

3-23 KINGSWAY, CRONULLA

VUE

BY SAMMUT GROUP



The Perfect Blend

A new benchmark for coastal living.

A place where you can experience the wilderness of a coastal beachside location interwoven with contemporary urban street life, resort-style wellness facilities and luxurious, considered design. That is true luxury.

"By incorporating natural materials and fluid shapes, we aim to craft a seamless and interconnected architectural marvel."

Asammut

ALLEN SAMMUT
CEO







Artist's Impression

The new heart of Cronulla

WELCOME TO VUE

Inspired by nature, infused with luxury, engineered for lifestyle. Revel in the perfect blend of synergy, flow and coastal urban style by an award-winning team delivering a vision never before seen in Cronulla.

Nestled at the gateway to the jewel of the Sutherland Shire, Vue will boast 6 penthouses, 51x 3 bedroom apartments, 30x 2 bedroom apartments and 25x 1 bedroom apartments. An architectural icon showcased by two eight-storey buildings that share a double-storey podium level of leisure amenities, sitting atop a full line Harris Farm and specialty retail stores.

Complemented by a striking façade that commands instant attention, enjoy underground parking and resort-style amenities including break out zones. Or, refresh yourself with a dip in the pool, detox in the spa or relax in the poolside cabanas while soaking up the stunning views.





Connected to what matters

Experience the epitome of coastal luxury living with an apartment located between a breathtaking beach coastline and a bustling marina, providing the perfect lifestyle for those who love the ocean.

- Two-minute walk to the new Hoyts cinemas
- Three-minute walk to Cronulla Beach
- Three-minute walk to The Esplanade, which spans the golden Cronulla coastline
- Three-minute walk from cafes, restaurants and specialty stores of Cronulla St Mall
- Three-minute drive to Cronulla Golf Club
- Five-minute drive to Bay Central, a shopping, lifestyle and dining hotspot
- Five-minute drive to Cronulla Sailing Club
- Seven-minute drive to Royal Motor Yacht Club, Port Hacking
- Seven-minute drive to Woolloomooloo Golf Club
- Eight-minute drive to Sutherland Hospital
- Five-minute walk to Cronulla Train Station
- Ten-minute drive to Westfield Miranda
- Ten-minute drive to Kareena Private Hospital
- Thirty-minute drive to Sydney Airport
- Thirty seven-minute drive to the Sydney CBD
- Fifty three-minute commute from Cronulla Train Station into the Sydney CBD

Rising from the coast

Vue rises from the coast of Cronulla beach, where sun, sand and sea converge in an urban wonderland for a lifestyle that combines all the elements you love. Unwind your way with your own personal urban coastal resort that reflects all sides of you.

- Cronulla Beach
- Rock Pools
- Cronulla Station
- Cronulla Wharf
- Cronulla RSL
- Summer Salt
- Cronulla Golf
- Woolooware Golf Club
- Kemay Botany Bay National Park
- Caringbah Leisure Centre
- Bunnings
- The Sutherland Hospital
- Woolooware Station
- Woolooware Golf Club
- Woolworths



Breathtaking views

Gaze through the floor-to-ceiling windows that frame the living area, and you'll feel an immediate sense of tranquility wash over you as the gentle sounds of crashing waves serenade your senses.

With each passing moment, the ever-changing colours and moods of the ocean create an enchanting backdrop that makes these luxury apartments truly extraordinary.





Executive summary

PROJECT

Project name

Vue

Project address

3-23 Kingsway, Cronulla

How many units in the development?

112

How many buildings is the development made up of?

2 atop a full site podium

What name is given to each building?

Building A and Building B

What is the project mix?**Residential**

25 x 1 Bedroom

30 x 2 Bedroom

51 x 3 Bedroom

6 x Penthouse

Commercial Space

735m² NLA

Retail Space

3,270m² NLA - Supermarket
& Specialty Retail

What is the expected year of completion?

Late 2025/Early 2026



Next Generation Fisher & Paykel

ULTIMATE SOLUTIONS
SERIES 9 & 11

Elevate your culinary creations and transform everyday tasks into cherished rituals with Fisher & Paykel's exquisite collection of luxury kitchen and laundry appliances.



Step into a whole new way of life

Surrounded by a curated mix of ground-level providores and eateries, make life a feast for the senses every time you step outside.

The beauty of urban culture is the sense of spontaneity and community that comes with enjoying your coffee or wine amongst neighbours and friends. Who will you meet today?





Harris Farm

Living above Harris Farm Markets offers a unique opportunity to enjoy the benefits of fresh produce and artisanal local and imported gourmet products.

With a wide selection of fruits, vegetables, meats, seafood, cheeses and delicacies, be inspired by the smells, colours and variety of healthy global cuisine you can create.



Executive summary

COMMON AREAS

Are there any common areas that lot owners can use to entertain?

Yes,

- Breakout areas
- Pool
- Spa
- Sauna
- Gym

Does the development include garage chutes / garbage / bin area?

Yes

PARKING & STORAGE

How does parking access work within the development?

1. Residential and commercial access via Able Place
2. Retail commercial access via Croydon Street

Is storage included with each unit?

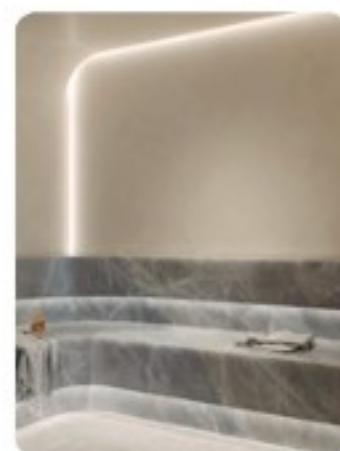
Yes



Blend Wellness & Gymnasium

Wellness Centre

Reset your system with a steam room, infra-red sauna, and hot-cold plunge pools, and embrace the health benefits of temperature therapy and breath work.

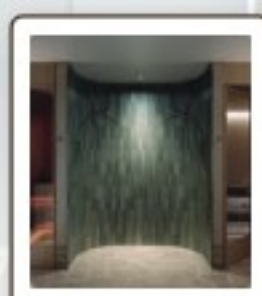


Steam Room

Sauna



Hot Tub



Showers

Cold Tub

Open Air Pool

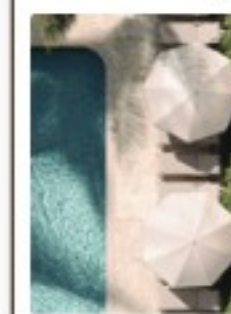
Listen to the sound of distant waves as you immerse yourself in the refreshing depths of healing magnesium. Cool off from the summer heat, or embrace a new daily lap swimming ritual.



Dining Zone



Sun Lounge



Gymnasium

Vue's state-of-the-art gymnasium features the latest cardio and strength-training equipment, while our yoga and pilates zone provides a peaceful space for mindful movement and meditation.



Yoga



Weights

Bathroom



Bikes & Treadmills



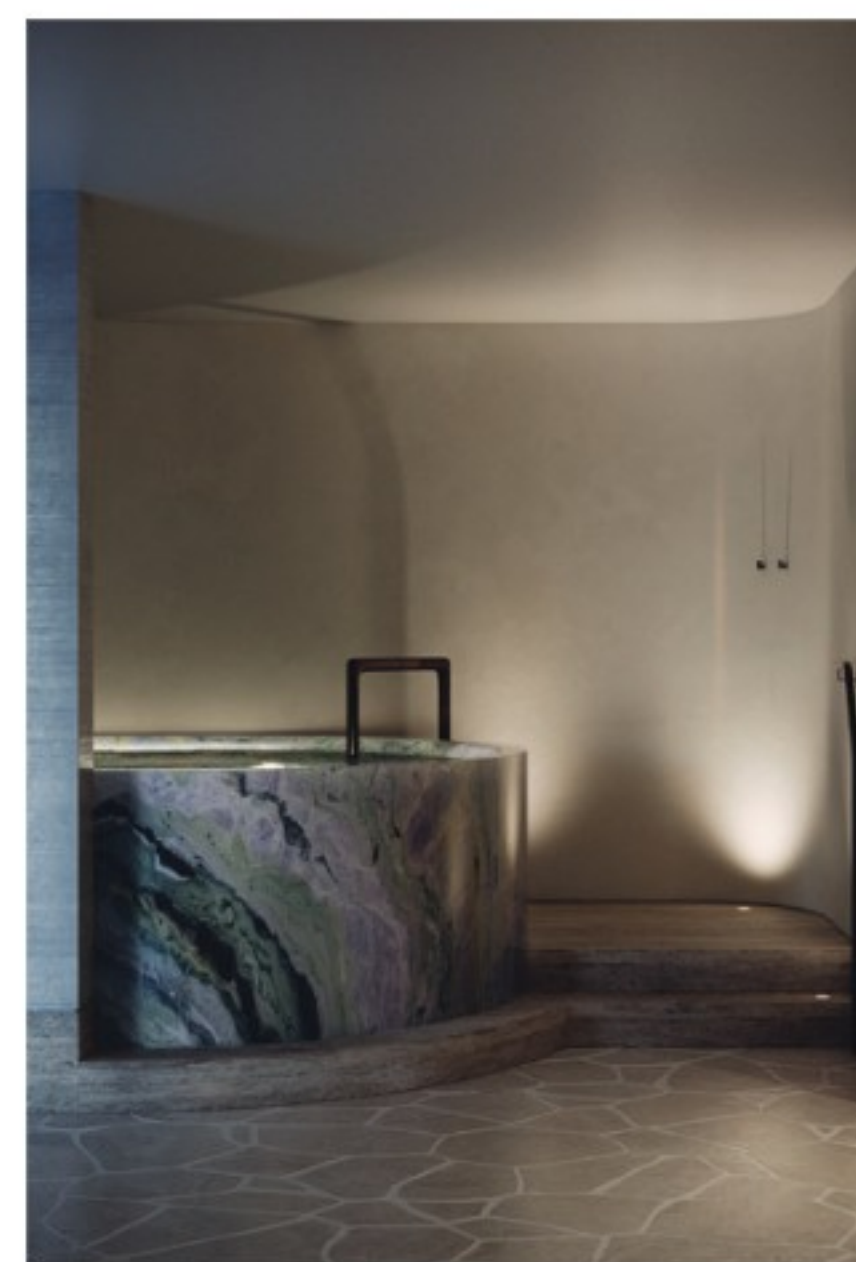
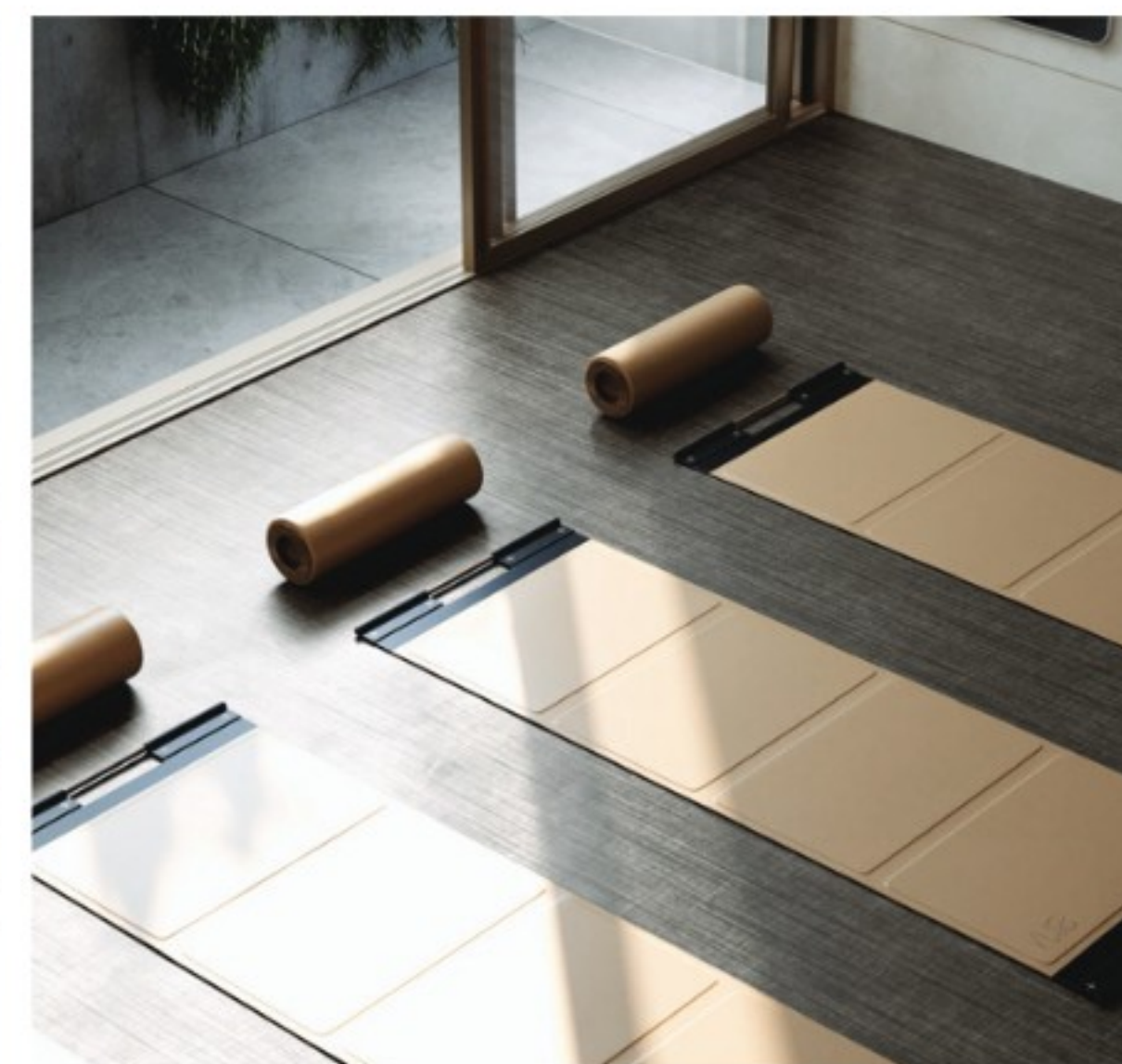
Day Beds



Resort-style facilities

Unwind and find your way through your personal urban resort, reflecting a sense of travel, right here at home.

Push your personal limits in a state-of-the-art gymnasium, then recover with a plunge in the magnesium pool and unwind in the infrared sauna. Or simply relax and entertain with drinks around the pool. Dive into a lifestyle created to bring out the best in you.



Executive summary

SECURITY & INTERCOM

Does each unit have its own security system?

Yes

Does the development have an intercom system?

Audio & Video

Is there security within the common areas?

Yes

Are there any other security or privacy features?

- Security intercom at each building
- Garage doors to enter residential parking

ENVIRONMENTAL

Are there any environmentally friendly features of the development?

Solar panels on the roof

LIFT / ACCESS

How many lifts in the development?

4 for Residential / 2 for each building

PETS

Will the project be pet friendly? If so, what clause in strata bi-laws will be used?

Yes

STRATA

Which strata manager will be managing the project?

Strata Plus

What are the expected strata levies?

1 bedroom	\$500 - \$650 per qtr (approx)
2 bedrooms	\$1,000 - \$1,200 per qtr (approx)
3 bedrooms	\$1,300 - \$2,000 per qtr (approx)
3 bedrooms penthouses	\$3,200 per qtr (approx)

What are the expected rental estimates?

1 bedroom	\$750 - \$850 per week (approx)
2 bedrooms	\$950 - \$1,100 per week (approx)
3 bedrooms	\$1,300 - \$1,800 per week (approx)
3 bedrooms penthouses	\$2,000 - \$2,500 per week (approx)

DEPOSITS

What deposit is required on exchange?

Deposit 10%





LIQUORS

Sammut Group

ARTISANS OF LIFESTYLE

Sammut Group, based in Sydney's beautiful southern beaches, is a long-standing family-run business founded over 50 years ago by Paul Sammut, then known as 'Sammut Homes'. The business graciously followed his vision with sons Allen and John joining the company where it grew predominately in luxury developments, before becoming widely known as 'Sammut Developments'. The company has since diversified its portfolio into other business avenues with Grandson Julian also joining the family business, to be now known as 'Sammut Group'.

Sammut Group has since delivered over 200 prestige homes and developments throughout New South Wales and has won over 40 major industry awards, including MBA Master Builder of the Year and HIA Australian Home of the Year.

Sammut Group specialises in creating luxury upmarket residential and commercial developments, delivering a quality product, lifestyle and experience for all purchasers.



Recognised & awarded

Sammut Group has been recognised for its unique and visionary approach, centred around the belief that true luxury is about going beyond the norm, creating decades of exceptional outcomes.

Their highly renowned projects have resulted in 40 major building industry awards, making them specialists and leaders in Project Development.

ALLEN SAMMUT

With a combined knowledge and history within construction and development divisions for over 40 years, Allen has been critical to the growth and development of Sammut Group. As company director, Allen is heavily involved in site acquisition and the design development process of each project. His expertise ensures all clients who purchase into his developments, as well as the surrounding locale, receive a premium quality product that was promised at the onset.



CEO

JOHN SAMMUT

As a leader in the development industry and with over 40 years of knowledge in construction, development and accounting, John has been instrumental in the growth and innovation of Sammut Group. John manages and oversees all financial affairs and is heavily involved with the legalities surrounding each new venture.



CEO / CFO

JULIAN SAMMUT

Julian is an aspiring leader in the development industry, adopting a multi-faceted approach to drive the success of Sammut Group. Having completed a Bachelor in Construction Management & Property and with over 5 years' experience within the property industry working for a leading real estate agency and an award winning construction company, Julian has end to end experience in the development lifecycle. As Chief Operating Officer, Julian is heavily involved in managing the operations of each project and ensuring all deliverables are achieved.



CHIEF OPERATING OFFICER

AWARDS



1997 - HIA Winner Top Homes

1998 - HIA Winner Custom Built Homes Under \$270,000 Construction

1998 - HIA Winner Custom Built Homes Under \$340,000 Construction

1998 - HIA Finalist Top Custom Home Built of the Year

1999 - HIA Finalist Medium Density Project of the Year

2000 - HIA Finalist Integrated/ Small Lot Housing of the Year

2001 - HIA Finalist Medium Density Project

2003 - HIA Winner NSW Medium Density Project x 2

2003 - HIA Winner NSW Pool Project of the Year

2004 - Australian Developer of the Year

2004 - HIA Australian Townhouse/Villa Development of the Year



1998 - MBA Winner Townhouses & Villas

1999 - MBA Winner Townhouses & Villas

2000 - MBA Winner Dual Occupancy

2001 - MBA Winner Townhouses & Villas

2004 - MBA Winner Townhouse & Villas Construction \$550,001 & Over

2007 - MBA Winner Design & Construct House \$2 Million & Over

2008 - MBA Winner Home Unit Construction \$1 Million & Over

2009 - MBA Winner Design & Construct House \$500,001 - \$1 Million

2010 - MBA Winner Home Unit Construction \$1 Million & Over

2011 - MBA Winner House Additions/Alterations/Renovations \$2.5-\$3 Million

2013 - MBA Winner House Additions/Alterations/Renovations \$2.5-\$3 Million

2014 - MBA Design & Construct House \$2 Million & Over

2015 - MBA Master Builder of the Year

2015 - MBA Winner Contract Houses \$10 Million & Over

2004 - HIA Australian Outdoor Project of the Year

2008 - HIA Apartment Project of the Year

2011 - HIA NSW Apartment Project of the Year

2012 - HIA Australian Apartment Project of the Year

2015 - HIA Custom Built Home of the Year

2015 - HIA Winner CSR NSW Home of the Year

2015 - HIA Winner Custom Built Home Over \$5 Million

2015 - HIA Winner CSR NSW Home of the Year

2015 - HIA Winner Outdoor Project

2016 - HIA Finalist Australian Outdoor Project

2016 - HIA Winner Australian Custom Built Home

2016 - HIA Winner Australian 'Peoples Choice' Home of the Year

2016 - HIA Winner Australian Home of the Year



Scan to view all projects.



PBD

THE ARCHITECT

PBD Architects is a multidisciplinary, Sydney-based practice known for their landmark residential projects. Drawing on the skill of their talented team, PBD has developed an holistic and rigorous approach to design.

An acute understanding of user requirements and an adherence to the highest architectural and aesthetic standards are the key hallmarks of their designer developments.



MIM Design

INTERIOR DESIGN

Recognised nationally and internationally, Mim Design has spent more than 20 years curating a diverse interior design portfolio spanning high-end residential, custom multi-residential interiors, retail, hospitality, 5-star hotels and corporate projects.

The focus is on creating spaces that are sophisticated, refined and reflective of the client's personality or brand.



Highland Project Marketing

SALES AGENT

Founded in 2007, this dynamic, award-winning group has grown rapidly and successfully cover multiple prestige properties right across Australia. The business' unabated growth is underpinned by a fresh, dynamic and innovative approach to real estate which is continually redefining the boundaries of exceptional customer service.

With a renowned footprint nationwide within the industry, Highland is a full-service real estate group offering solutions across a number of different facets. From residential and commercial sales, property management, project marketing, financial and insurance services, as well as concierge and an exclusive in-house marketing team, Highland is attentive in identifying client needs and finding creative ways to deliver unrivalled results.



Alceon Group

Alceon Group is a financier and multi-strategy alternative investment manager. Their focus is on investing capital for individuals and institutional clients spanning across various asset classes including real estate, private equity, credit and liquid market strategies.



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 S A M M U T G R O U P TM

 Alceon

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PROJECT MARKETING

MIM DESIGN

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