



ARBOR

GARDENS
RIVERSIDE WEST END

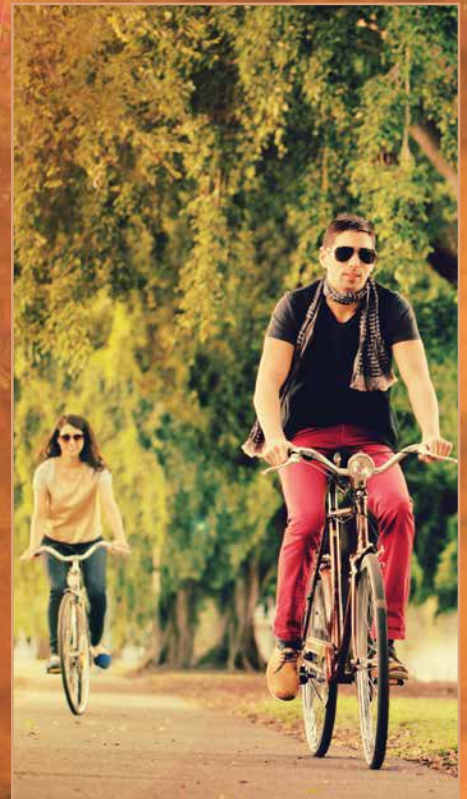
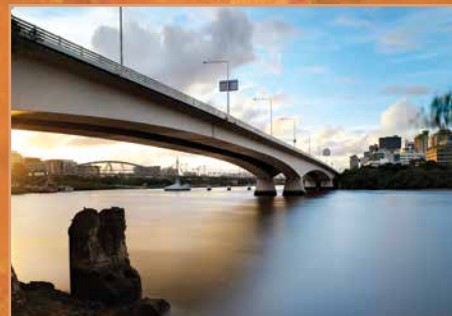


Live, connect, play

In an exclusive riverside location, a dynamic new neighbourhood is emerging.

Riverside West End is set to become the area's newest and most exciting lifestyle hub with plans for a retail precinct to complement the residential offering.

Here, you can relax, dine, shop or simply explore at your leisure. It's a place to really live, connect and play.



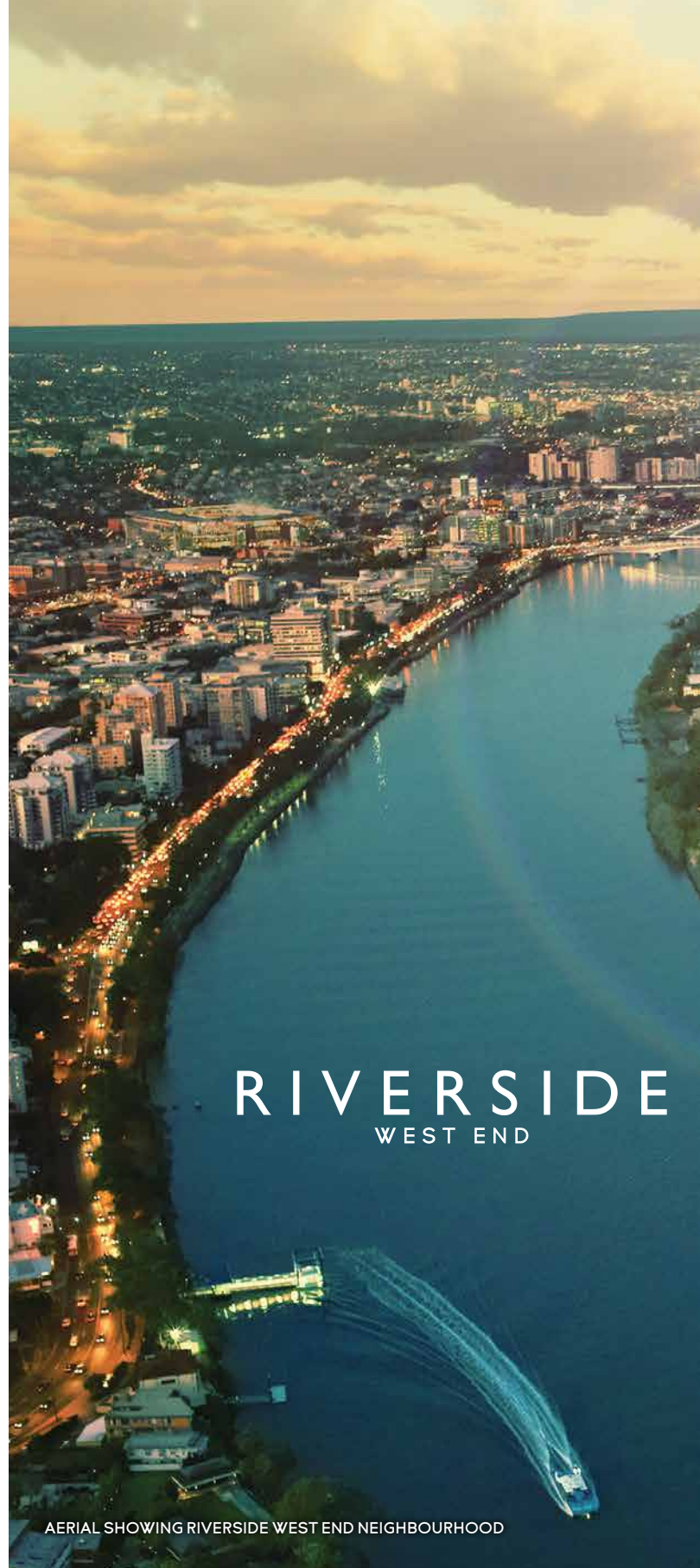
Inner city sanctuary

Riverside West End invites you to experience a truly connected life with the Brisbane River, the city and the vibrant, distinctive suburb of West End on your doorstep.

Nestled in its own private pocket just 3km from the CBD, this new lifestyle community offers an enviable combination of convenience and seclusion.

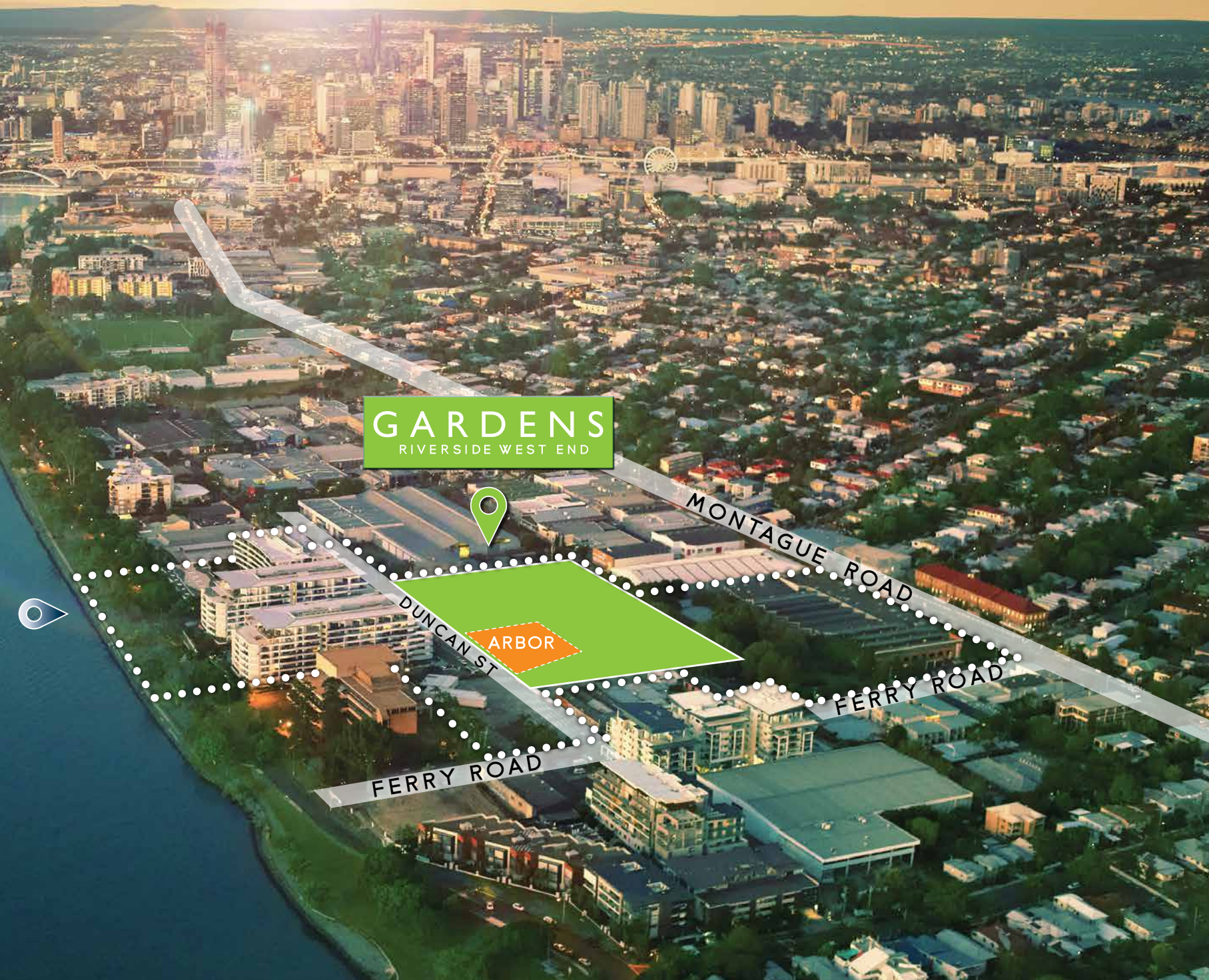
It's everything you love about city living with the added benefit of green space.

DIVERSE AND DYNAMIC;
IT'S BRISBANE'S
COLOURFUL AND
COLLECTIVE HEARTBEAT.



RIVERSIDE
WEST END

West End: A connected life



GARDENS
RIVERSIDE WEST END



DUNCAN ST

ARBOR

MONTAGUE ROAD

FERRY ROAD

FERRY ROAD



Please note that this drawing has been produced for presentation purposes only. Whilst every care has been taken in preparation of this material to be as accurate as possible, it is indicative only and should not be relied upon.

DUNCAN STREET

Driveway

Entry Plaza

Future Building

Porte Cochere

ARBOR

Palm Grove

Health Oasis

ARBOR
(ARTIST IMPRESSION)

Garden Lounges

Garden Lounges

Garden Lounges

The Lounge

The Deck

The Green

BBQ Alcove

The Niche

Palm Lagoon

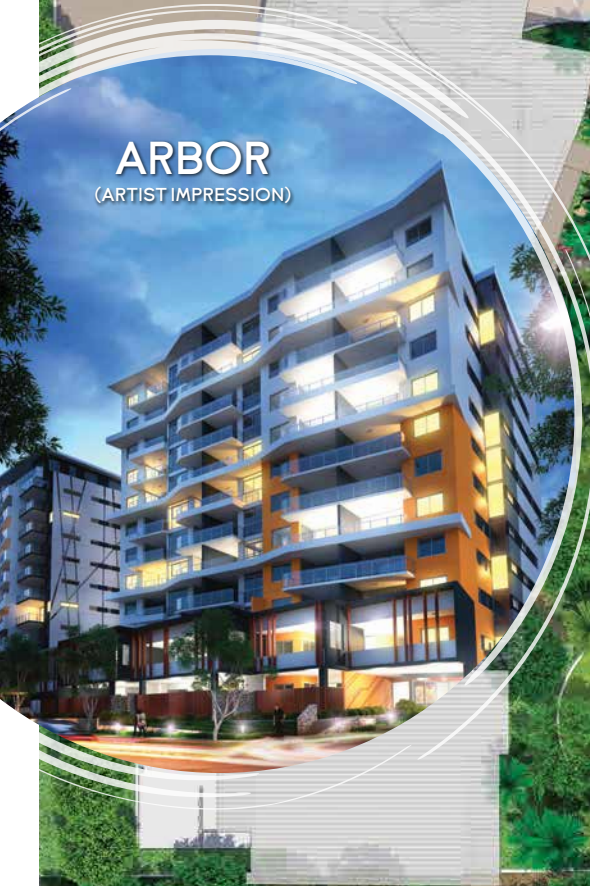
Water Pavilions

BBQ Alcove

Garden Pavilions

Lap Pool

Garden



BRISBANE RIVER ↑ 150 METRES



Space to unwind

Arbor is the exciting next chapter of the Riverside West End story.

Offering a superb riverfront lifestyle, Gardens comprises Rise, View and the latest release Arbor.

The stylish collection of 1 and 2 bedroom apartments offer a choice of river or garden views. Residents will enjoy access to 5,500m² of lush private landscaping and modern resort style amenities.

This is a complete lifestyle community where you can embrace the excitement of city life or enjoy the ultimate sense of tranquillity that Gardens provides.



BRISBANE RIVER
(RIVERSIDE DRIVE)

An aerial view of a lush, sub-tropical garden. The scene is dominated by a large, vibrant green lawn in the center, where several people are seen walking and sitting. The lawn is surrounded by a dense variety of tropical plants, including numerous palm trees of different heights and types, and a prominent tree with bright red foliage. In the background, there are modern architectural structures with dark roofs and glass walls, partially obscured by the trees. The overall atmosphere is one of a private, well-maintained urban sanctuary.

Your private West End oasis

GARDENS IS CENTRED AROUND A STUNNING PRIVATE
SUB-TROPICAL OASIS WITH LIFESTYLE AMENITY
THAT CREATES AN URBAN SANCTUARY.





Resort style amenity

Gardens has been meticulously planned as a fully integrated lifestyle precinct with shared space and amenity designed to bring people together.

As a resident, you'll enjoy exclusive access to the Palm Lagoon; a stunning beach entry resort pool that adjoins a 25m lap pool and is surrounded by Water Pavilions. Or for those special occasions, you can entertain in the private Belvedere theatre and function room, which is available for the exclusive use of residents and their guests.

Arbor will also feature a Health Oasis with a state-of-the-art gymnasium and health zone. Full height glass windows on two sides connect you with the gardens and pool area beyond.

**IT'S YOUR OWN PRIVATE
SANCTUARY IN THE CITY.**





ARTIST IMPRESSION, THE DECK AND BEACH ENTRY TO THE PALM LAGOON



ARTIST IMPRESSION. ARBOR FROM DUNCAN STREET

A new chapter

Arbor contains 111 contemporary one and two bedroom apartments across 12 levels.

The apartments, intricately designed by Nettletontribe, continue the precedent set by previous stages and are orientated to take best advantage of the incredible views over the green space.

The interior architecture offers spaciousness through simplicity of layout, strengthened by a minimal colour palette and the use of strong design features throughout the apartments.

Embracing the beauty of its surrounds, Arbor is designed to capture natural light and gentle river breezes to make the most of Queensland's enviable sub-tropical climate.

ARBOR CONTAINS,
WELL-DESIGNED SPACES
THAT NATURALLY
COMPLEMENT
YOUR LIFESTYLE.



Open plan design and extensive glass enhance the connection with the outdoors and the city beyond.



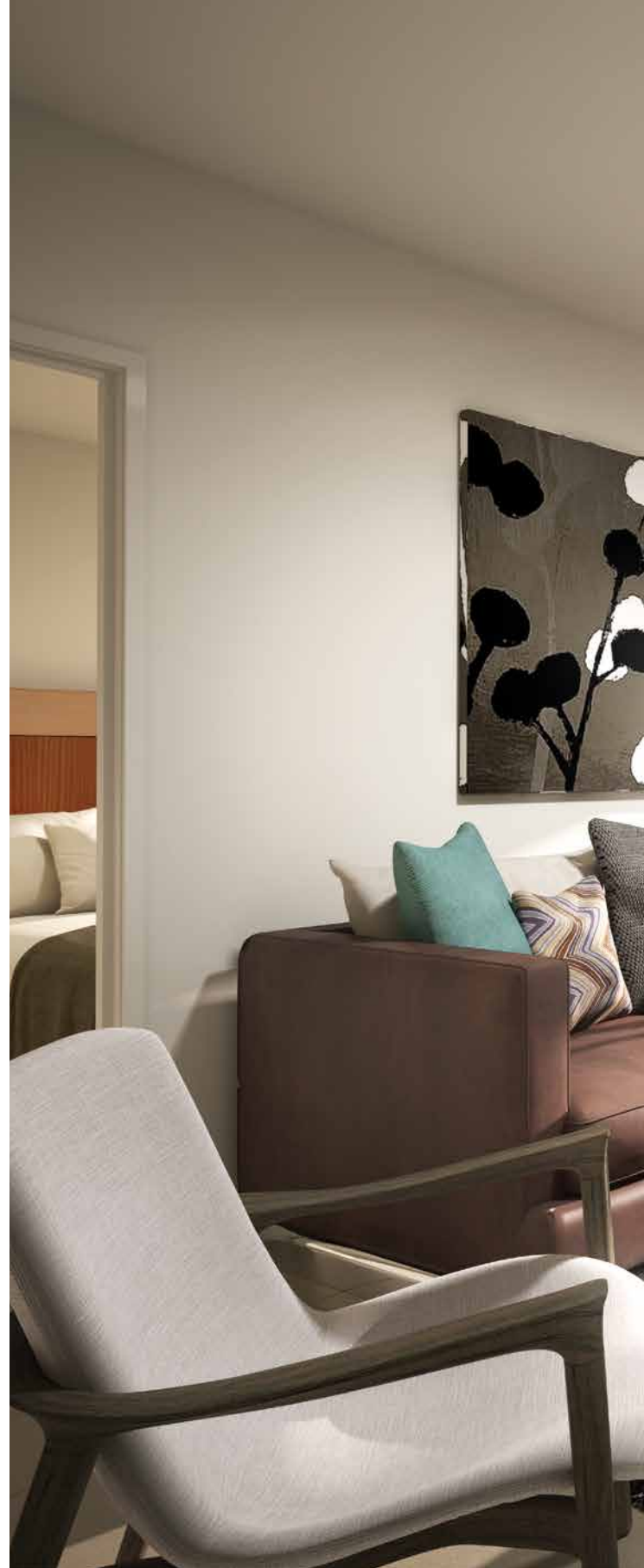


Style and luxury for every day

The interior design of Arbor apartments provide a fresh look at Brisbane's relaxed riverside lifestyle, creating an urban sanctuary that offers sophistication and style.

Timeless quality finishes bring a unique offering of character to the apartments with highlights of texture and tone providing a neutral canvas for personalisation within the space.

The finishes are carefully selected as a backdrop for urban life by the river and as a reflection of the surrounding landscape.





ARTIST IMPRESSION, UNIT TYPE CF, TERRAIN COLOUR SCHEME WITH TILE UPGRADE



ARTIST IMPRESSION. UNIT TYPE C11. TERRAIN COLOUR SCHEME



The finishing touches

Arbor apartments are enticing, modern spaces immaculately designed to Pradella's signature high standards.

Detailing and finishes accentuate the open plan design, while contemporary colour schemes create a sense of effortless sophistication.

Containing stylish European appliances, the kitchens include a combination of designer tiles, speciality laminate and glass, with a feature splashback to add a unique edge while maintaining practicality.

Three natural colour schemes are available, designed to bridge the divide between the invigorating feeling of being amongst nature and the comfort of being at home.

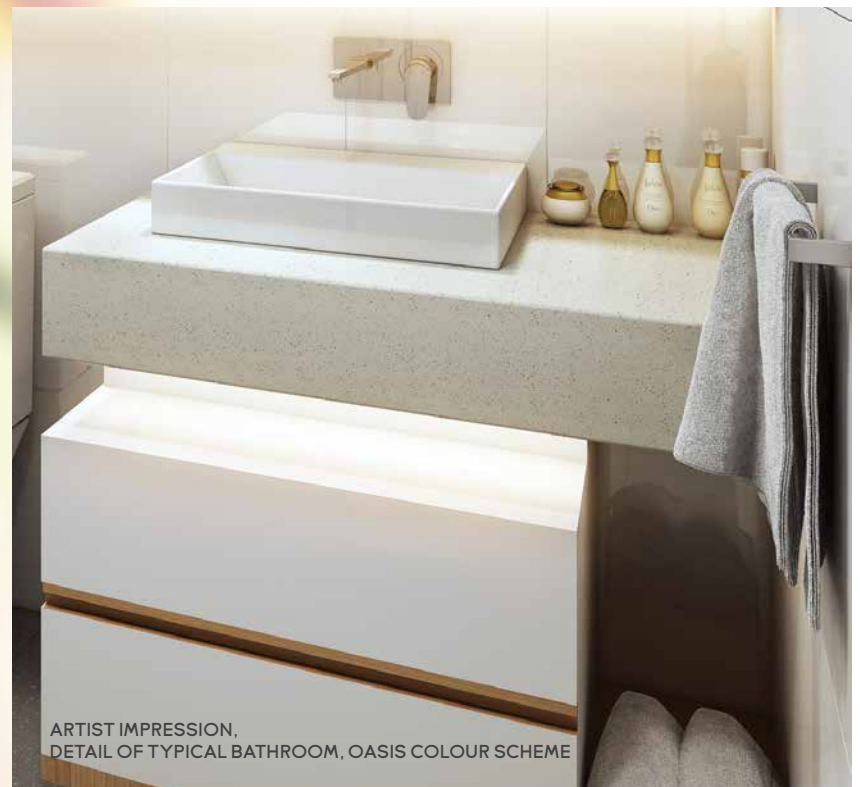
The colour palette enhances the feeling of space and simplicity and the use of designer tiles and bold feature colours give the apartments a luxurious feel.

Attention to detail

Arbor is designed to reflect the essence of its surrounds. The bathrooms use a mix of textured tiles, feature veneer styled finishes and stone slab benches in a selection of natural hues and tones.

Luxurious bathrooms feature premium European tapwear and oversized mirror cabinetry to create the perception of depth as well as to provide additional storage.

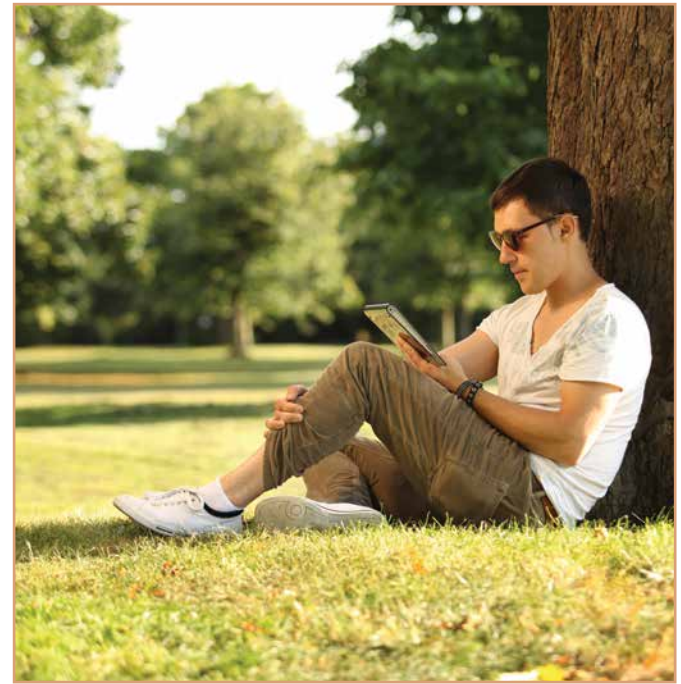
Deluxe showers add an extra touch of indulgence while chic design features infuse the bathroom with a sense of calm and relaxation.



ARTIST IMPRESSION,
DETAIL OF TYPICAL BATHROOM, OASIS COLOUR SCHEME



ARTIST IMPRESSION, TYPICAL BATHROOM, TERRAIN COLOUR SCHEME



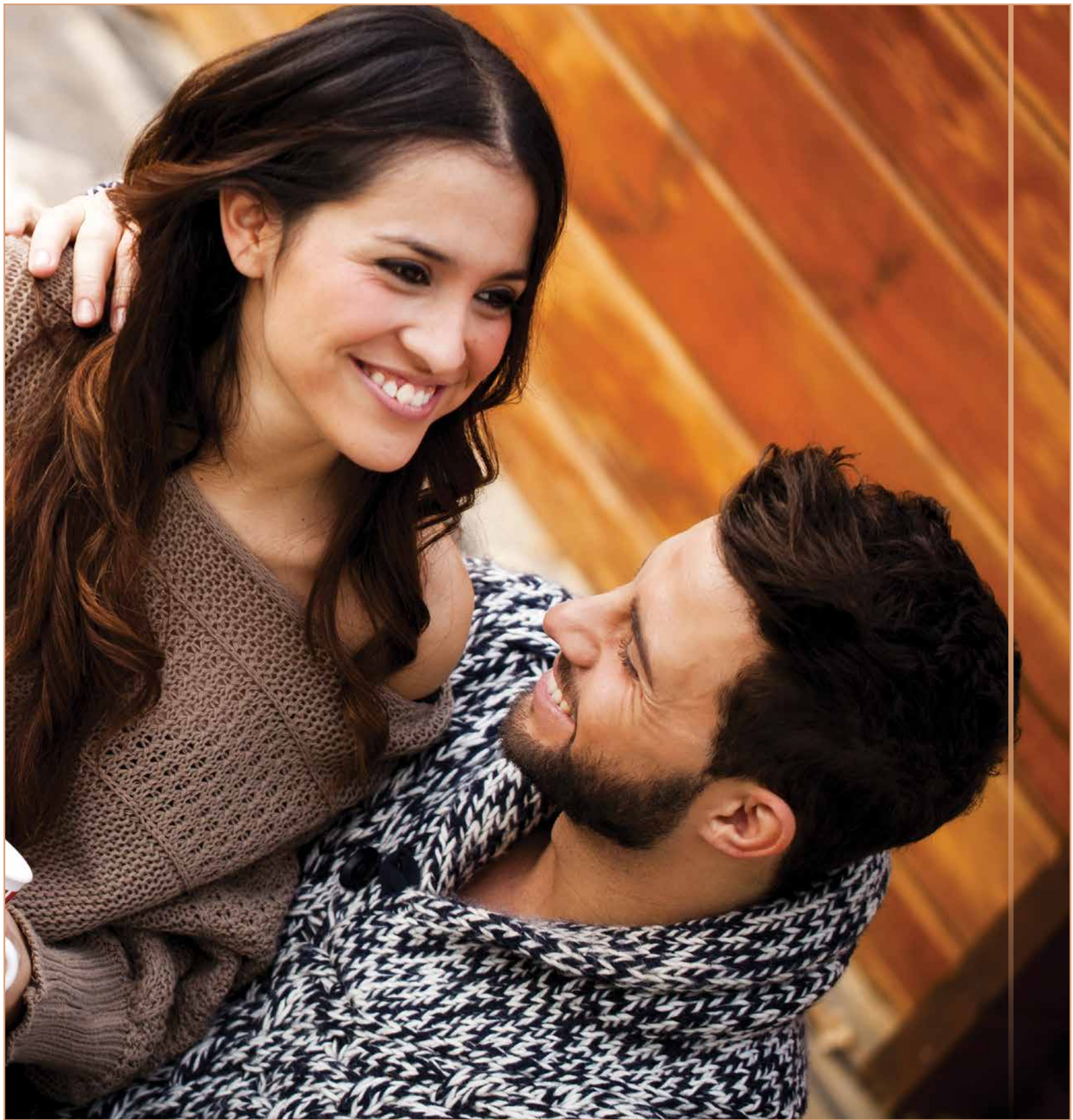
Something for everyone

At Gardens Riverside West End, you can enjoy all of life's pleasures just moments from home.

Relax in Davies Park, take an invigorating walk along Riverside Drive, catch up with friends at West End's trendy eateries, or indulge in retail therapy nearby.

Everything you're looking for is on your doorstep.







GARDENS



RIVERSIDE WEST END

ORLEIGH PARK, WEST END



Backed by more than 50 years industry experience, Pradella is one of Queensland's most awarded property groups and has earned a reputation for quality, innovation and service.

As developer, builder and property manager, Pradella oversee every project from inception to delivery and beyond to ensure the highest quality.

Gardens, at Riverside West End represents a significant milestone in the 4101 area. This meticulously masterplanned neighbourhood will provide a new residential offering and as Pradella's twelfth project in the area, it demonstrates an ongoing commitment to establishing vibrant communities that form part of Brisbane's unique residential landscape.

Pradella are proud to be recognised for their dedication to excellence by the Housing Institute of Australia (HIA) and the Urban Development Institute of Australia (UDIA) with an array of awards, most recently being awarded the 2014 QMBA Brisbane Residential Building award for Horizons at Urban Edge.



The project team with local connections



FLOW



WATERS EDGE



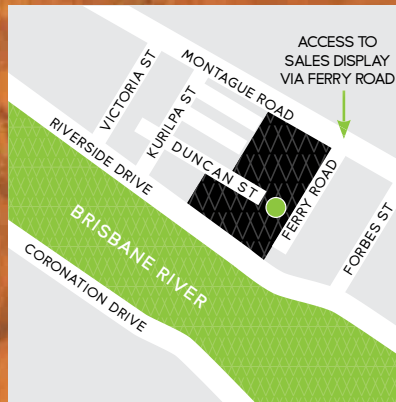
Renowned for balancing passion and design excellence with commercial reality, Nettleontribe has been creating beautiful spaces and buildings within the urban environment for more than 40 years.

As architects, masterplanners, interior and urban designers, the award-winning Nettleontribe works with Pradella to create innovative projects that are perfectly suited to the urban landscape.



Cardno has more than 20 years experience in urban design, landscape architectural design and planning, environmental management, horticulture, construction, contract administration and landscape maintenance.

The company works with Pradella to ensure inherent quality from urban design conception through to delivering the beautiful landscapes that will become the Gardens masterplan, which is at the heart of the latest release at Riverside, West End.



GARDENS

RIVERSIDE WEST END

SALES DISPLAY SUITE

40 Duncan Street West End Brisbane QLD 4101

p 1300 134 311 e info@gardensrwe.com.au w gardensrwe.com.au

Whilst every care has been taken in the preparation of this document, it is for guidance only. The Land Owner and Developer and their directors and officers and agents make no warranty as to the accuracy, reliability, currency or completeness of the information contained in the document and it does not constitute an offer or contract. Illustrations, diagrams and photographs featured in this document are for presentation purposes and are indicative only. Artist impressions have been prepared by third party consultants. Interested parties should satisfy themselves as to the accuracy, reliability, currency and completeness of each description or reference. All information in this document is subject to change without notice. Any furniture shown in the renders are illustrative only and are not included in the sale of any apartment or as part of the purchase price for any apartment. The copyright in this brochure remains the property of the Developer and the reproduction, reprinting or use of this brochure or any part is strictly prohibited.

RIVERSIDE
WEST END

PRADELLA
Since 1959