

fortezza 
GROUP
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# Elevate your lifestyle

01

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DISCOVER A NEW CHAPTER WITH FORTEZZA GROUP, WHERE ART,  
BEAUTY AND EUROPEAN HERITAGE MERGE

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“

I would absolutely  
recommend Fortezza  
Group for anyone  
who’s purchasing.

—JANE COSGRIFF, ALTA VISTA WYNNUM PURCHASER



Bella Baia | Redland Bay, Queensland

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# 01

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## Vision

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Fortezza Group stands  
at the forefront of  
redefining residential,  
commercial and  
hospitality spaces

We represent a beacon of creativity and precision in the realm of property. With our deep-rooted expertise and unyielding commitment to quality, we guide you towards a future where inspired living is the norm.



Bella Baia | Redland Bay, Queensland | Artist Impression

# Fortezza at a glance

10



COMPLETED DEVELOPMENTS

\$30 million



PIPELINE

\$120 million



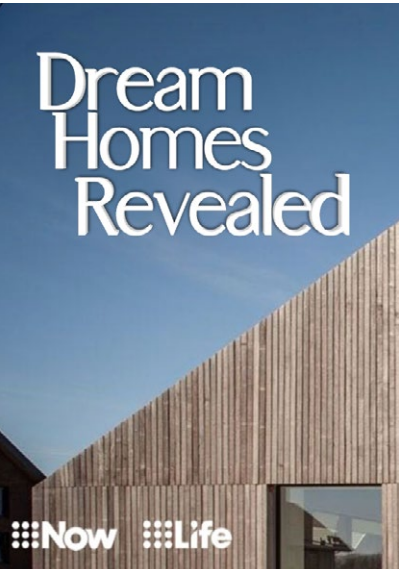
DEVELOPMENTS ACROSS

QLD & NSW



COMBINED EXPERIENCE

75 Years



AS SEEN ON

Dream Homes  
Revealed

11



# 02

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## Services

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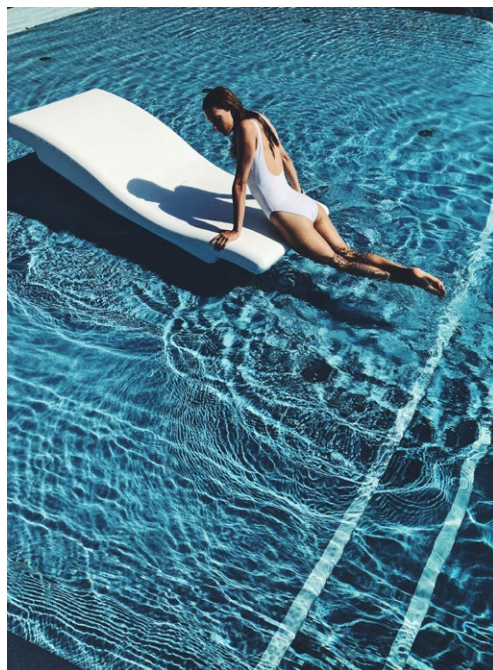
## Transform spaces, transform lives

A home is more than just a space—it's the backdrop to your life. Our commitment to creating inspiring homes and vibrant communities is fuelled by a blend of art, beauty and smart technology. Each brick, each beam, each tile at a Fortezza development is placed with purpose, passion

and a deep respect for the artistic heritage that inspires us. Our clients' satisfaction drives our innovations, ensuring that each development isn't just built, but thoughtfully designed to enhance both individual lives and the entire community.



*Bella Baia | Redland Bay, Queensland | Artist Impression*



“From the drawing board to the last brick, the journey of a Fortezza project is a testament to unmatched excellence and innovative foresight”

— ROBERTO GIAMMARRIA, MANAGING DIRECTOR AND SENIOR PROJECT DIRECTOR

Bella Baia | Redland Bay, Queensland | Artist Impression

**DEVELOPMENT MANAGEMENT**

Led by the expertise of our senior development manager, Jon Lindsay, and supported by Managing Director and Senior Project Director Roberto Giammaria, we handle all phases of development including site acquisition, market research, securing approvals and coordinating with architects, engineers and contractors.

**CONSTRUCTION PROJECT MANAGEMENT**

Our construction project management services are led by Roberto with Jon providing support. Both Roberto and Jon are well versed in construction project management, ensuring that each project is completed on time, within budget and to the highest quality standards. We meticulously plan, coordinate and oversee every aspect of your project's lifecycle from consultant procurement to budget management and reporting. We employ robust construction project management methodologies to mitigate risks and ensure seamless execution, providing you with peace of mind and exceptional results.

**JOINT VENTURE PARTNER**

As a Joint Venture Partner, we collaborate with landowners, investors and other stakeholders to bring ambitious projects to life. We bring our extensive market knowledge, financial acumen and project management expertise to joint ventures, ensuring mutual benefits and successful outcomes. Our partnerships are built on trust, transparency and shared goals, allowing us to deliver projects that exceed expectations.

**ADVISORY**

Every decision you make has an impact on the success of your project. Our Advisory services offer expert guidance and strategic advice on all aspects of property development and management. Whether you need advice on market trends, planning strategies or contract negotiations, our team of seasoned professionals is here to help. We offer tailored solutions that address your unique challenges and opportunities, empowering you to make informed decisions and achieve your project goals.

Unlock the  
potential of  
your project





# 03

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## Team

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# Innovative solutions tailored for you



Our approach challenges the status quo by adopting alternative building practices that optimise both aesthetic appeal and financial returns. From high-rise apartments, bespoke commercial hubs and buzzing hospitality venues, each project is a testament to our commitment to excellence and innovation.

Choosing an investment is a significant decision, which is why we prioritise open and transparent communication, ensuring you feel informed every step of the way. Our multi-skilled team doesn't just build; we listen, adapt and ensure that your needs are at the heart of every development. With Fortezza, you're not just investing in property; you're investing in a partnership that cares.



# Roberto Giammaria

MANAGING DIRECTOR AND SENIOR PROJECT DIRECTOR

Roberto has extensive experience in delivering high-end medium and high density residential, commercial and hospitality projects spanning over 25 years. He holds Master's Degrees in Construction Project Management (University of New South Wales) and Property Development (University of New South Wales), as well as commencing a Law Degree (Juris Dr) at the University of Technology Sydney (UTS) in 2016–2018 — currently deferred with resumption in 2022/23. He also comes from a trade background and is a member of the Australian Institute of Project Managers (AIPM).

Roberto has been involved in the Procurement and Execution of large-scale projects ranging between \$1 million – \$150 million+ such as Darling Harbour Entertainment Centre, Centre Point Tower, Parliament House (ACT), Nikko Hotel, Arncliffe Residential Towers, The Residence Tower (Darlinghurst), Hurstville Bus Interchange & State Rail Electrical Power Stations and Newtown Apartments to name a few.

In addition to the these sectors, Roberto has extensive experience in the Residential sector, undertaking residential projects valued between \$1 million and \$18 million. These projects include Duplexes, Townhouses, Units and Luxury Homes, otherwise known as Blue Chip Residential. His role is Interface, to monitor, control and direct (be it Head Contractors or Principal). He leads the project team and has a lead role controlling both streams of the project — Procurement and Delivery. He is also responsible for the project's health (time/cost/quality) from commencement to completion.

Roberto is a seasoned campaigner in authority consultation, procurement and execution within the built environment, highly motivated in delivering the clients' needs to the highest quality, on time and within budget and highly instrumental in seeing the company grow at a steady and sustainable rate.



# Nik Bilic

DIRECTOR AND FINANCE MANAGER

Nik holds a Bachelor of Commerce (Accounting Major) (University of Queensland) and is a member of the Institute of Chartered Accountants Australia. He is a registered tax agent with over 15 years' experience in the industry.

Nik manages the group's finances and has an interface with the finance Institutions; procuring construction

funding and reviewing project budgets and cash flow. Nik also has a lead role in preparing the Financial Feasibility Studies (using Estate Master) for all developments together with the other team members, Roberto & Spiro. Nik is able to analyse the impacts of GST and implements sufficient tax planning strategies to ensure all projects meet the required profitability.



# Jon Lindsay

DIRECTOR AND SENIOR DEVELOPMENT MANAGER

Jon has over 17 years' experience in the property development field and has been actively involved in successfully delivering numerous developments to clients. Holding a Master's of Property Development and a Graduate Diploma in Applied Finance and Investment, as well as a Bachelor of Business Degree, he provides a broad base of formal qualifications to balance his extensive professional experience.

Jon is a highly experienced and accomplished Development Manager. With a track record of success and experience through all stages of the property development lifecycle, Jon can provide both development and project management expertise, spanning from

acquisition to delivery and end sale. His experience spans several different asset sectors including the industrial, residential, office, hotel and retail markets.

Jon has a well-rounded skill set and is driven by seeking and implementing the most profitable solutions and strategies on his projects. He is hands-on, professional and takes pride in his work. He's also able to work through the details while keeping a firm eye on the bigger picture. Having worked on projects across the eastern seaboard for the last 17 years, he has an extensive base of contacts with consultants, developers, builders and local and state government authorities.



# Spiro Tsokos

BUSINESS DEVELOPMENT MANAGER

In his 8 years with Fortezza, Spiro has been instrumental in positioning the group to capitalise on recent and current property booms. Spiro holds a Bachelor of Commerce (University Western Sydney).

Spiro leads the role of the development of business relations. He works alongside Nik and Roberto on the company's financial planning, both short and midrange, with the objective of positioning the company to less risk

and greater opportunity based on market conditions and cycles. Spiro is well-versed and understands the property market well.

Both Spiro and his wife Vanessa run a medium-sized Property Service which is a family-owned boutique agency specialising in Residential and Corporate leasing throughout the Sydney basin.



# Jemma Mann

BUSINESS DIRECTOR

Jemma brings a wealth of knowledge and expertise to Fortezza Group, rooted in her family's history in property development. With a diploma in business, Jemma is well-versed in business management, expertly overseeing the business affairs of Fortezza Group to ensure smooth operations and strategic growth.

Jemma is pivotal in driving Fortezza's success as the coordinator of four dynamic teams — Marketing, Insurance, Real Estate and Strata Care. Additionally, in her role as Personal Assistant to our General Manager and Senior Project Director, Roberto Giammaria, Jemma encompasses all business and development needs, highlighting her integral contribution to our organisation's achievements.

# Our consultants

Fortezza has worked with the same design team for over 15 years, so we want to take the time to thank all of our consultants for their hard work and the quality they've helped us produce over the years. We hold a high level of expectation, and every one of the consultants we work with is the backbone of who we are today. Thank you, all!





# 04

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## Projects

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# Step into a world of bespoke architecture

Our commitment to excellence is reflected in the successful completion of numerous projects. Each case study presented here highlights our innovative approach, meticulous planning and dedication to quality. By exploring these examples, you will gain insight into our capabilities and the value we bring to each development.

Our case studies showcase a diverse range of projects, illustrating our expertise across various sectors and our ability to deliver outstanding results. These projects exemplify our ability to overcome challenges, meet client expectations and contribute to the built environment in meaningful ways

*The Belvedere | Nelson Bay, NSW | Artist Impression*



COMPLETED DEVELOPMENTS

\$30m+

DEVELOPMENTS TO BE CONSTRUCTED

\$120m+

# Completed projects

| RESIDENTIAL                                                                                | MIXED-USE/RETAIL                                                                         | HOSPITALITY                                                       |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <div>Alta Vista</div> <div>72 Bride Street,<br/>Wynnum, QLD</div>                          | <div>Westfield</div> <div>Sydney CBD, Bondi Junction,<br/>Chermside, Indooroopilly</div> | <div>Park Hyatt</div> <div>Circular Quay, NSW</div>               |
| <div>Raffles<br/>Apartments</div> <div>5 Raffles Street,<br/>Mount Gravatt East, QLD</div> | <div>Myer Centre</div> <div>Brisbane, QLD</div>                                          | <div>Urbane<br/>Restaurant</div> <div>Brisbane, QLD</div>         |
| <div>Opes Terraces</div> <div>11-3 Drayton Terrace,<br/>Wynnum, QLD</div>                  | <div>The Star</div> <div>Darling Harbour,<br/>Sydney, NSW</div>                          | <div>Miss<br/>Moneypenny’s</div> <div>Noosa, QLD</div>            |
| <div>Opes Terraces</div> <div>19 Barlett Street,<br/>Morningside, QLD</div>                |                                                                                          | <div>Hayman Island<br/>Resort</div> <div>Hayman Island, QLD</div> |
| <div>Shellbank</div> <div>Shellbank Parade,<br/>Cremorne, NSW</div>                        |                                                                                          | <div>Goldfish Nightclub</div> <div>Sydney, NSW</div>              |
|                                                                                            |                                                                                          | <div>Space Ibiza<br/>Downunder</div> <div>Moore Park, NSW</div>   |

# Residential

# Alta Vista

Alta Vista Residences is located in one of Brisbane's most sought-after Bayside suburbs, Wynnum.

Alta Vista is Wynnum's tallest tower, boasting a unique collection of 21 residences across 7 levels with secure resident parking in the basement and ground floor. Designed by award-winning architects, HAL Architects, Alta Vista Residences sets the benchmark of bayside living in Brisbane.

|                                |                                              |
|--------------------------------|----------------------------------------------|
| LOCATION                       | VALUE                                        |
| Wynnum                         | \$12 Million                                 |
| ARCHITECT                      | STATUS                                       |
| HAL Architects                 | Complete                                     |
| ADDRESS                        | PRODUCT                                      |
| 72 Bride Street,<br>Wynnum QLD | 7 levels of 1, 2 and<br>3 bedroom apartments |



# Shellbank

Shellbank is a waterfront luxury home in Cremorne, Sydney, that offers stunning views of the bay.

The elegant design blends rustic charm with modern sophistication. Drawing inspiration from Italy's cobblestone streets, Shellbank features travertine alfresco terraces complete with a pool and beautiful water feature.

This residence offers unparalleled comfort and style. The fireplace, gym, sauna and cinema room make Shellbank an exquisite retreat in a premier location.

|                                   |              |
|-----------------------------------|--------------|
| LOCATION                          | VALUE        |
| Cremorne                          | \$20 Million |
| ARCHITECT                         | STATUS       |
| Phil Corben and Shahe Simonian    | Complete     |
| ADDRESS                           | PRODUCT      |
| Shellbank Parade,<br>Cremorne NSW | Luxury home  |



# Raffles Apartments

Raffles Apartments is a timeless development, offering its residents the absolute pinnacle of luxury living in one of Brisbane's sought-after, up-and-coming suburbs, Mount Gravatt. Renowned architect HAL Architects had a vision to create a contemporary building that sets new standards of living within Mount Gravatt.

With only 12 apartments on offer, Raffles melds modern sophistication and meticulous design with state-of-the-art appliances.

|                                      |                                |
|--------------------------------------|--------------------------------|
| LOCATION                             | VALUE                          |
| Mount Gravatt                        | \$4.5 Million                  |
| ARCHITECT                            | STATUS                         |
| HAL Architects                       | Complete                       |
| ADDRESS                              | PRODUCT                        |
| Raffles Street,<br>Mount Gravatt QLD | 12 apartments<br>over 4 levels |



# OPES Residences

The OPES Residences is set in the beautiful suburb of Morningside, Brisbane.

OPES Residence brings something truly unique to the local property market. With its clean lines and contemporary look, OPES is a standout development in Morningside.

|                                        |               |
|----------------------------------------|---------------|
| LOCATION                               | VALUE         |
| Morningside                            | \$3.5 Million |
| ADDRESS                                | STATUS        |
| 19 Bartless Street,<br>Morningside QLD | Complete      |
| PRODUCT                                |               |
| 7 apartments<br>over 3 levels          |               |



# The Belvedere

The Belvedere is strategically positioned at the apex of Nelson Bay, offering unrivalled views of the ocean, the bay and captivating topography of the area.

Our commitment to maintaining the integrity of every view and sight line has been relentless. Through extensive modelling and analysis, we ensure that each apartment will enjoy the natural beauty of Nelson Bay, regardless of future developments. Each design element will be carefully curated to harmonise with our European heritage, drawing profound inspiration from the Roman architectural marvels in Istria.

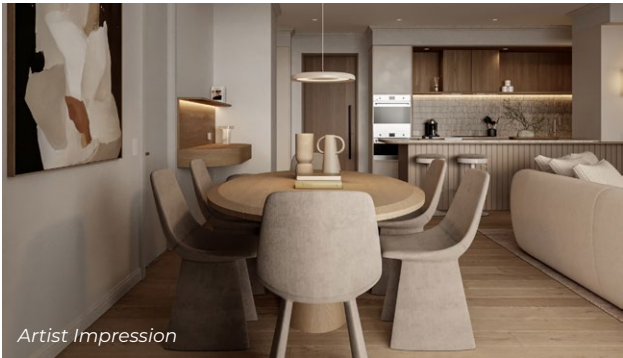
LOCATION  
Nelson Bay

STATUS  
Coming Soon

ARCHITECT  
HAL Architects

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

ADDRESS  
5-7 Church Street,  
42 Donald Street,  
Nelson Bay NSW



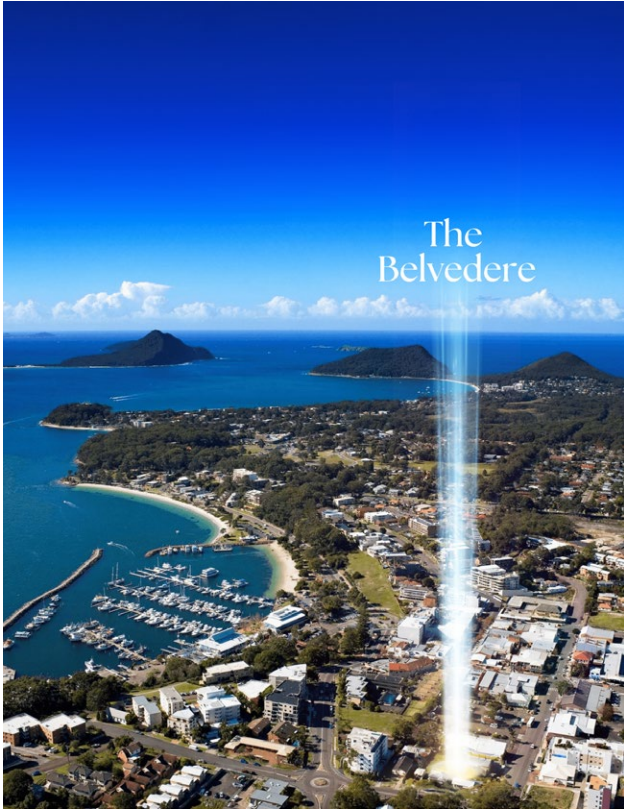
Artist Impression



Artist Impression



Artist Impression



The Belvedere | Nelson Bay, NSW | Artist Impression

# Bella Baia

Bella Baia will be located in the charming and friendly bayside suburb of Redland Bay.

The meaning behind Bella Baia is ‘lovely bay’ which pays homage to its European heritage and unique design, bringing a touch of Italy to Brisbane’s bayside.

Designed in collaboration with the award-winning HAL Architects, it will hold a boutique collection of 17 units across 8 levels with secure resident parking in the basement and a rooftop pool.

Positioned within the Weinam Creek PDA, it offers a front-row seat to Redland Bay’s transformation.

Decades of experience in both procurement and construction meant we could anticipate challenges and market dynamics early, make strategic choices, and achieve a balance of beauty, function, and longevity.

From the infinity pool and rooftop retreat to carefully considered interiors, Bella Baia was planned to deliver far above market norms.

With the design and procurement complete, the project will now be delivered by an acquiring developer.

The vision, planning, and specifications remain entirely Fortezza’s, ensuring the final building reflects the quality and intent set from the outset.

|                                      |               |
|--------------------------------------|---------------|
| LOCATION                             | VALUE         |
| Redland Bay                          | \$20 Million  |
| ARCHITECT                            | STATUS        |
| HAL Architects                       | Sold          |
| ADDRESS                              | PRODUCT       |
| 57 Banana Street,<br>Redland Bay QLD | 17 apartments |





## Hospitality

# Miss Moneypenny's

As a majority shareholder, we took on the design and construction of this stylish venue.

We used a broad array of textures, timbers, stones and lighting fixtures to craft an atmosphere that's as luxurious as it is inviting. This attention to detail ensures that every visit is a unique experience, perfect for any occasion.

With a project value of \$1.75M, Miss Moneypenny's was an enjoyable project that brought our strategic development expertise to a commercial project, using the same high-quality design and commitment we bring to our residential projects.

Whether you're dining out or celebrating a special event, Miss Moneypenny's is designed to impress. With a relaxed atmosphere and a focus on social dining, Miss Moneypenny's has attracted a huge amount of interest and press from around the world, fast becoming an iconic place to visit for locals and tourists alike. It has received several prestigious wins and nominations every consecutive year including being voted Best Regional Bar in Australia and listed in the Best 50 Global Finds by the Sun Herald.

|                                       |                |
|---------------------------------------|----------------|
| LOCATION                              | VALUE          |
| Noosa                                 | \$1.75 Million |
| ARCHITECT                             | STATUS         |
| Paul Kelly Design                     | Complete       |
| ADDRESS                               | PRODUCT        |
| 6 Hastings Street,<br>Noosa Heads QLD | Restaurant     |



# Goldfish Nightclub

Goldfish was a sophisticated venue that left a lasting impression on visitors with its intimate lighting and elegant atmosphere. The stylish interiors created a classy yet welcoming space, setting it apart from typical nightlife spots. Its expertly crafted cocktails, curated DJ sets and Asian-Mediterranean cuisine gave Goldfish a unique charm, making it stand out in Sydney's nightlife scene.

Fortezza provided invaluable support in sourcing talent, securing partnerships and driving promotional efforts over five years, contributing significantly to the project's growth and success behind the scenes.

| LOCATION                                | STATUS    |
|-----------------------------------------|-----------|
| Potts Point                             | Complete  |
| ADDRESS                                 | PRODUCT   |
| 111 Darlinghurst Rd,<br>Potts Point NSW | Nightclub |
| VALUE                                   |           |
| \$1.75 Million                          |           |



# Space Ibiza Downunder

Space Ibiza Downunder is Australia's premier New Year's Day electronic music festival, bringing the legendary Ibiza clubbing experience to Sydney since 2010. Paul Strange Presents partnered with Fortezza to manage sponsorship, booking talent and promotional efforts, successfully increasing attendance and return on investment (ROI). Featuring renowned DJs with world-class production, it became a must-attend event offering an unrivalled Ibiza-style party in Australia.

|                                |          |
|--------------------------------|----------|
| LOCATION                       | STATUS   |
| Moore Park                     | Complete |
| ADDRESS                        | PRODUCT  |
| Moore Park;<br>Greenwood Hotel | Event    |





Fortitude Development Group t/a Fortezza Group

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ACN 637 126 044

Enquiries contact Jemma Mann

Insurance

PL - \$20m

PI - \$5m

WC – upon request

[fortezzagroup.com.au](http://fortezzagroup.com.au)

