

Melbourne Residence



Bucharest Development



Modern, stylish and architecturally designed, the Melbourne Residence at Tunari set a brand new standard for affordable luxury living in Bucharest.

The established forest's and lakes of Tunari provide the perfect location for families that want to combine the best of contemporary living with exceptional architecturally designed and finished homes enclosed in a secure, relaxed family environment.

Melbourne Residence offers three stylish and unique designs from which to choose. Each home is expertly crafted to incorporate modern open plan designs, generous living and family areas and fabulous gourmet kitchens.

All homes are completely finished with state of the art kitchens and appliance, luxury marble bathrooms, built in wardrobes landscaped gardens, tiled courtyards that are perfect for entertaining guests and indoor/outdoor casual living.

With only 60 properties being released in the development, interested buyers will need to act quickly to secure their purchase.

Tunari, one of Bucharest best kept secrets?

With its established forest's, lakes and close proximity to the very best in shopping and transport provided in Pipera and Baneasa, Tunari is without doubt the perfect location .

Tunari is being tipped as one of the next major growth areas of Bucharest a statement that can be backed by the exceptional growth and increases in land values achieved over the last 2 years by the neighbouring suburbs, Baneasa and Pipera.

The Melbourne Residence Development at Tunari is without doubt a smart investment in anyones language.

Perfectly designed living

Designed without compromise, the Melbourne Residences showcase a unique blend of contemporary architecture, quality inclusions and open plan living areas that are perfect for today's professional family.

Each home has been expertly crafted to meet the developers exacting brief of providing luxury living at an affordable price. Choose from three very unique designs that each offer 3 double bedrooms, 2½ bathrooms, separate kitchens and open plan lounge-dining areas, covered court yards, landscaped gardens and parking.

To ensure exclusiveness, every Melbourne Residence will be finished throughout with luxury inclusions including:

- marble bathrooms.
- solid timber flooring in all living areas.
- wall to wall wool carpets in the bedroom areas.
- built-in wardrobes.
- architecturally designed kitchens complete with stainless steel ovens, cooktops, rangehoods, dishwashers and fridges.
- reverse cycle air-conditioning as well as conventional heating.



Lifestyle

The Melbourne Residences is truly one of Bucharest's first developments to be purposely designed to provide families with an exceptional quality of life.

With its close proximity to the very best in shopping and transport, the architects have concentrated on ensuring that every home in this unique development enjoys

- The very best in contemporary open plan western architecture.
- The benefits of a home fully equipped with state of the art kitchen and bathroom appliances, air conditioning, built in wardrobes and private entertaining areas.
- World class communication capability including Cable Television and high speed internet access.
- The exclusive use of a modern, well built and safe communal playground for families with children.
- A real sense of freedom and security provided by the developments gated entrance; wide tree lined streets and paved foot paths.

The Melbourne Residences development is destined to remain the new lifestyle bench mark within Bucharest for many years to come.

Availability

With prices starting from just €137,500.00 + VAT and only 60 homes being released in the development, interested buyers will need to act quickly to register their interest.

VAT can be mitigated by setting up a company to use as a vehicle for the purchase.

Company Formation

Clients should allow for the following:

1. €200 cost for trade registry
2. €450 legal fees
3. €100 "Initial Social Capital" (Paid Up Capital)

Clients can set up the company from London via Power of Attorney (POA) through the lawyer in Bucharest although he will need to sign the POA in front of a Notary in London and have the document Apostilised. It is relatively straight forward and certainly cheaper than flying to Bucharest.

PAYMENT OPTION 1

Terms:

Deposit	40% cash on signing of contract
Monthly Repayments	Balance on completion

Benefits:

- a. Client only has to make one payment at the beginning and has nothing to worry about until the property is completed
- b. Allows the client time to arrange for the sale of their existing property or other asset.

Best suited to:

Clients that have a larger cash deposit but do not have the full purchase amount at the time of signing the contract.



PAYMENT OPTION 2

Terms:

Deposit of contract	25% cash on signing
Monthly Repayments (see below) staged payments	
a. 3 months	20%
b. 6 months	20%
c. 9 months	20%
d. On Completion	15%

Benefits:

Clients can make staged payments in cash

Best suited to:

Clients that have a large amount of cash to pay for the property or have regular cash incomes but want to make sure that they are only paying if the property is being built.

PAYMENT OPTION 3

Terms:

Deposit	100% cash on signing of contract
Monthly Repayments	NONE
10% DISCOUNT APPLIES (from purchase price)	

Benefits:

Clients receive a 10% discount off the price of the property

Best suited to:

Clients that have large amounts of cash

COMPLETION COSTS

Fees & Charges

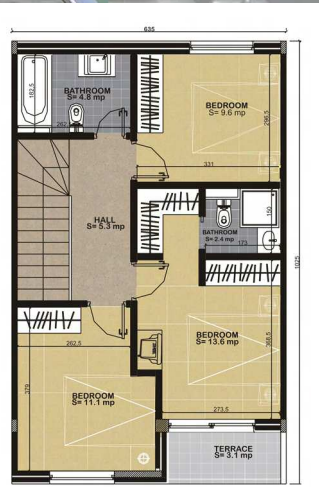
Notary Fees	.75%
State Fees	.75%
Total	1.5%

COMPLETION DATE

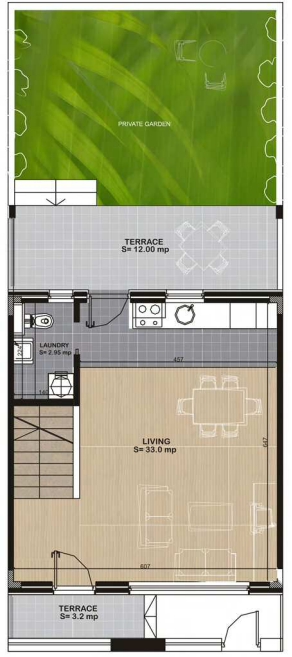
3rd quarter of 2007.



House Type A



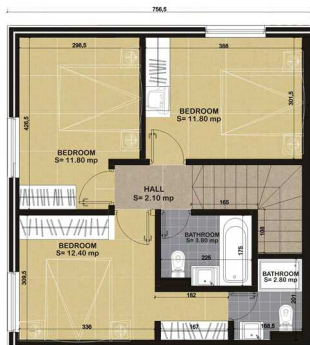
FIRST FLOOR



GROUND FLOOR



House Type B



FIRST FLOOR



GROUND FLOOR



MELBOURNE
RESIDENCE



House Type C



FIRST FLOOR



GROUND FLOOR



House Type D

