

NOVA LIGHT (TOWER 1) - SALES PARTICULARS
81-83 Spence Street, Cairns, Queensland 4870, Australia



Artist's Impression

| | |
|---------------------------------|--|
| Local Council | Cairns Regional Council |
| Tenure | Freehold |
| Completion | Estimated 2020 |
| Estimated Body Corporate | Payable quarterly in advance 1 Bedroom Apartments: \$4,100 - \$4,713 pa 2 Bedroom Apartments: \$4,624 - \$4,802 pa 3 Bedroom Townhouses & Penthouses: \$5,514 - \$6,136pa |
| Council Rates | Approx. \$2,500 p.a. (Payable half yearly in advance) |
| Parking | Available at AUD30,000 on 2 bedroom apartments |
| Developer | World Class Global (A subsidiary of ASPIAL CORPORATION LIMITED (Incorporated in Singapore SGX A30)) |
| Architect | CA Architects + COX Architecture |
| Interior Designer | Award winning Interior Designer Hecker Guthrie |
| Website | www.novacity.com.au |

ABOUT THE DEVELOPMENT

Introducing NOVA CITY, an integrated 7 tower mixed used development (24,110 SQM Site Area & 115,510SQM GFA) with a new approach to city living. It will transform the way people live, work and play. A new vision for Cairns starts here.

NOVA CITY offers a unique opportunity in the heart of Cairns, QUEENSLAND'S tropical north - a city renowned for its natural beauty and tropical lifestyle. Perfectly positioned to take advantage of population trends and new, world-class infrastructure, this is a city on the cusp of a major transformation.

Located in the heart of the Cairns CBD, Nova City is central to all the amenities that Cairns has to offer including Cairns Esplanade, Cairns Lagoon and Piers Precincts, the Botanical Gardens, major educational facilities, employment precincts and internationally renowned dining and shopping destinations. Cairns is also the Gateway to the **Great Barrier Reef** (A UNESCO World Heritage area and listed as one of the Seven Natural Wonders of the World).

NOVA CITY IS THE FUTURE OF CAIRNS

NOVA CITY IS DESIGNED to make the most of a perfect tropical climate and outdoor lifestyle.

The impeccably landscaped central plaza, the opulent communal spaces, and the individual apartment balconies will be placed to savour warm breezes, a relaxed atmosphere and captivating views.

With the glass façades reflecting the Cairns sky and the tropical mountain backdrop, Nova City will be a new local landmark of shimmering beauty, IN THE HEART OF CAIRNS CBD. With over 250+ days of sunshine (mean average for past 100 years), life is enjoyed on and by the water.

THIS NEW URBAN LANDMARK will deliver vibrant amenity, next generation retail, magnificent public spaces, transforming Cairns into a thriving cosmopolitan city.

FACILITIES

A unique community with extensive facilities on an integrated podium deck for the exclusive use of residents including; Infinity-edged pool, Spa pool, Gym, Theatrette, Outdoor BBQ areas, Kids play area, Recreational and relaxation spaces, Extensive landscaped gardens, Gourmet Dining

NOVA LIGHT is the first of seven towers. Nova Light will consist of 187 one, two & three bedroom apartments in an elegant 17 storey tower dressed in folded glass.

APARTMENTS AVAILABLE

| <u>Apartment Type</u> | <u>No. of Apartments.</u> |
|-----------------------------------|----------------------------------|
| 1 Bedroom | 28 |
| 2 Bedroom | 141 |
| 3 Bedroom, Townhouse & Penthouses | 18 |
| Total | 187 Units |

Apartment Configuration by Level

The residential apartment floor plate arrangements across Nova Light (Tower 1) are as follows:

| | |
|---------------------|--|
| Level 17 | 4 Exclusive Rooftop Terraces |
| Level 16 | 7 Penthouse Apartments |
| Level 15 | 10 Sub Penthouse Apartments |
| Level 4 to Level 14 | 13 Deluxe Apartments |
| Level 3 | 10 Deluxe Apartments and Facilities |
| Level 2 | 5 Deluxe Apartments & 7 Townhouses (upper level) |
| Level 1 | 5 Deluxe Apartments & 7 Townhouses (lower level) |
| Ground | 14 Retail Spaces |

ABOUT THE LOCAL AREA

Shopping, Dining & Retail

Cairns Esplanade & Dining Precinct (1.2 Km)
Esplanade, Cairns City QLD 4870

DFS Galleria (600 Meters)
Abbott Street & Spence Street, Cairns, QLD 4870

The Pullman REEF Casino (800 Meters)
35-41 Wharf Street, Cairns City QLD 4870

Rusty's Market (350 Meters)
57-89 Grafton St, Cairns City QLD 4870

The Pier Shopping Centre, Cairns (1 Km)
Pier Point Rd, Cairns City QLD 4870

Cairns Central Shopping Centre (Directly Opposite)
Cairns Central, 1 - 21 McLeod St, Cairns, QLD 4870

Orchid Plaza (500 Meters)
Abbott & Lake Street (Corner of Shields Street)

Smithfield Shopping Centre (15.1 Km)
Kennedy Highway & Captain Cook Highway

Cairns Universities & Tertiary Education Colleges

James Cook University (16.7 Km)
Cairns Campus, 1/14-88 McGregor Rd, Smithfield QLD 4878

Tropical North Queensland Institute of TAFE (2.5 Km)
Gasston, Eureka & Wilkinson Streets, Manunda 4870

Central Queensland University (850 Meters)
Shield Street & Abbott Street, Cairns QLD 4870

Martin College (550 Meters)
Level 2 Village Lane, 20-32 Lake St, Cairns QLD 4870

Transport

Cairns International Airport (6.6 Km)
Cairns Port (850 Meters)

Cairns Cruise Liner Terminal (850 Meters)
Greyhound Coach (Bus) Terminal (750 Meters)

Reef Fleet Terminal (850 Meters)
Cairns Railway Station (450 Meters)

Health

Cairns Base Hospital (2.1 Km)
165 The Esplanade, Cairns City QLD 4870, Australia

Cairns Private Hospital (1.6 Km)
1 Upward St, Cairns City QLD 4870, Australia

Recreation

Great Barrier Reef (45-90 mins by boat)
Atherton Tablelands (242 Km)
Raging Thunder (16.2 Km)
Cairns Showgrounds (1.6 Km)
Cairns Aquarium (1 Km)
Cairns Art Gallery (800 Meters)

Green Island
Cape Tribulation (141 Km)
Skyrail (13.4 Km)
Cairns Esplanade Lagoon (1.3 Km)
Cairns Yacht Club (1.4 Km)
Cairns Museum (700 Meters)

Fitzroy Island
Daintree Rain Forest (125 Km)
Cairns Botanic Gardens (4.6 Km)
Karunda Scenic Railway (600 M)
Cairns Library (1 Km)
The Precinct Garden & Theatre (Future)

Northern Beaches

Trinity Beach (21.4 Km)
Port Douglas (67.6 Km)

Kewarra Beach (20.5 Km)

Clifton Beach (23.1 Km)

Palm Cove (27.2 Km)

Major projects currently underway or planned for Cairns and the region include:-

\$1.4 Billion Ella Bay Resort near Innisfail
\$1 Billion redevelopment of Cairns Airport
\$616 Million Bruce Highway upgrade at Cairns
\$500 Million Mount Emerald Wind Farm (Atherton Tablelands)
\$456 Million Cairns Hospital Redevelopment
\$250 Million Sheraton Mirage redevelopment at Port Douglas
\$100 Million GA Group planning a third Cairns hotel development (Bellevue Motel redevelopment)
\$65 Million Cairns "Precinct" Redevelopment (Cairns Performing Arts Centre – CPAC)

Developer

World Class Global
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Tel: +65 6840 7777

Developer's Solicitor

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Purchaser's Solicitors

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Stamp Duty Rates (as of 1st October 2016)

| Dutiable value | Duty rate |
|----------------------------------|---|
| Not more than \$5,000 | Nil |
| More than \$5,000 up to \$75,000 | \$1.50 for each \$100, or part of \$100, over \$5,000 |
| \$75,000 to \$540,000 | \$1,050 plus \$3.50 for each \$100, or part of \$100, over \$75,000 |
| \$540,000 to \$1,000,000 | \$17,325 plus \$4.50 for each \$100, or part of \$100, over \$540,000 |
| More than \$1,000,000 | \$38,025 plus \$5.75 for each \$100, or part of \$100, over \$1,000,000 |

Foreigner buyers are subject to additional 3% Stamp Duty

Managing Agent:

Nova City Asset Management: Estimated Fees: 9.5% inc GST

Documentation Required for Exchange of Contract

1. Passport
2. Current utility bill and Bank Statement showing name & home address

Payment Terms

1. Non-refundable (HKD20,000) reservation fee is payable upon signing of the reservation form.
2. Full 10% upon exchange of contracts within 7 days of reservation.
After exchange of contracts the reservation fee(HKD20,000) will be returned.
3. Further 10% deposit payable in 12 months.
4. Balance of 80% paid on completion in 2020.

For further queries, please contact us:-

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