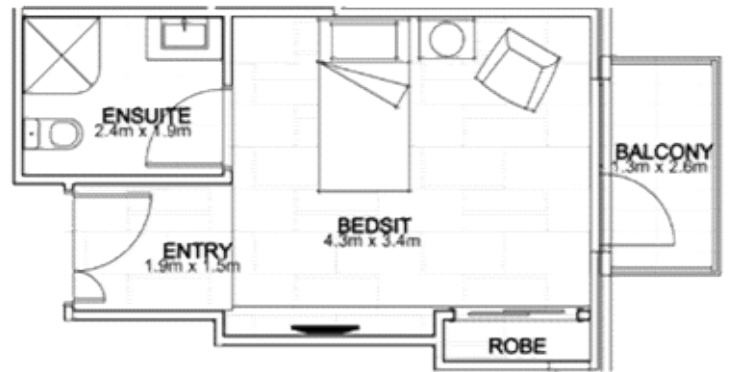


Suites

- Bespoke timber bedroom suite
- Built in wardrobe
- Ensuite bathroom with designer finishes
- Personal heating and cooling
- 24 hour nurse call system
- Wall mounted TV



Deluxe Suite

A spacious, private single bedroom with ensuite. Stylish designer finishes and gorgeous garden views.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size	24m ² - 26m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$843,000
Daily Accommodation Payment (DAP)*	\$193.54

Example combination

50% RAD	\$421,500
50% DAP	\$96.77

Premium Suite

Our Premium Suites offer spacious private rooms with a private door to your household courtyard or personal juliet balcony.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size	24m ² - 34m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$896,000
Daily Accommodation Payment (DAP)*	\$205.71

Example combination

50% RAD	\$448,000
50% DAP	\$102.86

*The DAP is indexed at the Maximum Permissible Interest Rate set by the Government (currently 8.38%) and will be reviewed in January 2025

Other Fees

Basic Daily Fee: the Government set a basic daily fee as a contribution to cover the costs of daily living. All residents pay this for permanent and respite care regardless of which home they choose. The daily fee is currently \$63.57 and will be reviewed by the Federal Government in January 2025.

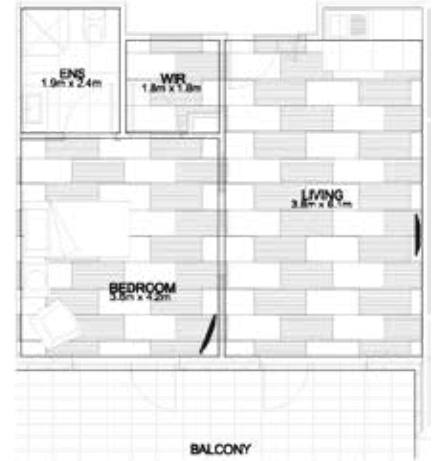
Means-tested care fee: A fee individually calculated and set by Centrelink based on an assessment of your income and assets. You may not pay this.

Additional Services: Embracia Moonee Valley offers a number of Additional Services to our residents for a fee. See the below Additional Services page or talk to our Manager.

Apartments

Located on our first floor, our two-room apartments offer all the features of our suites plus:

- Walk-in wardrobe
- Private lounge
- Small kitchenette with stone bench and ZIP hot water tap
- Flat screen TVs in bedroom and lounge
- Private balcony or terrace
- 6 of our exclusive apartments offer city views



Juliet Apartment

A two-room apartment with private juliet balconies off both the lounge and bedroom.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size - bedroom and lounge	47m ² - 53m ²
Size - balconies	Two x 3m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$1,459,000
Daily Accommodation Payment (DAP)*	\$334.97

Example combination

50% RAD	\$729,500
50% DAP	\$167.49

Premium Terrace Apartment

A two-room apartment with large private terrace.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size - bedroom and lounge	49m ² - 53m ²
Size - balconies	55m ² - 62m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$1,512,000
Daily Accommodation Payment (DAP)*	\$347.14

Example combination

50% RAD	\$756,000
50% DAP	\$173.57

Deluxe Terrace Apartment

A two-room apartment with private terrace.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size - bedroom and lounge	49m ²
Size - terrace	37m ² - 39m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$1,486,000
Daily Accommodation Payment (DAP)*	\$341.17

Example combination

50% RAD	\$743,000
50% DAP	\$170.58

Penthouse Terrace Apartment

A two-room apartment with expansive private terrace and city views.

Room Details

Room Type	Single
Bathroom	Private ensuite
Size - bedroom and lounge	48m ² - 51m ²
Size - terrace	78m ² - 83m ²

Accommodation Costs and Options

Refundable Accommodation Deposit (RAD)	\$1,539,000
Daily Accommodation Payment (DAP)*	\$353.34

Example combination

50% RAD	\$769,500
50% DAP	\$176.67