



PALLADIUM
TOWER



WHERE LUXURY
AND LIFESTYLE UNITE



Encapsulating 51 levels of world-class elegance, Palladium Tower is your portal to cosmopolitan living. With stunning city, bay and lake views from the heart of Melbourne's vibrant Southbank precinct, you're only minutes away from premier venues, entertainment and events.

As a resident, enjoy Palladium Tower's world-class amenities designed with inner-city style in mind. Whether you're unwinding at the Residents' Retreat, complete with a gym, pool and steam room or entertaining friends on the Palladium Terrace and Lounge with champagne in hand, Palladium Tower is the place where luxury and lifestyle truly unite.



PROVEN DELIVERY

Palladium Tower follows the success of Salvo Property Group's Platinum Tower, also located on City Road and now home to approximately 1,000 residents.

PERFECTLY POSITIONED

Perfectly positioned in the Southbank precinct, Palladium Tower boasts a 98/100 Walk Score* meaning everything is within immediate walking distance.

PERFORMANCE GUARANTEED

- The Southbank average rental yield is 5.2%.
- Palladium Tower is approved in full by the Foreign Investment Review Board.
- Only 10% deposit required with no more to pay until completion (anticipated to be 2020).
- Exceptional value with apartments starting from \$415,000 for a one-bedroom and \$495,000 for a two-bedroom apartment.
- Superbly efficient body corporate fees from as little as \$500 per quarter.





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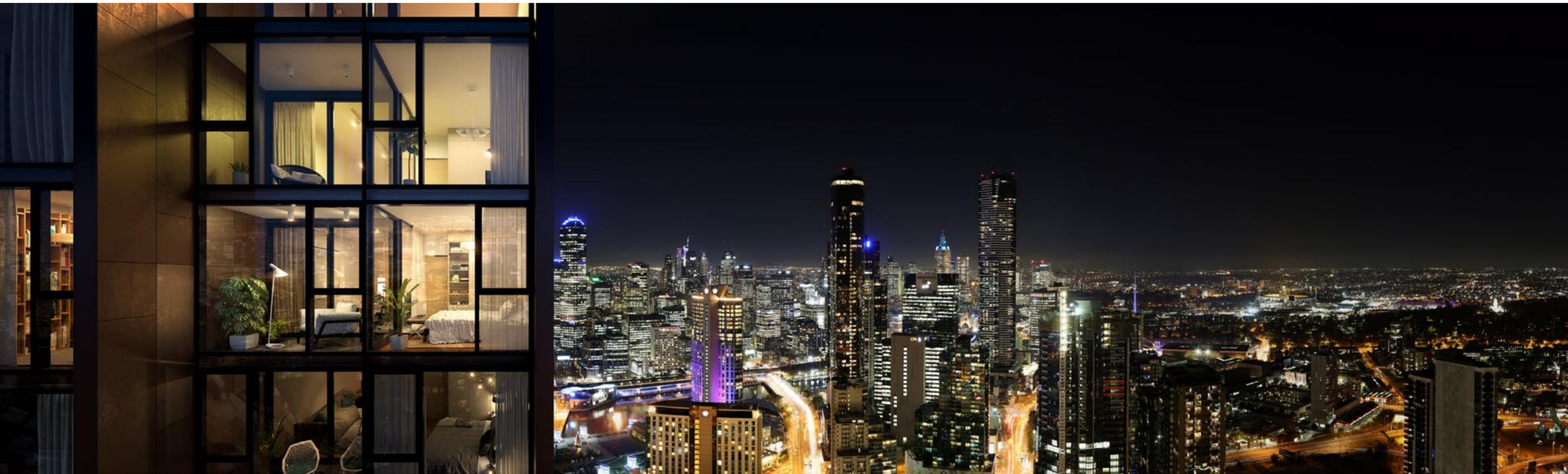
LANDMARK DESIGN AND ARCHITECTURE

Emblazoned with an alluring bronze façade, Palladium Tower reflects the beautiful Melbourne skyline. Slimline in form, it dazzles next to its sister tower Platinum, recently completed by the acclaimed Salvo Property Group. Together, they take a bold stance on the horizon and showcase vertical living at its very best.

Both projects are designed by Squillace Architects – masters of considered, metropolitan design.

SPECTACULAR VIEWSCAPES ABOUND

Immerse yourself in breathtaking views that span north across the Melbourne CBD and south to Albert Park Lake and Port Phillip Bay. Sights from Palladium Tower's easterly aspect showcase the lush greenery of the Royal Botanic Gardens, all the way out to the Dandenong Ranges.



EXQUISITE RESIDENCES TO MATCH YOUR DISCERNING TASTE

Palladium Tower residences are bright and airy, with floor-to-ceiling windows and natural light in all bedrooms. Quality timber floors showcase elegance and space.

For practicality, car parking and storage is available in the building podium.



INSPIRED DESIGN FOR LUXURY LIVING

To celebrate the first release of Palladium Tower, residences are available in two limited edition colour schemes. For a brighter, airier finish, the Alabaster Palette is the perfect choice. Breathe easy in your spacious new home with sleek oak-coloured flooring and tiles of crisp white and clay. Should you prefer to surround yourself in duskier tones, the Onyx Scheme features slate-coloured tiling and dark timber floors which blend seamlessly to create a suave, enigmatic look.



CONTEMPORARY KITCHENS THAT GIVE HEART TO YOUR HOME

Palladium Tower boasts the very best in contemporary design, featuring premium finishes including unique splashbacks made from silver and dark grey mirror. Superior European cooking appliances by Miele will inspire you to cook and create. Your kitchen is thoughtfully brought together with masterfully crafted timber veneer and polyurethane joinery for a polished finish and is accentuated with custom wall shelving over the island bench for added convenience and style.





ALABASTER COLOUR SCHEME



ONYX COLOUR SCHEME

BEAUTIFUL BATHROOMS GROUNDED BY QUALITY MATERIALS

Relax and rejuvenate in a modern semi-frameless shower complemented by timber veneer shelving, a wall-mounted vanity with undersink storage, mirrored cabinets and chrome tapware. Porcelain tiles coloured in hues of slate and clay form a natural finish to your private sanctuary, the perfect place to pamper your body and mind before a night out in town.



YOUR PREMIER HEALTH AND WELLBEING DESTINATION

The Residents' Retreat on Levels 40 and 41 brings together health and wellbeing facilities with stunning bay views. The retreat includes a spectacular 60-square metre pool, steam room and a large gym fitted with world-class equipment including treadmills, spin bikes and rowing machines.

EAT, DRINK, SOCIALISE, RELAX – THE CHOICE IS YOURS

No matter how you like to relax, Palladium Tower has been designed to address all of your needs, and cater to them with style. Show guests the true meaning of 'city luxe' from the Palladium Terrace and Lounge. Comprising more than 400-square metres of indoor and outdoor space, it provides the perfect place to entertain.



ENTERTAIN IN STYLE

Mingle with friends in one of the immaculately landscaped BBQ areas, enjoy a drink at the bar or host a private dinner party in one of the dining room spaces. Enjoy every creature comfort the shared spaces offer, whether you chose to relax by the fireplace or prefer some time to work on your swing on the golf simulator in the state of the art multi-purpose entertainment room.





SOPHISTICATION BEGINS ON ARRIVAL

Enjoy a grand entrance like no other. In line with Melbourne's iconic sense of style, external bluestone floors and walls draw you into the Palladium Tower Lobby. Once inside, granite stone floors and curved timber cladding welcome you home, heavy navy curtains and tasteful brass detailing merge with greenery and sculpted artwork.

On arriving at your floor, follow chic corridors lined with plush carpet and modern lighting until you reach the door of your very own abode.



A WALKER'S PARADISE

Palladium Tower is perfectly positioned amongst the exciting hustle and bustle of the city. In a thriving district just minutes from Melbourne's CBD, all you need is within close proximity.



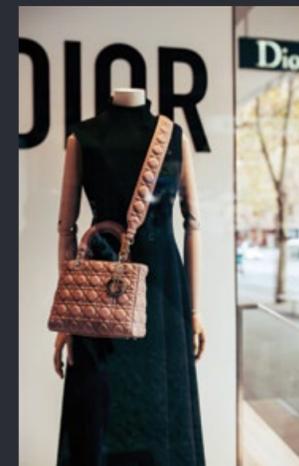
Palladium Tower's convenient location puts you less than 200 metres from large supermarkets, cafes, fine dining restaurants and bars.

Just a short tram ride away, you can visit iconic attractions including the Queen Victoria Market, Melbourne's famous laneways such as Degraeves Street and Hosier Lane, and the Arts Precinct, home to the Arts Centre, National Gallery of Victoria, Hamer Hall, Melbourne Symphony Orchestra, Melbourne Recital Centre and Malthouse Theatre.



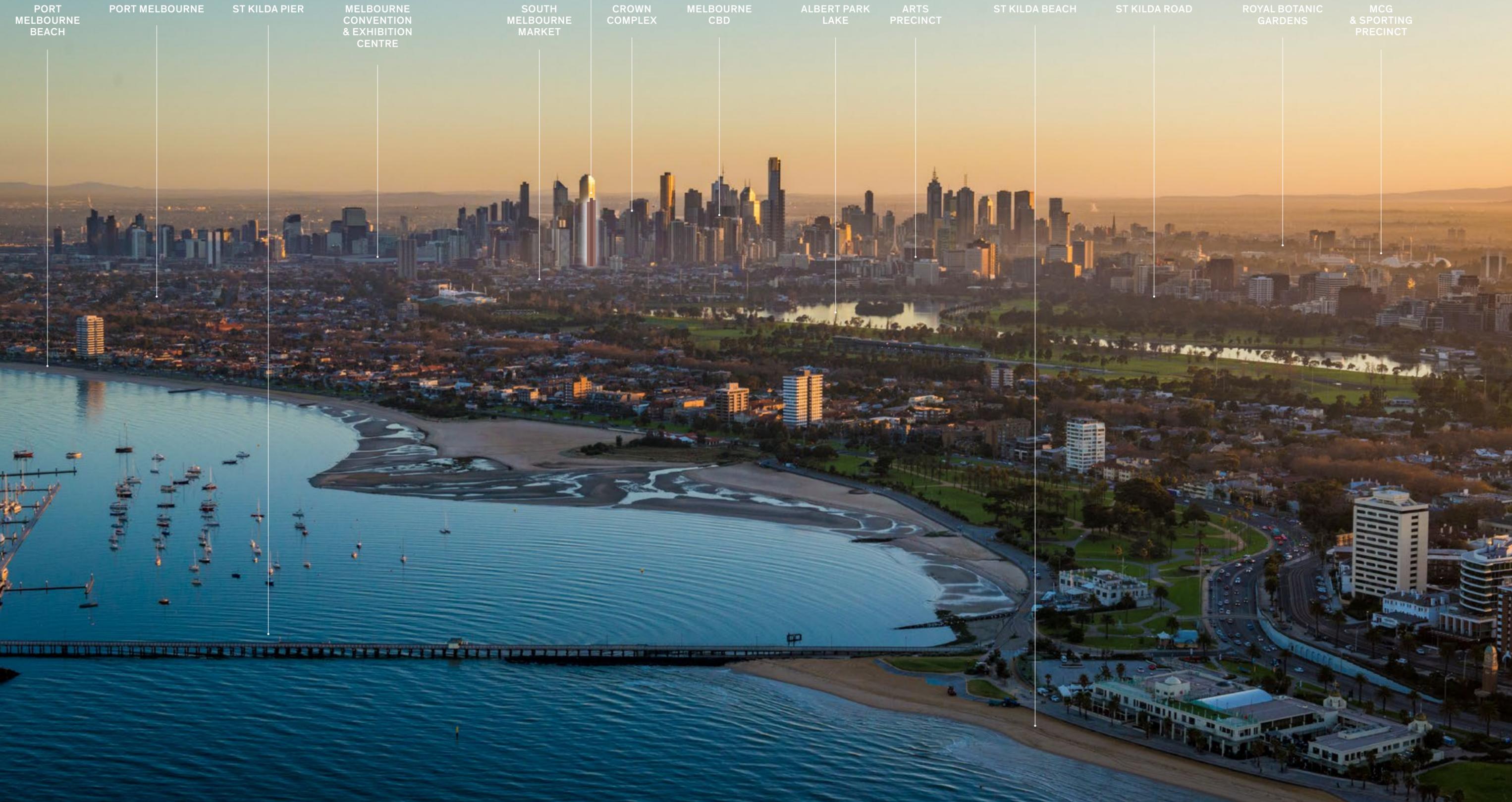
For those that love to shop, Melbourne Central, Emporium and QV also await. If you're a sports aficionado, the renowned Melbourne Cricket Ground (MCG), Etihad Stadium and Rod Laver Arena are only a few stops away on public transport.

If you want to revel in a glamorous night out, Melbourne's best bars and restaurants are on your doorstep. Watch day turn into night with a scenic stroll on Yarra River Promenade and wander with surprise and delight around the globally renowned Crown Casino & Entertainment Complex.



On weekends, should you prefer to explore your immediate surrounds, take a 5–12 minute stroll from your new home to Clarendon Street, South Melbourne. There you'll find an endless array of shops, some of Melbourne's best coffee and the South Melbourne Market where the friendly locals offer the freshest produce, arts and crafts.

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PORT MELBOURNE BEACH

PORT MELBOURNE

ST KILDA PIER

MELBOURNE CONVENTION & EXHIBITION CENTRE

SOUTH MELBOURNE MARKET

CROWN COMPLEX

MELBOURNE CBD

ALBERT PARK LAKE

ARTS PRECINCT

ST KILDA BEACH

ST KILDA ROAD

ROYAL BOTANIC GARDENS

MCG & SPORTING PRECINCT

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CLARENDON STREET SHOPS

ST KILDA ROAD

CROWN COMPLEX

SOUTHERN CROSS STATION

SOUTHGATE

ARTS PRECINCT

FLINDERS STREET STATION

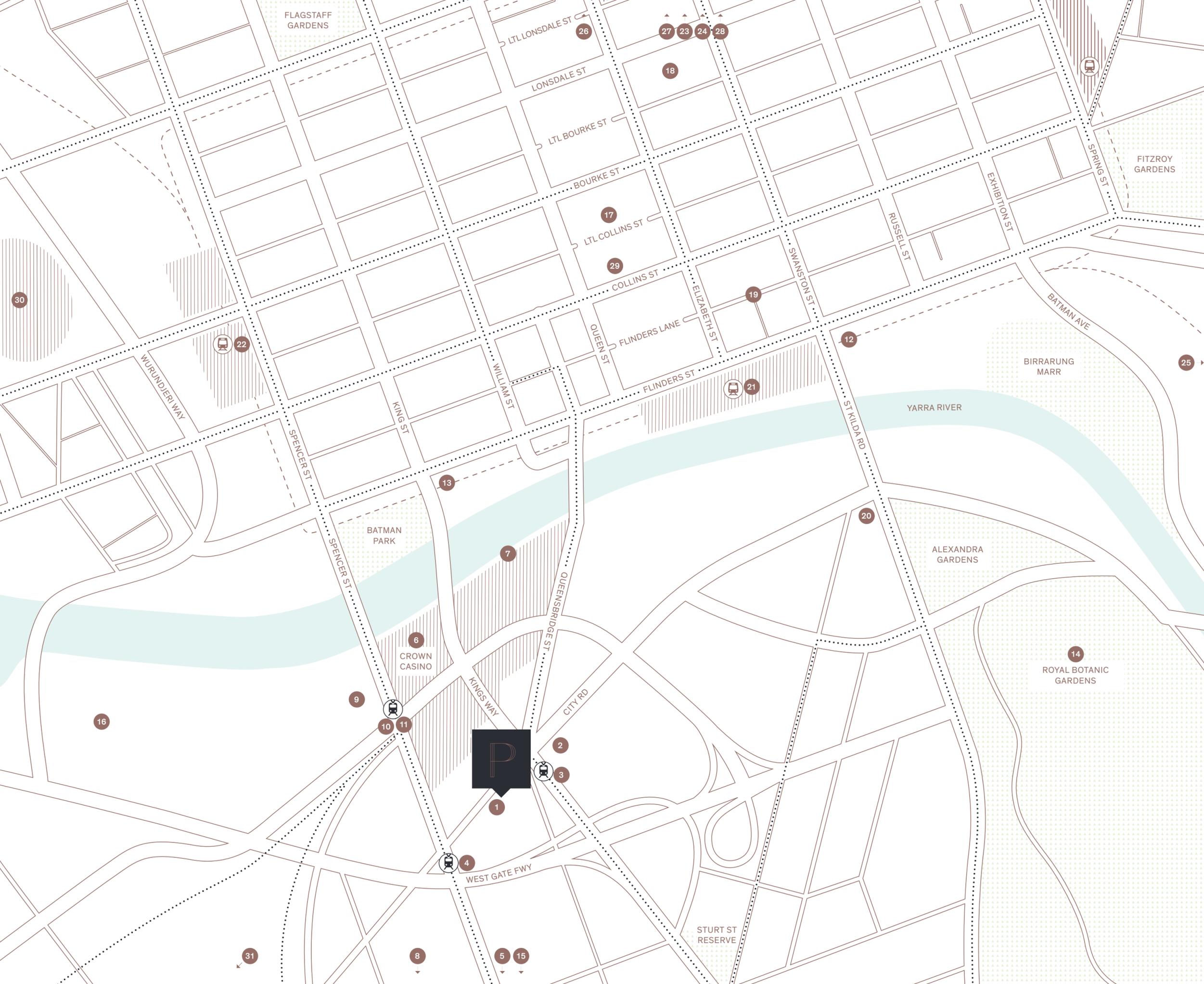
FEDERATION SQUARE

ROYAL BOTANIC GARDENS

ROYAL EXHIBITION BUILDING

SPORTING PRECINCT





WALKSCORE 98/100

**AT YOUR DOORSTEP
(LESS THAN 200M AWAY)**

- 1 Woolworth's Metro
- 2 Southbank Library
- 3 Tram Stop Route 58 towards West Coburg via City/Domain Interchange
- 4 Tram Stop Route 12 towards Victoria Gardens via City/St Kilda

**5-12 MINUTE WALK
(LESS THAN 1KM)**

- 5 Clarendon Street Shops, Restaurant & Cafes
- 6 Crown Casino & Entertainment Complex
- 7 Yarra River Promenade
- 8 Iconic South Melbourne Market
- 9 Melbourne Convention & Exhibition Centre
- 10 Tram Stop Route 96 towards East Brunswick via City/St Kilda Beach
- 11 Tram Stop Route 109 towards Box Hill via City/Port Melbourne

**15-20 MINUTE WALK
(1-2KM)**

- 12 Federation Square
- 13 Melbourne Aquarium
- 14 Botanical Gardens
- 15 Albert Park Lake
- 16 South Wharf Shopping & Restaurants
- 17 Bourke Street Mall & Collins Street Shopping
- 18 Emporium Shopping Centre
- 19 Degraes Street, Flinders Lane & Block Arcade
- 20 Melbourne Arts Precinct (Arts Centre, National Gallery of Victoria, Hamer Hall, Melbourne Symphony Orchestra, Melbourne Recital Centre, Malthouse Theatre)
- 21 Flinders Street Train Station
- 22 Southern Cross Train Station

**AROUND 30 MINUTE WALK
(2-3KM)**

- 23 Melbourne Central
- 24 QV
- 25 Melbourne Sporting Precinct with MCG, Rod Laver Arena, Hisense Arena
- 26 Queen Victoria Market
- 27 Melbourne University
- 28 RMIT University
- 29 La Trobe University
- 30 Etihad Stadium
- 31 Port Phillip Bay

WHY INVEST IN PALLADIUM?

- / \$0 Stamp Duty for First Home Buyers purchasing a Palladium apartment under \$600k.
- / Stamp Duty concessions apply to Owner Occupiers for properties below \$550k and for First Home Buyers for properties between \$601k and \$750k.
- / Freehold title – no expiry on the title for the property – safe and long-term investment.
- / Low price per square metre and long completion date create capital growth potential.
- / Low number of competing projects scheduled for completion in 2020.
- / Expert property management agency Salvo Real Estate will advertise the property, interview tenants, prepare the lease, conduct regular property inspections collect the rent and pay rent into your nominated bank account for a hassle free experience.
- / Strong rental demand for years to come: Southbank population expected to double in the next 10 years.
- / High rental yield with an average of around 5.2%.
- / Very low vacancy rates with an average of only 2.3%. Neighbouring buildings managed by Salvo Real Estate run at 0% vacancy at most times.
- / High quality but hard wearing, easy to maintain finishes suitable for rental properties to ensure low ongoing maintenance costs.
- / Depreciation schedule for all finishes and fixtures available to secure maximum tax benefits from your property investment.
- / Fully fitted bathrooms and kitchens with high quality European fixtures and finishes are standard.
- / Only 10% initial deposit required until completion, deposit is kept in trust by International law firm Baker & McKenzie and will be invested into an interest earning account while your apartment is being completed.
- / No progress payments: Pay nothing further until completion in 2020.
- / Southbank is subject to three separate major Council Investment projects worth a combined \$40 million+ which directly impact the capital growth for property owners in Palladium Tower. The City Road Master Plan, Southbank Boulevard project and Boyd Park are set to elevate City Road to a great central city street by 2020.
- / Buying a Melbourne investment property is one of the easiest investment decisions you will ever make. The process is simple, secure and you will enjoy excellent rental returns and high capital growth. Many investors across Australia and Asia are enjoying trouble free property investments in Melbourne enjoying the peace of mind that their financial future is secure.
- / Melbourne, Australia has taken out the title Most Liveable City in the World, awarded by the Economist Intelligence Unit for the seventh year in a row. If you intend to relocate or immigrate to live in Melbourne you will be overwhelmed by the high standard of living and how wonderful this city is.



ARCHITECT

squillace

Established for over 21 years Squillace are architects and interiors designers. Founded in 1995 in Sydney's Northern Beaches, Squillace have offices in Sydney and Melbourne with over 20 staff.

We have developed a reputation over the last 21 years by creating design-driven responses across a range of project types including single dwellings, medium and high density residential, hospitality, commercial and adaptive re-use.

Our approach focuses on the holistic practice of architecture, incorporating a dynamic design aesthetic with a fundamental understanding of commercial realities.

We see opportunities in challenges and deliver architectural solutions that improve people's lives, enhance communities and contribute to the fabric of our society.



THE DEVELOPER

SALVO PROPERTY GROUP

Salvo Property Group is a leading real estate developer and manager, committed to creating affordable luxury apartments in quality landmark buildings that add an exciting feel to the promenades of Australia's thriving capital cities and neighbourhood centres.

Over the past decade we have delivered in excess of 3,000 apartments worth more than \$1.5 billion to our customers.

Our demonstrable 100% track record of successfully completed projects and positive balance sheet allow us to deliver major development projects with certainty.

We don't rely on investor's money or partners to fund our projects, so when you buy an apartment off the plan from us you will have the peace of mind to know that no matter what the market conditions we will complete the project—something other developers can't guarantee.



