

19 July 2024

# ALTAMIRA

CANTERBURY

DEVELOPED BY / **MAB**

# ALTAMIRA

Spanish: /alta'mira/

Alta  
(high)

mirar  
(to gaze)

# ALTAMIRA

## Introduction

Featuring 32 two- and three-bedroom apartments, along with one three-bedroom townhouse, Altamira is defined by thoughtful design, timeless materials and considered interiors that respect the environment, and the heritage of Canterbury Baptist Church.

## Project Team

|              |  |
|--------------|--|
| Developer    | MAB                                      |
| Architecture | Jackson Clement Burrows Architects (JCB) |
| Landscapes   | Eckersley Garden Architecture            |
| Builder      | To be announced                          |

# ALTAMIRA

## **MAB's Vision**

With elevated views over the Canterbury Gardens, Altamira presents a range of bright, spacious, and sustainable homes nestled within a secure and tranquil garden environment.

### **Quality**

An exemplary piece of contemporary architecture, delivered by a trusted and experienced team.

### **Sustainable**

Reduced operating costs, enhance thermal comfort and environmental sustainability.

### **Secure**

Secure and sunny outdoor spaces.

### **Accessible**

Step-free access to all apartments from the street and car parks.

### **Neighbourly**

Complements the existing church and social hub, without sacrificing privacy or autonomy.

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## About MAB

Established in 1995, MAB is one of Australia's leading property developers known for their reputable quality and excellence.

MAB has been developing Melbourne's highest calibre residential projects for over two decades and partnered with government, land owners, acclaimed local architects and the community to create contemporary, award-winning residences.

We take great pride in shaping the fabric of the built environment while creating safe, sustainable and prosperous communities for generations to come. Today, our diversified portfolio exceeds \$17 billion spanning masterplanned communities, residential apartments, townhouses, commercial offices, business parks, retail and investments.

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## About JCB

JCB is an award-winning design practice established in 1998.

United by a shared commitment to the delivery of innovative design solutions, JCB's methodology is iterative and develops through the engagement processes which embrace close collaboration with the client, stakeholders and the community, along with a deep understanding of the site and history.

JCB's experience covers a wide range of typologies and scales, with each project, large or small, treated with equal importance in a collaborative studio environment. JCB's approach is site sensitive, engaged with local climatic conditions and adaptive to contextual opportunities.

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## About Eckersley Garden Architecture

With over 60 years of experience between principal designers, Scott Leung and Myles Broad, EGA is well versed in horticultural and design knowledge.

Designing for lifestyle and amenity with a horticultural focus, EGA creates relaxed and tactile gardens that invite clients into their outdoor spaces. EGA strives to explore the connection between the architecture and landscape, by creating a flow from inside to outside.

The studio proudly collaborates with leading architects, builders and developers to achieve world class and award winning results.

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## Project Detail

- Architecture by award winning design practice, JCB
- 32 residences in total
  - 8x two bedroom apartments
  - 5x two bedroom plus study apartments
  - 17x three bedroom apartments
  - 1x three bedroom plus study penthouses
  - 1x three bedroom plus study townhouse
- Building divided into three sections, each serviced by its own lobby and lift, with apartments in each section featuring different views, orientations and outdoor areas
- A range of floorplans and apartment sizes
- Easy carpark access, typically with 2-3 spaces per dwelling
- Prominent central, communal garden
- Low maintenance brick construction and state-of-the-art sustainability features that reduce living costs

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View looking north from  
Canterbury Road to south  
residential entry and lobby, and  
Canterbury Baptist Church Social  
Hub to the right.

Note: DRAFT artist impression only

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CANTERBURY ROAD

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## The Residences

- A choice of two interior schemes (see following)
- All homes feature a kitchen island bench and ample storage
- Ground floor apartments all feature a terrace and garden, with all upper level homes featuring a generous balcony space, many with private planter boxes
- All homes feature ensuite to the master bedroom and separate bathroom(s)
- Inclusions (all homes)
  - Miele appliances
  - Fisher and Paykel dishwasher
  - Natural stone benchtops
  - Integrated Fisher & Paykel fridge
  - Engineered timber floorboards
  - Feature kitchen pendant light
  - Entry welcome station joinery

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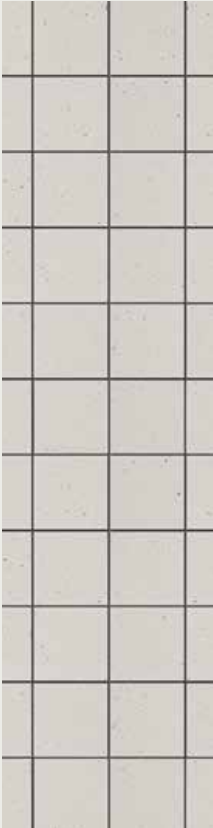
MR.P DRAFT

Note: DRAFT artist impression only

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## Classic Interior Scheme

Optional



Entry Tile



Loop Pile Carpet



Engineered Timber Flooring - Spotted Gum



Timber Laminate - Tuscan Oak



Laminate - Sarsen grey



Natural Stone - Ilva Blue

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## Contemporary Interior Scheme

Optional



Entry Tile



Loop Pile Carpet



Engineered Timber Flooring -  
Spotted Gum



Concrete  
Look Render  
Paint



Laminate - Seed



Natural Stone -  
Desert Silver

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## Wet Areas Interior Scheme



Floor & Wall Tile



Feature Tile

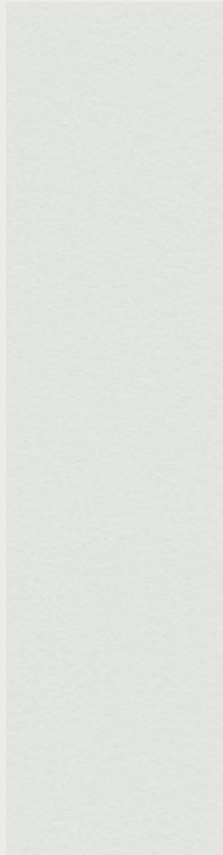


Timber Laminate - Tuscan Oak



Mirror

Classic



Laminate selection - Sarsen Grey & Seed

Contemporary



Porcelain Panel - Calce/Bianco

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## Interior Options

- A range of options available to personalise each residence
- Some of the options include:
  - Feature entry tiles
  - Additional kitchen appliances such as ovens, coffee machine and warming drawer
  - Heated towel rails in bathrooms
  - Timber flooring to bedrooms
  - Pet door
  - EV charging
  - Window furnishings
  - Built in BBQ (to select apartments)
  - Mobility enhancements
- A full list of options and pricing can be provided

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## Communal Garden

- Landscape designed by Eckersley Garden Architecture
- Quiet, secluded community area designed to foster a social and close-knit community
- Extensive canopy trees
- A combination of deciduous and evergreen plants and trees to provide a enjoyable garden all year round.
- Ample seating
- An attractive a memorable arrival experience, with enhanced lighting and security features
- A beautiful, private outlook for those residences that face the garden

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MR.P DRAFT

Note: DRAFT artist impression only

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## Sustainability Facts

- 7.9 star average NatHERS rating
- Rooftop solar photovoltaic system to supplement the running costs of the communal areas
- All electric operation including induction cooking, heat pump hot water and climate control systems
- Rainwater harvesting system for irrigation
- All taps, toilets and dishwasher with a minimum four-star WELS rating
- A passive solar design with high-performance double glazing
- Energy efficient building services and fixtures
- Low volatile organic compound paints, carpets, adhesives and sealants, as well as low formaldehyde engineered timber products throughout, resulting in a much higher indoor air quality free of airborne pollutants

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## Construction Program

- Construction tender process has been completed
- Preferred contractor will be selected in Q3 2024
- Construction is anticipated to commence in Q1 2025
- Completion expected in Q3 2026

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## Owners Corporation

- Owners corporation fees are levied to clean and maintain the residential building, common areas and gardens, as well as the relevant insurances required.
- The owners corporation fees charged are apportioned based on the price and size of each apartment. The below is to only be used as a guide.  
Two bedroom apartments: \$1,500 - \$2,250 per quarter (incl. GST)  
Three bedroom apartments: \$2,250 - \$3,500 per quarter (incl. GST)
- In addition to owners corporation fees, owners are required to pay Council rates, water rates and utilities.
- Estimates of Owners Corporation fees, Council rates and water rates will be provided prior to purchase

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## Sales Process

- Contract of sale will be available by early August 2024
- Currently taking reservations only
- Fully refundable reservation fee of \$5000
- Reservation remains valid for 14 days post issue of contract of sale
- 10% deposit required 14 days post signing of contract

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## Disclaimer

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Note: Artist impression images are inclusive of purchaser options — refer to the contract of sale for standard specification.

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