

SAMMA PLACE

— IVANHOE —

LINDEN

Linden will be the cornerstone of
Samma Place Ivanhoe, the flagship development
of Samma Property Group.

LINDEN

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A sample of 16 of our 45 developments shown above.

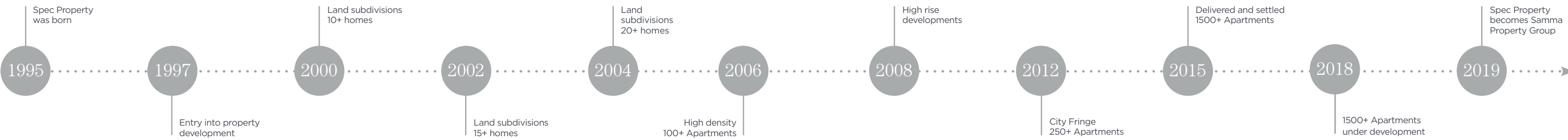
04

05

Samma Property Group

Samma was founded more than 25 years ago by Sam Abdelmalak, a meticulous engineer with an obsessive attention to detail. His reputation for quality and customer service has seen the business grow steadily over the years into a multi-billion dollar enterprise, with many major developments across Melbourne.

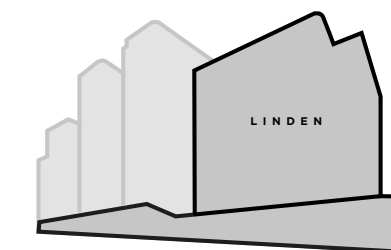
Today, Sam's three sons are closely involved in running the company, overseeing every element of the planning, design and construction process. It's a family business built on personal commitment, pride and passion.



Samma Place

Samma Place, Ivanhoe will be an architecturally exciting, master planned community set amongst elevated, leafy landscaped surrounds.

Linden will be the first stage of Samma Place.



07



Linden

Ivanhoe is renowned for magnificent homes, beautiful tree lined streets and its leafy green environment.

The architect's vision for Linden was to bring Ivanhoe luxury to apartment living, with timeless architecture and cascading garden terraces.

It will be one of the most distinctive, landmark addresses in Ivanhoe.

08





Artist Impression

The distinctive stepped design provides Linden's luxury terrace apartments with private landscaped balconies and city skyline views.

Arriving in Style

Visitors to Linden arrive via a private sheltered driveway to a magnificent entrance, providing an immediate sense of address and arrival.

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Artist Impression

Linden's impressive entrance from the private driveway is shaded and framed by luxuriant hanging gardens.





Artist Impression



Linden's secure private lobby is home to the Samma Place Building Manager and Concierge, taking care of residents and guests seven days a week.



Artist Impression

The spectacular communal terrace on Level 10 includes an outdoor BBQ and dining area along with a spa and sun deck. It's a space to watch movies at the rooftop cinema with friends, or simply relax and enjoy the panoramic city views.





Artist Impression



Level 10 is a place for residents to rest and unwind, meet neighbours and be part of the Linden community. Exclusive dining areas can be booked via the Samma Place concierge. Residents can arrange a casual al fresco lunch on the outdoor terrace or host a more formal, impressive dinner party in the elegant indoor dining area.



Artist Impression

Light colour scheme.



Dark colour scheme.

Space and Light

Every apartment at Linden has been carefully designed and positioned to provide space and natural light. Garden apartments overlook leafy, landscaped surrounds while Linden's Skyline apartments enjoy spectacular views towards the City, Dandenong Ranges, Kinglake National Park and Mount Macedon.



Designer Kitchens

Intelligently designed to provide abundant storage and workspace, Linden's designer kitchens feature stone bench tops, timber flooring, european appliances and a choice of colour schemes.

24



Dark colour scheme.



Artist Impression

Light colour scheme.



Artist Impression



Luxury Bathrooms

Superbly crafted, with prestige fittings and stone surfaces, luxuriously spacious bathrooms provide the perfect place to start and end each day.



Artist Impression

Light colour scheme.



Dark colour scheme.



More space, more luxury

The entertainer kitchens in Linden's three bedroom apartments come with a butler's pantry, fluted timber cabinetry, stone splashbacks and selected Bosch appliances.

30



Dark colour scheme.



Artist Impression

Light colour scheme.



Artist Impression

Light colour scheme.

In Linden's three bedroom apartments, everything comes together. Expansive windows and balconies for seamless indoor/outdoor living and an inspired blend of timber and stone finishes. A perfect balance of space and design.



Dark colour scheme.

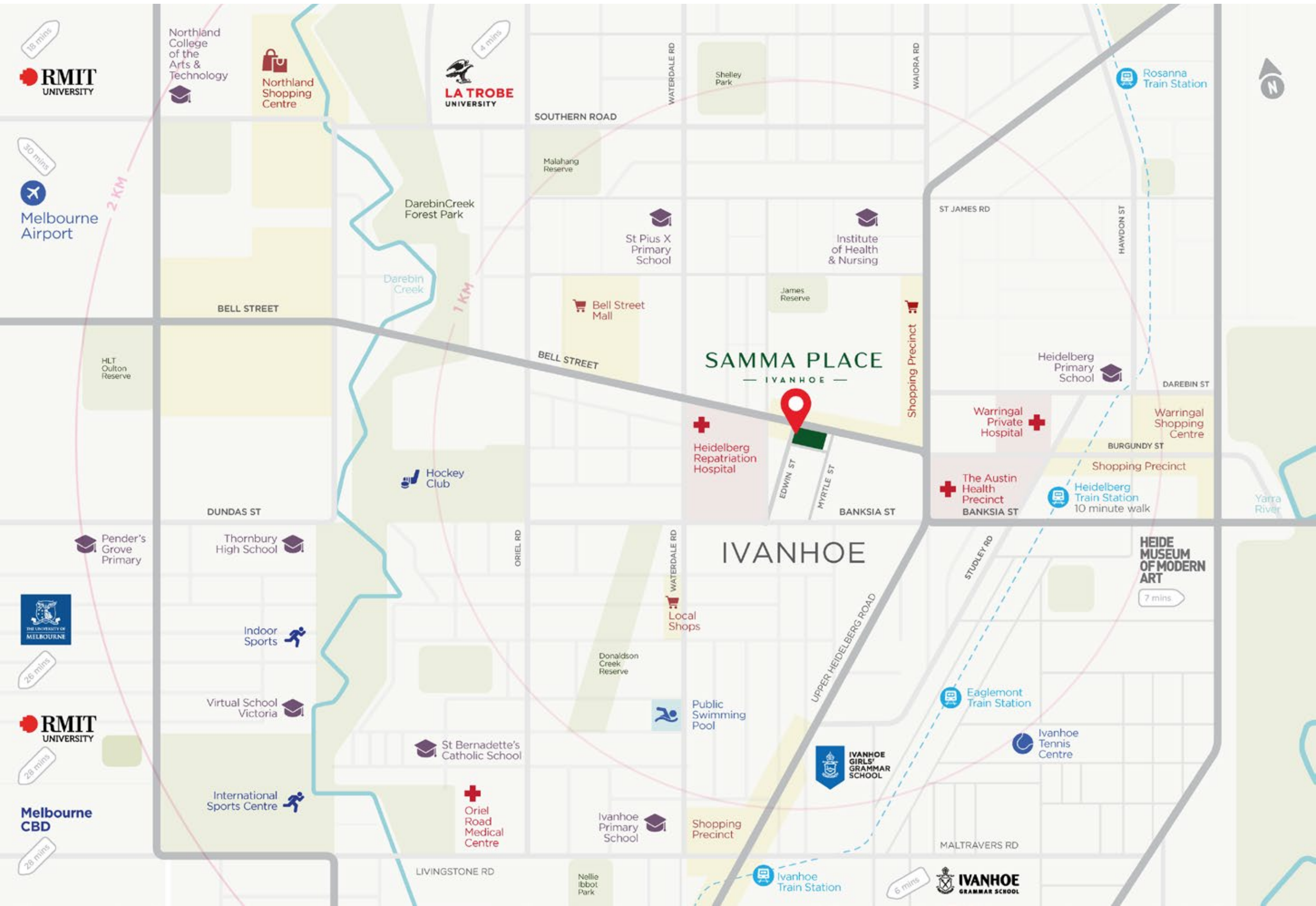
Ivanhoe

Just 10 kms north of Melbourne CBD, bounded by the winding Yarra River and Darebin Creek, Ivanhoe is one of Melbourne's oldest, most affluent suburbs.

Many years ago, Ivanhoe residents planted thousands of trees and built railway stations, roads, schools, hospitals, magnificent homes and buildings.

Today, Ivanhoe's fortunate residents reap the benefits of that investment with majestic, leafy tree lined streets and access to some of the finest education, transport, dining, shopping and health facilities in the country.





Ivanhoe Grammar School.



Burgundy Street Cafes.



Ivanhoe Girls' Grammar School.



Health

Linden is located in a region noted for world-class medical facilities, with a highly educated population comprising thousands of doctors and health professionals.

It's minutes away by car from a number of major hospitals and within walking distance of the Austin Hospital, one of Australia's leading medical research and teaching hospitals.

- Austin Hospital Precinct** 500 metres, 2 minutes 🚗
- Warringal Private Hospital** 850 metres, 3 minutes 🚗
- Repatriation Hospital** 750 metres, 3 minutes 🚗





Education

Linden is close to a wide variety of schools including primary schools, secondary schools and the elite Ivanhoe Grammar and Ivanhoe Girls Grammar.

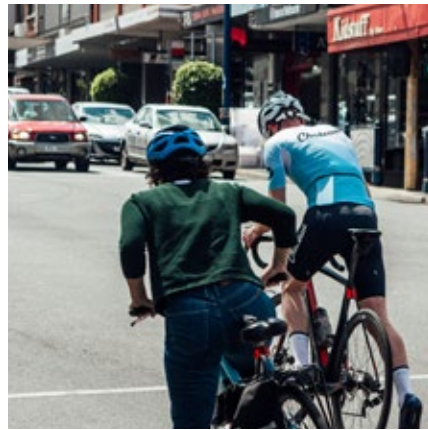
And you can go on to study at university without leaving home.

Leading tertiary institutions are within easy reach, including RMIT, La Trobe University, Melbourne Polytechnic and the University of Melbourne.

- Ivanhoe Grammar 6 minutes 🚗
- Ivanhoe Girls Grammar 5 minutes 🚗
- Ivanhoe Primary School 4 minutes 🚗
- La Trobe University 4 minutes 🚗
- RMIT 18 minutes 🚗
- Melbourne University 26 minutes 🚗

Ivanhoe Grammar School.





Transport

Ivanhoe's exceptional transport infrastructure was established more than a century ago with an extensive train, tram, bus and road network to every destination in and around Melbourne.

No matter what you want to do or where you want to go, it won't take long. You can be in Melbourne's Central Business District in 28 minutes, at Melbourne's International Airport in 30 minutes or boating on the Yarra in 10.

It's one of the best located suburbs in Melbourne.

- Melbourne Airport:** 30 minutes 🚗
- Melbourne Central Business District:** 20 minutes 🚗, 28 minutes 🚗
- Yarra Valley:** 40 minutes 🚗
- Studley Park Boathouse:** 17 minutes 🚗
- Ivanhoe Train Station:** 15 minutes walk, then 20 minutes to the CBD.





Shopping

As one of Melbourne’s most affluent suburbs, Ivanhoe is well served by an exceptional range of shops, markets and retail outlets.

Samma Place is a short walk to a diverse mix of local shopping strips, with every kind of food and grocery store.

And Northland Shopping Centre, one of the country’s largest with over 300 stores, is just 7 minutes away.

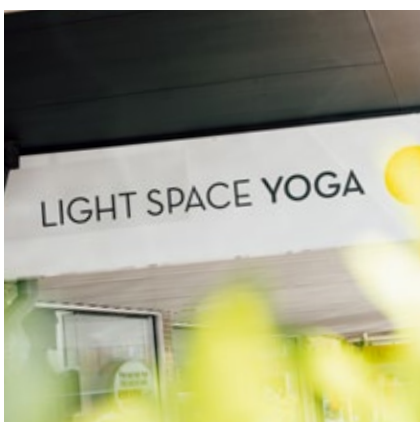
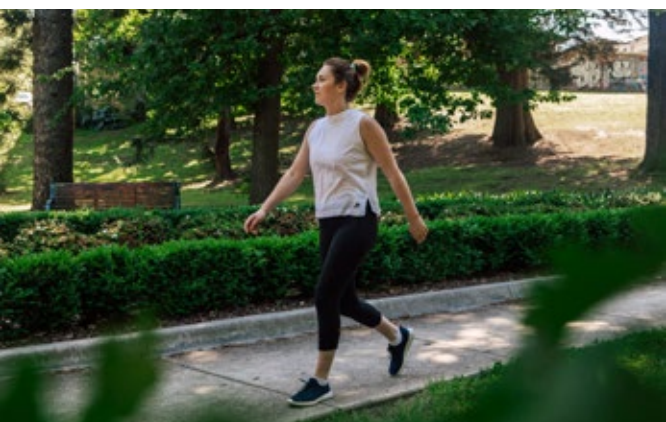
Northland Shopping Centre: 7 minutes 🚶

Safeway Supermarket: 6 minutes 🚶

Warringal Shopping Centre: 5 minutes 🚶

Bell Street Shopping Precinct: 2 minutes 🚶





Sport and Recreation

Samma Place is surrounded by first class sporting facilities. Within a 5 minute drive there's a Tennis Club, Hockey Club, Aquatic Centre, Olympic Leisure Centre and International Sports Centre, with every kind of indoor sport.

And for a more relaxing way to keep fit, Ivanhoe Golf Club is just 9 minutes away, with a spectacular golf course alongside the Yarra River.

Ivanhoe Golf Club: 9 minutes 🚗

Ivanhoe Tennis Centre: 5 minutes 🚗

Ivanhoe Aquatic Centre: 4 minutes 🚗

International Sports Centre: 8 minutes 🚗

Olympic Leisure Centre: 5 minutes 🚗



Investing in Ivanhoe

Melbourne is regularly judged to be the most livable city in the world, receiving a perfect score for healthcare, education and infrastructure (*The Economist*).

And Ivanhoe is undoubtedly one of the most desirable and liveable suburbs in Melbourne – which makes it one of the most liveable suburbs in the world.

Ivanhoe’s desirability as a place to live, along with its proximity to major health and education employment hubs, has led to significant increases in house prices.

At present however, apartment prices are very competitive in relation to house prices – at less than half the median house price.

This strongly suggests that apartment prices are set for capital growth with healthy rental yields.

IVANHOE PROFILE

56% Professionals: (50% more than the average for the State of Victoria)

Average Salary: \$222,205 (for ages 44-54)
Source: Urbis Quantitative Market Report

Median House Price: \$1,380,000

Median Apartment Price: \$645,000

INVESTMENT

La Trobe University Bundoora Campus:
40,000 students, creating 20,000 jobs

Health: 28,700 jobs in Ivanhoe Precinct.
Austin Health 9,000 employees.

Education: \$5 billion investment over 10 years.

Sports: \$150 million sports park.

Infrastructure: North East Link: \$16.5 billion, estimated completion 2027.

RENTAL MARKET

Rental Contracts: 29% increase 2013 to 2018

Vacancy Rate: 2%
Source: SQM research

Anticipated Rental Yield: 5% +

PRODUCT	RENT/WEEK	PRICE GUIDE	YIELD
1B1B1C	\$400	\$399,000	5.22%
1B1B1C+S	\$430	\$430,000	5.22%
2B2B1C	\$550	\$640,000	4.50%



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