
GOLDEN AGE - SKY GARDEN AGENT SALES & MARKETING FAQ



Situated above The New Glen Shopping Center, Sky Garden offers luxury apartments, over 4,000m² of exquisite gardens and world-class amenities exclusive to residents. With premium retail and entertainment on your door step, Sky Garden is set to become a landmark address in Melbourne's vibrant east.

THE PROJECT

i. Project Name

The project is aptly named 'Sky Garden'.

ii. Address

The nominated address for the development is 235 Springvale Rd,
Glen Waverley VIC 3150.

iii. Project Website

skygardenresidences.com.au

iv. Planning Permit

The planning permit has been issued for the development and the amendment to the planning permit was formally approved in March 2018.

v. Buildings & Stages

There are three towers for the project comprising of Azealea, Jasmine and Magnolia. The release of the three towers is planned to be staged but the order of which has yet to be determined.

vi. Tower Levels

Three separate towers sit above the retail podium, where the podium height is the equivalent to six conventional levels.

Azealea – 18 levels

Jasmine – 10 levels

Magnolia – 11 levels

vii. Apartment Mix

	Type	Quantity	Car Parking
Azealea	1 Br	76	1 carpark
	2 Br	143	1 carpark
	3 Br	25	2 carparks
		244	
Jasmine	1 Br	34	1 carpark
	2 Br	122	1 carpark
	3 Br	9	2 carparks
		165	
Magnolia	1 Br	17	1 carpark
	2 Br	106	1 carpark
	3 Br	23	2 carparks
		146	
Total		555	

viii. Tower Views

- Uninterrupted views to the North
- Uninterrupted views to the South
- East-facing views towards Mt Dandenong Ranges
- West-facing views towards the city skyline

ix. Car Park

Dedicated basement parking is available for residents use.

- 1 Bedroom: 1 Carpark
- 2 Bedroom: 1 Carpark
- 3 Bedroom: 2 Carparks

x. Internal Sizes

- 1 Bedroom = 48-52sqm
- 2 Bedroom = 64-80sqm
- 3 Bedroom = 87-111sqm

xi. External Sizes

The external areas range between 8-71sqm - from balconies (smallest), terraces (in-between) to courtyards (largest).

xii. Indicative Pricing

1 Bedroom = \$480,000 - \$650,000
2 Bedroom = \$695,000 - \$950,000
3 Bedroom = \$1,100,000 - \$1,500,000
(prices as per draft pricelist and subject to change)

xiii. OC Fee Range Estimation

1 Bedroom – \$2,600 to \$3,500
2 Bedroom – \$3,800 to \$4,800
3 Bedroom – \$6,000 to \$7,500
(An OC estimation for each unit will be issues on Friday 6th July)

xiv. Communal Amenities

Sky Garden features extensive communal facilities within the podium to keep residents social, pro-active and healthy. Residents are kept relax with the introduction of the Sky Garden Club wellness centre.

Sky Garden Club Wellness Centre

- Indoor swimming pool (20m)
- Spa/massage treatment rooms
- Steam room
- Gymnasium
- Fitness / yoga studio

Communal Amenities

- Private dining rooms with terraces
- BBQ facilities
- Formal lounge designed for entertaining
- Library with terrace
- Communal area with casual meeting and quiet spaces

THE DESIGN

i. Architectural Influences

The proposed development aims to provide confident, contemporary architecture to the burgeoning and fast evolving Glen Waverley precinct.

The development is composed of three primary building forms which are visually elevated above The New Glen shopping centre. They are designed to be collegial, similarly detailed but varying in form and colour. Each building is accessed at ground level through large, clearly defined lobbies with a high level of finish.

The urban forms respond to their immediate surrounds, adjacent buildings and contextual boundaries through controlled urban gestures, setbacks and interfaces.

The architecture is cleanly contemporary, reflective and vibrant. Each tower draws particular inspiration from one of three natural elements; timber, water and metal. The organic composition generates a calm and restrained outcome that contrasts with the varied and active landscapes and streetscapes of the surrounding precinct.

Materials are vibrant, high quality and low maintenance, with hues and tones that are conceptually consistent with each tower's signature element. Facade materials are chosen to avoid excess sun glare and reflectivity.

The facade of each building is activated by vegetation provided in planters in front of apartment terraces. Oscillating across each facade, these planters provide additional shading and amenity for residents while lending a human scale to each building. Large upper-floor private terraces are designed with shading structures that improve residents' amenity and complement the building's form.

ii. Interior Features

Standard

- Neutral warm colour palettes, inspired by nature
- Natural finishes encompassing a combination of timber, stone and metal accents (including tapware)
- Bespoke cabinetry - soft curved humanised edges and details.
- Tactile metallic joinery pulls
- Custom designed tactile tapware
- Miele European appliances (oven, cooktop, integrated rangehood and dishwasher)
- Integrated space for fridge/freezers
- Heating and cooling split cycle system

Upgrades

- “Lifestyle Flexible Modules” – additional storage options
 - Entertain Module - bar cabinet - metal frame and tinted glazed doors, stone counter top, under bench and overhead bottle and glass storage with LED lighting.
 - Connect Module - media hub - hide and slide doors, concealed cable management and considered charging solutions.
 - Store Module - organisation - deep drawers and capacity for storage, ideal for families.
- Other upgrades available:
 - Natural stone finish upgrade.
 - Health & wellbeing (intelligent toilets and massaging shower heads).

iii. Interior Colour Schemes

There are three available standard schemes for Sky Garden Purchasers to choose from. Purchasers also have a choice of finishes upgrade options as well as a corresponding flexible module specified to suit their individual requirements:

Dawn Scheme

Lighter and warmer palette.

Dusk Scheme

Darker and modern palette.

Sky Garden Scheme

The palette synonymous with the branding, with hues of green and blue to represent both the sky and garden.

iv. Landscaping Features

Sky Garden's podium landscaping features over 4,000sqm of open space designed to be family friendly, day-time/night-time entertainment, fitness-focussed and relaxing with quiet intimate zones.

- Outdoor bar, cabanas & lounge areas
- Private dining & BBQ areas
- Relaxation zone
- Vegetable garden
- Kids play areas
- Expansive lawn
- Lawn terraces
- Outdoor fitness area
- Water feature
- Large lawn spaces



(Draft Landscape Plan – Indicative of Final Design)

KEY DATES

i. **Construction Commencement**

All three towers will be constructed simultaneously beginning in March 2019.

ii. **Expected Completion Date**

The completion of the project's construction is expected in the second half of 2020.

iii. **Settlement Timing**

Settlements may potentially be staged across the three towers to account for the varying completion times across the towers.