

For Sale



For Sale

ST LOUIS ESTATE  
CLAREMONT

# ALBERT ST APARTMENTS

## 6 New Luxury Independent Living Units

### Retire in Style!

Contemporary 3 storey apartment complex with 6 exclusive Independent Living Units. Stunning architectural design with Northern sun and Southern views!

Completion due late 2009

Unprecedented "green" design

#### Ground Floor Apartments:

- 2 bedrooms, 2 bathrooms, study nook, open plan living and dining
- Large master bedroom with ensuite, Walk-in-Robe and Built-in-Robes
- Full size kitchen with premium European appliances (dishwasher, oven, hotplate)
- North facing spacious private courtyard and private garden

#### 1st and 2nd Floor Apartments:

- 2 bedrooms, 2 bathrooms, separate study, open plan living and dining
- Large master bedroom with ensuite, Walk-in-Robe and Built-in-Robes
- Full size kitchen with premium European appliances (dishwasher, oven, hotplate)
- North facing spacious private indoor / outdoor balcony

#### Living Features

- ▶ Enjoy all the benefits of living at St Louis Estate™ with 24 hour Emergency Call Bell service, on site care / cleaning / maintenance services, gardens, dining service and coffee shop, lounge, pool, gymnasium, hairdresser, in-house TV etc
- ▶ St Louis Aged Care Facility planned for late 2010 (subject to various approvals)
- ▶ Secure basement parking with private store / cellar and separate visitor parking
- ▶ Ducted Reverse Cycle Air Conditioning and stylish Gas Log Fireplace
- ▶ Quality timber and travertine / stone floors with luxurious carpets, plus Broadband
- ▶ Double-glazed windows to South, East and West façades, plus window treatment allowance (curtains or blinds) and transparent security screens
- ▶ Architectural "Green" environmentally friendly and efficient design (PTO)

**Sales: Contact Peter Hunt 9385 1420**

**Important Information:** Apartments form part of St Louis Estate™ Retirement Village and so are offered for sale on a lease-for-life basis in accordance with the Estate documentation. Conditions applying include that occupants must be aged over 60 years, and monthly service and maintenance fees apply. See St Louis Estate™ disclosure information for further details. Apartments are sold off the plan and do not include furniture, white goods, plants, or enclosure of courtyard or balcony.



Australian  
Retirement Village  
Accreditation



ST LOUIS ESTATE  
CLAREMONT

# ALBERT ST APARTMENTS

## 6 New Luxury Independent Living Units

Join the “green” revolution and purchase one of the most luxurious and environmentally efficient Independent Living Units available in Australia today!

### “Green” Architectural Features

- ▶ North facing passive solar design with screened operable windows / sliding doors and ceiling fans to maximise natural cross-ventilation
- ▶ Double-glazed windows to South, East and West façades
- ▶ High quality internal insulation throughout, and curtains or blinds to windows
- ▶ Water-wise taps and star-rated kitchen appliances
- ▶ Rainwater recycling, solar electricity generation and solar hot water systems

### Estimated Annual Savings per Apartment

#### Rainwater Collection and Recycling

- Proposed 30,000 Litre rainwater tank located under basement
- Filtered rainwater fed to toilets, laundry and courtyard/balcony taps

#### Solar Electricity Generation

- Proposed 5 - 10kW Rooftop Grid Connected Solar Power System
- Electricity generated by the sun and either used and/or sold to the Grid

#### Hi-Tech Solar Hot Water System

- Rooftop panels of highly efficient Apricus™ Solar Hot Water Heaters
- Supported by energy efficient Continuous Gas Booster System

Rainwater	
Water:	13,000 – 16,000 Litres
Utility Charges:	\$20 – \$30
Solar Power	
Photovoltaic Energy:	1,500 – 3,000 kWh
Greenhouse Gases:	1.6 – 3.5 tonnes
Utility Charges:	\$900 – \$1,400
Solar Hot Water	
Electricity Consumption:	70 – 80%
Greenhouse Gases:	1.2 – 2.5 tonnes
Utility Charges:	\$400 - \$1,100

**Note:** Figures exclude RECs and are not guarantees but are based on estimates for dual occupancy by comparison to an electric water heating system. Variables include occupants’ annual water and energy consumption, utility charges and weather conditions (including annual sunshine and rain). Ultimate savings will depend on performance criteria of latest technology installed upon completion.



Australian Retirement Village Accreditation