



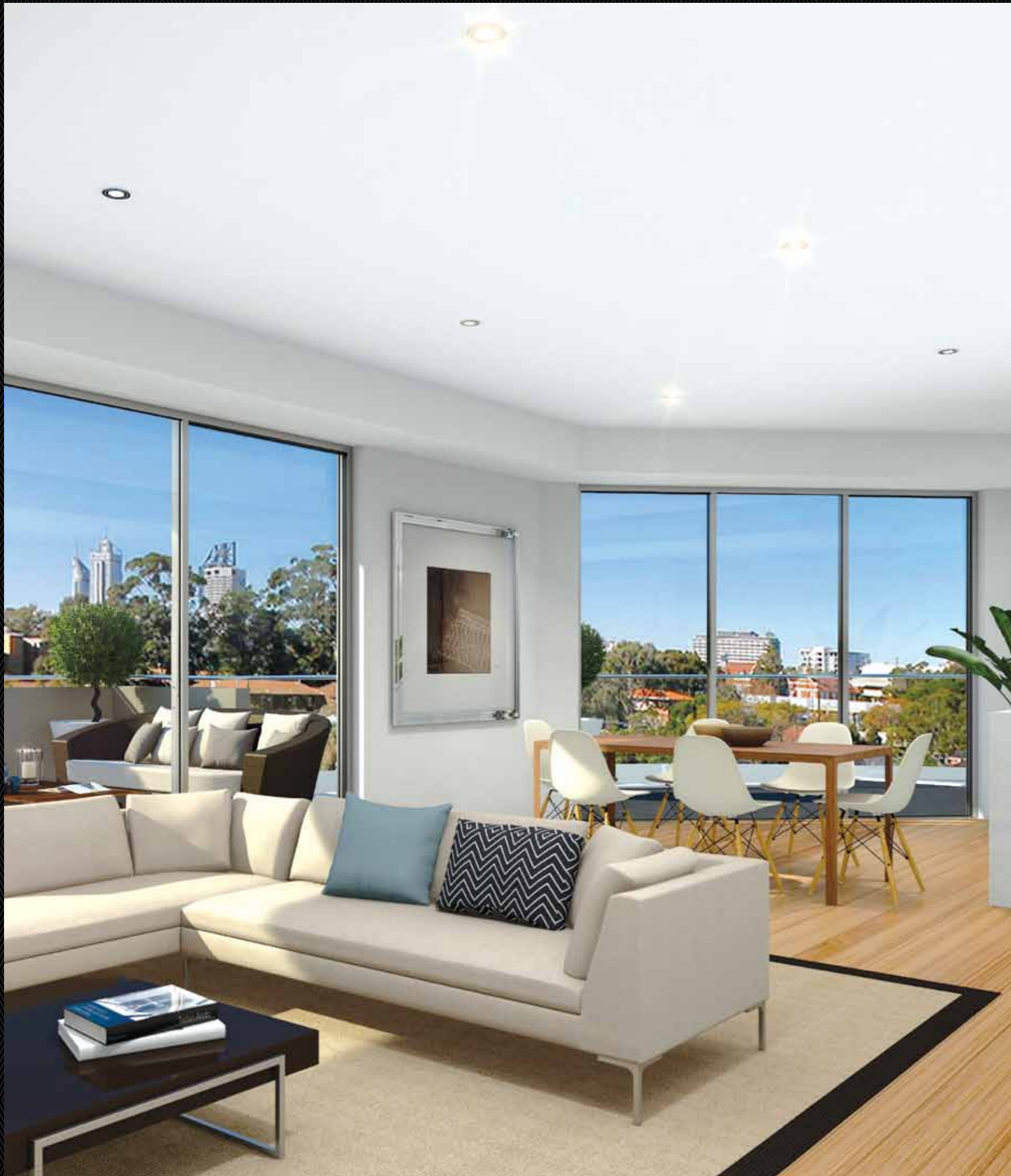
MARQ

BY PSAROS

— APARTMENTS —

**MARQ BY PSAROS:
A LASTING IMPRESSION.
58 RESIDENTIAL AND
4 COMMERCIAL OPPORTUNITIES
ON CAMBRIDGE STREET.**





**AN OASIS FROM THE
URBAN BUSTLE, MARQ BY
PSAROS RESTS ON A TREE LINED
AVENUE WITHIN A THRIVING
MIXED-USE PRECINCT.**



The location of Marq by Psaros is commanding and enviable. The 58 residential apartments and 4 commercial opportunities that comprise Marq leave a lasting impression.

Marq residential is a blend of 58 1-2- and 3-bedroom apartments. Soaring 2.7 metre ceilings create bright, spacious living areas that open on to generous louvered balconies.

A timber-decked, solar-heated pool is replete with a pergola creating a resort-sanctuary in your domain. These lifestyle opportunities are complemented by an air-conditioned gymnasium, bike store room and BBQ facilities. The living spaces reflect the contemporary DNA at the heart of Marq.

The deliberate connection between the large open living areas with the balcony areas create a continuity of flow between indoor and outdoor spaces that is ideally suited to entertaining all year round. Each kitchen is appointed with stainless steel appliances, engineered stone bench tops and designed for the convenient placement of appliances. A storeroom for each apartment allows you to keep your apartment from the unnecessary while the design throughout is clean, sleek and minimal.

Commercial doors and window frames, double glazing, structural glass balustrades, skirting boards, bamboo timber flooring within common living areas, full height tiling and skylights all combine to create unique open spaces on which you can make your mark.

The natural orientation of Marq presents each apartment with a strong vantage, a distinct connection with its West Leederville location.

GREEN INITIATIVES



PSAROS IS A FORWARD THINKING, FUTURE ORIENTED AND PROGRESSIVE HOME BUILDER

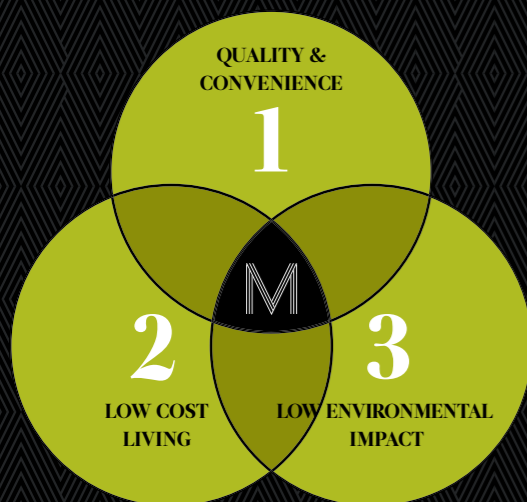
Marq by Psaros is committed to reducing its environmental footprint through integrating intelligent and sustainable design principles. The financial rewards for doing so are realised by the end-user and are often significant. This is why Marq is different, we've taken a bold positive step to future-proof your investment, look after the environment and leave a legacy as a quality development.

Marq has been designed to help its residents reduce their ecological footprint and create a community lifestyle that offers a sense of place and belonging.

Marq is the first high-density residential development in Australia to achieve an eTool[®] Silver rating through a comprehensive Life Cycle Assessment (LCA) process. With this innovative LCA approach to design, Marq is expected to have half the carbon footprint over its life span when compared to the average Australian dwelling.

By assessing every environmental and cost impact over the life cycle of the building we have identified the most significant sustainability measures that will optimise the environmental, financial and social outcomes of the building.

Marq offers a 21st Century Green Lifestyle, providing many of the creature comforts we have come to expect whilst at the same time reducing the ecological footprint of the building and its residents. Our ethos is based on three main aspects which are detailed on the next page. Although broken into three categories, Psaros realises each must interact and be complimentary to achieve a genuinely sustainable outcome.



1 QUALITY & CONVENIENCE

- Blue chip investment
- Luxury appointments
- Minutes to amenities
- Well-appointed and designed to maximise space
- Community lifestyle

The quality of finishes at Marq are outstanding with consideration given to function, long-life and aesthetic appeal. The convenience of walking to the shops, cafes, Leederville Train Station or getting onto a bus immediately outside the complex is exceptional. Apartments have been designed to ensure you're comfortable all year round with good daylight levels and generous balconies to give a great sense of space.

Get connected with your neighbours and enjoy the resort style solar heated pool, gas BBQ entertaining area or get involved in your local community sport clubs.

2 LOW COST LIVING

- Energy-efficient building design
- High energy-efficiency fit out standards
- Smart metering with In-Home display
- Renewable energy (Solar Photovoltaic and Solar Hot Water)
- Good design life and lower maintenance requirements

Design measures implemented at Marq provide a long-term strategy for the management of the building, effectively reducing overall operational and maintenance costs. Energy-efficient appointments help to reduce energy demand while renewable energy installations help reduce the impact against rising energy costs. Other innovative design considerations include wiring provisions for individual apartments to generate solar energy and specification of high energy-efficient appliances throughout. Further to this the 'Smart Metering' system installed in every apartment will allow you to monitor and manage your energy use. The combination of intelligent design and utilisation of smart technologies enables us to future-proof your investment.

3 LOW ENVIRONMENTAL IMPACT

- Full environmental Life Cycle Assessment (LCA) design philosophy
- Lowered carbon footprint of building
- Increased design life
- Renewable energy and energy-efficiency
- Water efficiency & water-wise gardens
- Waste reduction plan
- Sustainability Strata Management Plan

Psaros understands that sustainability can't just be 'bolted on' and needs to be integrated from the foundations up. Improving the design life of the building, incorporating renewable energy generation and embedding energy-efficiency throughout all design elements has helped lower the carbon footprint of the building by over 50%. Water efficient appliances and fixtures have been adopted throughout the entire building to reduce consumption and waste.

During construction Psaros will work to reduce construction waste while recycling where possible to reduce landfill. This will be facilitated through an optimised Waste Management Plan. Once built Psaros will have provision for you to easily separate and recycle your own domestic waste.

THE LOCATION OF MARQ BY PSAROS IS COMMANDING AND ENVIABLE.

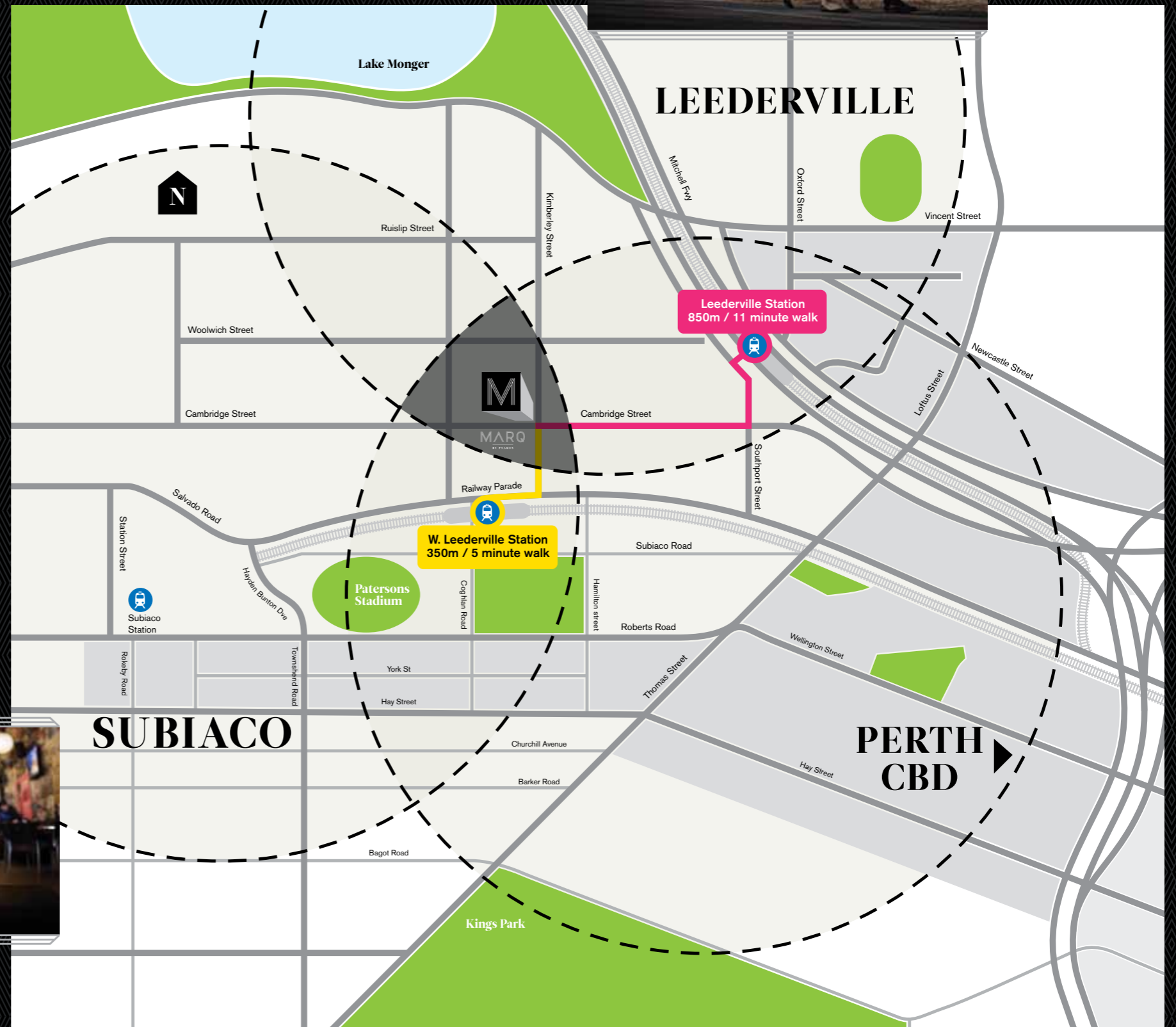


Marq by Psaros stands on the corner of Cambridge and Kimberley Streets in West Leederville-the nexus between Leederville and Subiaco. Close to the city, minutes from Subiaco and walking distance to Lake Monger, cafés, Patersons Stadium, rail and bus links. An oasis from the urban bustle, Marq rests on a tree lined avenue within a thriving mixed-use precinct.

For all its confidence, it still retains the warm community of its western suburbs location; accessible, pedestrian-friendly and brimming with life. These attributes are further enhanced by its convenience- easy access to the freeway, bus and train routes and the forthcoming Leederville CAT bus service. Retail, fashion and convenience shopping surrounds Marq.

From the CBD to Leederville, Subiaco and Wembley, everything is proximate; the ingredients for tonight's dinner or the venue and the fashion you'll adorn for the occasion!

Whether it's schools, shops, sporting or recreational opportunities, you'll find them convenient. As Leederville continues to enjoy the beauty of its urban renewal, Marq will both appreciate and be a part of its regeneration.



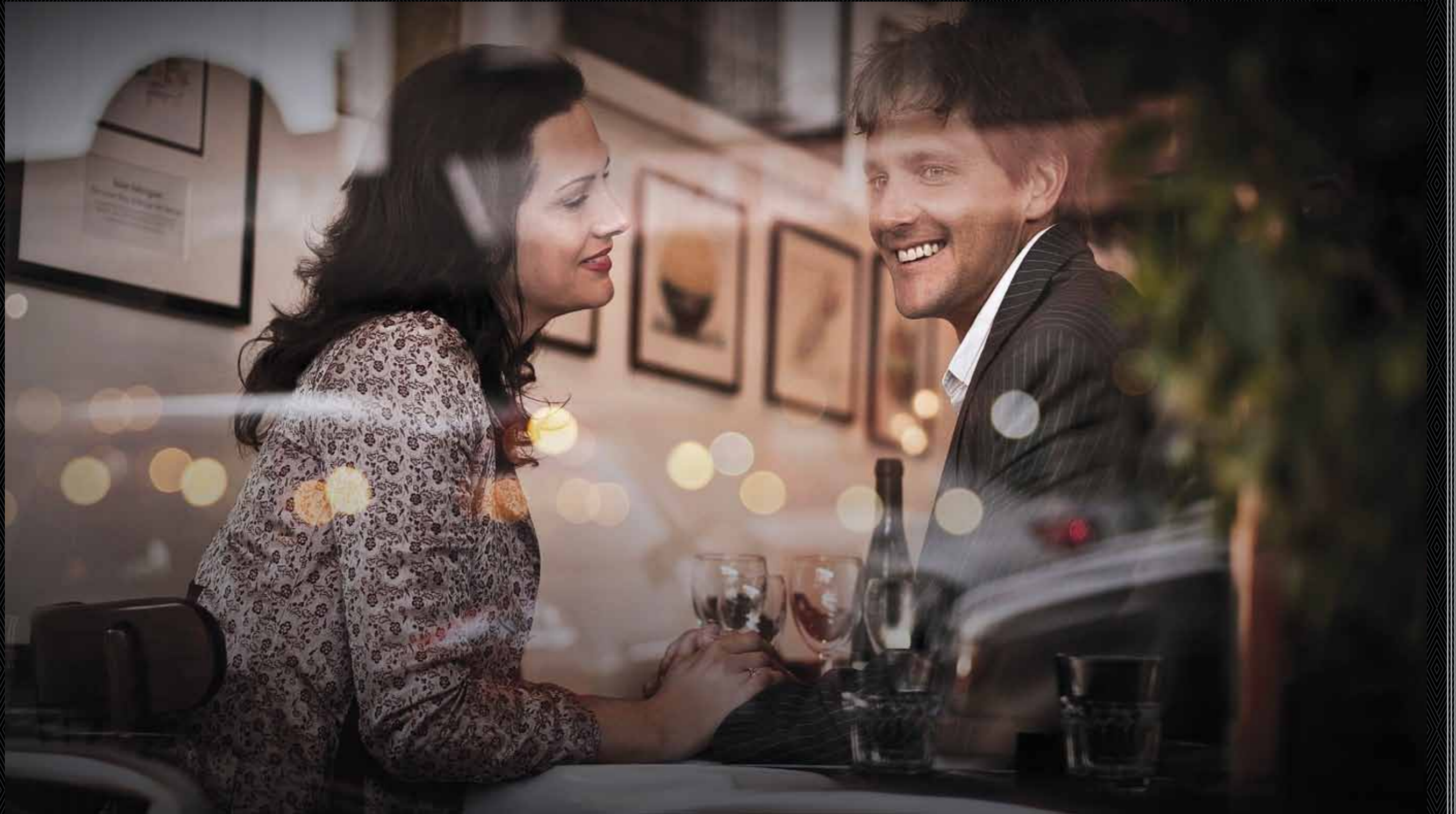


**A TIMBER-DECKED, SOLAR
HEATED POOL IS REplete WITH
A PERGOLA CREATING A RESORT
SANCTUARY IN YOUR DOMAIN.**



VIEW EAST FROM BALCONY
OF APARTMENT 54

**LARGE OPEN LIVING AND BALCONY
AREAS CREATE A CONTINUITY OF FLOW
BETWEEN INDOOR AND OUTDOOR
SPACES THAT IS IDEALLY SUITED TO
ENTERTAINING ALL YEAR ROUND.**



**A NEW
LANDMARQ,
BRIMMING
WITH LIFE.**

Marq by Psaros is a residential and commercial development that will leave an indelible impression on an iconic location. Elevated and confident, Marq will stand on the corner of Cambridge and Kimberley Streets in West Leederville: a sophisticated expression of its cosmopolitan context.

Marq revels in the unique opportunities that this enviable location affords. It is a contemporary architectural expression on a landscape filled with heritage, rejuvenation and vitality.

Marq. Make yours.

MARQ BY PSAROS LEVEL PLANS

LEVEL

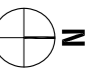
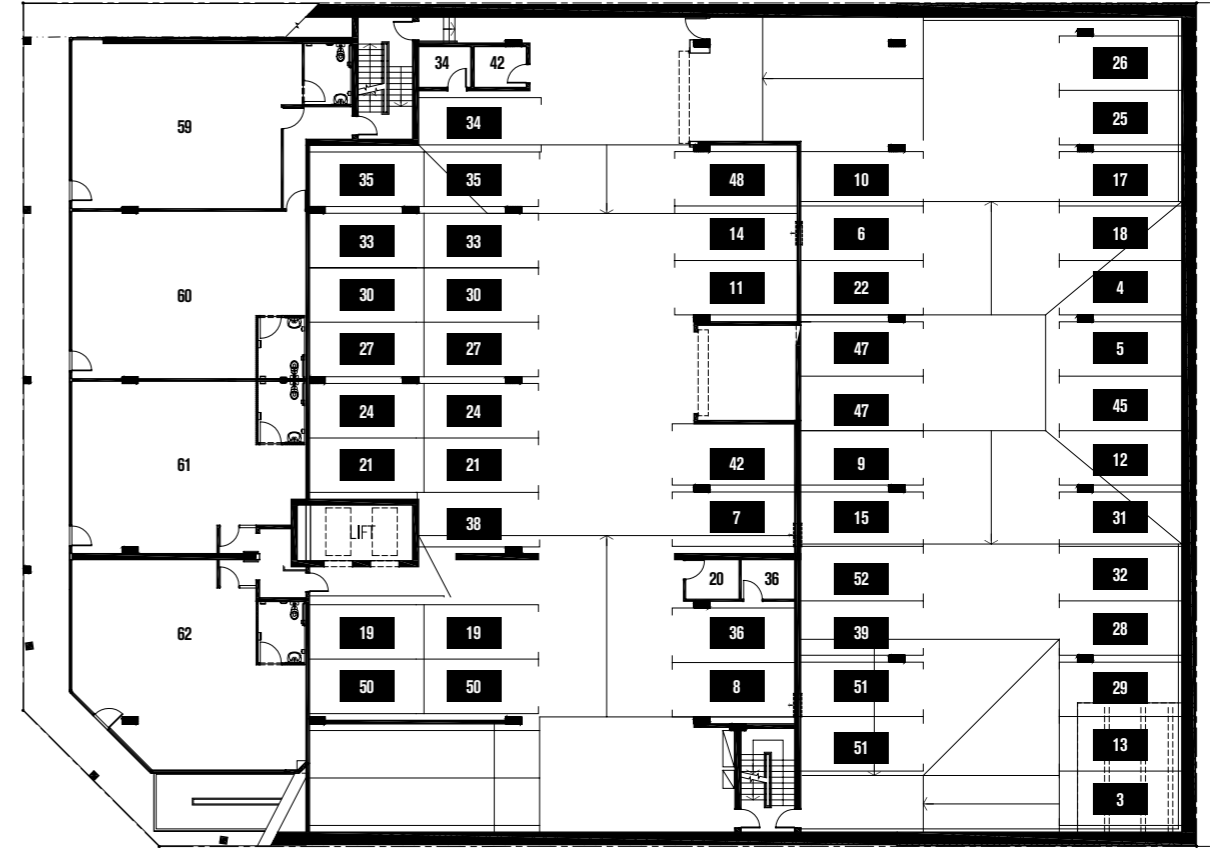
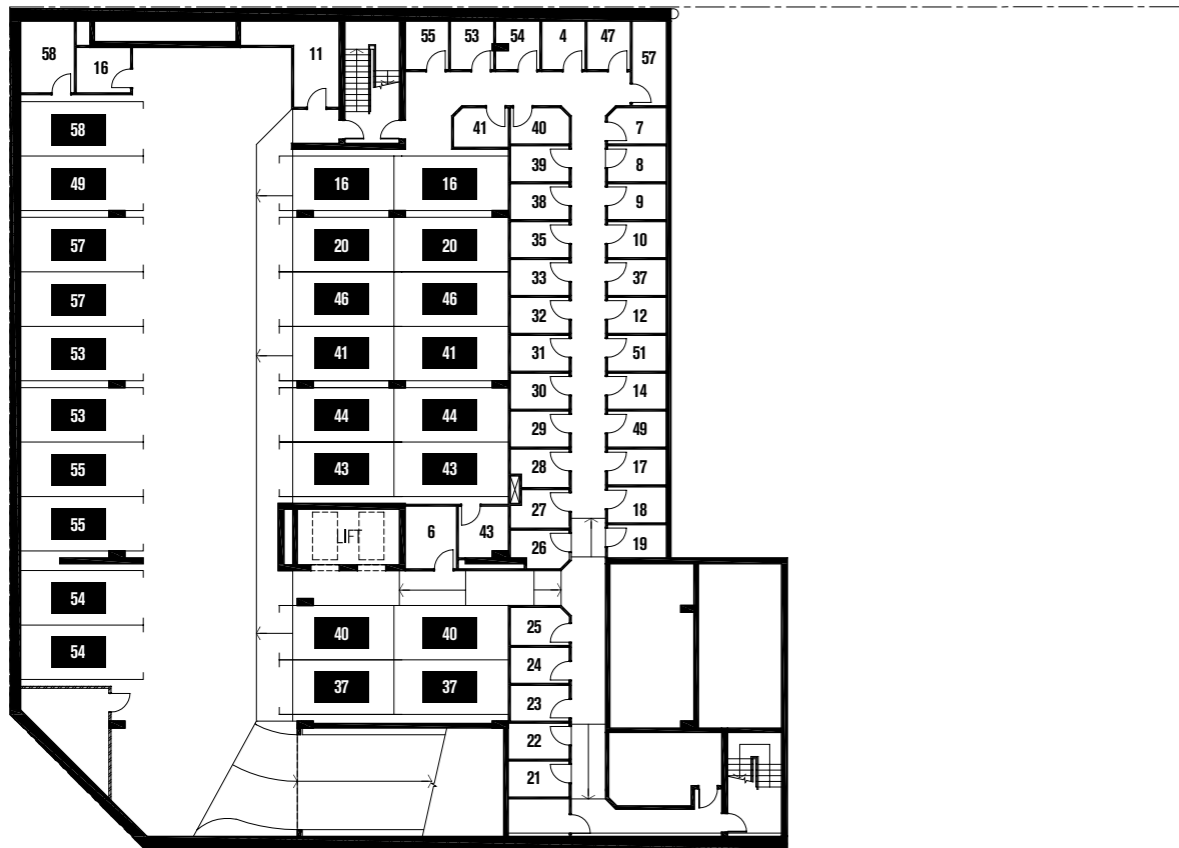
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BASEMENT

LEVEL

LG

LOWER
GROUND



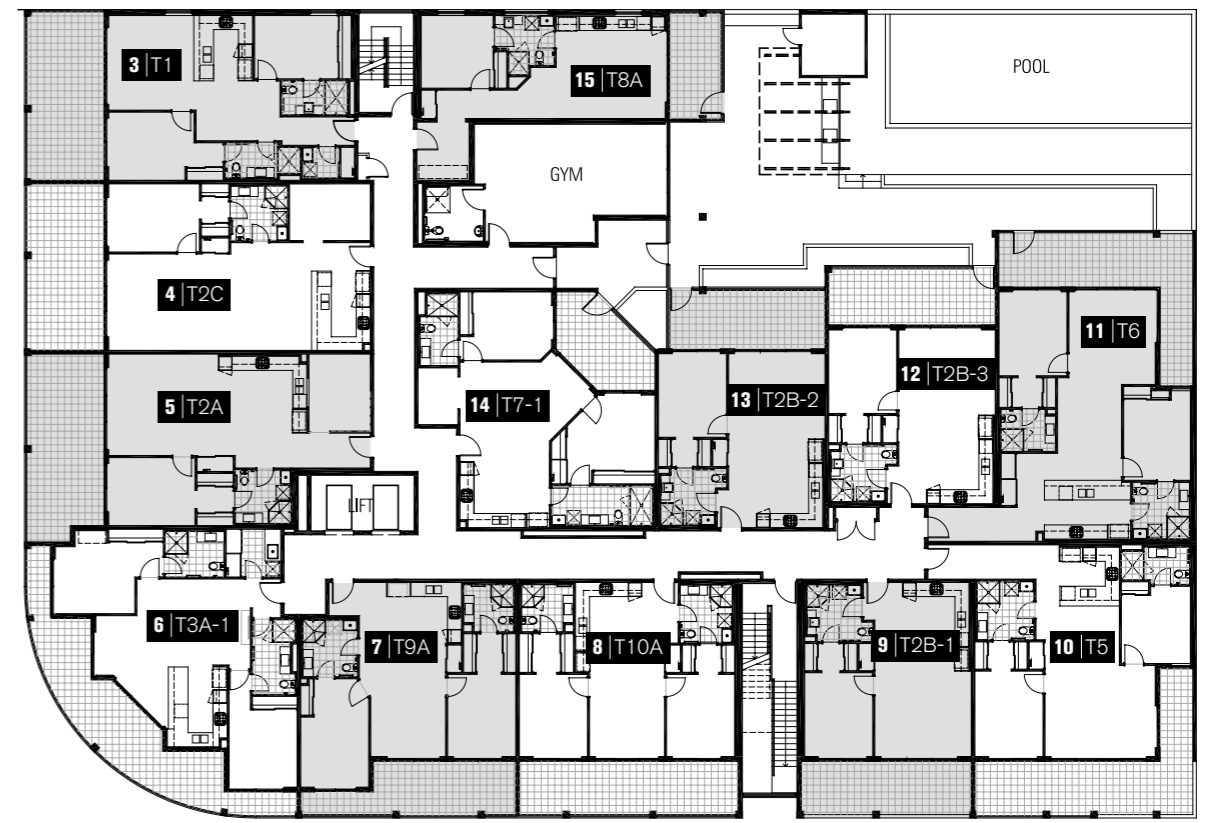
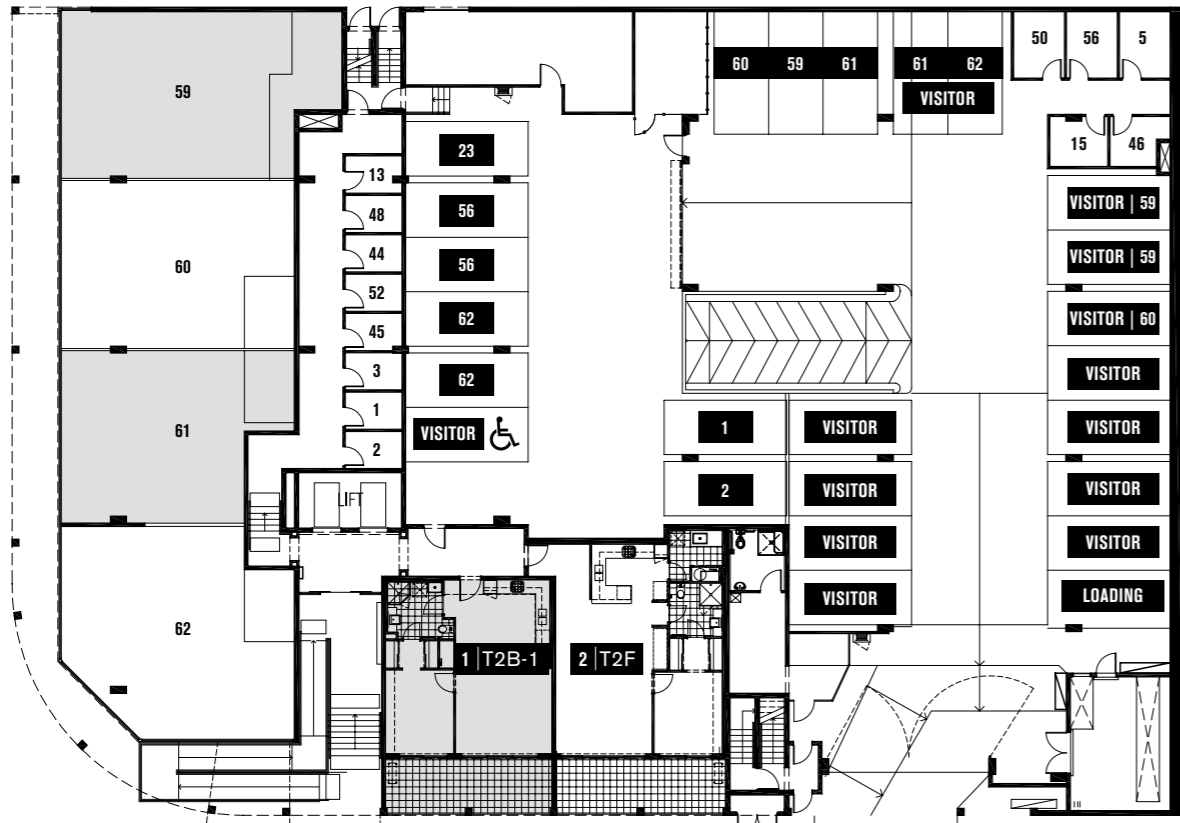
Disclaimer: Note: these plans were produced prior to construction completion. The information on these plans are believed to be correct at the time of drafting but is not guaranteed. Changes will be made during development and construction, and areas, dimensions, finishes, materials and specifications are subject to change without notice in accordance with the provisions in the contract of sale. In most circumstances the final plans do not indicate the final location and layout of landscaped walls, retaining walls, landscaped steps or fences. Tile patterns and extent are indicative only. Stair positions and numbers may vary. Windows and glazing positions, sizes, dimensions and numbers may vary. Bulkheads necessary for services are not depicted. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, fittings, room sizes and the like. Purchasers must rely on their own enquiries.

MARQ BY PSAROS
LEVEL PLANS

LEVEL
UG

UPPER
GROUND

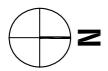
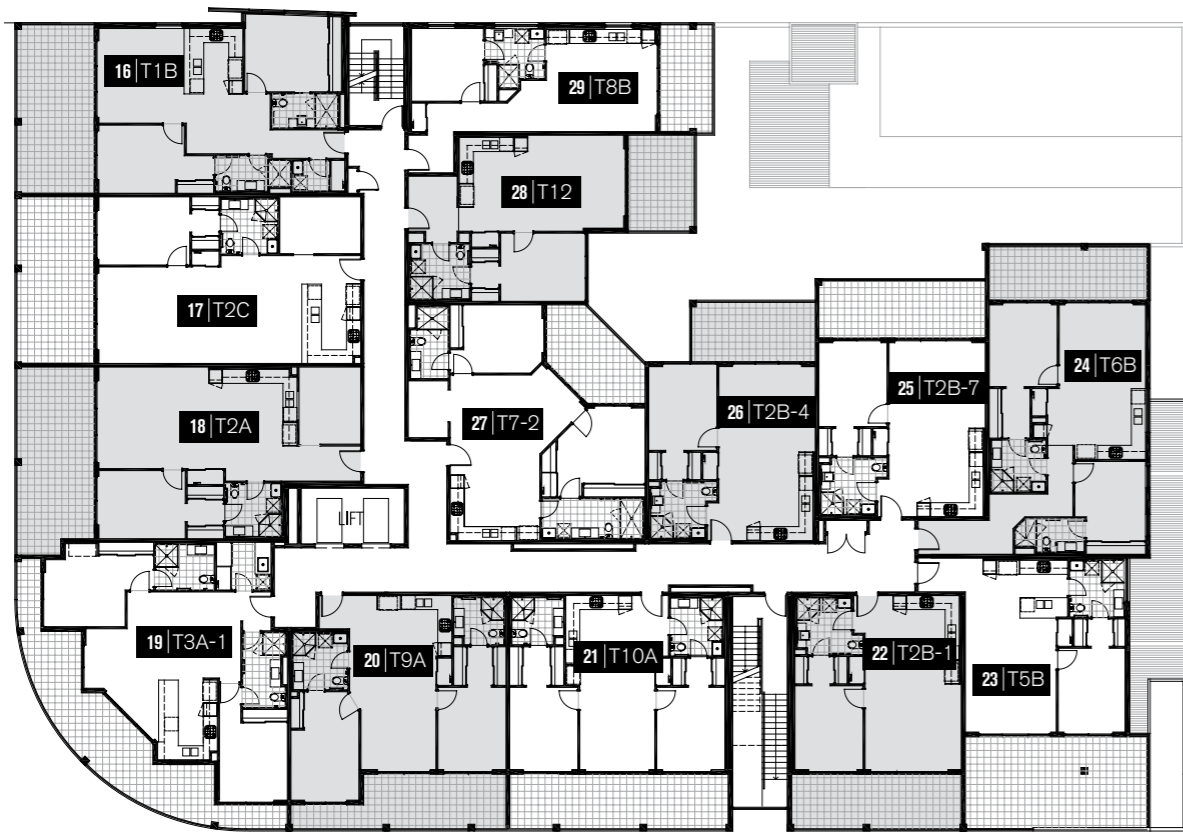
LEVEL
1



MARQ BY PSAROS
LEVEL PLANS

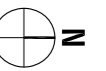
LEVEL

2



LEVEL

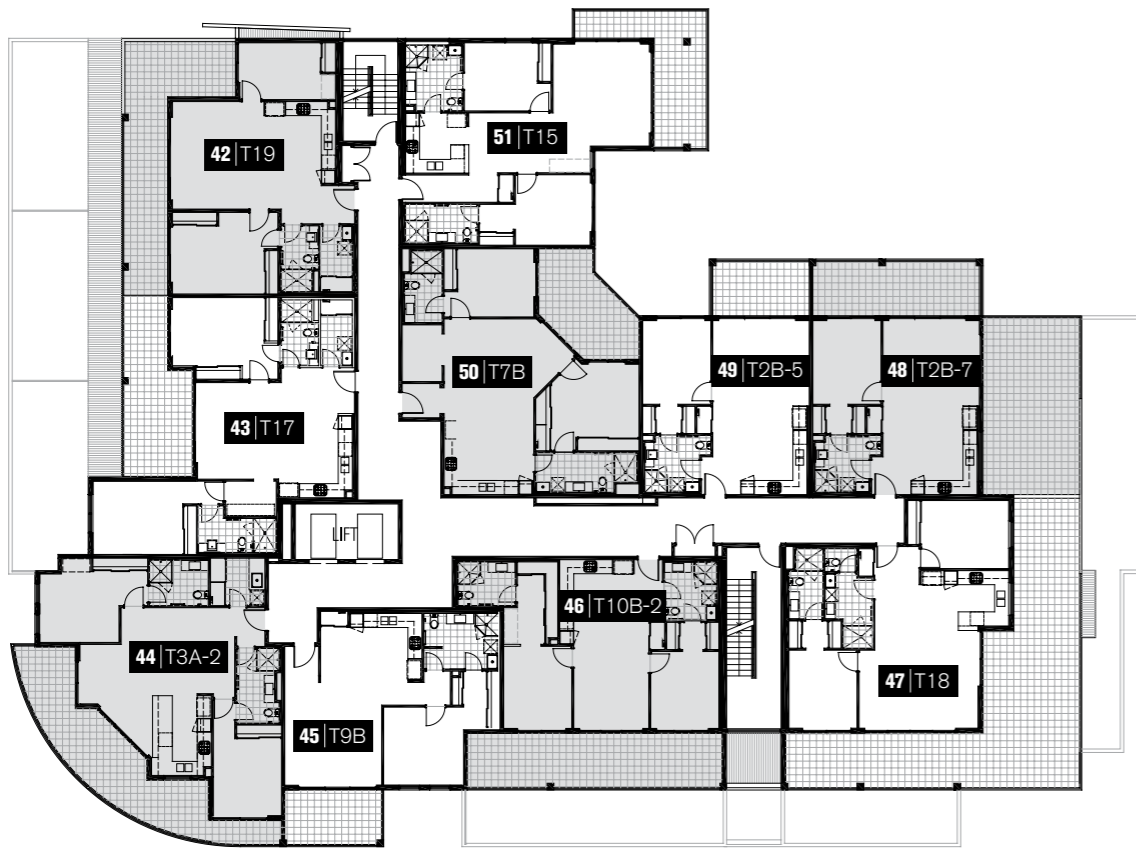
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MARQ BY PSAROS
LEVEL PLANS

LEVEL

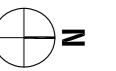
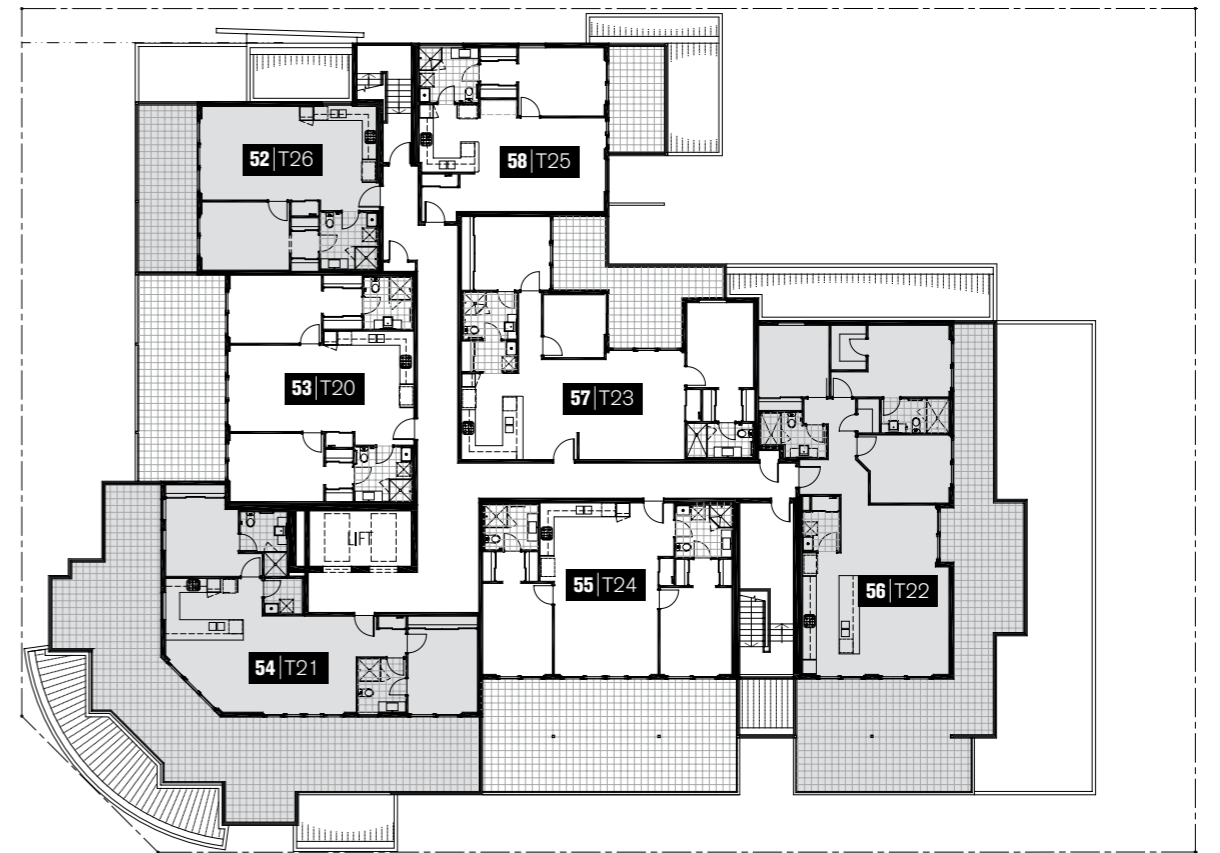
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LEVEL

5

Mezzanine



MARQ BY PSAROS SPECIFICATIONS

GENERAL

Floors	Reinforced Concrete Slab
WALLS	
External	AFS Walling System with Acrylic Texture Coating externally & painted plasterboard internally
Party Walls	AFS Walling flushed and painted or plasterboard lined flushed and painted
Internal	Stud Walls lined with plasterboard, flushed and painted
Windows	Commercial Aluminium Framed Awning Windows with Double Glazing (improved thermal performance during the summer and winter months)
Doors to Balconies	Commercial Aluminium Framed Sliding Doors with Double Glazing (improved thermal performance during the summer and winter months)
Balconies	High Quality Large Format Slip Resistant tiles with balcony drain point
Balustrade (Varies according to level)	Frameless Glass with Stainless Steel handrail AFS Walling with Stainless Steel Handrail
Balcony Ceiling (Varies according to level)	Textured paint to underside of structural slab Expressed Joint linings painted
Building Entry	Double Auto Frameless Doors with Security Access Control and Visitors Intercom/Video

INTERNAL – GENERAL

FLOORS

Entry	Strand Woven Bamboo Timber Floor (taken from sustainable resources) on acoustic underlay
Kitchen	Strand Woven Bamboo Timber Floor (taken from sustainable resources) on acoustic underlay
Living / Dining	Strand Woven Bamboo Timber Floor (taken from sustainable resources) on acoustic underlay
Bedroom/s	Quality Carpets on rubber underlay
Bathroom/s	Selected Large Format Tiles laid to falls
Ensuite	Selected Large Format Tiles laid to falls
Laundry	Selected Large Format Tiles laid to falls

WALLS

Entry	AFS Walls and Plasterboard with washable low sheen acrylic paint
Kitchen	AFS Walls and Plasterboard with washable low sheen acrylic paint
Living / Dining	AFS Walls and Plasterboard with washable low sheen acrylic paint
Bedroom/s	AFS Walls and Plasterboard with washable low sheen acrylic paint
Bathroom/s	Full Height Tiling with P50 shadow line cornice
Ensuite	Full Height Tiling with P50 shadow line cornice
Robes	AFS Walls and Plasterboard with washable low sheen acrylic paint
Laundry	Selected Tiles to splashback and Plasterboard with washable low sheen acrylic paint

SKIRTINGS

Entry	Painted MDF – Low Sheen Finish
Kitchen	Painted MDF – Low Sheen Finish
Living / Dining	Painted MDF – Low Sheen Finish
Bedroom/s	Painted MDF – Low Sheen Finish
Bathroom/s	Tiled
Ensuite	Tiled
Robes	Painted MDF – Low Sheen Finish
Laundry	Tiled

CEILINGS

Entry	Plasterboard with ceiling flat acrylic paint – Cornice
Kitchen	Plasterboard Drop Bulkhead Square Finished
Living / Dining	Plasterboard with ceiling flat acrylic paint - Cornice
Bedroom/s	Plasterboard with ceiling flat acrylic paint - Cornice
Bathroom/s	Plasterboard with ceiling flat acrylic paint. Plasterboard with P50
Ensuite	Plasterboard with ceiling flat acrylic paint. Plasterboard with P50
Robes	Plasterboard with ceiling flat acrylic paint - Stegbar
Laundry	Plasterboard with ceiling flat acrylic paint - Stegbar

LIGHT /POWER FITTINGS

Entry	Quality Surface Mounted Fitting
Kitchen	Recessed LED Downlights. Stainless steel surround.
Living / Dining	Quality Surface Mounted Fitting
Bedroom/s	Quality Surface Mounted Fitting
Bathroom/s	Quality Surface Mounted Fitting
Ensuite	Quality Surface Mounted Fitting
Robes	N/A
Laundry	Quality Surface Mounted Fitting
Balcony	Quality Surface Mounted
General GPO's	Surface Mounted Clip on outlets. Stainless steel on PVC.
Light Switches	Surface Mounted Clip on Switches. Stainless steel on PVC.
Metering	Smart Metering

DOORS

Entry	Solid Core Fire Door with remote control keyless lock
Kitchen	Flush Panel – Painted Door
Living / Dining	Flush Panel – Painted Door
Bedroom/s	Flush Panel – Painted Door
Bathroom/s	Flush Panel – Painted Door
Ensuite	Flush Panel – Painted Door
Robes	Full height mirrored Sliding Doors
Laundry	Flush Panel – Painted Door

KITCHEN FITOUT

Main and Island Bench	Polished Reconstituted Stone
Underbench Cupboards	High Gloss Lacquer paint finish
Overhead Cupboards	High Gloss Lacquer paint finish
Splashback	Steel Glazed Tile
Kickboards	Brushed Aluminium Laminated with fridge ventilation

KITCHEN FITTINGS

Sink	2 x Square Undermount with stainless steel drainer and timber cutting board
Tapware	Quality Chrome Finish
Cook Top	Bosch
Oven	Bosch
Rangehood	Bosch
Dishwasher	Bosch
Microwave	Quality Brand

BEDROOM ROBES

Built in Robes	Full height sliding Mirrored Doors.
Built in Robes	Full Width Shelf with Chrome Hanging Rail.

BATHROOM FITOUT

Vanity Tops	Integrated Vitrious China Basin & Top
Vanity Splashback	Tiled
Mirror	Frameless
Toilet	White Vitreous China – Wall Faced with soft close seat & lid
Accessories	Towel Rail – Metal with Chrome Finish Toilet Roll Holder – Metal with Chrome Finish Towel Ring

BATHROOM FITTINGS

Shower Screen	Semi Frameless Glass
Tapware	Vanity Mixer – Single Lever – Chrome Finish Shower Rail and Mixer – Single Mixer – Chrome Finish Shower Head – Chrome Finish

ENSUITE FITOUT

Vanity Tops	Integrated Vitrious China Basin & Top
Vanity Splashback	Tiled
Mirror	Frameless
Toilet	White Vitreous China – Wall Faced with soft close seat & lid
Accessories	Towel Rail – Metal with Chrome Finish Toilet Roll Holder – Metal with Chrome Finish Towel Ring

ENSUITE FITTINGS

Shower Screen	Semi Frameless Glass
Tapware	Vanity Mixer – Single Lever – Chrome Finish Shower Rail and Mixer – Single Mixer – Chrome Finish Shower Head – Chrome Finish

LAUNDRY FITOUT

Dryer	Combination Washer/Dryer with condensate drain
Clothes Line	Indoor Clothes Line
Trough Cabinet	Selected Melamine Finish with White Melamine Interior Carcass
Trough	Stainless Steel Drop in Trough – 35 Litres or similar
Tapware	Sink Mixer – Single Lever

Disclaimer (Note: under the Contract of Sale, the Seller may replace any item in this Schedule of Finishes provided it is replaced with an item of similar quality and or price).

GENERAL FITOUT

Air Conditioning	LG Art Cooler Split System to Living / Dining and Bedroom 1 Penthouse Level Fully Ducted system throughout
Exhaust	Ducted and Controlled Mechanical Extraction from Internal Bathroom, Ensuite and Kitchen Range hood
Hot Water System	Reticulated to All Apartments. Solar Panelled Energy Efficient System with Gas Booster
Lift	Twin Lifts to all Levels and Secure Access Control – Laminated vaneer walls, full height mirror, handrail, tiled floor, LED LV lights in stainless steel ceiling
Mail	Locked Individual mail boxes for all apartments
Common Power	Solar PV to compliment common power consumption

SECURITY

Residential	Security Access Control Using Proximity Readers Providing Entry to : Parking Level Building Entry Lifts
Visitors	Video / Audio Intercom from Entry to Individual Apartments

COMMUNICATIONS

Distribution	Telephone – Outlets in Kitchen, Bedroom 1 and Bedroom 2 Television – Outlets in Living and Bedroom 1 Foxtel Provision to Living Area High Speed Internet Provision
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FACILITIES

Rubbish / Recycling Pool	Bin Store Located on the Upper Ground Floor Solar Heated 10 Metre pool in Landscaped Environment
BBQ Area	BBQ Facilities Suitable for Entertaining with Undercover Shade Structure
Gymnasium	Generous Sized Aerobic Gym with Commercial Quality Equipment: Exercise Bike, Rowing Machine & Treadmills
Bike Store	Bike Storage Racks in Upper Ground Floor Secure Area

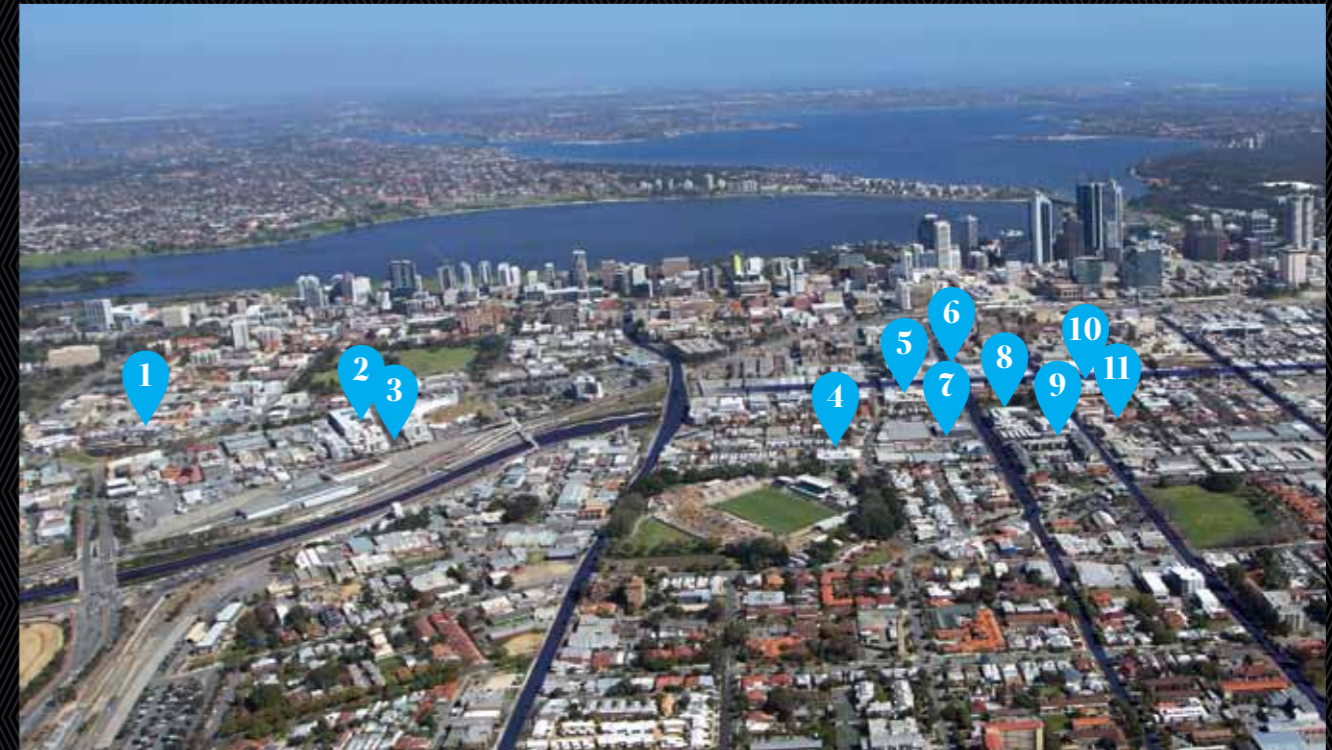
COLOUR SELECTION

Colour Selection – Gunmetal Grey

Area	Finish	Colour
Floors		
Kitchen & Entry	Strandwoven Bamboo	Natural Tan
Bathroom & Ensuite	Tile	Concrete Grey
Living & Dining	Strandwoven Bamboo	Natural Tan
Bedrooms	Carpet	Ripple
Laundry	Tile	Concrete Grey
Balcony	Tile	Multiloaded Black
Walls & Skirtings		
All	Paint	Dulux Lexicon White
Ceilings & Cornices		
All	Paint	White
Bathroom & Ensuite Fitout		
Bench	Integrated White China with Basin	White
Vanity Front	Laminate	Silver Grey
Kitchen Fitout		
Main & Island Benchtop	Reconstituted stone	Quarterstone Gunmetal
Cupboard Fronts	High Gloss Lacquer	White
Bench Splashbacks	Sheeted glazed tile	Brilliant White Gloss

Colour Selection – Arctic White

Area	Finish	Colour
Floors		
Kitchen & Entry	Strandwoven Bamboo	Natural Tan
Bathroom & Ensuite	Tile	Milan Stoneblack
Living & Dining	Strandwoven Bamboo	Natural Tan
Bedrooms	Carpet	Coal
Laundry	Tile	Milan Stone Black
Balcony	Tile	Multiloaded Black
Walls & Skirtings		
All	Paint	Dulux Lexicon Half
Ceilings & Cornices		
All	Paint	White
Bathroom & Ensuite Fitout		
Bench	Integrated White China with Basin	White
Vanity Front	Laminate	Silver Grey
Kitchen Fitout		
Main & Island Benchtop	Reconstituted stone	Quarterstone Arctic White
Cupboard Fronts	High Gloss Lacquer	White
Bench Splashbacks	Sheeted glazed tile	Sapphire Stone Gloss



- 1 **Eastbrook Waters**
East Perth
 - 2 **Imago 1**
East Perth
 - 3 **Imago 2**
East Perth
 - 4 **Pavilion Apartments**
Perth
 - 5 **Eastgate**
Perth
 - 6 **Concourse**
Perth
 - 7 **M Square Apartments**
Perth
 - 8 **Metropol on Parry**
Perth
 - 9 **226 Beaufort**
Perth
 - 10 **Tyne Square**
Perth
 - 11 **Sellenger by Psaros**
Northbridge
- To view more visit:
psaros.com.au

PSAROS DELIVERS ARCHITECTURALLY CONSIDERED BUILT FORMS AND CONSISTENT CRAFTSMANSHIP.

The developer of Marq is Psaros, one of Australia's premier property developers. Internationally and nationally recognized for their craftsmanship, vision and excellence in building, Psaros has delivered close to 600 apartments and maintains a 100% track record of completing projects on time.

With its roots in premium bespoke residential construction, Psaros has a deliberate focus on detail underpinned by a determination that quality is the product of achieving greatness whilst ensuring attention to detail.

Psaros offers a hands-on approach with Danny Psaros (the Builder, Developer and CEO) intimately involved with the development and sale of Marq by Psaros.



Positioned for success.

**IT'S WITHIN
EACH ONE OF US.
A DESIRE TO MAKE
A DIFFERENCE.
TO LEAVE A LEGACY.
A LASTING
IMPRESSION.**



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