

M=CITY

M O N A S H

M2

RESIDENCES

M=CITY
MONASH

M2
RESIDENCES

ONE

M - C I T Y

Everything has been considered across this masterplanned address, designed for wellbeing, enjoyment and convenience.

06

TWO

M 2

Embrace a new standard of living with M2 Residences, M-City's premium release.

30

THREE

M O N A S H

Discover a new landmark address surrounded by Melbourne's world-class education and medical precincts.

46

FOUR

T E A M

A passionate and experienced property development team brings M-City to life.

56



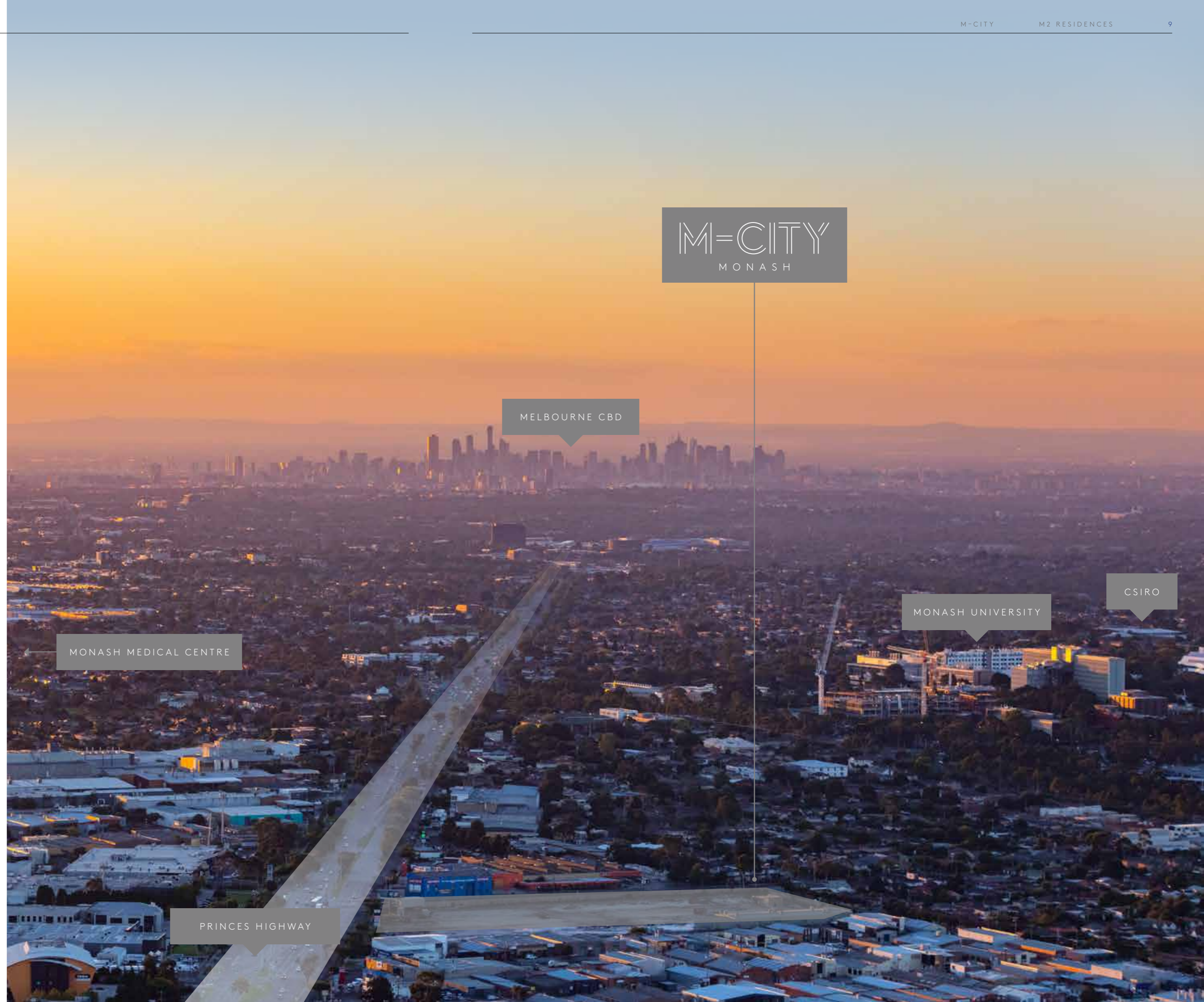
ONE

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M - CITY Y

LARGEST
INTEGRATED
PRECINCT OUTSIDE
OF THE CBD

M-City is the new gateway to Melbourne's South East Growth Corridor, 20 minutes from the Melbourne CBD. Rising from a prominent corner on Princes Highway and Blackburn Road, it will offer the largest lifestyle and retail destination outside of the CBD, with a world-renowned education and science precinct on its doorstep.





A MASTERPLAN LIKE NO OTHER

M-City has been carefully designed by leading urban planners and architects to deliver a seamless 24-hour lifestyle. As well as spacious new residences, a podium level will be home to a magnificent pool, retail, dining and entertainment. Along with premium office spaces and an international hotel, this will be a landmark precinct on a scale previously unseen in the area.



PULSE OF
MONASH

With its mix of residences, retail and commerce, this is a city in miniature. M-City will create its own vibrant community, a diverse offering set to attract people from near and far.



Artist Impression

VIBRANT
RETAIL

M-City will offer everyday shopping, anchored by Woolworths and K-Mart. The retail precinct will also deliver up to 60 speciality stores, including a butcher and bakery.





AT YOUR
LEISURE

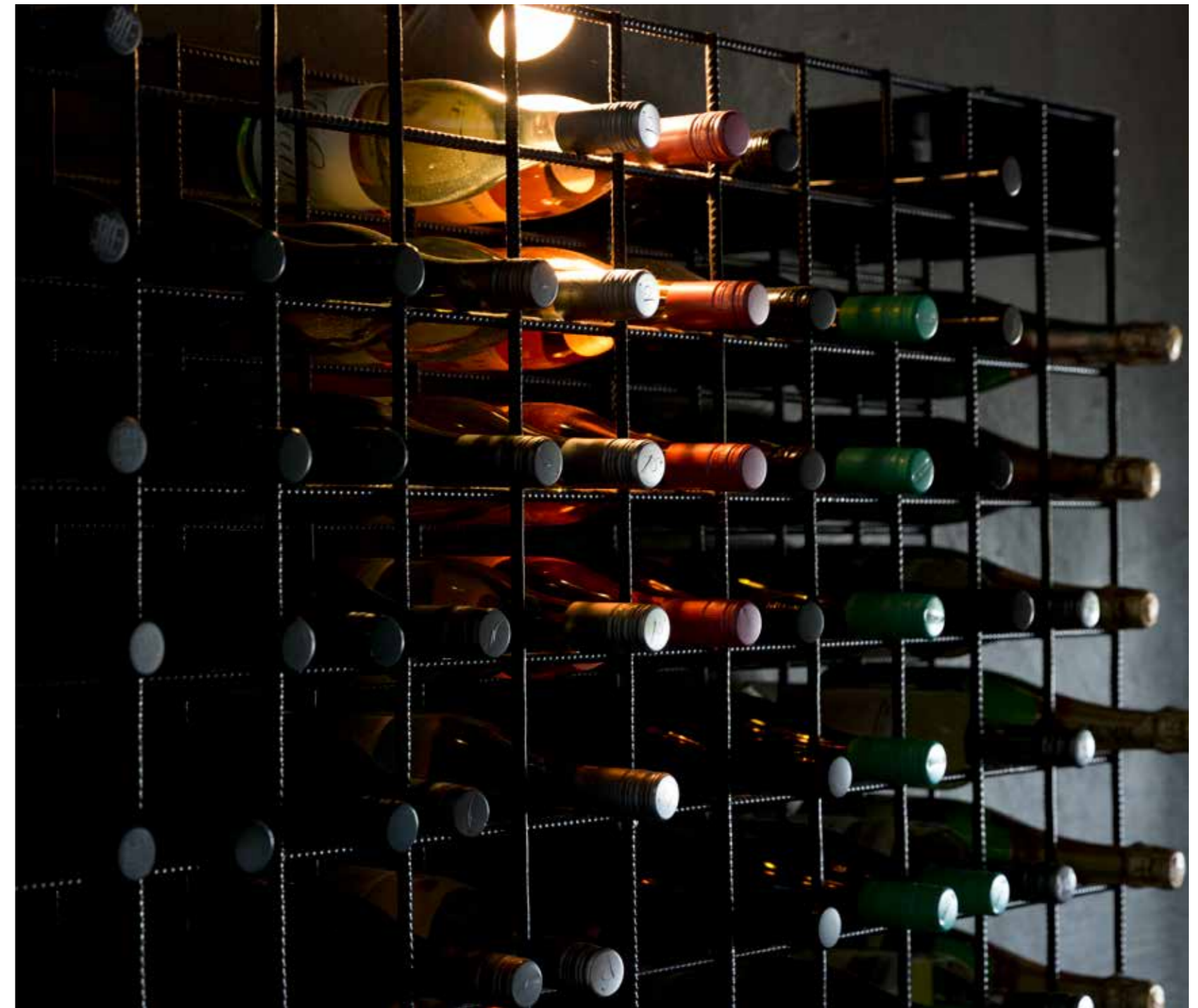
From catching the latest movies at Village Cinemas to enjoying memorable evenings over dinner and drinks, M-City offers a highly social scene at your door.





THE MODERN
LIFESTYLE

With a vibrant blend of cafés, casual eateries, fine dining, fresh produce markets and bars within the precinct, M-City is the perfect place to meet for a quick bite or a long lunch.



DINING AND NIGHTLIFE

M-City will be a lifestyle destination for local residents and the wider community.

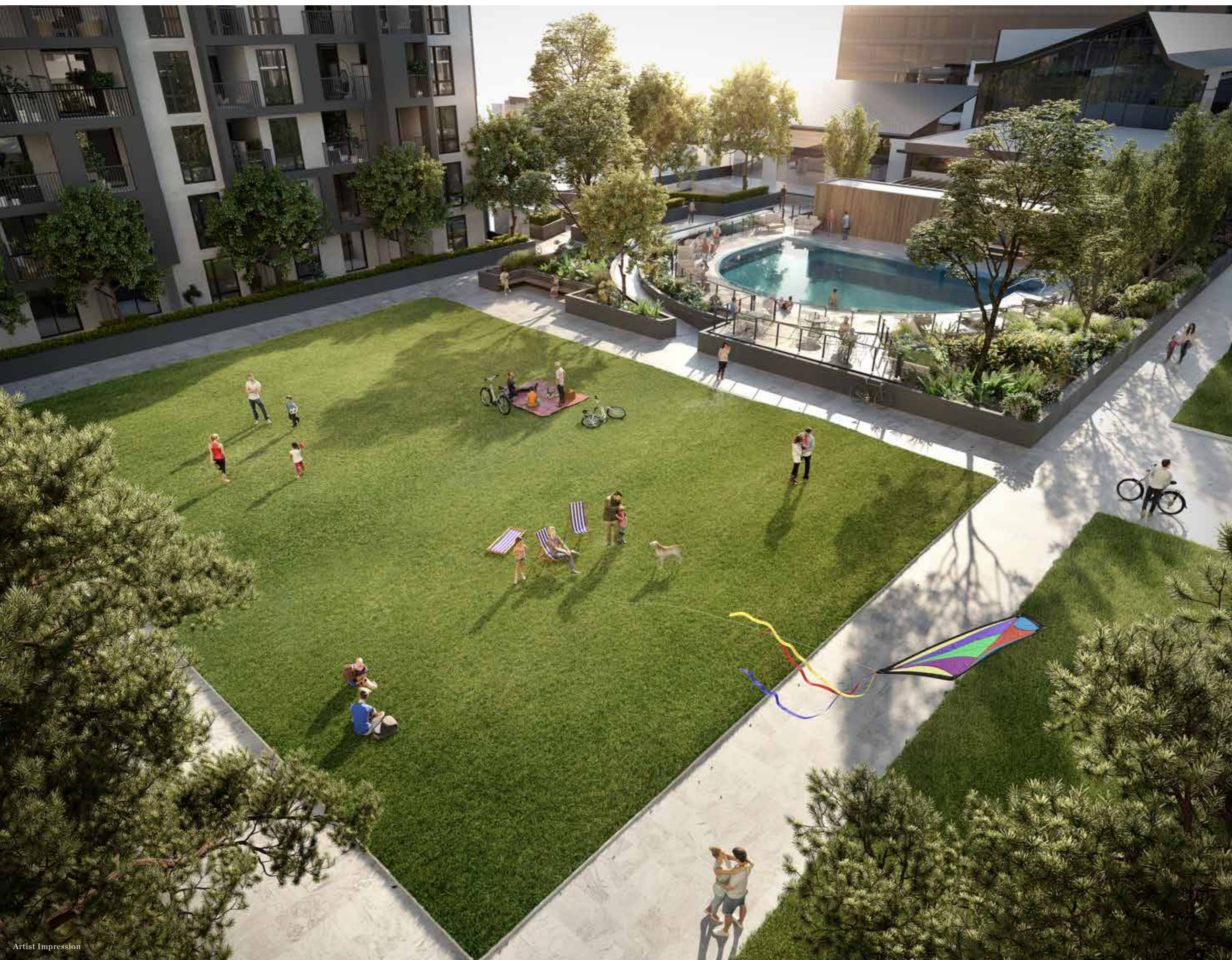


M-CITY COMMERCIAL TOWER

Thoughtful and diverse amenities attract quality employees and deliver the ultimate business address.

M-City is located in one of Melbourne's fastest growing corridors, where future-focused businesses are growing every day. The multi-storey commercial tower will be a new premium corporate destination.





LIFE AT YOUR
DOORSTEP

At M-City, residents enjoy access to a spectacular pool, landscaped gardens and lawned BBQ areas. Embrace a curated selection of lifestyle and retail offers, all in the one place.



Artist Impression

Entertain family and friends with a BBQ or around the fire pit in the cooler months. Serve up delicious fare from the fresh food market just downstairs.



Enjoy access to a private tennis court and perfect your game.



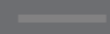
AT YOUR SERVICE

M-City's own International Hotel, emblazoned with a distinctive bronze façade, is set to become a new local landmark, providing understated yet luxurious accommodation for visitors.

A range of function venues will offer spaces for memorable occasions just moments from home with a range of meeting rooms, a ballroom and a hotel bar.



TWO



M 2





A NEW STANDARD OF LIVING

M-City's premium release, M2 Residences elevates expectations of refined apartment living with contemporary design, generous spaces and exceptional finishes. Street-facing residences boast a strong corner presence, enjoying northerly aspects and abundant natural light, or westward views towards the Melbourne CBD.



MODERN ELEGANCE

The façade celebrates a sweeping organic form, featuring soft curves and large balconies with glazed balustrades.



SENSE OF LIGHT

Warm materials, beautiful benchtops and premium accessories come in a brighter colour palette.

DEFINE YOUR SPACE

M2 Residences presents great attention to detail offering contemporary design and tactile features.



A PLACE TO CALL HOME

M2 Residences offers a range of layouts from generous one-bedroom apartments to spacious three-bedroom residences.





PRIVATE
RETREAT

Beautifully finished bathrooms deliver a calm space to unwind, or refresh for a new day.

CONTEMPORARY STYLE

Quality materials define modern vanities, featuring timeless accessories, warm timber touches and considered lighting.



PLUSH COMFORT

Light-filled, spacious bedrooms feature soft carpets and generous storage, waiting for your personal touch.





THREE
—
MONASH



A CENTRE FOR HEALTH

Australia's finest medical care is just minutes from M-City. Monash Medical Centre in Clayton is a major teaching and research hospital with an international reputation for turning scientific discoveries into clinical practice.

A new children's hospital, opened in April 2017, provides world-leading paediatric care for the residents of Monash and children across the state.



THIS PAGE

Monash Children's Hospital, Clayton

Monash Medical Centre, Clayton

OPPOSITE PAGE

Monash University, Clayton Campus



HOME OF EDUCATION

Walking distance from M-City, Monash University is one of the top universities in the country, ranked 5th in Australia and 74th in the world.



The Clayton campus is the university's original and largest institution, educating more than 30,000 students every year.





THIS PAGE

Monash University,
Clayton Campus

Monash Aquatic &
Recreation Centre

OPPOSITE PAGE

Jells Park





EVERYTHING
AT YOUR
DOOR

MONASH PRECINCT

LANDMARKS

- 1 Monash University
- 2 Monash Medical Centre
- 3 Australian Synchrotron
- 4 Clayton Library
- 5 CSIRO
- 6 Public Transport
- 7 Clayton Train Station
- 8 Westall Train Station

SHOPPING

- 9 Ikea & Springvale Homemaker
- 10 Bunnings

SPORTS

- 11 Clayton Aquatics & Health Club
- 12 Badminton Connect
- 13 Huntingdale Golf Club
- 14 Commonwealth Golf Club
- 15 Waverley Park

PARKS

- 16 Jells Park
- 17 Scotchmans Creek
- 18 Princes Highway Reserve

THE MONASH CLUSTER

Clayton and surrounding suburbs form part of the Monash National Employment Cluster, Melbourne's largest suburban employment cluster.

KEY INFRASTRUCTURE INITIATIVES IN PLAN MELBOURNE

Upgrade of the Dandenong Rail Corridor between Caulfield and Dandenong, which will lead to the construction of **5 new stations**. The \$1.6 billion project is expected to be completed in 2018.

Proposed extension of **Westall Road** to connect Dandenong Road to the Monash Freeway.

Residences (in 2011) which is projected to grow to **201,000** by 2051.

201,000 residences

Proposed **\$3 billion Rowville heavy-rail extension** along Wellington Road to connect Monash University to the Metropolitan Rail Network.

\$3 billion

Forecast to accommodate **120,000 jobs** by 2051.

120,000 jobs

70,000–80,000 Jobs in 2016.

70,000–80,000 jobs

MONASH UNIVERSITY

The Clayton campus is the primary facility of Monash University.

HIGH SURROUNDING HOUSE PRICES

Average annual growth of **12%** over the past 3 years as compared to 4.7% per annum for overall Melbourne.

Median house price of **\$1.08 million** (2017).

12% \$1.08m

33,630 student enrolments in 2016 compared to around 27,000 students in 2010.

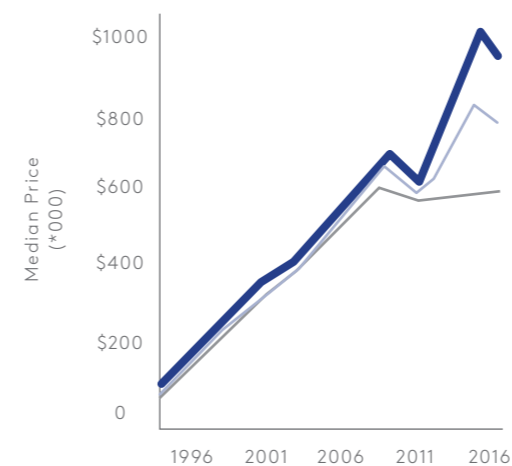
33,630 students

24.56% growth in enrolments between 2010 and 2016.

24.56%

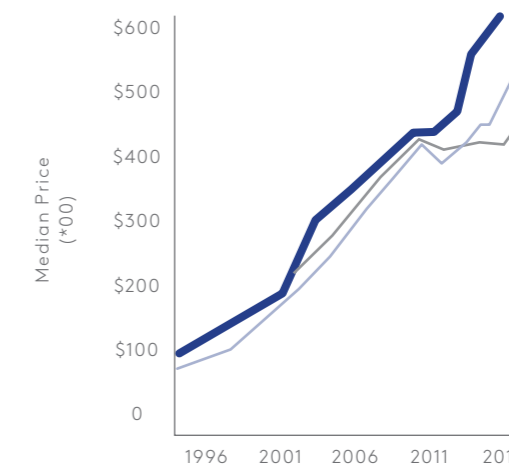
Clayton; Median House Price Comparison

Median Price – 2016 (*000)
 Clayton – \$910
 Monash (Local Government Area) – \$1065
 Metro Melbourne – \$601



Clayton; Median Unit Price Comparison

Median Price – 2016 (*000)
 Clayton – \$564
 Monash (Local Government Area) – \$658
 Metro Melbourne – \$480





FOUR
 —
 TEAM



SCHIAVELLO

Schiavello has been creating and servicing world-class work and living environments for over 50 years. Through a culture of learning and entrepreneurship, we continuously challenge our thinking, and work collaboratively to drive innovation and deliver the best possible solutions that support our clients' success and aspirations. Since 1966, Schiavello has worked with thousands of brands across a wide range of industries including office, hospitality, health, retail, residential and education.

With an unmatched breadth of product and service capabilities, Schiavello offers a truly integrated approach to creating work and living environments. We are one of Australia's most respected interior construction specialists, with vast interior, project and construction experience across industries. Further, our passion for creating inspirational environments defines our own property developments, with several apartment towers poised to positively shape the future of Australia's great cities.

Our strong commitment to knowledge, design, and sustainability is crucial to our clients' continued growth. We are committed to ongoing research in each of the areas in which we operate, and we are passionate about quality design, a passion that comes through in our unique approach to working with leading designers from around the world. Our commitment to environmental sustainability, quality, and safety, has driven us to implement a set of principles that go beyond the industry standard, and our passion for food and culture has led us in our own endeavours in hospitality and wine making.





SARACENO

A well-known and respected private real estate developer, Nick Saraceno has played a major role in shaping Melbourne’s metropolitan landscape. Over the last few decades, Saraceno has developed a broad portfolio of projects including apartment and commercial towers in Southbank, Victoria University’s Flinders Street campus, a 1,200-bay Tullamarine car park and a 277 room Mantra hotel in Tullamarine. With M-City, Saraceno brings his new vision for one of Melbourne’s fastest growing suburbs to life.



BUCHAN GROUP

The Buchan Group is a global architectural group, recognised for its design excellence and depth of experience in all sectors. The group operates across seven locations in Australia and New Zealand, with international offices in London, Shanghai and Dubai. It is a multi-disciplinary design practice founded on excellence in design and delivery, and an abiding commitment to sustainability.

The Buchan Group believes that creativity and vision, blended with analysis and pragmatism, are the essence of good design. The group’s extensive experience includes developments for mixed use, retail, entertainment, lifestyle, hospitality, health, residential, commercial, transport, aviation, public spaces and education.

M - C I T Y . C O M . A U

