



## FOR SALE

### LUXURIOUS LIVING IN A PRESTIGE LOCATION + CAR SPACE AND STORAGE CAGE!

Capitol Grand is a masterpiece, it is one of the tallest and most stunning and iconic buildings in South Yarra.

Boasting spectacular views this near new apartment offers an incredible living experience like no other.

It is Melbourne's first 6-Star building, which offers 24-hours front desk and concierge service.

Offering elegant and high end finishes throughout this apartment comprises:

- Spacious bedroom with built-in-robres
- Study area
- Beautifully appointed two pack kitchen with stone benchtops
- Open plan dining and living area
- Stunning two-way bathroom (semi-ensuite) with full height ceramic tiled walls
- European laundry
- Single car space and storage cage

Features include: high ceilings, floating timber floorboards, stainless steel cooking appliances and balcony.

Residents will indulge in comprehensive facilities including a swimming pool, spa, sauna, steam room, fully equipped gymnasium, barbecue terraces, in-house cinema, private dining facilities, games room, library and much more.

Situated on famous Chapel Street with endless shopping, cafes, restaurants, bars, and entertainment, this apartment enjoys every convenience at your front door. Additionally South Yarra is also home to The Tan, Royal Botanic Gardens and located near the Yarra River.

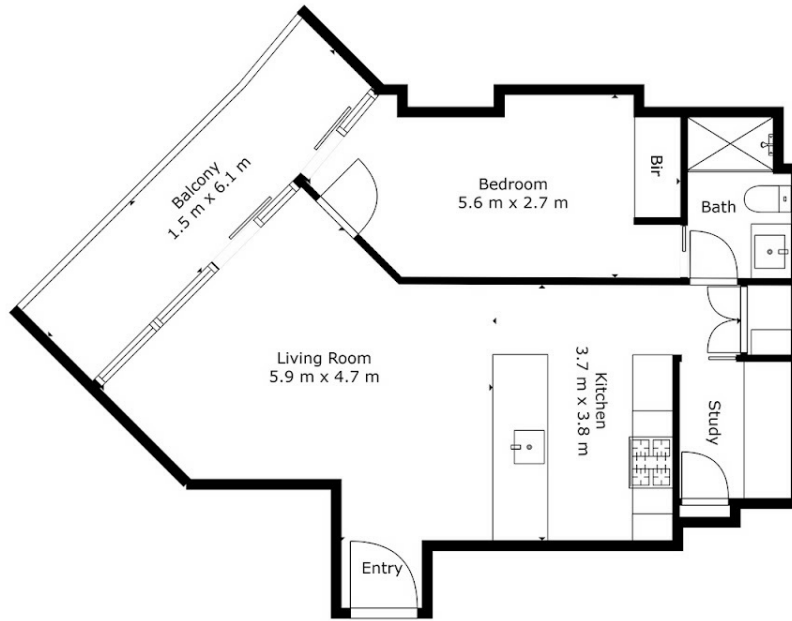
1 BED | 1 BATH | 1 CAR

PRICE:  
\$630,000

OPEN FOR INSPECTION:  
N/A



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## 706/1 Almeida Cres, South Yarra

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.