



bg buyer's  
guide

CAPRI

ISLE OF CAPRI

# CONTENTS

---

## 03 EXECUTIVE SUMMARY

---

## 05 THE INVESTMENT

---

## 07 SOCIAL INFRASTRUCTURE

---

**Disclaimer:**

The opinions, estimates and information given herein or otherwise in relation here to are made by KANDEAL and are believed to be reliable. The material contained herein is not intended to substitute for obtaining individual advice from a professional adviser. KANDEAL expressly disclaims any liability and responsibility to any person whether a reader of this publication or not in respect of any loss or damage wholly or partially upon the whole or any part of the contents of this publication. COPYRIGHT KANDEAL Pty Ltd. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, including photocopying, recording, recording taping, or information retrieval systems) without the written permission of KANDEAL Pty Ltd.

---

---

---

---

**PROJECT  
OVERVIEW** **13**

---

**FLOOR  
PLANS** **25**

---

**INVESTMENT  
RISKS** **33**

---

# EXECUTIVE SUMMARY

**Project Name**

Capri

**Developer**

Monaco Property Group

**Project Location**

81 Salerno Street  
Isle Of Capri QLD 4217

**Architect**

Plus Architecture

**Project Description**

A development of 48 luxury 3 & 4 bedroom Villas

**Dwelling Breakdown**

3 Bedroom Villa  
4 Bedroom Villa

**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.

**Key Features**

- Engineered timber flooring
- Marble kitchen benchtop and splashback
- Gaggenau kitchen appliances
- Fully integrated double-door fridge
- Fully integrated dishwasher
- Stone vanity benchtops in bathrooms
- Gunmetal tapware
- LED feature lighting
- Textured loop pile carpet to bedrooms
- Ducted heating and cooling

**Amenities**

- Resort style pool with wet deck
- Cabanas
- Pool terrace with sun lounge area
- Lawn terrace and relaxation area
- Covered dining BBQ pavilion
- Residents' lounge with bar, TV screen, fully equipped kitchen and dining table





## THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 1.4%
- » Superior finish and build quality
- » Luxurious and spacious, well-designed villa layouts with low maintenance
- » Walking distance to shopping and dining precinct
- » Strong tax depreciation
- » Short walk to world-renowned Surfers Paradise Beach

## DWELLING MAKE UP

VILLA TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
TYPE 2	209	43 - 56	\$2,400,000 - \$2,440,000
TYPE 3	197	44 - 46	\$2,400,000

Pricing is subject to change without notice.

## OUTGOINGS

VILLA TYPE	STRATA RATES	COUNCIL RATES	WATER RATES
TYPE 2 & 3	\$1209 - \$1430 / Quarter	\$675 / Quarter	\$425 / 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	CONSTRUCTION COMMENCED	COMPLETION
Residential	Q4 2023	Q3 2025

# UNDERSTANDING THE GOLD COAST PROPERTY MARKET

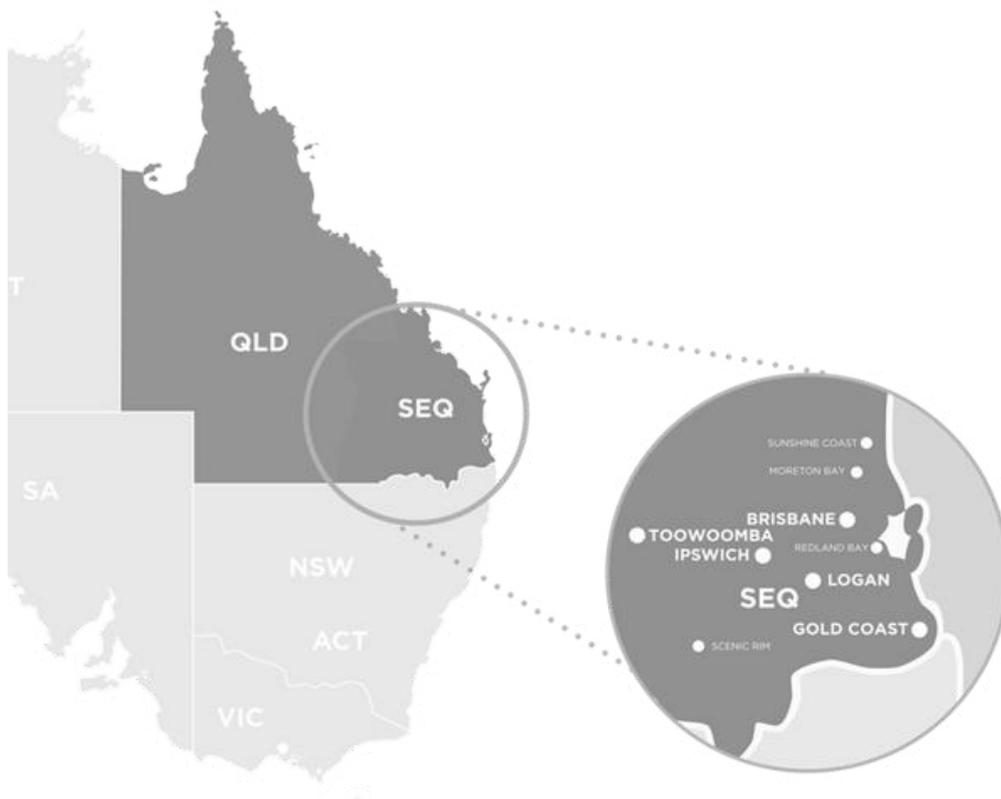
The Gold Coast is the pearl of Australia, only an hour's flight from Sydney and just over two hours from Melbourne and Adelaide, it is a city where 78% of the Australian population live within a two-hour flight radius.

With its world-class theme parks, top-class national and international sporting events, and state-of-the-art hotels and resorts offering true Australian hospitality it is the shopper's paradise and the Australian family's choice for a holiday destination.

As property buyers or investors, it is important to understand the Gold Coast in more depth to discover a truly unique investment opportunity.

The Gold Coast is a city within the greater South East Queensland region 'SEQ' where 3.8 million people live and is expected to reach 4.9 million by 2036.

Property buyers and investors consider the Gold Coast as part of the greater SEQ region just as we all consider Campbelltown and Liverpool as part of the greater Sydney region and Dandenong and Frankston as part of the greater Melbourne region.





## WHY THE GOLD COAST VACANCY RATE IS SO LOW

Infrastructure investment in the Gold Coast promotes confidence in the city's future. The amount of investment we are seeing means that for business and the community, the Gold Coast will continue to grow in importance.

Today the Gold Coast has the lowest vacancy rate in Australia and a competitively high return on investment as immigration continues to increase from larger cities to the region which increases demand for property and in return, will increase capital gain over the years. It is this understanding that drives investors to purchase in the Gold Coast.

### GOLD COAST VACANCY RATE DECEMBER QUARTER 2011-2023

DEC 2011 | 4.2 Per cent  
 DEC 2013 | 1.9 Per cent  
 DEC 2015 | 1.1 Per cent  
 DEC 2017 | 1.1 Per cent  
 DEC 2019 | 1.8 Per cent  
 DEC 2021 | 0.6 Per cent  
 DEC 2022 | 0.3 Per cent

Source : REIQ

# THE GOLD COAST FUTURE LOOKS BRIGHT

With \$10.9 billion worth of recently completed, under construction or planned infrastructure investment accounted for within the last 12 months.

Transportation accounted for the largest portion of infrastructure investment totalling \$6.4 billion. The Light Rail has made an obvious change to the Gold Coast's landscape and the M1 upgrades while the proposed heavy rail extension is also helping keep the Gold Coast connected. Below is a snapshot of some of the major projects that have recently been completed or are near completion in the Gold Coast.



## PACIFIC MOTOWAY WIDENING



The Pacific Hwy Upgrade is the largest road infrastructure project in Australia connecting Sydney to Brisbane by late 2023. The widening of the motorway to 6 lanes between the Gold Coast and Brisbane will be completed for easy access within the South East Queensland region.

## GOLD COAST LIGHT RAIL | STAGE 3



STAGE 1 & 2 are currently in operation from Helensvale to Broadbeach south Stage 3 will deliver a 6.7km extension south of the existing tram network, from Broadbeach South to Burleigh Heads providing eight additional stations. Stage 4 will connect Burleigh Heads with Gold Coast Airport covering a total of 50km.

## GOLD COAST AIRPORT UPGRADE

Gold Coast Airport Masterplan currently has \$370 million of work under construction. 30,000 Sq. Mt. expansion of the airport terminal will double its size. With more than 6 million passengers passing through the airport each year, this expansion is set to double by 2032.





## **GOLD COAST UNIVERSITY HOSPITAL**



Ranked the 6th Best Hospital in Australia it includes 750 Beds in the public hospital, 320 beds in the private hospital and employs 7,000 employees. Neighboring Griffith University, students who are medically based train at the new hospital.

## **YATALA ENTERPRISE**



The Yatala Enterprise Area (YEA) is the city's leading industrial precinct. Located halfway between the Gold Coast and Brisbane CBD it is home to businesses in the food and beverage industry, Construction materials, machinery and equipment, plastic and chemicals as well as warehousing, transport logistics and distribution.

## **PIMPAMA SPORTS HUB**

Located at the Northern precinct of Gold Coast spread over 14-hectare the \$80 Million sports hub includes a state-of-the-art aquatic centre with an Olympic-standard swimming pool, netball and tennis facilities.



# GOLDEN DECADE FOR GOLD COAST

With \$20 billion in infrastructure and investment headed for Queensland in anticipation of the 2032 Olympics, the Gold Coast's property market is set up to thrive over the next decade.

According to a new report, the investment ahead of the Olympics when combined with the ongoing population growth and an advancing economy will see the Gold Coast outpacing the rest of the country.

## Gold Coast to become the most expensive city by 2032

According to the latest modelling from PRD Nation Wide Sydney will be toppled from its position as the most expensive Australian city. The Gold Coast is predicted to take the unenviable title with house prices predicted to double by the end of the decade.

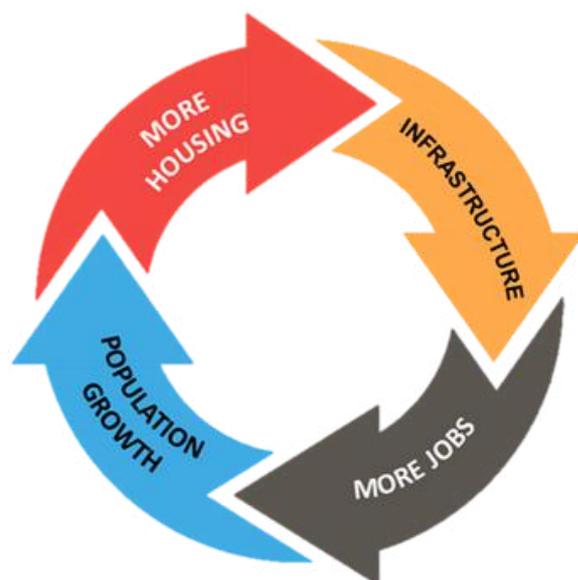
PRD Nation Wide has predicted that Sydney house prices will sore from their current median house price of \$1,290,000 to \$2,450,000 by 2030. The Gold Coast is predicted to clime above that to \$2,670,000 from the current median price of \$1,250,000 by 2030 while Melbourne is predicted to reach \$2,050,000 from the current median price of \$890,000

Source: PRD Nation Wide & Broadcast on Channel 10 News

## The improved regional transport infrastructure will positively impact the scale and investment profile of the local property market

More jobs, more people, a bigger economy, improved infrastructure and higher demand from businesses are all key drivers of growth.

When you add Infrastructure spending for the Olympics that is expected to play a significant role in this growth. It explains the reasons for the positive impact on the Gold Coast local property market.





## The Gold Coast's population is forecast to grow by nearly 500,000 by 2032 Olympics

Based on the figures of a 1 million population by 2032, this means the market will need to make room for over 50,000 new residents on average each year and based on the average Australian household being 2.6 according to ABS reports, this means that we will require a total of 19,250 properties each year, an average of just over 350 properties a week!

The figures above explain the reasons behind the current low vacancy rate while the expected demand and supply will see the Gold Coast becoming the best-placed market for growth in Australia in the next decade.

**Gold Coast Bulletin** | January 16, 2020

### **Gold Coast population will reach 1 million sooner than we think**

The State Government and council are being urged to review population targets and move quicker towards reaching one million residents.

".. the city will have 660,890 residents by the end of this year and reach 1,076,192 people by 2031."

# THE LOCATION



SURFERS  
PARADISE LIGHT  
RAIL STOP

SURFERS  
PARADISE  
BEACH

CAPRI ON  
VIA ROMA

ROMA PARK  
LEX BELL  
PARK

THE LANGHAM  
GOLD COAST



GOLD COAST AIRPORT →

PACIFIC FAIR SHOPPING CENTRE ↘

SURFERS PARADISE STATE SCHOOL

NERANG RIVER

BROADBEACH

CONVENTION AND EXHIBITION CENTRE

BROADBEACH DINNING PRECINCT

THE STAR CASINO



CAPRI  
ISLE OF CAPRI



# THE LIVING





# THE KITCHEN





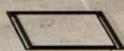
# THE MASTER





# THE BATHROOM





THE POOL

CAPRI



## TYPE 2B (MIRRORED) VILLA 1, 3, 5, 7, 9

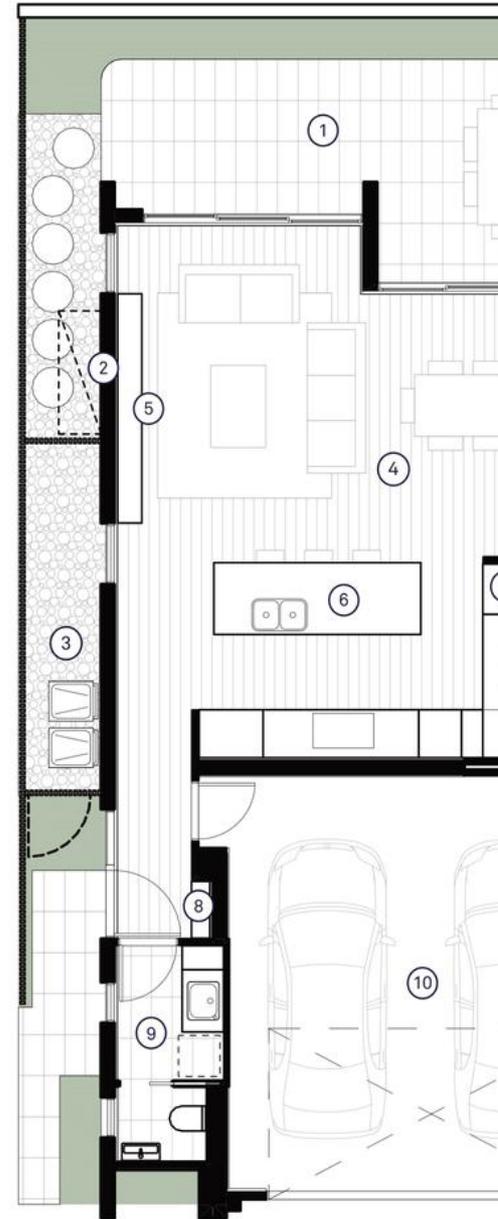
### 2 LEVELS

3 BED | 3.5 BATH | 2 CAR GARAGE

Ground Level	Internal	105m <sup>2</sup>
Ground Level	External	43m <sup>2</sup>
Level 1	Internal	104m <sup>2</sup>
<b>TOTAL</b>		<b>252m<sup>2</sup></b>

Note: • Stairs void on level 1 is excluded from area.

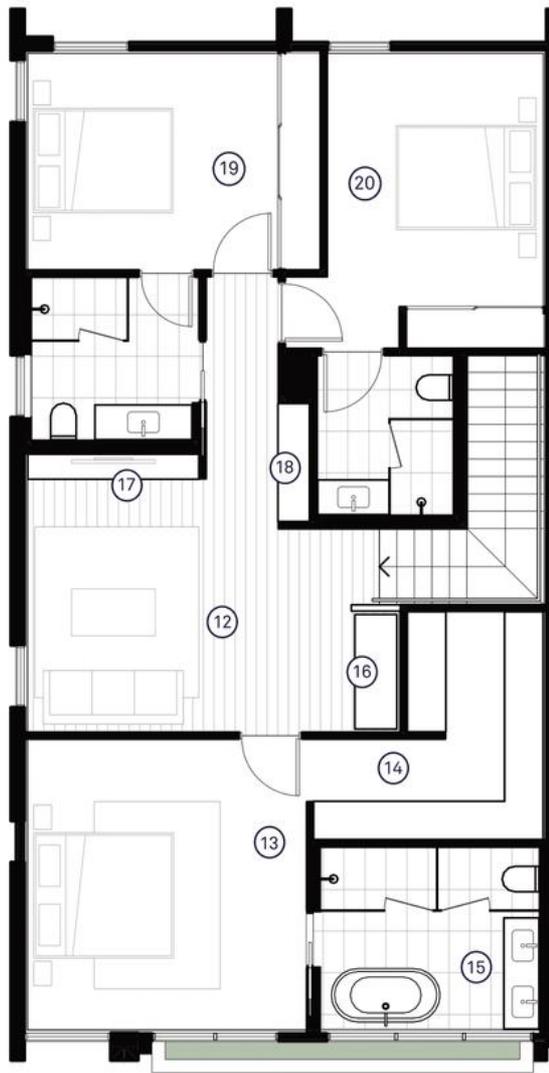
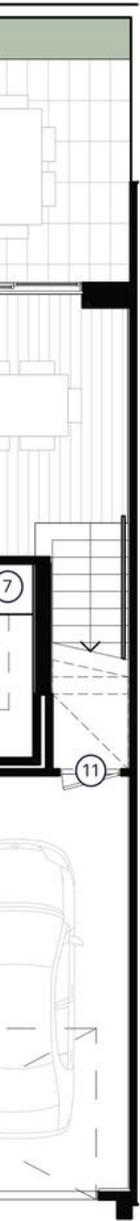
- ① Private landscaped courtyard and alfresco dining
- ② Clothesline
- ③ Side access and bin storage
- ④ Open-plan living and dining
- ⑤ Built-in TV cabinet with feature wall
- ⑥ Kitchen with marble island benchtop and splashback
- ⑦ Vintec wine fridge or built-in dry bar cabinet
- ⑧ Built-in entry joinery
- ⑨ Separate laundry and powder room
- ⑩ Spacious, 2 car garage
- ⑪ Garage storage
- ⑫ Separate, second floor living area
- ⑬ Expansive master suite
- ⑭ Large master walk-in-robe
- ⑮ Master ensuite with dual basins, rain shower and freestanding bath
- ⑯ Study nook
- ⑰ Built-in storage
- ⑱ Built-in linen cupboard
- ⑲ Ensuit second bedroom with built-in wardrobe
- ⑳ Ensuit third bedroom with built-in wardrobe



GROUND LEVEL

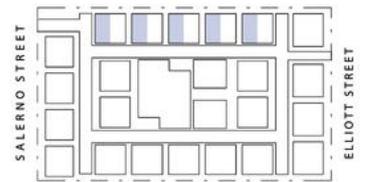


IMPORTANT DISCLAIMER, PLEASE READ CAREFULLY  
All dimensions, designs, features, floor areas, specifications and materials are subject to change without notice.  
Buyers should refer to the contract regarding variations and purposes of illustration only. Unless otherwise specified.



LEVEL 1

...JLLY.  
 fications, artist impressions, and town home configuration/layout depicted in these plans are indicative and for concept purposes only, and are subject to variation by the developer.  
 ons and allowances, and to the material contained in the Disclosure Statement (including the identification plans) delivered with the contract. Any furniture identified in the plans is for  
 fied in the contract, no furniture is included.



## TYPE 3 VILLA 30, 32, 34 & 36

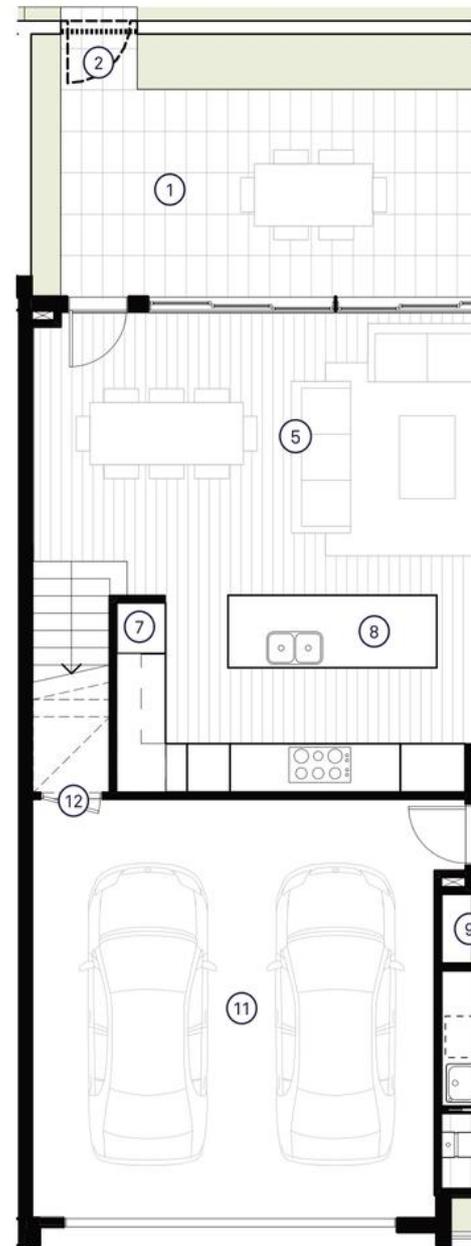
### 2 LEVELS

3 BED | 3.5 BATH | 2 CAR GARAGE

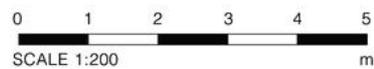
Ground Level	Internal	101m <sup>2</sup>
Ground Level	External	53m <sup>2</sup>
Level 1	Internal	96m <sup>2</sup>
<b>TOTAL</b>		<b>250m<sup>2</sup></b>

Note: • Stair void on level 1 is excluded from area.  
• Ground level area calculation is the sum of the courtyard & driveway (exclusive use).

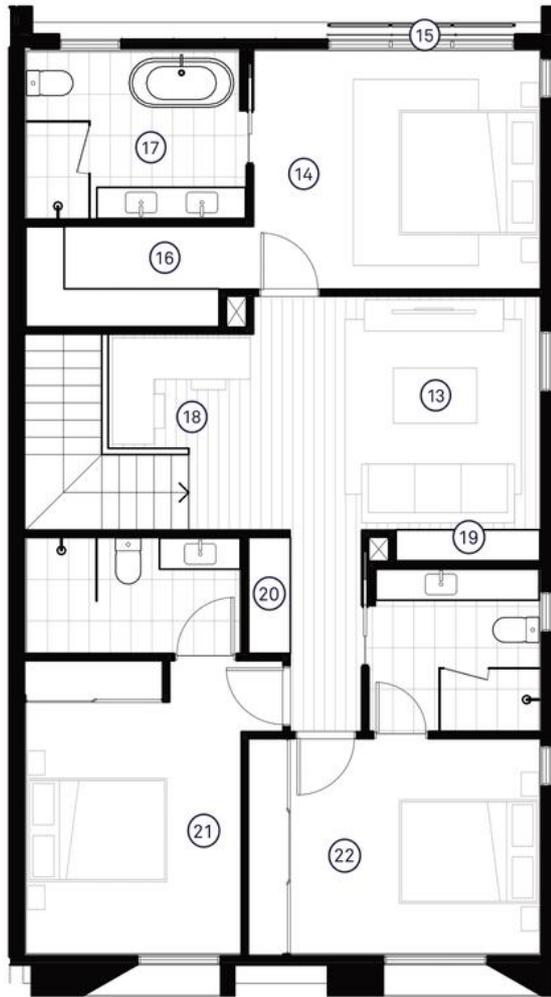
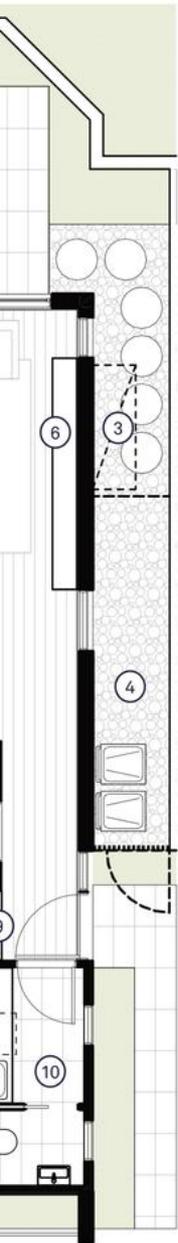
- ① Private landscaped courtyard and alfresco dining
- ② Pedestrian access gate to Salerno Street
- ③ Clothesline
- ④ Side access and bin storage
- ⑤ Open-plan living and dining
- ⑥ Built-in TV cabinet with feature wall
- ⑦ Vintec wine fridge or built-in dry bar cabinet
- ⑧ Kitchen with marble island benchtop and splashback
- ⑨ Built-in entry joinery
- ⑩ Separate laundry and powder room
- ⑪ Spacious, 2 car garage
- ⑫ Garage storage
- ⑬ Separate, second floor living area
- ⑭ Expansive master suite
- ⑮ Juliette balcony
- ⑯ Large master walk-in-robe
- ⑰ Master ensuite with dual basins, rain shower and freestanding bath
- ⑱ Dual study nook
- ⑲ Built-in storage
- ⑳ Built-in linen cupboard
- ㉑ Ensued second bedroom with built-in wardrobe
- ㉒ Ensued third bedroom with built-in wardrobe



GROUND LEVEL

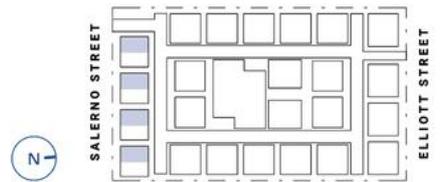


IMPORTANT DISCLAIMER, PLEASE READ CAREFULLY  
All dimensions, designs, features, floor areas, specifications and materials are subject to change without notice.  
Buyers should refer to the contract regarding variations and special conditions.  
This plan is for illustrative purposes only. Unless otherwise specified, all dimensions are in millimeters.



LEVEL 1

ALLY.  
 fications, artist impressions, and town home configuration/layout depicted in these plans are indicative and for concept purposes only, and are subject to variation by the developer.  
 ons and allowances, and to the material contained in the Disclosure Statement (including the identification plans) delivered with the contract. Any furniture identified in the plans is for  
 fied in the contract, no furniture is included.



## TYPE 5 (MIRRORED) VILLA 39, 41, 46 & 48

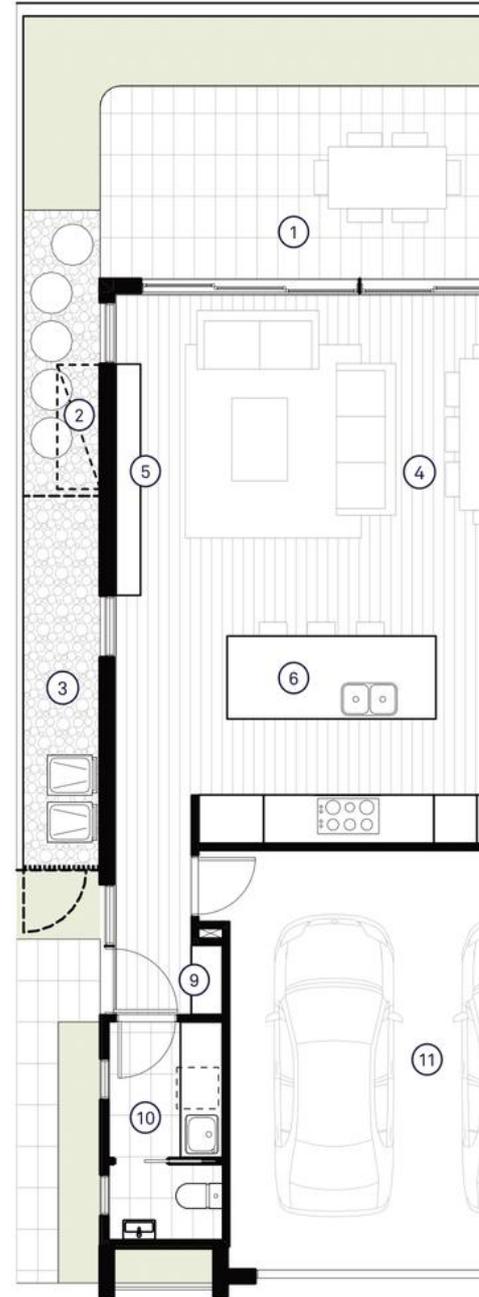
2 LEVELS

3 BED | 3.5 BATH | 2 CAR GARAGE

Ground Level	Internal	109m <sup>2</sup>
Ground Level	External	73m <sup>2</sup>
Level 1	Internal	104m <sup>2</sup>
<b>TOTAL</b>		<b>286m<sup>2</sup></b>

Note: • Stair void on level 1 is excluded from area.  
• Ground level area calculation is the sum of the courtyard & driveway (exclusive use).

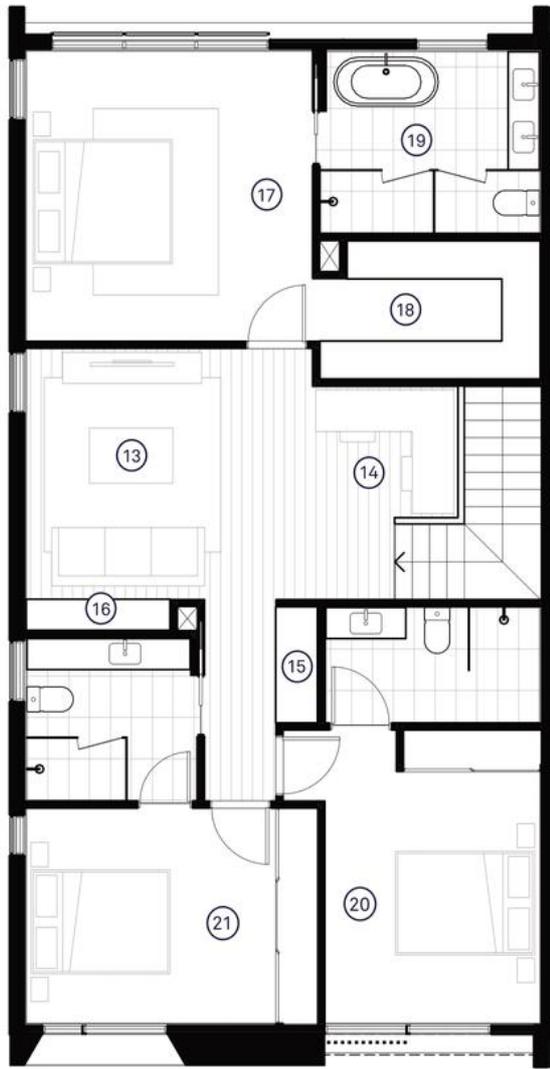
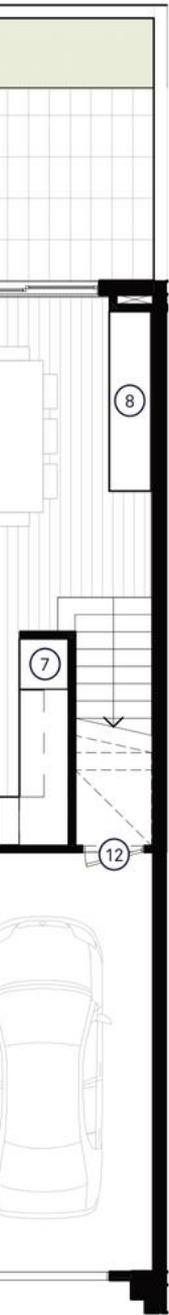
- ① Private landscaped courtyard and alfresco dining
- ② Clothesline
- ③ Side access and bin storage
- ④ Open-plan living and dining
- ⑤ Built-in TV cabinet with feature wall
- ⑥ Kitchen with marble kitchen benchtop and splashback
- ⑦ Vintec wine fridge
- ⑧ Built-in dry bar
- ⑨ Built-in entry joinery
- ⑩ Separate laundry and powder room
- ⑪ Spacious, 2 car garage
- ⑫ Garage storage
- ⑬ Separate, second floor living area
- ⑭ Dual study nook
- ⑮ Built-in linen cupboard
- ⑯ Built-in storage cupboard
- ⑰ Expansive master suite
- ⑱ Large master walk-in-robe
- ⑲ Master ensuite with dual basins, rain shower and freestanding bath
- ⑳ Ensuit second bedroom with built-in wardrobe
- ㉑ Ensuit third bedroom with built-in wardrobe



GROUND LEVEL

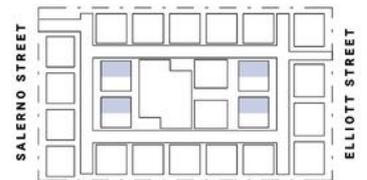
0 1 2 3 4 5  
SCALE 1:200 m

IMPORTANT DISCLAIMER, PLEASE READ CAREFULLY  
All dimensions, designs, features, floor areas, specifications and materials are subject to change without notice.  
Buyers should refer to the contract regarding variations and purposes of illustration only. Unless otherwise specified.



LEVEL 1

...ILLY.  
 fications, artist impressions, and town home configuration/layout depicted in these plans are indicative and for concept purposes only, and are subject to variation by the developer.  
 ons and allowances, and to the material contained in the Disclosure Statement (including the identification plans) delivered with the contract. Any furniture identified in the plans is for  
 fied in the contract, no furniture is included.



PROJECT  
TEAM





## **DEVELOPER**

Monaco Property Group is a fully integrated real estate investment business with dedicated divisions including construction, asset management, legal and financing. With a national exposure to real estate assets, Monaco Property Group has a deep understanding of the real estate life cycle and has successfully delivered in excess of 40 projects. The founding partners stand by their projects, either by retaining as a long term investment or holding a co-investment in a first loss position, thus ensuring their commitment to each and every project. Monaco Property Group has an unblemished track record spanning over numerous property cycles. The founding partners are professionally renowned as being forward thinkers and have a clear focus on delivering market leading projects of the highest standard.

**MPG**  
MONACO PROPERTY GROUP

## **ARCHITECT**

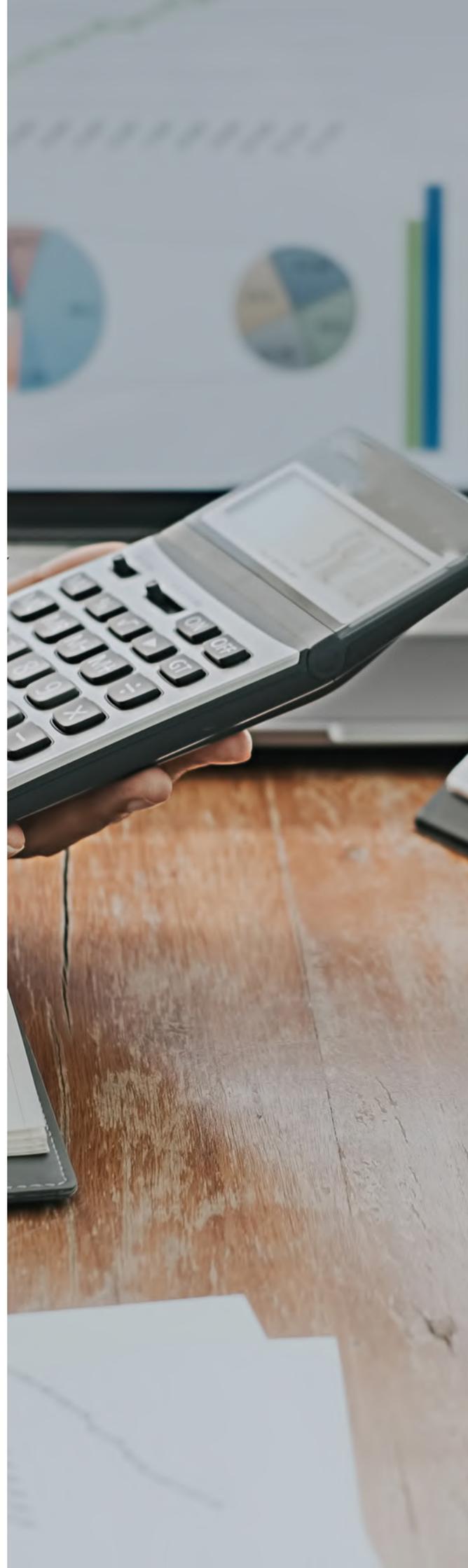
Plus Architecture is a dynamic master planning, architecture, interior design and visualisation practice dedicated to delivering inspiring, impactful projects across Australia and New Zealand. They offer clients their global design expertise from eleven studio locations. Plus Architecture has pledged their ongoing commitment to pursuing more sustainable design practices as part of the Architects Declare movement. Their studios continue to explore alternative substitutes for 'Red List' materials and implement passive design and sustainable design principles throughout their designs

**plus**  
architecture

# 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.

