcasing meticulous quality and attention to detail, they have delivered numerous acclaimed masterplanned and mixed-use projects, continually setting the highest quality standards and level of trust among their community of clients, customers, co-workers and peers.

ALAND

ARCHITECT

Place Studio is an emerging architectural practice in New South Wales, Queensland and Victoria. They provide a level of consideration and detail to all their spaces to create timeless dwellings. The pedigree of the directors and architects of Place Studio has seen them experience the historic, culturally significant and avant-garde place making projects that form the backbone of Sydney's spaces including the Sydney Cricket Ground, Sheraton on the Park, Top Ryde Shopping Centre and Barangaroo. This experience combines the high quality design of a boutique studio with the consideration, detail and rigour of a larger practice. Their combined skills and expertise offer the best in technological development to innovate the way homes are designed, creating places that people live in.

PLACE
STUDIO

MIO

MARKET OVERVIEW

"THE ONLY BAD TIME TO BUY A PROPERTY IS LATER!"

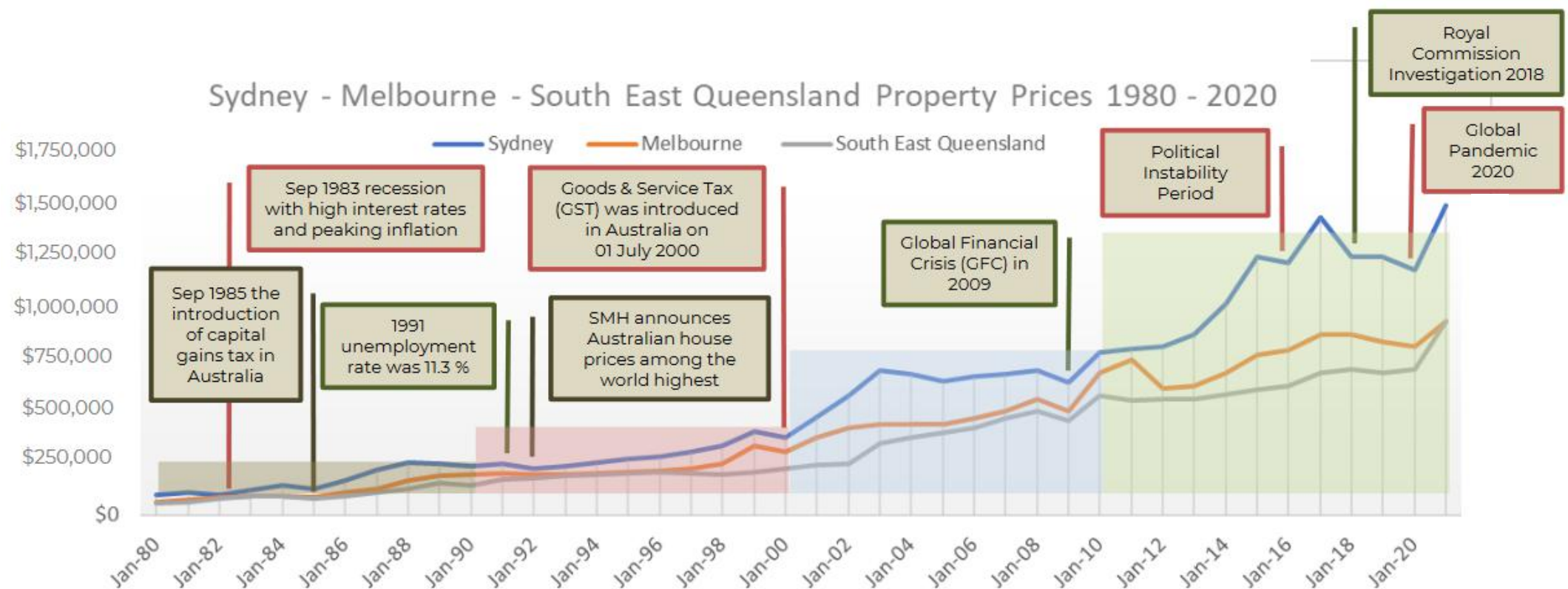
Market conditions have always affected property temporarily causing a temporary decline in property prices, supply and or demand once these market conditions are stable, the property market starts to gain confidence.

The interest rate rise is a prime example of those temporary market conditions which is the reason why it is actually the best time to buy a property as the demand is usually below average and property prices reflect that demand.

Once the interest rate starts to stable the demand starts to increase and so do property prices. At that stage, the only permanent fact that remains is that property prices continue to rise over time.

So when buying off plan where settlement is deferred until completion the only bad time to buy a property is later.

Below is a graph showing how market conditions have only temporarily affected the property market over the last 40 years and how property prices continued to increase after these conditions no longer affected the market.



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