

7 REASONS

Buying off-the-plan is a smart move for savvy buyers



fortezza^G
GROUP



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Finding the
perfect luxury
apartment
in a competitive
market can be
challenging.

By the time you're ready to
buy, the best options are
often gone or prices have
risen beyond reach.





The Belvedere | Nelson Bay, NSW | Artist Impression

FOREWORD

Why buy off-the-plan?

Buying off-the-plan gives you the opportunity to secure a premium apartment early, before construction is complete. It offers key advantages, from financial benefits to securing the best layouts and locations within a development. With a Fortezza Group off-the-plan purchase, you're not just buying a home, you're making a strategic investment in your future.



LET'S EXPLORE SEVEN REASONS WHY BUYING OFF-THE-PLAN IS A SMART MOVE FOR SAVVY BUYERS.

01

Priority
access



Secure the best layouts, premium views and ideal positions.



Buying off-the-plan means you get priority access to the most sought-after apartments before they're available to the wider market. By acting early, you ensure you're not settling for what's left but instead choosing from the very best.

02

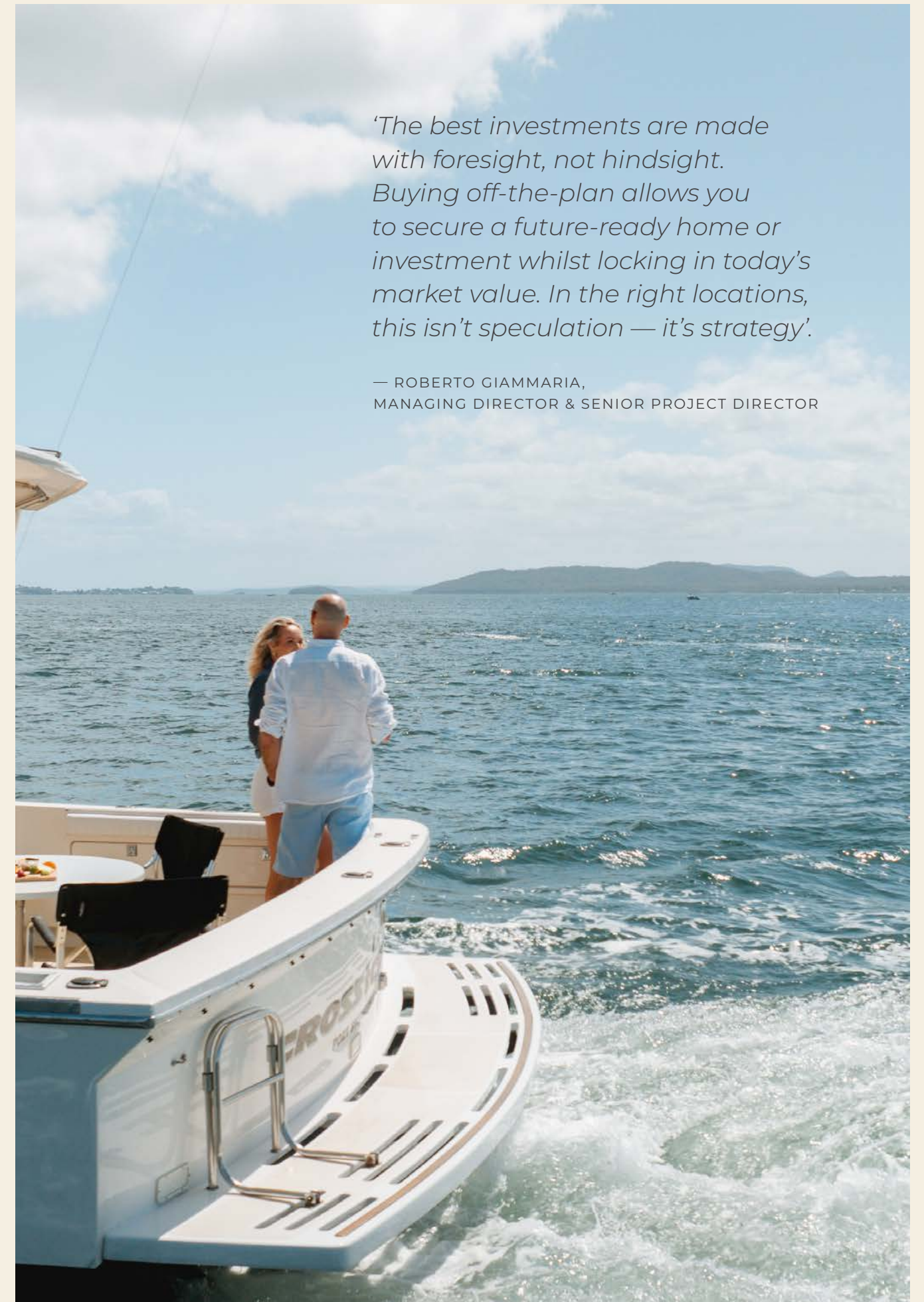
Potential capital growth

Buying one of our luxury apartments off-the-plan allows you to secure it at today's price, even if settlement is months away.

Buying off-the-plan means securing your apartment at today's price, before the market moves. If property values rise, your apartment could be worth significantly more by settlement, giving you an instant equity boost.



The Belvedere | Nelson Bay, NSW | Artist Impression



'The best investments are made with foresight, not hindsight. Buying off-the-plan allows you to secure a future-ready home or investment whilst locking in today's market value. In the right locations, this isn't speculation — it's strategy.'

— ROBERTO GIAMMARIA,
MANAGING DIRECTOR & SENIOR PROJECT DIRECTOR



Bella Baia | Redland Bay, QLD | Artist Impression

03

Lower deposit



The Belvedere | Nelson Bay, NSW | Artist Impression

With deposits starting as low as 10%, you can secure a luxury apartment with minimal upfront capital, freeing up your funds for other investments or financial goals.

A lower deposit means less strain on your cash flow, making it easier to balance other financial commitments. This is particularly beneficial for homeowners who want to plan their move or downsize without financial stress or investors looking to maximise their portfolio.

04

Deposit bond



By getting in early, you can be one of the few buyers who secure their apartment with a deposit bond, allowing you to keep your cash invested elsewhere until settlement.

Instead of paying the deposit in cash, your bank issues a guarantee to us on your behalf, ensuring the funds will be available at settlement. It's a smart way to maintain financial flexibility while securing your luxury apartment. But you'll have to hurry, as only a select number of our apartments are available for deposit bonds.





05

Higher quality
of living



Our off-the-plan
apartments are built to
meet and exceed modern
building standards.

All Fortezza developments include the latest architectural trends, high-end materials and premium fixtures and fittings, offering a level of sophistication and convenience unmatched by older properties. Plus, the minimum energy rating on newer builds has been increased, ultimately lowering your energy bills and making your home more comfortable year-round.



06

Depreciation benefits



Investing in one of our luxury off-the-plan apartments comes with significant tax depreciation benefits.

As a new property, you can claim depreciation on both the building structure and fixtures and fittings, reducing your taxable income. This leads to substantial annual tax savings, improving your investment's cash flow and overall return.

07

Long-term security

Buying off-the-plan with Fortezza Group comes with the added assurance of Latent Defects Insurance (LDI).

This 10-year post-completion warranty safeguards your apartment against hidden structural defects that may not be immediately apparent. By choosing a development protected by LDI, you ensure your investment is secure, providing peace of mind and potentially reducing future repair costs.



Private Residence | Cremorne, NSW

'The longevity of a home is determined long before the first brick is laid. Our focus is not just on aesthetics, but on enduring quality—architecture, materials and craftsmanship that will stand the test of time.'

— ROBERTO GIAMMARRIA,
MANAGING DIRECTOR & SENIOR PROJECT DIRECTOR



Bella Baia | Redland Bay, Queensland | Artist Impression

Why off-the-plan is a smart investment



'Not all developments are created equally. A well-designed project in a strategic location is the difference between an ordinary property and a home that retains value, desirability and livability for decades.'

— ROBERTO GIAMMARIA,
MANAGING DIRECTOR & SENIOR PROJECT DIRECTOR

When it comes to property, timing is often a concern. But the truth is, there's never a 'wrong' time to invest when you're thinking long-term.

In a rising market, buying off-the-plan allows you to lock in today's price and benefit from capital growth before settlement. Even when the market shifts, securing a high-quality property in a desirable location ensures long-term value and strong future returns.



PRIORITY ACCESS



CAPITAL GROWTH



LOW DEPOSIT



DEPOSIT BOND



HIGH QUALITY OF LIVING



DEPRECIATION BENEFITS



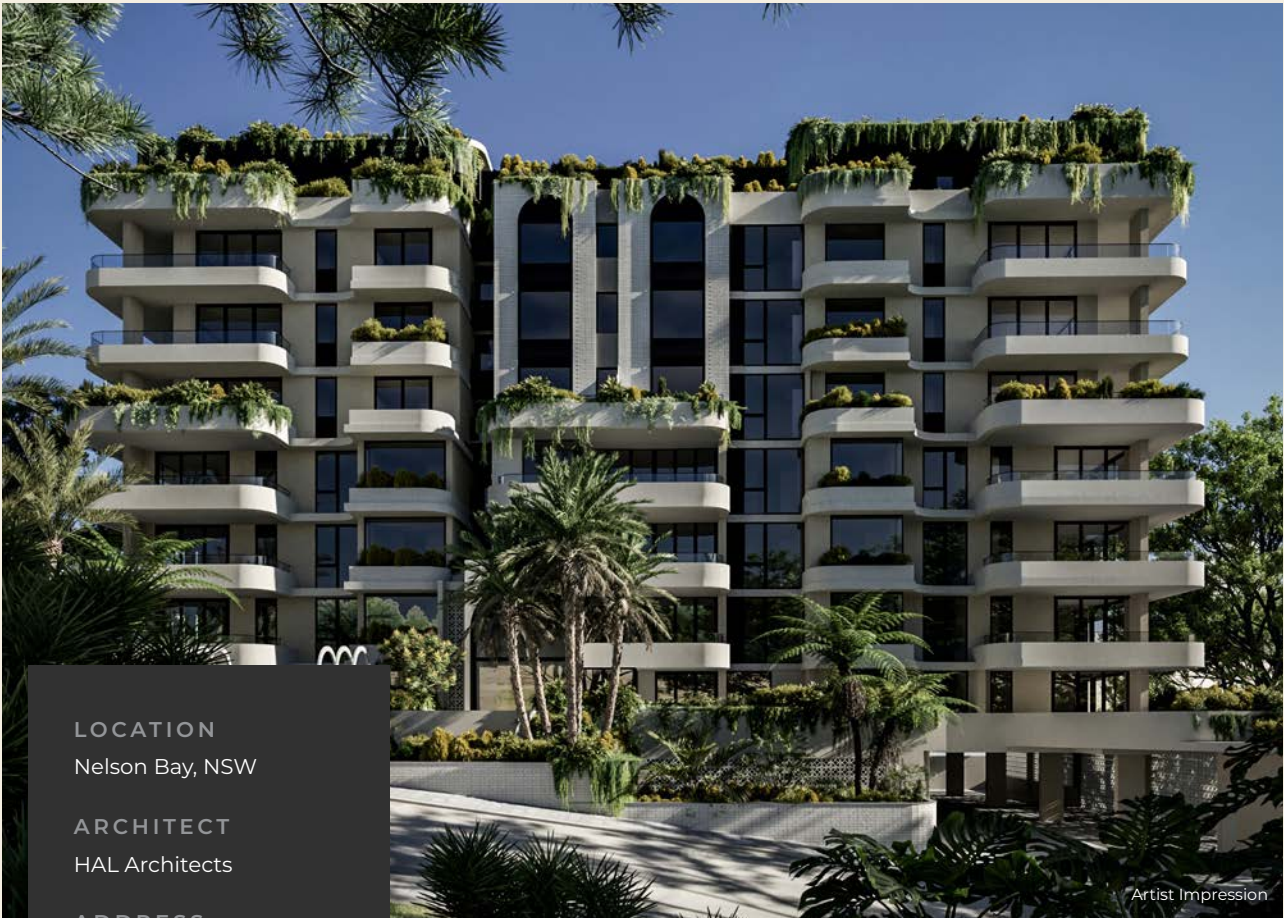
LONG-TERM SECURITY

Gain access to exclusive pre-launch opportunities

Register your interest today

We're committed to delivering premium apartments that offer sophistication, strong investment potential and long-term value.

Two of our landmark developments are now taking registrations of interest.



LOCATION
Nelson Bay, NSW

ARCHITECT
HAL Architects

ADDRESS
5-7 Church St,
42 Donald St, NSW 2315

PRODUCT
56 - 2 & 3 bedroom
apartments, penthouse,
office and pool

STATUS
Design Development - DA

The Belvedere

A boutique collection of coastal residences designed to capture the elegance and relaxed sophistication of waterfront living. With breathtaking ocean views, high-end finishes, and a prime position near marina precincts and national parks, The Belvedere is a rare opportunity for both lifestyle buyers and investors.

THEBELVEDERE.COM.AU



LOCATION
Redland Bay, QLD

ARCHITECT
HAL Architects

ADDRESS
57 Banana St,
Redland Bay, QLD 4165

PRODUCT
17 Apartments

STATUS
Coming Soon

Bella Baia

Bringing a new level of luxury to one of Brisbane's most sought-after bayside locations, Bella Baia is an architecturally designed masterpiece that blends timeless elegance with modern convenience. Located just moments from the new Marina, it offers a connected, vibrant lifestyle with strong long-term value.

FORTEZZAGROUP.COM.AU/PROJECT/BELLA-BAIA



Secure your luxury apartment before prices rise

1. EXPLORE OUR DEVELOPMENTS

Discover our exclusive luxury off-the-plan apartments. From premium locations to cutting-edge design, you'll find the Fortezza Group development that suits your lifestyle or investment goals.

2. REGISTER YOUR INTEREST

Be amongst the first to access premium apartments before they hit the market. Register your interest to secure a lower deposit, enjoy financial flexibility and take the first step towards your dream home or investment.

3. ELEVATE YOUR LIFESTYLE

Settle in, relax and embrace the elevated lifestyle you've secured by investing in a luxury off-the-plan apartment by Fortezza Group.



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