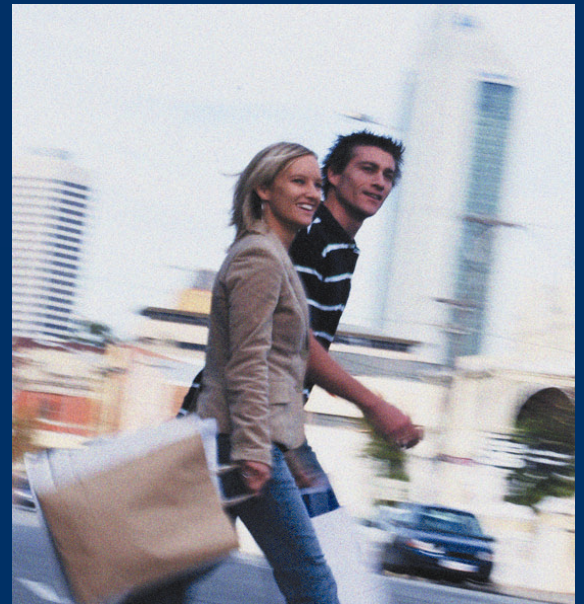


# LIMNIOS F<sup>in</sup> FOCUS

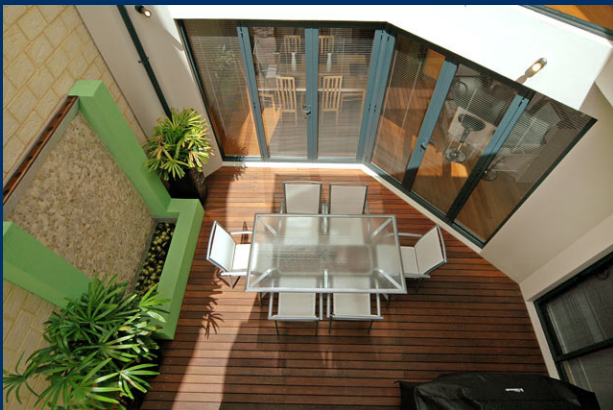
## INNER CITY DOMINATION

In 2007 Limnios Property Group are set to dominate the inner city property sales....



## NEW DEMAND FOR INNER CITY LIVING

If you thought there were too many apartments.... Think again.



## THE NEWEST MEMBER

The Limnios family  
welcome little Eleni.



  
**LIMNIOS**  
PROPERTY GROUP

# welcome

welcome to the first quarterly issue of limnios in focus.



What we aim to give our clients through Limnios In Focus is the chance to know more about our business and the direction we are heading towards in the future.

I am very fortunate to have an exciting and dynamic team who are active, vibrant and who make real estate their passion. My team and I, through out the following issues will provide you with information on current market trends, exciting up and coming developments and information on our sales, project marketing and property management divisions.

Our business is based on the principles of unity, authenticity, inspiration, respect and energy for everything we do. Ensuring that every transaction with Limnios Property Group is unforgettable, achieving exceptional results and delivering outstanding services that is second to none, this is why we look forward to sharing this with you, your family and friends.

We hope you enjoy our first issue of Limnios In Focus and I would like to wish you all a very Merry Christmas and a Happy and Safe New Year.

**Warm regards,  
James Limnios**



*We would like to take the opportunity to wish you a  
Merry Christmas and a Happy New Year  
from all the staff at Limnios Property Group.*



# in focus—> developments

## urbano sold out with ONE E-MAIL.

Urbano Uno was sold with just one e-mail to the Limnios database. As a \$14million dollar development in the sought after East Perth area, this project only took hours to sell with the rush of 21 purchasers securing their apartment.

***“ I have many friends from Mediterranean backgrounds and am accustomed to visits to the Re Store, cafes, pizzerias, and Mediterranean restaurants, so I believe that the Mediterranean flavour will reflect the colourful lifestyle of the place”***

Ian Goodenough

Urbano Uno has been designed to portray a Mediterranean style project, positioning its purchasers to feel that they are in the leafy green streets of Europe, while residents will take pleasure in being able to access all amenities through close public transport.

In a few months Limnios along with the Urbano developers will be launching their second development Urbano Due, also located in East Perth, and sure to be another sell out success.

To be the first to be notified of its release, register your interest by contacting one of our project marketing consultants to register your name on the Limnios database.



### Apartments sell out after one email

**KELLY GIBBLESTONE**  
It took just one email to sell out our new \$14 million apartment project in East Perth and only hours to sell 21 of our 25 modern-style project in Perth's sought after East Perth area, this project only took hours to sell with the rush of 21 purchasers securing their apartment.

The Mediterranean-style Urbano Uno project on Brown Street in East Perth is a five-storey complex of 21 apartments and three commercial units. It is being developed by Cleverton Whoseprial, a joint venture between Cleverton Land and Whoseprial Group.

Selling agent James Limnios, of Limnios Property Group, unveiled his latest low-rise Mediterranean-themed and is less than 24 hours after the first offer was received for the site.

High priced, 800sq ft square metres were achieved for the site. Before the project's launch, the 21 units in 270sqm and priced between \$125,000 and \$950,000.

Urbano's facade features strong lines with a mix of steel, concrete, copper and glass and features a renovation of the industrial architecture of East Perth in the past. Cleverton Whoseprial director Ian Goodenough said the idea for the Mediterranean influence arose from his experience of colourful Italian and Greek cultures.

"I have seen friends from Mediterranean backgrounds and am accustomed to visits to the Re Store, cafes, pizzerias and Mediterranean restaurants, so I believe that the Mediterranean flavour will reflect the colourful lifestyle of the place," he said.

Features of the Urbano apartments include: hardwood floors, stone, granite treatments, steel and glass, electronic, fire-rated, steel, all access from the carport and lift to the apartment.

A second development, Urbano Due, is planned on the adjoining site, fronting Kensington Street, with 18 apartments above commercial space.

In the new four-storey Grand 56 development in Joondalup, 48 units were targeted off-the-plan in a five-hour sale last month.

The project is being developed by Paul Living, the new residential arm of East Lend Lease. It represents a new direction for Paul and a diversification of his property business creating a combination of development — apartment complexes, mixed apartment and town house developments and single-family street view villa developments.

The Grand 56 was only open for four days and 91 people entered with \$100 deposit.

Apartments sold from \$270,000 to \$300,000 for one-bed and between \$350,000 to \$400,000 for two-bed apartments. The purchase and lift in residential price.

Grand 56 is the heart of Joondalup and was designed by architect Overman and Zaidenberg. Modern-style facilities within the project include an outdoor kitchen, barbecue and pizza oven around a swimming pool along with a spa, sauna and massage. Construction is due to start in the next few weeks with completion by December 2007.

"I had been looking on-and-off for a year and could not find anything decent for under \$300,000," said one buyer.

First homebuyers purchased many of the one and two-bedroom apartments including Hayley Hughes, 25, who secured a one-bed apartment after months of trying to find one in the market.

"I had been looking on-and-off for a year and could not find anything decent for under \$300,000," she said. "A lot of apartments on the market were quite run down."

Paul managing director Warwick Henley said there was a growing trend for quality design-led developments in WA, particularly in Perth's inner suburbs.

"Through Paul Living, we are providing a different product for a target market — the growing number of single dwellers and single owners searching for a home that meets their needs."

Paul Living is working on developments across Perth including another apartment development at Joondalup, Riverbank Court, as well as Ashton Meadows at Ashton Heights in Yanning and two developments at Midland. For more information on the Urbano Due apartments, contact Mr Limnios on 9328 3866 or visit [www.paulliving.com.au](http://www.paulliving.com.au) or on Paul Living phone 9420 1111.

Article featured in The West Australian 16 September 2006.



**Register your interest for Urbano Due NOW!**

**Contact Limnios Property Group on 9328 3866 to speak to a project marketing consultant for further details.**

# demand for inner

## apartment shortage.

The demand for inner city living has hit an all time high as reported in The West Australian on Saturday 25th November 2006.

With Sydney and Melbourne being known to have an abundance of apartments, Perth buyers are facing an apartment shortage.

This gives Perth buyers the opportunity to invest in a market that is going to deliver favourable results over the coming years.

Six years ago the inner city population equated to 7,200 residents and has now excelled to a projected 11,400 this year.

“ The WA Planning commission estimates 15,700 people will call the city home by the end of this decade ”.

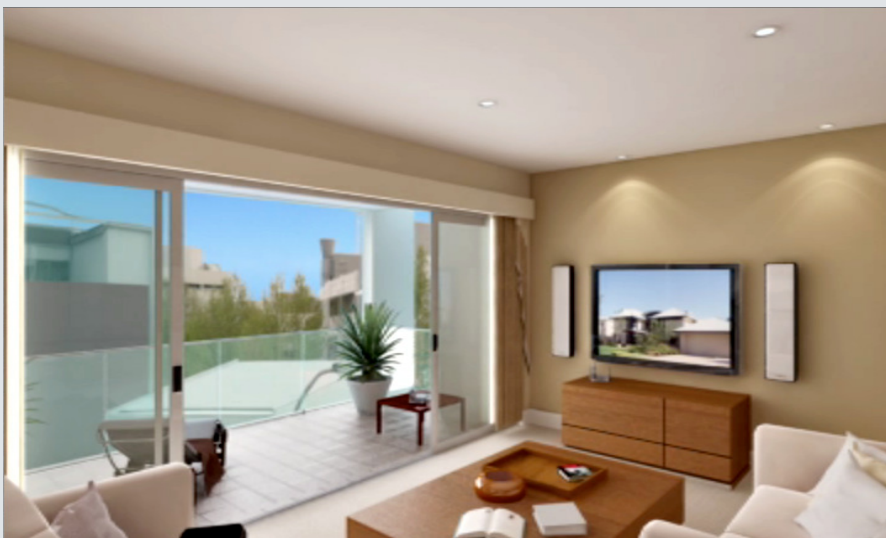
One of the many benefits of inner city living is the close proximity to public transport, events, restaurants, cafes, bars and Perth 's best attractions.

This means that inner city dwellers will never have to leave the central hub, instead it is all right here on their doorstep.

The West stated that “ baby boomers and young professionals were driving the demand ”. “ In our office alone we have a mix of baby boomers and young professionals who have invested in several off-the plan developments and very excited and welcome the growth their properties are receiving” , says James Limnios, CEO/Managing Director of Limnios Property Group.

He says, “ With the heightened demand for apartments in the inner city, they are now selling off one email to our database in just one day. With a growing demand, we urge you to register your details on our VIP database through our website [limnios.com](http://limnios.com) and be one of the first to be notified of our off the plan and up and coming apartment sales ”. This also extends to the surge in rental demand for newly developed projects.

**Contact us now either on 9328 3866 or via our VIP club on our website to be apart of the new inner city lifestyle.**





# city living—>

views to impress.

From \$575,000—>

- **Air-conditioning**
- **Secure Complex**
- **Sparkling Swimming Pool**
- **Fully Equipped Gym**
- **BBQ Area**
- **Sauna**
- **Entertainment at your doorstep**

This huge **top floor** two bedroom, two bathroom apartment in the stunning Arcus Apartments is absolutely ideal for anyone wanting to live the inner city lifestyle! Located in the heart of Northbridge, you will enjoy living close to the city, entertainment and shopping amenities. Boasting spacious open plan living and dining areas, stone kitchen tops and stainless steel appliances are just some of the extra features. Entertain your family and friends and enjoy the breath-taking view of the city skyline while overlooking leafy Russell Square park.

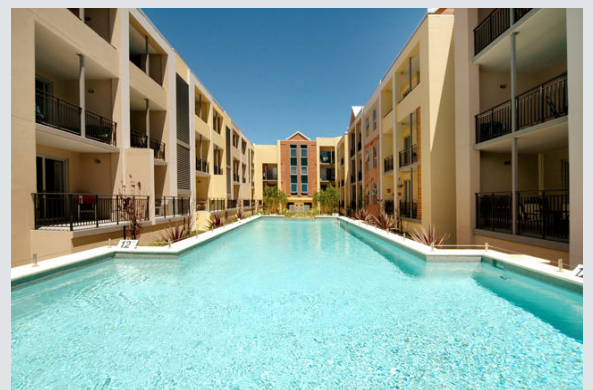
## PROPERTY CONSULTANTS

James Limnios

Willie Lim

0415 509 808

0433 462 931



## EAST PERTH—> Paul Di Lanzo



Paul has a very clear mission to provide the very best experience for his clients, and to ensure that he remains their real estate representative. Although results are important, he judges himself purely on his relationship with his clients and their satisfaction at the end-of-the-day.

**"It's not just about selling a property, it's about you."** To make sure that he can provide the very best service, and this vision is achieved, Paul is dedicated to continuous improvement. He researches developments in the industry, attends regular training updates, and is mentored by some of the best property people in the country. His main focus over the past ten years has been in the evolving East Perth neighbourhood where he has seen the area grow from strength to strength on the surge to inner city living.

**0418 899 985 or [paul@limnios.com](mailto:paul@limnios.com)**



## INNER CITY



## WEST PERTH—> Travis Arnold

Travis believes industry knowledge, commitment and hard work are the best way to achieving great results. Travis provides the highest level of service, through researched & professional advice, to all of his clients. **He believes that the first key to success is simply to listen and clearly understand the needs and wants of his customers.** He is committed to ensuring the best outcome for all clientele when buying or selling a property. Travis specialises in West Perth, an area where quality and lifestyle are important considerations for buyers. Travis says, "I am committed to providing the highest level of service for each of my client's real estate needs".



**0403 726 506 or [travis@limnios.com](mailto:travis@limnios.com)**



# JOONDANNA/ PERTH—> Rob Stefanovski

Specialising in the area of Joondanna, Perth CBD and city fringe suburbs, and also owning property in these areas, Rob says his success is built on constantly advancing his profile as a key Property Consultant for Limnios Property Group. Already a REIWA \$10-\$15 million club award winner, he is dedicated to furthering his skills through personal development and training. Rob regularly attends Australia's top real estate forums & briefings. As a result, Rob provides his clients with the latest market information and the best possible service and results to develop lasting and prosperous relationships. He says, "It's important to choose an agent that you feel confident will deliver a high level of service. With proven results, **“my main focus is to earn their respect and exceed the expectations of my clients”**”.



0417 928 888 or [rob@limnios.com](mailto:rob@limnios.com)



# DOMINATION



# NORTHBRIDGE—> John Vellutini

John delivers the ultimate real estate experience when you choose to purchase or sell a property. John specialises in the area of NORTHBRIDGE, an area that is undergoing considerable change and growth. He believes the area has “extreme potential”. After all he has himself invested and built a property portfolio that includes numerous Northbridge properties. Working as a Property Consultant for, Limnios Property Group, means John has the experience of a company that has been in the industry for over 36 years and is emerging as one of Perth’s most **innovative and sought after Real Estate companies**.



0420 371 877 or [john@limnios.com](mailto:john@limnios.com)

# project marketing—>

the project marketing team specialises in the following.

- Current market analysis
- Specialising in off-the plan sales
- Knowledge of inner city and surrounding suburbs
- Keeping you up to date with current and upcoming projects
- Finding the best property to suit your needs.

The project team comprises of James, Irene & Stell Limnios and Willie Lim who work closely together with developers to provide recommendations and market feedback to ensure our clients receive the best possible product available in today 's market.

To be one of the first to know about our upcoming developments and any other developments that become available log on to  
[www.limnios.com](http://www.limnios.com)  
and click on the **VIP LINK** to become a **VIP MEMBER TODAY!!!!**



## **TYNE IS RUNNING OUT!!**

**REGISTER YOUR INTEREST!**

**BE PART OF THE NEW NORTHBRIDGE TODAY!**



## **IMAGO 2 – EAST PERTH**

**LUXURY APARTMENTS**

**9 REMAINING**



## **LAGUNA APARTMENTS – EAST PERTH**

**10 BOUTIQUE APARTMENTS**

**SOLD OUT**



## property management.

**Helen Limnios** is the licensee and heads the Property Management Division of Limnios Property Group. She has 37 years working within the real estate industry and therefore has a wealth of knowledge and experience that sets her above the rest. As your Property Manager, Helen and her dynamic team will ensure they deliver the results in regards to managing your investment property.

**Trevor Starke** has recently joined the Limnios team after many years experience in various management roles. His extensive knowledge across all facets of management means he understands the tools to marketing your property and also realises the importance of communicating effectively between tenants and property owners.



From left– Kylie Corney, Damon Mule, Trevor Starke and center Helen Limnios.

**Kylie Corney** has been involved in the Property Management team at Limnios Property Group for five years and has seen herself grow within the company and move into property management where she is currently studying to be a qualified Property Manager.

**Damon Mule`** is energetic and enjoys liaising with prospective tenants by taking them through the properties and ensuring the properties are tenanted to the appropriate candidates. Damon `s role is important as it involves the selection of tenants for your property. He is also trained in all avenues of property management administration.

For more information on how you can lease  
your greatest asset through the professional  
team at Limnios Property Group, contact  
them now and be in the draw to

**WIN A PLASMA TV.**

( Further info on Page 12) —>

# meet irene—>


## director group operations.

Irene is known for her career driven, efficient and viable knowledge of not only the inner city areas but the real estate industry as a whole.

This year has seen Irene and her husband Steve experience one of life 's greatest gifts, the birth of their first child, **Eleni Victoria**. Eleni was born a little earlier than anticipated on the 17th of May, 2006 at 12:03pm, weighing a tiny 2.035kg. Now 7 months later, Eleni is the pride and joy of the Limnios family and her extended work colleagues.

Besides having this life changing encounter, Irene is still at the forefront of directing the operations of the business and co-ordinating the sales and marketing division with a strong ambition to exceed our businesses vision into the future.

Irene plays an integral role in implementing training, goal sets that are beneficial to the sales team, while liaising with developers to enhance Limnios ' project portfolio.



Two Little Monkeys

Yes, I am Eleni the Executive Director. Move over Uncle James and Mummy.



# christmas party 2006—>

28 november 2006.

Once again the Linnios Property Group end of year Christmas Party was full of laughter, drinking and dancing in traditional Greek style.

It was a double celebration of Christmas and the opening of our newly refurbished offices.

Despite the weather this year, there was no shortage of food and drink for the many clients and associates that attended.

**We take the opportunity to thank all our clients for your support this year and we wish a Merry Christmas and a prosperous New Year.**



# LIMNIOS FOCUS

Limnios Property Group

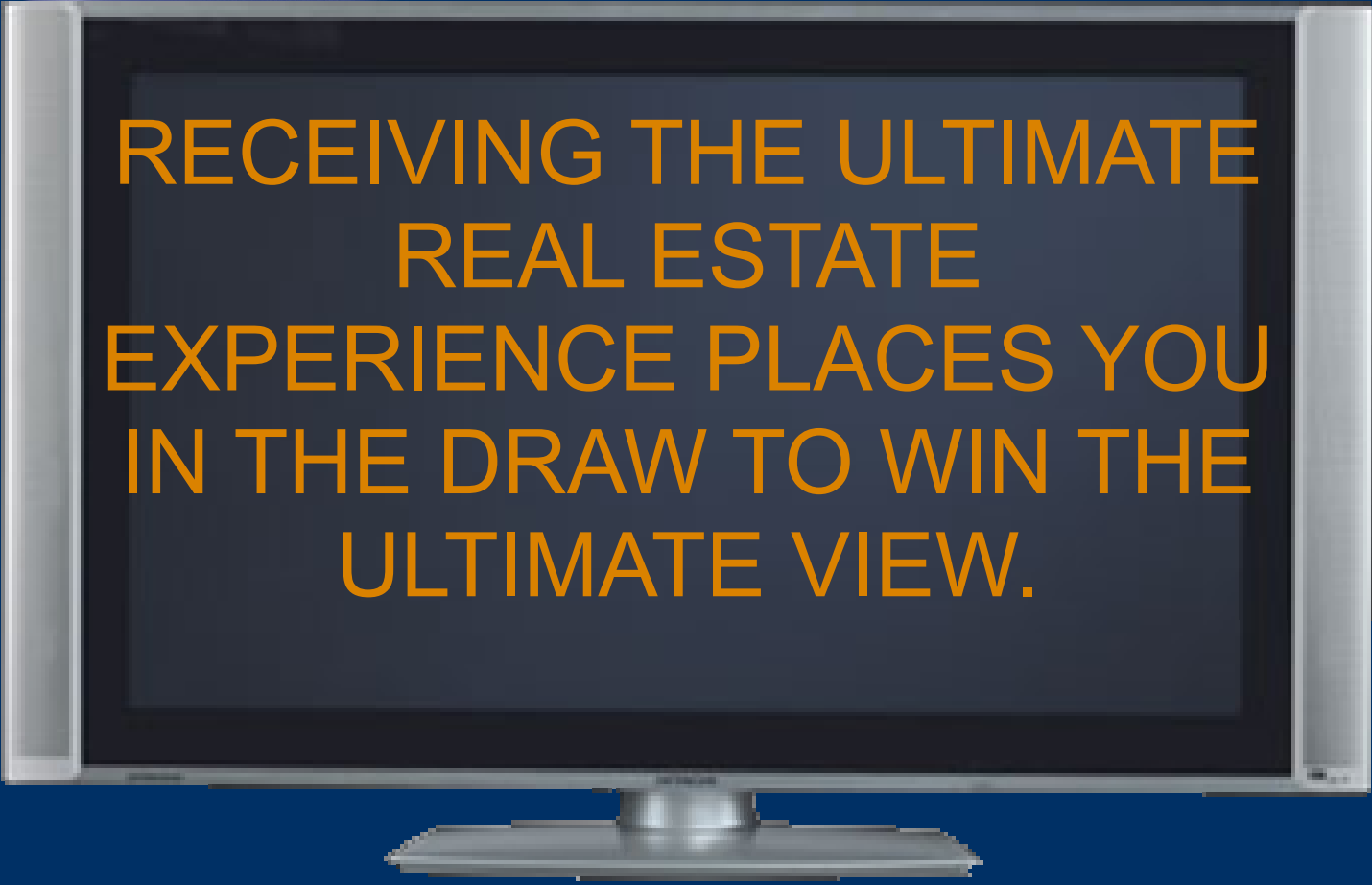
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Web: [www.limnios.com](http://www.limnios.com)



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REAL ESTATE  
EXPERIENCE PLACES YOU  
IN THE DRAW TO WIN THE  
ULTIMATE VIEW.

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be in the draw to win a  
SENSATIONAL PLASMA TV.

**Hurry offer ends 27 February 2007.**

So contact your real estate specialist today to find out how you can be the  
winner of this sensational prize.

\* conditions apply.



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