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The Marc at Kangaroo Point is a multi-faceted development bringing city-style living to Brisbane’s newest urban renaissance neighbourhood.

Urban chic, with convenience to the max and close to everything: shopping, dining, transport, parklands and open spaces, entertainment, restaurants, bars and cafés.

Created for the design and lifestyle savvy, The Marc’s spacious architecturally designed apartments combine exhilarating city aesthetics with uber-cool comfort.

Secure outstanding quality and value now, in the location riding high on Brisbane’s property radar.

The Marc at Kangaroo Point.
Top: The Marc rooftop view at dusk
Kangaroo Point is ready to shine, reinvented as a vibrant neighbourhood with a lively inner city vibe. This is where Brisbane history meets the new urban chic, just 1.5km across the river from the CBD.

Setting the pace is The Marc, contemporary new apartments on the most high profile corner of Main Street. Just like the new Kangaroo Point itself, sharpened up and attracting serious attention, The Marc will be a magnet for urban professionals and creatives, the students filling the local tertiary campuses and investors with a keen sense of capital gains to be made.

Getting around the hotspots from here is a snap. Walk, catch the bus, CityCat or ferry, drive the Clem7 cross-river tunnel in mere minutes. A pedestrian bridge linking Kangaroo Point with the CBD is a council priority project. Quick and easy access to the city, Woolloongabba, South Bank, Fortitude Valley, the clubs, pubs, designer stores, specialty providores and the hippest eateries and bars make Kangaroo Point the place to be.
Positioned directly across the river from the CBD, Kangaroo Point is Brisbane’s Kirribilli – easily accessed and highly desirable. This key advantage, plus proximity to South Bank parklands, is a main factor in the decision by boutique hotel and resorts operator Banyan Tree to bring their international brand to a site just 150m from The Marc. To be developed as top end apartments, the purchase is a substantial vote of confidence in the Inner Brisbane residential market – confirming Kangaroo Point as the one to watch on the property radar.

Boosting Kangaroo Point’s appeal is its unrivalled transport connections, including road, bus, CityCat, ferry and the Clem7 cross-river tunnel. It’s also a very walkable location, achieving a Walk Score™ of 82/100. Neighbouring Woolloongabba is the site for the world’s first combined underground bus and rail tunnel, planned to link the adjoining suburb of Dutton Park with Brisbane’s inner north. The $5 billion bus and train (BaT) project proposes three new transit stations – one only 500 metres from The Marc.

Popular pubs and award-winning restaurants are all around. The city’s premier antiques and dining precinct is situated in Woolloongabba, with award-winning restaurants, cafés, quirky bars and fascinating shops. The area is also home to the internationally-famed Gabba stadium. Local picnic spots include peaceful areas beneath the Story Bridge and the Kangaroo Point cliffs, in Mowbray Park and Raymond Park. Excellent walking and bicycle paths connect with South Bank and the City Botanic Gardens at Kangaroo Point.
Numerous state and private schools are in the vicinity, along with Southbank Institute of Technology and Shafston International College. The integrated Mater Hospital complex, in nearby South Brisbane, comprises the Adult Hospital, Maternity Hospital, new $1.5 billion Children’s Hospital and various private hospital facilities. Brisbane’s CBD currently employs more than 171,000 people. In recent years, strong employment growth has seen commercial office space extend into city fringe areas, including Woolloongabba and South Brisbane. It’s expected an additional 18,000 new jobs will be created in Woolloongabba by 2031, a growth rate of 4.5% per annum. This is the highest rate of employment growth in all city fringe areas, even higher than the forecast growth rate of the CBD itself.*

* Source: Urbis Outlook, March 2014 and June 2014.
Riverwalk Path to South Bank Parklands
South Bank Parklands
Queensland University of Technology
Botanical Gardens
Mount Coot-tha
Kangaroo Point Cliffs
Suncorp Stadium

Goodwill Bridge

* Subject to community consultation and approval by Council as shown in the Brisbane Master Plan – a copy of which can be located at: http://www.brisbane.qld.gov.au/sites/default/files/20140417-City%20Centre%20Master%20Plan-full%20document.pdf
Artist impression only
The Marc is one of a kind in Brisbane. Explicitly designed for a location brimming with energy and vitality. Ultra spacious, mega stylish, at the smart edge of current design, with all the essential comforts.

Over nine levels, The Marc incorporates 69 one and two bedroom apartments – with one or two bathrooms and a secure basement car park. Many apartments enjoy great views of the river, the CBD or towards Moreton Bay. From the residents-only recreation deck on level 9, stunning vistas stretch out in all directions.

The clean-lined exterior façade is Art Deco inspired. A simple silhouette offsets bold characteristics with fine detailing. Well-sized apartment interiors capture the modern mood. The clarity of Danish-inspired design is functional and accessible, graceful and beautiful.

Stylish kitchens integrate fluently with living spaces, so entertaining is sheer pleasure. And extra-generous balconies are all about living large: whether it’s dinner for two or inviting everyone round for drinks before a night out. The Marc brings coffee culture and eclectic retail on site, too, with a street-level café and shops.

Must-have amenities include pay TV and ADSL internet, air-conditioning and intercom security. Another advantage: specially negotiated bulk electricity discounts for occupiers.
The increase in Kangaroo Point’s median apartment price in the past 12 months is one of the highest growth rates of all suburbs within inner Brisbane over this period. The vacancy rate for permanent rental accommodation in Brisbane is currently just 2.4%. Anything under 3% suggests a significant shortfall of suitable product. According to the Residential Tenancies Authority, 120 new rental bonds are lodged each month in the 4169 postcode (which includes Kangaroo Point).

Given that 60% of households in Kangaroo Point are renters, it’s no surprise that there’s robust demand. This is one of the highest proportions of renter households of any suburb in Queensland – a key indicator of strong demand for new apartments such as The Marc.

Also driving the tight vacancy rate in Kangaroo Point is the scarcity of new apartments for sale. According to the latest data, Brisbane’s Inner East (which includes Kangaroo Point) contains just 4% of inner Brisbane’s supply of new residential apartments – compared with 54% across the Inner North and 30% in the Inner South.

Source: Statistics and opinions from Place Advisory, Inner Brisbane Apartment Market Report, June Quarter 2014
Artaria Developments Pty Ltd, Main St (Brisbane) Pty Ltd and Chad Pty Ltd are all privately-owned Queensland companies with excellent track records in designing, delivering and marketing successful residential projects across inner Brisbane.

The Marc is the third project they’ve undertaken in Kangaroo Point, following the success of Connston Apartments in Connor Street and Rawlston Apartments in Rawlins Street. Both past projects have attracted strong interest from the rental market, currently achieving rents between $490 and $630 per week for two bedroom apartments.
The design for The Marc takes account of site and local contextual constraints, and applies climate-responsive principles to create a building that offers residents a comfortable home and enhances the built environment of Kangaroo Point.

Contemporary sub-tropical South East Queensland themes of simplicity and outdoor living are carefully considered. Extended slabs to the northern façade limit solar exposure to the glazing during the heat of summer; angled perforated screens to the western façade regulate harsh afternoon sun while enabling views towards the Brisbane CBD.

Red Door Architecture is a boutique design studio focused on creating outcomes for clients that incorporate their spatial requirements while helping them to realise their ideas and values through architecture.

The entire Red Door team believes in economical, sustainable and smart design for everyone and takes a contemporary, sophisticated, versatile and eye-catching approach to creating space.

The Marc presents as a destination with a soul, prized by all who admire individual artistic expression.

Savouring the challenge of crafting its enlightened interiors, Mary Durack Interior Design reinterprets the principles of Scandinavian style.

Through the assured use of colour, timber patterns, organic shapes and contemporary graffiti art, The Marc’s imaginative environments express a new energy. Externally, strong horizontal elements and sinuous geometric screens are reminiscent of great Brazilian architect Oscar Niemeyer.

Mary Durack Interior Design is a Brisbane-based practice specialising in interior architectural design and styling. Its studio environment is bursting with imagery, colour, texture and pattern. Ideas are translated into fascinating combinations, bringing a new vitality to any concept. In the creation of a portfolio of engaging interiors, in Australia and internationally, Mary Durack Interior Design combines extensive experience with a real appreciation of comfort, style, vivacity and spirit.
SALES ENQUIRIES

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Disclaimer:
The drawings and artist’s impressions contained in this marketing material are indicative only. The location of fixed sun hoods, vertical shading blades and/or fixed privacy screenings to balconies/verandahs and windows and the materials of which they are made are subject to change without notice in accordance with the requirements of the Brisbane City Council and the Developer. Furniture and furnishings (if any) shown in the drawings and the artist’s impressions are not included in the purchase price.