



**PRESTIGE PROPERTY GROUP**  
Developers of Exclusive Real Estate

## DESIGN CONCEPT MANAGEMENT

Prestige Property Group's Managing and founding Director Neil Magro, has over 20 years experience in Property Investment, Property Development, Asset Management and Company Management and has extensive experience in developing exclusive Luxury Developments.

Prestige Property Group brings together the necessary skills of to assess market awareness and design expertise coupled with the ability to look beyond the obvious and seek solutions that will provide the investor and buyer with a high quality product that meets market expectations.

This stage of market analysis and design involves bringing together the range of resources available to Prestige Property that will include architects, engineers and various consultants to meet each projects individual needs. Prestige Property Group has acquired 20 years of knowledge in design and construction to add value, and keep construction costs down by working closely with the Architects to simplify the development construction throughout the design stages, without compromising on quality and attention to detail.

### SWAN GARDENS SOUTH PERTH

Developer - Magro Properties  
Builder - Majestic Building Company  
Project Manager - Neil Magro





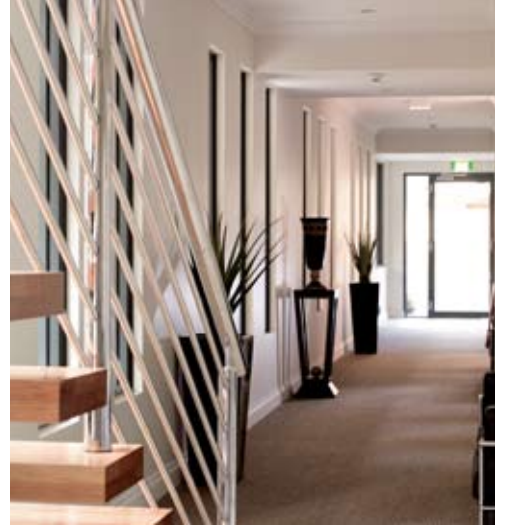
## DESIGN CONCEPT MANAGEMENT

### 22 & 24 BAYVIEW TERRACE, MOSMAN PARK

Prestige Property Group have acquired two vacant blocks with fabulous river and city views in Mosman Park. Two exclusive architecturally designed homes are now in the process of being built on the two sort after blocks. Prestige Property Group will ensure attention to detail for the finishes of these exclusive residences.

An apartment home concept allowing the resident to predominantly live throughout the upper level of the residence whilst enjoying the river views from this level. Lift access is incorporated to the 4 car undercroft and low maintenance garden areas, offer a simple quality lifestyle.

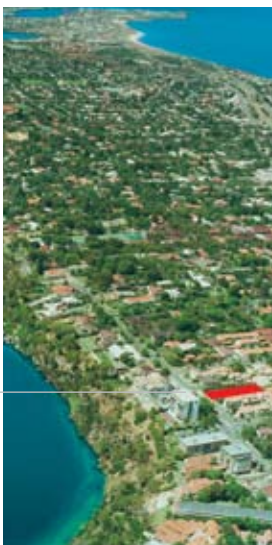




## DESIGN CONCEPT MANAGEMENT



Apartment Construction



Bayviews Apartments Site

### BAYVIEW APARTMENTS CLAREMONT 105 BINDARING PARADE

The site, which was vacant on acquisition, was purchased by Prestige Property Group following completion of a detailed demographic analysis and feasibility.

The site was 1,271 Square Meters with a frontage of only 20.11 Metres. The challenge was to develop 4 luxury apartments on the site and Prestige Property Group chose to avoid using the design concept of including underground parking. This was avoided as following market studies, it was found that individual garaging was a preference to the target market of people in the age range of 50 plus. The garages provided each apartment owner ample space for a 4-car family or for accommodating a boat or trailer.

It was envisaged that the purchasers would be from the area where they would be downsizing and they may have reached the time in their life where they could enjoy their spare time without the commitment of a large garden.

The 4 apartments ultimately sold in the price range of \$2.35M to \$2.575M each in 2006, which was seen as a reflection of the quality and design layout that each apartment offered.



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### VILLA AMBROSIA 40 SADDINGTON CRESENT MOSMAN PARK

This was acquired as a vacant block of land. Prestige Property Group designed and implemented the concept of replicating the Tuscan style of architecture, including the fine detail of the external render, and wrought iron design and unique finishes just to mention a few elements, creating a property of distinction consistent with other quality homes in this prestige location.

The Villa Ambrosia project demonstrates Prestige Property Group's ability to manage a project which required extreme attention to detail and shows the company's flexibility to meet a wide range of markets.

