

ELANA

483 GLEN HUNTLEY RD,
ELSTERNWICK



EXECUTIVE SUMMARY

Elana Apartments, 483 Glen Huntley Road, Elsternwick



THE DEVELOPER

With 20 years' experience in the field of construction and property development, Circa Property Group is synonymous with leading edge, award winning property development. With close to \$400 million worth of projects completed or under development, Circa has an enviable track record of delivering quality and stylish residential projects both locally in Melbourne and abroad.

<http://www.circapropertygroup.com.au/>

ARCHITECTURE & INTERIOR DESIGN

The Buchan Group is a global architectural group, with seven locations in Australia, New Zealand, London, Shanghai and Dubai. Their founding principles are excellence in design and delivery, and an abiding commitment to sustainability. They believe that creativity and vision, blended with analysis and pragmatism, are the essence of good design.

Buchan Group has been the design team behind some of Australia's most recognisable residential, hotel and commercial projects including: The Park Hyatt, Melbourne; Treasury Hotel & Casino, Brisbane; Q1, Gold Coast; Woolloomooloo Wharf, Sydney.

<http://buchan.com.au/projects>

LOCATION

Situated 9 kms from Melbourne CBD, Elana Apartments is located in the heart of Elsternwick shopping, food and entertainment precinct. With Trams at door step and Elsternwick Train Station within walking distance, Elana offers excellent transport, lifestyle and amenity in one of Melbourne's most established suburbs.

- 9kms to Melbourne CBD.
- 500m to Elsternwick Train Station.
- 900m to Elsternwick Park, 400m to Hopetown Gardens.
- 2.5kms to Elwood Beach.
- 50m to Glen Huntly Road Trams.
- Walk to Glen Huntly Road shopping, cafes, movies and entertainment.
- 1.2km Caulfield Hospital.
- 1.2km Caulfield Grammar School.

CONSTRUCTION TIMELINES

Proposed construction commencement date: Construction has commenced.

Proposed completion date: January 2016.

KEY FEATURES

- Boutique block of 49 one & two bedroom apartments.
- All apartments come with parking & storage.
- Thoughtful designs with efficient use of space and ample natural light to all bedrooms.

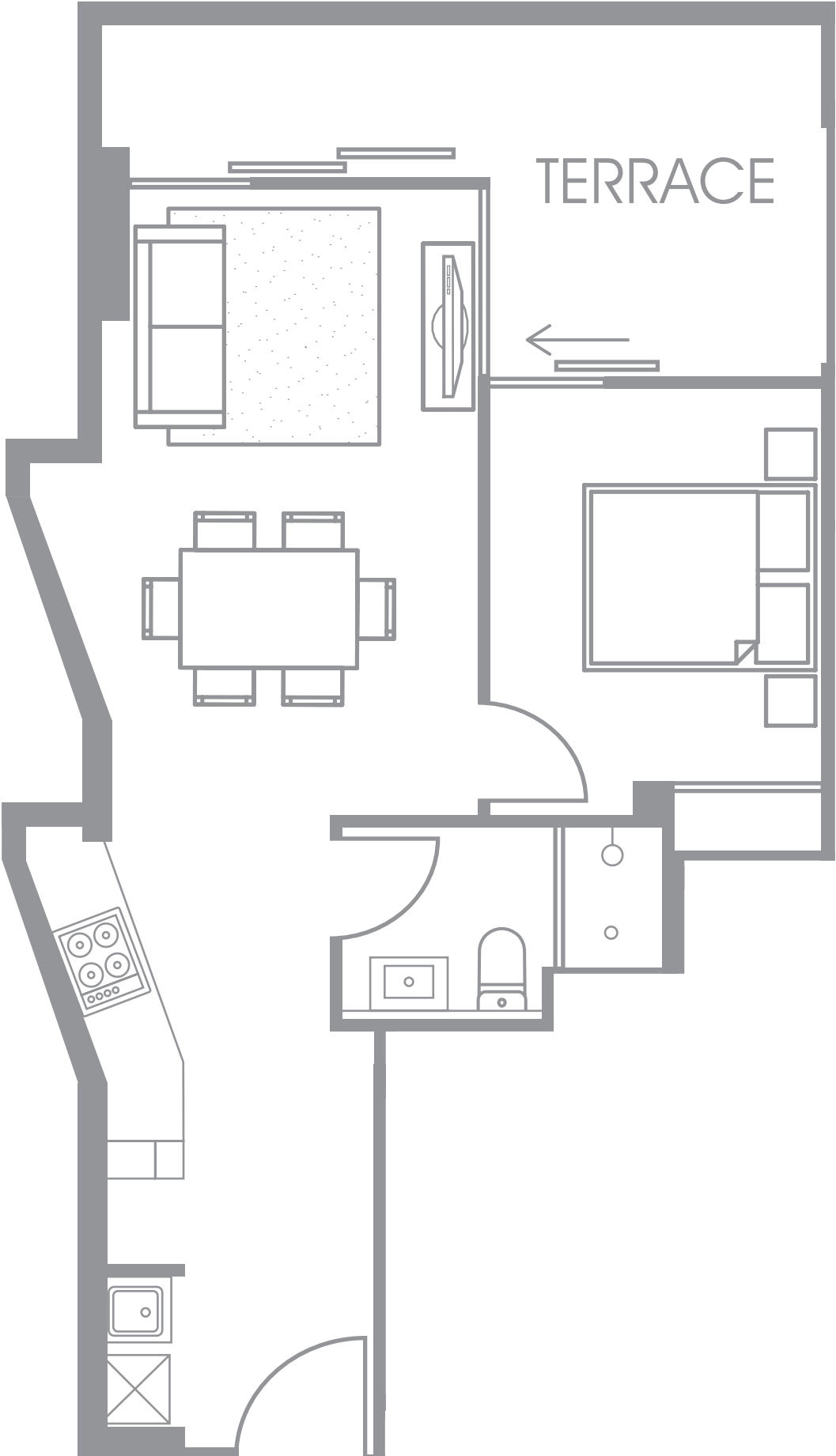
APARTMENT MIX

TYPE	SIZE	PRICE GUIDE	ESTIMATED RENTS
1 Bedroom with parking	45m2 to 52.5 Internal + Balcony	From \$437,000 to \$505,000	\$350 to \$400 per week
2 Bedroom + 1 Bath + Parking	59m2 to 65m2 Internal + Balcony	From \$570,000 to \$660,000	\$500 to \$560 per week
2 Bedroom + 2 Bath + Parking	62.5m2 to 76m2 Internal + Balcony	From \$590,000 to \$677,000	\$550 to \$600 per week

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LVL 1 BED 1 No 101



INTERNAL AREA	49.5M ²
TERRACE AREA	19.2M ²
TOTAL AREA	68.7M²

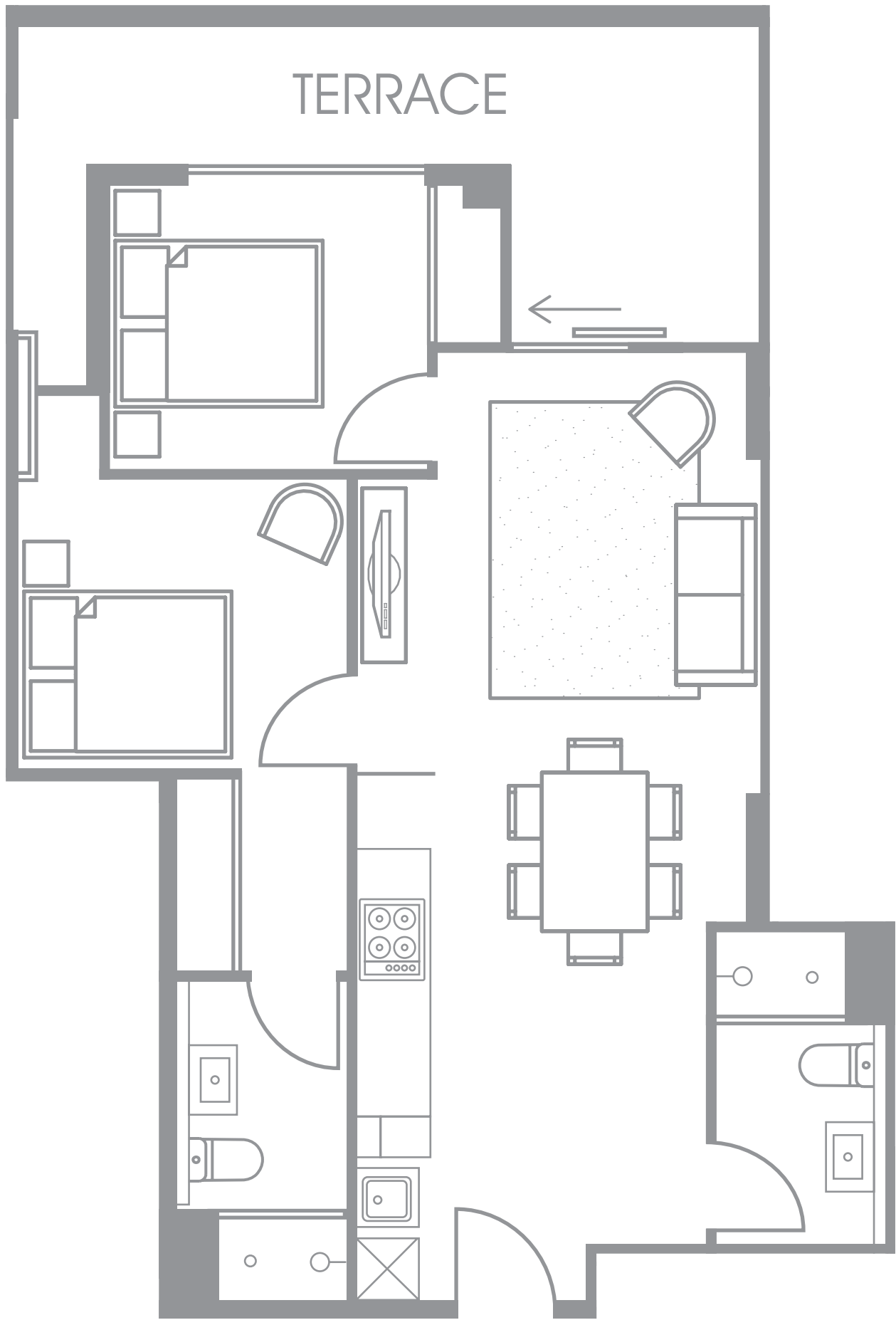
BEDROOM	1
BATHROOM	1
STORAGE	1
CAR SPACE	1



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LVL 1 BED 2 No 102



INTERNAL AREA	67.0M ²
TERRACE AREA	22.3M ²
TOTAL AREA	89.3M²

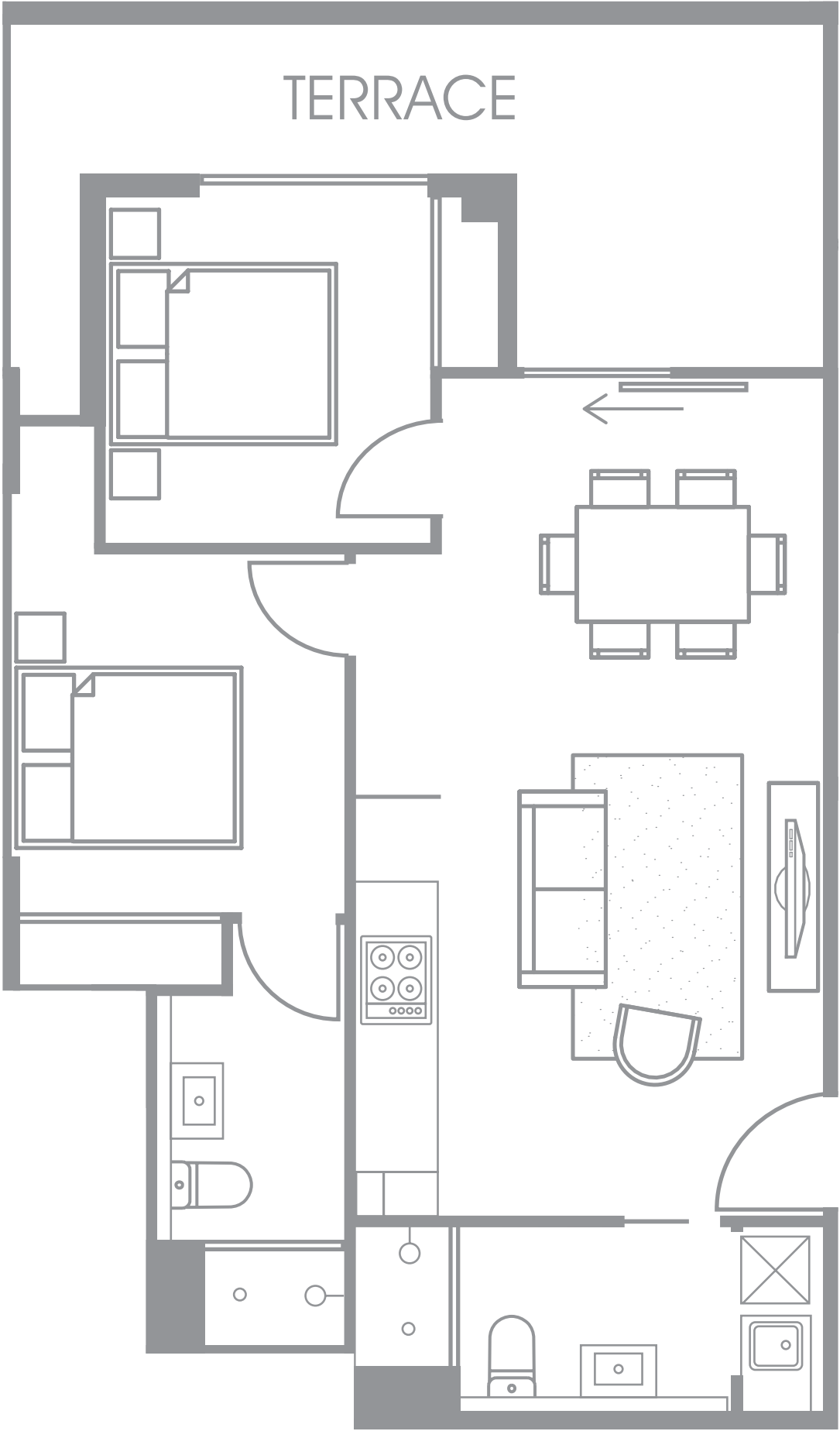
BEDROOMS	2
BATHROOMS	2
STORAGE	1
CAR SPACE	1



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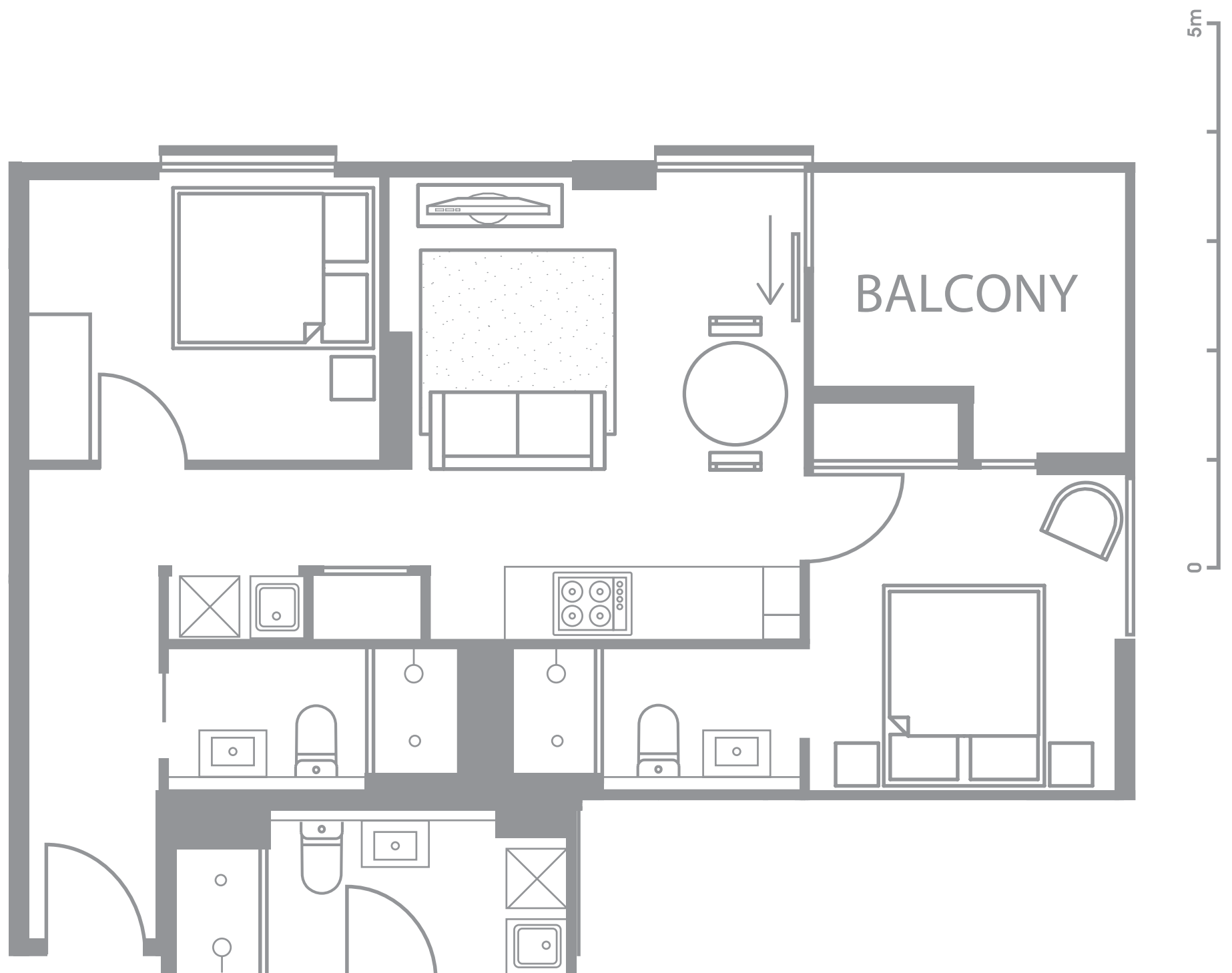
LVL 1 BED 2 No 103



INTERNAL AREA	67.5M ²
TERRACE AREA	22.6M ²
TOTAL AREA	90.1M²

BEDROOMS	2
BATHROOMS	2
STORAGE	1
CAR SPACE	1





INTERNAL AREA	62.5M ²	BEDROOMS	2
EXTERNAL AREA	8.0M ²	BATHROOMS	2
<hr/>		STORAGE	1
TOTAL AREA	70.5M²	CAR SPACE	1
<hr/>			

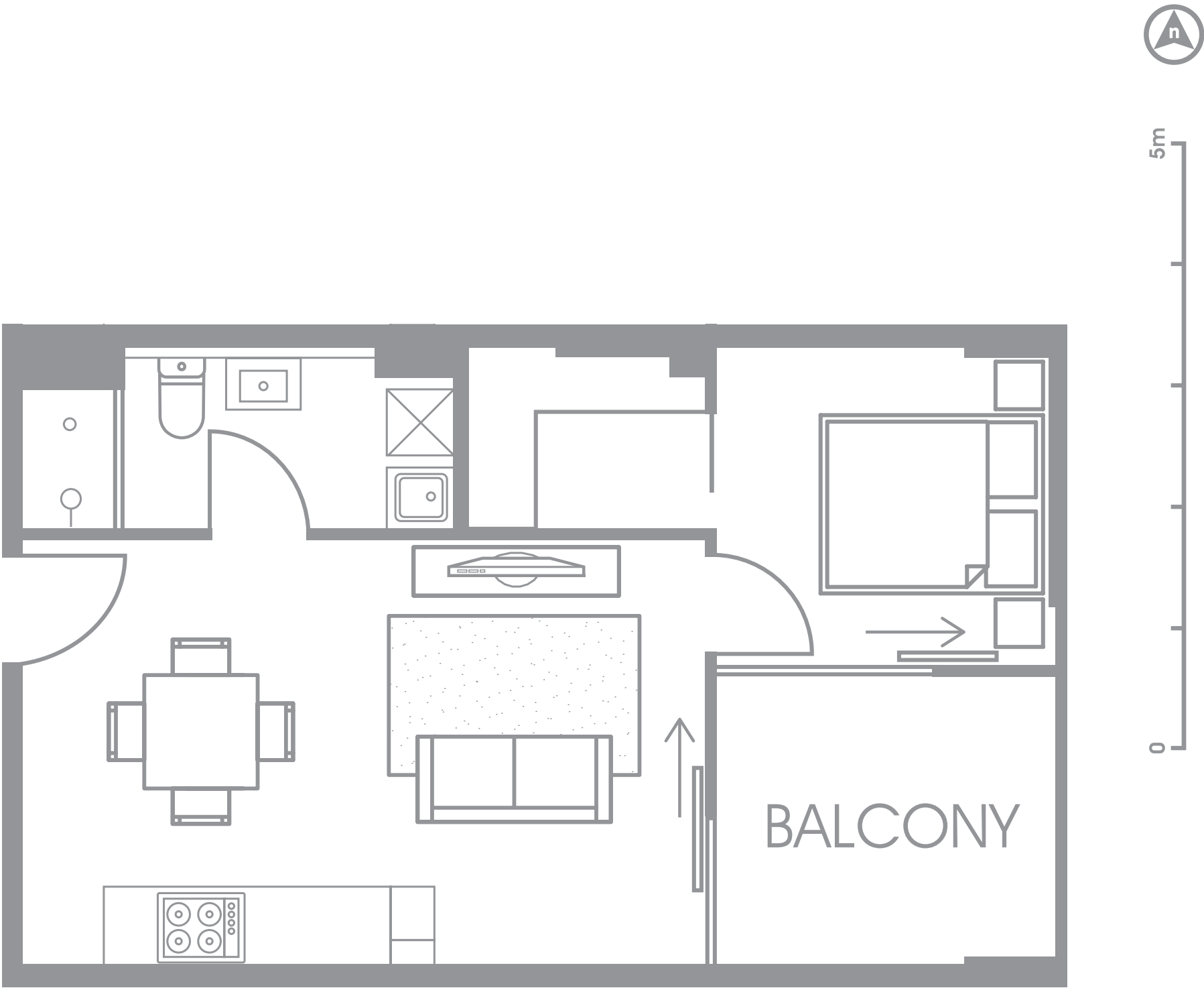




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LVL 1 BED 1 No 106



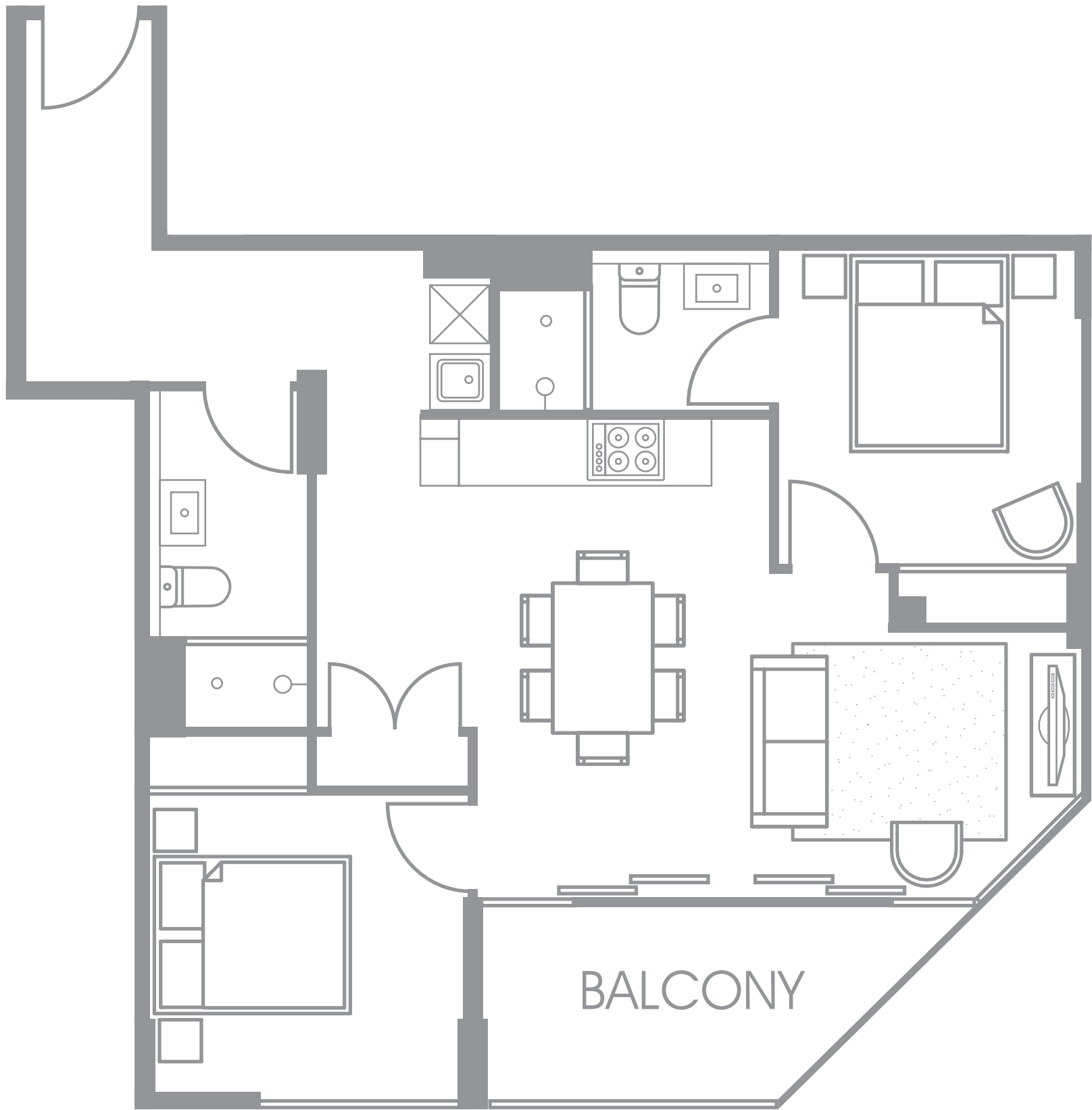
INTERNAL AREA	45.0M ²	BEDROOM	1
EXTERNAL AREA	8.0M ²	BATHROOM	1
TOTAL AREA		53.0M²	
		STORAGE	1
		CAR SPACE	1



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LVL 1 BED 2 No 107



INTERNAL AREA	74.5M ²	BEDROOMS	2
EXTERNAL AREA	8.0M ²	BATHROOMS	2
TOTAL AREA	82.5M²	STORAGE	1
		CAR SPACE	1



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LVL

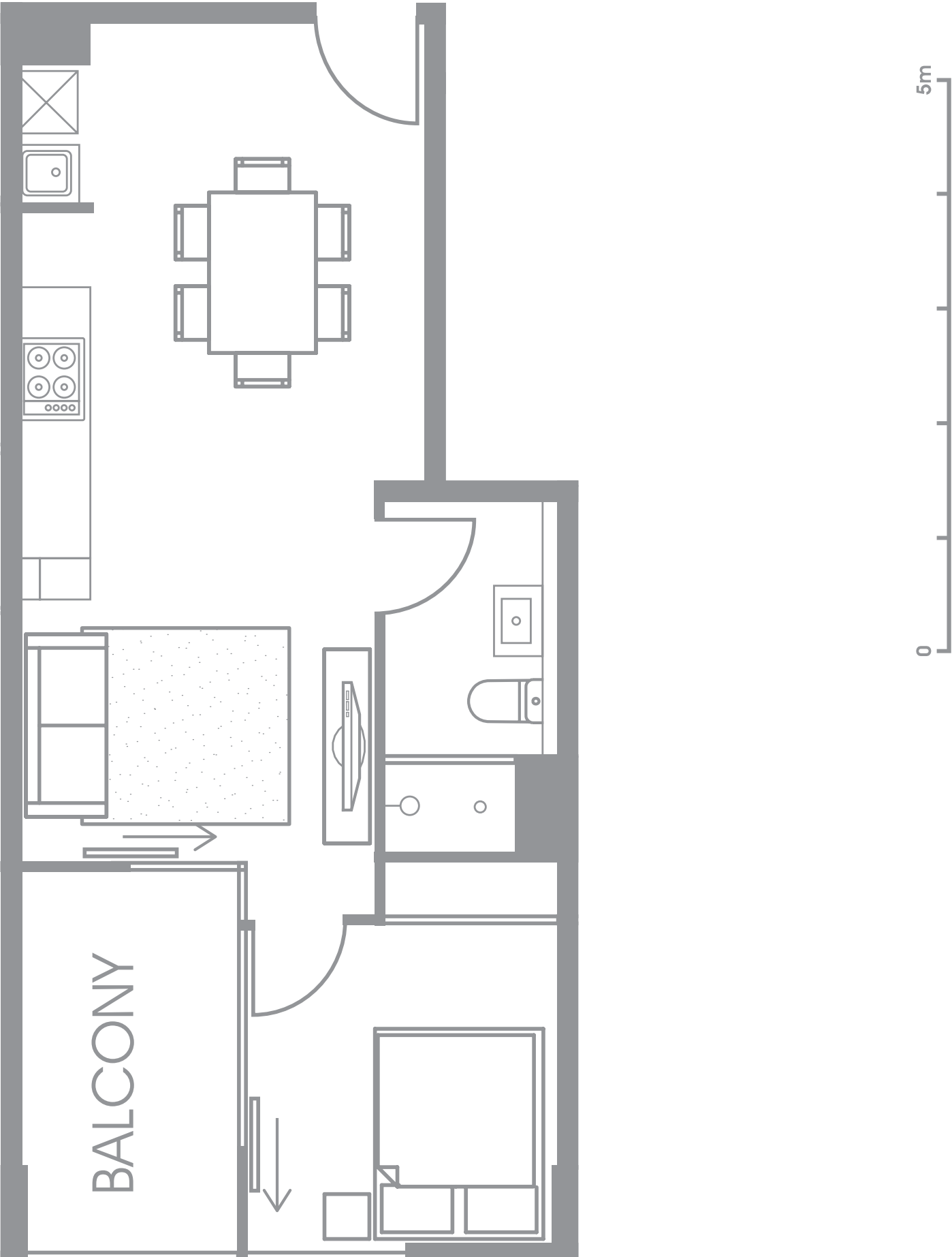
1

BED

1

No

108



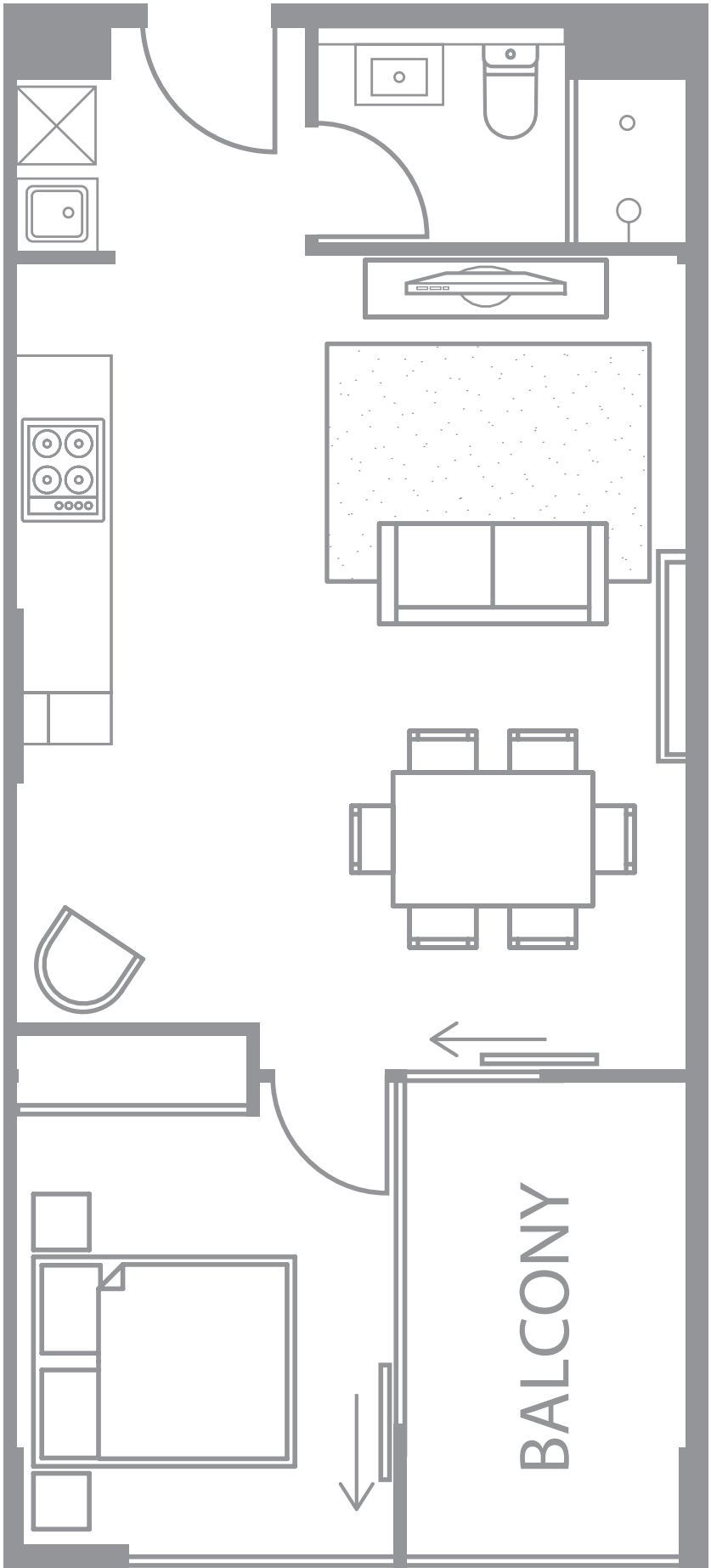
INTERNAL AREA	47.5M ²	BEDROOM	1
EXTERNAL AREA	7.8M ²	BATHROOM	1
		STORAGE	1
		CAR SPACE	1
TOTAL AREA	55.3M ²		



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LVL 1 BED 1 No 109



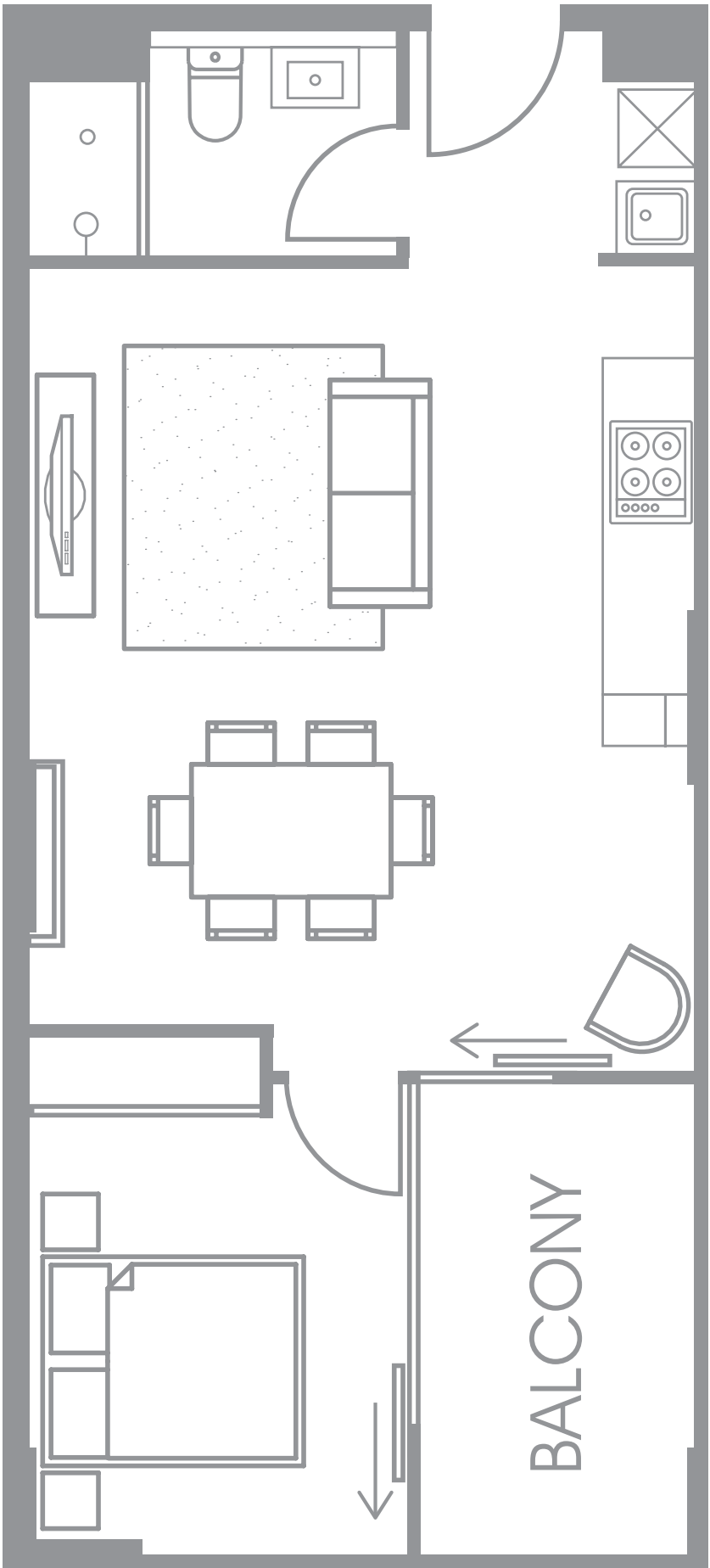
INTERNAL AREA	52.5M ²	BEDROOM	1
EXTERNAL AREA	7.8M ²	BATHROOM	1
TOTAL AREA		60.3M²	
		STORAGE	1
		CAR SPACE	1



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LVL 1 BED 1 No 110



INTERNAL AREA	52.5M ²
EXTERNAL AREA	7.8M ²
TOTAL AREA	60.3M²

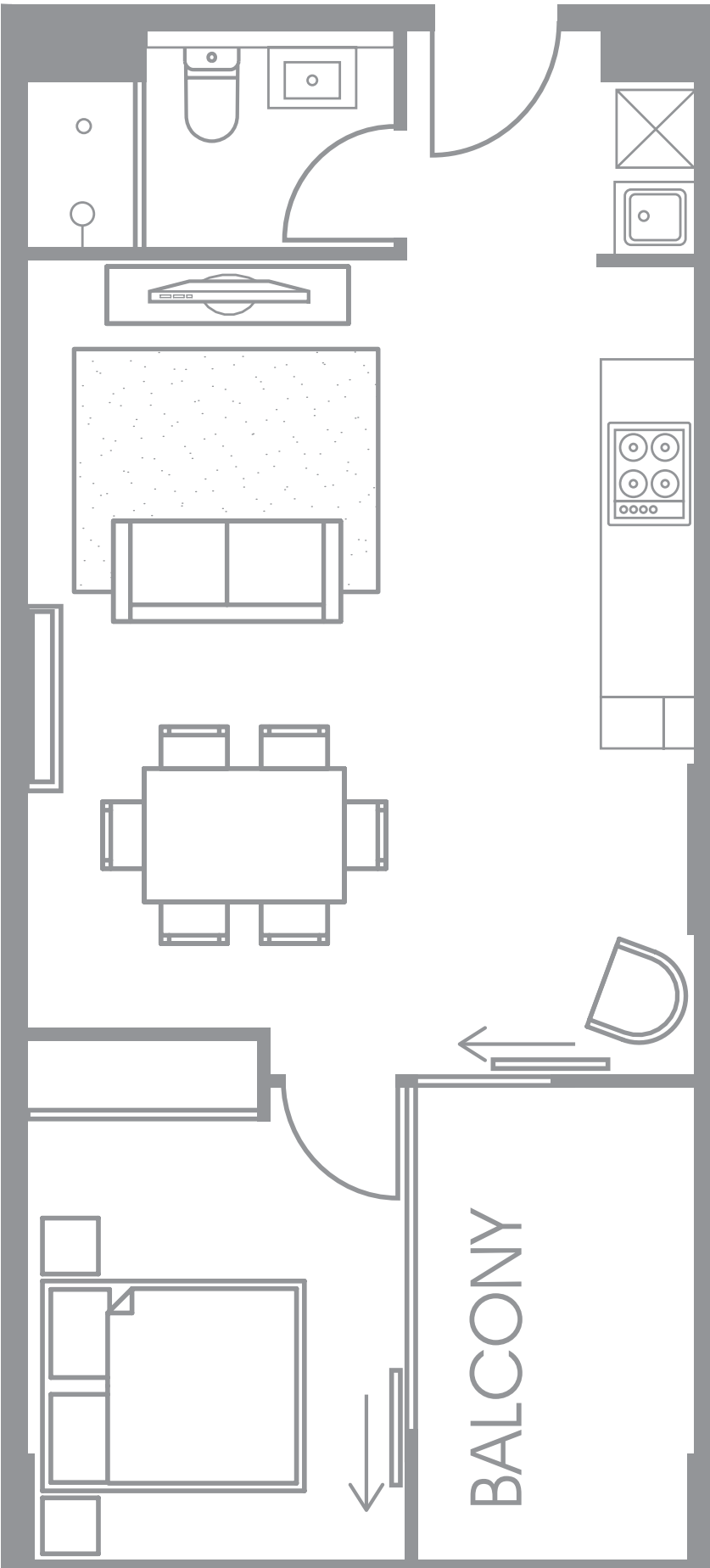
BEDROOM	1
BATHROOM	1
STORAGE	1
CAR SPACE	1



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LVL 1 BED 1 No 111



INTERNAL AREA	52.5M ²
EXTERNAL AREA	7.8M ²
TOTAL AREA	60.3M²

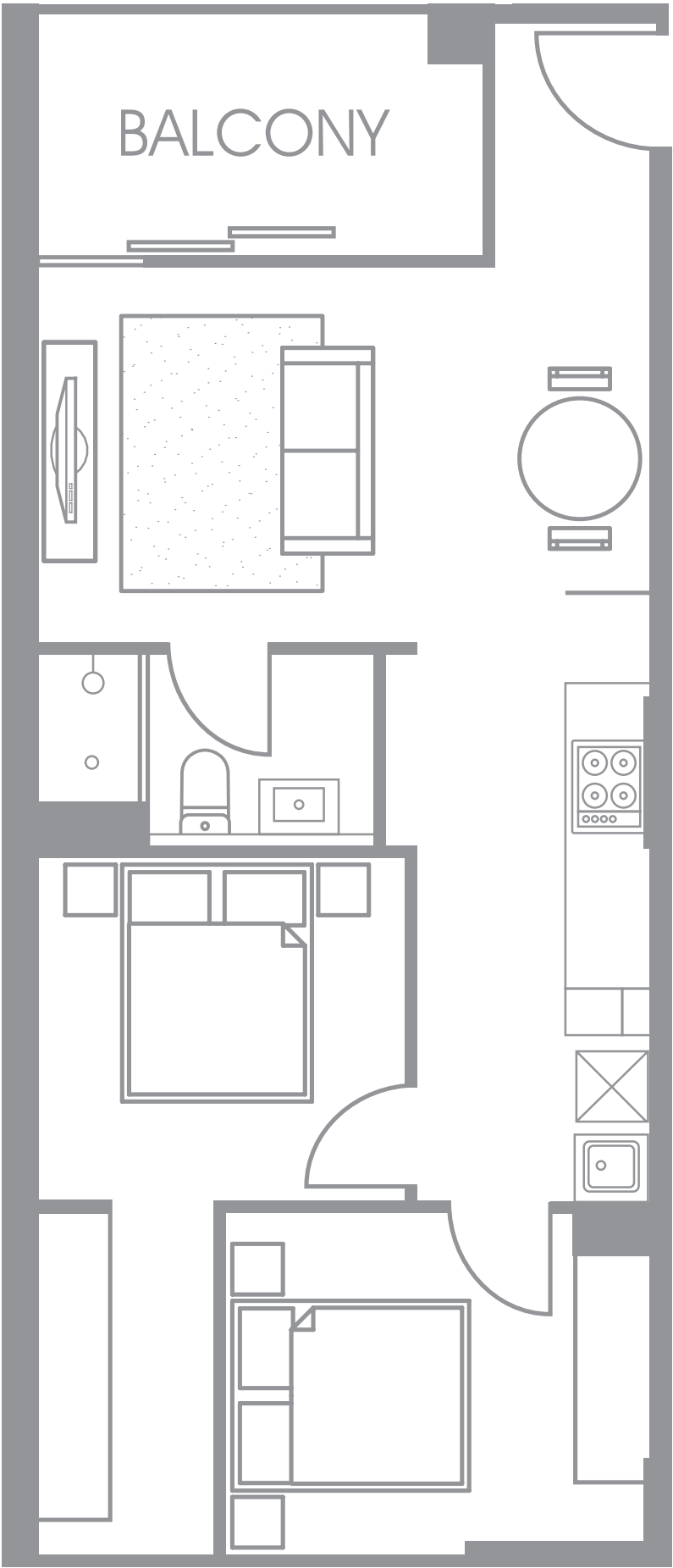
BEDROOM	1
BATHROOM	1
STORAGE	1
CAR SPACE	1



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LVL 1 BED 2 No 112



INTERNAL AREA	59.5M ²
EXTERNAL AREA	7.5M ²
TOTAL AREA	67.0M²

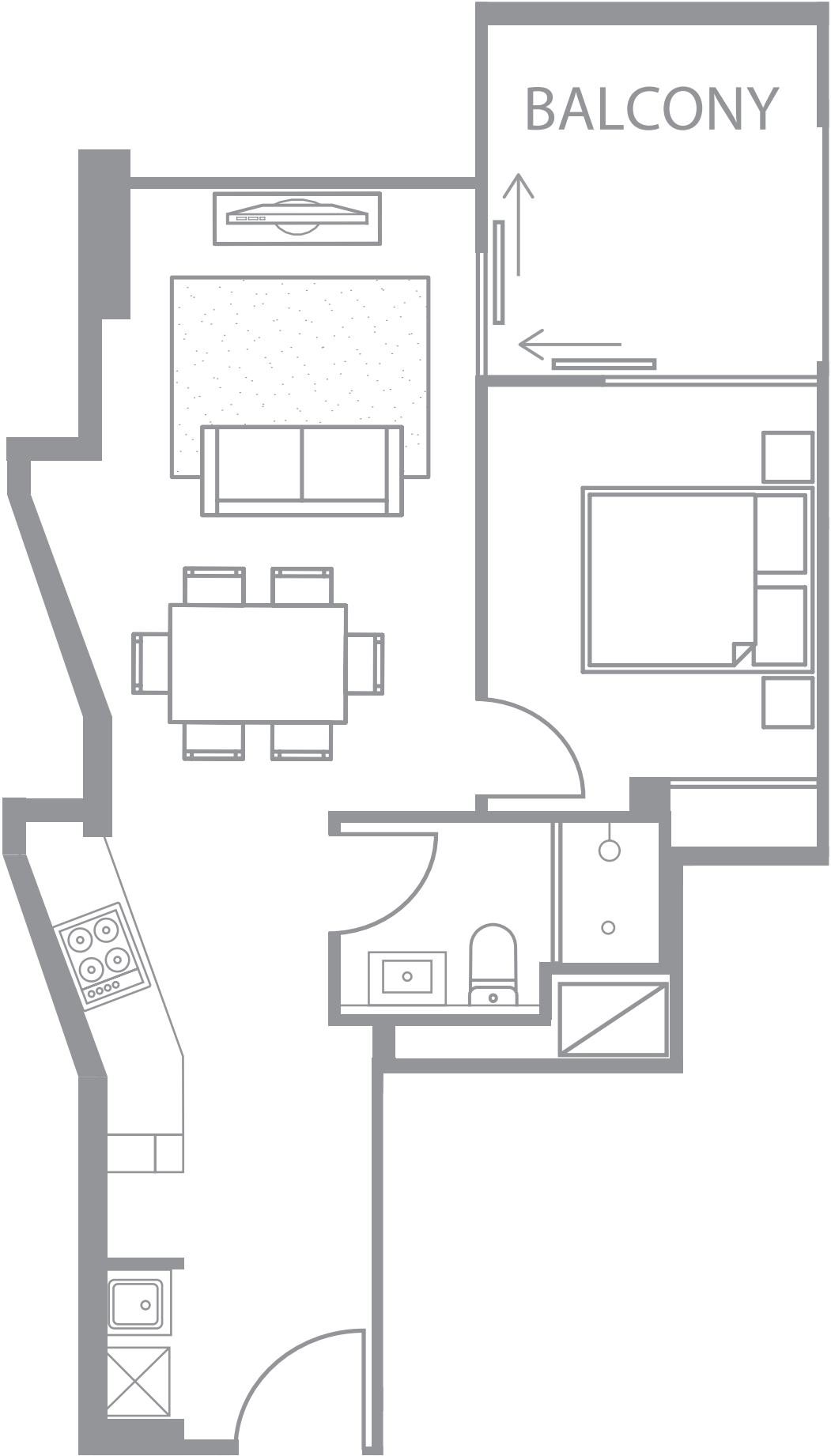
BEDROOMS	2
BATHROOM	1
STORAGE	1
CAR SPACE	1



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LVL 2 BED 1 No 201



INTERNAL AREA	49.5M ²
EXTERNAL AREA	8.9M ²
TOTAL AREA	58.4M²

BEDROOM	1
BATHROOM	1
STORAGE	1
CAR SPACE	1



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LVL

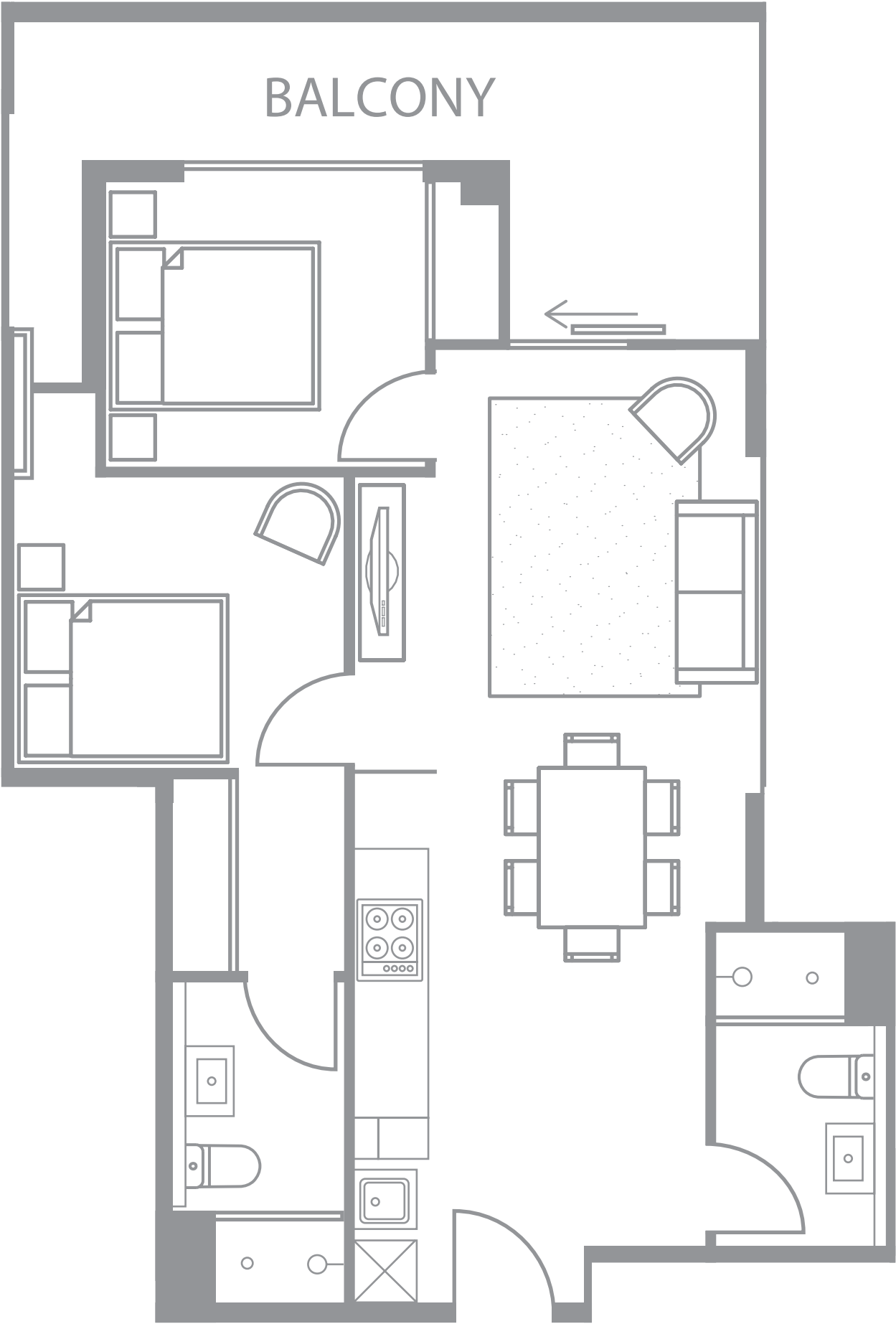
2

BED

2

No

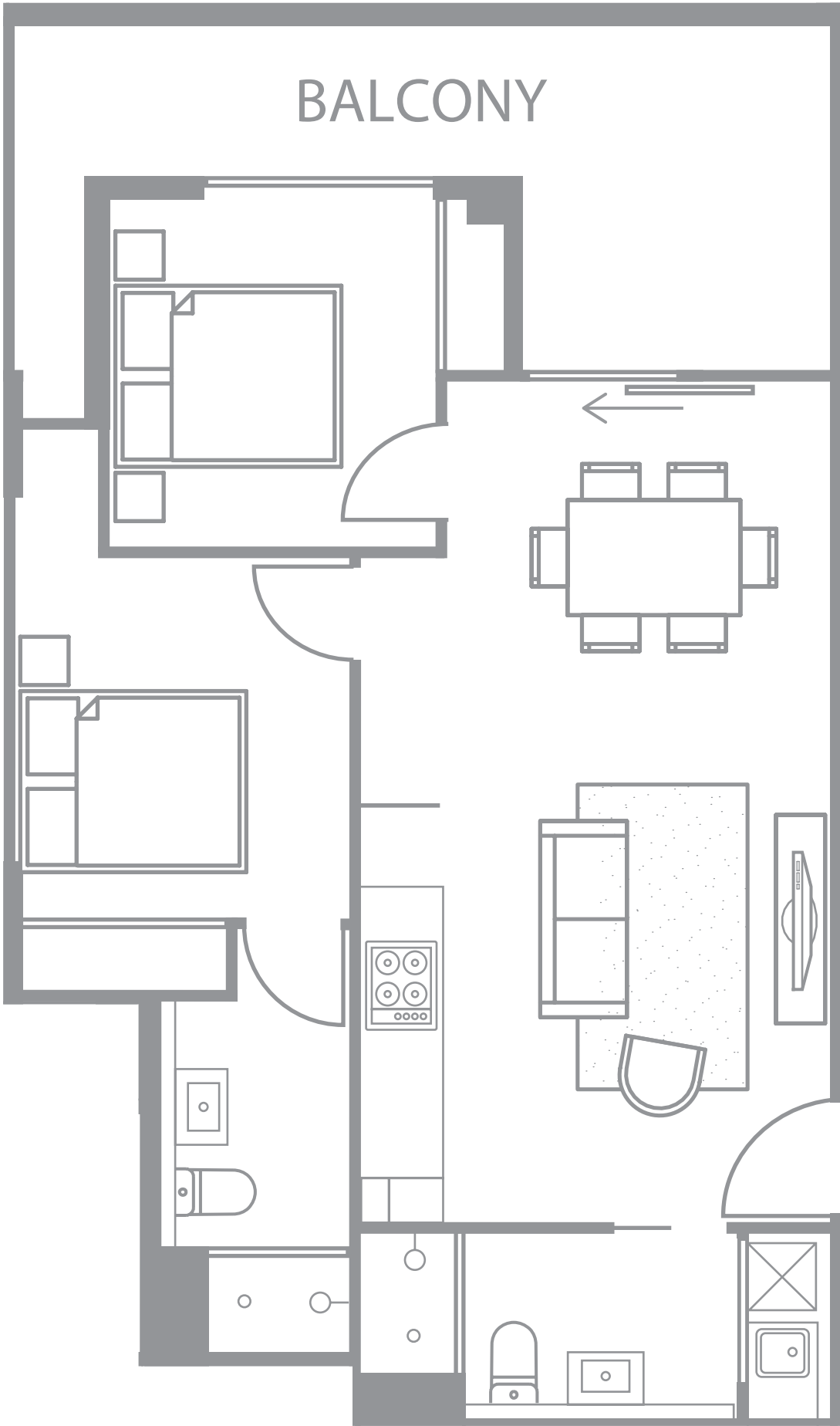
202



INTERNAL AREA	67.0M ²
EXTERNAL AREA	8.0M ²
TOTAL AREA	75.0M²

BEDROOMS	2
BATHROOMS	2
STORAGE	1
CAR SPACE	1





INTERNAL AREA	67.5M ²	BEDROOMS	2
EXTERNAL AREA	9.0M ²	BATHROOMS	2
TOTAL AREA		STORAGE	1
		CAR SPACE	1



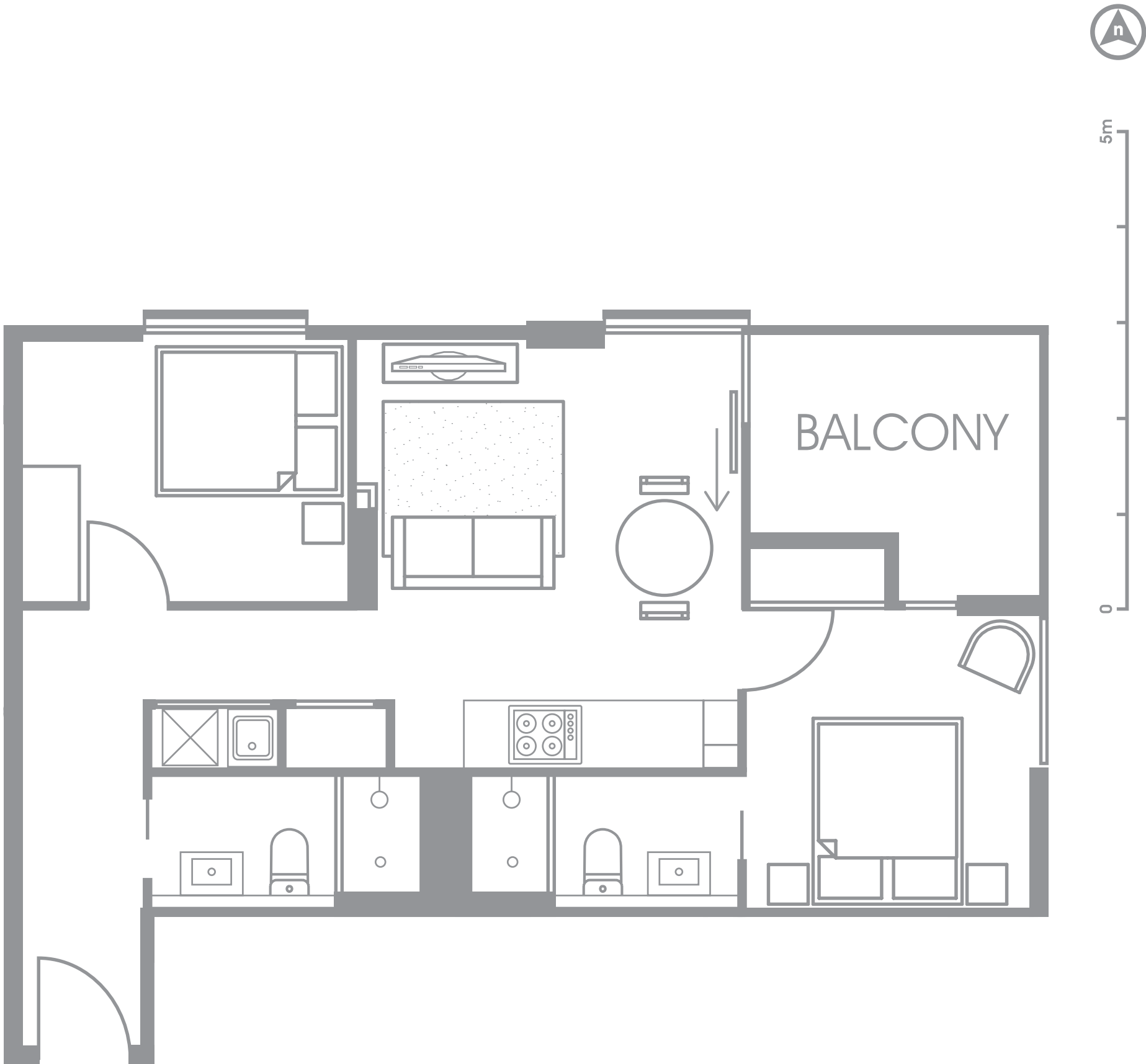
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LVL 2

BED 2

No 204

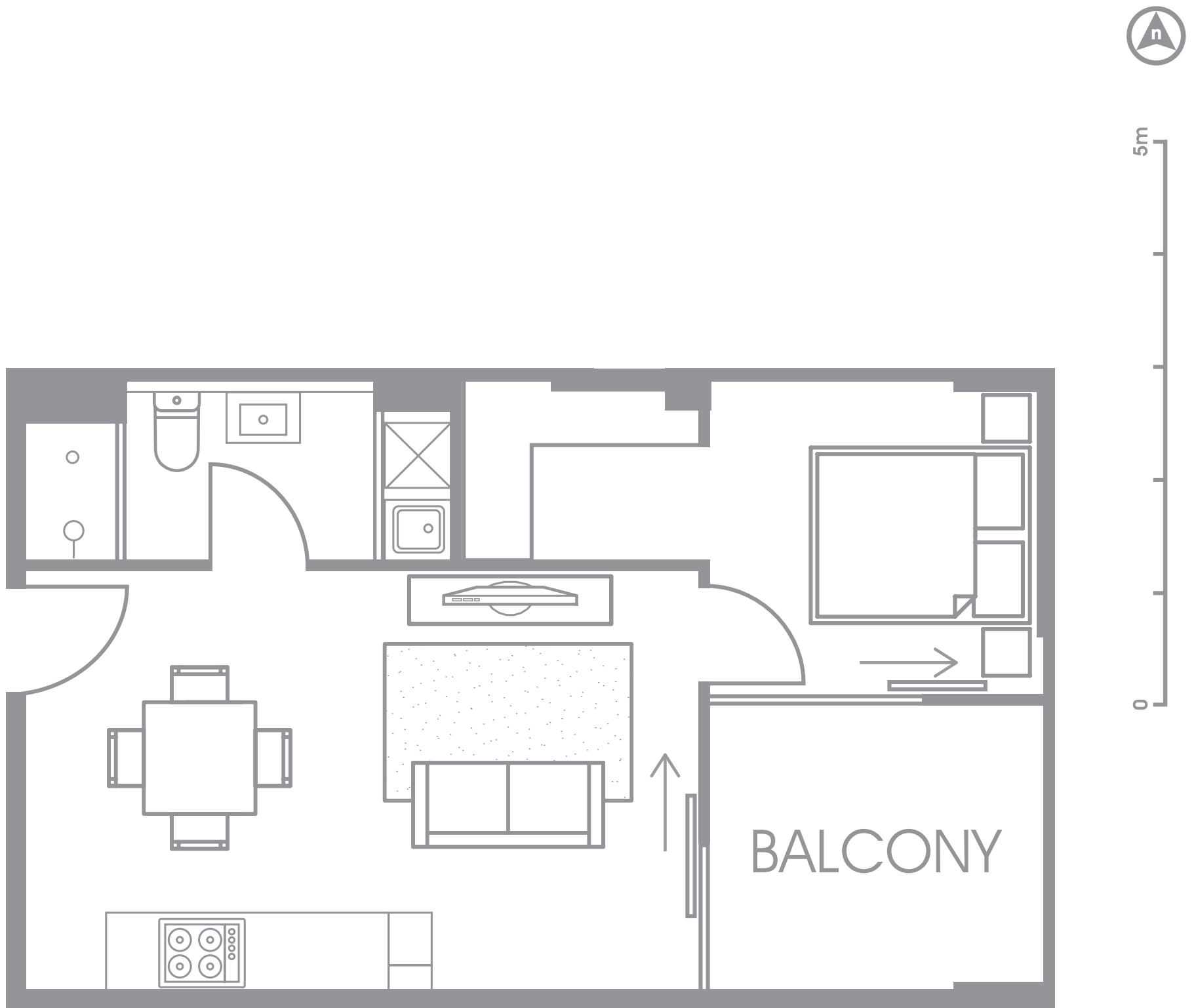


INTERNAL AREA	62.5M ²	BEDROOMS	2
EXTERNAL AREA	8.0M ²	BATHROOMS	2
TOTAL AREA		STORAGE	1
		CAR SPACE	1





A floor plan of the second floor. The layout includes rooms 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, and 212. Room 205 is highlighted in orange. The plan shows a central corridor with multiple doorways leading to the rooms. Room 201 contains a staircase and a small square area with a cross symbol. Room 204 is a large room at the top right. Room 206 is a large room at the bottom right. Room 207 is a large room at the bottom right, adjacent to 206. Room 208 is a large room at the bottom right, adjacent to 207. Room 209 is a large room at the bottom right, adjacent to 208. Room 210 is a large room at the bottom right, adjacent to 209. Room 211 is a large room at the bottom right, adjacent to 210. Room 212 is a large room at the bottom right, adjacent to 211.



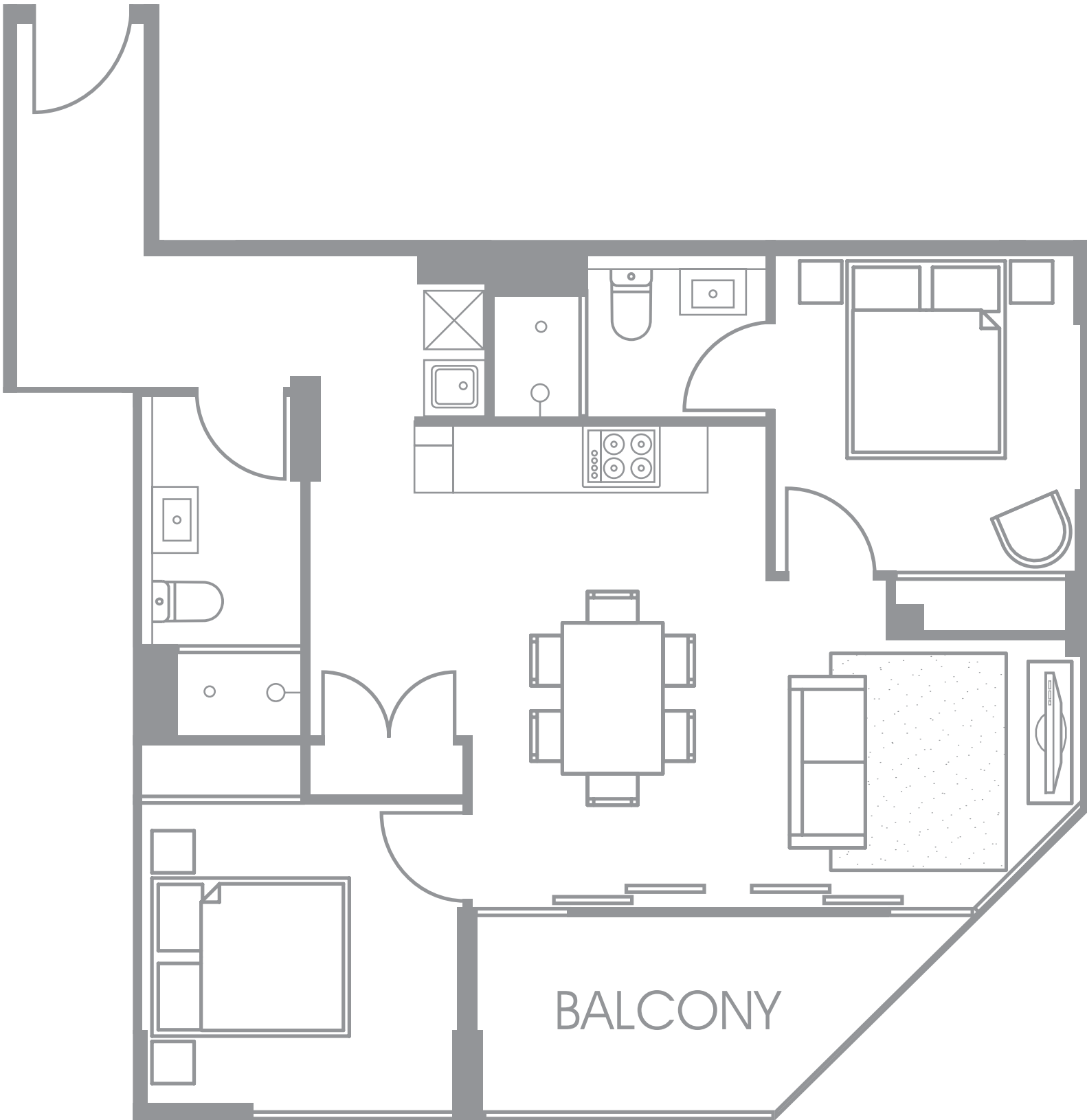
INTERNAL AREA	45.0M ²	BEDROOM	1
EXTERNAL AREA	8.0M ²	BATHROOM	1
		STORAGE	1
TOTAL AREA	53.0M²	CAR SPACE	1



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LVL 2 BED 2 No 207



INTERNAL AREA	74.5M ²	BEDROOMS	2
EXTERNAL AREA	8.0M ²	BATHROOMS	2
TOTAL AREA	82.5M²	STORAGE	1
		CAR SPACE	1



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LVL

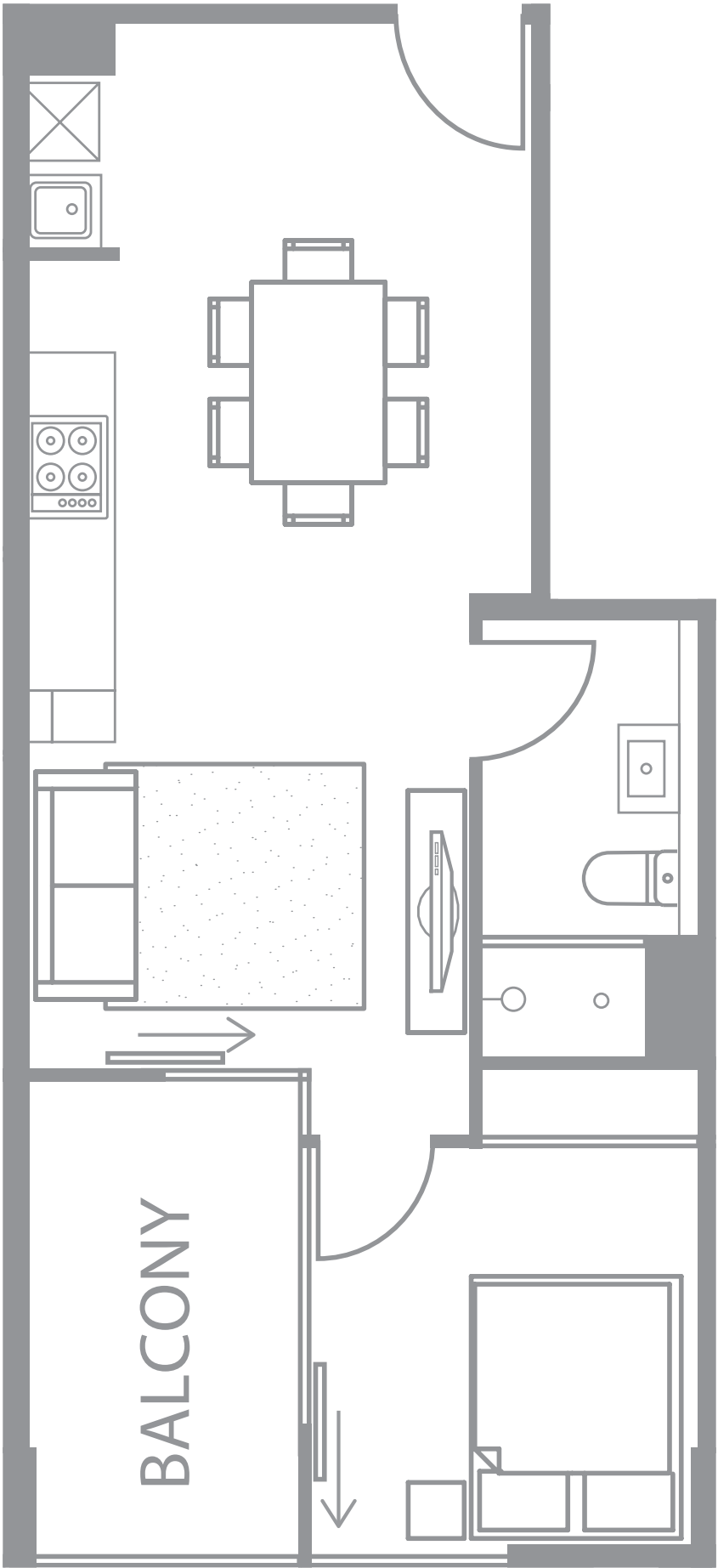
BED

No

2

1

208



INTERNAL AREA	47.5M ²
EXTERNAL AREA	7.8M ²
TOTAL AREA	55.3M²

BEDROOM	1
BATHROOM	1
STORAGE	1
CAR SPACE	1



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LVL

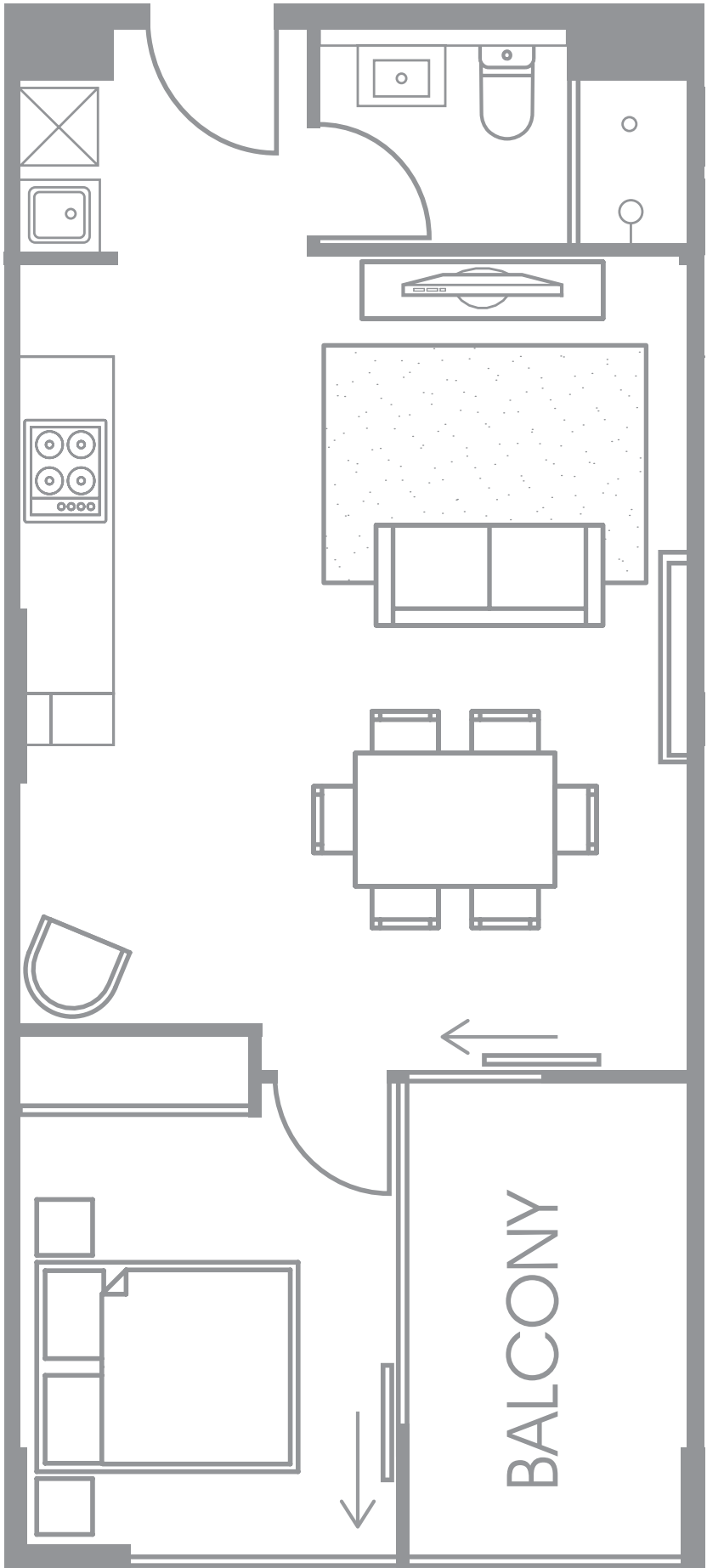
BED

No

2

1

209



INTERNAL AREA	52.5M ²	BEDROOM	1
EXTERNAL AREA	7.8M ²	BATHROOM	1
<hr/>		STORAGE	1
TOTAL AREA	60.3M²	CAR SPACE	1



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LVL

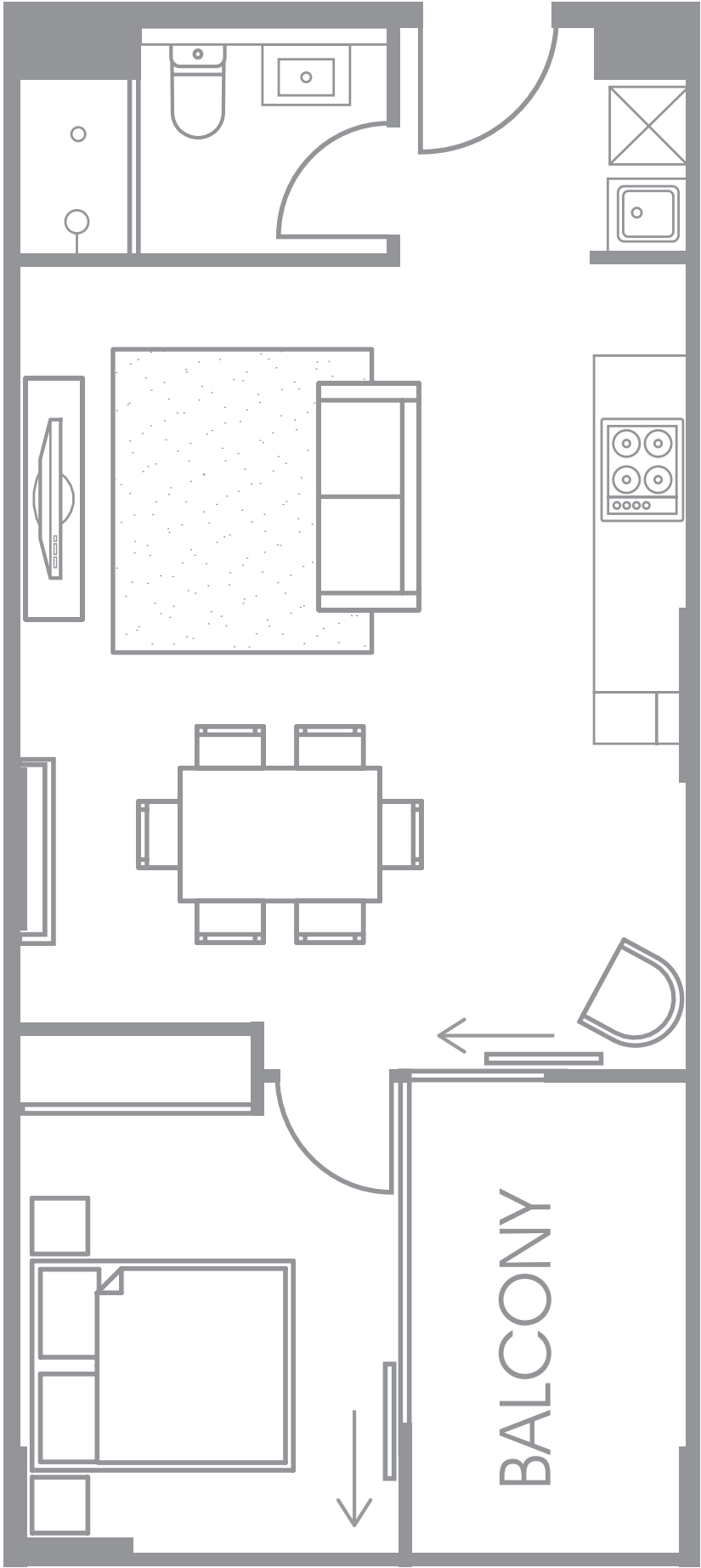
2

BED

1

No

210



INTERNAL AREA	52.5M ²
EXTERNAL AREA	7.8M ²
TOTAL AREA	60.3M²

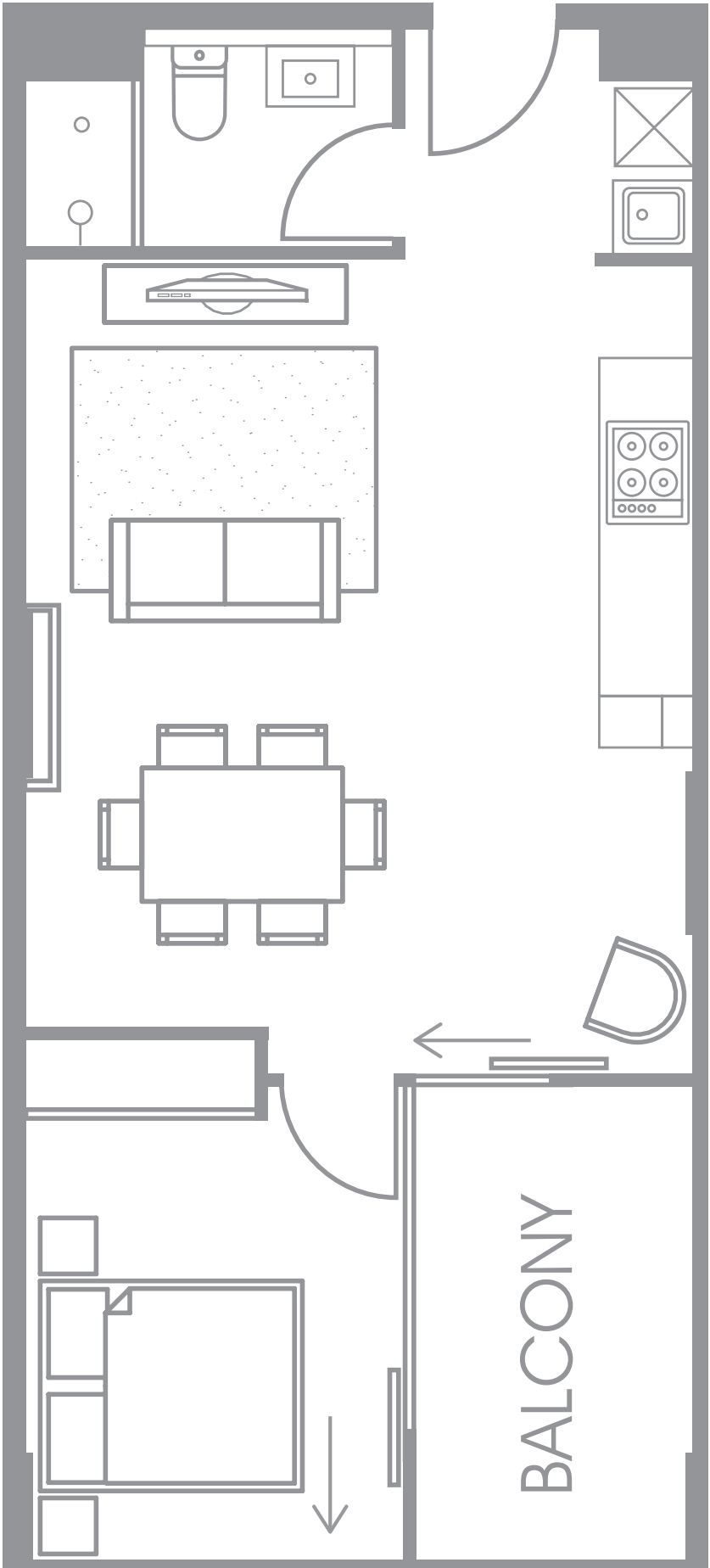
BEDROOM	1
BATHROOM	1
STORAGE	1
CAR SPACE	1



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LVL 2 BED 1 No 211



INTERNAL AREA	52.5M ²
EXTERNAL AREA	7.8M ²
TOTAL AREA	60.3M²

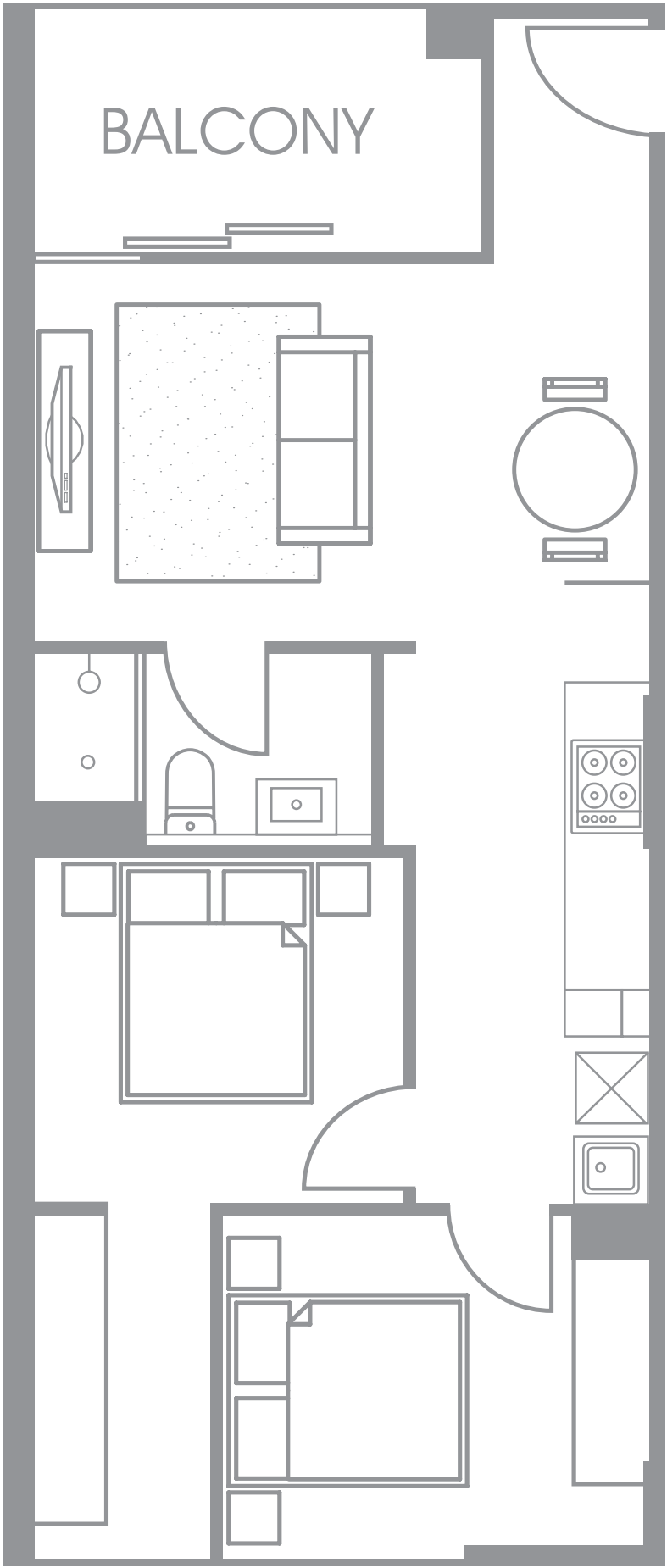
BEDROOM	1
BATHROOM	1
STORAGE	1
CAR SPACE	1



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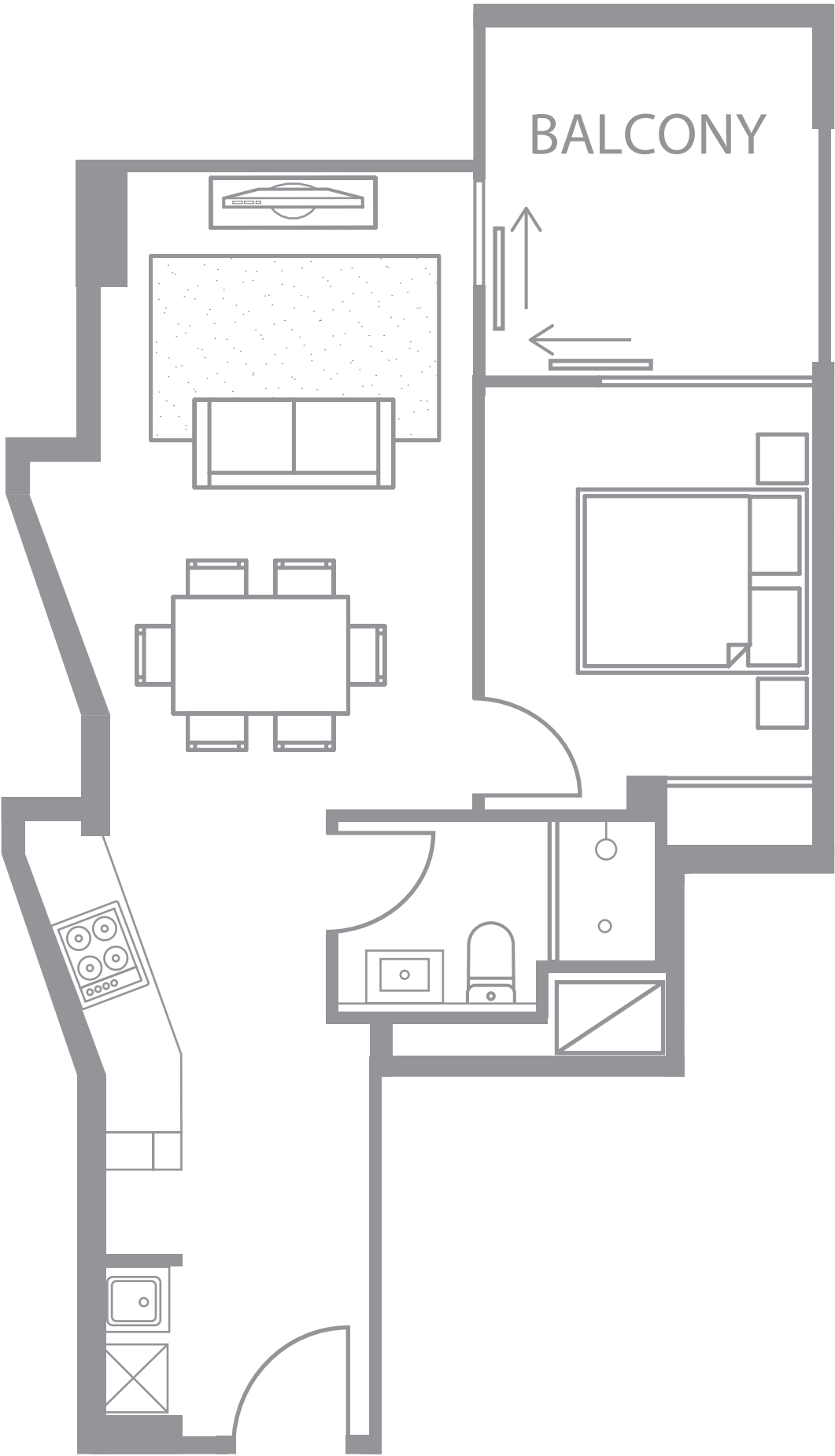
LVL 2 BED 2 No 212



INTERNAL AREA	59.5M ²
EXTERNAL AREA	7.5M ²
TOTAL AREA	67.0M²

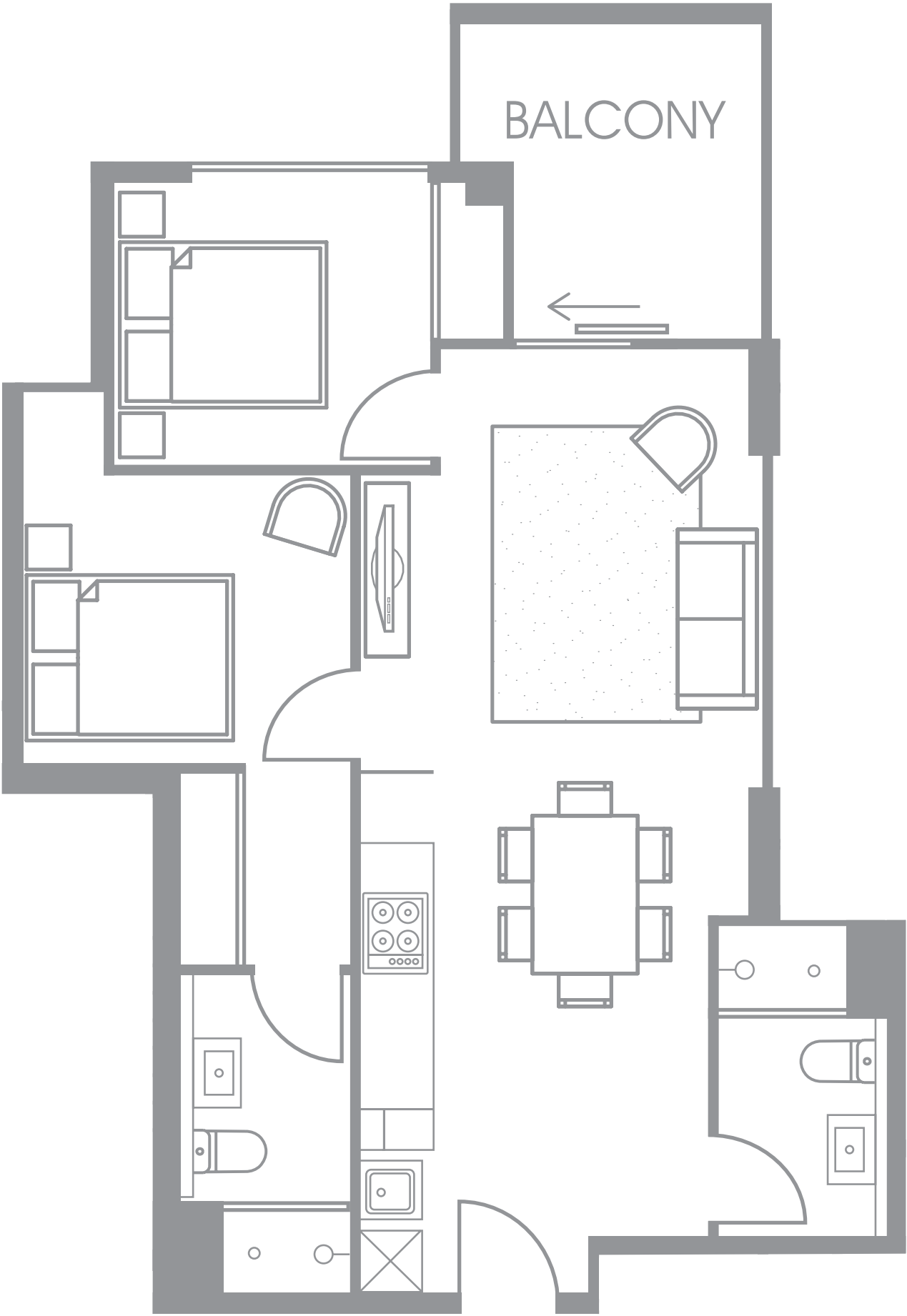
BEDROOMS	2
BATHROOM	1
STORAGE	1
CAR SPACE	1





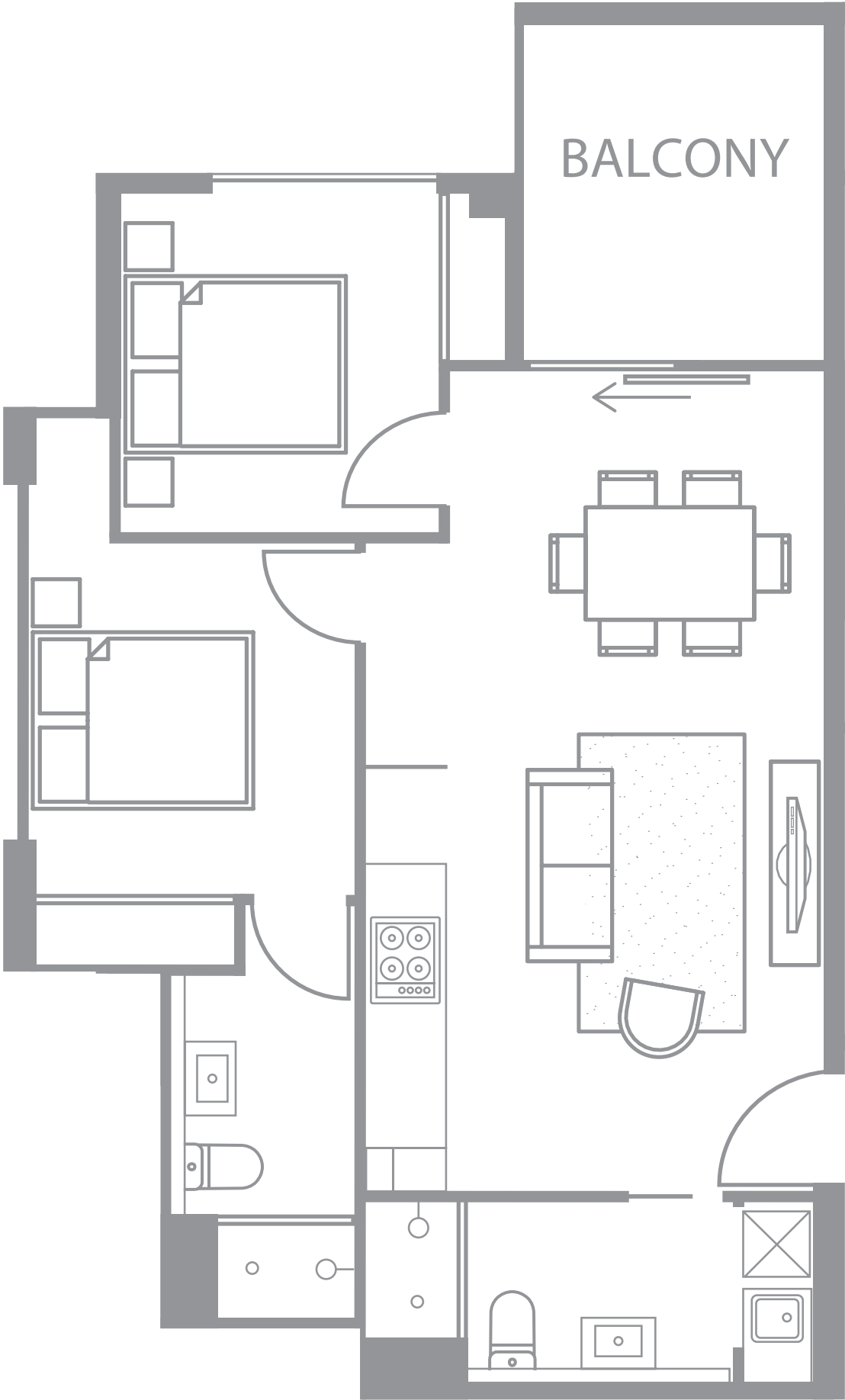
INTERNAL AREA	49.5M2	BEDROOM	1
EXTERNAL AREA	8.8M ²	BATHROOM	1
TOTAL AREA		STORAGE	1
		CAR SPACE	1





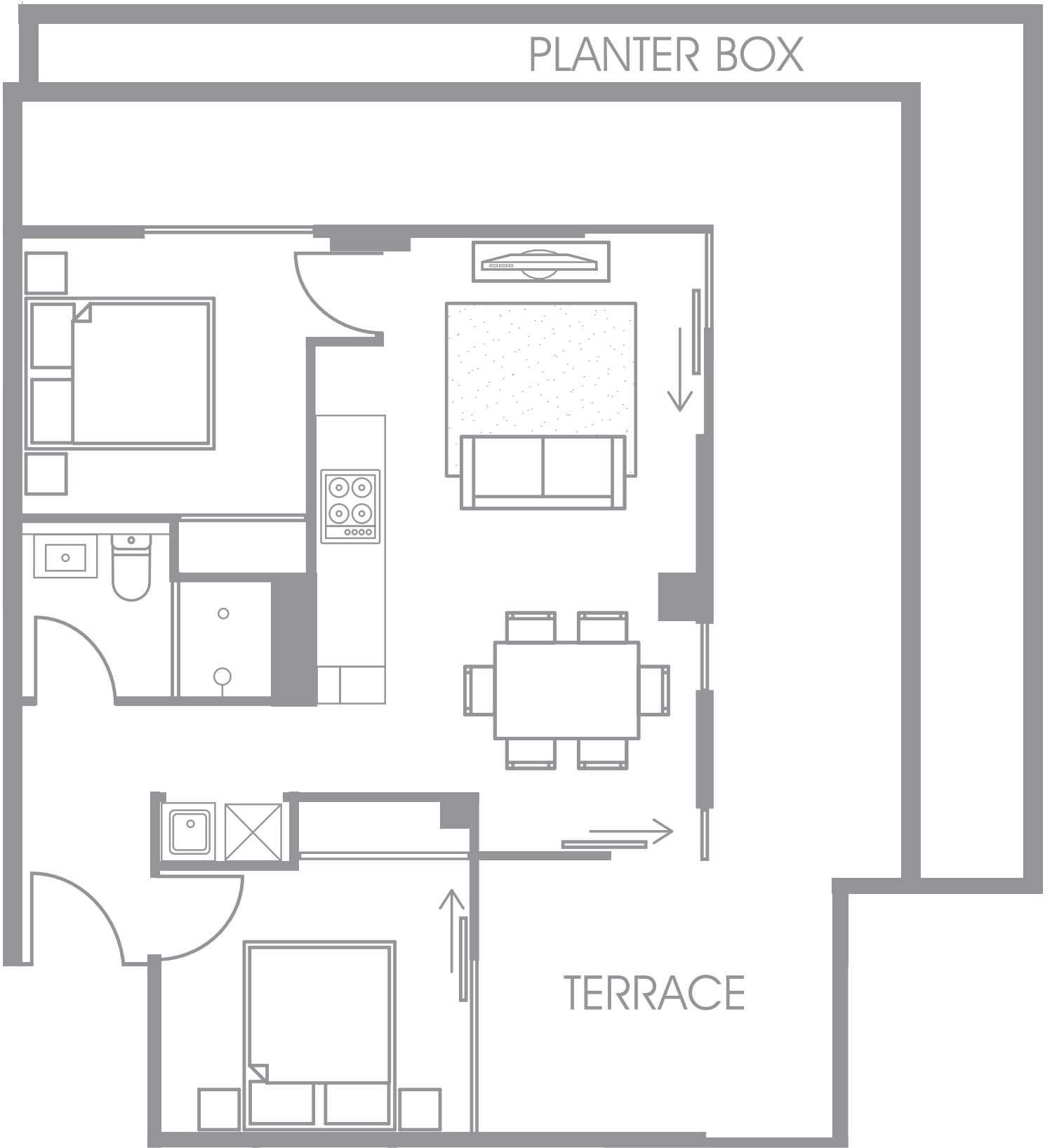
INTERNAL AREA	67.0M ²	BEDROOMS	2
EXTERNAL AREA	8.1M ²	BATHROOMS	2
TOTAL AREA	75.1M ²	STORAGE	1
		CAR SPACE	1





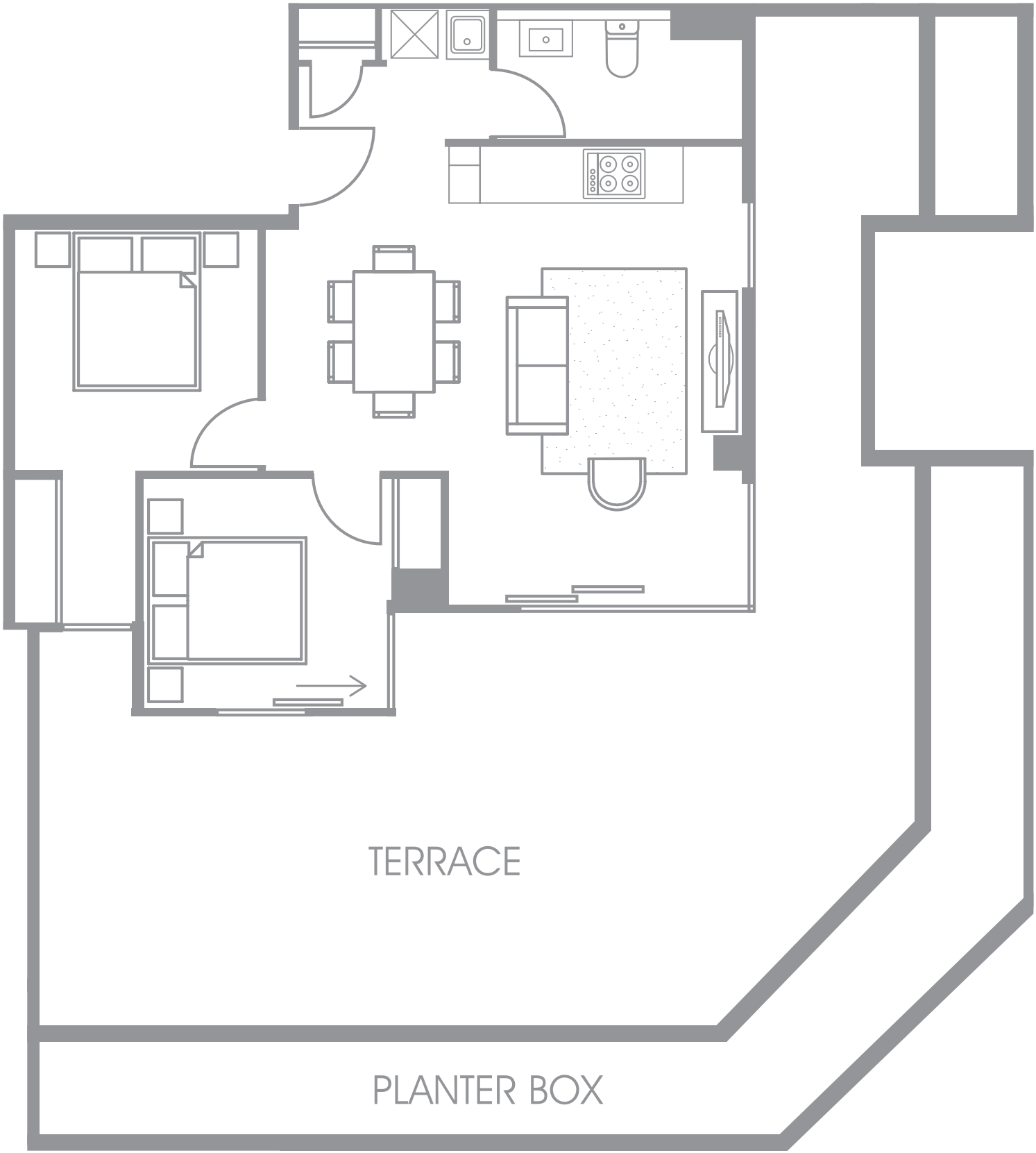
INTERNAL AREA	67.5M ²	BEDROOMS	2
EXTERNAL AREA	8.1M ²	BATHROOMS	2
TOTAL AREA		STORAGE	1
		CAR SPACE	1





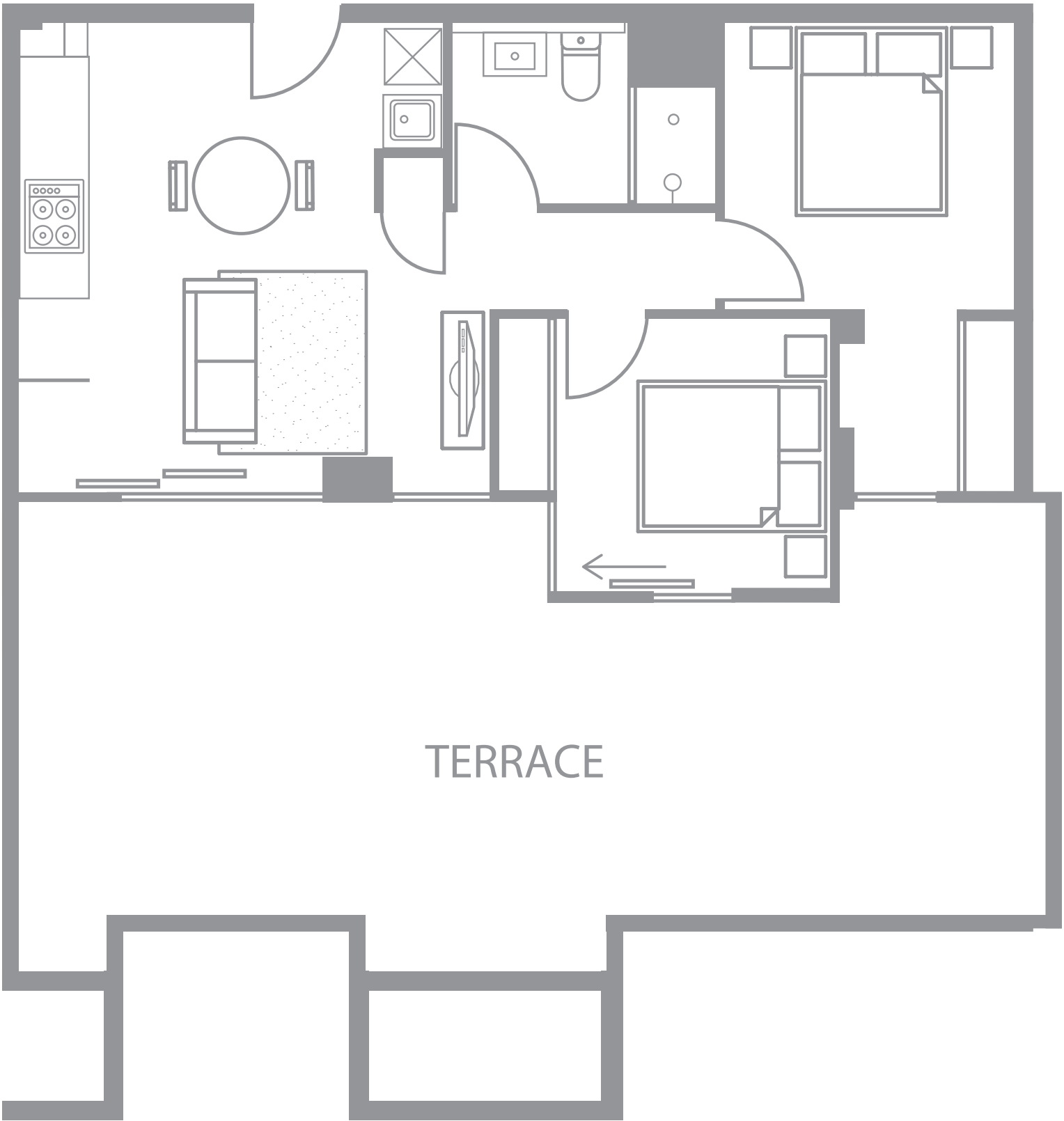
INTERNAL AREA	59.5M ²	BEDROOMS	2
TERRACE AREA	59.7M ²	BATHROOM	1
TOTAL AREA		STORAGE	1
		CAR SPACE	1





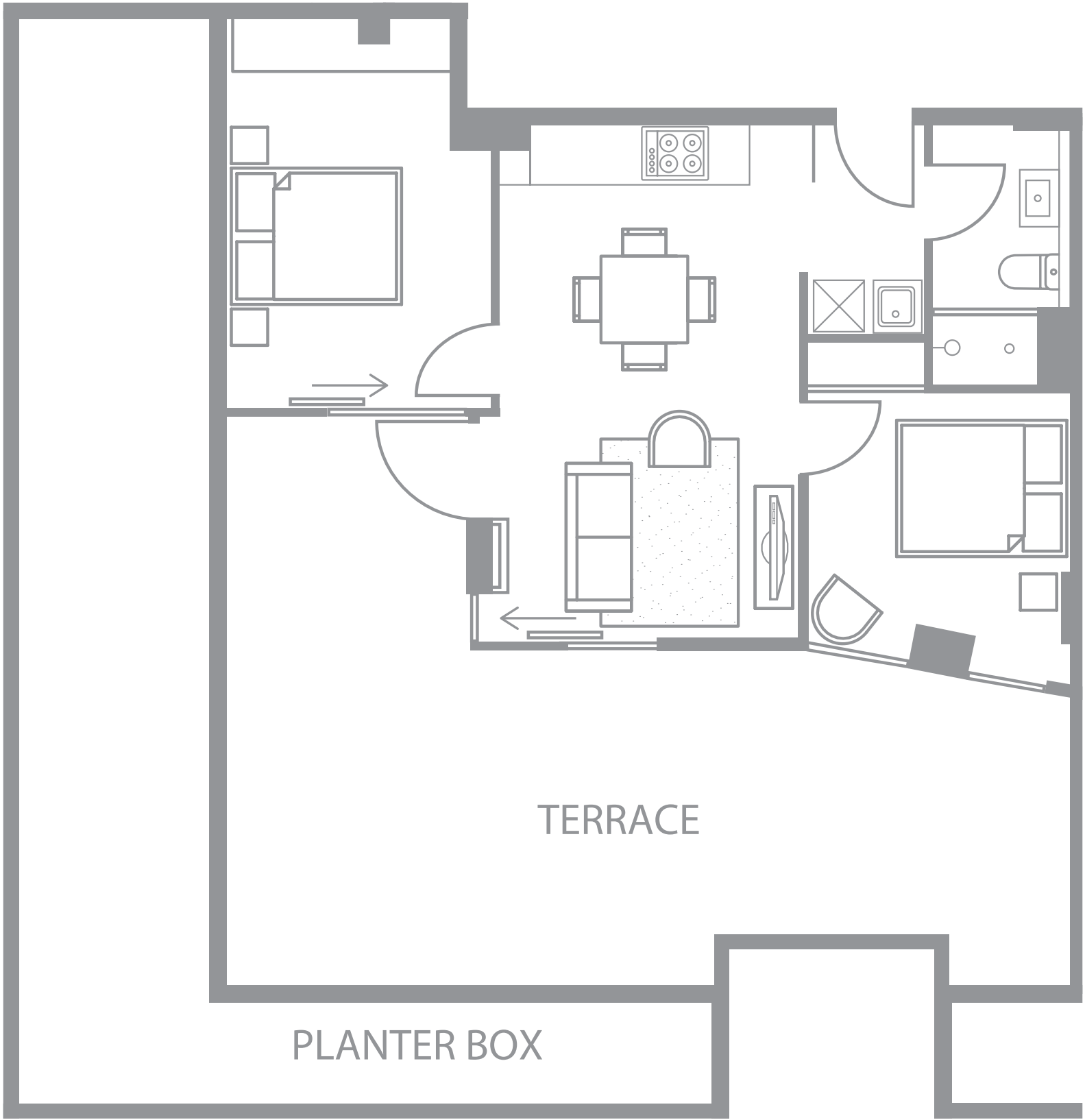
INTERNAL AREA	65.5M ²	BEDROOMS	2
TERRACE AREA	95.4M ²	BATHROOM	1
<hr/>		STORAGE	1
TOTAL AREA		CAR SPACE	1
<hr/>			





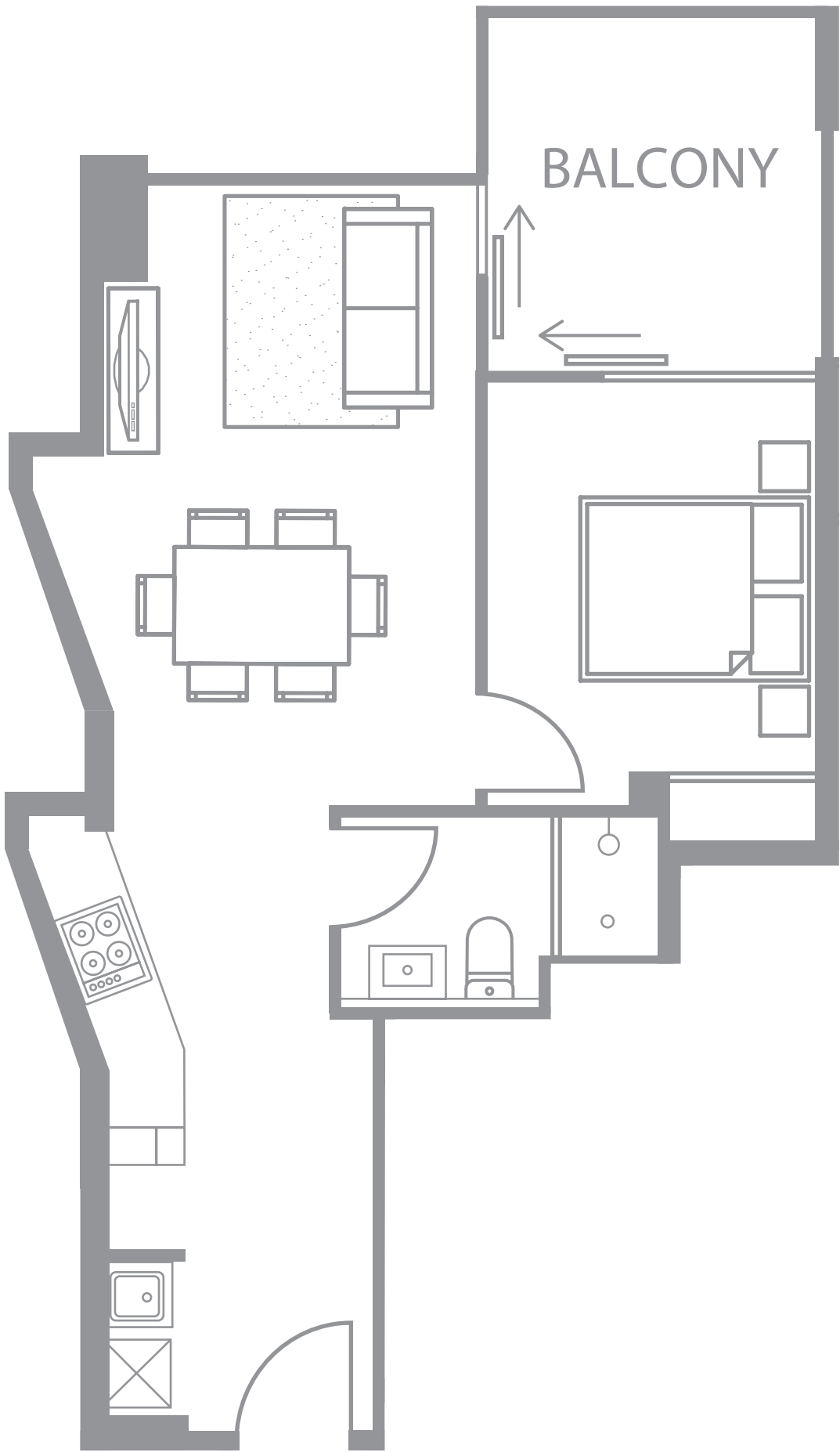
INTERNAL AREA	58.0M ²	BEDROOMS	2
TERRACE AREA	50.8M ²	BATHROOM	1
TOTAL AREA		STORAGE	1
		CAR SPACE	1





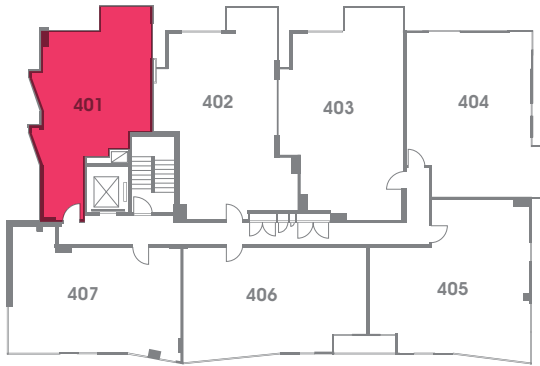
INTERNAL AREA	57.5M ²	BEDROOMS	2
TERRACE AREA	86.2M ²	BATHROOM	1
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TOTAL AREA		CAR SPACE	1
<hr/>			

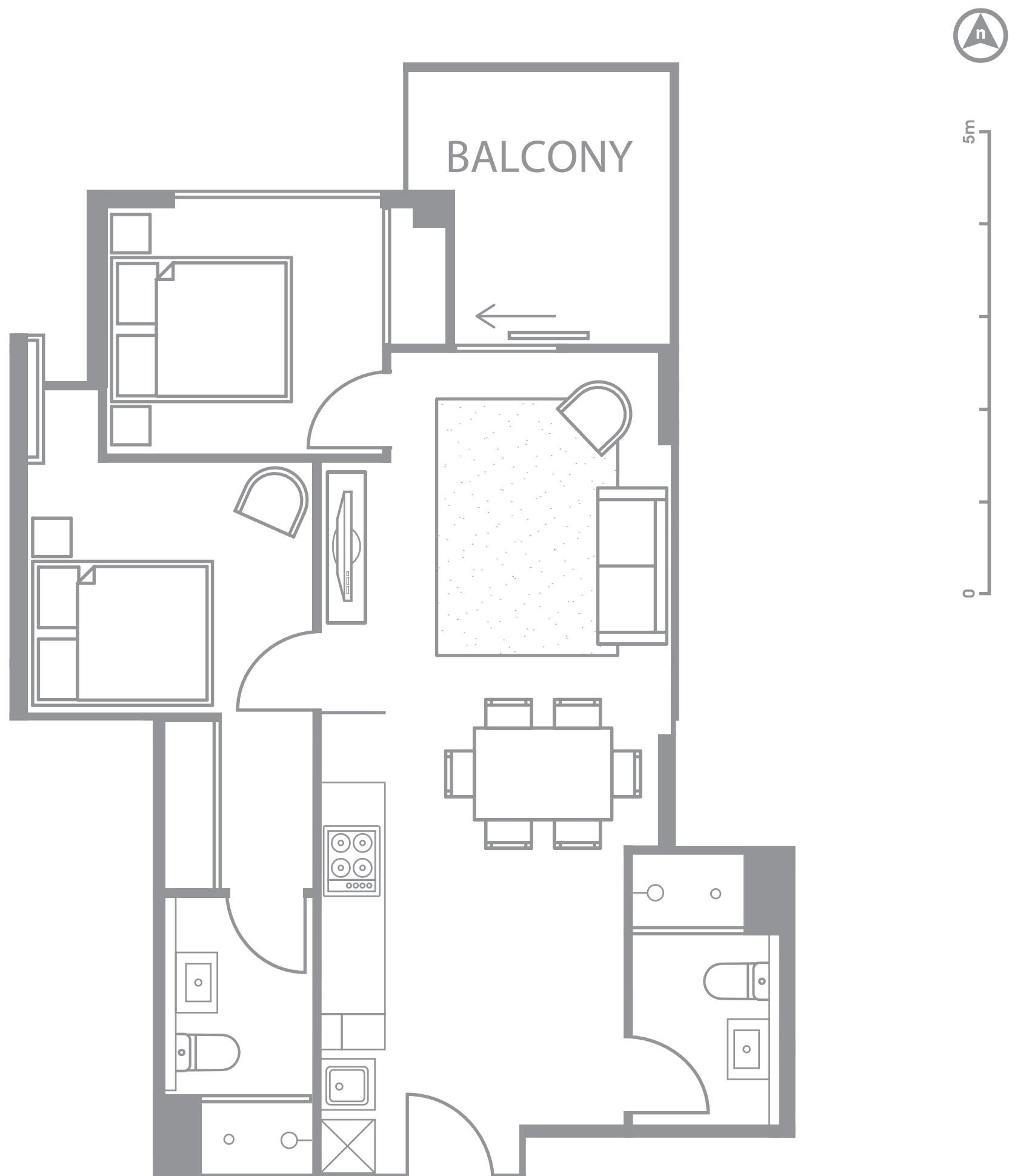




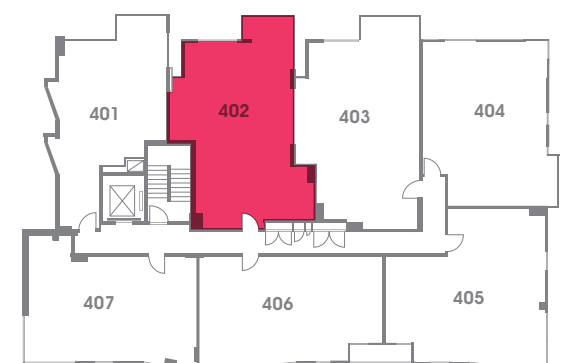
INTERNAL AREA	49.5M ²
EXTERNAL AREA	8.9M ²
TOTAL AREA	58.4M²

BEDROOM	1
BATHROOM	1
STORAGE	1
CAR SPACE	1





INTERNAL AREA	67.0M ²	BEDROOMS	2
EXTERNAL AREA	8.1M ²	BATHROOMS	2
<hr/>		STORAGE	1
TOTAL AREA	75.1M²	CAR SPACE	1
<hr/>			



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LVL

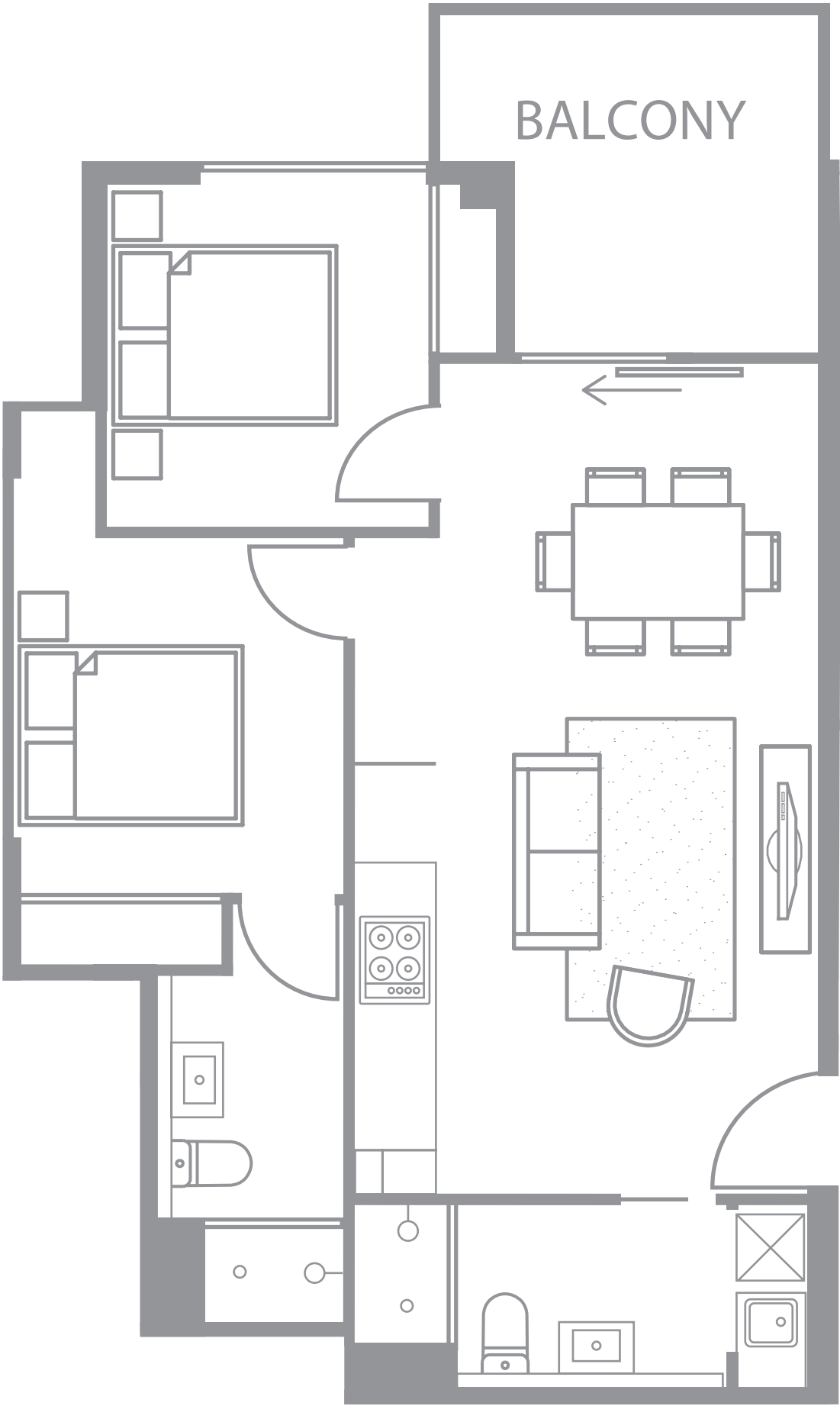
4

BED

2

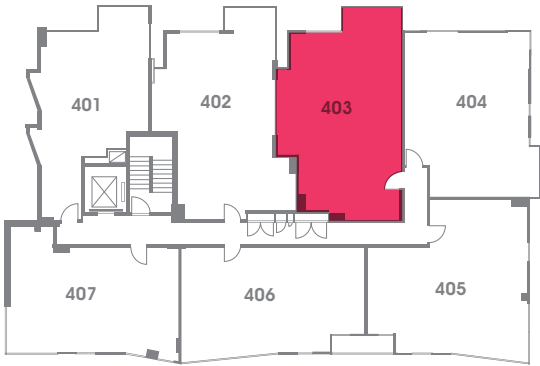
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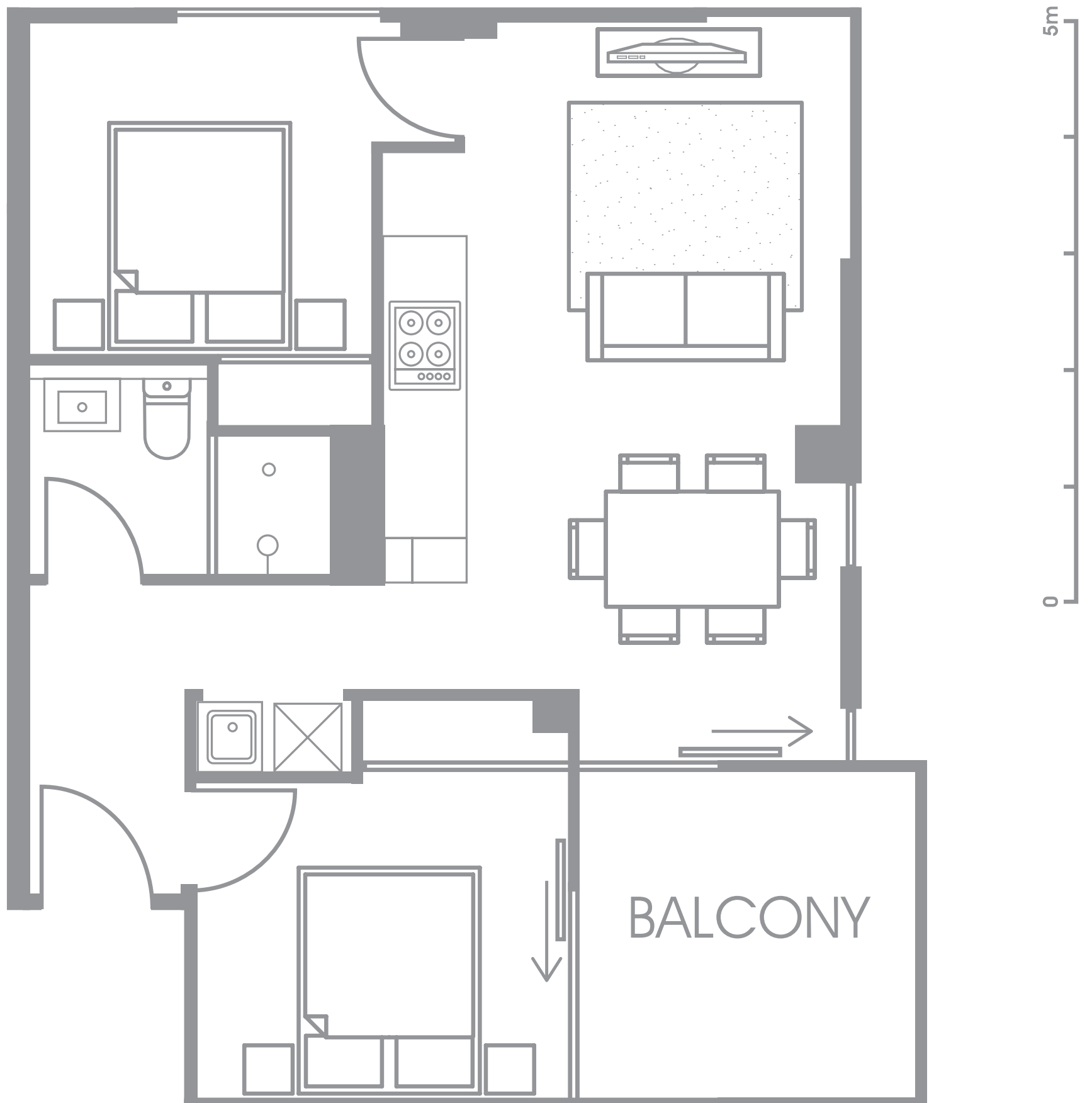
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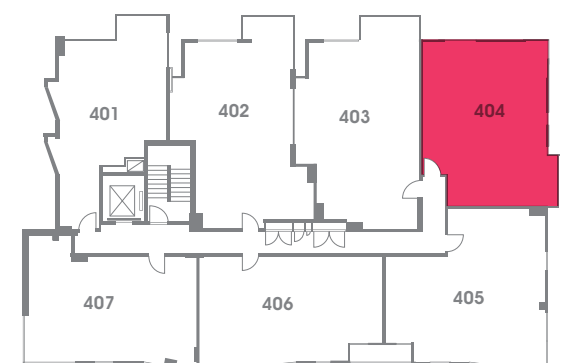
INTERNAL AREA	67.5M ²
EXTERNAL AREA	8.1M ²
TOTAL AREA	75.6M²

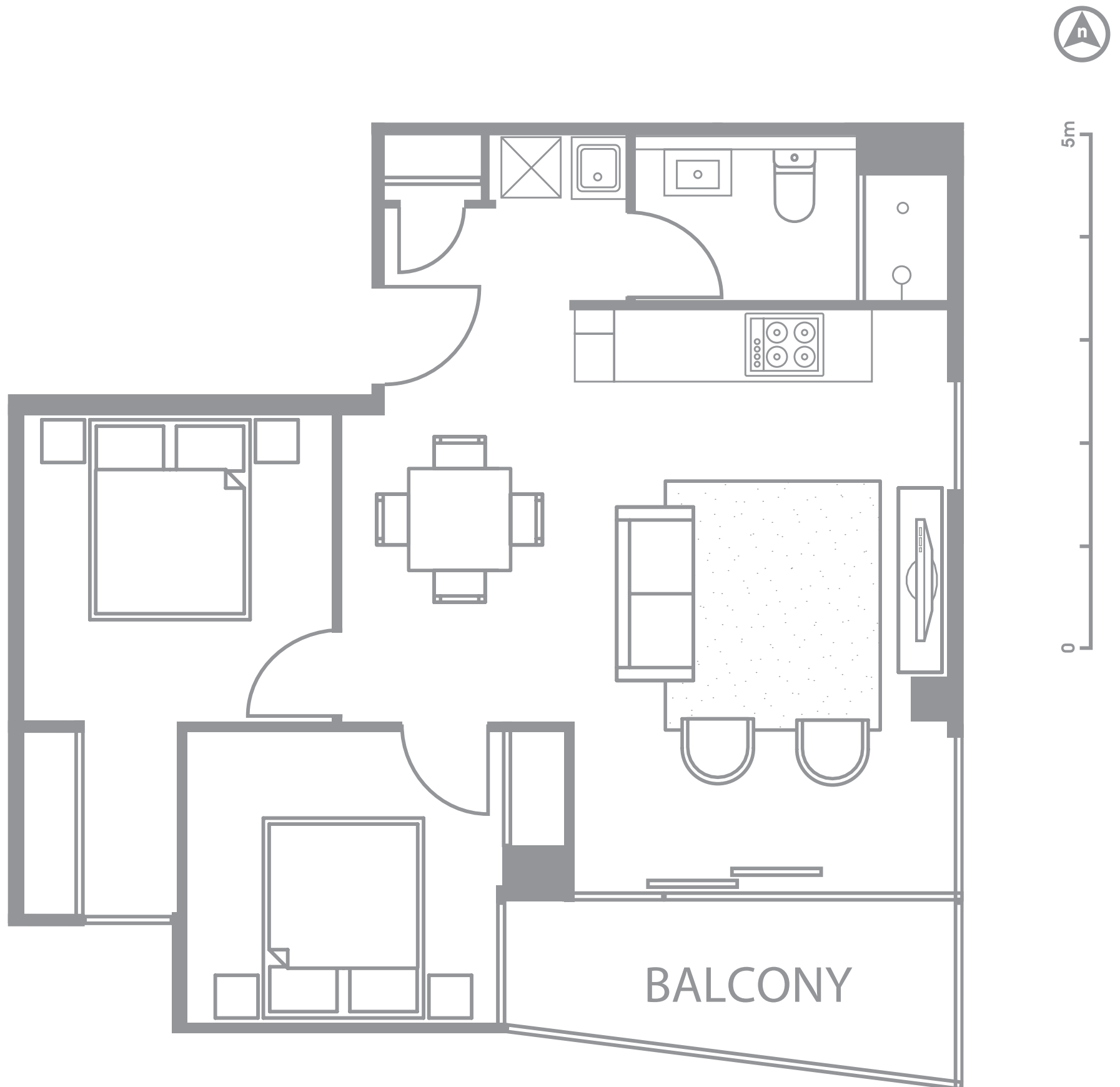
BEDROOMS	2
BATHROOMS	2
STORAGE	1
CAR SPACE	1



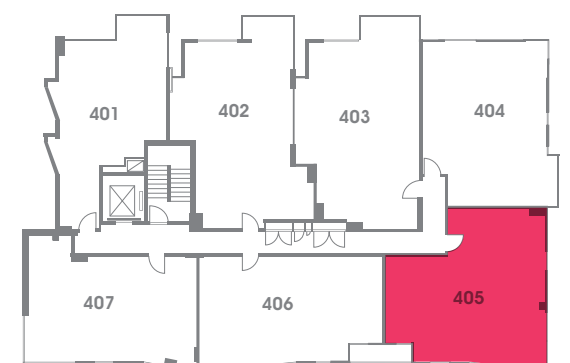


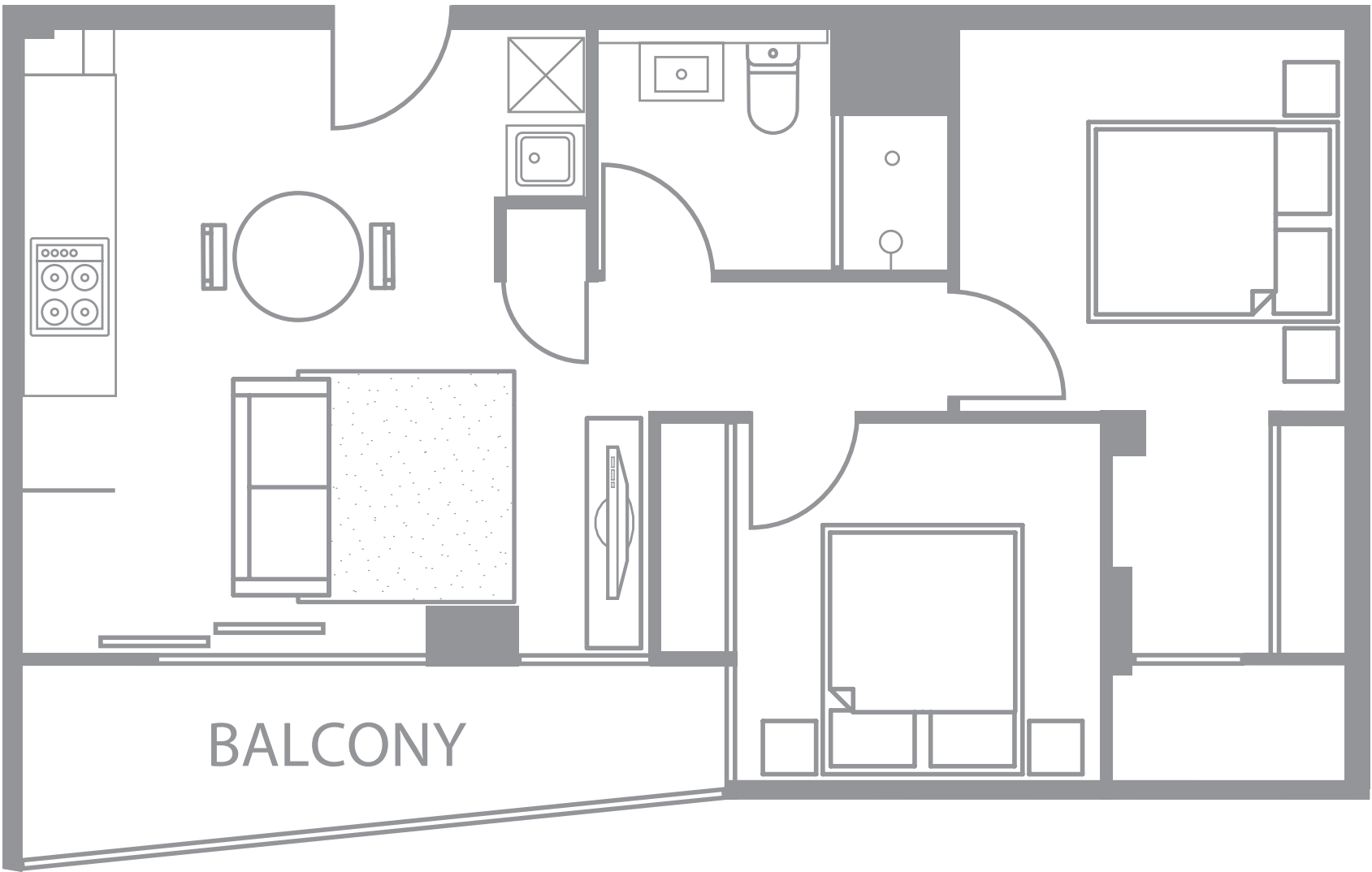
INTERNAL AREA	59.5M ²	BEDROOMS	2
EXTERNAL AREA	8.5M ²	BATHROOM	1
<hr/>		STORAGE	1
TOTAL AREA	68.0M²	CAR SPACE	1
<hr/>			





INTERNAL AREA	65.5M ²	BEDROOMS	2
EXTERNAL AREA	8.5M ²	BATHROOM	1
<hr/>		STORAGE	1
TOTAL AREA	74.0M²	CAR SPACE	1
<hr/>			





INTERNAL AREA	58.0M ²	BEDROOMS	2
EXTERNAL AREA	8.6M ²	BATHROOM	1
<hr/>		STORAGE	1
TOTAL AREA	66.6M ²	CAR SPACE	1



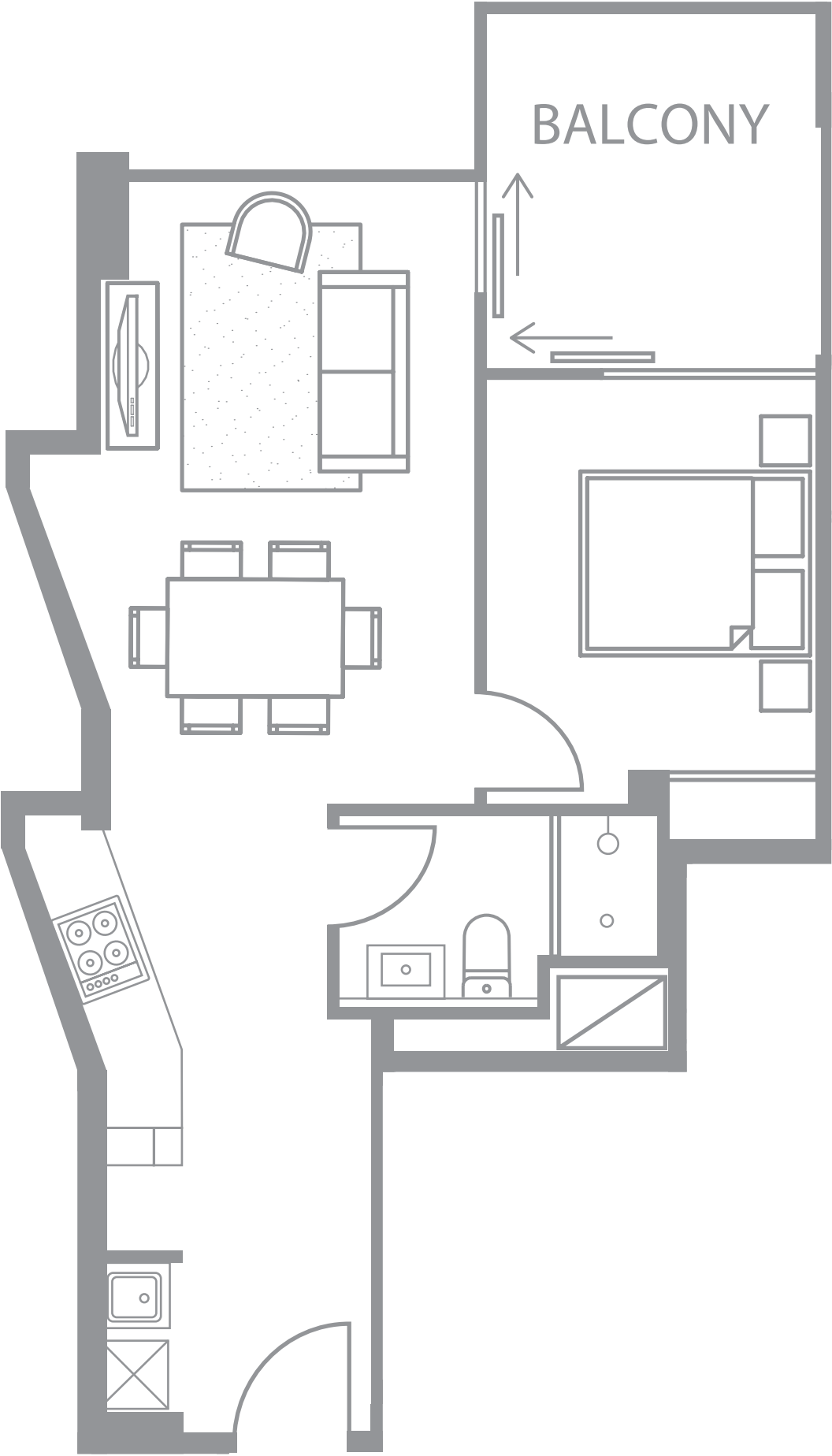


A floor plan of the second floor. The plan shows several rooms: 401 (top left), 402 (top middle), 403 (top right), 404 (far right), 405 (bottom right), 406 (bottom middle), and 407 (bottom left, highlighted in red). A staircase is located between rooms 401 and 402. A hallway or common area runs along the bottom of the plan, connecting rooms 401, 402, 403, 404, 405, and 406. Room 407 is a large red-shaded area at the bottom left, possibly a parking area or a large storage room.

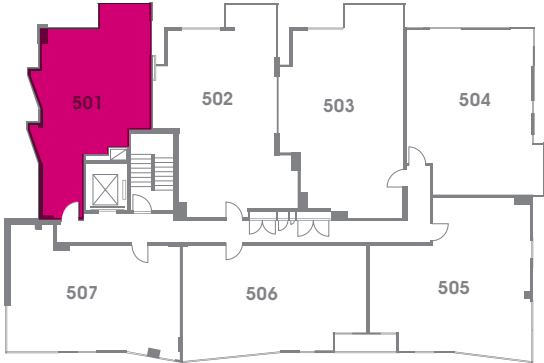
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LVL 5 BED 1 No 501



INTERNAL AREA	49.5M ²	BEDROOM	1
EXTERNAL AREA	8.9M ²	BATHROOM	1
TOTAL AREA		58.4M²	
		STORAGE	1
		CAR SPACE	1



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LVL

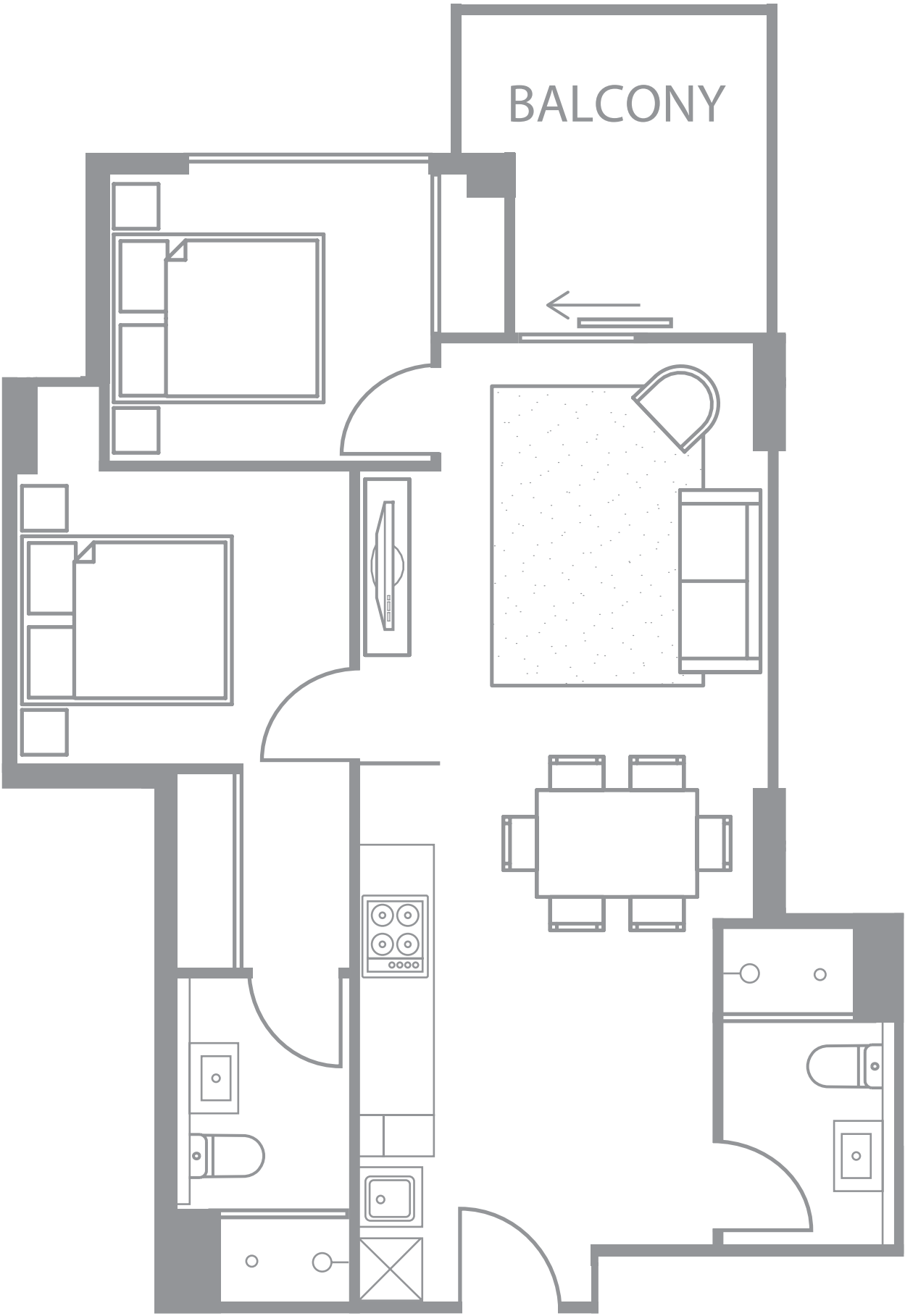
5

BED

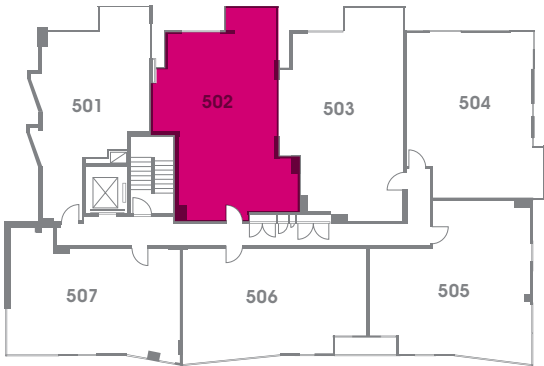
2

No

502



INTERNAL AREA	67.0M ²	BEDROOMS	2
EXTERNAL AREA	8.1M ²	BATHROOMS	2
TOTAL AREA		STORAGE	1
		CAR SPACE	1



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LVL

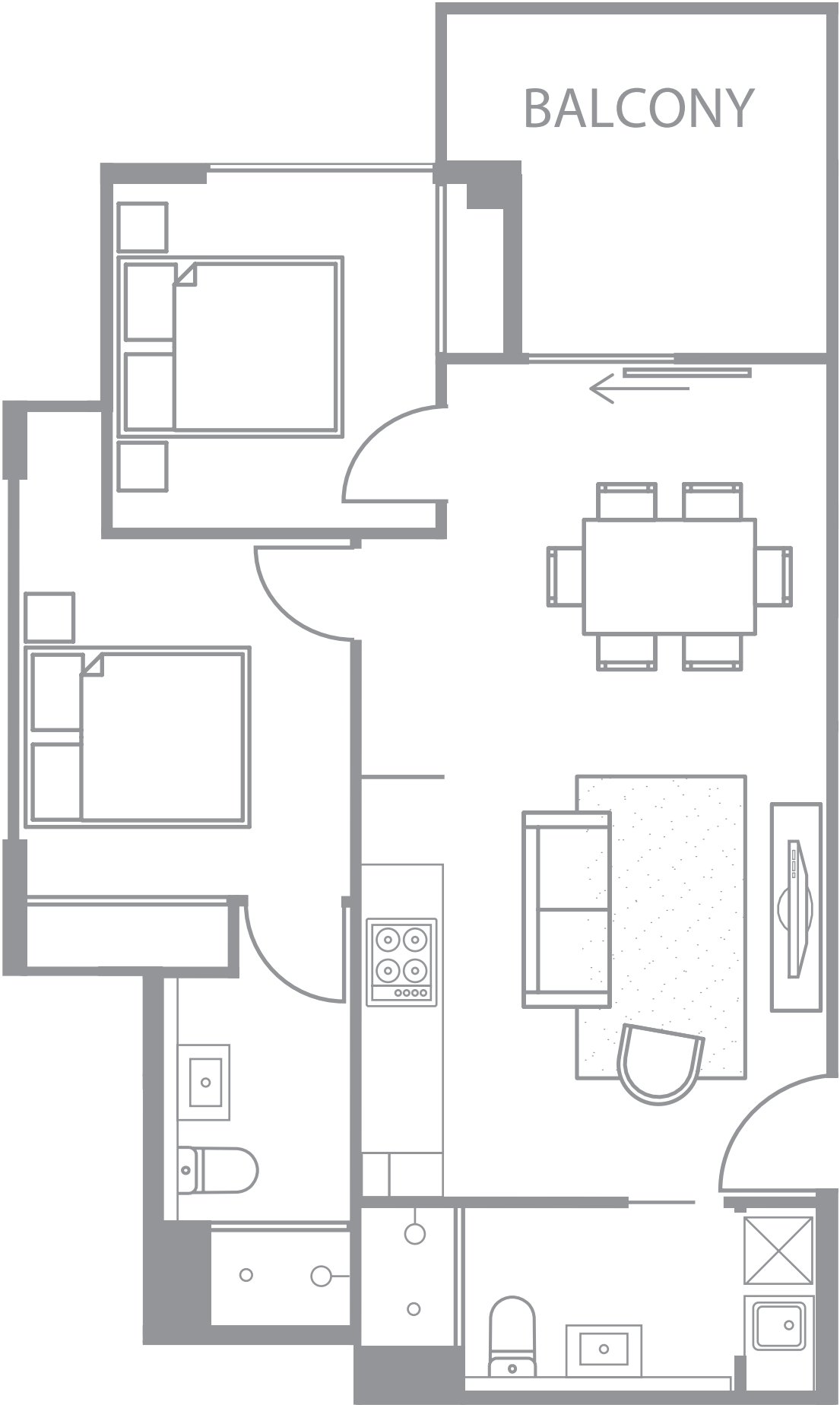
5

BED

2

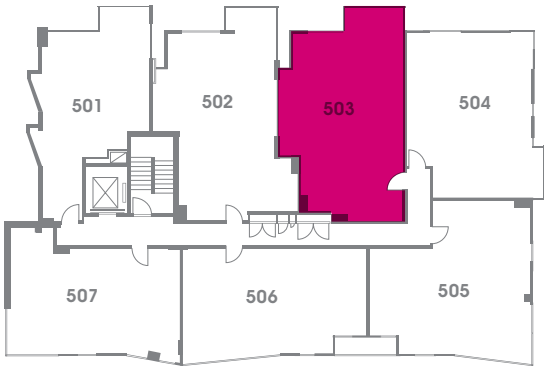
No

503



INTERNAL AREA	67.5M ²
EXTERNAL AREA	8.1M ²
TOTAL AREA	75.6M²

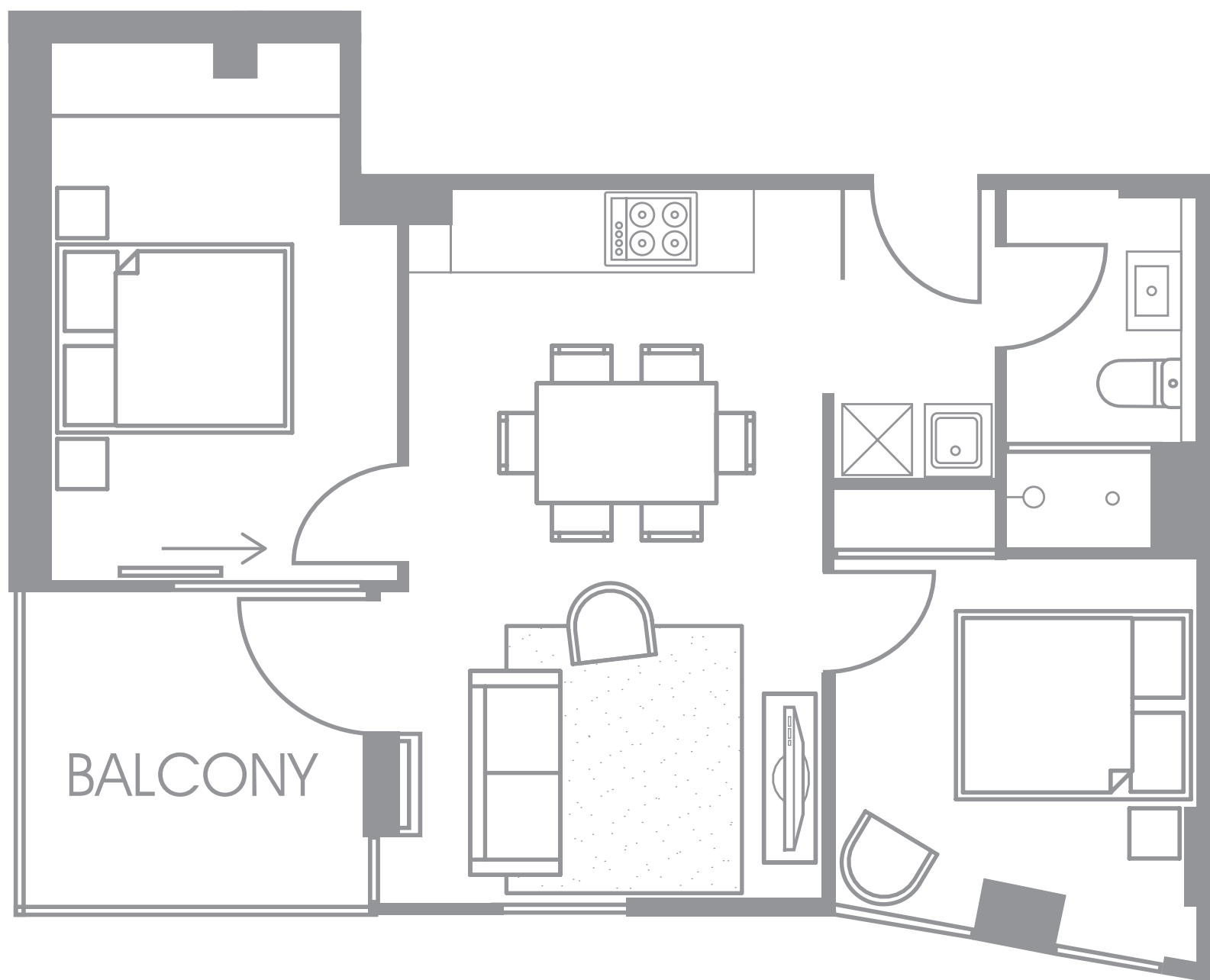
BEDROOMS	2
BATHROOMS	2
STORAGE	1
CAR SPACE	1



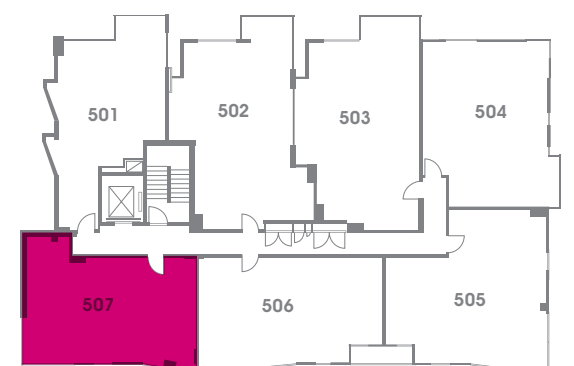








INTERNAL AREA	57.5M ²	BEDROOMS	2
EXTERNAL AREA	7.6M ²	BATHROOM	1
<hr/>		STORAGE	1
TOTAL AREA	65.1M²	CAR SPACE	1
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Elana - 483 Glen Huntly Road, Elsternwick

Level 1															
Apt	Lot Number	Storage Cage	Beds	Bath	Cars	Internal m2	External m2	Total m2	Asking Price	Aspect	Forcast Stamp Duty	Est. Owners Corp Fees	Est Council Rates	Est Water Rates	Status
1.02	112	S2	2	2	1	67	22.3	89.3	\$607,000.00	North	\$4,175.00	\$2,500.00	\$1,500.00	\$700.00	
1.03	111	S3	2	2	1	67.5	22.6	90.1	\$615,000.00	North	\$4,295.00	\$2,500.00	\$1,500.00	\$700.00	
1.08	106	S8	1	1	1	47.5	7.8	55.3	\$437,000.00	South	\$2,372.00	\$1,700.00	\$1,100.00	\$500.00	
1.11	103	S11	1	1	1	52.5	7.8	60.3	\$460,000.00	South	\$2,510.00	\$1,700.00	\$1,100.00	\$500.00	
1.12	102	S12	2	1	1	59.5	7.5	67	\$570,000.00	South + West	\$3,620.00	\$2,200.00	\$1,300.00	\$600.00	

Level 2															
Apt	Lot Number	Storage Cage	Beds	Bath	Cars	Internal m2	External m2	Total m2	Asking Price	Aspect	Forcast Stamp Duty	Est. Owners Corp Fees	Est Council Rates	Est Water Rates	Status
2.02	212	S14	2	2	1	67	8	75	\$615,000.00	North	\$4,295.00	\$2,500.00	\$1,500.00	\$700.00	
2.03	211	S15	2	2	1	67.5	9	76.5	\$630,000.00	North	\$4,520.00	\$2,500.00	\$1,500.00	\$700.00	
2.04	210	S16	2	2	1	62.5	8	70.5	\$595,000.00	North + East	\$3,995.00	\$2,500.00	\$1,500.00	\$700.00	

Level 3															
Apt	Lot Number	Storage Cage	Beds	Bath	Cars	Internal m2	External m2	Total m2	Asking Price	Aspect	Forcast Stamp Duty	Est. Owners Corp Fees	Est Council Rates	Est Water Rates	Status
3.01	301	S25	1	1	1	49.5	8.8	58.3	\$475,000.00	North + West	\$2,600.00	\$1,700.00	\$1,100.00	\$500.00	
3.02	307	S26	2	2	1	67	8.1	75.1	\$630,000.00	North	\$4,520.00	\$2,500.00	\$1,500.00	\$700.00	

Level 4															
Apt	Lot Number	Storage Cage	Beds	Bath	Cars	Internal m2	External m2	Total m2	Asking Price	Aspect	Forcast Stamp Duty	Est. Owners Corp Fees	Est Council Rates	Est Water Rates	Status
4.02	407	S33	2	2	1	67	8.1	75.1	\$635,000.00	North	\$4,595.00	\$2,500.00	\$1,500.00	\$700.00	
4.03	406	S34	2	2	1	67.5	8.1	75.6	\$645,000.00	North	\$4,745.00	\$2,500.00	\$1,500.00	\$700.00	
4.04	405	S35	2	1	1	59.5	8.5	68	\$585,000.00	North + East	\$3,845.00	\$2,200.00	\$1,300.00	\$600.00	
4.06	403	S37	2	1	1	58	8.6	66.6	\$575,000.00	South	\$3,695.00	\$2,200.00	\$1,300.00	\$600.00	

Level 5															
Apt	Lot Number	Storage Cage	Beds	Bath	Cars	Internal m2	External m2	Total m2	Asking Price	Aspect	Forcast Stamp Duty	Est. Owners Corp Fees	Est Council Rates	Est Water Rates	Status
5.01	501	S39	1	1	1	49.5	8.9	58.4	\$500,000.00	North + West	\$2,750.00	\$1,700.00	\$1,100.00	\$500.00	
5.02	507	S40	2	2	1	67	8.1	75.1	\$660,000.00	North	\$4,970.00	\$2,500.00	\$1,500.00	\$700.00	
5.03	506	S41	2	2	1	67.5	8.1	75.6	\$670,000.00	North	\$5,120.00	\$2,500.00	\$1,500.00	\$700.00	
5.04	505	S42	2	1	1	59.5	8.5	68	\$597,000.00	North + East	\$4,025.00	\$2,200.00	\$1,300.00	\$600.00	
5.06	503	S44	2	1	1	58	8.6	66.6	\$587,000.00	South	\$3,875.00	\$2,200.00	\$1,300.00	\$600.00	

Level 6															
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Retail															
Apt	Lot Number					Internal m2			Asking Price						
1	G01					89			\$688,000.00						
2	G02					90			\$695,000.00						
3	G03					89			\$688,000.00						
4	G04					66			\$612,000.00						