INVEST TO LIVE
How you live is about where you invest

Introducing 109 Clarendon and a rare opportunity to invest in a landmark development uniquely sited to offer both city and neighbourhood living. This state of the art building will provide investors and owner-occupiers with a rare opportunity to buy into high growth residential property at affordable prices.

While the head may rule the investment decision, the heart will relish all that the location has to offer. It really is your chance to invest in a lifestyle that combines the energy of the city within the neighbourhood ambience of South Melbourne.

Enjoy a skyline that reflects the light and movement of the city to the north, sunset and sunrise river views and an open skyline to the south. Park your car securely and step outside your front door to tram across the river into town or walk via the stunning restaurants, casino and amenities of Southbank. Step the other way toward the South Melbourne Market, Albert Park and Bay beyond.

The building itself is intelligently designed offering spectacular two bedroom apartments and innovative single bedroom city apartments. It is a quality development combining state of the art building techniques, contemporary design, extensive amenities and highly finished apartment interiors.

Invest in 109 Clarendon and you are investing in a way of life.
When you choose 109 Clarendon you are investing in much more than an apartment with brilliant growth potential. You are buying into a location that allows you or your tenants to literally enjoy the best of all worlds. Melbourne has frequently been cited as one of the world’s most liveable cities, with its blend of European café culture, exciting public venues and ease of getting about. The Crown Casino and the Crown Entertainment Complex with their cinemas, restaurants, tramker stalls, cafes and designer label shopping are two minutes on foot.

Your lifestyle investment includes all within minutes:

Transport
- Tram stop right at your front door
- Melbourne’s main train station & airport link Southern Cross Station 5 minutes by tram

Basics
- Convenience store and fast food across the road
- Supermarket 10 minutes walk (2 minutes by tram)
- The famous South Melbourne Market 12 minutes walk (3 minutes by tram)

Dining
- Clarendon Street’s numerous restaurants and cafés 5 minute walk
- Crown Entertainment Complex 3 minutes walk
- Southgate’s riverfront dining 6 minutes walk

Entertainment
- Crown Casino 3 minutes walk
- Melbourne Aquarium 5 minutes walk
- Federation Square 12 minutes walk
- Telstra Dome 5 minutes by tram

Parks and Recreation
- Albert Park Lake less than 10 minutes by tram
- Port Melbourne beach only 10 minutes by tram
- Royal Botanic Gardens 12 minutes walk
- The Grand Prix each March 10 minutes by tram
- Melbourne Sports & Aquatic Centre 5 minutes by tram

Universities
- Close proximity to various universities and colleges including RMIT University, Victoria University of Technology, the University of Melbourne and the Victorian College of the Arts (VCA)

Another two minutes brings you to Southgate with its busy promenade. Climb the steps to the National Gallery, concert hall and theatres or turn left across Princess Bridge to the dazzling architecture of Federation Square.

If you walk south from 109 Clarendon you go back in time into one of Melbourne’s old suburbs where charm and history rub shoulders with class and style. It is a real neighbourhood rich in character, extending out from its historic town hall.
109 Clarendon will soar 34 stories high above the river and the streets below, sweeping its residents up into a world of contemporary designer elegance. The apartments begin on the seventh level to take advantage of the views and provide a sanctuary in the sky where you can open the doors to your balcony three seasons a year.

One and two bedroom apartments range in size, floor plans and outlook to allow purchasers to secure a city edge base or investment in real luxury level in the clouds.

The red stripe that runs the length of the tower is just one of many exciting design elements that make 109 Clarendon such a stunning development. Each apartment is a masterpiece of innovative design, finished to a high degree and opening out onto private balconies. Residents can catch the elevator to work out the fully equipped private gym and pool, catch a movie in the 109 Clarendon entertainment room or catch up with work in the business centre and meeting rooms.

There are several levels of car parking with secure bicycle storage (bike paths link all areas of the city, near and far).
Choosing an off the plan purchase is not only about the final product but confidence in the team that is delivering it.

Founded on the basis of smart planning, creative vision and innovative architecture, the First Delta Group is a successful Australian property developer, proudly committed to delivering quality landmark developments.

The First Delta Group provides unique state-of-the-art residential developments, adding an exciting feel to the promenades of Australia’s thriving capital cities.

The Founder of First Delta Group, Mr Mario Salvo, has over 30 years experience in property development and a range of other entrepreneurial businesses.

Some of his more recent developments include:

- The $60m "Franklin Lofts" offering 189 two-story New York Style apartments over 31 floors in the Heart of Melbourne’s northern CBD entrance.
- The $300m "Milano" and "Verve" 600 apartment and mixed use development on the corner of Franklin & Swanston Streets.
- The total refurbishment and releasing of the landmark Ansett Airlines head office Tower.
- Sol Rio, a luxury $190m 274 apartment residential waterside development at Rhodes in Sydney.
- Two purpose built Dan Murphy Stores for Woolworths.

Mario Salvo received the National Australia Bank Ethnic Business Man of the Year Award in 2000 as recognition for his distinguished entrepreneurial career built from very modest roots. His largest non property development was engineering the dynamic growth of the small Delta Car Rentals business into the international Asia Pacific European premium operator that generated revenues of over $120m per annum and was the 3rd largest car rental company in Australia and New Zealand. At the time Mario Salvo sold the business to an international private equity investor in the year 2004.

With substantial property holdings and a passion for quality development, the First Delta Group will continue to provide exceptional and visionary living developments well into the future.
Rarely do high quality apartments make city edge living so affordable and the charm of neighbourhood living so accessible.

Don’t delay, take the time to inspect and compare 109 Clarendon and you’ll agree this is a priceless opportunity to invest to live.
CONTACT

Disclaimer:
1) Please note that this brochure was prepared prior to completion of construction. 2) The photographs of the interiors are for reference only. 3) Changes will be made during the development and dimensions, fittings, finishes and specifications are subject to change without notice. 4) Views and descriptions of views may vary, dependent on the level and location. Purchasers must ascertain the view through their own investigation prior to purchase. 5) The information contained herein is believed to be correct but not guaranteed. Prospective purchasers must rely on their own enquiries. This brochure is for guidance only and does not constitute an offer or contract.