

# THE PALAZZO

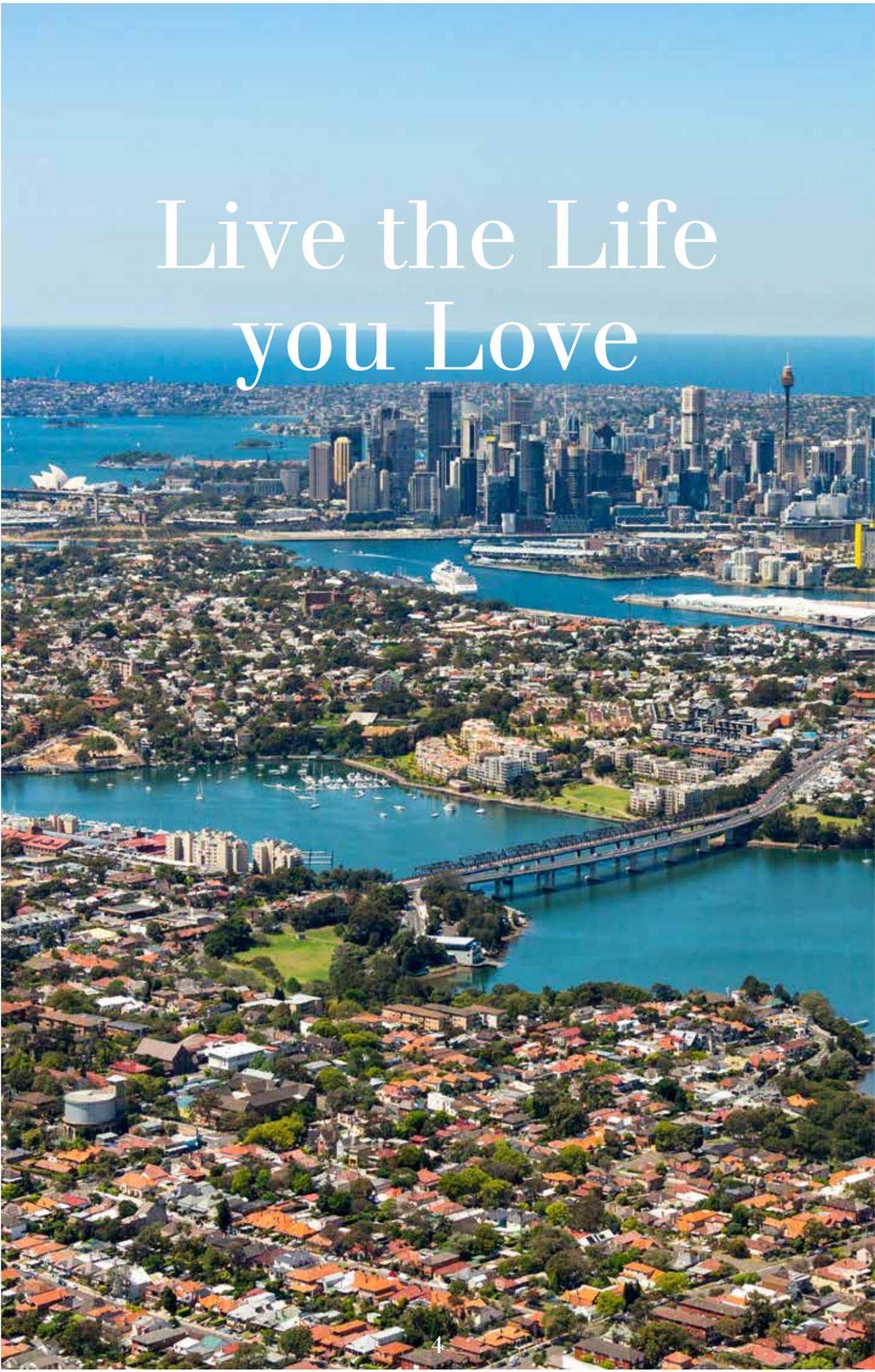
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LIVE TO LOVE

THE PALAZZO

Live to love





# Live the Life you Love

## THE PALAZZO

We believe in living a life you love.

Just because you or your partner may need extra care,  
doesn't mean you should compromise your independence or lifestyle.

Our unique offer is tailored for those of you who may be living with dementia  
or a complex care need – whether a couple or individual  
– but who want to live life to the fullest.

So we've combined the best of both worlds.

At The Palazzo, our integrated accommodation and care package means you can enjoy  
the independence of exclusive apartment living, with all the benefits of a concierge and  
the convenience of around the clock access to emergency assistance through the  
co-located residential aged care at The Village by Scalabrini.

Choose from a selection of spacious one or two bedroom  
luxury roof top apartments, incorporating all the special touches,  
to make you feel right at home.

**So you can live the life you love.**

# Our Vision

At Scalabrini, our purpose is simple:  
everything we do is centred on making our residents' lives fulfilling.

As specialist providers of aged care, we recognised the lack of accommodation options for couples in situations where one partner is living with dementia or requires more complex care, or individuals who while having a care need are not yet ready to forgo their independence.

So we set out to create a new concept in seniors living, understanding that you don't want to relinquish your freedom or lifestyle just because you or your partner may require additional support.

We envisaged creating stunning, luxuriously-appointed and generously-sized homes, where your day-to-day life continues in the style you love. Where couples who have been inseparable for decades, can stay together, in a secure environment, with easy access to the support they need.

In creating our unique model, we spent years researching global trends, incorporating the most recent findings in the clinical and therapeutic management of dementia and other complex conditions.

And we listened to our many existing residents, their families and friends, care givers and our staff. Through our 45 years of experience in aged care, we have come to recognise what our residents value most – a normal lifestyle, resplendent with family, good food and a community culture.

So we have brought all of these elements together and are delighted to share this very special concept with you.

**We invite you to explore all The Palazzo has to offer.**

# Welcome to The Palazzo

Combining the best in accommodation and care.

Maintain your independent lifestyle in a luxury apartment, accessed via a private foyer and secure reception area. Experience a range of exclusive inclusions, such as the convenience of a dedicated concierge, always on hand to arrange your daily support services.

The Palazzo is co-located with The Village by Scalabrini residential aged care, giving you the peace of mind that comes with around the clock emergency support from the onsite team. Designed specifically as an enabling environment, The Village offers highly advanced services in dementia and complex care, giving you additional support options should you or your partner require them.

And with your care needs catered for, there will be plenty of time to relax, invite your family and friends for a meal or share a drink on the terrace taking in the city views.

You have so many options. You may wish to take advantage of a range of Wellness, Lifestyle and Community opportunities, located right next door in The Village Piazza.

Or given the idyllic bayside location of Drummoyne, just 6km from the CBD, you can take a quick shopping trip to the city or just immerse yourself in the local culture.

You can secure your prestigious apartment and integrated care package with a single upfront contribution, with no additional monthly property fees, utility bills or maintenance costs.

Whatever your preference,  
The Palazzo is designed so you can

**Live the life you Love.**

# My city

Reflecting the very best that Sydney has to offer, picturesque Drummoyne is nestled on a peninsula between Iron Cove and Five Dock Bay, surrounded on three sides by sparkling Sydney Harbour.

Against this stunning backdrop, your new home at The Palazzo enjoys the perfect vantage point, offering breathtaking skyline views of the Sydney CBD to the Blue Mountains from each apartment.

Relax, soak up the sun and take in the captivating outlook, from your own private terrace.

Birkenhead Point

Drummoyne Swimming Centre

Balmain

Iron Cove Bridge

CBD  
15 minute bus,  
taxi ride

Anzac Bridge and Cross City Tunnel

Rozelle Bay

Rozelle



Your New Address

Only minutes away from two of Sydney's major inner west thoroughfares, Victoria and Parramatta Roads,

The Palazzo is located in  
5 Mary Street  
Drummoyne NSW 2047



# My neighbourhood

A virtual island, linked by the Gladesville and Iron Cove bridges, Drummoyne is the perfect place to live. Situated in a highly sought after inner west destination, you'll appreciate the peace and quiet of this safe residential suburb, while being just 6km from the heart of Sydney.

With a bus stop right on your doorstep, its only a short ride to the CBD or inner west shopping districts. Or you can take a quick ferry trip to Darling Harbour, or a RiverCat ride along the Parramatta River.

Drummoyne is one of Sydney's hotspots, a hub of cafes, restaurants, bakeries and delicatessens. Shop for the best of local and global produce, grab some great bargains at the recently renovated Birkenhead Factory Outlet, or simply sip on your favourite brew and watch the passing parade of people.

Less than five minutes walk away, choose from an international array of Moroccan, Vietnamese, Lebanese, Italian, Thai, Indian and Japanese eateries and a number of excellent hotels. There's also Drummoyne's Bakehouse and Ocean Foods, the Trovatino cafe and two renowned yacht clubs with famous million dollar views over the harbour.

If you feel like a taste of the great outdoors, you're spoilt for choice. There are plenty of accessible parks and open spaces adjoining the harbour, to relax in or share time with the family. On a sunny Sydney day, nothing beats heading down to the bay for a stroll and to take in the view. And with excellent coffee available at multiple cafes, you can't go wrong.

**In a location this good, you'll love living at The Palazzo.**



# You'll feel right at home

**It's the finishing touches that turn a house into your home.**

Inspired by the best of contemporary living, each apartment boasts elegant finishes and fittings, enhanced by quality joinery.

Sweeping stone bench tops, European appliances and polyurethane cabinetry ensure your fully appointed kitchen functions as beautifully as it looks.

Designer bathrooms feature a walk in shower and quality stone surfaces, with a separate European-styled laundry fully fitted-out with washer, dryer and laundry tub.

Floor to ceiling windows capture sweeping views, framed by luxurious sheer drapes.

Blockouts in the bedrooms give you the right mix of privacy and natural light, while large format ceramic tiles and plush stain-resistant carpets ensure comfort underfoot.

Ample storage is provided for all your favourite items, with a linen cupboard and practical breakfast bar storage and entry niche.

Convenience is at your fingertips, with fully controllable, multi-zone air conditioning and a full suite of technology including wi-fi, telephone, emergency assist button and large screen TV with infotainment package.

# Integrated care

## Providing care is what we do best.

Through Scalabrini we've been delivering excellence in care for over 45 years.

Drawing on this expertise, we've thoughtfully tailored a comprehensive range of personal services to support you or your partner, particularly if one of you is living with dementia or a complex care need. For the primary care-giver, respite care is available to relieve you of your role for two days a month, with the knowledge that your partner is safe and enjoying themselves.

Daily concierge check in, around-the-clock emergency call-out and regular assessments by our registered nurses assure your health needs can be addressed quickly and professionally.

Weekly care services available include cleaning, laundry, personal care, clinical assistance, and wellness activities, plus a support allowance which you can use at your discretion.

Additional benefits each week, such as 2.5 hours of care for couples and 3.5 for singles, 2 fresh cooked meals and regular coffees or teas, ensure you spend less time looking after yourself and more time on the things you enjoy most.

Should your care needs change, Palazzo residents also benefit from the exclusive priority wait-list for the co-located residential aged care facility at The Village by Scalabrini.



To make life even easier, as a Palazzo resident you'll be treated to the services of a dedicated concierge. As the first point of call the concierge will check on you daily and take care of all your needs from transport, to dining out, lifestyle bookings, clinical care appointments, through to room services. And the best part, located right in The Palazzo foyer, there's always a friendly face to greet you!

# Your choice

The Palazzo offers a selection of 1 or 2 bedroom apartments in a range of sizes and configurations from 70 to 130m<sup>2</sup>.

Every apartment is bathed in natural light through floor to ceiling windows and oriented to capture breathtaking views, of either the city, the bay or overlooking the vibrant piazza.

Your open plan living and dining area, and kitchen flow onto a private roof top terrace or balcony. The family-sized kitchen is a special feature – where you can prepare a quick snack or gather the family around a home cooked feast and a glass of fine wine.

Each apartment features its own European-styled laundry, including washing machine, dryer and laundry tub, or you can take advantage of the onsite laundry service. For easy access, bathrooms are located just off your living room and also directly from the bedroom, ensuring your privacy.

To assist with a range of handy tasks, including hanging pictures or installation of fixtures such as grab-rails, our onsite maintenance team are on call.

On a fee for service basis, they can also arrange additional customisation – whether you want to change your window dressings, or select a complete interior furniture and styling package to embellish your new home.

And for your convenience we've taken care of all the practicalities, by providing:

- Secure basement car parking if needed.

- A personal storage locker in the basement.

- Garbage chutes for convenient waste disposal.

- Multiple secure lifts.

- Dedicated secure entry with reception and concierge.

- Onsite secure visitor parking.

And, importantly as a Palazzo Club member, you receive a range of special privileges for your guests, including exclusive access to the Palazzo City view lounge, bar and terrace.

Everything has been designed with you in mind.

## The Siena Apartment P315

1 bedroom  
1 bathroom



## The Sofia Apartment P301

2 bedrooms  
1 bathroom



## The Guiliiana Apartment P302

2 bedrooms  
2 bathrooms



Only 16 apartments available. Prices range from \$1.3m to \$1.8m

# It's all right here

With its own private entrance, The Palazzo sits above The Village by Scalabrini, wrapping around Level Three to take maximum advantage of the city skyline and district views.



The Palazzo  
Level Three



The Village Piazza  
Ground Level

- |                                             |                        |
|---------------------------------------------|------------------------|
| 1 The Village Entrance                      | 13 Consult Rooms       |
| 2 Administration                            | 14 Vicolo              |
| 3 Convent                                   | 15 The Village Hall    |
| 4 Grotto                                    | 16 Nonna's Kitchen     |
| 5 The Village Piazza                        | 17 The Village Loggia  |
| 6 Chapel                                    | 18 Bocce Court         |
| 7 The Palazzo Entrance, Foyer and Concierge | 19 Wellness Playground |
| 8 Trattoria Family Dining                   | 20 Working Gardens     |
| 9 General Store                             | 21 Men's Shed          |
| 10 Cafe and Bar                             | 22 Resident Casa       |
| 11 Pizzeria                                 | 23 Service Vehicles    |
| 12 Barber and Hair Salon                    | 24 Carpark Entry       |



# Life's little pleasures

Live your life to the fullest by indulging in a range of lifestyle, wellbeing and community activities.

There are so many opportunities to relax and enjoy yourself - all just a few steps away in The Village Piazza:

Gather the family and friends for an Italian meal in the Trattoria, using the private dining room for special occasions.

Get your daily coffee fix at the Barista Cafe.

Grab a tasty meal at the Pizzeria or watch the spectacle of making pizzas from the alfresco lounge and fireplace in the Village Loggia.

Join in wellness programmes such as yoga and Tai Chi or arts and craft workshops.

Play a game of bocce, workout on the wellness equipment or use your green thumb in the working gardens.

# The Palazzo Package

## Hospitality

Large screen Smart TV with infotainment package.

Onsite maintenance team, room service option and concierge (optional).

Onsite café, hairdresser, barber and general store.

Onsite restaurant and qualified chef\*.

Guest accommodation room for family and friends\*.

Use of The Palazzo lounge and outdoor patio.

## Lifestyle

Choice of 1 or 2 bedroom luxury apartments.

The Palazzo resident social club with a monthly contribution from Scalabrini to be used at the discretion of the social club.

Option to hire the village bus for social outings\*.

Access to lifestyle classes\*, the Piazza and cinema screenings within The Village.

Onsite chapel.

## Care

Two days of respite care per month, between 9:30am and 4:30pm with lunch, morning tea and afternoon tea served (for couples only).

2.5 hours (for couples) / 3.5 hours (for singles) of care per week, which you can choose to use for help in the home, personal care or help with activities such as shopping.

1 wellness session per week (for singles only).

2 pre-ordered meals per week from the seasonal menu (1 meal = 1 person).

6 coffees / teas per week courtesy of The Village Café.

Daily check in from the concierge – providing comfort that you are never alone.

Emergency call service in your apartment.

Access to onsite allied health services\*.

6 monthly care assessment by our onsite Registered Nurse.

The accommodation cost for 1 resident at the co-located residential aged care village (for couples only).

\*Additional fees will apply

# Peace of Mind

**We listened. We understand.**

It's time for worry-free living. We have designed The Palazzo offer with your needs top of mind – encompassing the integrated care and accommodation you need, while providing certainty of what your new home will cost you.

The Palazzo residency agreement makes it easy.

Here's how it works.

## Everything made clear from the start

When you sign-up, you make a single upfront incoming contribution that entitles you to occupy the residence. Depending on the length of your stay, you will incur a departure fee which will be deducted from the incoming contribution at the time the agreement is terminated. The departure fees applicable are outlined below:

Time	Percentage
If you depart during year 1	12%
If you depart during year 2	21%
If you depart during year 3	28%
If you depart during year 4	35%
If you depart anytime after year 4	35%

**The total departure fee is capped at 35% regardless of the length of stay after year 4.**

## Hassle-free living

And the best part is, no more dealing with utility, phone or Internet bills or recurrent maintenance charges.

## Access to Residential Aged Care if needed

For added peace of mind, at the time you enter into The Palazzo residency agreement, you can lock in the residential aged care accommodation price should you ever need it in the future.

# THE PALAZZO

The Palazzo is a boutique and limited offering of  
16 residential apartments with integrated care.

To discuss how The Palazzo might suit your needs, or to  
find out more about how you can secure your new home,  
make an appointment with our sales team.

Visit us at

5 Mary Street Drummoyne NSW 2047

phone 1800 722 522

or email us at [enquiries@scalabrini.com.au](mailto:enquiries@scalabrini.com.au)