

UTOPIA  
SPACE

275 WICKHAM STREET, FORTITUDE VALLEY, BRISBANE



NEVER SAY NEVER



IT'S A PLACE YOU NEVER THOUGHT YOU'D SEE

An address to surprise and delight...

A 26 level venue for thrill seekers - and a haven for the well-heeled.

Utopia is Brisbane's most decadent new lifestyle address - a one-of-a-kind living, breathing, socialising, experiencing, exhilarating destination - where the unexpected is around every corner and indulgence awaits at each turn.

It's all here, perfectly positioned on Australia's picturesque eastern seaboard, in Queensland's burgeoning capital city, Brisbane.



WICKHAM





# UTOPIA

SPACE

From the moment you arrive at Utopia all your senses are engaged. LCD screens with ever-changing animated scenery will refresh your idea of what it means to come home, while upstairs in the grand foyer, innovative lighting and deep, relaxing colours envelop you in a welcoming embrace.

## MORE THAN AN ADDRESS... UTOPIA IS A STATE OF MIND

So much more than an address, Utopia is a state of mind - an attitude of forward thinking, innovation, connectivity and community.

A place where you can create your ideal living space through shared experiences with like-minded residents, inspiring rooftop events and recreational facilities, which cater to all moods and lifestyles.



LIFESTYLE



DESIGN



LOCATION



CONNECTION



INVESTMENT



MAKING THE MOST OF YOUR CITY LIFE  
IS WHAT MAKES UTOPIA UNIQUE

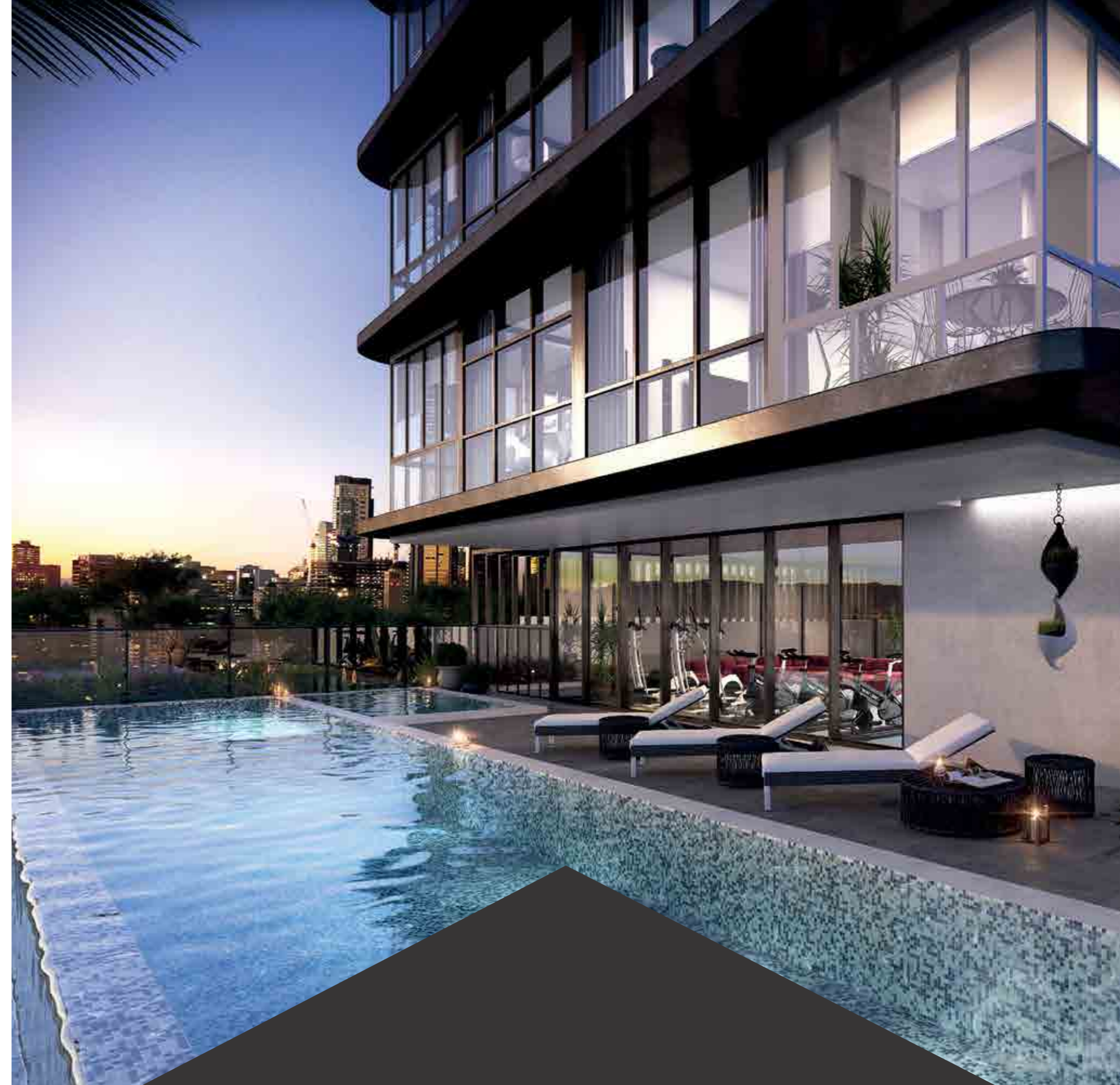




# HEALTHY, SOPHISTICATED CITY LIVING

Soothe your senses in the Zen-like calm of Utopia's recreational level - complete with 15m pool, steam room, sauna and quiet reading areas. Or, work up a sweat in the well-equipped gymnasium.

At Utopia, you're only an elevator ride away from the facilities you would normally have to go out for. It's healthy, sophisticated city living, made completely convenient.



# UTOPIA

SPACE

It's the ideal mix of luxury and location and  
it's all here for you.



# THE HOTTEST VENUE IN THE VALLEY. RESIDENTS ONLY

The Valley has always been known for its nightlife and premier entertainment venues. Now, this reputation is set to soar to the next level, with a rooftop space at Utopia that injects new life and meaning into the term 'hot spot'.

This incredible, alluring space will be 'the' place to be seen in The Valley, with events held each week, including films and live sports screened on the state of the art, open air cinema. A large communal BBQ area provides plenty of space to enjoy alfresco cooking and dining, while the kitchen's fridges keep refreshments close at hand, making it easy to while away an entire evening with wine and nibbles, in one of the rooftop's many comfortable, private seating pods.

Featuring lush plantings and plenty of shade, think of the rooftop as a chic and happening extension of your living area at Utopia – a flexible, cutting edge space to enjoy the sunshine or the stars while socialising, mingling and making the most of city life. Born of the type of progressive thinking that runs through every aspect of this landmark address, Utopia's rooftop is unlike anything you've seen in other apartment buildings and is truly its crown jewel.











## SUN SMART GLASS

**"FILTERS OUT 99% OF UVS AND 76% OF THE INFRARED TO KEEP YOUR APARTMENT FRESH IN SUMMER AND WARM IN WINTER."**

## SMART THINKING, SMART GLASS

Utopia's 1, 2 and 3 bedroom residences offer a refreshingly modern twist on the Australian residential lifestyle. With a unique, enclosed balcony design, the balcony space will be fully utilised. The balcony is built, based on the interior specification, with the bi-folding doors opening up to 90% of the balcony space. The balcony window can be easily opened and closed, hence, residents can enjoy full usage of indoor/outdoor functionality. Such design is stylish, gracious yet fine, luxurious and classic.

Extensive use of Nanoglass has been incorporated into each apartment, shielding heat by up to 67.1% and keeping rooms up to 8.3 degrees cooler. Nanoglass also blocks 99% of UV rays, 23% of infrared rays and provides light transparency of 84%. Regular glass only blocks around 12% of UV rays, 18% of infrared rays and light transparency is around 92%. This use of smart glass ensures your apartment is bathed in sunshine, yet reduces the need for excessive air conditioning and also protects soft furnishings, paintings, prints and other décor that may be prone to fading.

Utopia Space's glazing adopts the world's most advanced Japanese 'Nano Glass' technology. Without impacting on light transparency, it blocks up to 99% of UV light. Residents can enjoy the Queensland sun and views from indoors, without worry of sunburn or damage to furniture, or fabric that's traditionally caused by exposure to direct sunlight. This type of glass can also block up to 76% Near Infrared (NIR) light, and achieves up to 20% savings on energy associated with operational costs of mechanical heating/cooling. By keeping temperature levels steady in both summer, and winter seasons, this glass improves the spaciousness and comfort levels of the dwelling. Such glass also comes with built-in anti-pest; anti-fog and self-cleaning functions which significantly reduce the cost of cleaning.

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# ENDLESS BEAUTY

The architects of Utopia have expertly executed a vision of the building you never thought you'd see, through selective use of colour, the latest technology and clever LED mood lighting. The result is a private, retreat style atmosphere that's full of personality, yet champions energy efficiency – all features which appeal to young, well educated individuals.

High quality engineered timber floors, stone island bench tops with waterfall edge, stylish tapware and high-end european appliances, large format tiles and ample storage space. All spaces can be made to reflect your own sense of style.







# A SIDE OF THE VIBRANT VALLEY YOU NEVER THOUGHT YOU'D SEE

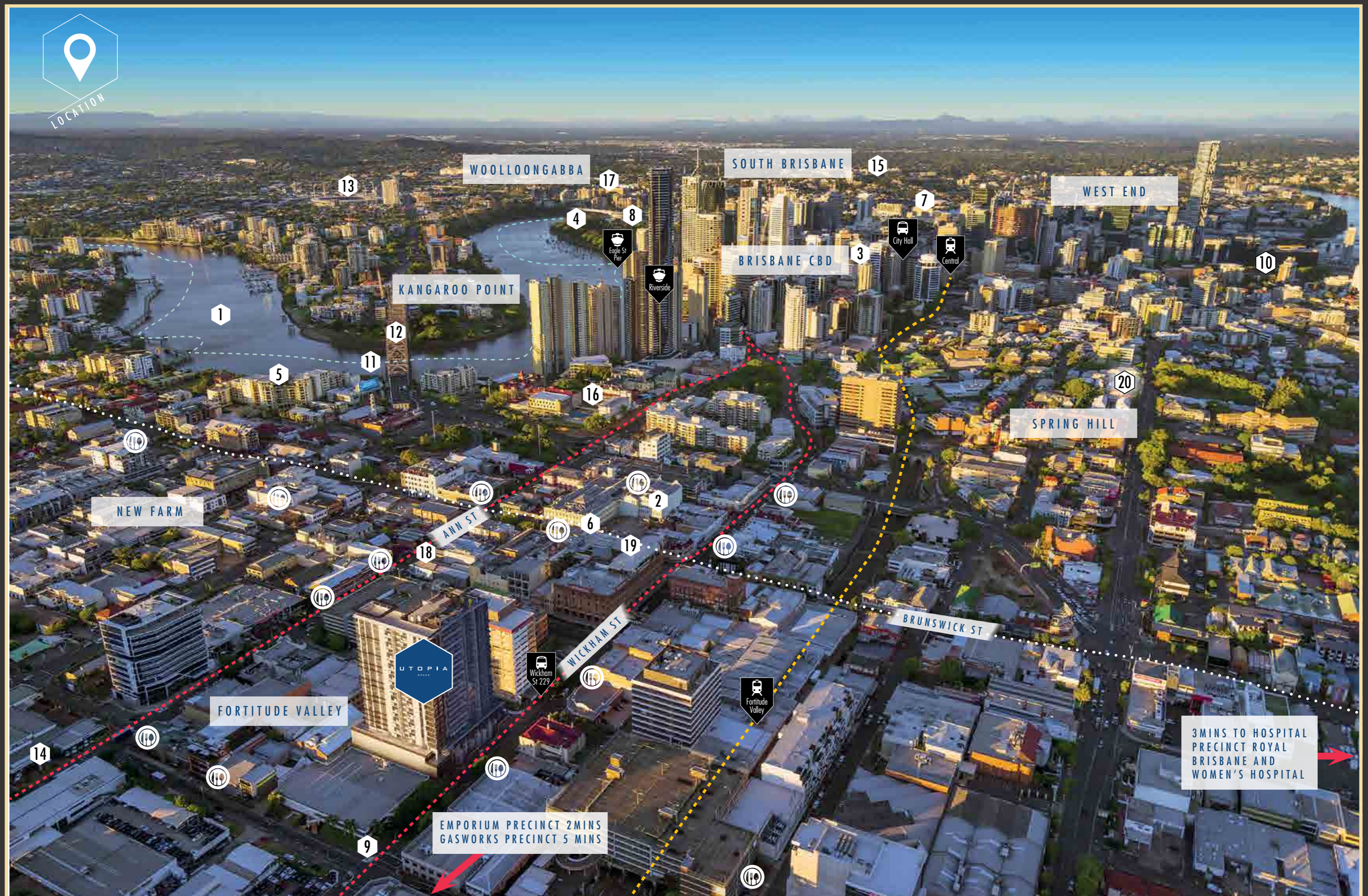
Fortitude Valley is without a doubt one of Brisbane's most iconic postcodes. Where beautifully preserved heritage architecture nestles comfortably alongside cutting edge landmarks for the future - such as Utopia - creating an exciting and diverse landscape.

The Valley is Australia's first dedicated entertainment district where elegance meets grunge. Live music thrives and international DJs are drawn to the clubs and chic bars. Positioned immediately northeast of the CBD makes for a thriving commercial extension of the city, with 1,847 registered businesses and endless options for dining, socialising, shopping and soaking up the subtropical climate.



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- |                     |                               |                     |                                  |                                      |
|---------------------|-------------------------------|---------------------|----------------------------------|--------------------------------------|
| 1 Brisbane River    | 5 Riverwalk                   | 9 CityCycle Station | 13 Woolloongabba Stadium         | 17 Mater Hospitals & Health Services |
| 2 Chinatown         | 6 Brunswick St. Mall & Retail | 10 Roma Parklands   | 14 Fortitude Valley Business Hub | 18 Bakery Lane (Food & retail)       |
| 3 Queen Street Mall | 7 Exhibition Centre           | 11 Clem 7           | 15 University of Queensland      | 19 Valley Metro shopping centre      |
| 4 Botanical Gardens | 8 QUT Gardens Point           | 12 Story Bridge     | 16 All Hallows School            | 20 Brisbane Centre State School      |

-  Food & Beverage
-  Bus route
-  Train route
-  CityCat route



# A LOCATION OF NEVER ENDING DELIGHTS

Being positioned adjacent to some of Brisbane's most desirable suburbs including New Farm, Teneriffe, Bowen Hills and Newstead, Fortitude Valley puts you in the centre of the action.

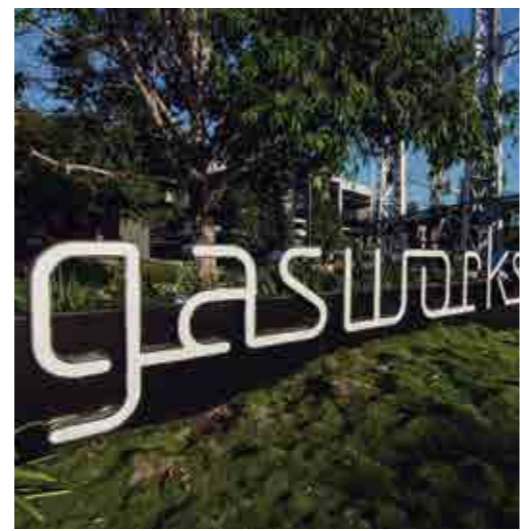
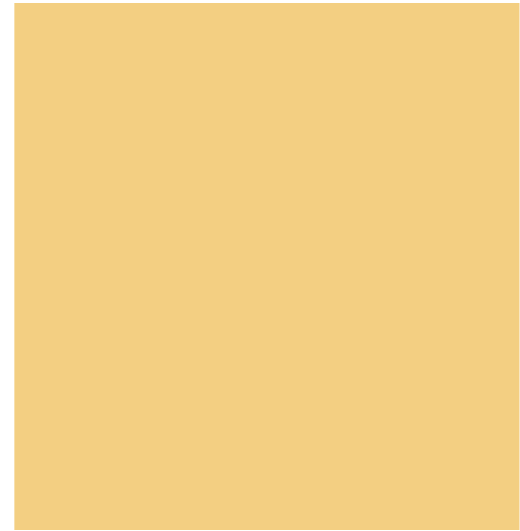
Take an easy 7-10 minute stroll to Teneriffe's riverside strip of restaurants and bars, and you'll find plenty of options for a laid back after work drink with friends, while the Emporium, just a few minutes walk from Utopia offers diverse cuisine and places to be seen, like Mecca Bah, Tartufo Ristorante Italiano & Wine Bar and Freestyle.

New Farm Park and the Powerhouse are just a few minutes away via regular bus services, giving you access to world class comedy, music and drama on the river, or the Jan Powers markets every Saturday, where you can stock up on fresh produce, speciality goods, artisan baked items and so much more.

Getting from one engagement to the next, or heading from the city back to base at Utopia is a breeze, with regular bus and train services in The Valley itself, shaving a workday or university commute down to minutes. On weekends the City Cat and Ferry services on the river at adjacent Teneriffe connect you with the rest of Brisbane, while its meandering bike and pedestrian paths can be explored on foot or with CityCycle bike hire. The ideals of convenience, centrality and connectivity is what living at Utopia is all about.







From unique laneways, to The Wickham Street Mall and Chinatown, The Valley is home to hundreds of trendy cafes, the city's best bars and super clubs, as well as restaurants, boutiques and cultural hotspots that celebrate Brisbane's diversity.

Best of all, The Valley is at the axis of Brisbane's fastest developing activity zone, with adjacent suburbs of New Farm, Newstead, Teneriffe and Bowen Hills providing a dizzying array of places to meet, eat and relax. From the tree-lined boutique boulevard of James Street, with its fresh food markets, Cru Bar and Spoon, to the new, multi-million dollar Gasworks developments, Hatch & Co and Max Brenner, there are myriad of ways to while away lazy Sunday mornings or linger over a long lunch.



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# A DESIGN TEAM YOU THOUGHT YOU WOULD NEVER SEE



## DEVELOPER

Sandt Developments Group Pty Ltd is one of Australia's fastest growing development companies, with a mission to create bespoke accommodation to meet the growing demands of the luxury residential and regeneration market. With the Utopia Space project approved by the Brisbane City Council, Sandt Developments is now developing one of the tallest buildings in The Valley area.



## ARCHITECTS

Kris Kowalski Architects, established in 1991, is a Queensland based architectural practice which has been providing architectural consulting services throughout Queensland and Australia. The specialist services they provide include site selection and evaluation, statutory planning, concept and design development, town planning application documentation, design documentation and more. The firm's strength of expertise is a diversity of architectural facets, including special projects, industrial, commercial, retail and residential.

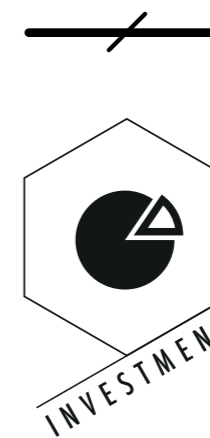
# AN INVESTMENT OPPORTUNITY YOU THOUGHT YOU WOULD NEVER SEE

A hub of regeneration and development in central Brisbane, The Valley's investment indicators are stronger than ever. As the closest eastern seaboard capital city to Asia, Brisbane is one of the fastest growing metropolises in the country and increasingly recognised as a New World City on the global stage.

Boasting a year round subtropical climate that allows residents to embrace the outdoors and enjoy a quality of life that's arguably the best in Australia, Brisbane is hard to beat as an investment and lifestyle city.

It's here just northeast of Brisbane's CBD that The Valley is positioned for sustained growth, a fact evidenced by a 3.8% annual growth rate in median apartment prices over the 10 year period ending December 2014. Similarly, apartments have achieved a median rental growth of 4.2%, 4.5% and 4.6% per annum, for one, two and three bedroom apartments respectively in the 10 years to March 2015.

In addition, Fortitude Valley catchment is forecast to increase by nearly 19,000 residents by 2031, which equates to more than 1,000 new residents each year. With personal incomes of Fortitude Valley residents averaging \$67,971 (\$15,000 more than Brisbane's median) it's easy to see the demand by high paying, quality residents in The Valley will only continue to increase.





# NINE REASONS TO BUY UTOPIA

**1**

## DEMOGRAPHIC ANALYSIS

Young professionals are attracted to Fortitude Valley's active local culture, high lifestyle amenity and CBD proximity

### FORTITUDE VALLEY

MEDIAN AGE OF RESIDENTS  
**31 yo**

EMPLOYED AS PROFESSIONALS  
**35%**

OCCUPIED DWELLING OWNED OUTRIGHT  
**7%**

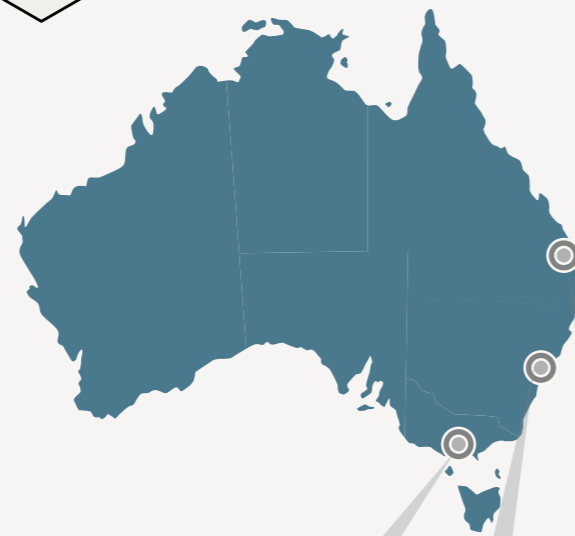
MEDIAN WEEKLY HOUSEHOLD INCOME  
**\$1,590**

RESIDENTS AGED 20 - 34  
**50%**

**2**

## CAPITAL CITY COMPARISON

MAR 2005-MAR 2015



	MEL	SYD	BNE
Median Sale Price			
Average Annual 10 Year Growth Rate	5.2%	4.4%	4.2%
Dec 2004-2014			
Indicative Gross Rental Yield	4.2%	4.4%	5.0%
Apartment Median Sale Price	\$475,000	\$610,000	\$420,000

**3**

## APARTMENT MEDIAN SALE PRICE

### FORTITUDE VALLEY CATCHMENT VS BRISBANE CBD



Prepared by Urbis; Source: Place

**4**

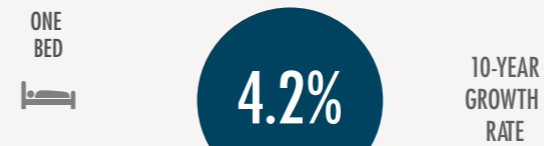
## APARTMENT SUPPLY AND DEMAND

The continued upward price trend demonstrated by the Fortitude Valley catchment area is indicative of an emerging market with a healthy supply and demand balance

**5**

## AVERAGE ANNUAL RENTAL GROWTH RATE

MAR 2005-MAR 2015

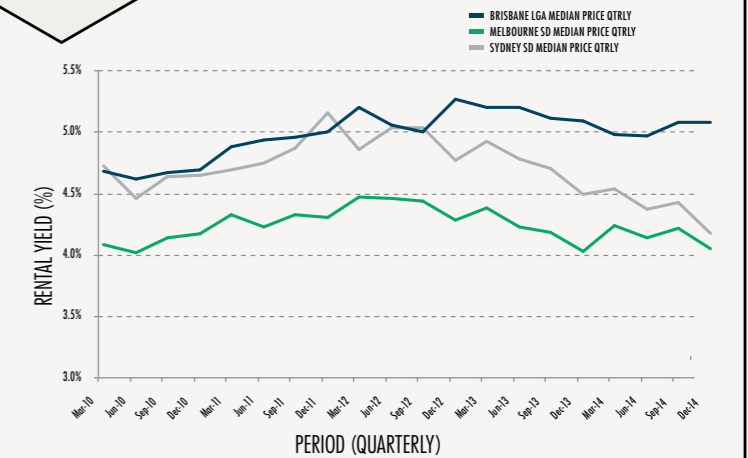


Prepared by Urbis; Source: RTA Median Rent Data

**6**

## CAPITAL CITIES APARTMENT RENTAL YIELD

DEC 2010 - DEC 2014



**7**

## WEIGHTED AVERAGE SALES PRICE

### BRISBANE APARTMENT MARKET

1st QUARTER 2015



10% PRICE INCREASE IN BRISBANE LGA COMPARED TO 4TH QUARTER 2014

All data prepared by Urbis

**8**

Extensive use of Nano sun smart glass has been incorporated into each apartment. Experiments indicate shielding heat by up to 67.1% and keeping rooms up to 8.3 degrees cooler in hot temperature

**9**

Low body corporate fees of approximately \$4000 per annum for 2 Bed only

Source material prepared by Urbis

Source material prepared by Urbis



# FORTITUDE VALLEY EVENT CALENDAR

## JANUARY

St Jerome's Laneway Festival  
Brisbane International Tennis Tournament  
Australia Day Brisbane Celebrations



## FEBRUARY

Chinese New Year  
Tropfest Film Festival

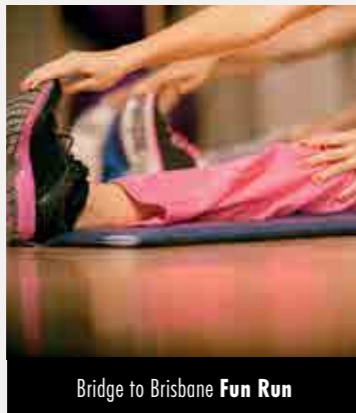


## MARCH

Brisbane Comedy Festival  
St Patrick's Day Parade

## JULY

French Festival  
Regional Flavours – South Bank



## AUGUST

Parks Alive  
Brisbane Boat Show  
Brisbane Marathon  
Brisbane Poetry Festival

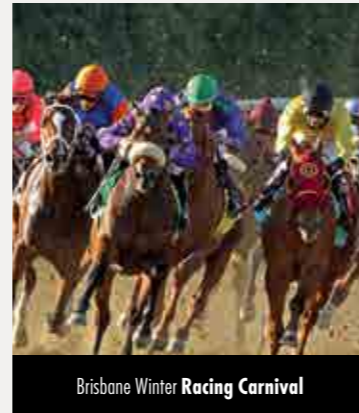
## SEPTEMBER

Riverfire & Brisbane River Festival  
Bridge To Brisbane Fun Run  
Brisbane Pride Festival



## APRIL

Brisbane Baroque



## MAY

Paniyiri  
Anywhere Theatre Festival  
Brisbane Winter Racing Carnival

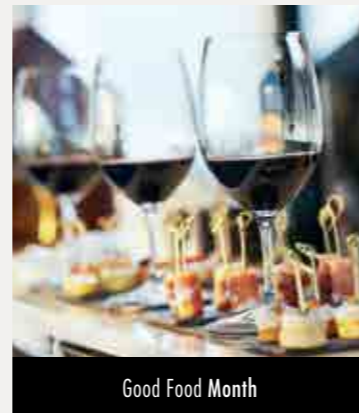


## JUNE

Brisbane International Jazz Festival  
Caxton Street Food & Wine Festival  
Valley Multicultural Festival

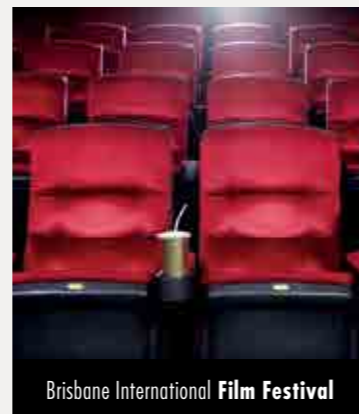
## OCTOBER

Valley Fiesta  
The Sydney Morning Herald Good Food Month (QLD)



## NOVEMBER

Brisbane International Film Festival



## DECEMBER

Brisbane New Year's Eve Retro Ball  
Moonlight Cinema

## THE EVER EVENTFUL BRISBANE SHOWGROUNDS

Located on the edge of The Valley, events are staged throughout the year, from music festivals to trade shows.













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SPACE

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