



1



1



1

A TASTE OF THE HIGH LIFE AWAITS AT A LANDMARK BRISBANE RESIDENCE!

Developed by ARIA Group, award-winning and world-class property developers, welcome home to unit 508 inside the boutique, 125-apartment Valencia Residences.

Situated within an iconic building which makes a statement on Brisbane's picturesque skyline, this one bedroom, one bathroom and one car park property exemplifies delightful inner-city living. Spanning 68sqm in size, the future owner will revel in a free-flowing floor plan featuring several stunning amenities.

Entering past the kitchen on the right, immerse yourself in a dazzling apartment which combines tiled and carpeted floors, stainless steel kitchen appliances, stone benchtops, timber cabinetry, gas cooking stovetops, study nook and a private balcony with spectacular city views.

Bolstering the immense appeal of this home is the rooftop playscape which is the perfect inner-city retreat. Spread across 850sqm, this wellness and entertainment precinct wonderfully incorporates a rooftop waterfall edge pool, wine cellar, movie theatre, gymnasium, private dining room, two barbeques and scintillating city and suburban views. Setting a bench

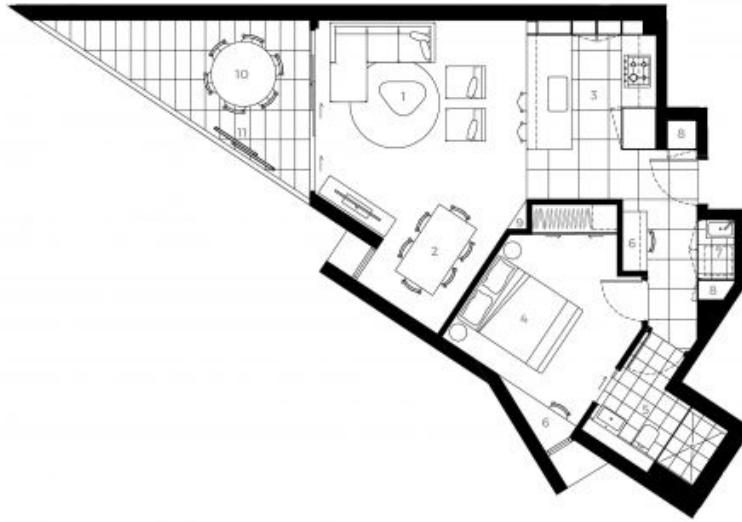
Price:	\$500,000
Council Rates:	\$431.00 p/q
Water Rates:	\$175.00 p/q
Strata Rates:	\$994.00 p/q



Robert Lamprecht

0419 999 989

TYPE 08 TYPICAL | 1 BED, 1 BATH, 1 CAR SPACE + 2 STUDY DESKS
 UNIT No. 208 - 1208



INTERNAL AREA 58M² | EXTERNAL AREA 10M² | TOTAL AREA 68M²
 1 LIVING 2 DINING 3 KITCHEN 4 BEDROOM 5 BATHROOM 6 STUDY
 7 LAUNDRY 8 STORAGE 9 OPEN SHELVES 10 BALCONY 11 OPERABLE SCREENS

NOTE: LEVELS 11 AND 12 ARE SUBJECT TO FINAL DEVELOPMENT APPROVAL.



THESE PLANS ARE INTENDED AS A GUIDE ONLY. THE DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND MAY NOT ACCURATELY REPRESENT THE ACTUAL DIMENSIONS AND AREAS OF THE APARTMENTS OR THE SPACES WITHIN THEM AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. IN ADDITION, LOCATIONS OF UTILITIES MAY VARY DURING CONSTRUCTION AND FITTINGS PANS FEATURED ON THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE AREAS ARE GENERALLY MEASURED IN ACCORDANCE WITH THE PROVISIONS OF THE METRO-CITY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT. PROSPECTIVE PURCHASERS MUST RELY ON THEIR OWN SURVEYS AND SHOULD REFER TO THE CONTRACT OF SALE AND ITS SCHEDULES FOR ALL MATTERS TO BE INCLUDED IN THE PURCHASE PRICE OF THE APARTMENT. INCLUDED FLOOR, FINISHES, FIXTURES, FITTINGS, APPLIANCES AND OTHER PARTS/LISTS OF SALE. 12008 FURNITURE AND PLANTING ARE NOT INCLUDED. EXTENT OF FLOOR FINISHES MAY VARY. EXTERNAL SPACES AND LANDSCAPING NEGATIVE ONLY. REFER TO LEVEL PLANS FOR FURTHER INFORMATION.