

CAMBRIDGE  

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RESIDENCES

*Taking Gold Coast living to another level.*



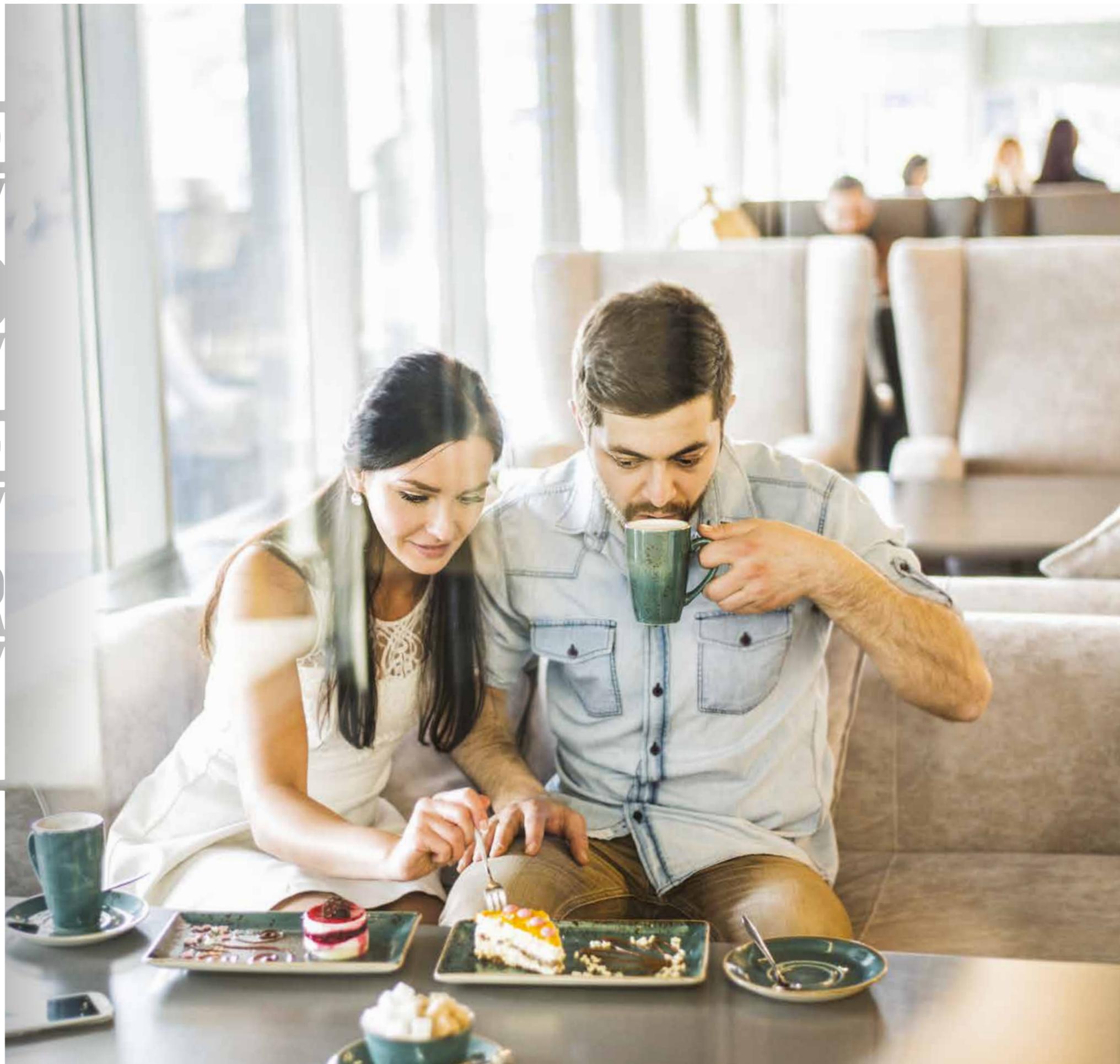
# WHEN DID YOU LAST FALL IN LOVE AT FIRST SIGHT?

*Australia's legendary Gold Coast has a vibrancy, sophistication and style all of its own. Now the heart of this iconic region - Robina - has a brand new soul. Cambridge Residences has raised the bar on luxury and redefined both liveability and investability. With its unmatched location in the midst of all the renowned excitement and glamour, world class lifestyle and exceptional connectivity, it is not surprising Stage 1 sold out so quickly. These latest residences with their mesmerising ocean and hinterland views will inevitably continue Cambridge's extraordinary popularity and success.*



*Taking Gold Coast living to another level.*

LOVE  
EVERY  
SECOND  
EVERY  
MINUTE  
EVERY  
HOUR  
EVERY  
DAY.



*This is paradise. Everything you could possibly want is here, in abundance. You will quickly and easily fall into enjoying a sun-filled, fun-filled life, Gold Coast style.*

*There's the dazzling white beaches – all 57 kilometres of them. The mouth-watering restaurants that redefine fine dining. The exceptional shopping of every persuasion, from magical markets to chic boutiques.*

*The brilliant theme parks, a mere 20 minutes due north. The non-stop action of Jupiters Casino. The golf at no less than 30 courses, ranging from fun par 3's to PGA Championship standard. The deep sea fishing, the yachting, the surfing and even the sitting back and doing absolutely nothing.*

*Whatever your heart desires.*





# ROBINA SME AND I'M ROBINA.

*In just three decades, Robina has taken the mantle as the chic, happening centre of the Gold Coast. With a population of 20,500 - and growing rapidly - Robina is Australia's urban hub success story. One look at the location aerial will explain everything. It offers easy connectivity to bustling Brisbane via the M1, the Coast's iconic beaches, Coolangatta International Airport, nearby Bond University, unrivalled shopping, sports and leisure, first class medical facilities, and more. Parks, lakes and green space abound. As a key venue for the 2018 Commonwealth Games, Robina is poised to become even more successful.*

***Invest in Cambridge Residences and literally everything will revolve around you.***



*Taking Gold Coast living to another level.*



Southport  
Broadwater  
19km

Marina Mirage  
17.8km

Gold Coast  
Turf Club  
11.4km

Surfers Paradise  
13km

Q1 Resort  
12.6km

CBUS  
Super Stadium  
1.1km

Robina  
Train Station  
0.8km

Robina Woods  
Golf Course  
4.3km

Broadbeach  
9.9km

Robina  
Hospital  
0.9km



The Glades  
Golf Course  
2.8km

Robina State  
High School  
0.45km

Robina Town  
Centre  
1km

Bond University  
4.7km

Pacific  
Motorway  
2.1km

Easy T  
Centre  
2.7km

# IN THE HEART OF IT ALL.

*Its idyllic location is just one of the many things that make Cambridge Residences such a profoundly good investment.*

*Just a short drive from the nation's best patrolled surf beaches, 15 minutes from the heady excitement of Surfers Paradise and 10 from the shopping and dining mecca of Broadbeach, you could not possibly wish for a more invigorating place to call home.*



*Taking Gold Coast living to another level.*

# THE VIBRANT HEART & SOUL OF THE GOLD COAST

*The master-planned community of Robina - one of Australia's fastest growing cities - is fabulously self-contained. As well as having its own independent University (Bond) and Hospital, the flourishing Robina Town Centre boasts outstanding shopping facilities headlined by stores of the calibre of Zara and David Jones.*

*There are a feast of first class lakeside restaurants, an ultra-modern railway station offering direct links to Brisbane, and the outstanding CBUS Super Stadium, Queensland's newest sporting and entertainment venue.*



*Taking Gold Coast living to another level.*

# FOREVER LIVING



*Taking Gold Coast living to another level.*



# DESIGNED TO EMBRACE.

*From Cambridge Residences' distinctive towers to the spacious landscaped grounds, TVS Architects masterful creation deserves nothing less than a standing ovation.*

*Designed with those spectacular ocean and hinterland views very much in mind, the apartments abound in open spaces bathed in natural light. They capture the essence of vibrant coastal living and celebrate the energy and the style that epitomises life on the Gold Coast. From the impressive lobbies, each an awe-inspiring entry statement – to the stunning communal and leisure spaces, this is the life.*

*Complete with fully equipped gymnasium, private pool, delightful BBQ retreats and multiple dining and recreation areas, at Cambridge Residences you can live, relax, unwind, entertain and play... in style.*



*Taking Gold Coast living to another level.*



RIGHT  
PLACE  
RIGHT  
TIME  
RIGHT  
INVEST  
MENT.

10 MIN  
DRIVE TO GOLD  
COAST BEACHES

*Just 10 minutes from the golden sands of the coast's glorious beach, Robina is an established master-planned community with unlimited potential in terms of population, employment and infrastructure.*

86%  
OF POPULATION  
LIVES WITHIN 20MINS

*With a growing population of 20,500 (average age 39) it is the central hub of the Gold Coast - in fact 86% of the population lives within a 20 minute drive. Overall, the Gold Coast is still one of the fastest growing cities in Australia with around 10,000 new residents arriving annually.*

5.45%  
GROSS RENTAL  
YIELD

*It is a very affluent population, with a median household income of \$1268 and unit dwellers paying a median weekly rental of \$440. This represents a gross rental yield of 5.45%.*

\$420K  
MEDIAN PRICE FOR  
APARTMENT

*The median price for apartments is currently \$420,000 and with 341 units changing hands in the past 12 months, it is just outside the top 10 of the most active property markets in Queensland.*

(Source: CoreLogic RP Data)



*In recent years, Robina has enjoyed a huge spend and growth in infrastructure and investment including:*

**\$400M EXPANSION**  
*Robina Town Centre retail taking the number of stores - anchored by Zara and David Jones - to 350, plus restaurants and a cinema complex.*

**30 SPECIALTY STORES**  
*The development of Easy T Shopping Centre - incorporating over 30 specialty stores and a medical centre.*

**5 NEW COMMERCIAL CENTRES**, including MX1 Energy Centre, The Rocket, The Base, Space 2 Suit and M1 Business Precinct.

**OUTSTANDING MEDICAL FACILITIES**, such as the ever-increasing Robina Hospital (currently a 364-bed teaching hospital) and more recently Varsity Lakes Private Hospital offering a further 120 beds.

**EXCEPTIONAL EDUCATIONAL FACILITIES**, specifically Bond University and Australia Industry Trade College.

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# ROBINA PRECINCT RECORDS HIGHEST NUMBER OF SALES FOR 2ND TIME.

*New projects introduced to  
the precinct over the last  
six months have recorded*

## *STRONG SALES RATES*

*The precinct has  
recorded its highest  
sales rate on record with*

# *159*

*33 MORE SALES  
THAN Q4 2014*

*The Coastal Fringe Precinct  
was the most affordable place  
to purchase a new apartment*

# *\$436,950*

*AVERAGE SALE PRICE*

*According to the latest URBIS Report,  
the 'Coastal Fringe Precinct'— of which  
Robina is the key player — is outperforming  
the remainder of the Gold Coast.*

*To quote: "The Coastal Fringe Precinct has  
out-performed the traditional Gold Coast new  
apartments precinct for the second time in six  
months. The precinct has recorded its highest  
sales rate on record with 159, 33 more than  
previous high during Q4 2014. New projects  
introduced to the precinct over the last six  
months have recorded strong sales rates with  
two projects within the Coastal Fringe  
Precinct recording the highest individual  
project performance during Q2 2015.  
During Q2 2015, the GC Central Precinct  
recorded a sales rate of 127, equal to previous  
quarter performance. North Shore and  
Southern Beaches and Northern NSW  
Precincts recorded softer results during the  
quarter with 15 and 13 respectively."*



# SUPREME VISION AND PASSION RIGHT ACROSS THE BOARD.



*Cambridge Residences is a joint venture between SPG Investment Holding Limited and Shino Development Group. SPG and Shino Development Group share a vision and a passion to create residences resonating with life and style in the world's fastest growing cities.*

*With 20 years experience, SPG Investment has a proven track record of producing quality residential developments. Renowned for high-end properties across the east and south of China, SPG Investment is the second largest shareholder of GREENLAND Hong Kong Holdings Limited.*

*They have jointly developed, constructed and managed The Peninsula Shanghai with the Hong Kong and Shanghai Hotels Limited.*

*SPG Investment Holding Limited has been responsible for some of China's most incredible developments, developing hotels, urban complexes, tourism real estate and large high-end residential projects across the east and south coast areas of China.*

*Eastview is a leading project management, construction management and building company that has delivered landmark developments both nationally and internationally.*

*TVS Architects is an award-winning team of architects that have brought a strong design vision to life. With offices in Brisbane and the Gold Coast, they have undertaken projects for both the public and private sectors locally, nationally and internationally.*

*Hickey Lawyers has established a reputation as the Gold Coast region's pre-eminent commercial law firm. The Hickey Lawyers team has a strong track record built on a established reputation.*

*McGrath Projects has assembled the best team for Cambridge Residences. Led by Director Steven Chen and a fully dedicated team on the Gold Coast, Sydney and Asia. McGrath Projects will cater for all of Cambridge Residences clients with the utmost professionalism and integrity. The team constantly strives to achieve total customer satisfaction and 5 star service. Each client will be comforted by the ability of McGrath's after sale service, property management, resales, finance and multilingual sales team, McGrath Projects are proud to work with SPG Investment Holding Limited and Shino Development Group in the delivery of Robina's finest new project Cambridge Residences.*



*Taking Gold Coast living to another level.*



*Sales Office:  
Cnr of Laver & Investigator Drives, Robina QLD 4226*



CAMBRIDGE  
RESIDENCES

DEVELOPED BY  
SHINO DEVELOPMENT GROUP  
SPG INVESTMENT HOLDING LIMITED

McGrath | projects

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