



GHR

GLOBAL HOTELS & RESIDENCES

AUSTRALIA | UNITED ARAB EMIRATES | MALDIVES

39 RAFFLES STREET MT GRAVATTE EAST

Elite Access Opportunity



ONLY 10 EXCLUSIVE DEVELOPER UNITS
AVAILABLE - INVITE ONLY
2 BEDROOMS @ \$500K



OVERVIEW

Modern Residential Living with 112 Apartments, Parking, and Rooftop Recreation Area in Mount Gravatt East's Prime Location

PROJECT

The proposed development features a 9-storey residential building with 112 apartments. The project includes 112 car parking spaces and 10 visitor spaces, across three basement levels. Additionally, a rooftop communal recreation area will offer residents a space to relax and enjoy panoramic views. This development is designed to provide modern, comfortable living in a prime, well-connected location.

LOCATION

Mount Gravatt East is a well-established and sought-after suburb, offering a balanced mix of low-rise homes and medium-density developments such as apartments and townhouses. Ideally positioned, it's just a 5-minute walk to Mount Gravatt Plaza and an 8-minute drive to Westfield Mount Gravatt Shopping Centre. Residents also enjoy proximity to local attractions like Whites Hill Reserve, Mount Gravatt Lookout, and vibrant food markets. The area is surrounded by popular cafés including Lovewell Café, Blacksmith Specialty Coffee, Hallowed Grounds Espresso, Little Black Pug, Deli Dakota, and Badminton Brew—making it a hub for both convenience and lifestyle.

DEVELOPER

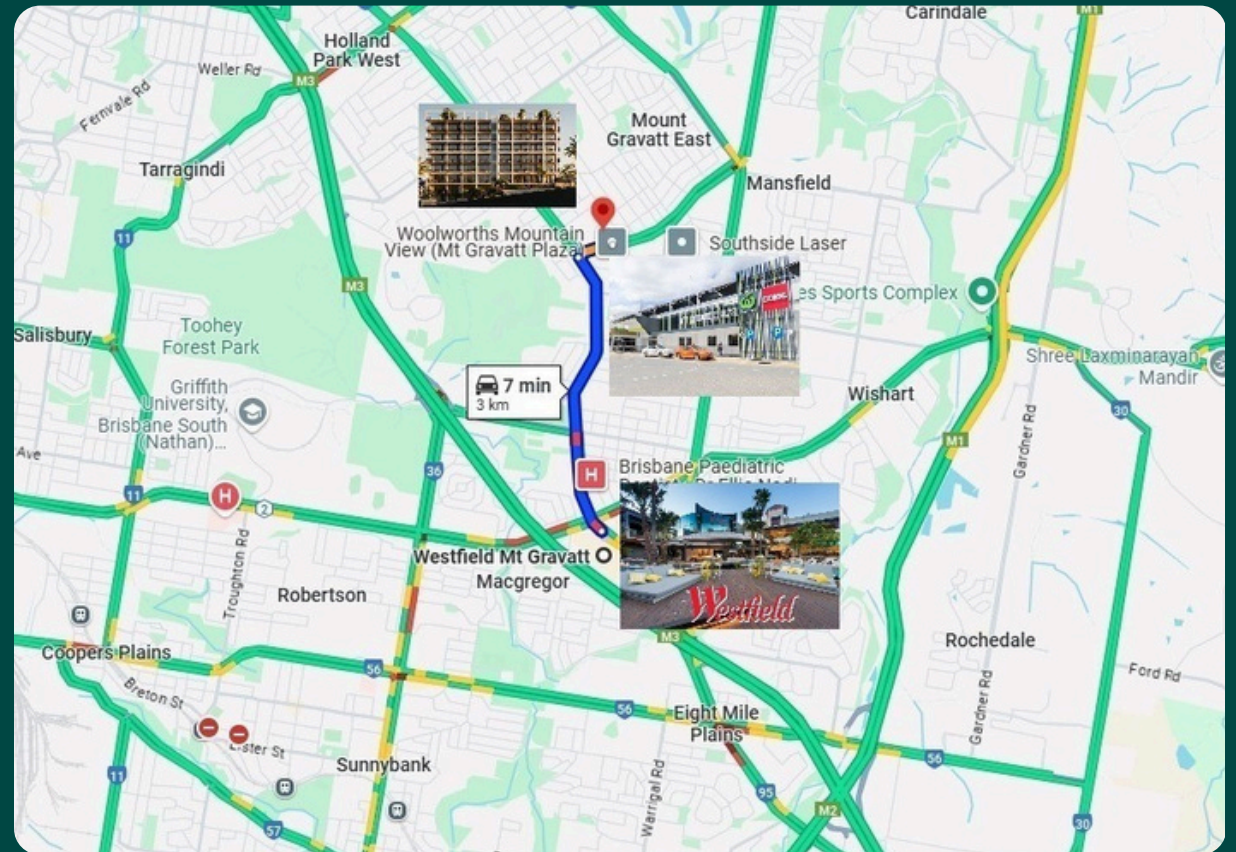
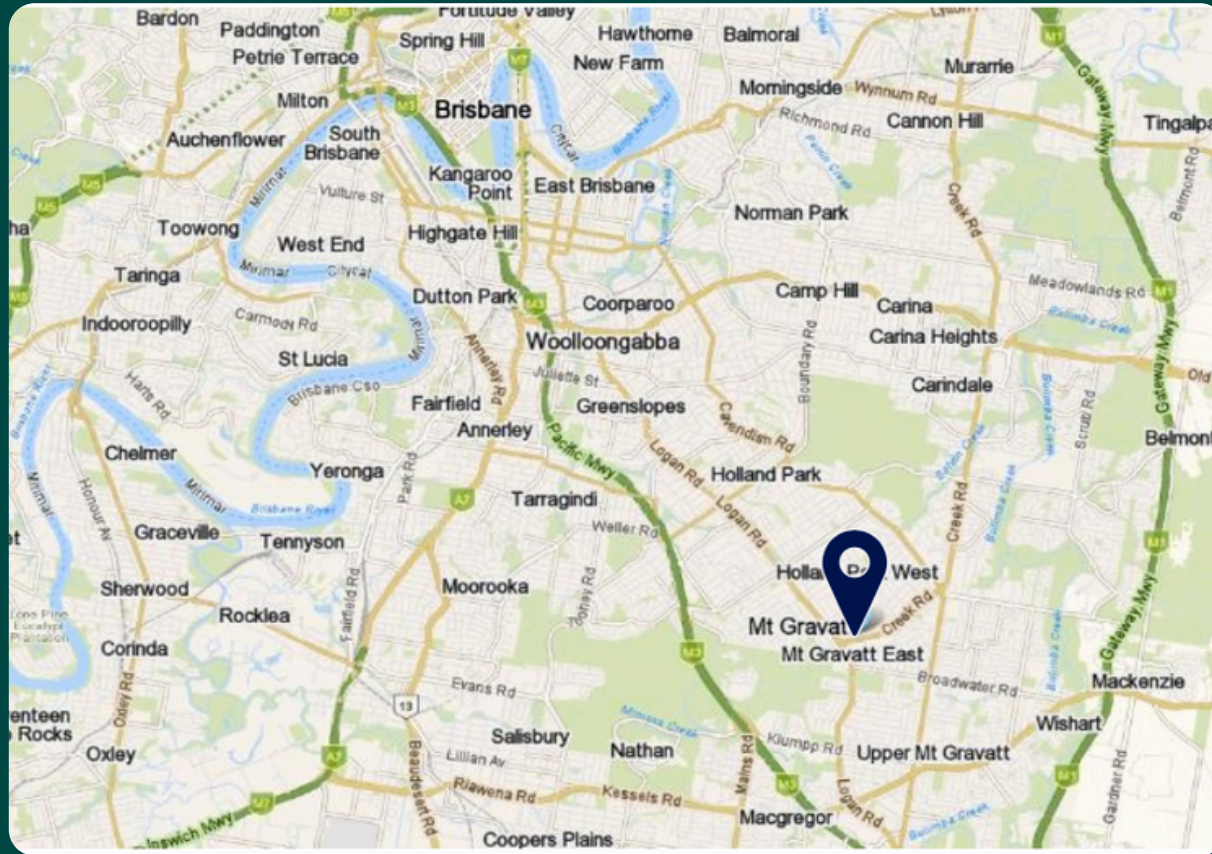
Zeon Developments is a privately-held residential development firm dedicated to creating enduring and sustainable living environments in Brisbane, Gold Coast and Perth. Zeon oversees every aspect of the development process, from land acquisition and market research to design, marketing, securing finance, and construction. The company is committed to delivering exceptional, forward-thinking projects in prime locations.

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KEY FEATURES OF THE OFFER

PROJECT NAME	ZEON VIEWSCAPE
PROJECT LOCATION	39 Raffles Street, Mount Gravatt East, Qld - 4122
PROJECT DESCRIPTION	<p>The Project involves the development of a modern 9-storey residential building with 112 apartments designed to maximize rental yield. The project includes 3 basements with 112 car parking spaces, with 10 dedicated visitor spaces across three basement levels. Additionally, a rooftop communal recreation area will provide residents with a space to relax and enjoy panoramic views.</p> <p>Located adjacent to Mount Gravatt East’s prime location, this development offers modern, comfortable living in a well-connected area.</p>
OPPORTUNITY	The Developer is offering selective units to Investors on EXCLUSIVE first come first serve basis to eligible investors to raise capital for the development and construction of the project. The project is estimated to be completed in 18 months.
DEVELOPER	Zeon Developments Pty Ltd (ACN 683 652 299) is the Developer of the project and the profile is attached in this document.
CORPORATE FIRM	Arrow White Lawyers (Arrow White (QLD) Pty Ltd ACN 650 544 040)
PAYMENT TERMS	<p>\$ 1000 AUD EOI Reistration fee applicable on signing the EOI to participate in the opportunity and select the units. (This amount is fully refundable) EOI doesn’t guarantee your interest. This offer is INVITE ONLY.</p> <p>50% upfront and 50% within 3 months.</p>
EOI CLOSING DATE	15 TH JULY 2025
PROJECT TIMELINE	<p>Project works starting Sep 2025</p> <p>Estimated completion Mar 2027</p>

LOCATION - UNIVERSITIES / RETAIL & SHOPPING



KITCHEN	
Tapware	Single lever mixer with black sink
Cabinetry/Benchtop	Stone benchtop (20mm thick), selected vinyl wrap to cabinetry (timber look)
Floor	Timber
Splashback	Selected tile
BATHROOM	
Floor	Selected tile
Tapware	Black single level mixer and Shower rose
Vanity	Vitreous China-white basin wall hung with exposed bottle trap, no vanity cabinet
Shower Screen	Semi-frameless glass
LIVING ROOM	
Floor	Timber look
BEDROOMS	
Floors	Carpet to all bedrooms
Robes	Mirror sliding door, timber robes with hanging rail and shelves

FIXTURES & FITTINGS



MIELE ELECTRIC COOKTOP



ILIVE INTEGRATED DISHWASHER



MIELE STAINLESS STEEL OVEN



MIELE RANGEHOOD

The builder may substitute items contained in the schedule at any time without notice in accordance with the contract.
The location of fixtures and fittings may also be changed.

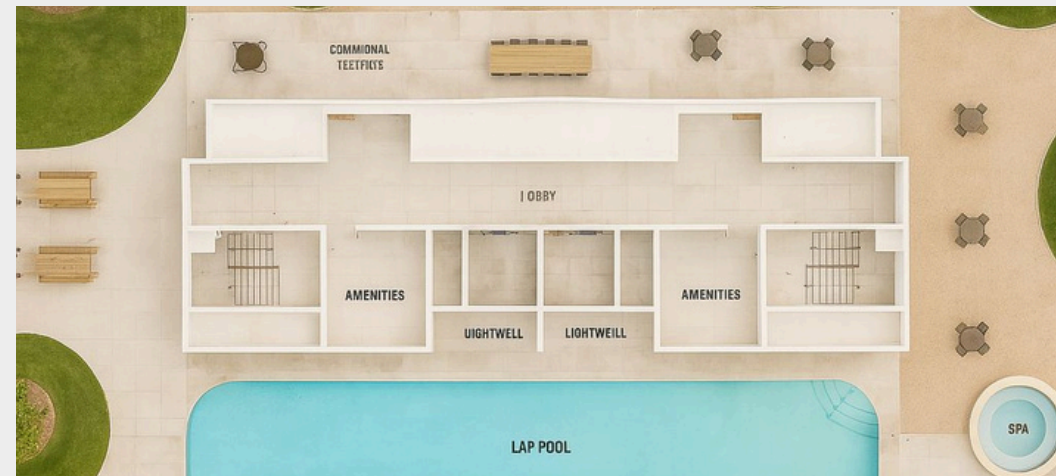
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FLOOR PLAN

GHR



ROOFTOP RECREATION PLAN

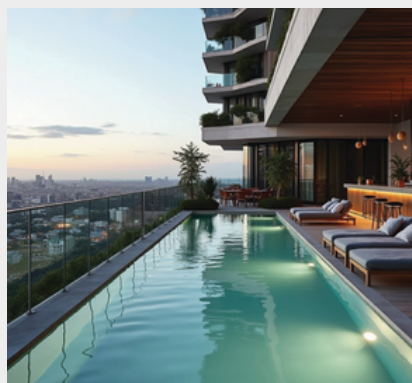
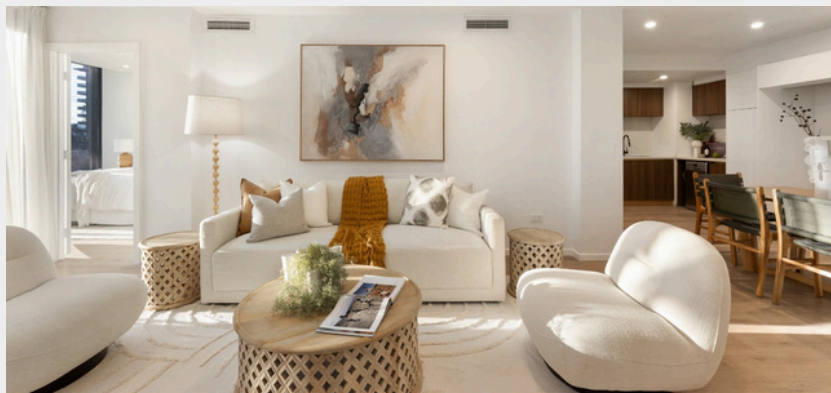


TYPE 2-2BHK FLOOR PLAN



39 RAFFLES STREET
MOUNT GRAVATT EAST
ZEON VIEWSCAPE





DEVELOPER PROFILE



SOLOMON NOEL
CO-DEVELOPER, ZEON DEVELOPMENTS PTY LTD

With over a decade of expertise, Solomon Noel has developed 130+ apartments and oversees a \$100M+ property portfolio. As Managing Director of the Noel Group of Companies, spanning Australia, Singapore, Malaysia, and India, Solomon specializes in prefabrication and automation technologies. His innovative approach enables faster project cycles and higher returns for shareholders. Solomon's current pipeline includes 450 apartments in Brisbane, utilizing cutting-edge construction methods for high-rise housing. Licensed under Queensland Building and Construction Commission and holding a Graduate Certificate in Real Estate Finance from NUS Singapore, Solomon brings unparalleled experience, precision, and leadership to Zeon Developments.



CHARLES
CO-DEVELOPER, ZEON DEVELOPMENTS PTY LTD

Charles is a highly accomplished finance and banking professional with over 20 years of industry experience. He holds a Bachelor of International Business, as well as Diplomas in Finance & Mortgage Broking and Financial Planning. A certified financial advisor, he is renowned for delivering strategic investment and funding solutions, particularly in commercial development and property investment. His multi-award-winning expertise, combined with hands-on development experience in Brisbane, provides him with deep insight into the local market and a proven ability to align investment strategies with evolving opportunities.

EXPRESSION OF INTEREST & TERMS & CONDITIONS

PROPERTY ADDRESS

39 Raffles Street, Mount Gravatt East, Qld - 4122

☐ Personal Residence

☐ Investment

☐ First Home

UNIT/s SELECTED

BUYER'S DETAILS

Full Name

Address

ABN/ACN (If Applicable)

GST (If Applicable).

Mobile

Email

BUYER'S SOLICITOR

Company Name

Contact

Address.

Telephone

Mobile

Email

PURCHASE TERMS

EOI Application Fee \$1,000

Purchase Price (\$)

Deposit.

Balance Amount

Due

Due

BANK DETAILS FOR EOI APPLICATION FEE

Account Name

Bank Name

BSB

Account Number

Arrow White (Qld) Law Practice Trust Account

National Australia Bank Ltd

084 961

407077990

SPECIAL CONDITIONS

SIGNATURE OF BUYER

Signature

Print Name/s

Date Signed

Agent/ Referral Name

NOTE:

The EOI application fee is refundable and this EOI allows the prospective buyer to select a unit in the development from the available Developer units. There is a 5 day cooling period in case the buyer does not wish to proceed with the offer.

EOI REGISTRATION

The EOI Registration will remain open until 15th July 2025. The Developer has complete discretion as to the number of Units to be allocated to each Applicant.

WHO CAN PARTICIPATE

Private Investors, Equity Investors, Self Managed Super Fund Investors, can participate.

This offer is only available to persons who qualify as wholesale clients (as defined in Section 761G of the Corporations act) or sophisticated investors (Subsections 708(1) and (8-11) of the Act and to parties whose participation in the offer allows the Company to comply with Section 708 of the Corporations Act (Eligible Investors)

INVESTMENT STRUCTURE

Investment Structure
Landowner: Raffles Property Holdings Pty Ltd – Land valued at AUD 7 million
Investor Entity: Raffles Capital Unit Trust
Available Shares: 10 of 20 shares
Share Price: AUD 500,000 each
Landowner retains: 10 shares (50% equity)

DELAY COMPENSATION

Developer agrees to pay a delay compensation of 10% per annum pro rata for extended term

DISCLAIMER

Global Hotels and Residences Pty Ltd “GHR” (ACN 165 621 625), operating under REA License Number: 4795308, is acting solely as a real estate and property management agent for the Developer - Zeon Developments Pty Ltd. (ACN 683 652 299). GHR is not marketing or offering any financial products and is only facilitating the sale of properties at a discounted rate. All prospective investors must carefully review the Information Memorandum provided by the Developer and consult with their legal and financial advisors before making any investment decisions. GHR assumes no responsibility for any investment outcomes or liabilities resulting from the sale of properties. Investors are advised to conduct their own independent investigations, including seeking professional advice from licensed financial, legal, and tax advisors. GHR does not offer, and will not be held responsible for, any investment advice, forecasts, or financial outcomes. All payments in relation to the transaction must be made directly to the lawyer's trust account, and the Developer will provide all necessary documentation required for the transaction. GHR is not responsible for the accuracy or completeness of any documents provided by the Developer or any third parties. By engaging with this offering, investors acknowledge that GHR is not responsible for any misrepresentation, errors, omissions, or actions taken by the Developer.

The information contained herein is provided for informational purposes only and does not constitute an offer, solicitation, or invitation for the sale or purchase of securities. Architectural and artist impressions are indicative only. Whilst all information in relation to this development has been prepared with the utmost care and attention to its accuracy, no warranty can be given and therefore interested parties should rely on their own enquiries. Information herein is subject to change without notice. No responsibility is accepted by the Seller or its agents for any other information contained herein or for any action taken in reliance thereon.

PROJECT PORTFOLIO

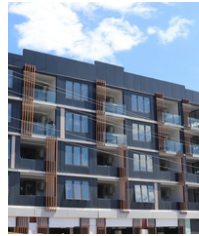
COMPLETED PROJECTS



50 Carl Street
Brisbane



29 Raffles Street
Brisbane



6 Ventura Street
Brisbane



44 Mascar Street
Brisbane



55 Balmoral Street
Brisbane

UPCOMING PROJECTS - 2025 to 2027



ZEON PARKLANDS
33 Carl Street
Brisbane
Starting Oct 2025

12 storey
89 units
110 Cars
68 Bicycles



ZEON LIFEHUB
61 Regent Street
Brisbane
Starting Mar 2026

15 Storey
208 Rooms
31 Cars
60 Bicycles



ZEON CITYVIEW
55 Regent Street
Brisbane
Starting June 2026

15 Storey
90 - 2 Beds
60 Studios
109 Cars | 71 Bicycle



ZEON BLUE HORIZON
11 Hunters Avenue
Labrador
Starting Aug 2025

13 Storey
69 - 2 Bed
12 - 3 Bed
113 Cars | 33 Bicycles



ZEON C6 Skytower
4-8 Charles Street
South Perth
Starting Mar 2027

50 Storey
238 units
162 Cars | 25 Motorcycle

FOR ENQUIRIES CONTACT

GLOBAL HOTELS AND RESIDENCES PTY LTD

ABN 79 165 621 625

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