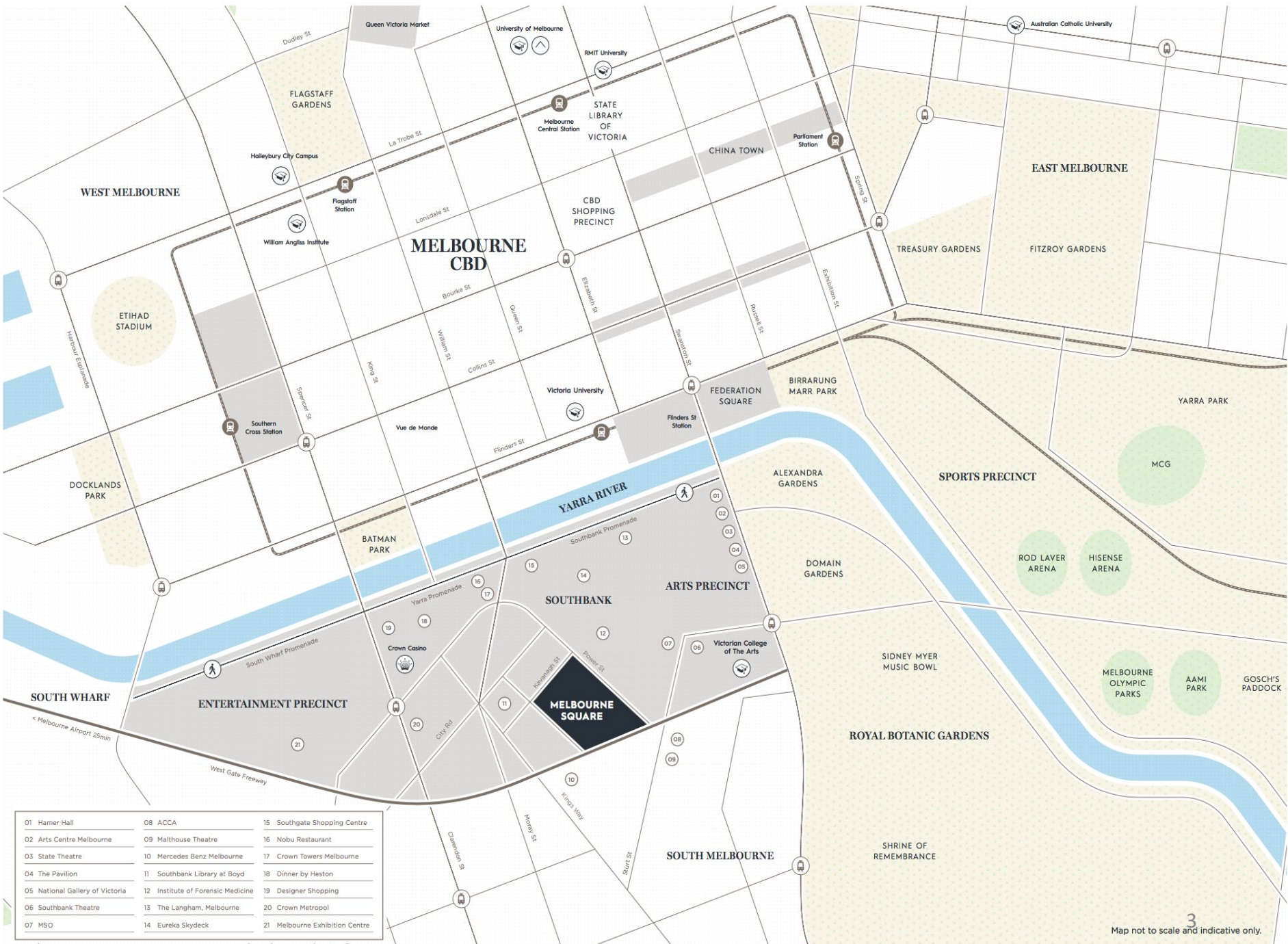
An aerial photograph showing two tall, modern skyscrapers with reflective glass facades. The buildings are positioned on the left side of the frame. In the background, a dense urban landscape is visible, featuring a mix of residential and commercial buildings. A large body of water, likely a bay or harbor, stretches across the middle ground, with a small island or peninsula in the center. The sky is clear and blue, suggesting a bright day. The overall scene conveys a sense of modern architecture and urban development.

DỰ ÁN MELBOURNE SQUARE

- **Tên dự án:** Melbourne Square
- **Địa chỉ dự án:** 93-119 Kavanagh Street, Southbank
- **Tổng diện tích:** hơn 3,000m2
- **Số tầng:** 67 (Tòa Đông) & 52 (Tòa Tây)
- **Quy mô:**
 - Tổng cộng 1048 căn hộ phân bổ tại các tầng sau:
 - Phần đế chung (Podium level): tầng 2 - 7
 - Tòa West Tower: tầng 9 - 53
 - Tòa East Tower: tầng 9 - 68
 - Phần đế chung sẽ có TTTM, siêu thị, nhà hàng, café, v.v
 - Các tiện tích cho cư dân nằm tại tầng 8 & 54
 - Mức giá: \$402,100 - \$1,891,900







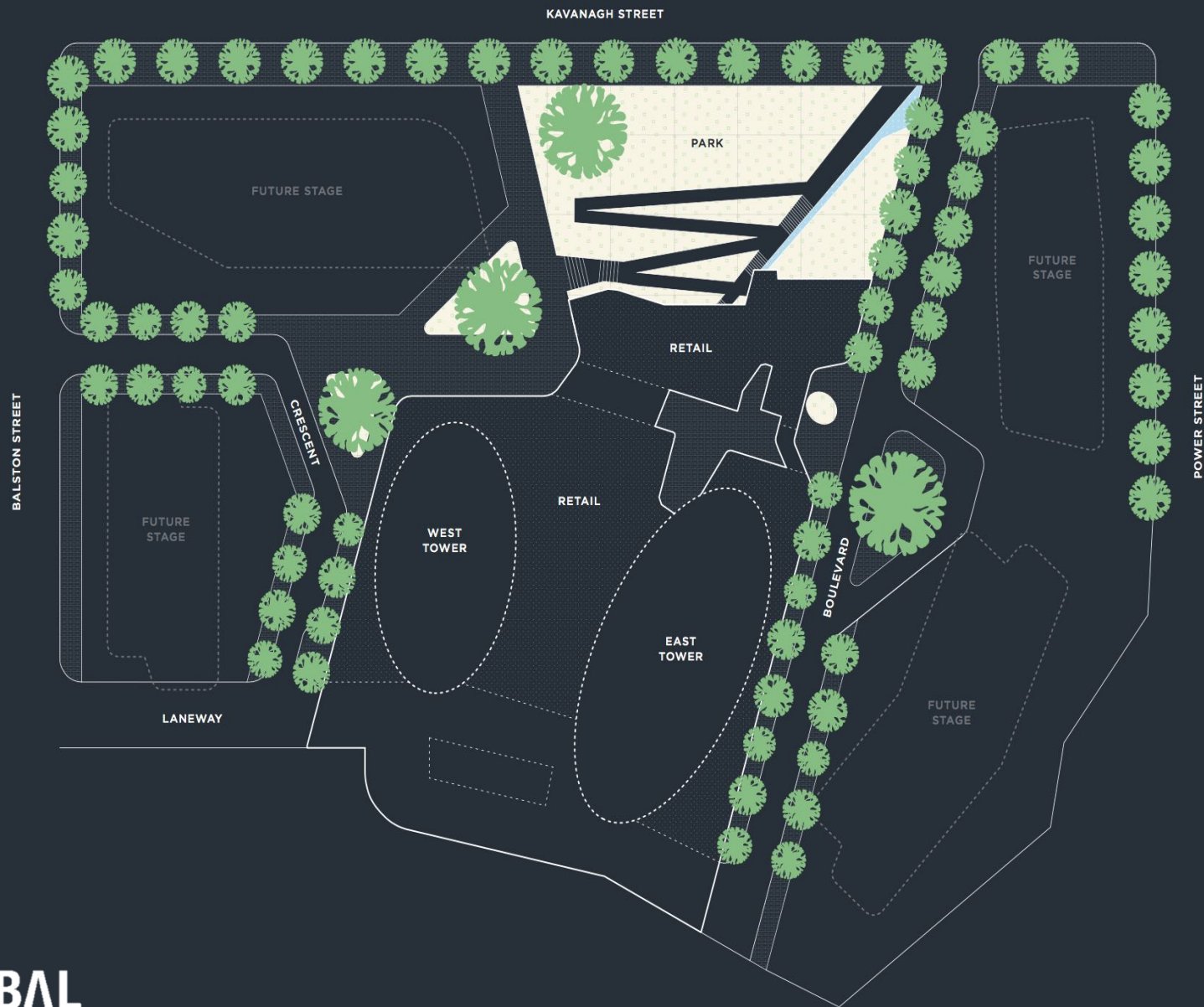
“All of Melbourne’s celebrated lifestyle options are at Southbank, a place now considered to be a true international destination.”


Jane Martino
Entrepreneur & Author

Nằm liền kề Crown Casino – khu phức hợp giải trí lớn nhất Melbourne, và sát Bờ sông Yarra với hàng loạt dịch vụ, nhà hàng, công viên cây xanh

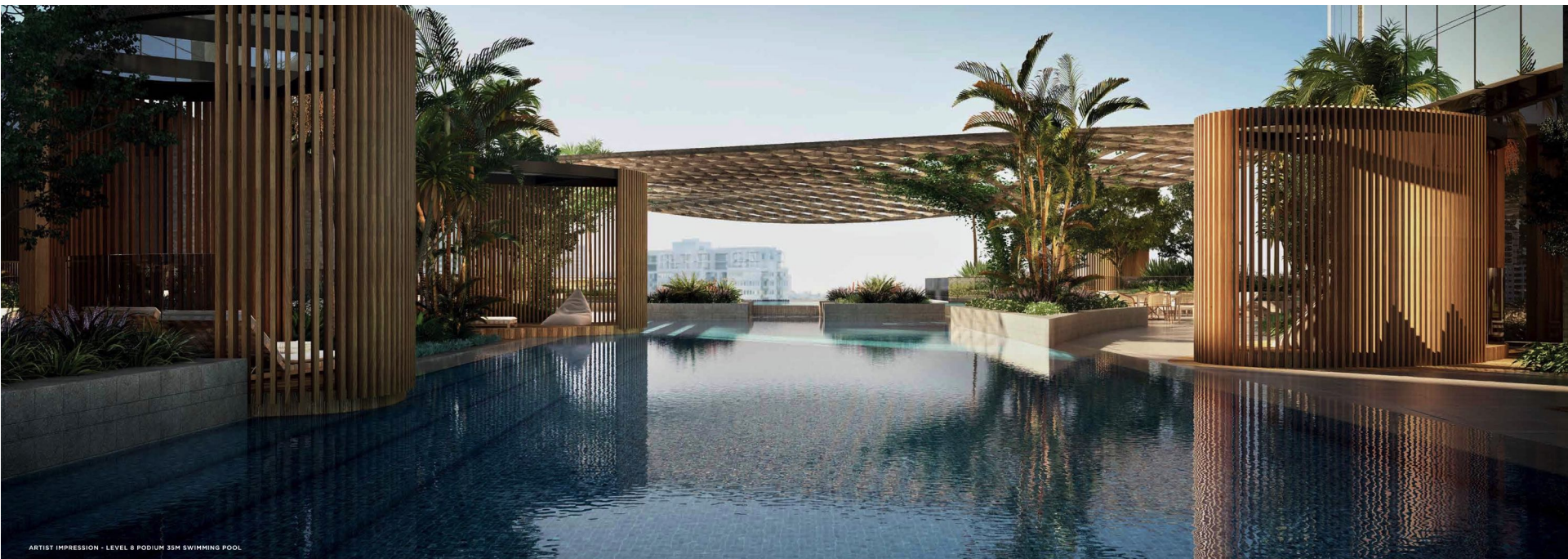
MELBOURNE
SQUARE

Masterplan



- 
- An architectural rendering of a modern building complex. The main building is a tall, slender tower with a glass facade. In the foreground, there is a large, curved green terrace with multiple levels, featuring glass railings and integrated landscaping with trees and plants. A wide, paved walkway leads up to the terrace, flanked by a lush garden with purple and white flowers. Several people are shown walking on the path and standing on the grassy area, providing a sense of scale. The sky is clear and blue, and a flowering tree branch is visible in the upper right corner.
- KHÁCH SẠN 5 SAO SHERATON
 - KHUÔN VIÊN XANH MÁT NGAY TRONG DỰ ÁN





ARTIST IMPRESSION - LEVEL 8 PODIUM 25M SWIMMING POOL



ARTIST IMPRESSION - EAST TOWER LOBBY ENTRANCE & BOULEVARD

- Hồ bơi vô cực tại tầng 8 của tòa nhà
- ^{100% Suất} **Sảnh cư dân tiêu chuẩn 5***

Melbourne Square offers its residents a level of personal service and luxury amenity usually only found in the world's most luxurious hotels, beginning with the sumptuous lobby and dedicated concierge service.

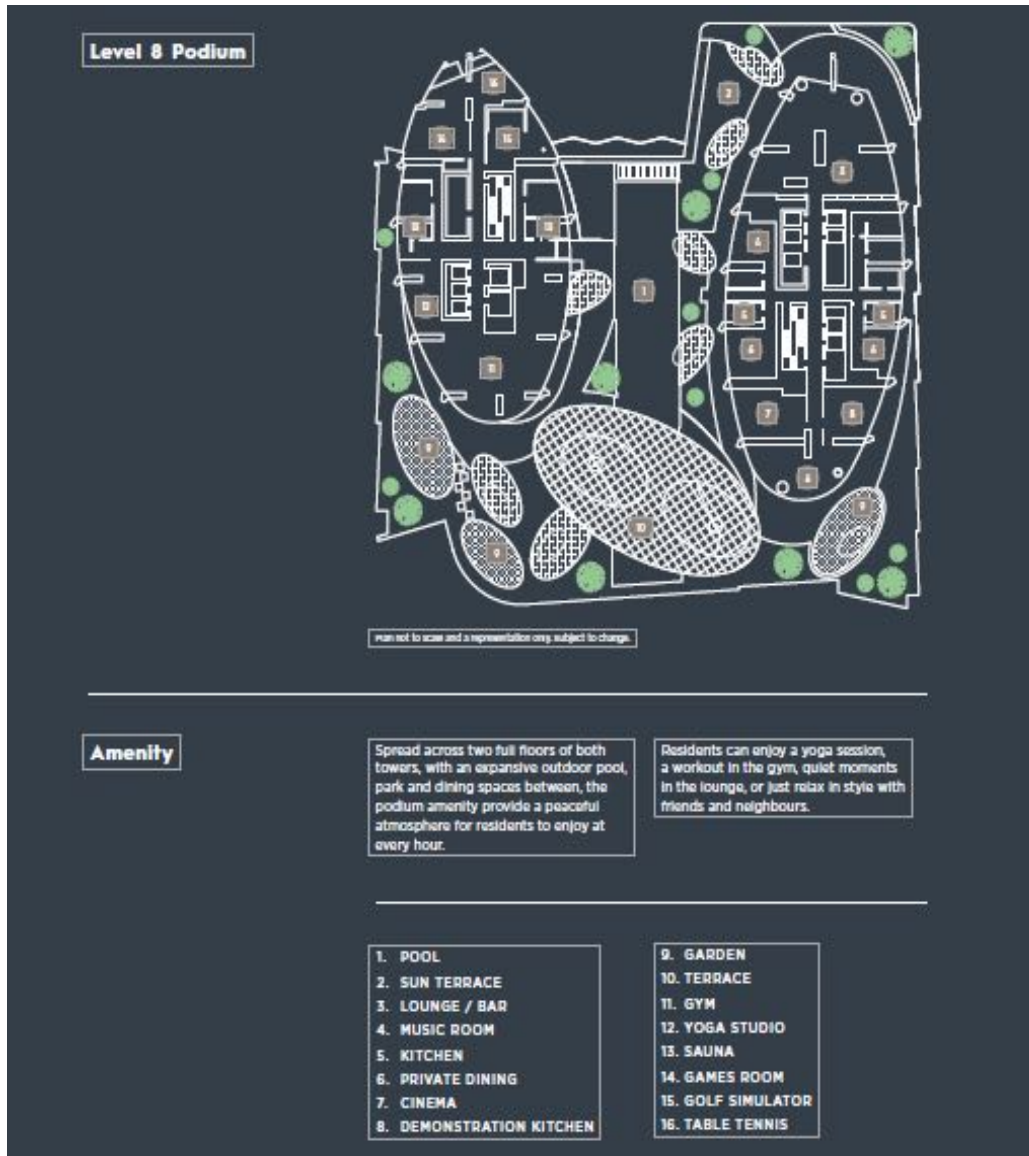
Superior Service

WELCOME DESK
HOUSEKEEPING
RESERVATIONS
CAR SERVICE



ARTIST IMPRESSION - EAST TOWER LOBBY

TIỆN ÍCH ĐẲNG CẤP TẠI TẦNG 08



- ✓ Sảnh ngoài trời, sân vườn
- ✓ Lounge
- ✓ Hồ bơi, phòng xông ướt, khô
- ✓ Gym
- ✓ Yoga studio
- ✓ Phòng thay quần áo
- ✓ Phòng chiếu phim
- ✓ Phòng chơi nhạc
- ✓ Phòng chơi games
- ✓ Phòng chơi bóng bàn
- ✓ Phòng golf thực tế ảo
- ✓ Bếp
- ✓ Khu vực ăn riêng
- ✓ 02 phòng ăn riêng, bao gồm bếp để nấu tiệc

Typical Apartment
Fixtures

East Tower Level 9-52
West Tower Level 9-50

FREESTANDING BATH
Bath 1800mm
Location: Master Ensuite



BASIN
Square Under-mounted Basin
Location: Bathrooms / Master Ensuite



COOKTOP
Miele 60cm Cooktop
4 Burner
Location: Kitchen



DISHWASHER
Miele Semi Integrated Dishwasher
Location: Kitchen



LAUNDRY TROUGH WITH CABINET
Utility Mini Laundry Tub & White Cabinet
Location: Laundry



OVEN
Miele 60cm Oven
Location: Kitchen



RANGEHOOD
Miele 53cm Built-in Rangehood
Location: Kitchen



ROBE HOOK
Architect Robe Hook
Location: Bathrooms / Master Ensuite



SHOWER HEAD AND ARM
200mm Shower Rose & Ceiling Arm
Location: Bathrooms / Master Ensuite



SHOWER RAIL
Slim Hand Shower with Wall Union
Location: Bathrooms / Master Ensuite



KITCHEN SINK
Undermount Sink Single Bowl
Location: Kitchen



KITCHEN MIXER
Square Kitchen Sink Mixer
Location: Kitchen



BASIN MIXER
Wall Mixer & Outlet 150mm
Location: Bathrooms / Master Ensuite



SHOWER MIXER
Shower Mixer Round
Location: Bathrooms / Master Ensuite



BATH MIXER
Bath Mixer
Location: Bathrooms / Master Ensuite



LAUNDRY MIXER
Laundry Mixer
Location: Laundry



TOILET
Floor Mounted Toilet
Location: Bathrooms / Master Ensuite



Premium Apartments
Fixture Upgrades

East Tower Level 55-64

COOKTOP
Miele 90cm Gas Cooktop
5 Burner
Location: Premium Kitchens (excluding apartments 5504E, 5604E, 5704E, 5804E, 5904E, 6004E, 6104E, 6204E, 6304E, 6404E)



DISHWASHER
Miele Fully Integrated 60cm Dishwasher
Location: Kitchen



OVEN
Miele 60cm Pyrolytic Oven
Location: Kitchen



LAUNDRY SINK
Flushline Tub
Location: Laundry



RANGEHOOD
Miele 70cm Built In Rangehood
Location: Kitchen



- TIÊU CHUẨN BÀN GIAO SANG TRỌNG
- XƯNG TẦM ĐẲNG CẤP 05 SAO QUỐC TẾ

Typical & Premium Finishes

Light Colour Scheme

CARPET
Wool Loop Pile Carpet
Location: Bedrooms



WALL TILE
Vertical Brick Pattern Wall Tile
Location: Bathroom & Ensuite Walls (refer to drawings)



MARBLE
Honed Marble
Location: Kitchen Benchtop & Splashbacks, Master Ensuite Bathroom Floor & Vanity Top (refer to drawings)



BENCHTOP
Reconstituted Stone
Location: Kitchen Benchtop & Splashback, Bathrooms & Ensuite Benchtop (refer to drawings)



FLOOR TILE
Porcelain Tile
Location: Bathroom Floor Tile (refer to drawings)



TIMBER FLOORING
Engineered European Oak Timber Boards
Location: Throughout



MIRROR
Polished Mirror
Location: Kitchen Splashbacks, Bathroom Overhead Cupboards (refer to drawings)



2 PAC
Natural White 30% Gloss
Location: Kitchen & Bathroom Joinery (refer to drawings)



Penthouse Upgrade Finish

Light Colour Scheme

Typical & Premium Finishes

Warm Colour Scheme

CARPET
Wool Loop Pile Carpet
Location: Bedrooms



WALL TILE
Vertical Brick Pattern Wall Tile
Location: Bathroom & Ensuite Walls (refer to drawings)



BENCHTOP
Reconstituted Stone
Location: Kitchen Benchtop & Splashback, Bathrooms & Ensuite Benchtop (refer to drawings)



FLOOR TILE
Porcelain Tile
Location: Bathroom Floor Tile (refer to drawings)



TIMBER FLOORING
Engineered European Oak Timber Boards
Location: Throughout



MIRROR
Grey Smoked Mirror
Location: Kitchen Splashbacks, Bathroom Overhead Cupboards (refer to drawings)



TIMBER VENEER
Prefinished Veneer
Location: Kitchen Joinery, Bathroom Joinery (refer to drawings)



Penthouse Upgrade Finish

Warm Colour Scheme

MARBLE
Honed Marble
Location: Kitchen Benchtop & Splashbacks, Master Ensuite Bathroom Floor & Vanity Top (refer to drawings)



“Melbourne Square reflects the very essence of the city, with engaging, dynamic lifestyle spaces providing a benchmark in the provision of shared environments.”

Sue Carr
Principal, Carr

- Toàn bộ căn hộ có view thông trần
- Ốp kính toàn bộ tòa nhà tiêu chuẩn cao

ARTIST IMPRESSION - LEVEL 54 AMENITY



ARTIST IMPRESSION - LEVEL 54 PRIVATE DINING & BAR



ARTIST IMPRESSION - LEVEL 54 RESIDENTS LOUNGE



Penthouse Light Colour Scheme

ARTIST IMPRESSION - PENTHOUSE BATHROOM LIGHT COLOUR SCHEME



ARTIST IMPRESSION - PENTHOUSE KITCHEN LIGHT COLOUR SCHEME

• Tiêu chuẩn hoàn thiện đẳng cấp

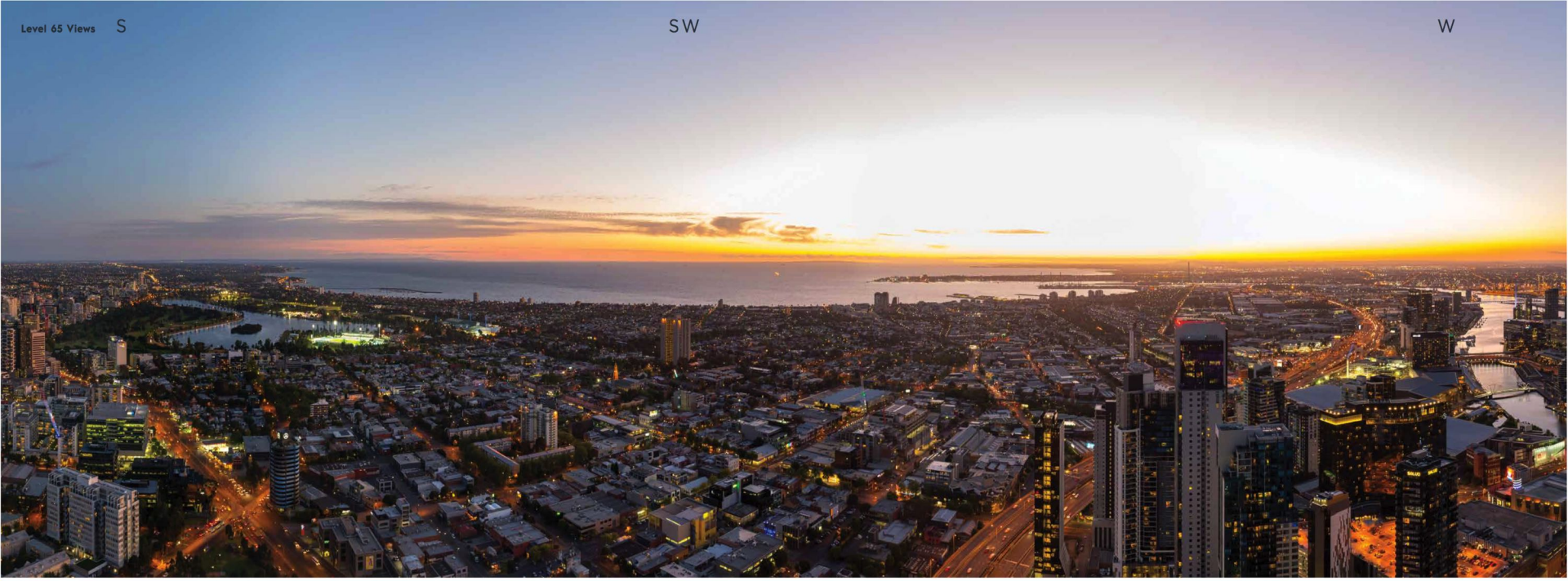
Interiors

“The interiors of Melbourne Square will redefine how we live, fusing design, architecture, creativity and community to create the extraordinary.”

Sue Carr
Principal, Carr



ARTIST IMPRESSION - PENTHOUSE LIVING



OSK Group is a conglomerate with a solid business track record of over 50 years. The Group has diversified business interests in property development and investment, construction, industries, hospitality and financial services.

OSK Property, which is the Group's property development and investment business, is one of the leading property groups in Malaysia. A multi-award winning developer, OSK Property has delivered a broad range of properties across Malaysia, from large-scale townships to urban high-rise buildings, and has a portfolio of investment assets in hotels, retail and commercial office properties.



OSK
PROPERTY

TIMURBAY



PARAGON @ PAN'GAEA (LEFT)

1. OSK là tập đoàn lớn gồm các doanh nghiệp tại Malaysia, Singapore, Australia trong lĩnh vực phát triển và đầu tư bất động sản, dịch vụ tài chính, xây dựng, công nghiệp và khách sạn.
2. OSK HOLDINGS (OSKH), đã được niêm yết trên sàn chứng khoán Bursa Malaysia kể từ năm 1991.
3. OSK là một trong những nhà quản lý dự án hàng đầu trong ngành, nhận được nhiều sự đầu tư mạnh mẽ với sự cộng tác của các nhà xây dựng và kiến trúc có uy tín.

OSK (OSK HOLDINGS) LTD.

OSK (OSK HOLDINGS) LTD.

OSK (OSK HOLDINGS) LTD.

COX Architecture is a multidisciplinary Australian practice which integrates architecture, planning, urban design and interior design. The practice is established in multiple cities across Australia, Malaysia and the Middle East, with around 400 staff.

Cox is unusual for a large multi-studio practice in that it works to a defined design ethos in all studios. This ethos is based upon principles of structure, craft, art and nature.



SCOTCH COLLEGE (ABOVE)



QUEENS PLACE, MELBOURNE (LEFT)



CONSERVATORY, MELBOURNE (LEFT)

carr

Carr is one of Australia's best regarded architecture and interior design firms. Based in Melbourne and with a history of more than 40 years, the firm specialises in projects with an overriding mission of producing design excellence.

Renowned for creating extraordinary homes that are as practical as they are inspiring, and which deliver an elevated quality of life.

carr.net.au



LANSELL ROAD,
TOORAK (LEFT)



Sue Carr
The Australian Financial
Review - Westpac '100
Women of Influence in
Australia' Award

WALSH STREET, SOUTH YARRA (LEFT)

Sinclair
Brook

Sinclair Brook is established as one of the most respected and experienced development managers in Melbourne and Sydney, currently working on iconic and large-scale projects including Australia 108.

The company's experience extends across every type of development from high rise apartments to hotels, retail and commercial projects.

sinclairbrook.com.au



VICTORIA ONE

AUSTRALIA 108 (RIGHT)



MARINA TOWER (FAR RIGHT)



T.C.L

Since 1989, Taylor Cullity Lethlean has worked in a multiplicity of public settings from urban waterfronts to desert walking trails. TCL is known for its quality, commitment and surprisingly simple yet rich environments which support the life of the communities they serve.

In each project a detailed exploration of context, site and community enriches the experience of its built landscapes.

tcl.net.au



TOWERS RD RESIDENCE,
TOORAK (RIGHT)



CANBERRA NATIONAL
ARBORETUM (LEFT)



THE QUAYS DOCKLANDS (LEFT)

TỔNG QUAN DỰ ÁN



- ✓ Nằm trong trung tâm Melbourne, gần khách sạn Crown, khu vực nghệ thuật Melbourne và các công viên lớn (Royal Botanic Gardens, Alexandra Gardens)
- ✓ Gần 03 trường Đại học RMIT, Victoria University và University of Melbourne (Đại học tốt nhất nước Úc)
- ✓ **Hiện tại đã bán hết 70%**
- ✓ CĐT OSK hợp tác với Sheraton để xây dựng khách sạn 05 sao ngay tại dự án
- ✓ Tổ hợp dự án với nhiều hạng mục tiện ích 05 sao phục vụ cư dân tại tầng 08 và tầng 54
- ✓ Các thiết bị trong nhà đều của thương hiệu cao cấp Miele

TỔNG QUAN DỰ ÁN

- ✓ Các căn hộ phần lớn được xây dựng từ tầng 9 trở lên (trên độ cao của đường cao tốc)
- ✓ Dễ dàng cho khách du lịch, dân văn phòng, sinh viên thuê với mức giá cao
- ✓ Đã khởi công xây dựng từ tháng 01/2018
- ✓ CĐT sẽ làm việc với một chương trình bàn giao theo từng giai đoạn với những ngày hoàn thành dự kiến sau:
 - ✓ Giai đoạn 1 (đến tầng 31 của Tòa Đông và tầng 30 của Tòa Tây) - Cuối năm 2019
 - ✓ Giai đoạn 2 (đến tầng 50 của Tòa Đông và tầng 53 của Tòa Tây) - Giữa năm 2020
 - ✓ Giai đoạn 3 (đến đỉnh Tòa Đông) - giữa đến cuối năm 2020

GIÁ BÁN & TIỀN THUÊ DỰ KIẾN



CĂN HỘ	DIỆN TÍCH ĐIỂM HÌNH	GIÁ BÁN TRUNG BÌNH	CHI PHÍ VẬN HÀNH HÀNG NĂM	LỢI NHUẬN CHO THUÊ
1 PHÒNG NGỦ 1 WC	55m2	Từ 528,000 AUD	3300 AUD/năm	22,500 AUD/năm
2 PHÒNG NGỦ 1-2 WC	73m2	Từ 670,000 AUD	5000 AUD/năm	31,200 AUD/năm
3 PHÒNG NGỦ 2 WC	100M2	Từ 1,113,000 AUD	6000 AUD/năm	48,500 AUD/năm

Note: Balconies vary
on levels 09-39

Kavanagh Street



909W - 3909W

908W

901W - 3901W

902W - 3902W

903W - 3903W

904W - 3904W

907W

906W

905W - 3905W

901E - 3901E

Note: Balconies vary
on levels 09-39

902E - 3902E

911E - 3911E

910E - 3910E

909E - 3909E

908E - 3908E

907E - 3907E

906E - 3906E

905E - 3905E

904E - 3904E

903E - 3903E

Power Street

Level 9 - 39

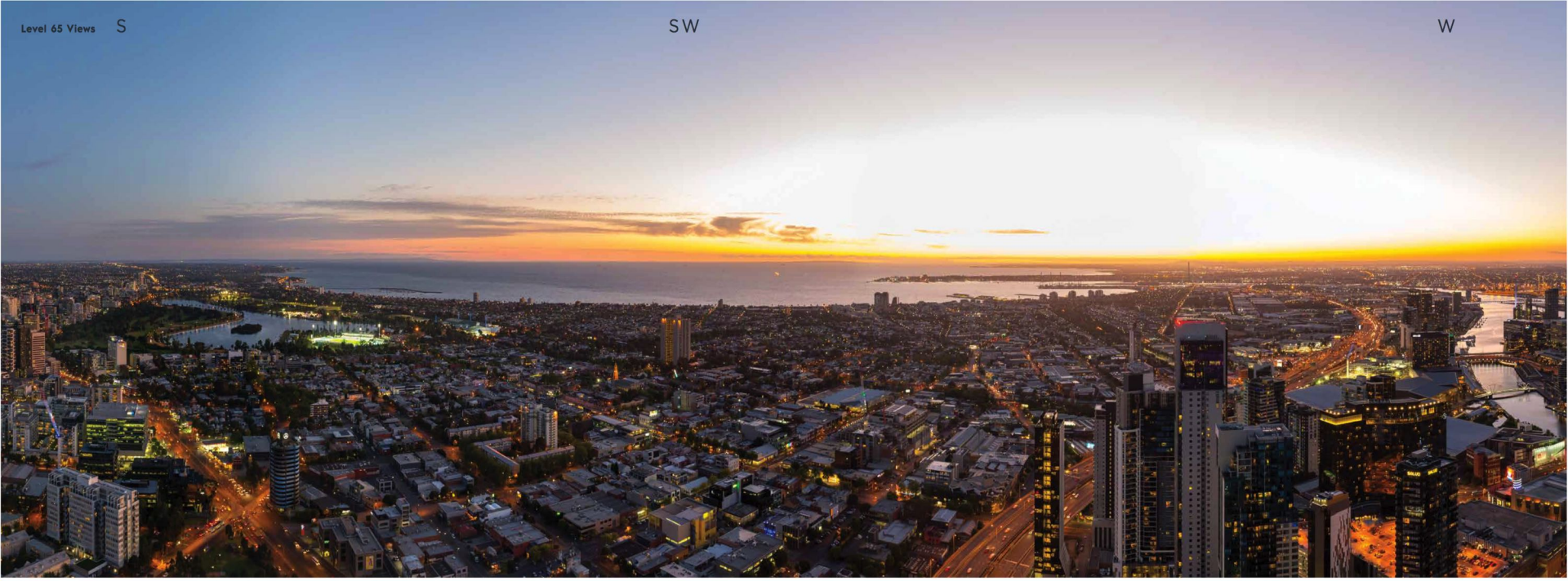
- 1 Bed, 1 Bath
- 2 Bed, 1 Bath
- 2 Bed, 2 Bath
- 3 Bed, 2 Bath
- Penthouse

While this floor plan reflects the proposed development at the time this floor plan was created, the information it contains should be used as a general guide only. The representations of the development are artistic impressions only. In particular, the designs, plans, images, view lines, dimensions, layout, sizes and areas, facilities, amenities, infrastructure, number of lots, the configuration of these and other information contained in this floor plan, the marketing display suite, internet site, videos, computer applications and all plans and schedules (Property Information) may change depending on a range of variable factors including, but not limited to, council building approvals and planning consents, market conditions, finance and government and municipal requirements. As a result, the Property Information including the view from each apartment are indicative only and subject to change without notice as the development progresses. We recommend that you undertake your own enquiries, obtain independent legal advice and confirm the current Property Information at the time you enter into any purchase contract. This brochure does not constitute part of an offer or contract. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. Furniture and home decorator items are for illustrative purposes only and are not included in the purchase price. Yarra Park City Pty Ltd ACN 169 645 103 and its associated entities do not accept any liability for any reliance upon this floor plan.

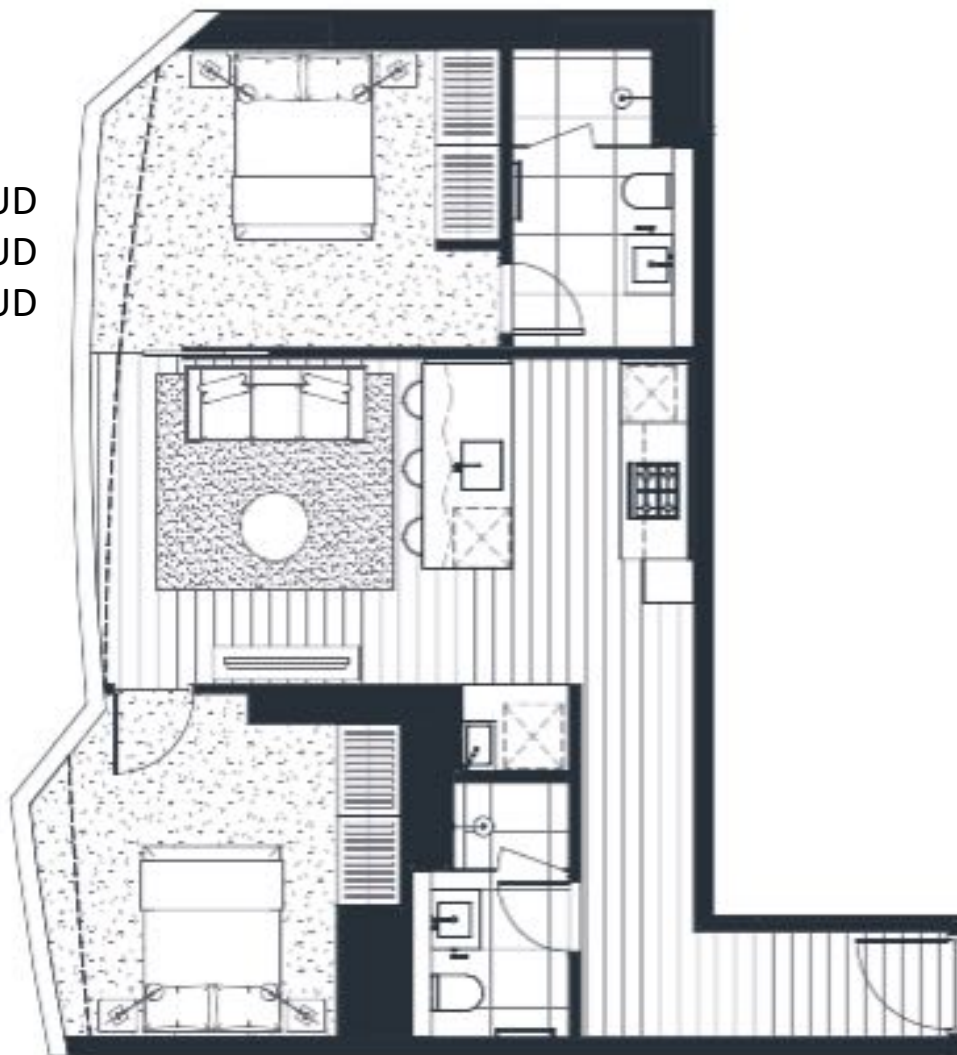
West Tower

East Tower

**MELBOURNE
SQUARE**



Căn 2PN View Biển
1808W: 654,000 AUD
2008W: 675,000 AUD
4008W: 788,000 AUD



M



East Tower

Alameda Street

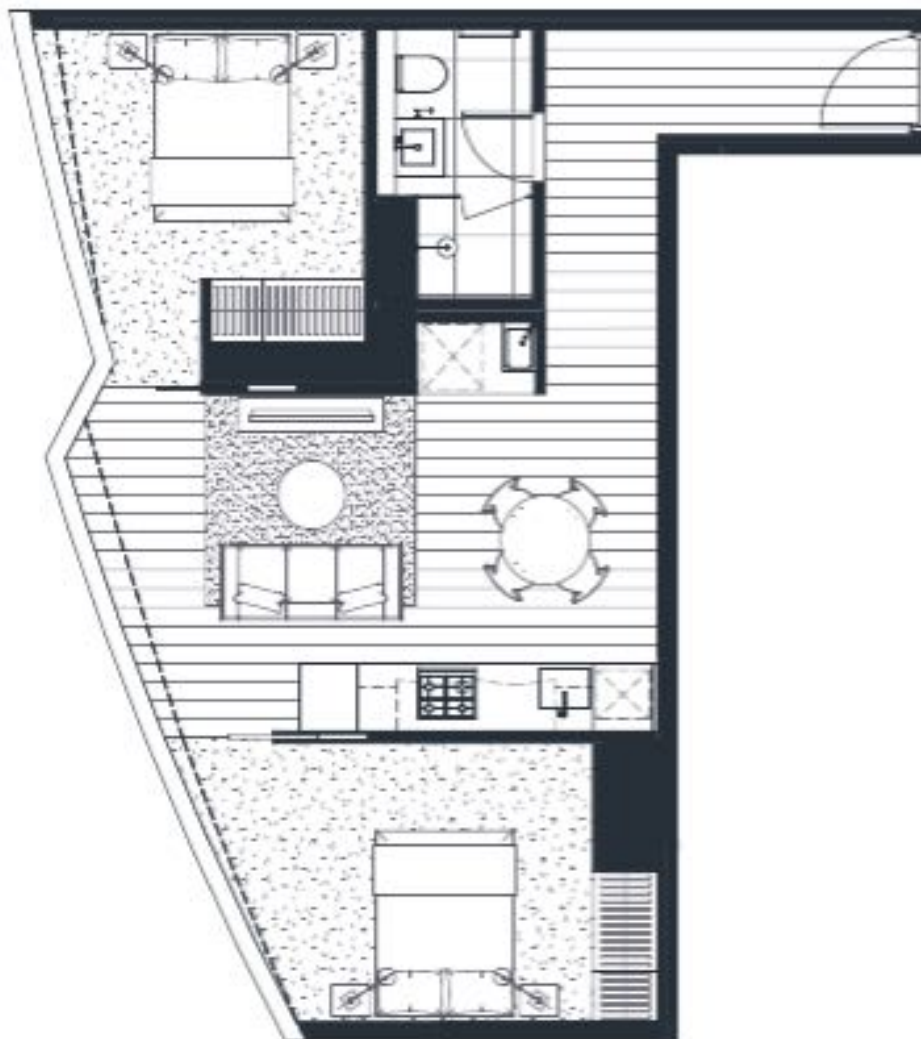
**2 Bed, 2 Bath
West Tower**

Apartment No:

0908W, 1008W, 1108W,
1208W, 1308W, 1408W,
1508W, 1608W, 1708W,
1808W, 1908W, 2008W,
2108W, 2208W, 2308W,
2408W, 2508W, 2608W,
2708W, 2808W, 2908W,
3008W, 3108W, 3208W,
3308W, 3408W, 3508W,
3608W, 3708W, 3808W,
3908W, 4008W, 4108W,
4208W, 4308W, 4408W,
4508W, 4608W, 4708W,
4808W, 4908W, 5008W,

MELBOURNE
SQUARE

Căn 2PN View Biển
3107W: 623,000AUD
3307W: 634,000AUD



M



East Tower

Kingsway Street


**2 Bed, 1 Bath
West Tower**

Total Area Range:
61.3m² - 65.3m²

Apartment No:

0907W, 1007W, 1107W,
1207W, 1307W, 1407W,
1507W, 1607W, 1707W,
1807W, 1907W, 2007W,
2107W, 2207W, 2307W,
2407W, 2507W, 2607W,
2707W, 2807W, 2907W,
3007W, 3107W, 3207W,
3307W, 3407W, 3507W,
3607W, 3707W, 3807W,
3907W, 4007W, 4107W,
4207W, 4307W, 4407W,
4507W, 4607W, 4707W,
4807W, 4907W, 5007W.

MELBOURNE
SQUARE

 right: just outside the Olympic site, visitors access four places within this 1994, leader to the lake and the adjacent apartment area.


M



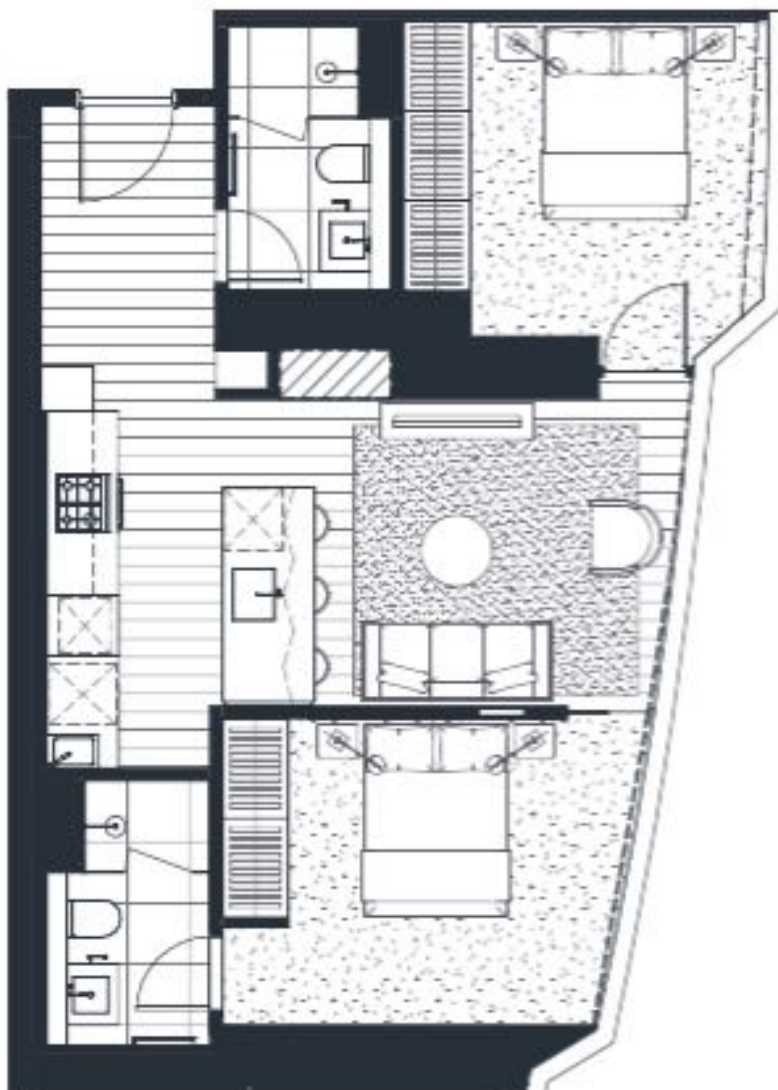
East Tower

T103E, 1203E, 1303E, 1403E,
1503E, 1603E, 1703E, 1803E,
1903E, 2003E, 2103E, 2203E,
2303E, **2703E**, 2803E, 2903E,
3003E, 3103E, 3203E, 3303E,
3403E, 3503E, 3603E, 3703E,
3803E, 3903E, 4003E, 4403E,
4503E, 4603E, 4703E, 4803E,
4903E, 5003E, 5103E, 5203E

MELBOURNE
SQUARE

 North-west direction the typical way when you
cross the glass with this type refer to
the case for the specific apartment area

3004E: 737,000AUD

[illegible]

3

East Tower

**2 Bed, 2 Bath
East Tower**

Apartment No:

0904E, 1004E, 2404E, 2504E,
2604E, 4104E, 4204E, 4304E

MELBOURNE
SQUARE

XIN CẢM ƠN !

