



VERDÉ

CITY.BAY.PARK

AN UNBEATABLE  
LOCATION IN THE  
HEART OF MELBOURNE'S  
PRESTIGIOUS ARTS  
PRECINCT.



01

Discover an unrivalled Southbank location, connected to the best of Melbourne's landmarks and international events.

Melbourne is one of the most liveable cities in the world. Known as the arts capital of Australia, the city is home to world-class education, research and sporting facilities. Melbourne's vibrant laneway culture is brimming with bustling shopping arcades, wandering musicians, live music and quiet street-side book cafes. Your new home awaits in the heart of Melbourne's prestigious Arts Precinct.

- 01 Shrine of Remembrance
- 02 Australian Open
- 03 Southbank, Melbourne



02



03



Albert  
Park

Port  
Melbourne

Melbourne  
Grammar  
School

South  
Melbourne  
Market



Arts  
Precinct

Royal  
Botanic  
Gardens

Melbourne  
CBD

Federation  
Square

Yarra  
River

Sports  
Precinct

Immerse yourself in Melbourne's  
magnificent lifestyle.



CHAPTER 01. LIFESTYLE

An unbeatable lifestyle with the best of Melbourne on your doorstep, Verdé is located in the absolute centre of convenience. Close to the famous arts precinct, sought-after retail, restaurants, markets and bars, Verdé offers a position like no other.

**WORLD'S TOP CITY**

The Economist Intelligence Unit's 2017 Global Liveability Index awarded Melbourne as the world's top city for seven years running. Melbourne's thriving social scene, healthcare, education and world-class infrastructure make it a magnificent city to live and Verdé is perfectly positioned to experience the city at its best.

**SOUTHBANK**

In 2021, Southbank was ranked one of the top Melbourne suburb searches for apartment listings. The suburb is one of the city's fastest-growing locations with a broad range of modern apartment buildings.

**CONVENIENT LOCATION**

Verdé is Southbank's new icon at the centre of the best Melbourne has to offer. With public transport, art and design, food and drink, along with a location in the middle of Southbank's dazzling arts precinct, Verdé is in walking distance to everything.

**\$1.7 BILLION ARTS PRECINCT TRANSFORMATION**

The Melbourne Arts Precinct is being transformed into one of the great creative and cultural destinations in the world. NGV Contemporary will feature Australia's largest gallery dedicated to contemporary art and design. Described as Melbourne's Eiffel Tower, the gallery is predicted to attract one million visitors from interstate and overseas annually once it opens to the public in 2028.

**A MULTICULTURAL CITY**

Melbourne is home to one of the world's most composed and culturally diverse communities in the world. The population represents more than 140 cultures, made up of people from all over the world. Melbourne is a welcoming, outgoing and confident city, a reflection on the inclusive spirit of its people.



Verdé is the perfect location to surround yourself amongst Melbourne's top attractions. As voted by Trip Advisor, the city's best parks, gardens, arts and events are only a short distance away.

- ART**
- 01 NGV
- 02 NGV Contemporary
- 03 Arts Centre
- 04 ACCA
- EDUCATION**
- 13 Melbourne University - Art College
- 14 Melbourne Grammar
- CAFE & RESTAURANTS**
- 15 The Albion
- 16 Southbank dining
- 17 James Restaurant
- ATTRACTIONS**
- 05 Crown Casino
- 06 Regent Theatre
- 07 Sports Precinct
- 08 Collins St retail
- 09 Shrine of Remembrance
- PARKS AND BEACHES**
- 10 Royal Botanic Gardens
- 11 Albert Park
- 12 Port Melbourne
- TRANSPORT**
- 18 St Kilda Rd cycling path



01

Immerse yourself in the best of global arts and homegrown creativity in Southbank's Arts Precinct. In easy walking distance, you'll find acclaimed galleries, theatres, performances and exhibitions, starting with the National Gallery of Victoria. See the latest international works by KAWS and the NGV Triennial, alongside the gallery's classic masters.

Australia's largest contemporary art gallery, NGV Contemporary, is only a 12 minute walk from Verdé. Scheduled to be completed in 2028, the 30,000sqm Victorian landmark, NGV Contemporary, will be Australia's largest investment into a gallery dedicated to contemporary art and design.

- 01 NGV Contemporary  
© State of Victoria (Development Victoria) 2022
- 02 NGV

Malthouse Theatre  
350m

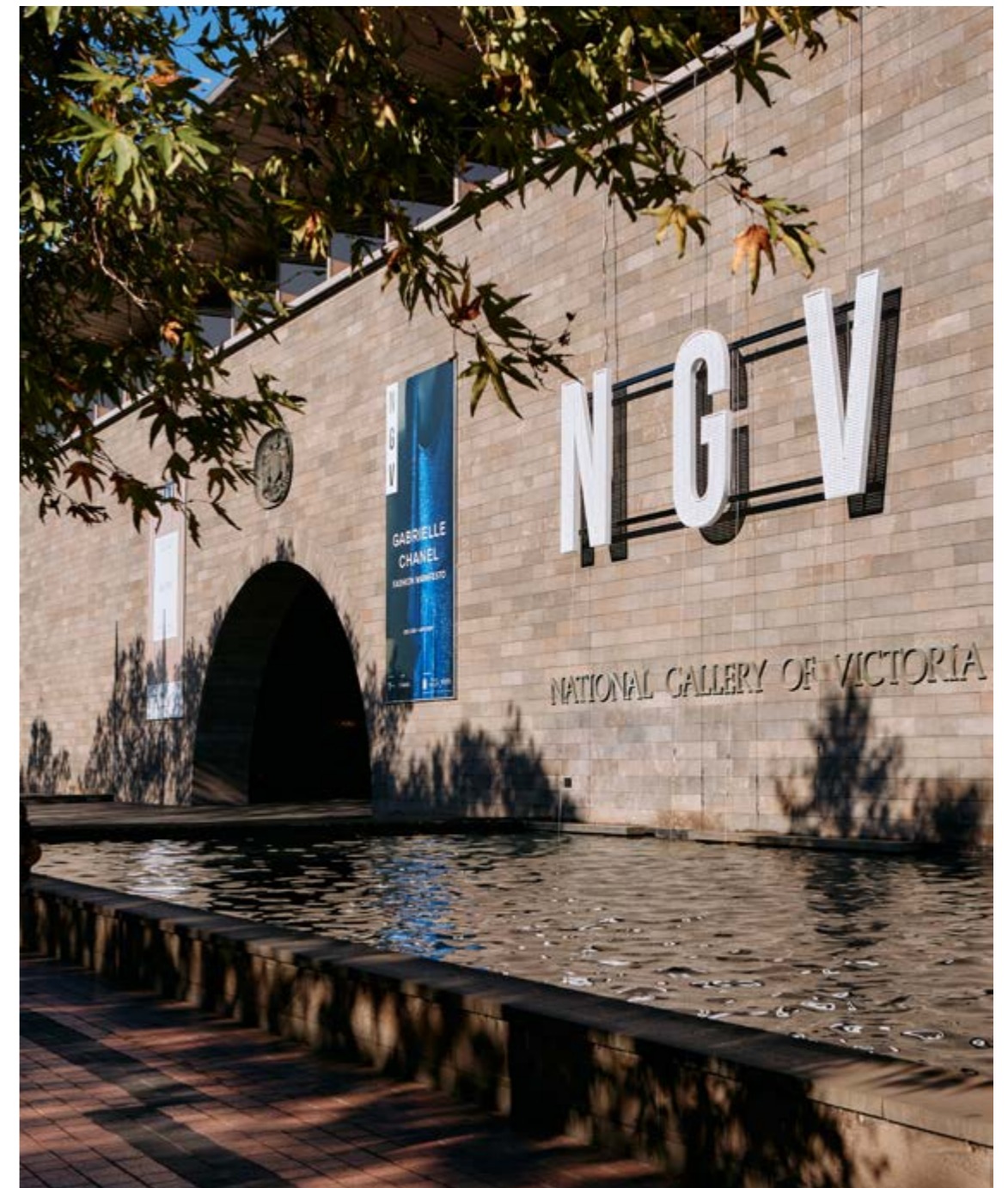
Australian Centre for  
Contemporary Art  
600m

National Gallery of Victoria  
900m

Melbourne Arts Centre  
900m

Creativity flows throughout  
the Arts Precinct.

02



The Arts Precinct will be one of the great creative and cultural destinations in the world.



02



01

03



Located in the prestigious arts precinct, Verdé residents will enjoy the best of Melbourne's world class arts precinct. Located only 1.4km from the upcoming NGV Contemporary, the new landmark gallery will be the largest museum of contemporary art and design in Australia. Located in the heart of the re-imagined Melbourne Arts Precinct, NGV Contemporary will amplify Melbourne's leadership position as a global centre of architectural excellence, art, design, and creative innovation.

85 COVENTRY ST

- 01 ACCA
  - 02 Hamer Hall, Melbourne Arts Centre
  - 03 Arts Precinct Upgrade
- © State of Victoria (Development Victoria) 2022

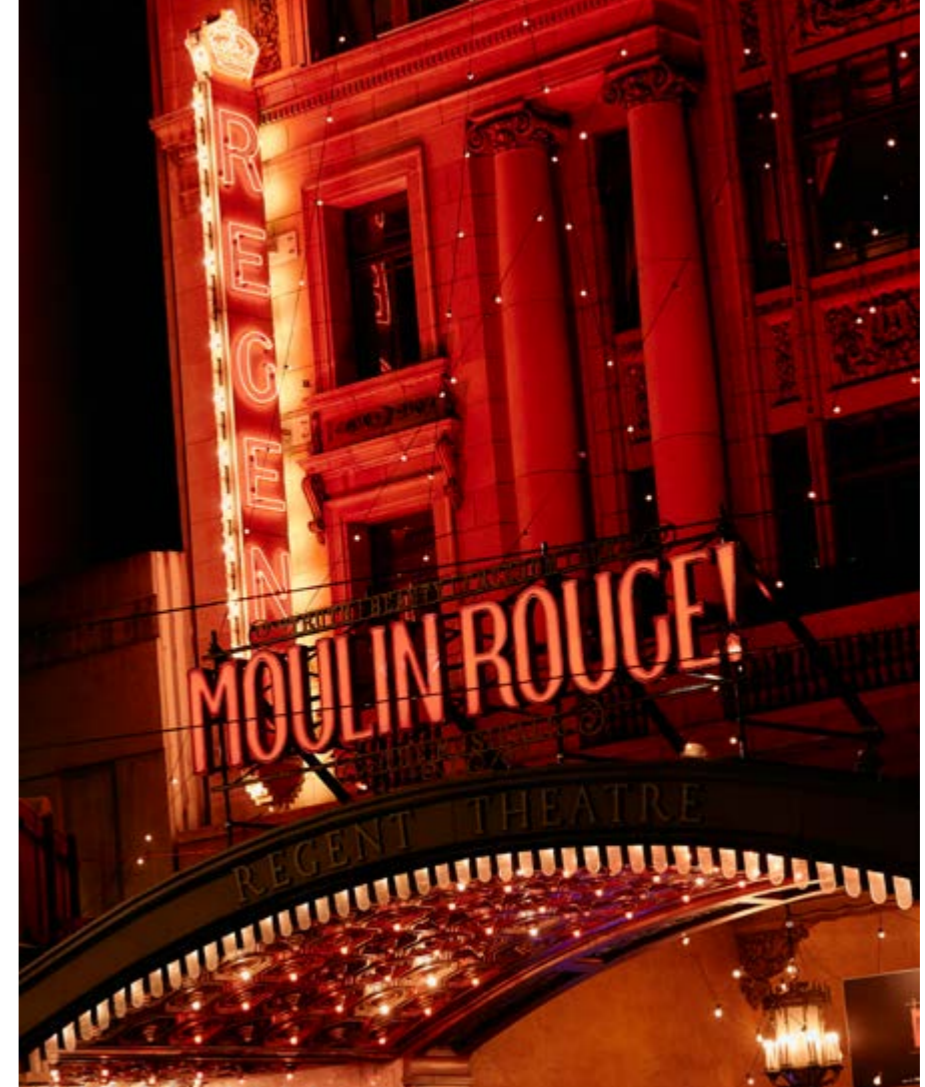
Across the Yarra River, Melbourne reveals a rich fabric of hidden laneways and iconic streets offering a multitude of options to see, discover and delight. From the hallowed boards at The Regent theatre to the live fireballs on show each night at Crown Casino, this is a city with 24/7 appeal.

The city is home to many of the best-known cultural institutions in the nation and has been recognised as a UNESCO City of Literature and a global centre for street art, live music, and theatre.

- 01 Crown Casino
- 02 Regent Theatre
- 03 The Albion



01



02

- State Theatre  
900m
- Crown Casino  
1.3km
- Hosier Lane  
1.8km
- Regent Theatre  
1.9km
- Her Majesty's Theatre  
2.6km

03





01

Indulge in sensory delights for sophisticated tastes.

Melbourne is home to Australia's best food and drink scene offering everything from Michelin-star dining to pop-up wine bars, available at any time of day. Within minutes to Verdé are celebrated restaurants from which to enjoy exceptional cuisine from around the world. Stay in with the freshest quality product from the South Melbourne Market or Queen Victoria Market close by.

- 01 Southbank dining along the Yarra River
- 02 James (restaurant)
- 03 James (restaurant)



02

03





01

- Royal Botanic Gardens of Victoria  
500m
- Albert Park  
800m
- Fawkner Park  
1.3km
- Port Melbourne  
2km
- St Kilda Beach  
3km



02

Gardens, river, lake and bay - Verdé is in easy reach of Melbourne's best natural attractions. Just moments away are the city's most relaxing spaces including the famous Royal Botanic Gardens Tan and Albert Park Lake, keeping you company amidst lush greenery. Head towards the beach for a swim in the summer months to cool off during warm evenings.

- 01 Albert Park Lake
- 02 Royal Botanic Gardens
- 03 Port Melbourne Beach

Breathe in the fresh, crisp air and invigorate the soul.



03



01

- 01 Melbourne University
- 02 Melbourne Grammar School

Melbourne's best and brightest attend city-based high-ranking schools, world-class universities and research institutions, many just a short tram ride from Verdé. Melbourne has been named the best city in Australia for international students, and its education amenities continue to attract the world's best to study, work and play.

Melbourne is home to the best educational institutions in the world. Students are given the opportunity of a lifetime to learn, develop and flourish from kindergarten through to university. Melbourne's highly ranked universities and famous lifestyle make it a great choice for undergraduate or graduate study and research.

**LEADING UNIVERSITIES**

- |   |   |
|---|---|
| University of Melbourne – Southbank Campus, Faculty of Arts<br>500m | RMIT University<br>2.2km                |
| Victoria University<br>1.2km  | Charles Darwin University<br>2.2km      |
| La Trobe University<br>1.6km  | Australian Catholic University<br>2.6km |
| Central Queensland University<br>1.8km                              |   |

Inspire the minds of the the next Mozart or Einstein.

**PRESTIGIOUS SCHOOLS**

02

- Melbourne Grammar School  
700m
- Melbourne Girls Grammar School  
800m
- The Mac.Robertson Girls' High School  
800m
- Melbourne High School  
2.5km



Start your retail therapy just a 15-minute walk to Bourke Street in the heart of the CBD and from there, roam laneway arcades, malls, luxury boutiques and high-end fashion. You'll find Collins Street, the city's most prestigious retail strip, and couture to coffee and everything in between a short stroll from Verdé.

Melbourne's reputation as the fashion and style capital of Australia has an unrivalled collection of boutiques that merge the high-end with the avant-garde. The city centre is home to Emporium Melbourne, one of Australia's largest precincts for iconic and emerging Australian designers.

- 01 Royal Arcade
- 02 Fendi, Collins St
- 03 Chanel, Collins St



01



02

- Collins St retail  
2.1km
- Royal Arcade  
2.2km
- Bourke St Mall  
2.2km
- QV Melbourne  
2.3km
- Emporium Melbourne  
2.4km

03



Pamper yourself with high-end retail.



01

Unbeatable connectivity.

Melbourne offers a network of high-quality public transport amenity for easy pathways through the city and beyond. With significant infrastructure including a new underground train station, Anzac station, access in and around the city will be even more convenient. Furthermore, the city has dedicated bicycle lanes and infrastructure to enhance safety and commuting without cars.

- 01 Sturt St transport
- 02 New Anzac Station
- 03 Flinders St Station

© State of Victoria (Major Transport Infrastructure Authority) 2020



02

03





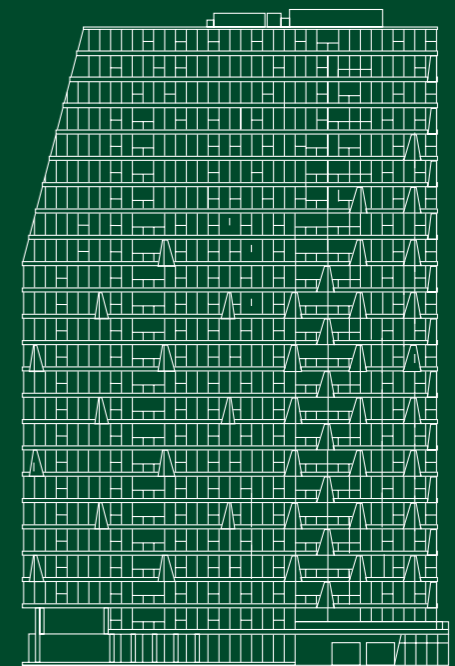
CITY.BAY.PARK

# THE BUILDING



CHAPTER 02. THE BUILDING

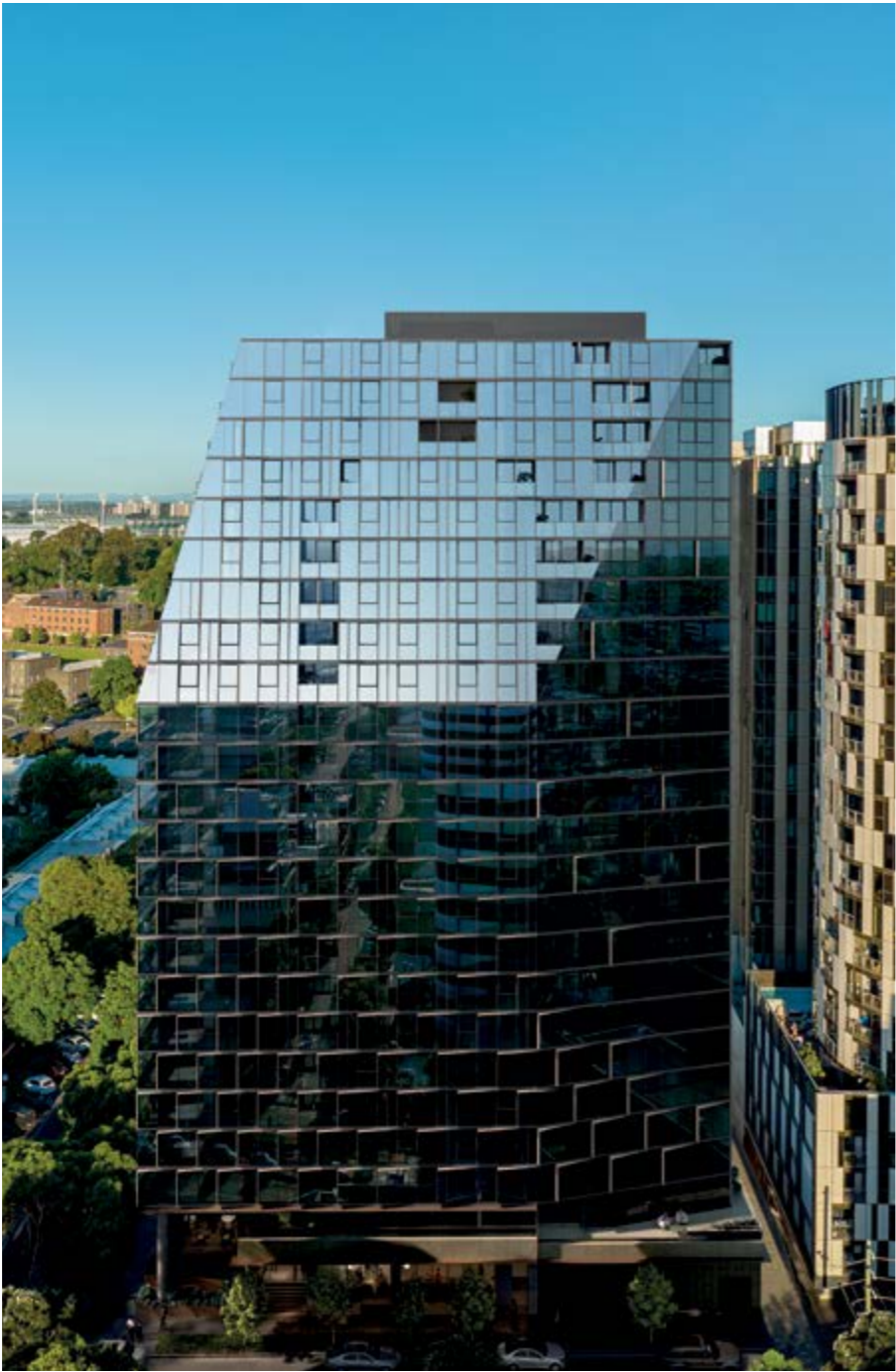
Expertly crafted by award-winning Bruce Henderson Architects, Verdé's architectural details are designed to delight.



Crafted to ignite the senses and celebrate pure indulgence, Verdé is expertly crafted by award-winning Bruce Henderson Architects.

Against the backdrop of the glistening Melbourne skyline, Verdé's architecture exudes refined beauty and understated luxury, with a level of exquisite amenity that echoes the natural beauty surrounding it. A residents' lounge, gym, library and outdoor terrace enhance the experience at home, taking cues from the ultimate hotel experience.

Verdé's shimmering façade showcases walls of coloured, faceted glass that sheathe the building elegantly. Characterised by reflected grey tinted glazing, the building offers excellent shading and screening while celebrating the sweeping views over the bay, city and parks.



EXTERIOR – ARTIST IMPRESSION



85 COVENTRY ST

CITY.BAY.PARK

SOPHISTICATED  
SERENITY JUST  
MOMENTS FROM  
THE CITY

85 COVENTRY ST



A warm welcome. Revealing a sophisticated sense of arrival, Verdé's private residents' entrance reflects the elegance of the exterior and invites the foliage and landscaping within to create a welcoming and inviting ambience.

Conveniently located on the ground floor of Verdé,  
a stylish cafe will deliver high-quality coffee and treats.



Simple yet striking, the private lift lobby for residents features elegant brass accents, enhanced by lush greenery beyond. Luxuriously appointed with designer furniture, this is a highly sophisticated space that welcomes and invites you in.





01

- 01 Concierge
- 02 Package delivery management
- 03 Watering plants during vacations



02



03

#### CONCIERGE

Taking inspiration from luxury hotels, Verdé offers a professional concierge service. Whether it's package delivery management, assisting guests and residents or watering plants while you're on holiday, the friendly and professional concierge team will make your life at Verdé easy.



The elegant residents' lounge at Verdé has been designed as an extension of the home. With layers of rich materiality including a statement fireplace, stone mantelpieces and an eight-seater table and lounge, enjoy a dinner party with guests or simply meet, relax and unwind.



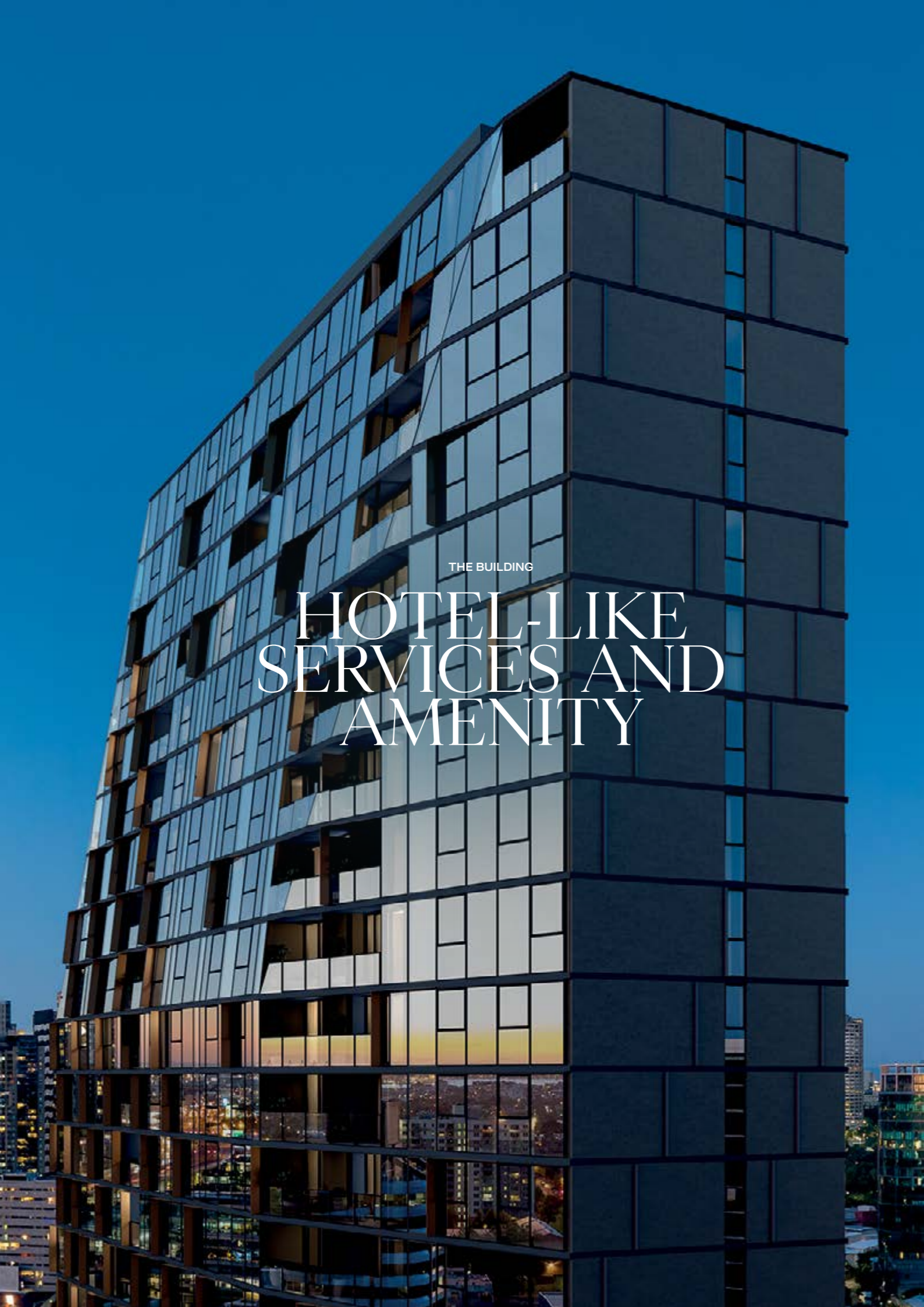
Discover a multi-use space ideal for work or study, equipped with charging ports and privacy screens. Residents can utilise the space for meetings or simply enjoy a change of pace and scenery.



A tranquil oasis at your fingertips. Evoking the lush and immersive nature of the nearby Royal Botanic Gardens, residents are invited to connect with nature in their own tranquil retreat. Within a private terrace garden complete with secluded outdoor seating, barbecue facilities and designer furniture pieces, this is a beautiful oasis in the heart of Southbank.

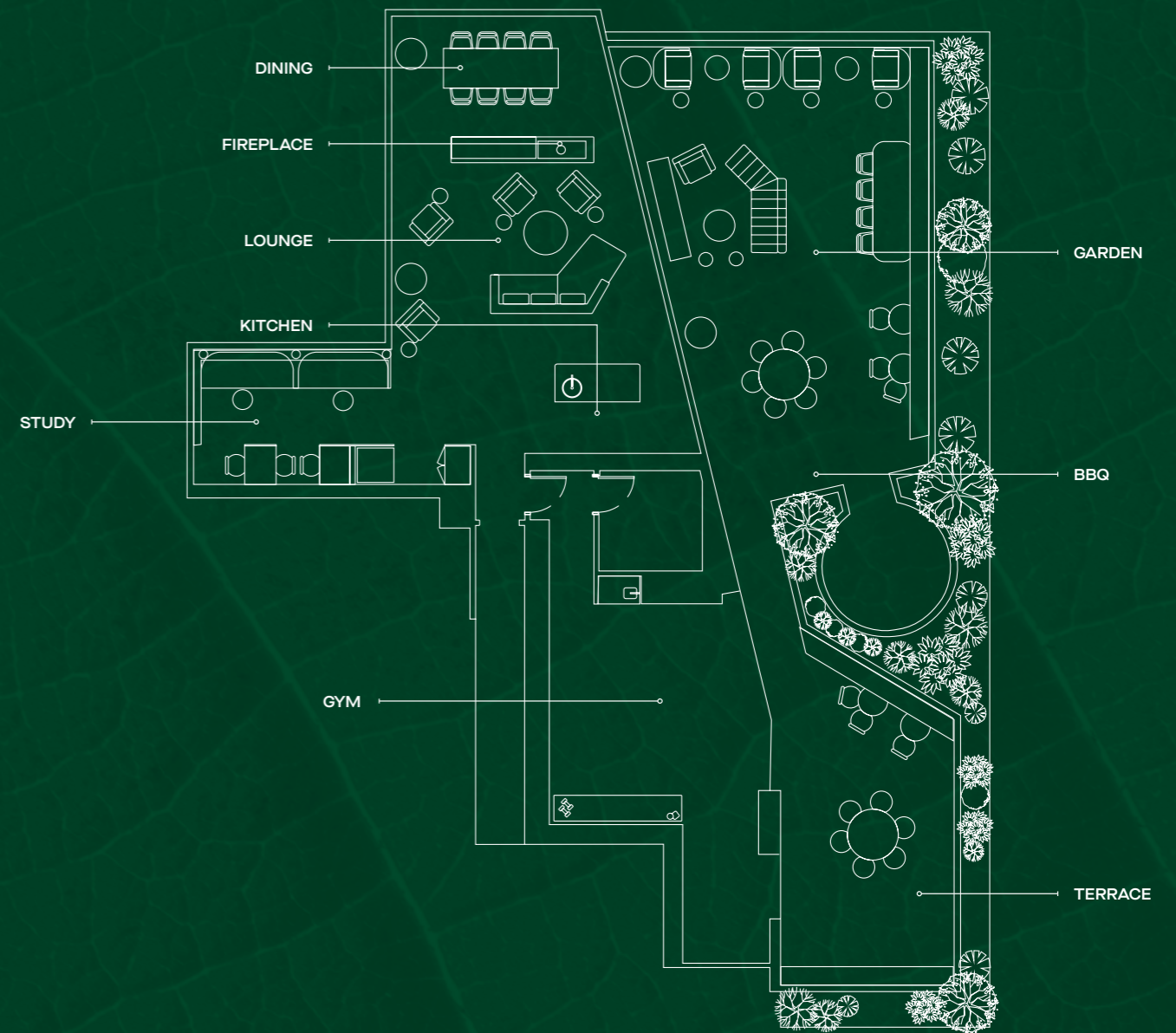
Bathed in natural light and offering leafy green outlooks, the gym comprises fully appointed, state-of-the-art equipment and spaces to stretch, exercise and move with intention. Stunning finishes include a perforated curving metal screen, creating a contemporary environment to practise wellness and holistic health.





THE BUILDING

# HOTEL-LIKE SERVICES AND AMENITY



## AMENITY

Verdé's amenity has been designed as an extension of the home, with layers of rich materiality. Discover multi-use spaces ideal for work, study and relaxation, an impressive lobby and a gourmet cafe to welcome guests.

- |                                   |                           |
|-----------------------------------|---------------------------|
| 01 Residents lounge               | 06 Outdoor dining and BBQ |
| 02 Residents bar and dining areas | 07 Ground level cafe      |
| 03 Business centre/Study          | 08 Concierge              |
| 04 Gym                            | 09 Residents lobby        |
| 05 Garden                         | 08 Bike Storage           |



CITY.BAY.PARK

# INTERIORS



Considered interiors bathed in natural light become the perfect private sanctuary after a long day. Boasting spectacular views, each residence at Verdé offers a beautiful backdrop to your life.

Crafted by award-winning design practice DesignOffice, each interior at Verdé has been deliberately designed to maximise natural light and expansive views.

Informed by the principles of connection and connectivity, residences feature excellent spatial design and exceptional attention to detail, with a refined colour palette. Premium quality finishes include engineered oak floors, floor-to-ceiling windows and natural stone benchtops.



Characterised by natural limestone benchtops, premium appliances and glass accents with custom lighting, Verdé's kitchens present a strong design statement. Practical details including full-height 2pac joinery and generous pantries flawlessly combine function and form.





BEDROOM 1 BED APT – ARTIST IMPRESSION

A quiet moment. Bedrooms at Verdé are soft, warm and soothing, carefully positioned away from the busier spaces of each home. Views are maximised with floor-to-ceiling windows and storage abounds with plentiful stylish joinery.

85 COVENTRY ST

Beautifully crafted with statement tiling and chrome tapware, bathrooms exude a minimalist aesthetic designed for seamless living and high functionality.

BATHROOM 1 BED APT – ARTIST IMPRESSION



85 COVENTRY ST



Open living spaces provide sweeping views across the city and Port Philip Bay. Soak in the vistas through full-height windows, or step onto your private balcony and take it all in.

KITCHEN, DINING, LIVING 3 BED APT — ARTIST IMPRESSION

85 COVENTRY ST







- 01 Kitchen - White Matt Ceramic Wall Tiles
- 02 Bathroom - Green Feature Tile Mosaic Tile
- 03 Kitchen - Dekton Natural Collection Benchtop
- 04 General - Polished Chrome Fixtures
- 05 Kitchen - Olive 2Pac Paint Finish Range Hood Cladding
- 06 General - Merlot Engineered European Oak Timber Flooring
- 07 Bathroom - Porcelain Tile in Bluestone
- 08 Bedroom - Dark 100% Wool Carpet

- 09 Resident lounge - Portsea Grey Limestone
- 10 Common Areas - Timber ceiling battens
- 11 Reception - Leather Upholstery
- 12 Terrace - Exfoliated and Brushed Buffalo Paver Tiles
- 13 Kitchen - Bogle 2Pac Finish Joinery
- 14 Bathroom - Off White Solid Surface
- 15 Bathroom - Grey Blue Feature Mosaic Tile



CITY.BAY.PARK

# CHOOSE FROM THE BEST VIEWS OF MELBOURNE



BAY

COLLECTION



CITY

COLLECTION



PARK

COLLECTION



85 COVENTRY ST



CITY.BAY.PARK

TEAM

BROUGHT TO YOU BY  
**Virgate**

Virgate Property Group is a Melbourne based developer specialising in boutique apartment developments. It proudly collaborates with award-winning designers to deliver sophisticated and well-thought-out spaces. Virgate's talented local team draws on an unmatched depth of knowledge and expertise to ensure the quality of each carefully curated unit.

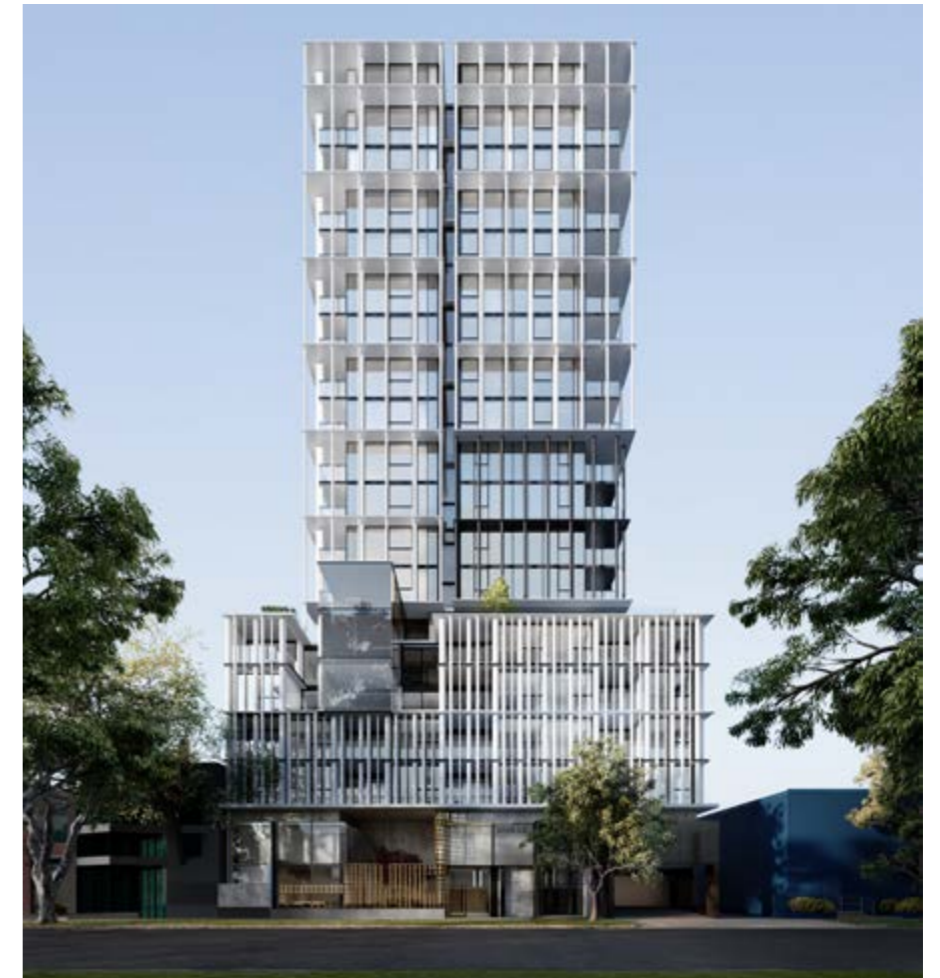
Since its inception, Virgate has celebrated delivering high-end residential designs to a savvy Melbourne market that connect with beautiful green landscapes and precincts rich in urban amenity.

# 20 YRS

EXPERIENCE

# 4000+

RESIDENCES SOLD



01

02



01 41 Bank St, South Melbourne. Living. Completed.

02 41 Bank St, South Melbourne. Exterior. Completed.

ARCHITECTURE  
**Bruce Henderson  
Architects**

Established in 1977, Bruce Henderson Architects (BHA) is one of Australia's leading architectural firms with extensive international experience as well as on-the-ground knowledge in local property markets and investing.

The firm has a balanced and intuitive approach that delivers enduring, sustainable architecture and interior design defined by quality and elegance. Each project benefits from BHA's wealth of experience and ability, delivering innovative design solutions, creative project outcomes and a highly practical design intent.

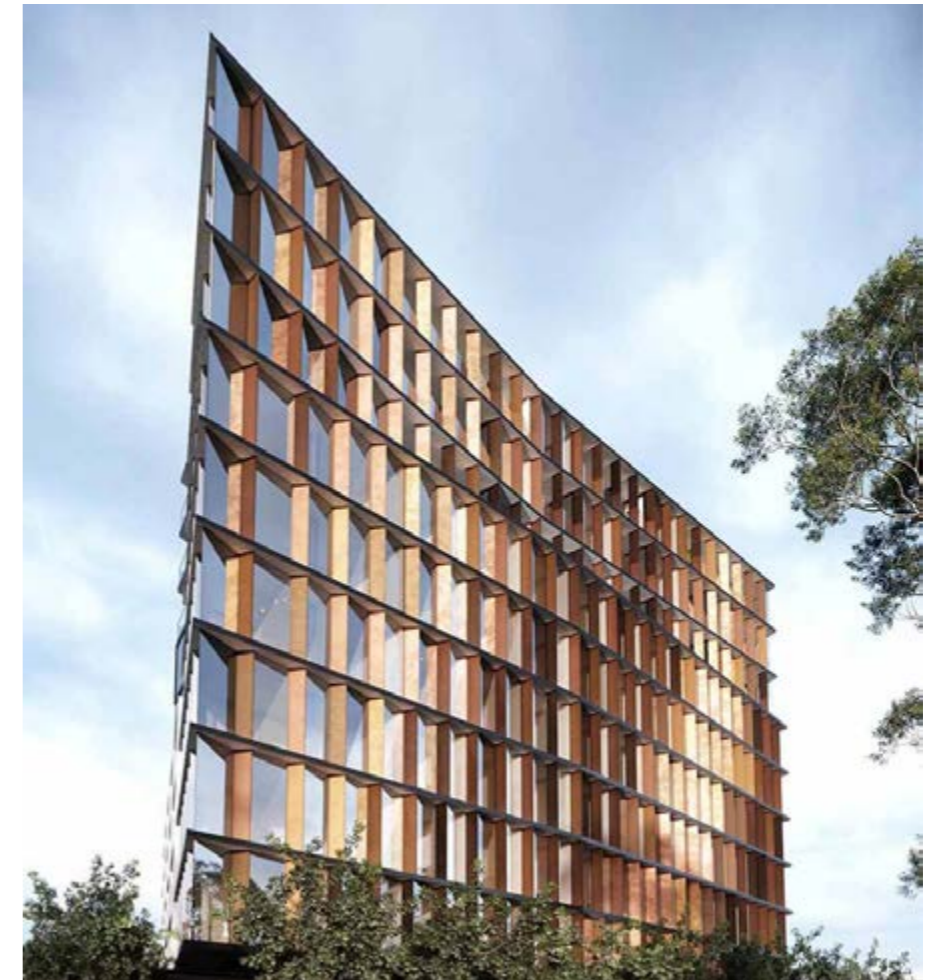
Together, BHA and Virgate have enjoyed working collaboratively with other well-respected design consultants, all of which have long standing and trusting relationship with Virgate. In doing so, marketing, feasibility and flexibility are all incorporated into well-considered and elegant design concepts that ultimately enhance the experience of end users and attraction of the project. As a result, BHA has built a highly valued, loyal and dedicated client base across both architecture and interior design.

# 45 YRS

EXPERIENCE

# 2000+

COMPLETED PROJECTS



02



01

01 371 Spencer Street, West Melbourne, Victoria

02 83 Matthews Avenue, Airport West, Victoria

85 COVENTRY ST

INTERIOR DESIGN  
Design Office

DesignOffice is an award-winning practice with collectively extensive and diverse professional experience. Established in 2008 by Mark Simpson and Damien Mulvihill, the Melbourne-based studio creates buildings and spaces for the hospitality, retail, residential, commercial and institutional sectors.

Each project and scale is crafted with careful consideration and in collaboration with clients, with a passion for exploring detail and an ongoing narrative. Each design is shaped with an understanding and empathy towards each client and every brief, resulting in buildings and scales that are confident and personable, but also based on rigorous frameworks and close facilitation.

As a result, the practice has created a strong portfolio and project experience that covers everything from strategic masterplanning through to temporary installations. Their services range from the initial briefing to site services, as a registered architectural practice.

23

INTERNATIONAL AWARDS

16 YRS

EXPERIENCE



02



01

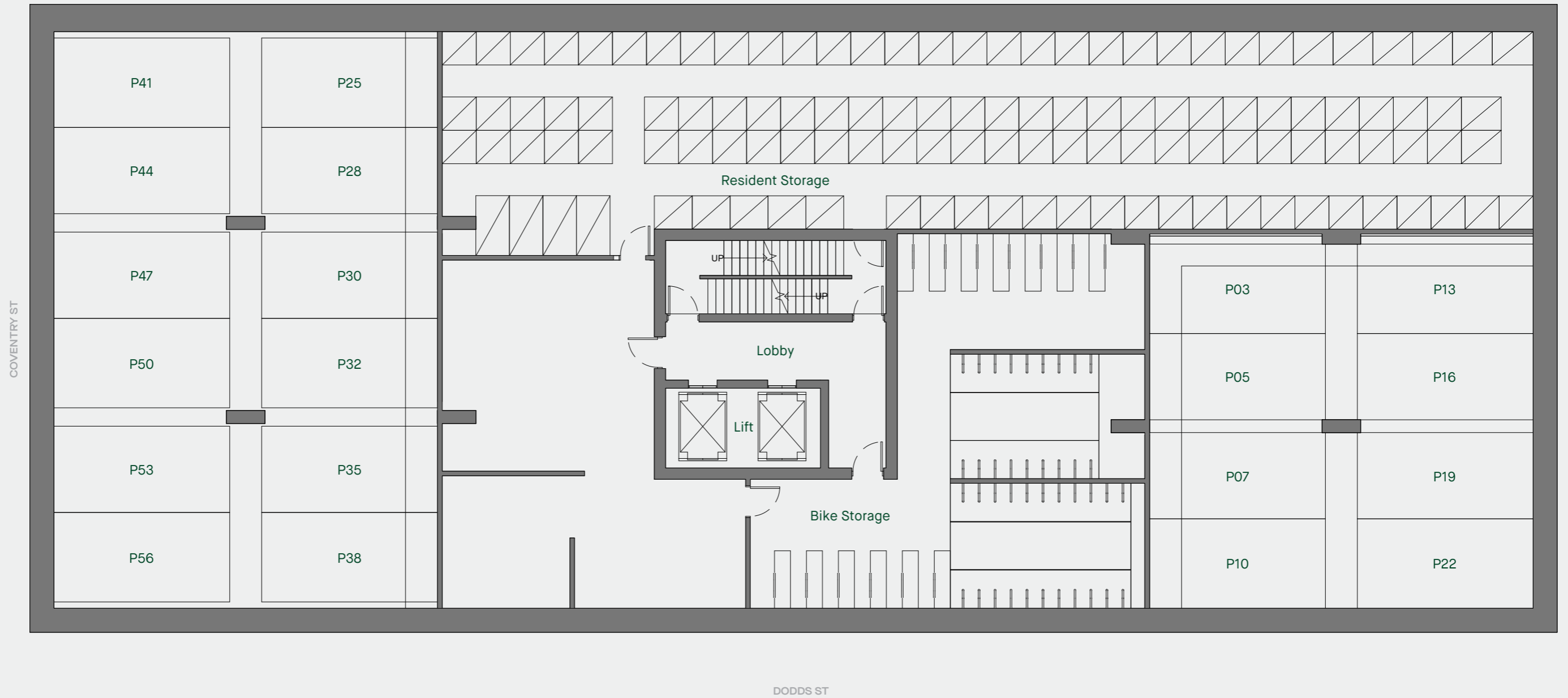
01 Goldfields Dwelling, Victoria. Completed 2011.

02 Pine St Bathroom, Brighton, Melbourne. Completed 2013.



CITY.BAY.PARK

# FLOORPLATES



Level

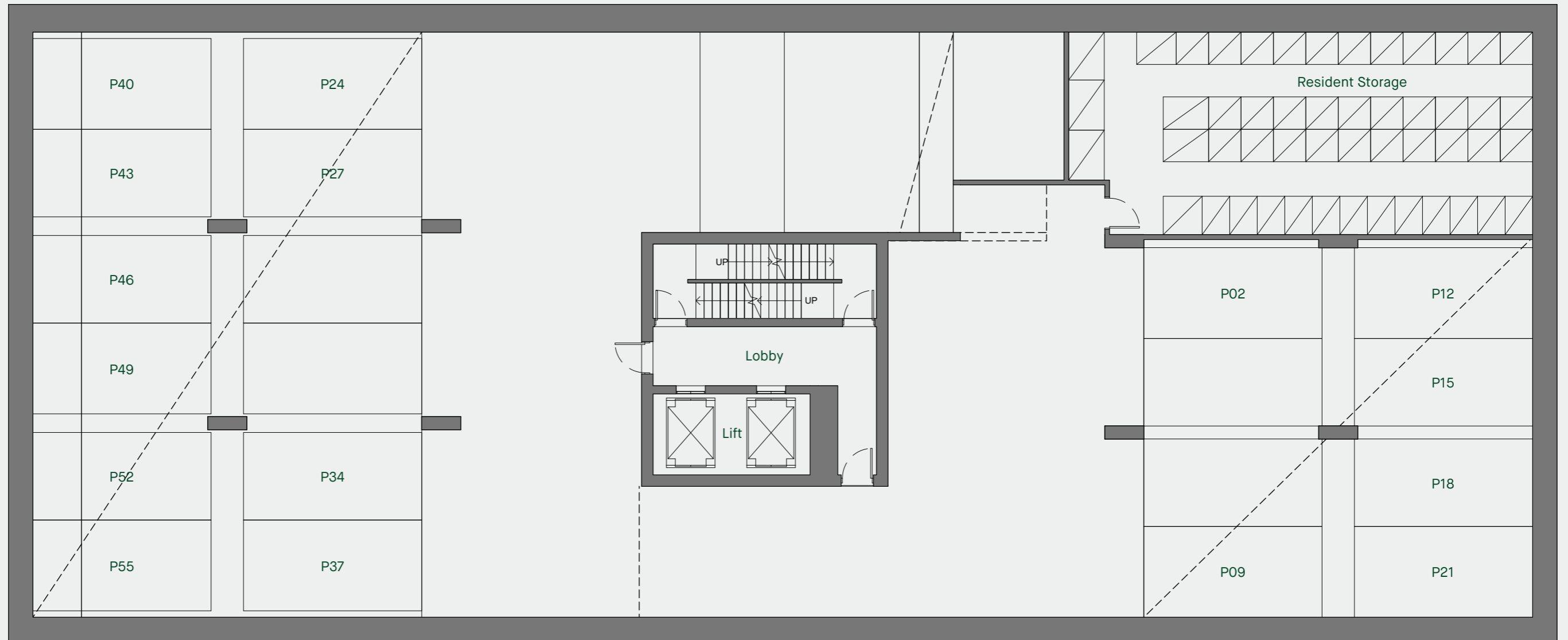
**B2**

1 Bedroom



2 Bedroom





DODDS ST

Level

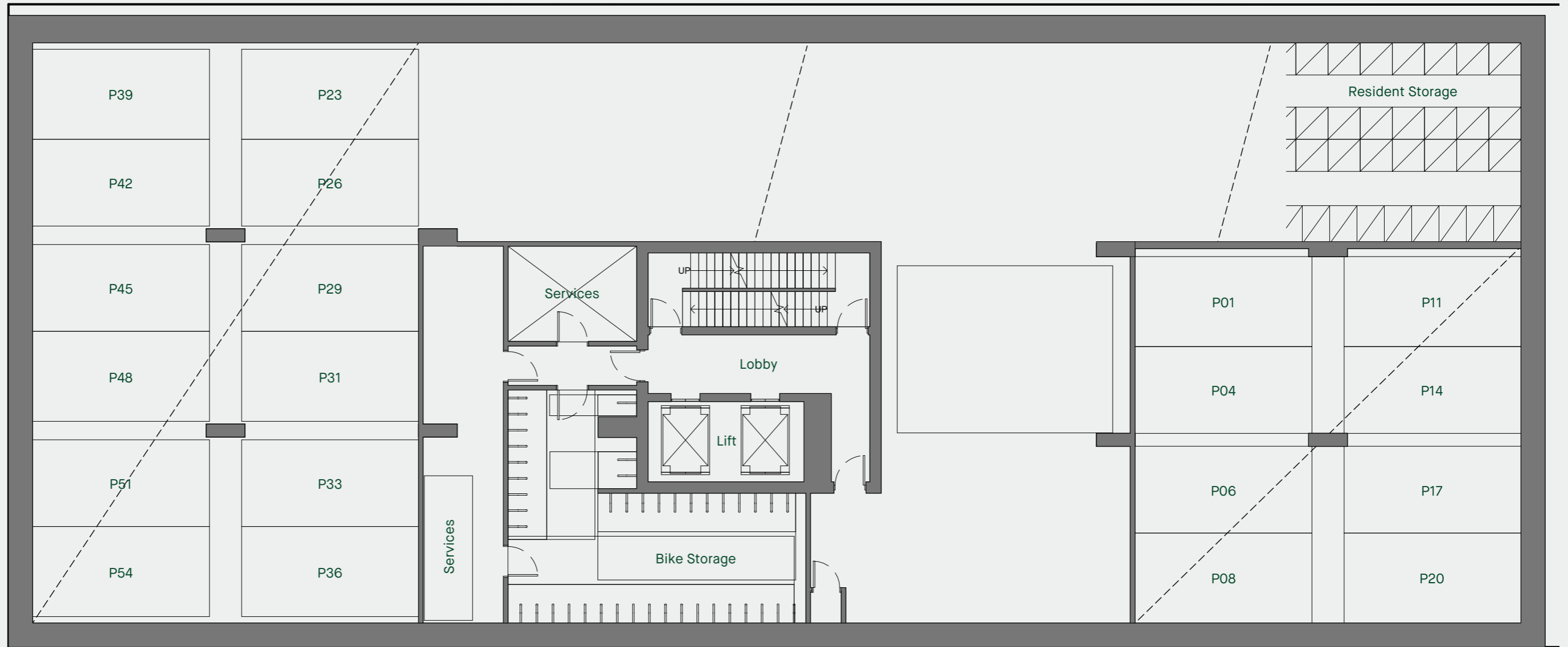
**B1**

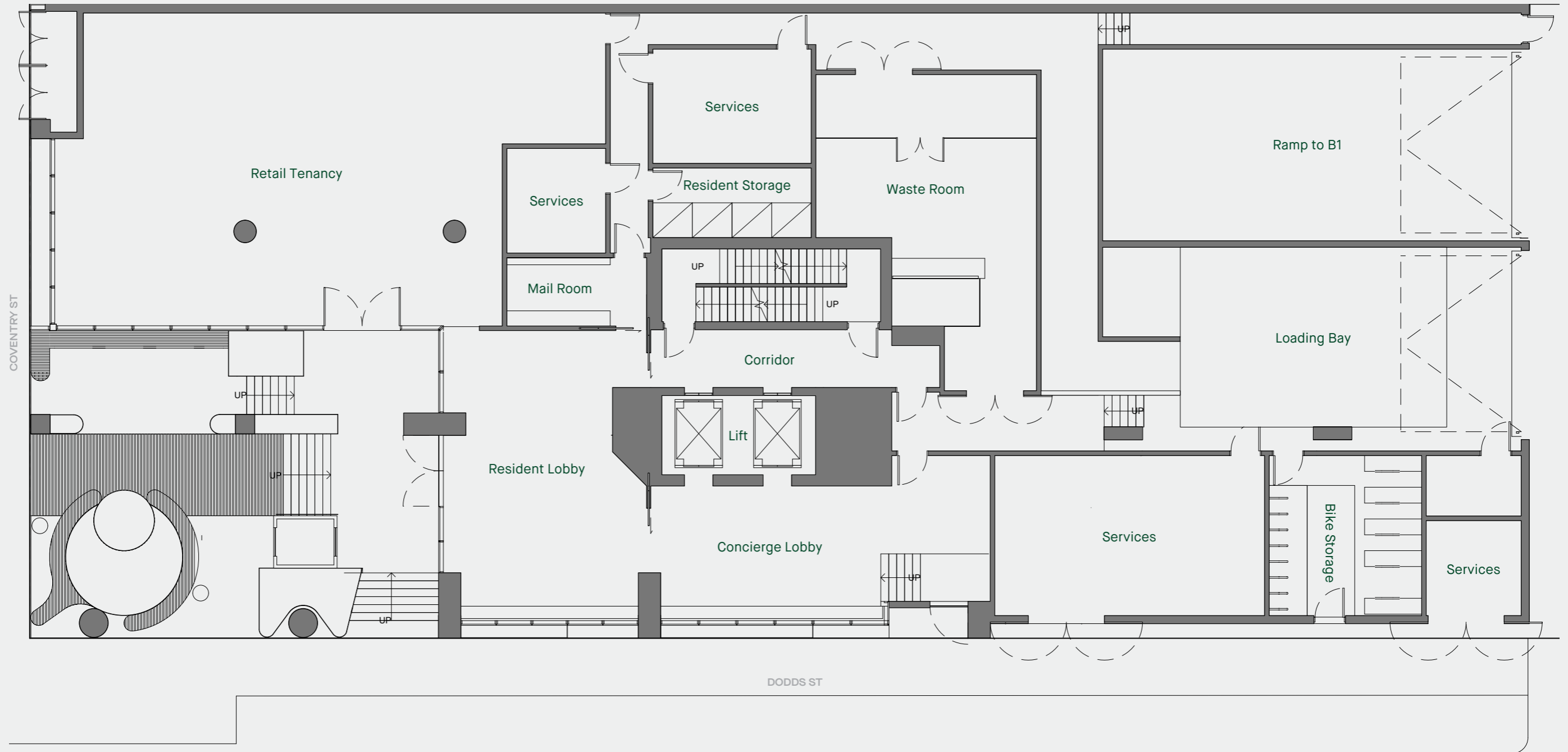
1 Bedroom



2 Bedroom







Level

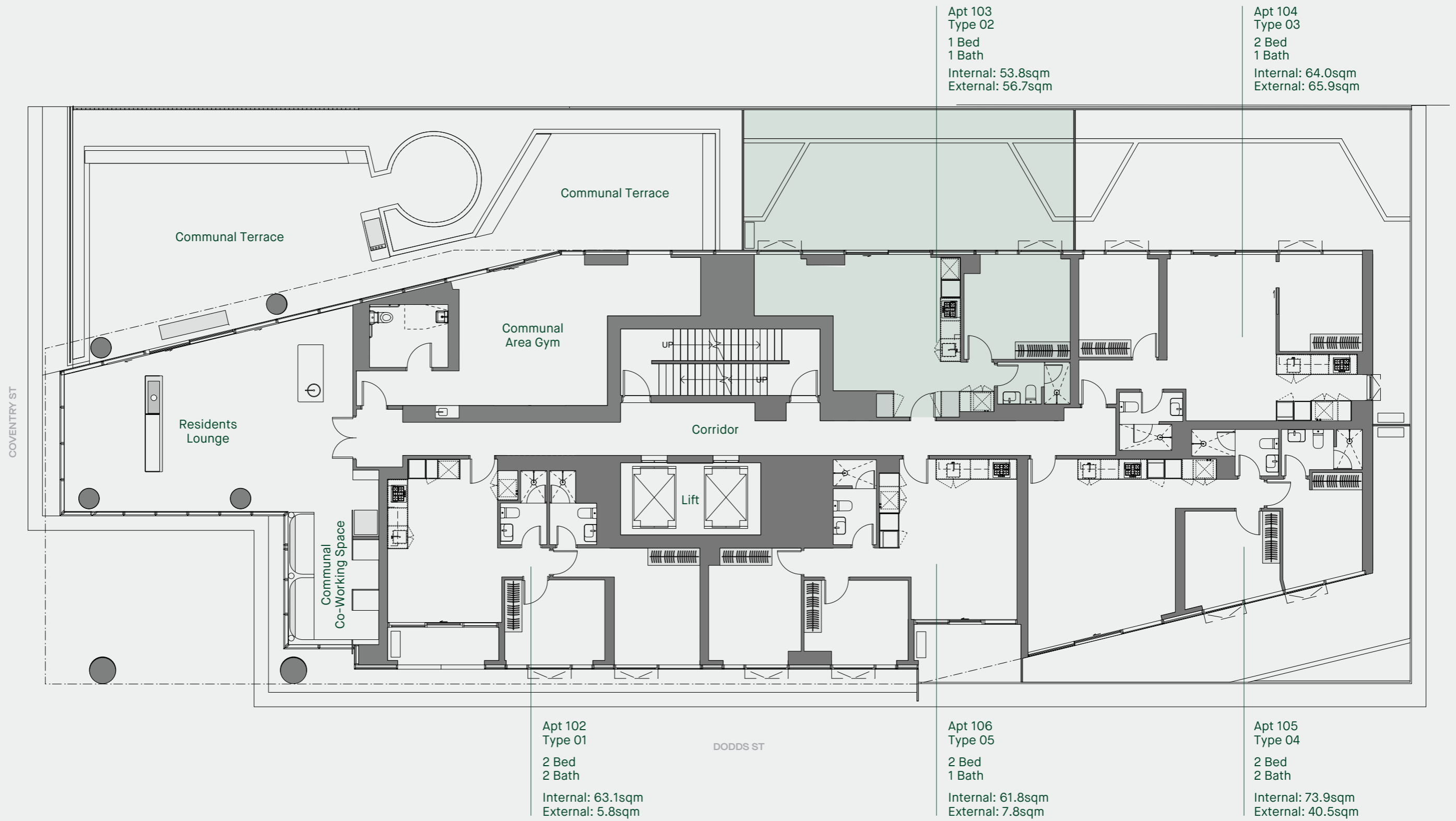
G

1 Bedroom



2 Bedroom





Level

1

1 Bedroom



2 Bedroom





Level

2

1 Bedroom



2 Bedroom





Level

3

1 Bedroom



2 Bedroom





Level

4

1 Bedroom



2 Bedroom





Level

5

1 Bedroom



2 Bedroom





Level

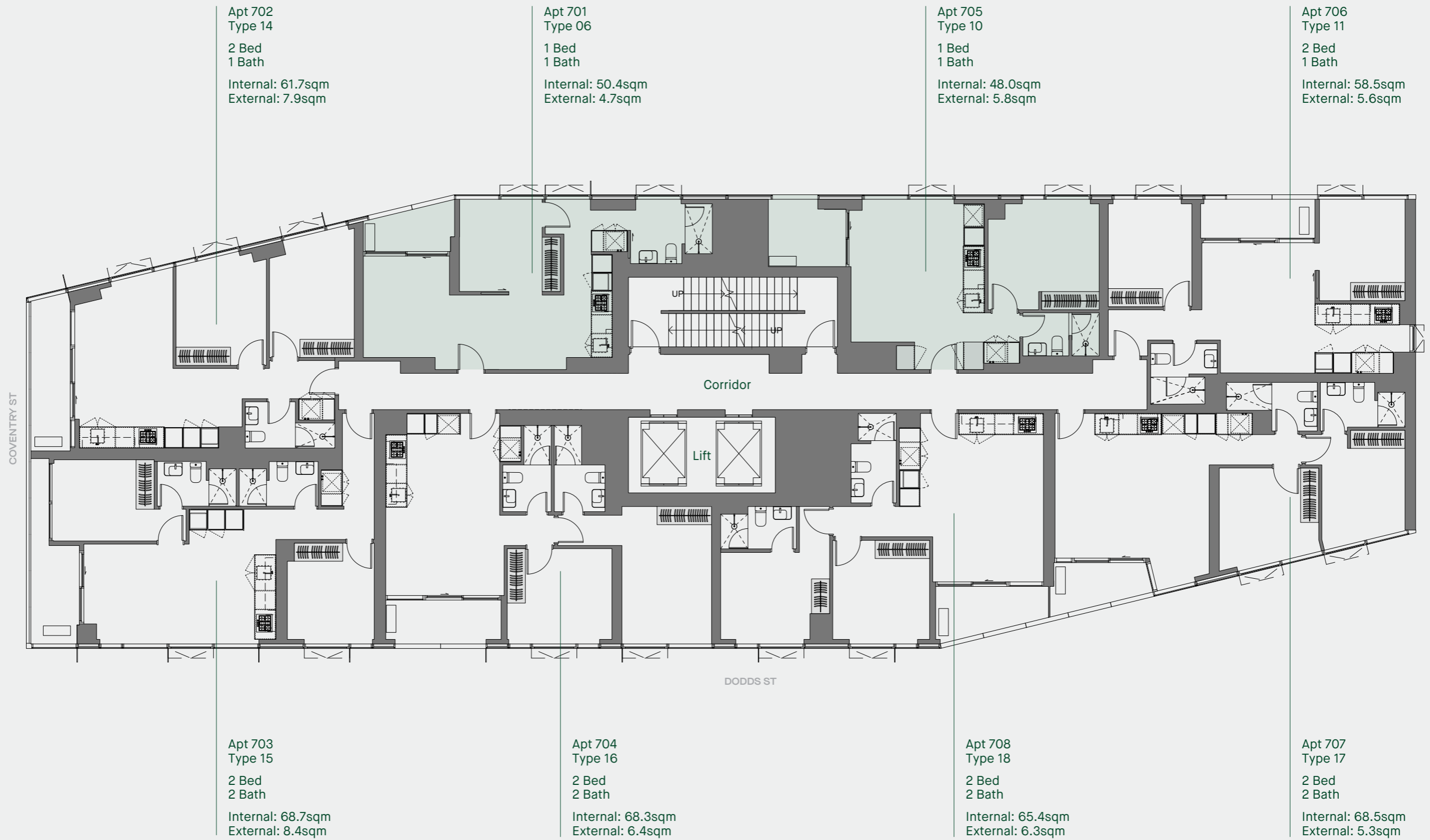
6

1 Bedroom



2 Bedroom





Level

7

1 Bedroom



2 Bedroom





Level

8

1 Bedroom



2 Bedroom





Level

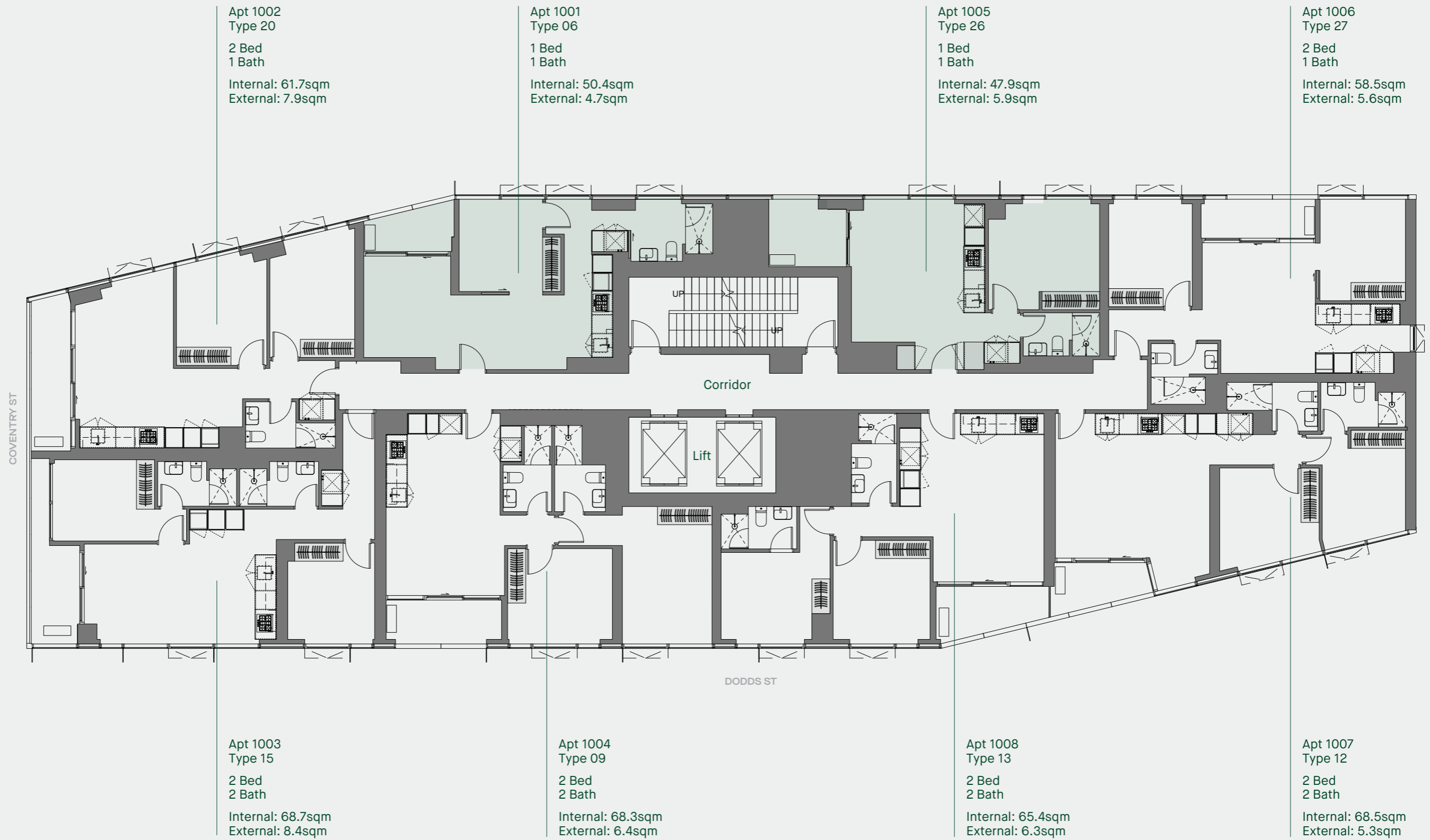
9

1 Bedroom



2 Bedroom





Level

10

1 Bedroom



2 Bedroom





Level

11

1 Bedroom



2 Bedroom





Level

# 12

1 Bedroom

2 Bedroom

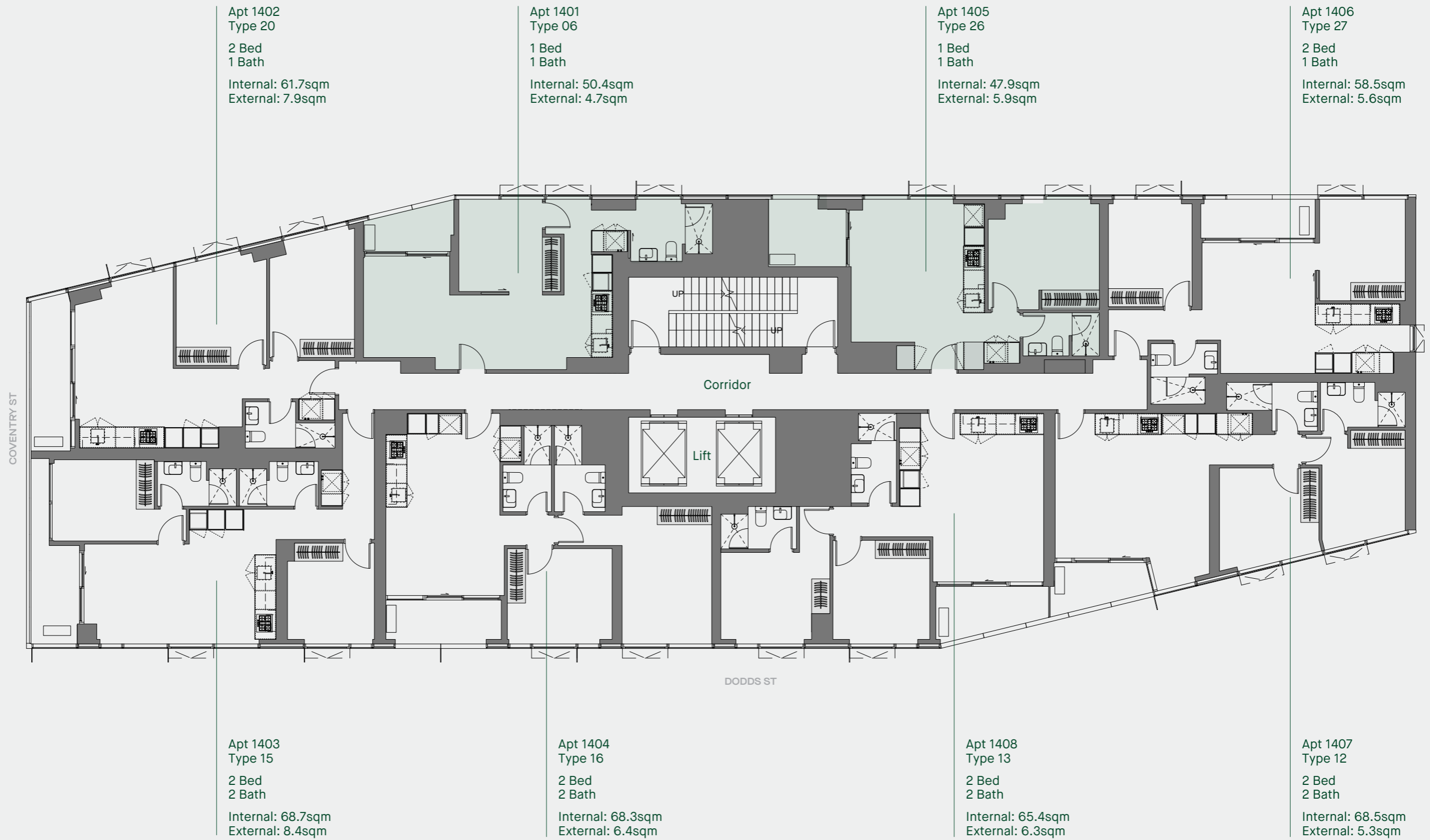


Level

# 13

1 Bedroom

2 Bedroom



Level

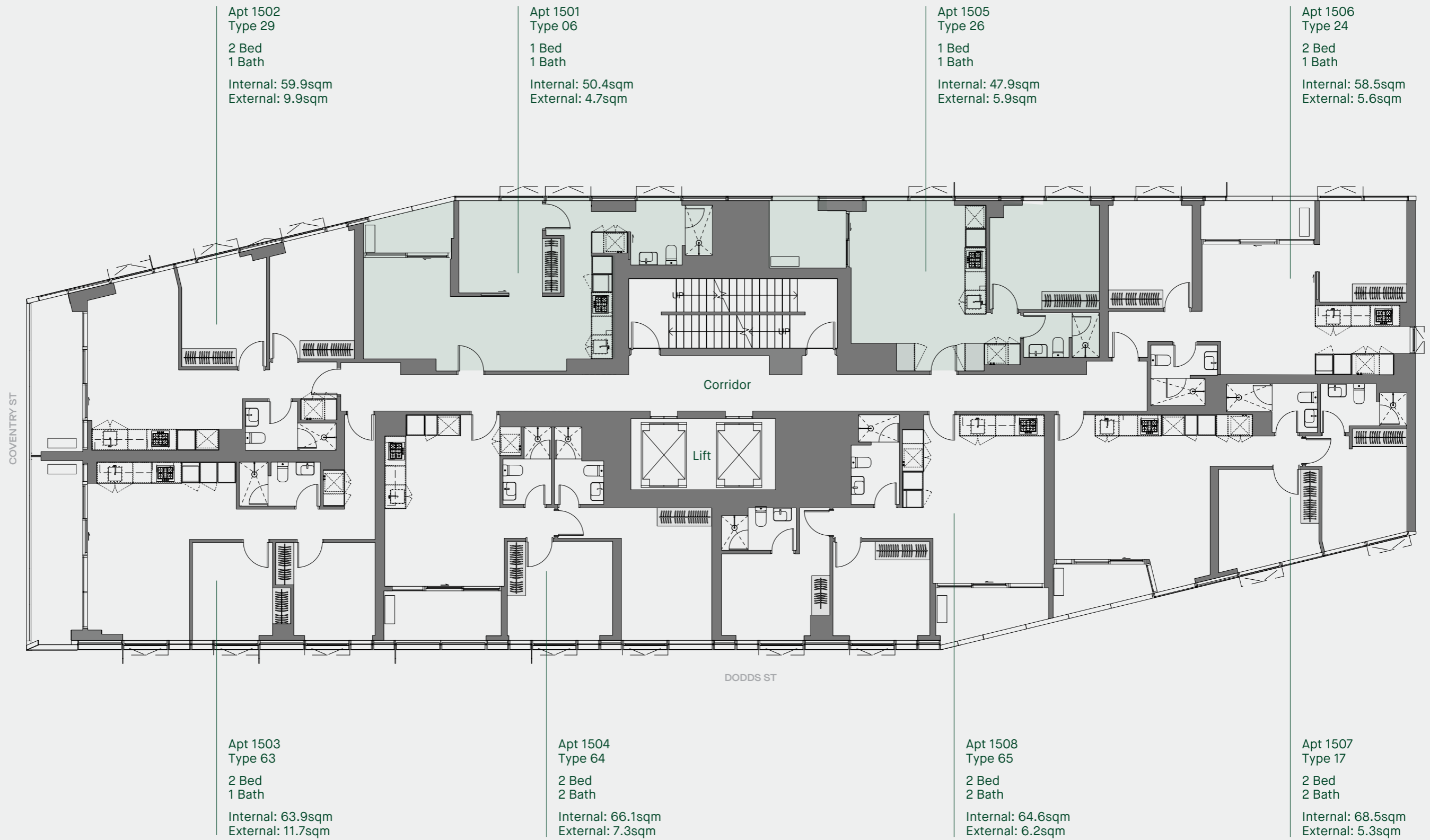
14

1 Bedroom



2 Bedroom





Level

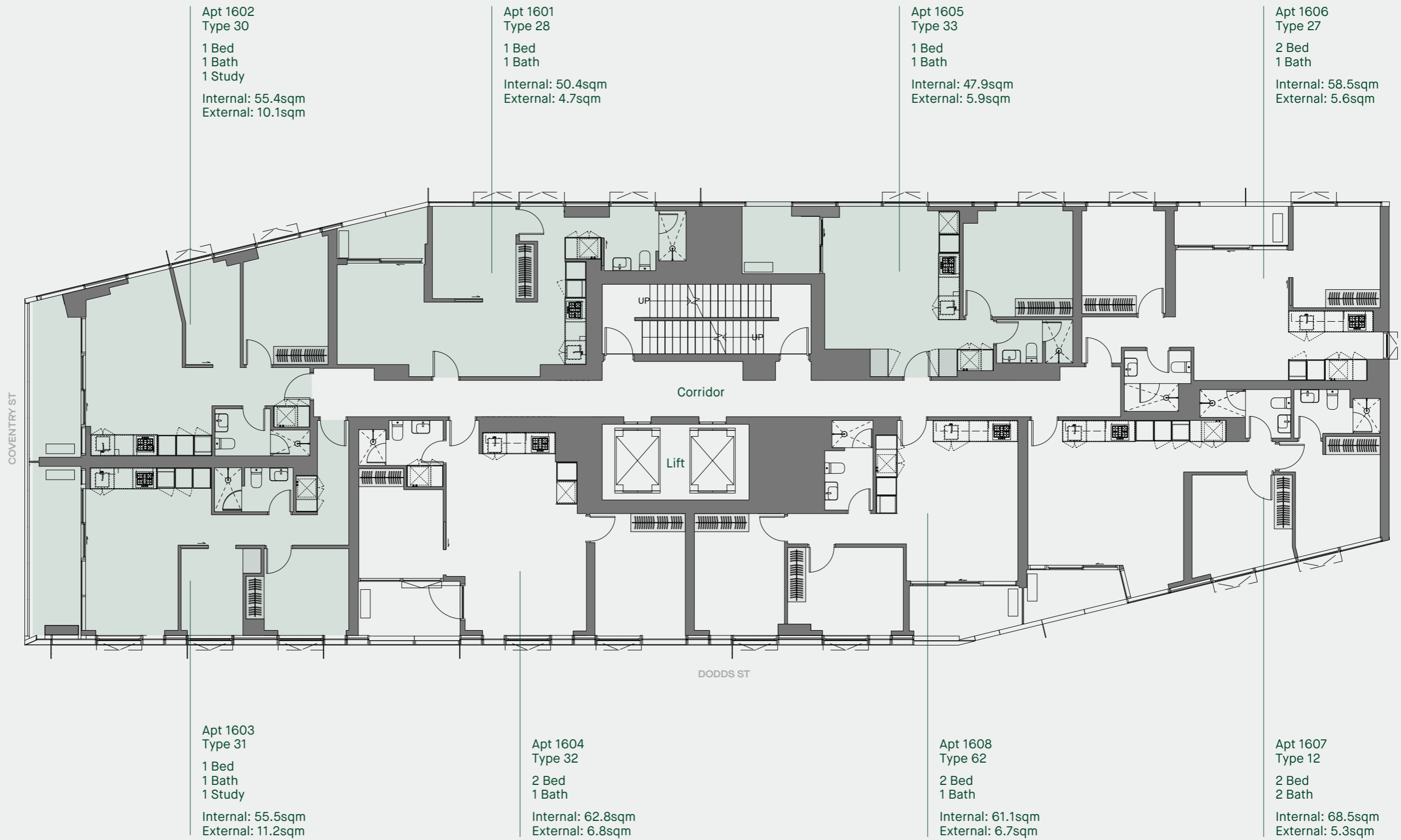
15

1 Bedroom



2 Bedroom





Level

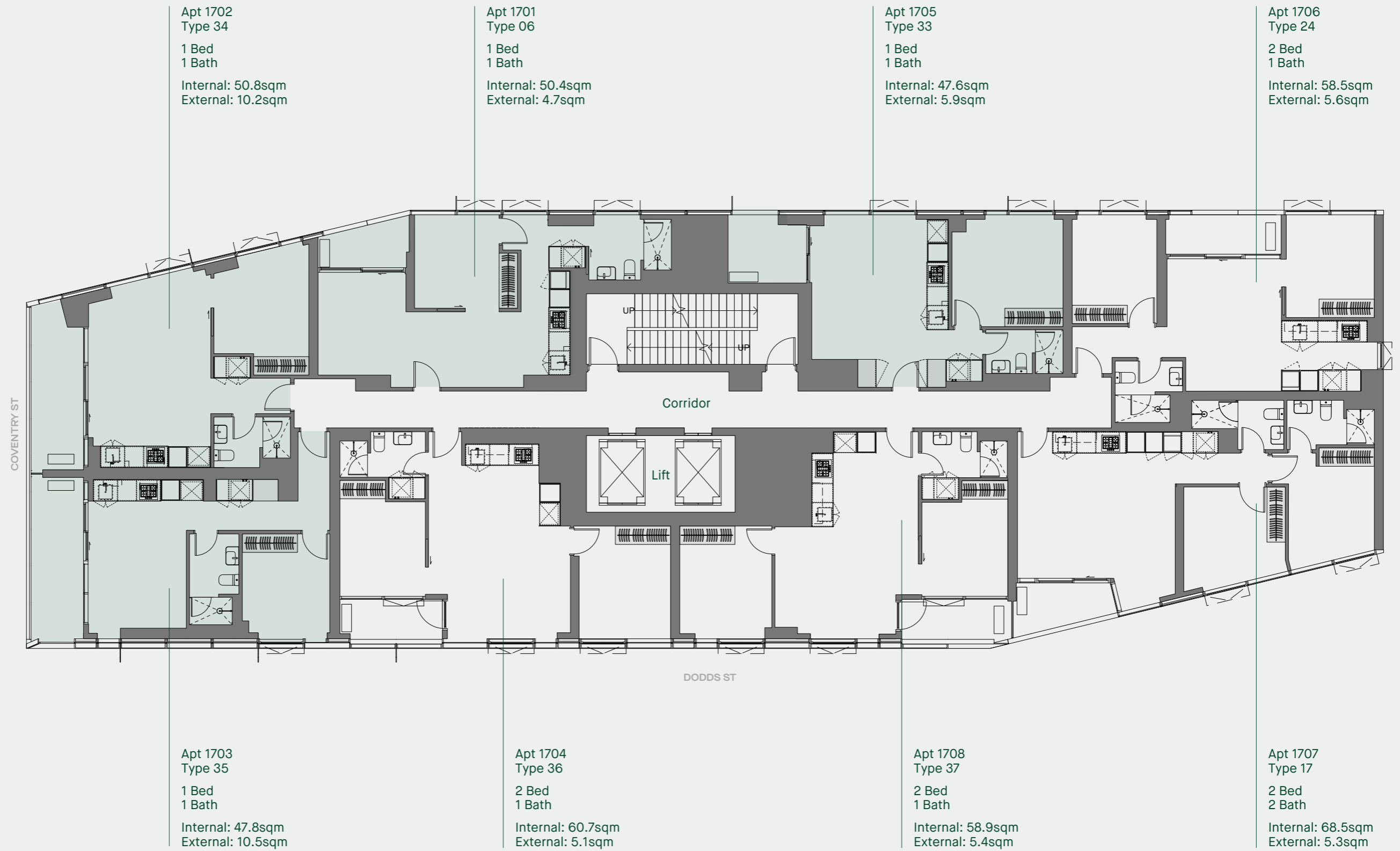
16

1 Bedroom



2 Bedroom





Level

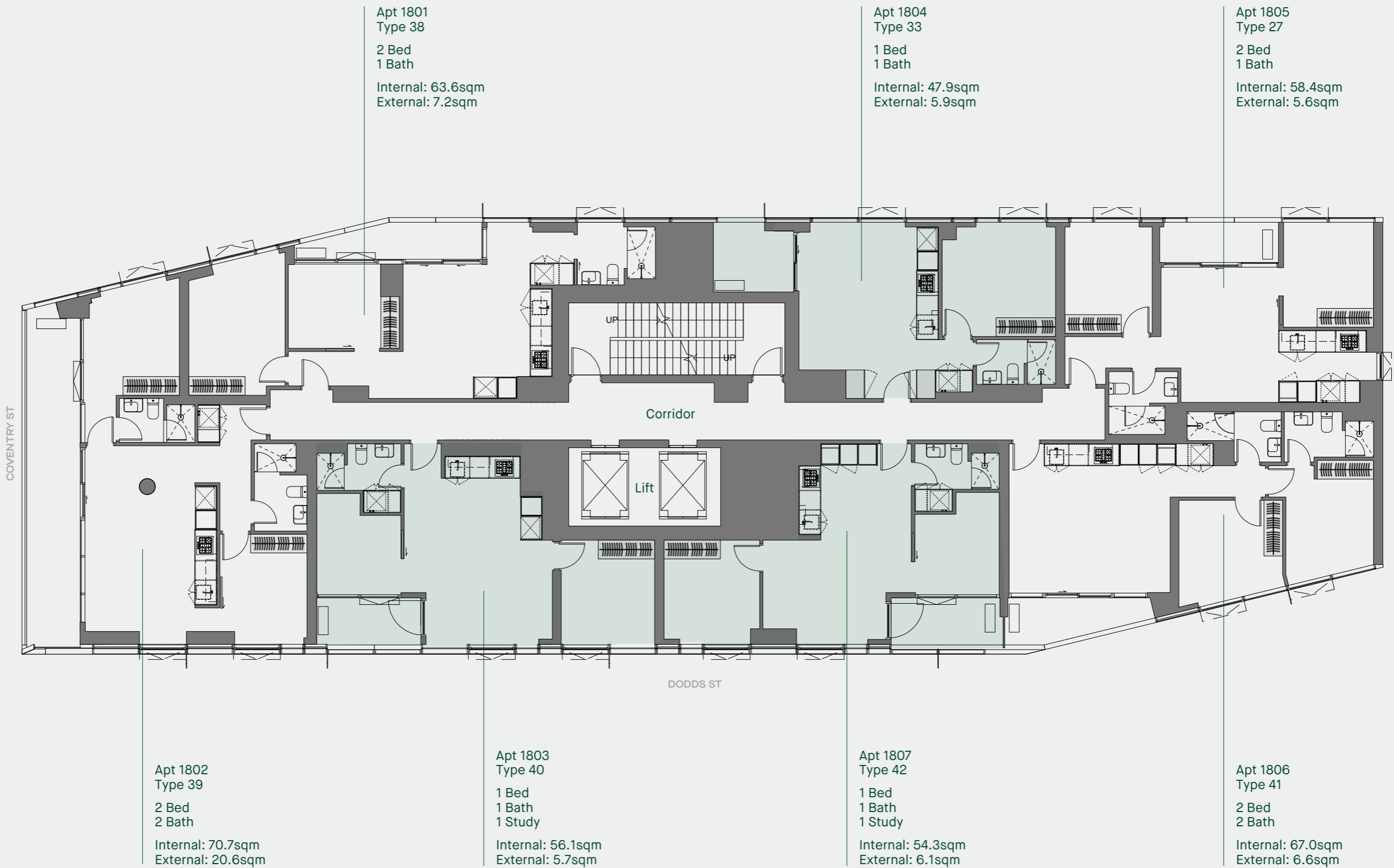
17

1 Bedroom



2 Bedroom



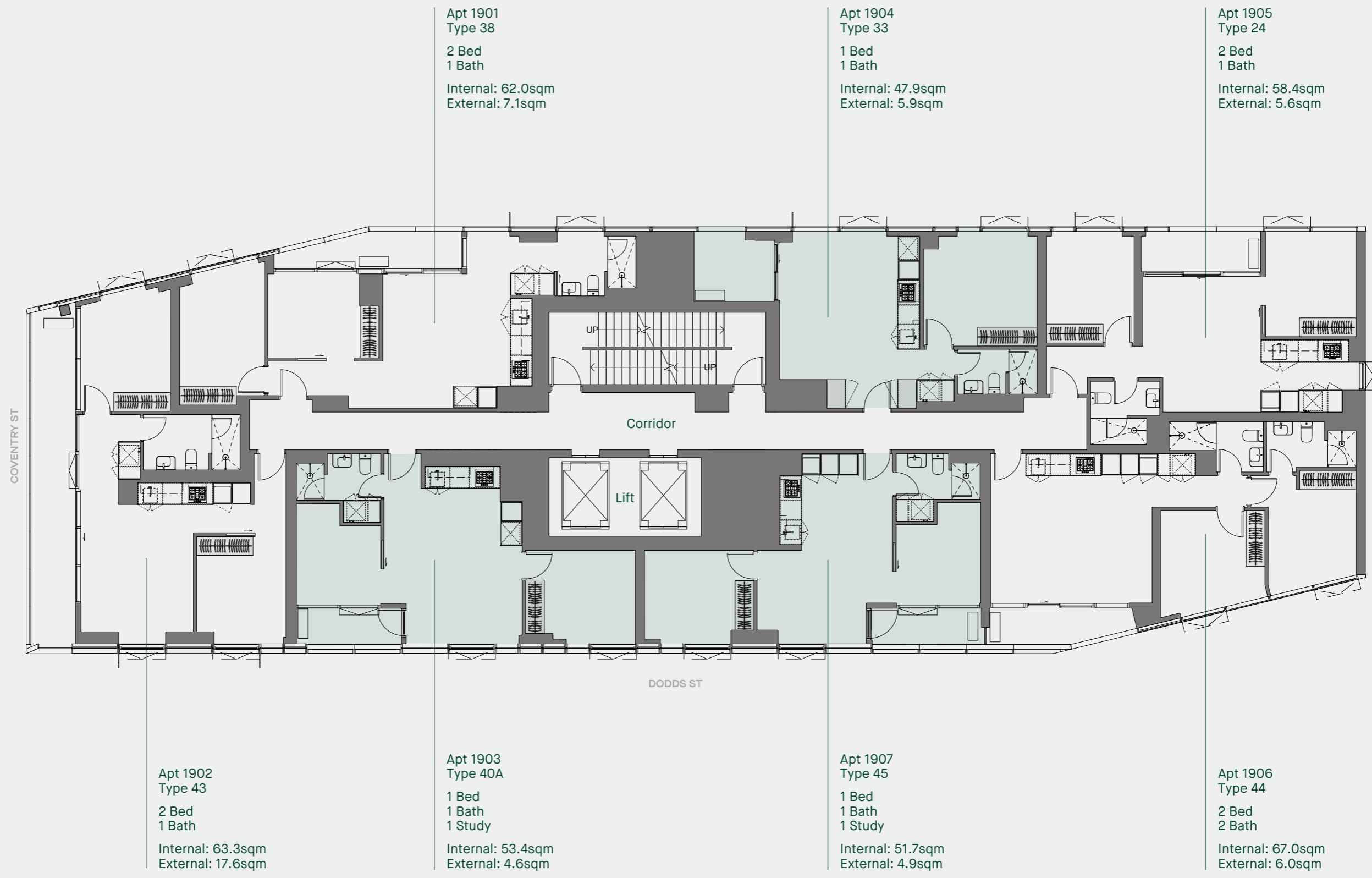


Level

# 18

1 Bedroom

2 Bedroom

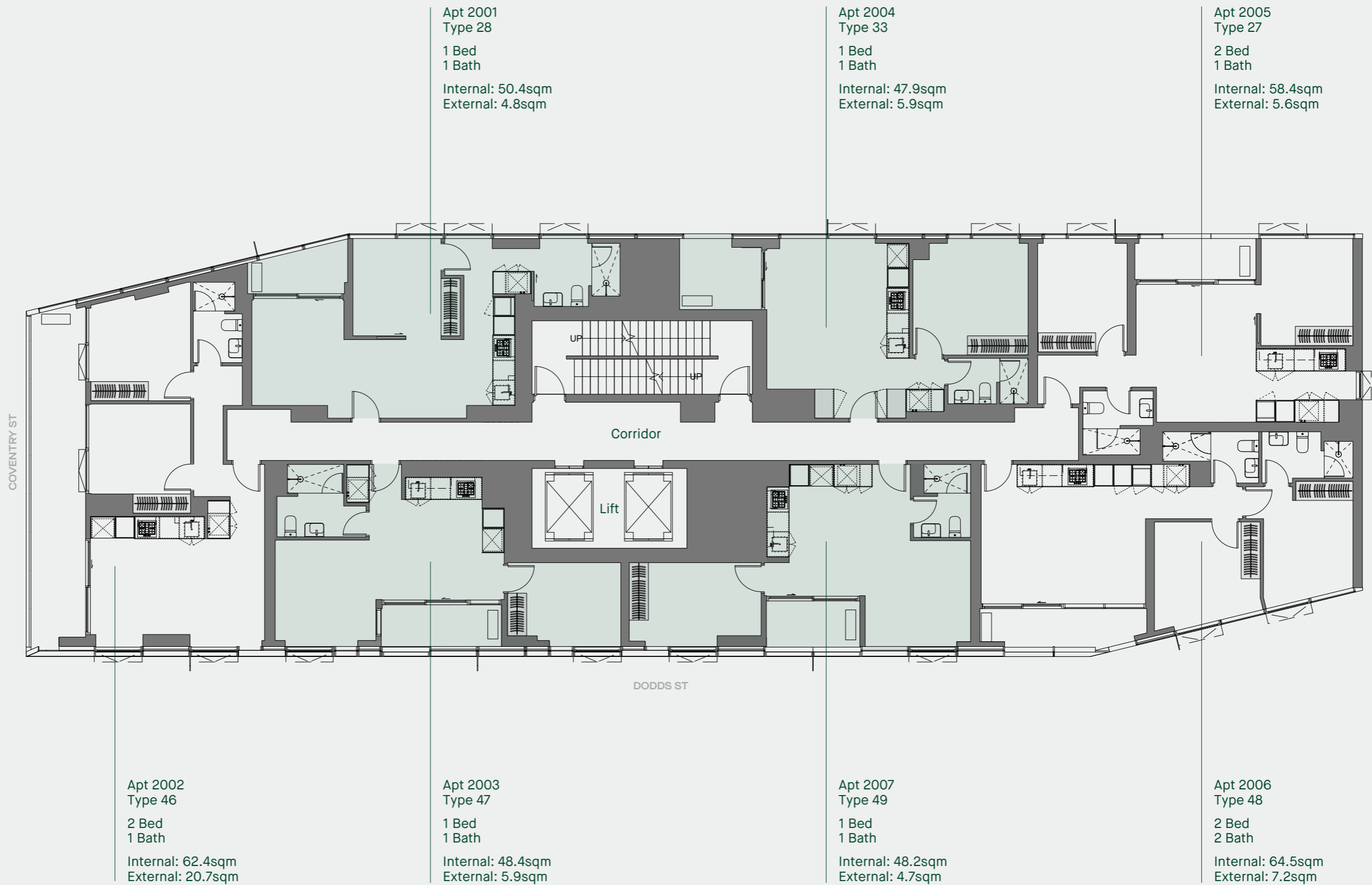


Level

19

1 Bedroom

2 Bedroom



Level

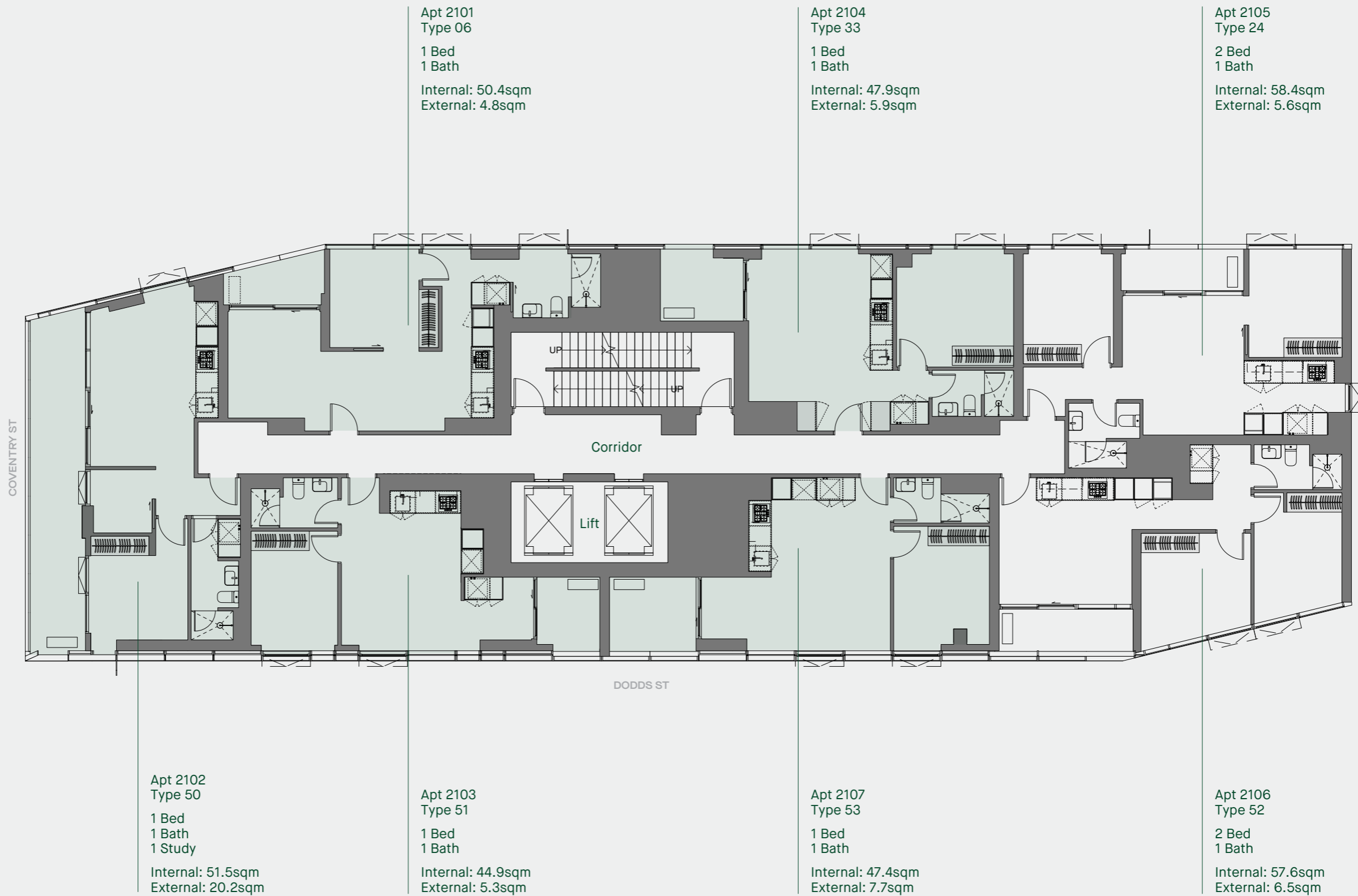
20

1 Bedroom



2 Bedroom





Level

21

1 Bedroom

2 Bedroom

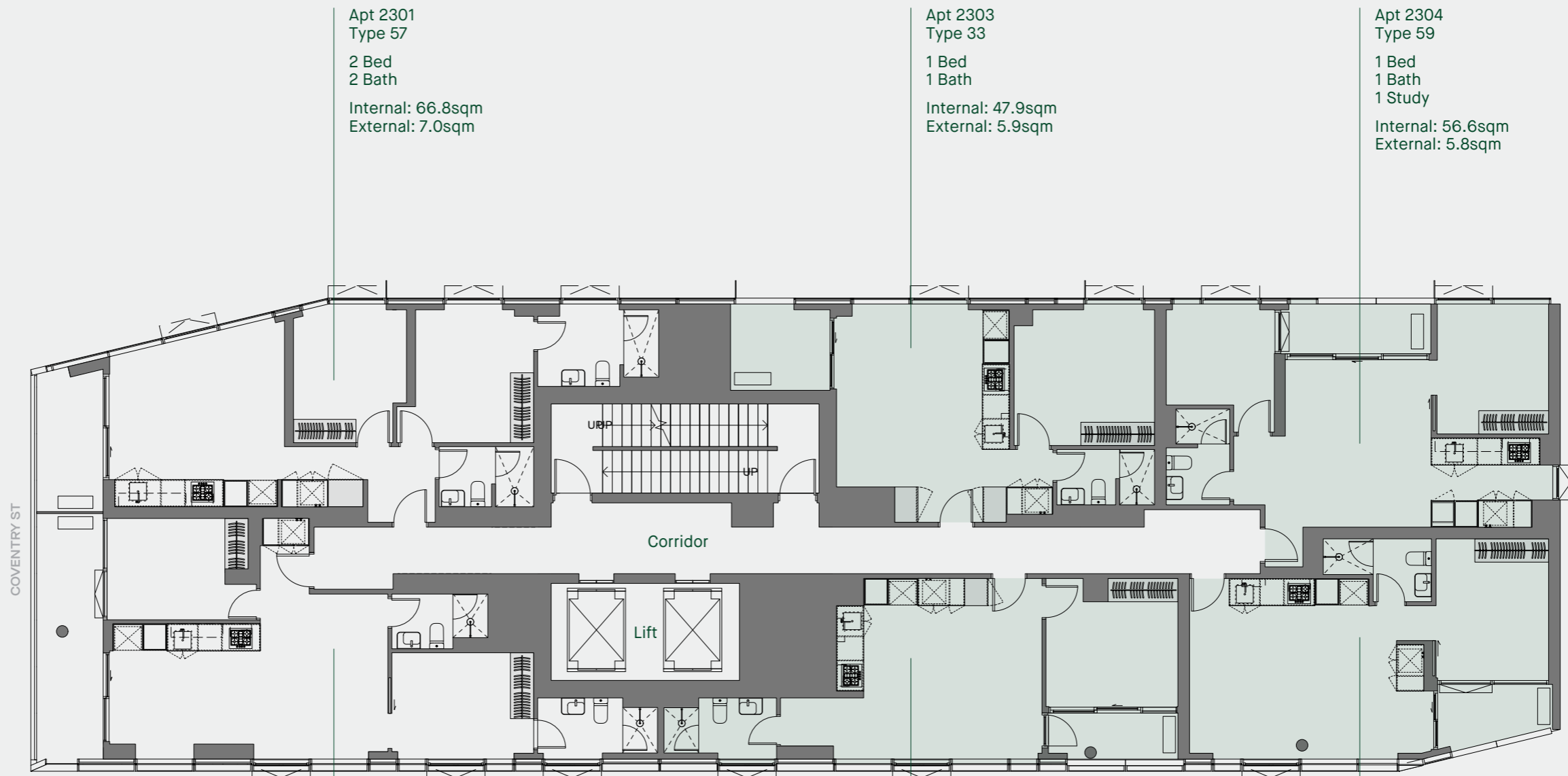


Level

22

1 Bedroom

2 Bedroom



Apt 2301  
Type 57  
2 Bed  
2 Bath  
Internal: 66.8sqm  
External: 7.0sqm

Apt 2303  
Type 33  
1 Bed  
1 Bath  
Internal: 47.9sqm  
External: 5.9sqm

Apt 2304  
Type 59  
1 Bed  
1 Bath  
1 Study  
Internal: 56.6sqm  
External: 5.8sqm

Corridor

Lift

URP

UP

DODDS ST

COVENTRY ST

Apt 2302  
Type 58  
2 Bed  
2 Bath  
Internal: 66.6sqm  
External: 12.4sqm

Apt 2306  
Type 61  
1 Bed  
1 Bath  
Internal: 48.2sqm  
External: 4.9sqm

Apt 2305  
Type 60  
1 Bed  
1 Bath  
Internal: 48.3sqm  
External: 5.1sqm

Level

23

1 Bedroom

2 Bedroom



CITY.BAY.PARK

# 1 BEDROOM RESIDENCES



Type

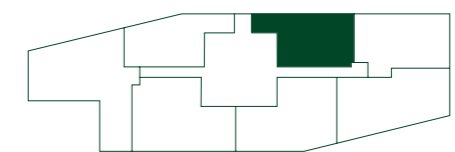
# 02

Bedroom	1
Bathroom	1

Apartments:  
103

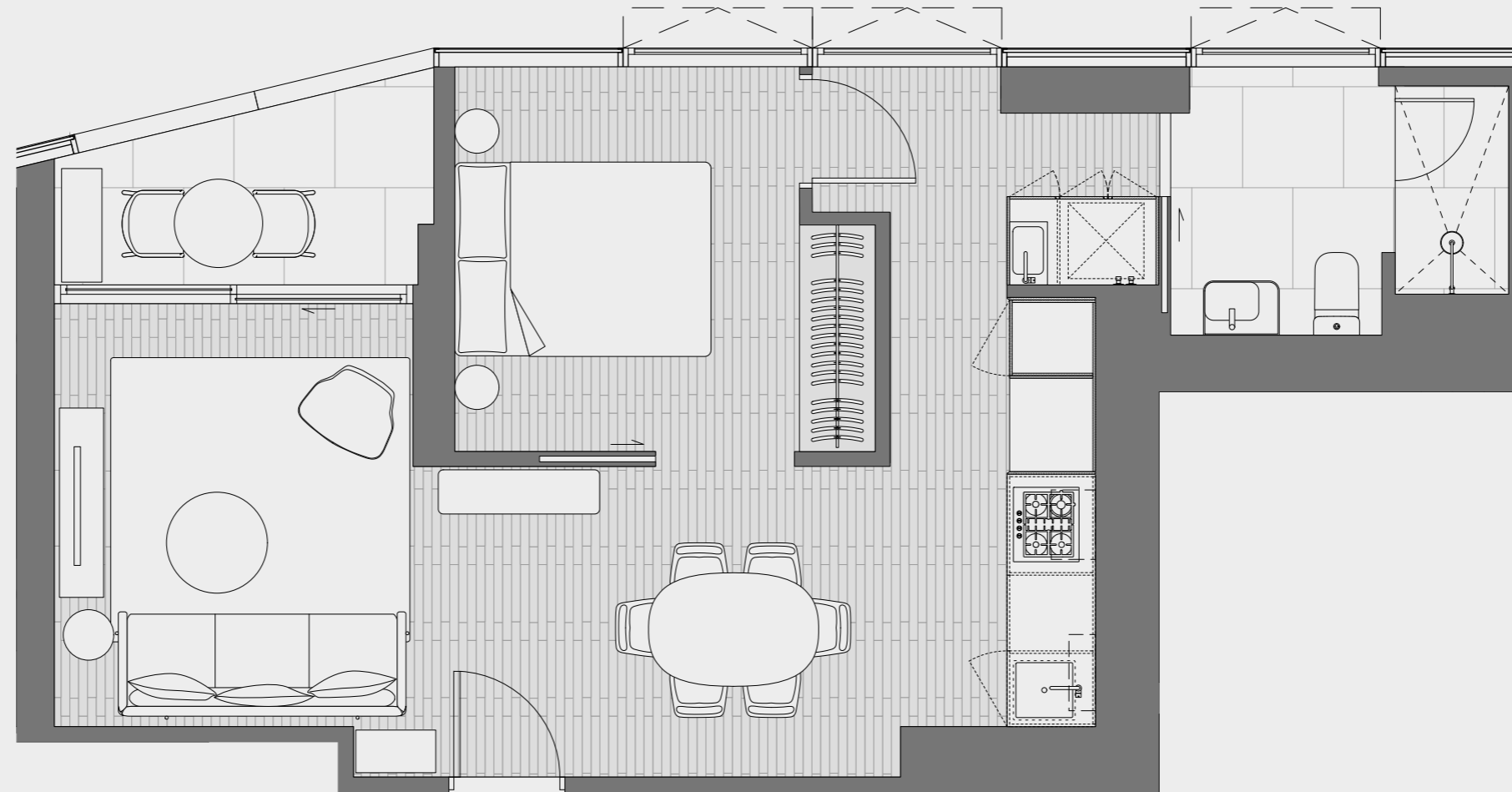
0 0.5 1 1.5 2 2.5 3m

Area:	
External sqm	56.7
Internal sqm	53.8
Total sqm	110.5



Dodds St





Type

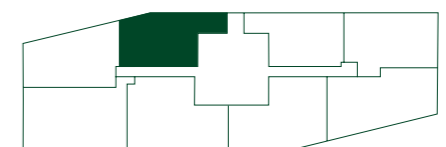
# 06

Bedroom	1
Bathroom	1

Apartments:  
201, 301, 501, 601, 701, 901, 1001,  
1101, 1301, 1401, 1501, 1701, 2101

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	4.7
Internal sqm	50.4
Total sqm	55.1



Dodds St





Type

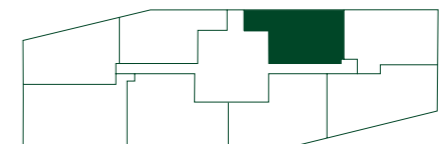
# 10

Bedroom 1  
Bathroom 1

Apartments:  
205, 305, 405, 505, 605, 705, 805,  
905

0 0.5 1 1.5 2 2.5m

Area:  
External sqm 5.8  
Internal sqm 48.0  
Total sqm 53.8



Dodds St





Type

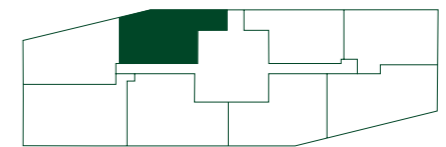
# 19

Bedroom	1
Bathroom	1

Apartments:  
401, 801

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	4.7
Internal sqm	50.4
Total sqm	55.1



Dodds St





Type

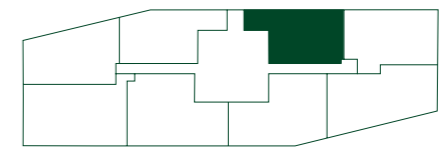
# 26

Bedroom	1
Bathroom	1

Apartments:  
1005, 1105, 1205, 1305, 1405, 1505

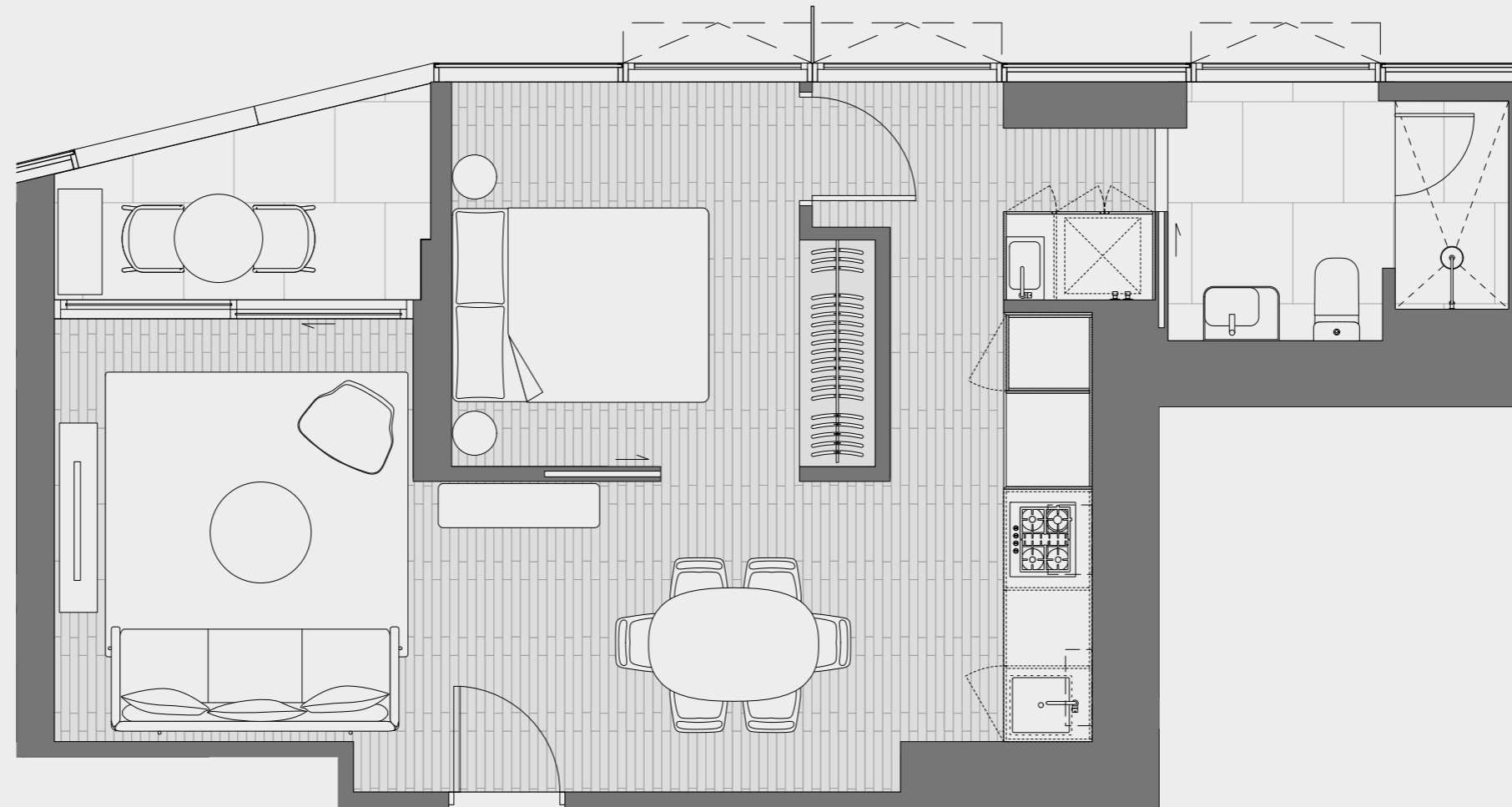
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	5.9
Internal sqm	47.9
Total sqm	53.8



Dodds St





Type

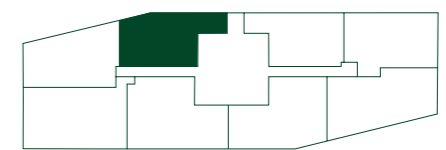
# 28

Bedroom	1
Bathroom	1

Apartments:  
1201, 1601, 2001

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	4.7
Internal sqm	50.4
Total sqm	55.1



Dodds St





Type

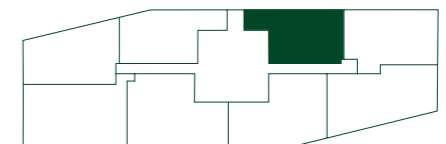
# 33

Bedroom 1  
Bathroom 1

Apartments:  
1605, 1705, 1804, 1904, 2004, 2104,  
2203, 2303

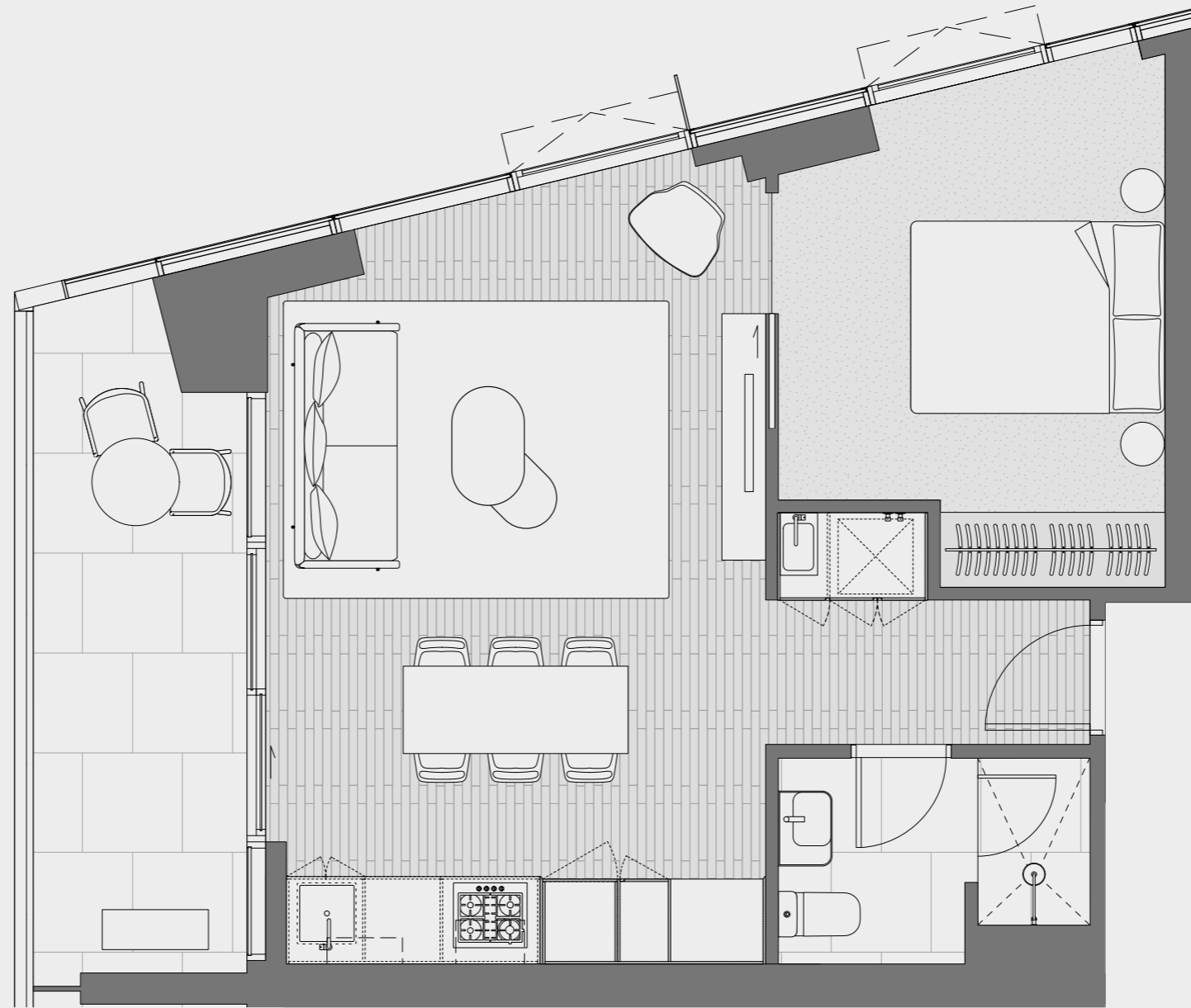
0 0.5 1 1.5 2 2.5m

Area:  
External sqm 5.9  
Internal sqm 47.9  
Total sqm 53.8



Dodds St





Type

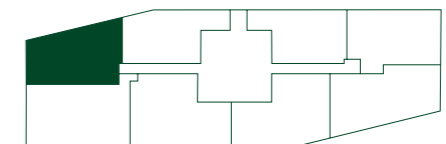
# 34

Bedroom	1
Bathroom	1

Apartments:  
1702

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	10.2
Internal sqm	50.8
Total sqm	61.0



Dodds St





Type

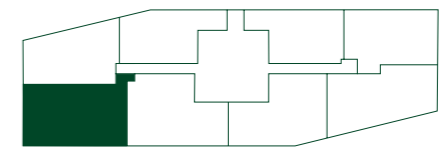
# 35

Bedroom	1
Bathroom	1

Apartments:  
1703



Area:	
External sqm	10.5
Internal sqm	47.8
Total sqm	58.3



Dodds St





Type

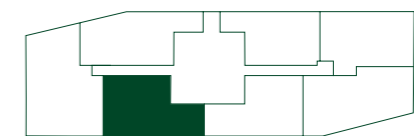
# 47

Bedroom	1
Bathroom	1

2003

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	5.9
Internal sqm	48.4
Total sqm	54.3



Dodds St





Type

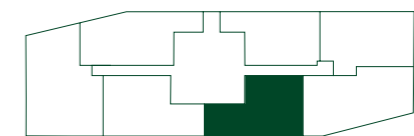
# 49

Bedroom	1
Bathroom	1

2007

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	4.7
Internal sqm	48.2
Total sqm	52.9



Dodds St





Type

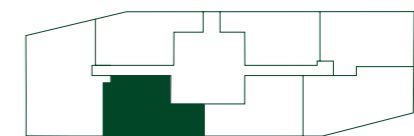
# 51

Bedroom 1  
Bathroom 1

Apartments:  
2103

0 0.5 1 1.5 2 2.5m

Area:  
External sqm 5.3  
Internal sqm 44.9  
Total sqm 50.2



Dodds St





Type

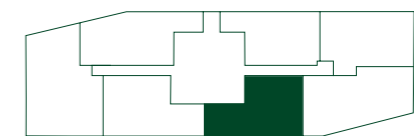
# 53

Bedroom 1  
Bathroom 1

2107

0 0.5 1 1.5 2 2.5m

Area:  
External sqm 7.7  
Internal sqm 47.4  
Total sqm 55.1



Dodds St





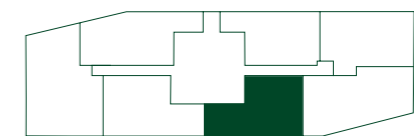
Type **53A**

Bedroom 1  
Bathroom 1

2206

0 0.5 1 1.5 2 2.5m

Area:  
External sqm 6.5  
Internal sqm 44.3  
Total sqm 50.8



Dodds St





Type

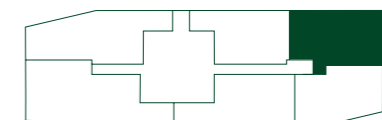
# 59

Bedroom	1
Bathroom	1
Study	1

2304

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	5.8
Internal sqm	56.6
Total sqm	62.4



Dodds St





Type

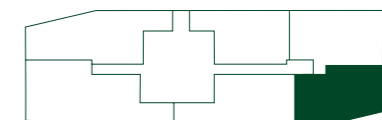
# 60

Bedroom	1
Bathroom	1

2305

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	5.1
Internal sqm	48.3
Total sqm	53.4



Dodds St





CITY.BAY.PARK

1 BEDROOM  
1 STUDY  
RESIDENCES



Type

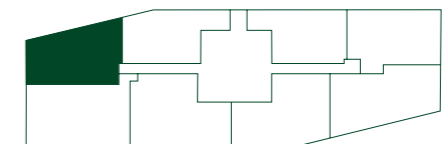
# 30

Bedroom	1
Bathroom	1
Study	1

Apartments:  
1602



Area:	
External sqm	10.1
Internal sqm	55.4
Total sqm	65.5



Dodds St





Type

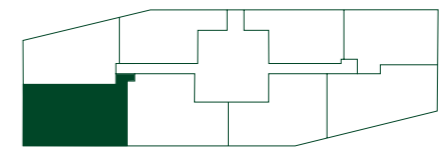
# 31

Bedroom	1
Bathroom	1
Study	1

Apartments:  
1603

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	11.2
Internal sqm	55.5
Total sqm	66.7



Dodds St





Type

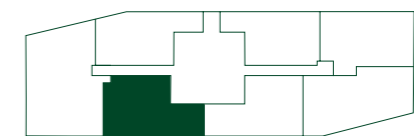
# 40

Bedroom	1
Bathroom	1
Study	1

Apartments:  
1803



Area:	
External sqm	5.7
Internal sqm	56.1
Total sqm	61.8



Dodds St



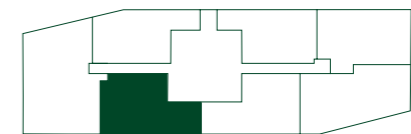


Type **40A**

Bedroom	1
Bathroom	1
Study	1

Apartments:	
1903	
0	0.5
1	1.5
2	2.5m

Area:	
External sqm	4.6
Internal sqm	53.4
Total sqm	58.0



Dodds St





Type

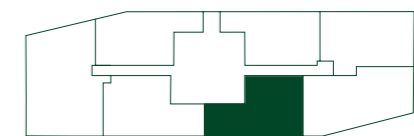
# 42

Bedroom	1
Bathroom	1
Study	1

1807

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	6.1
Internal sqm	54.3
Total sqm	60.4



Dodds St





Type

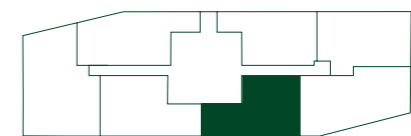
# 45

Bedroom	1
Bathroom	1
Study	1

1907

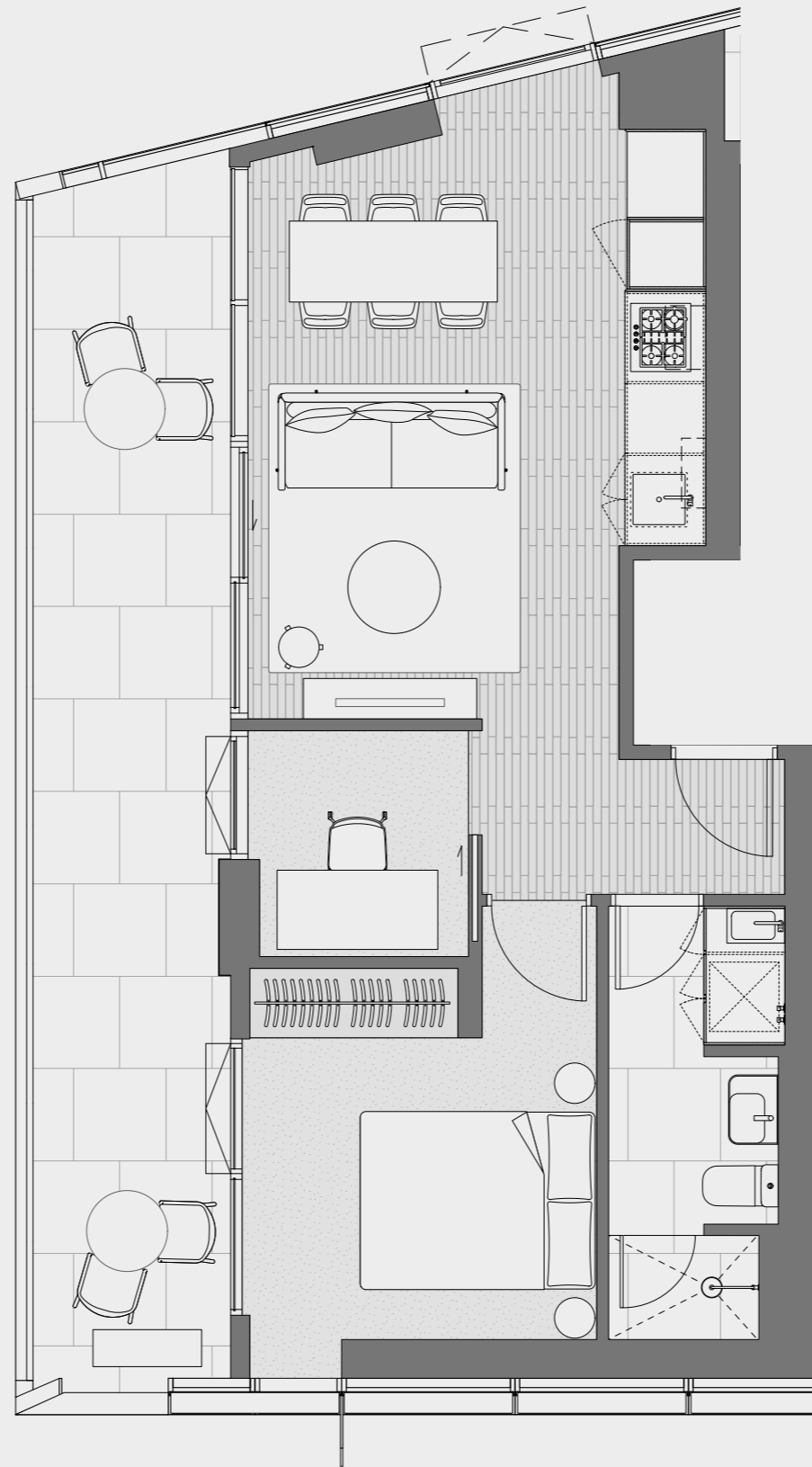
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	4.9
Internal sqm	51.7
Total sqm	56.6



Dodds St





Type

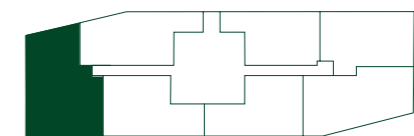
# 50

Bedroom	1
Bathroom	1
Study	1

2102



Area:	
External sqm	20.2
Internal sqm	51.5
Total sqm	71.7



Dodds St





CITY.BAY.PARK

# 2 BEDROOM RESIDENCES

85 COVENTRY ST



Type

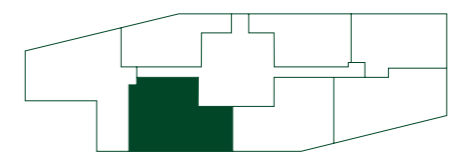
# 01

Bedroom	2
Bathroom	2

Apartments:  
102



Area:	
External sqm	5.8
Internal sqm	63.1
Total sqm	68.9



Dodds St





Type

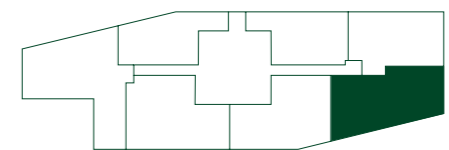
# 04

Bedroom	2
Bathroom	2

Apartments:  
105

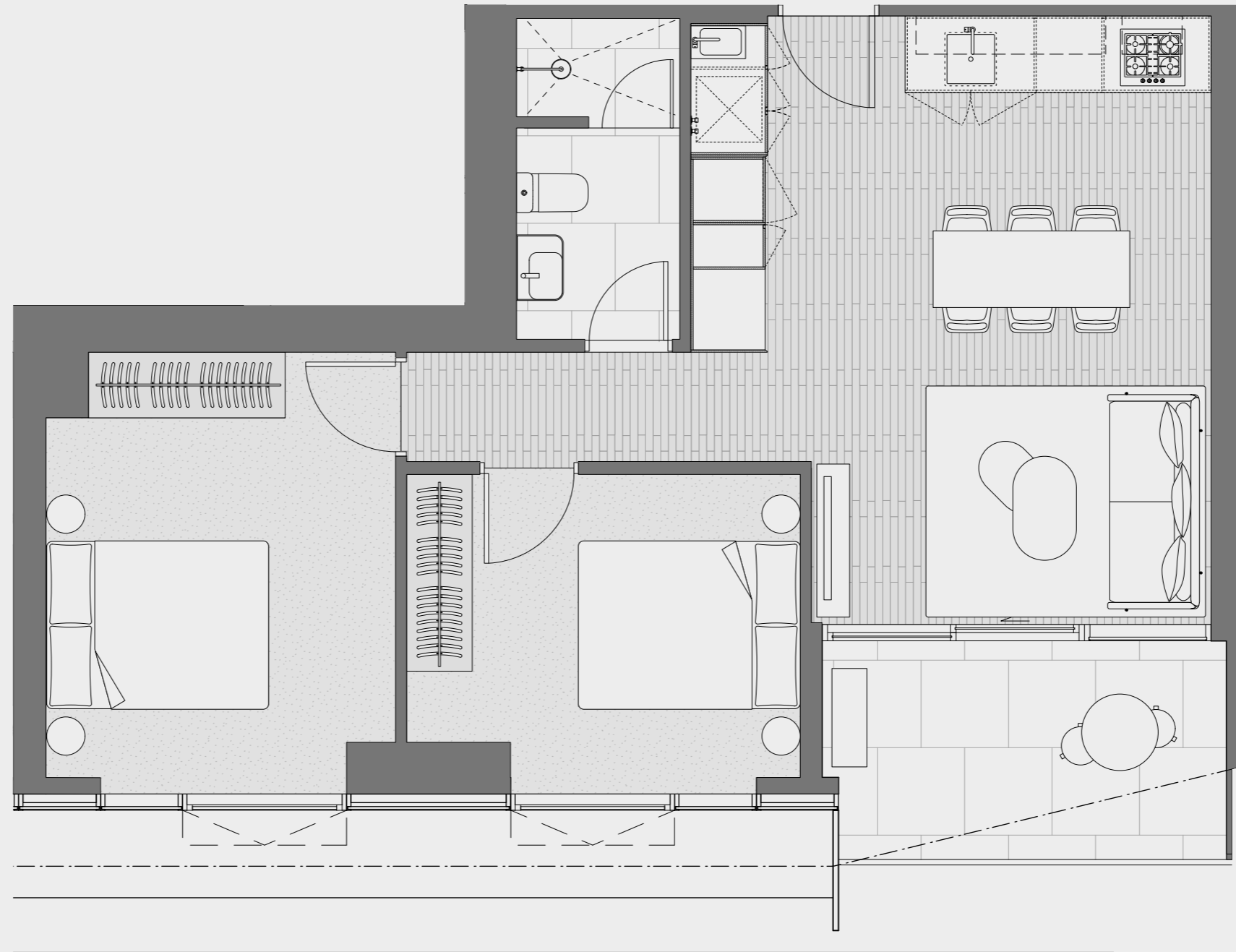
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	40.5
Internal sqm	73.9
Total sqm	114.4



Dodds St





Type

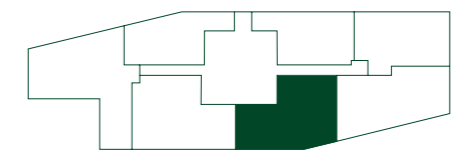
# 05

Bedroom	2
Bathroom	1

Apartments:  
106

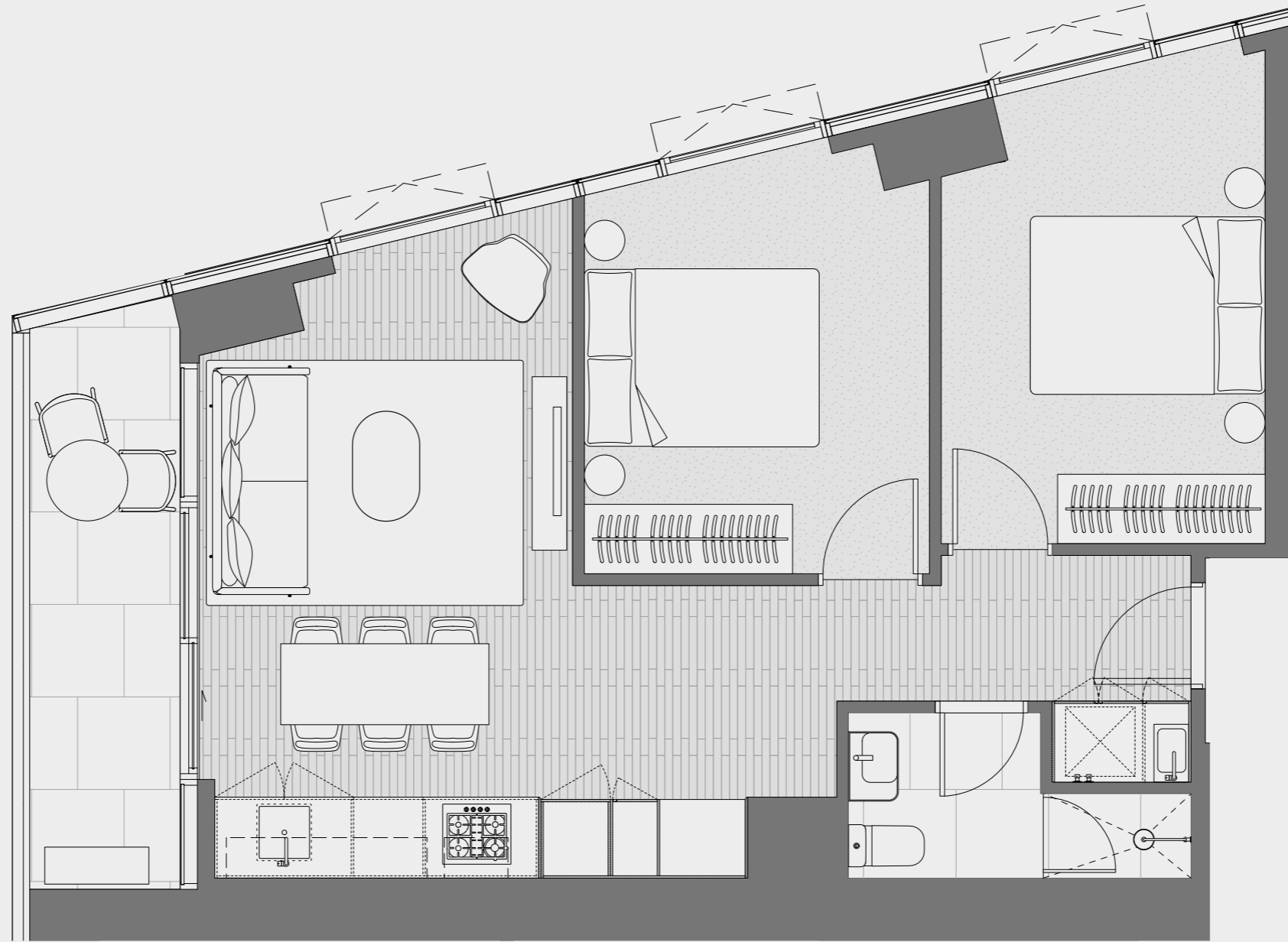
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	7.8
Internal sqm	61.8
Total sqm	69.6



Dodds St





Type

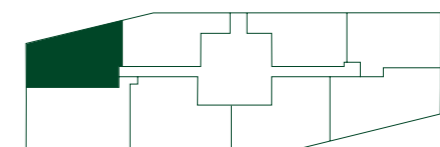
07

Bedroom 2  
Bathroom 1

Apartments:  
202

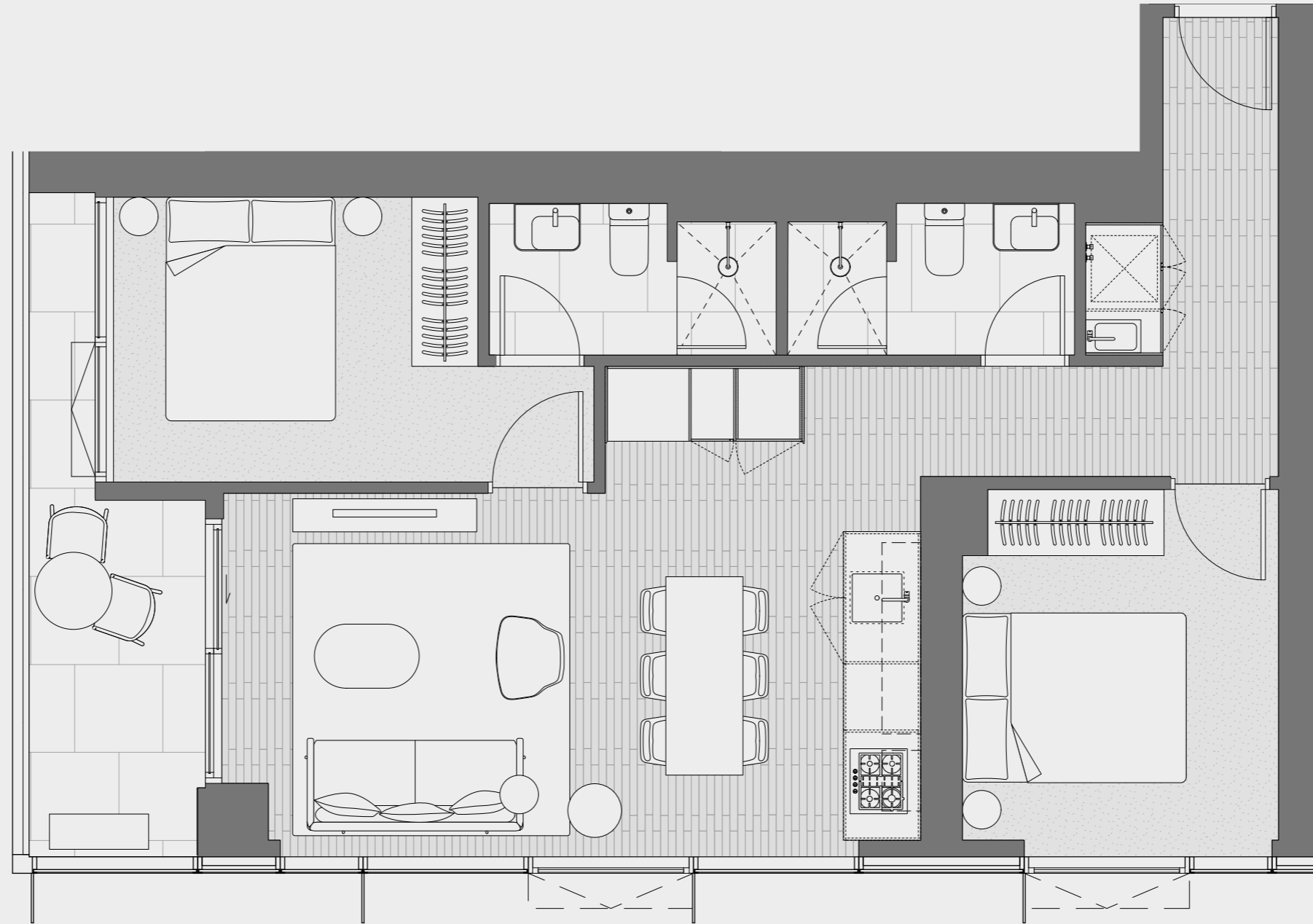
0 0.5 1 1.5 2 2.5m

Area:  
External sqm 7.9  
Internal sqm 61.7  
Total sqm 69.6



Dodds St





Type

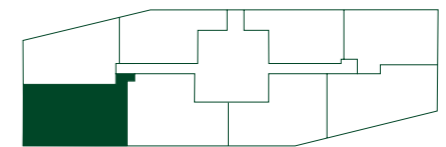
# 08

Bedroom	2
Bathroom	2

Apartments:  
203

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	8.4
Internal sqm	68.7
Total sqm	77.1



Dodds St





Type

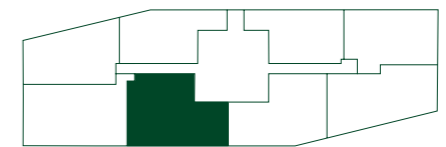
# 09

Bedroom	2
Bathroom	2

Apartments:  
204, 404, 604, 804, 1004



Area:	
External sqm	6.4
Internal sqm	68.3
Total sqm	74.7



Dodds St





Type

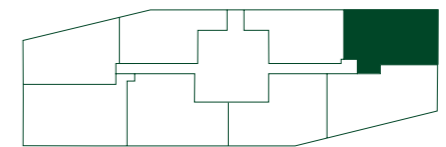
# 11

Bedroom	2
Bathroom	1

Apartments:  
206, 306, 406, 506, 606, 706, 806

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	5.6
Internal sqm	58.5
Total sqm	64.1



Dodds St





Type

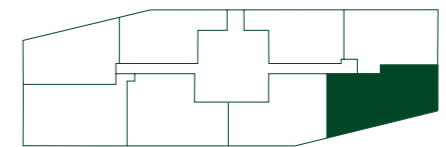
# 12

Bedroom	2
Bathroom	2

Apartments:  
207, 407, 607, 807, 1007, 1207, 1407,  
1607

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	5.3
Internal sqm	68.5
Total sqm	73.8



Dodds St





Type

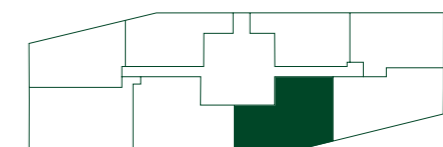
# 13

Bedroom	2
Bathroom	2

Apartments:  
208, 408, 608, 808, 1008, 1208, 1408



Area:	
External sqm	6.3
Internal sqm	65.4
Total sqm	71.7



Dodds St





Type

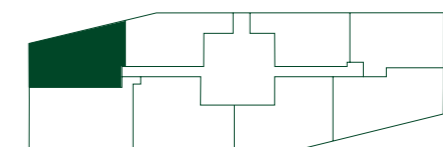
# 14

Bedroom	2
Bathroom	1

Apartments:  
302, 702, 1102

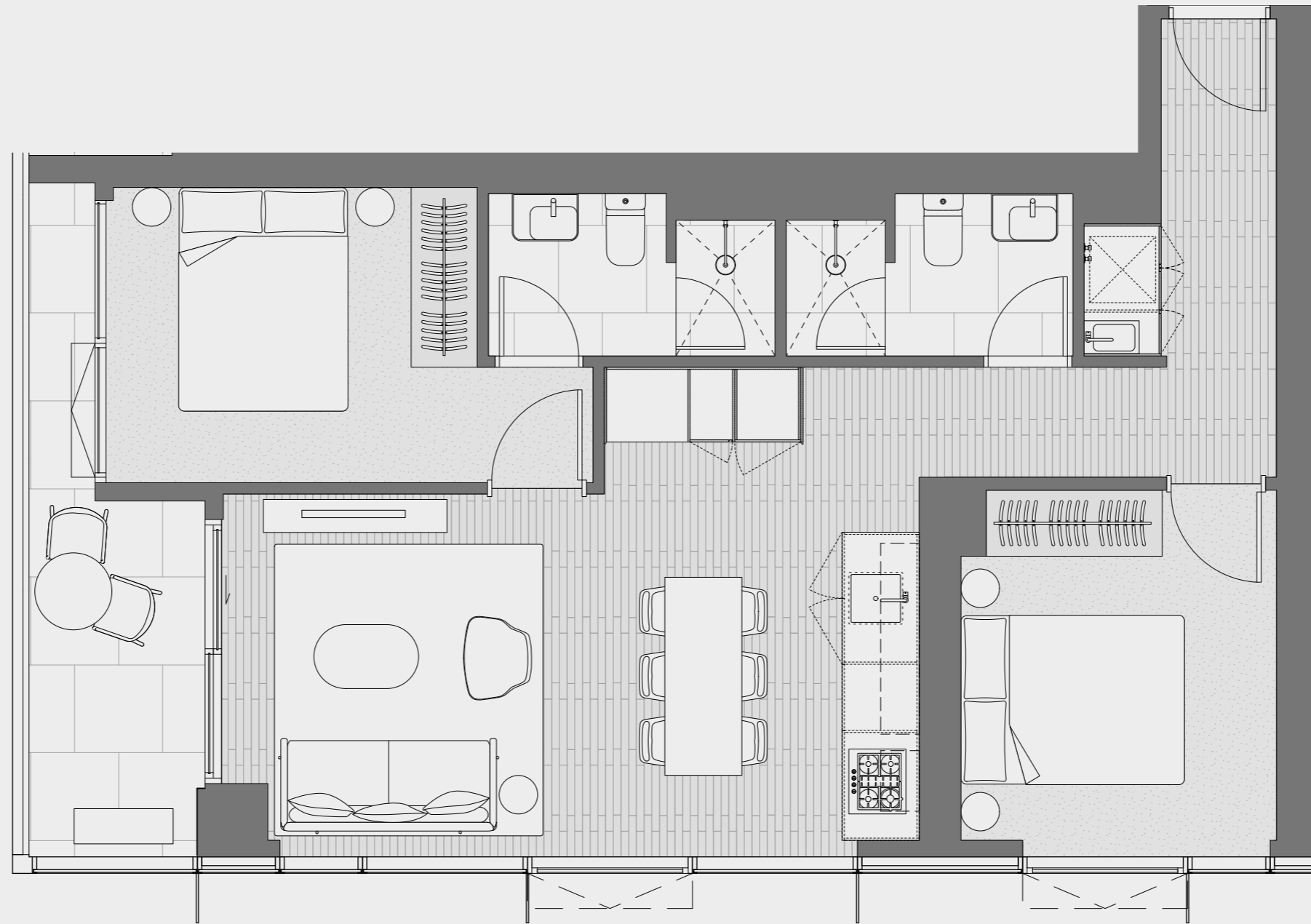
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	7.9
Internal sqm	61.7
Total sqm	69.6



Dodds St





Type

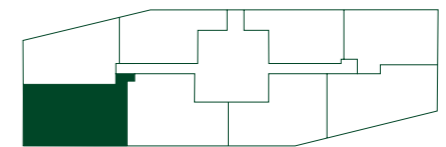
# 15

Bedroom	2
Bathroom	2

Apartments:  
303, 703, 803, 1003, 1103, 1203, 1403

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	8.4
Internal sqm	68.7
Total sqm	77.1



Dodds St





Type

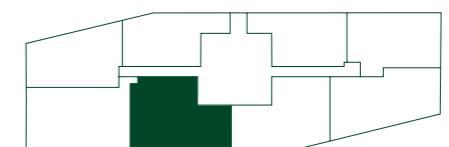
# 16

Bedroom	2
Bathroom	2

Apartments:  
304, 704, 1104, 1204, 1404

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	6.4
Internal sqm	68.3
Total sqm	74.7



Dodds St





Type

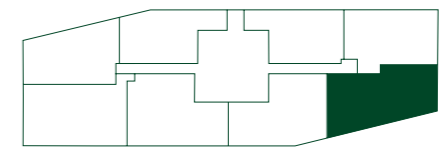
# 17

Bedroom	2
Bathroom	2

Apartments:  
307, 507, 707, 907, 1107, 1307, 1507,  
1707

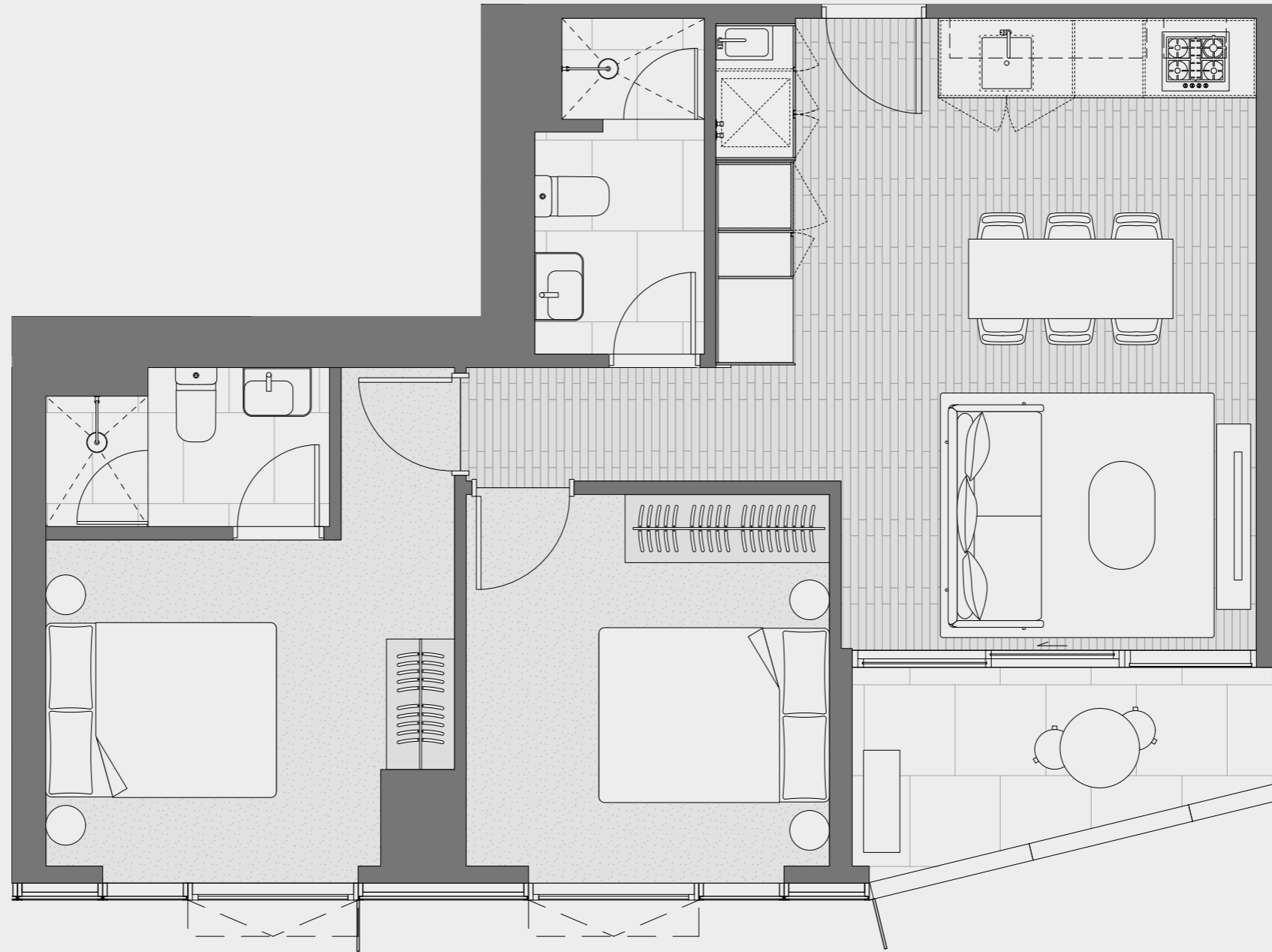
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	5.3
Internal sqm	68.5
Total sqm	73.8



Dodds St





Type

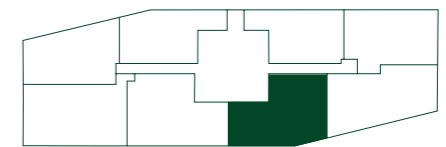
# 18

Bedroom	2
Bathroom	2

Apartments:  
308, 508, 708, 908, 1108, 1308

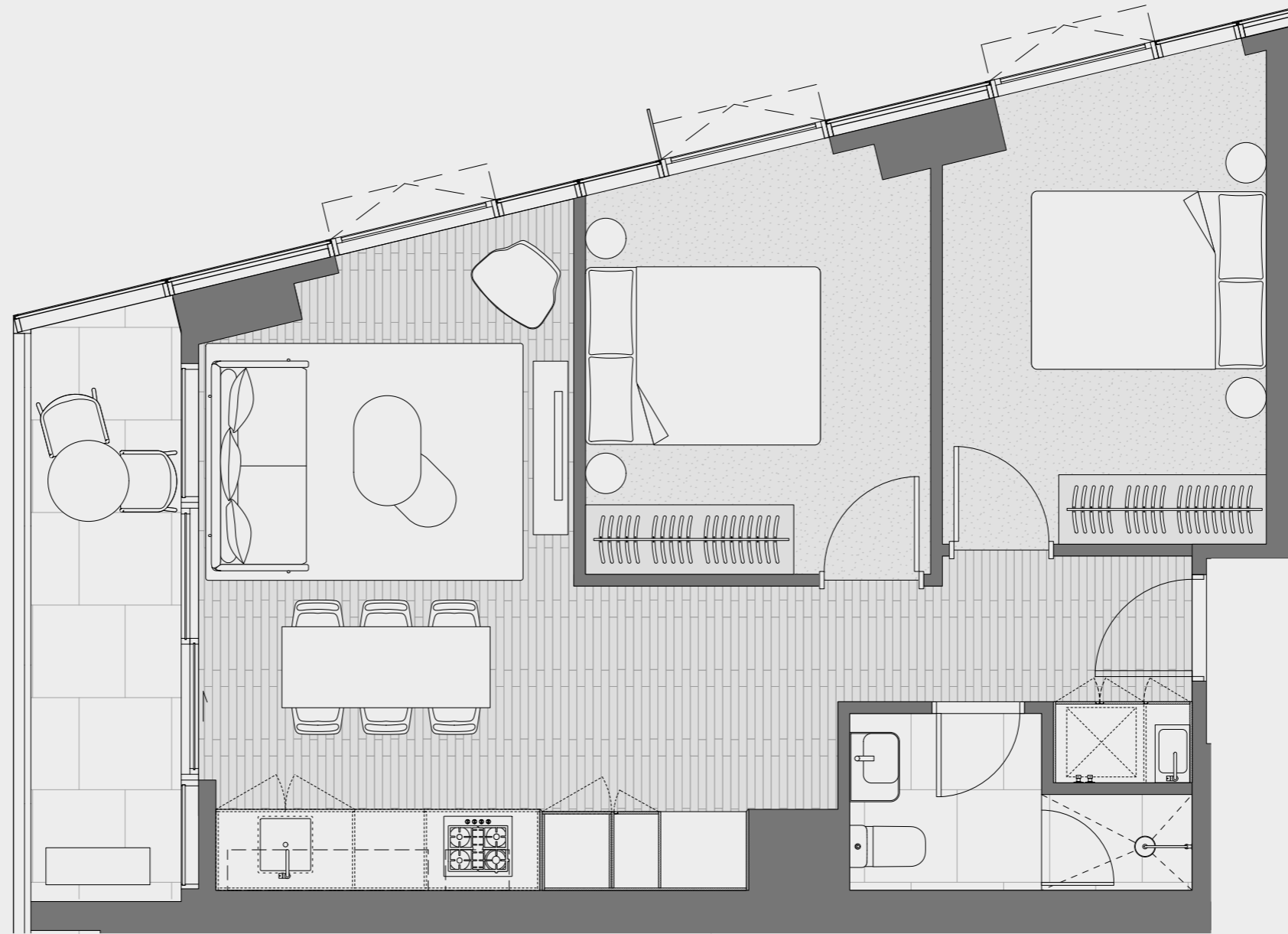


Area:	
External sqm	6.3
Internal sqm	65.4
Total sqm	71.7



Dodds St





Type

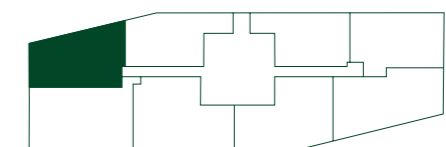
# 20

Bedroom	2
Bathroom	1

Apartments:  
402, 502, 602, 802, 902, 1002, 1202,  
1302, 1402

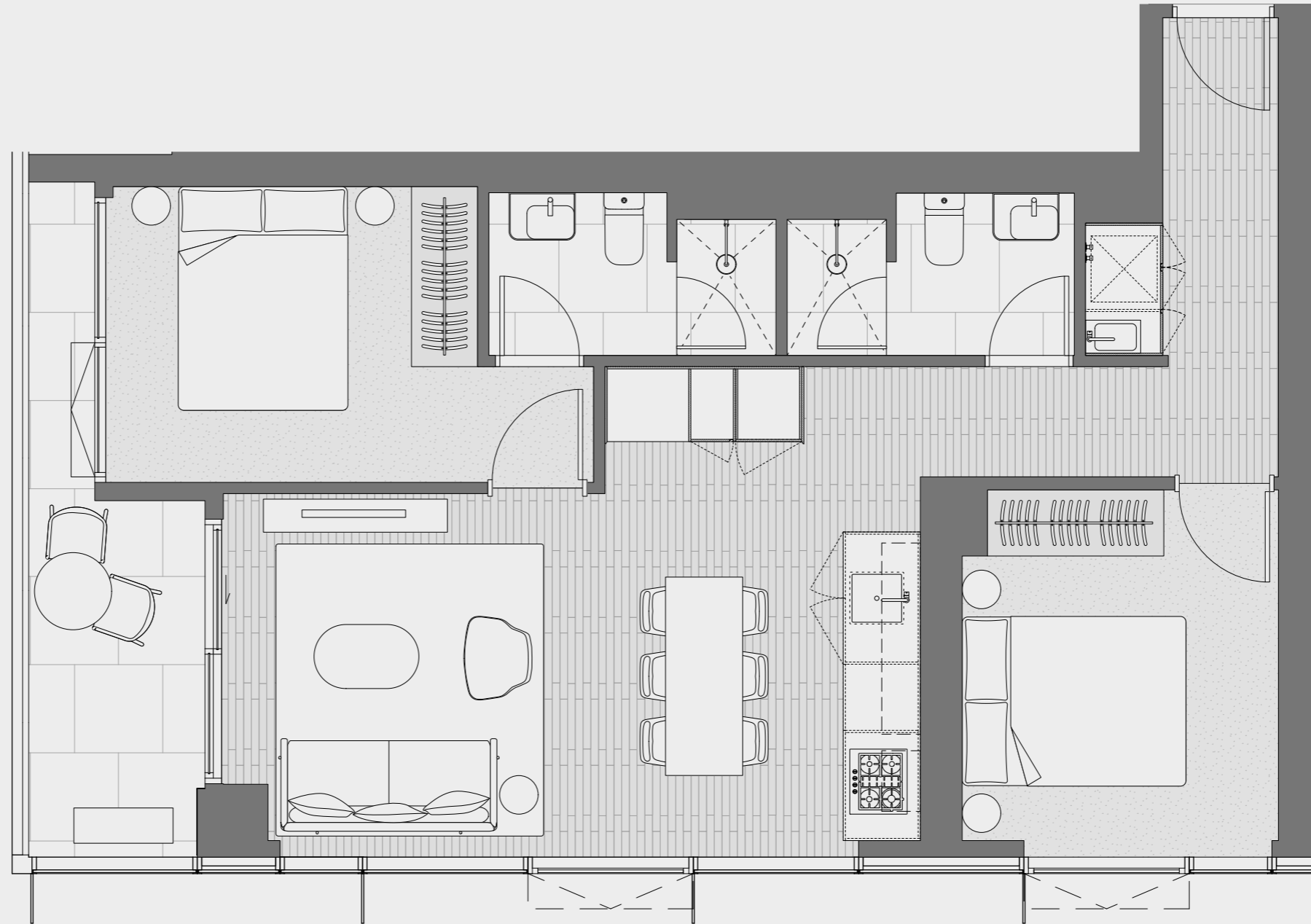


Area:	
External sqm	7.9
Internal sqm	61.7
Total sqm	69.6



Dodds St





Type

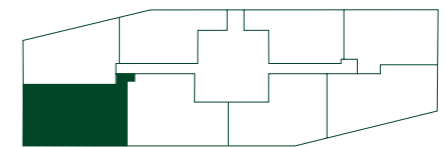
# 21

Bedroom	2
Bathroom	2

Apartments:  
403, 603

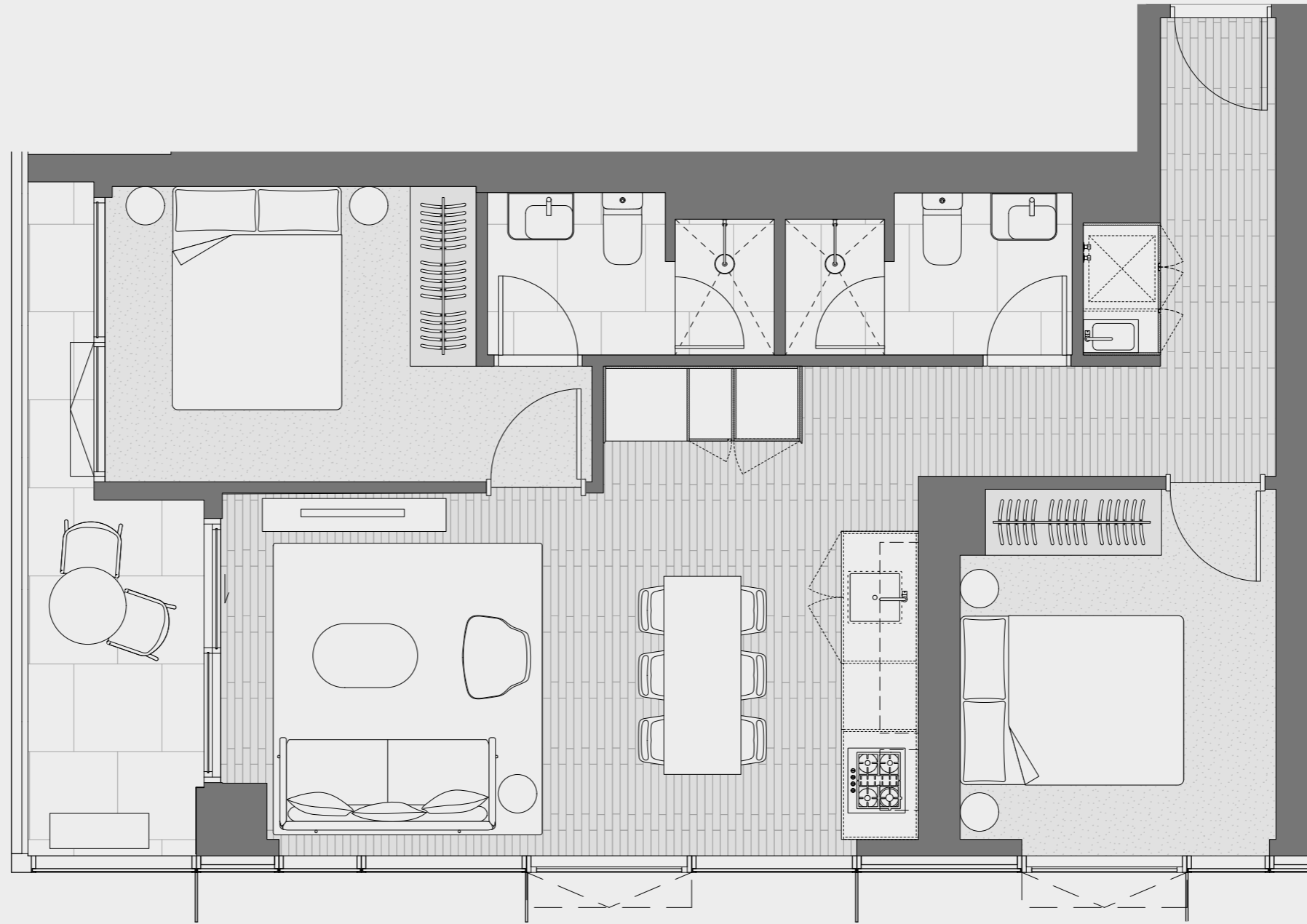
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	8.4
Internal sqm	68.7
Total sqm	77.1



Dodds St





Type

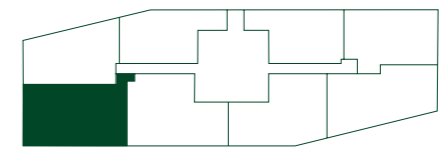
# 22

Bedroom	2
Bathroom	2

Apartments:  
503, 903, 1303

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	8.4
Internal sqm	68.7
Total sqm	77.1



Dodds St





Type

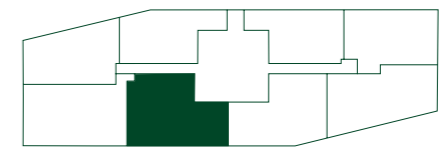
# 23

Bedroom	2
Bathroom	2

Apartments:  
504, 904, 1304



Area:	
External sqm	6.4
Internal sqm	68.3
Total sqm	74.7



Dodds St





Type

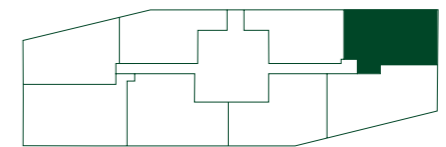
# 24

Bedroom	2
Bathroom	1

Apartments:  
906, 1106, 1306, 1506, 1706, 1905,  
2105

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	5.6
Internal sqm	58.5
Total sqm	64.1



Dodds St





Type

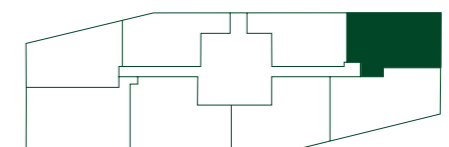
# 27

Bedroom	2
Bathroom	1

Apartments:  
1006, 1206, 1406, 1606, 1805, 2005,  
2204

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	5.6
Internal sqm	58.5
Total sqm	64.1



Dodds St





Type

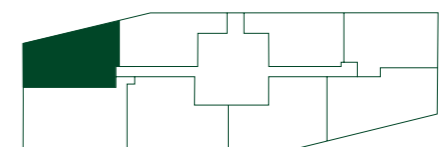
# 29

Bedroom	2
Bathroom	1

Apartments:  
1502

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	9.9
Internal sqm	59.9
Total sqm	69.8



Dodds St





Type

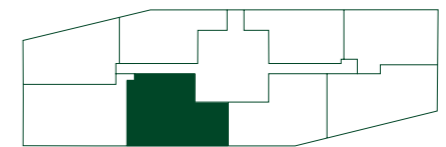
# 32

Bedroom	2
Bathroom	1

Apartments:  
1604

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	6.8
Internal sqm	62.8
Total sqm	69.6



Dodds St





Type

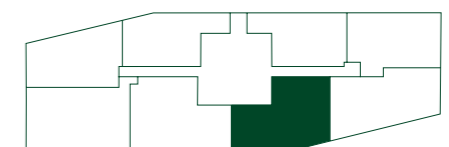
# 37

Bedroom	2
Bathroom	1

Apartments:  
1708

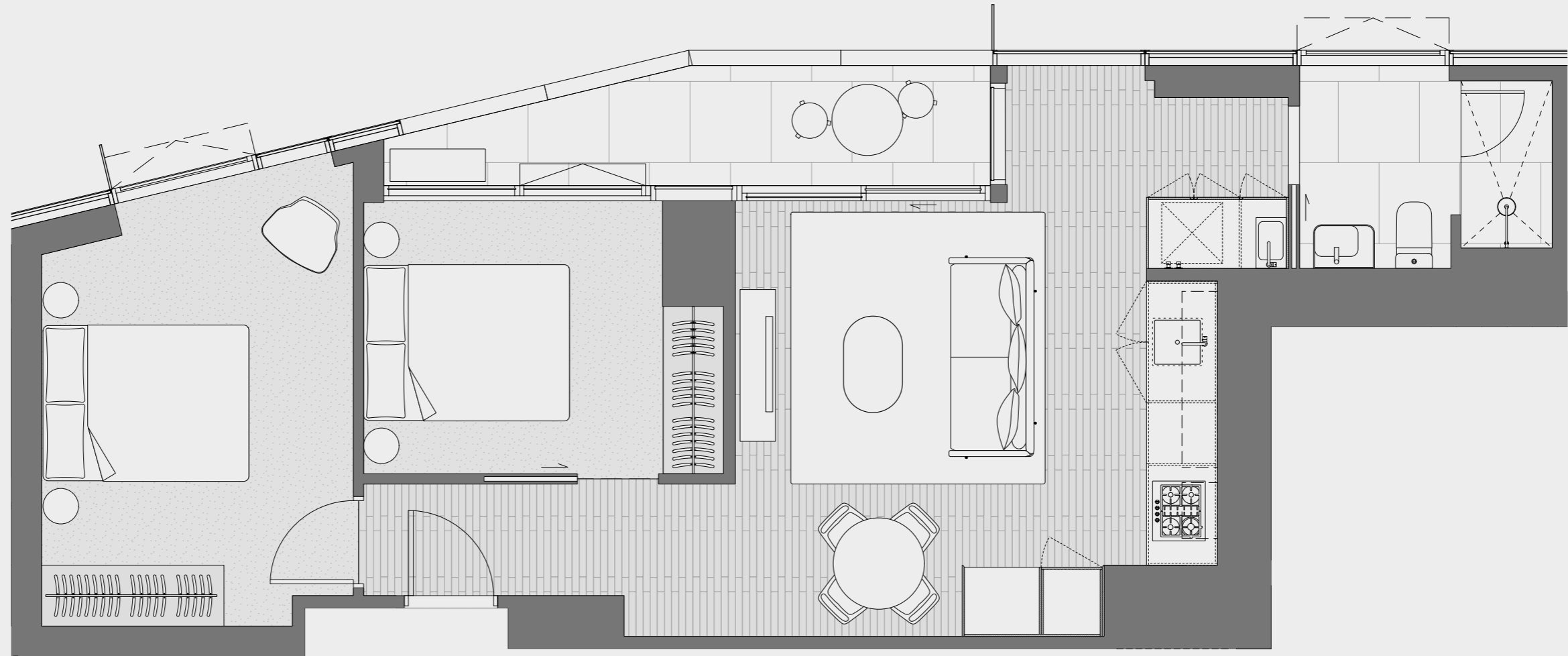
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	5.4
Internal sqm	58.9
Total sqm	64.3



Dodds St





Type

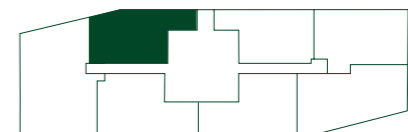
# 38

Bedroom 2  
Bathroom 1

Apartments:  
1801, 1901

0 0.5 1 1.5 2 2.5m

Area:  
External sqm 7.2  
Internal sqm 63.6  
Total sqm 70.8



Dodds St





Type

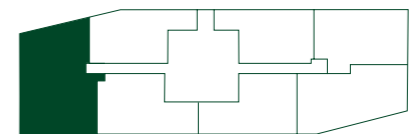
# 39

Bedroom	2
Bathroom	2

Apartments:  
1802

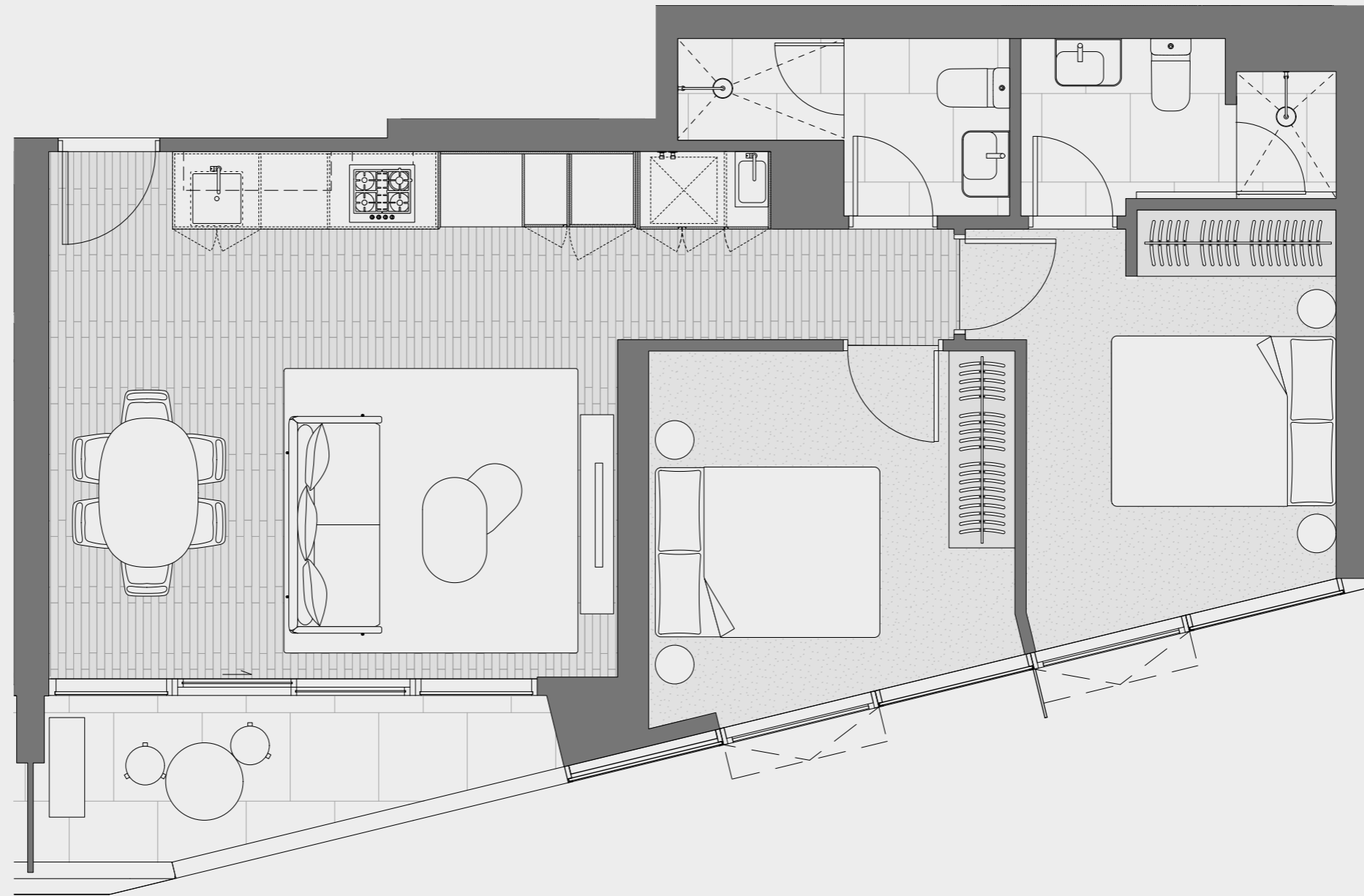
0 0.5 1 1.5 2 2.5 3m

Area:	
External sqm	20.6
Internal sqm	70.7
Total sqm	91.3



Dodds St





Type

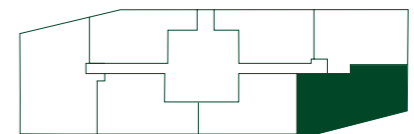
# 41

Bedroom	2
Bathroom	2

Apartments:  
1806

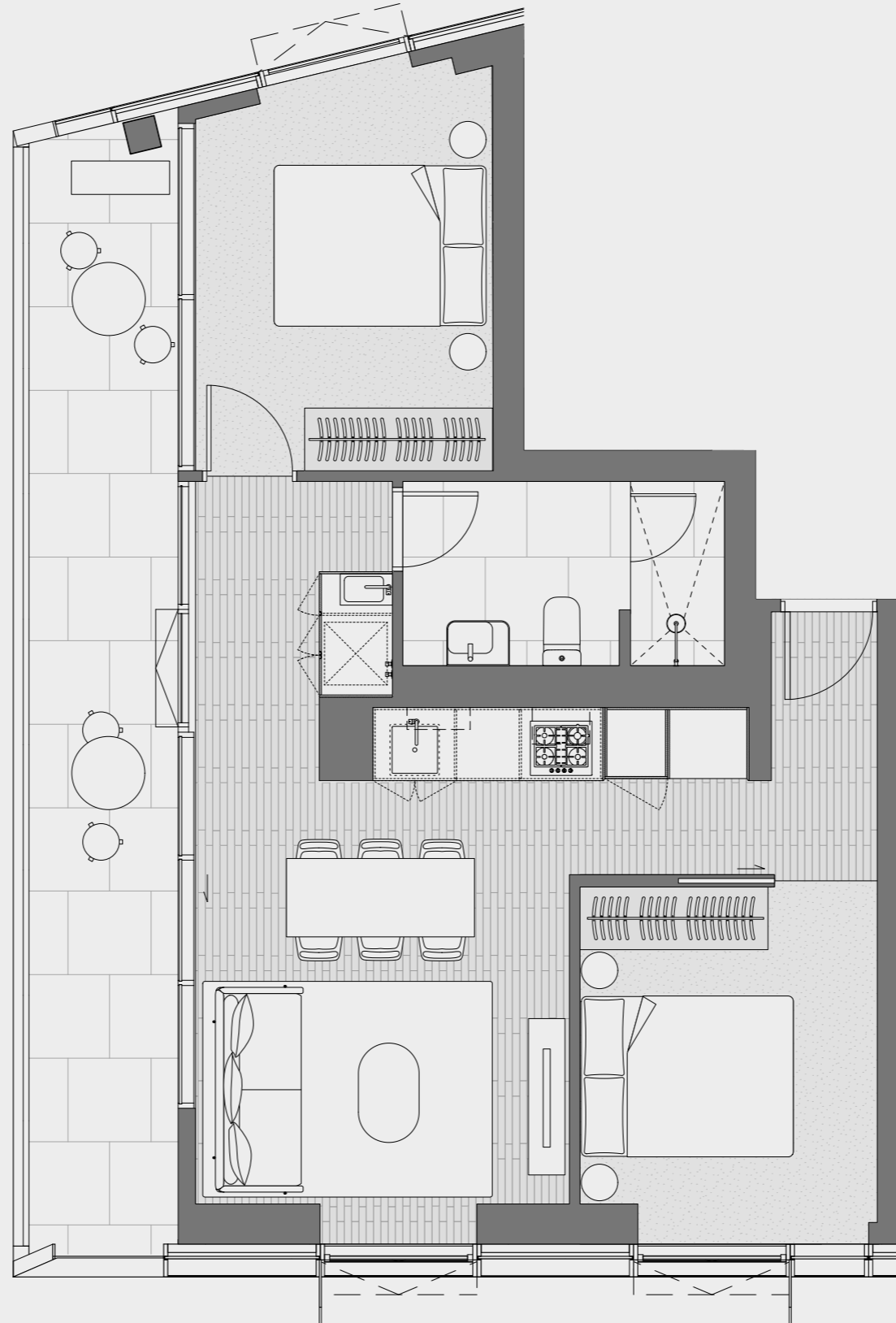
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	6.6
Internal sqm	67.0
Total sqm	73.6



Dodds St





Type

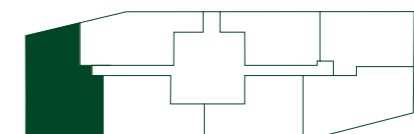
# 43

Bedroom	2
Bathroom	1

Apartments:  
1902

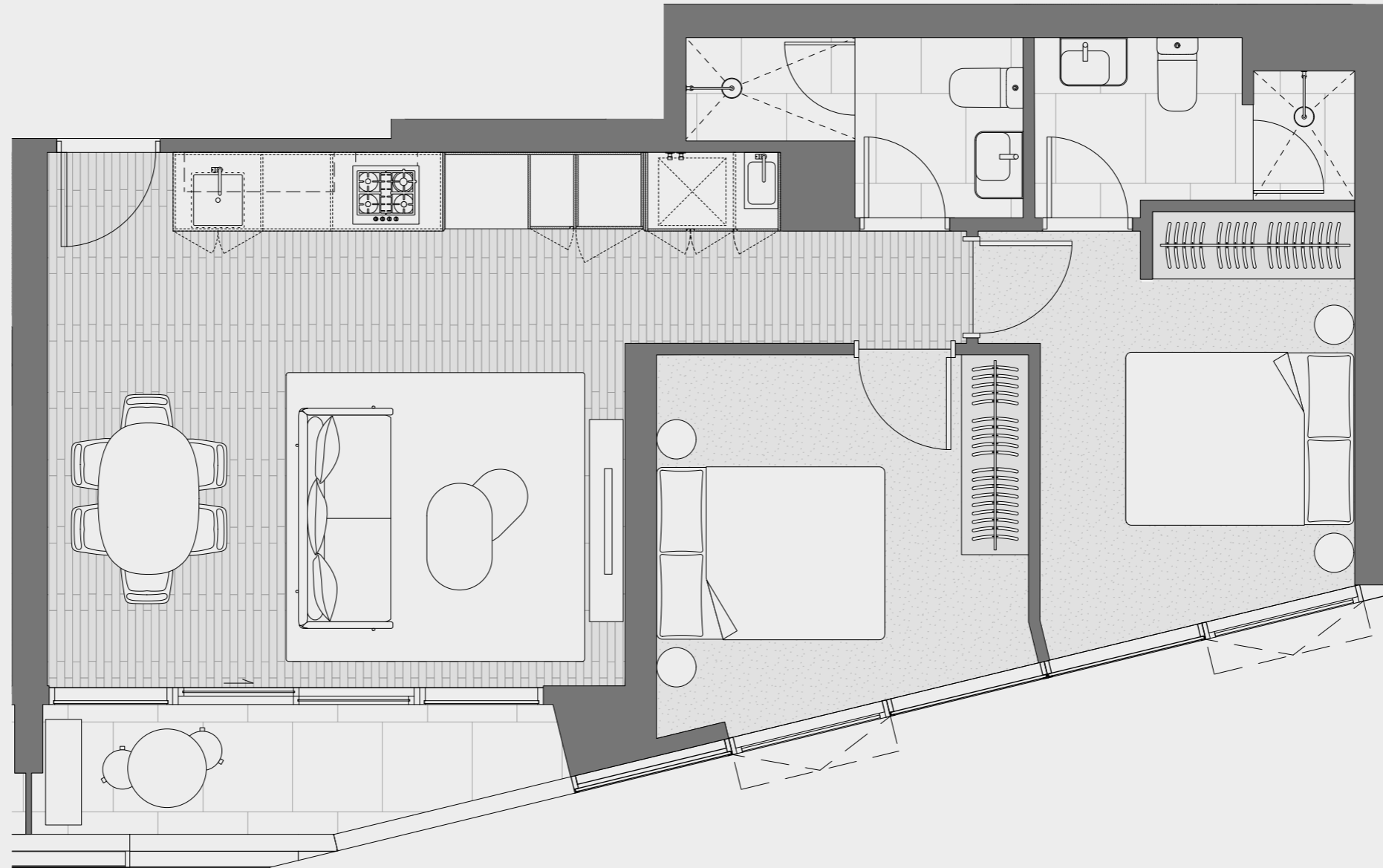


Area:	
External sqm	17.6
Internal sqm	63.3
Total sqm	80.9



Dodds St





Type

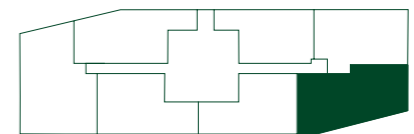
# 44

Bedroom	2
Bathroom	2

Apartments:  
1906

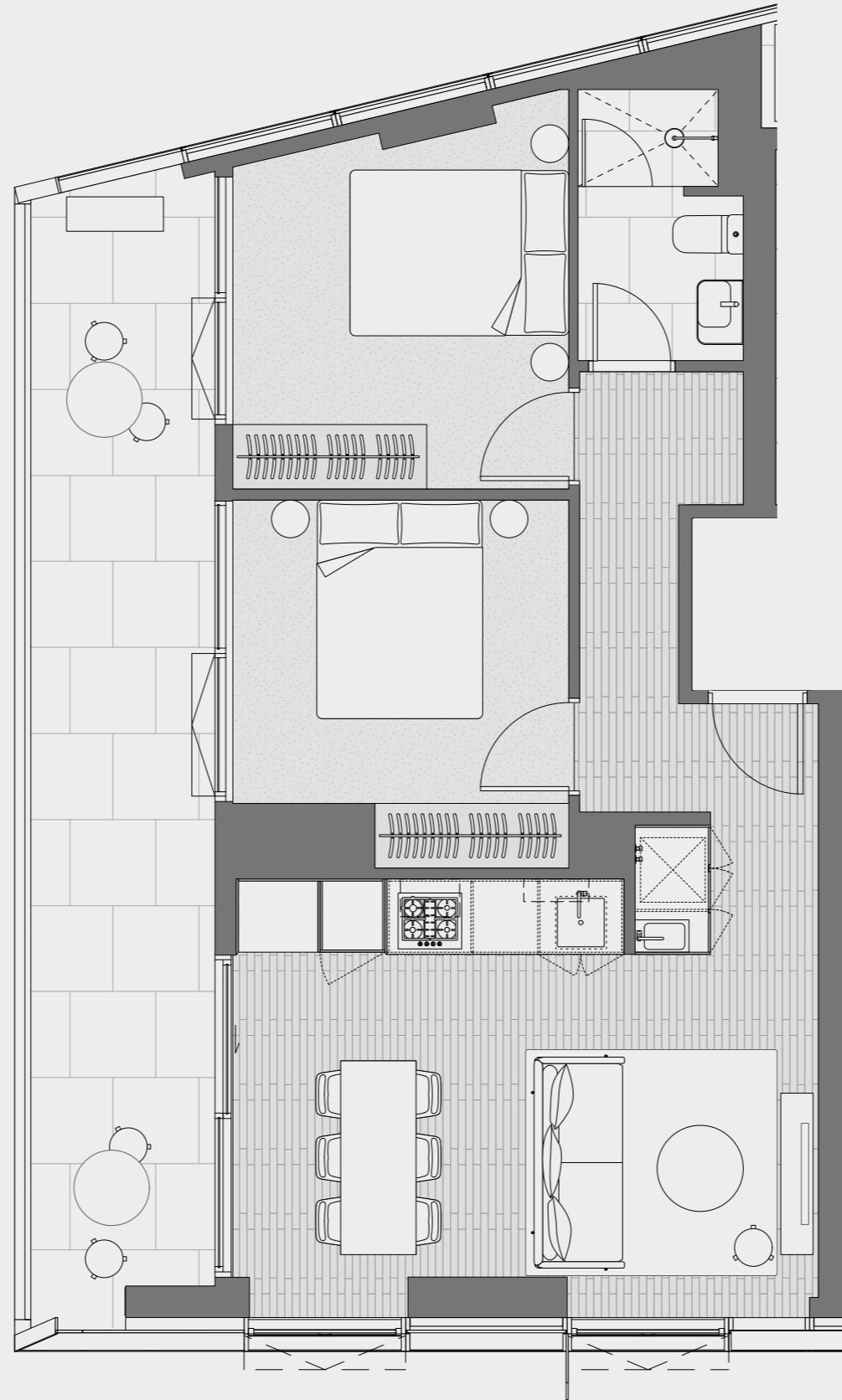
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	6.0
Internal sqm	67.0
Total sqm	73.0



Dodds St





Type

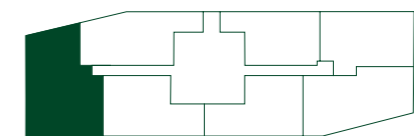
# 46

Bedroom	2
Bathroom	1

Apartments:  
2002

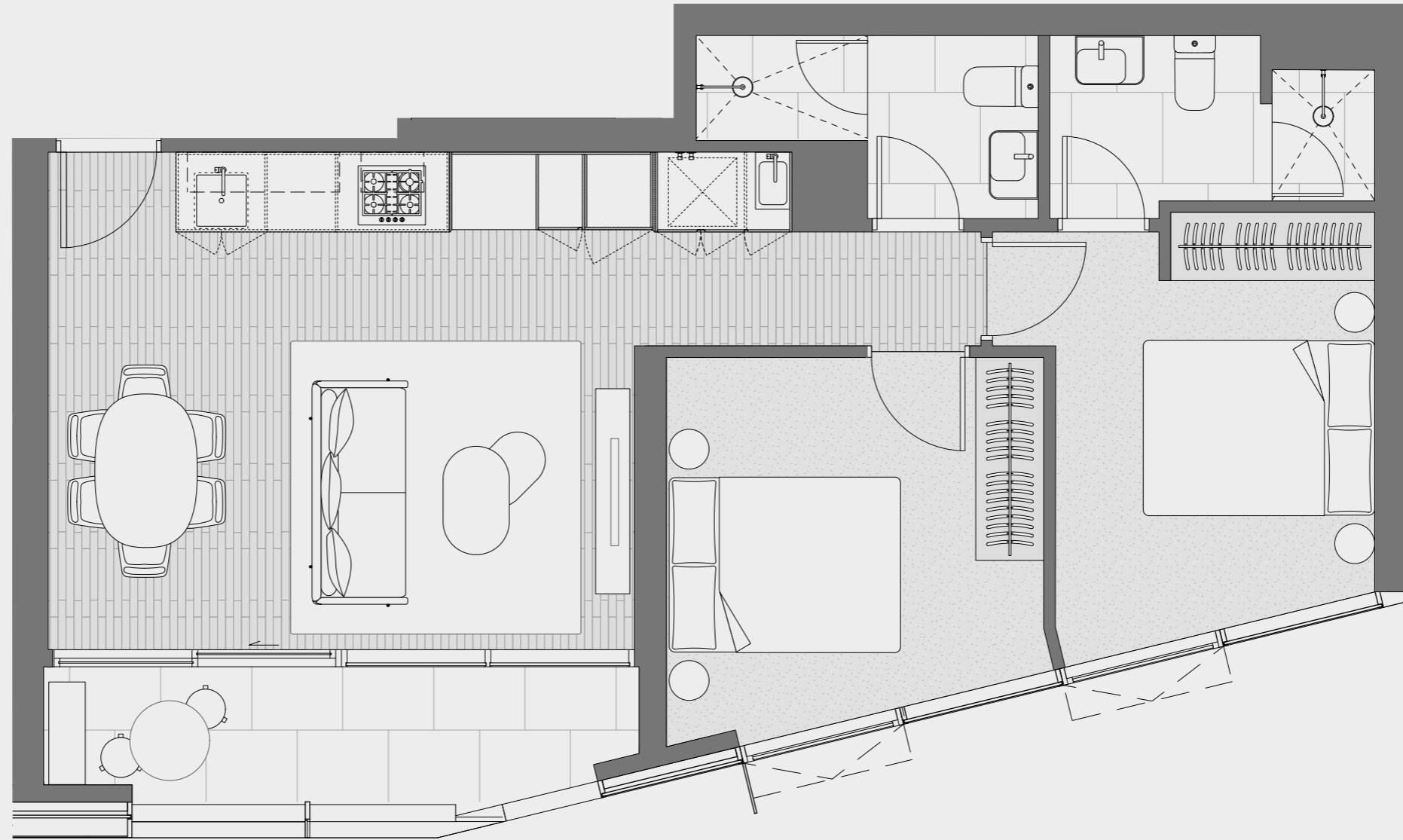
0 0.5 1 1.5 2 2.5 3m

Area:	
External sqm	20.7
Internal sqm	62.4
Total sqm	83.1



Dodds St





Type

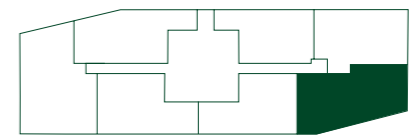
# 48

Bedroom	2
Bathroom	2

Apartments:  
2006

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	7.2
Internal sqm	64.5
Total sqm	71.7



Dodds St





Type

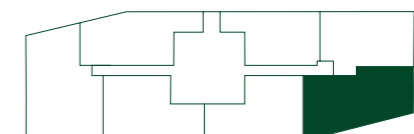
# 52

Bedroom	2
Bathroom	1

Apartments:  
2106

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	6.5
Internal sqm	57.6
Total sqm	64.1



Dodds St





Type

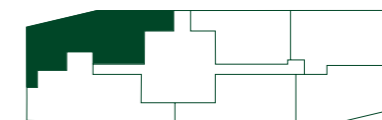
# 54

Bedroom	2
Bathroom	2

Apartments:  
2201

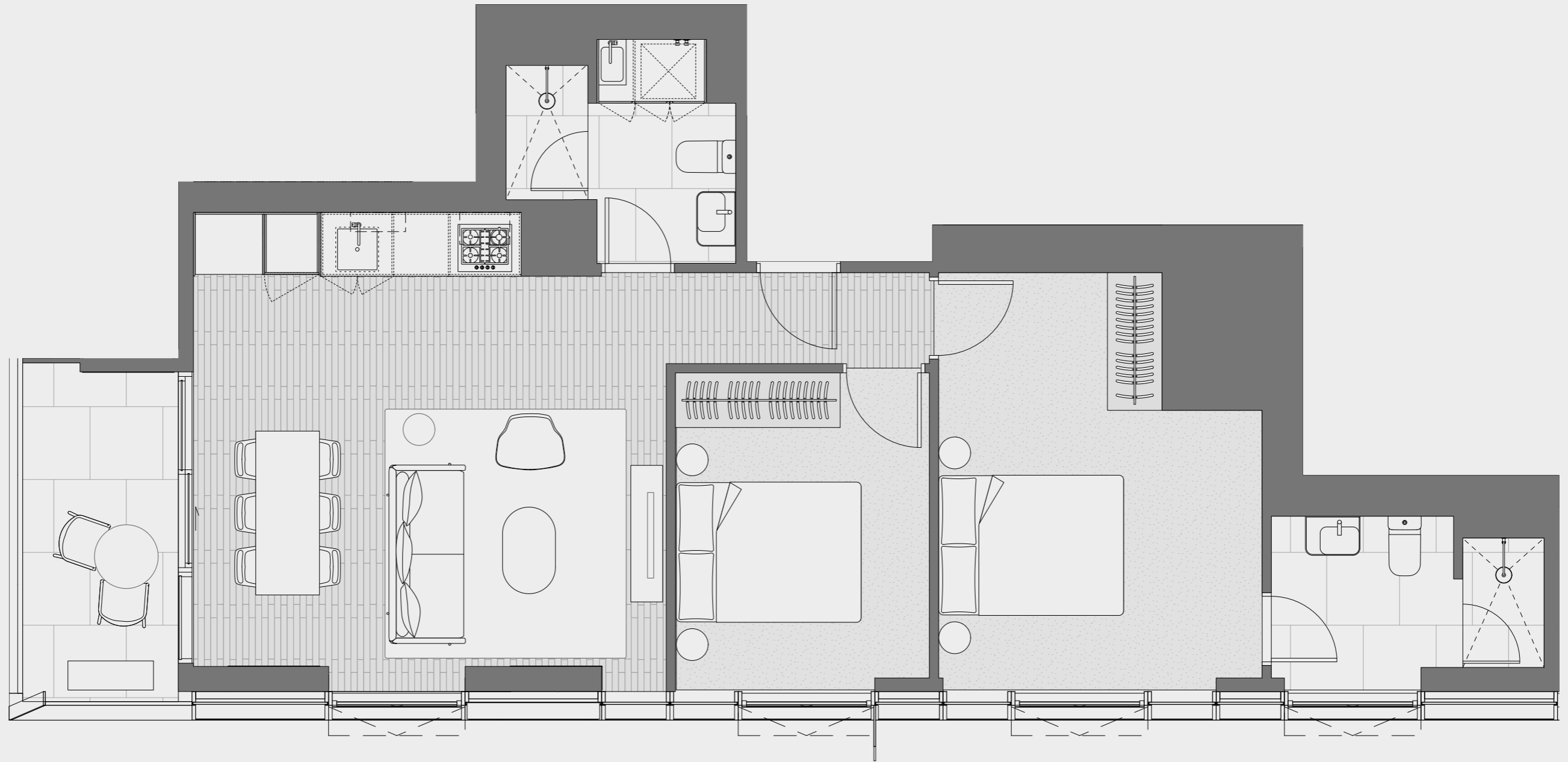
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	12.7
Internal sqm	72.2
Total sqm	84.9



Dodds St





Type

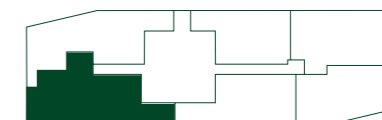
# 55

Bedroom 2  
Bathroom 2

Apartments:  
2202

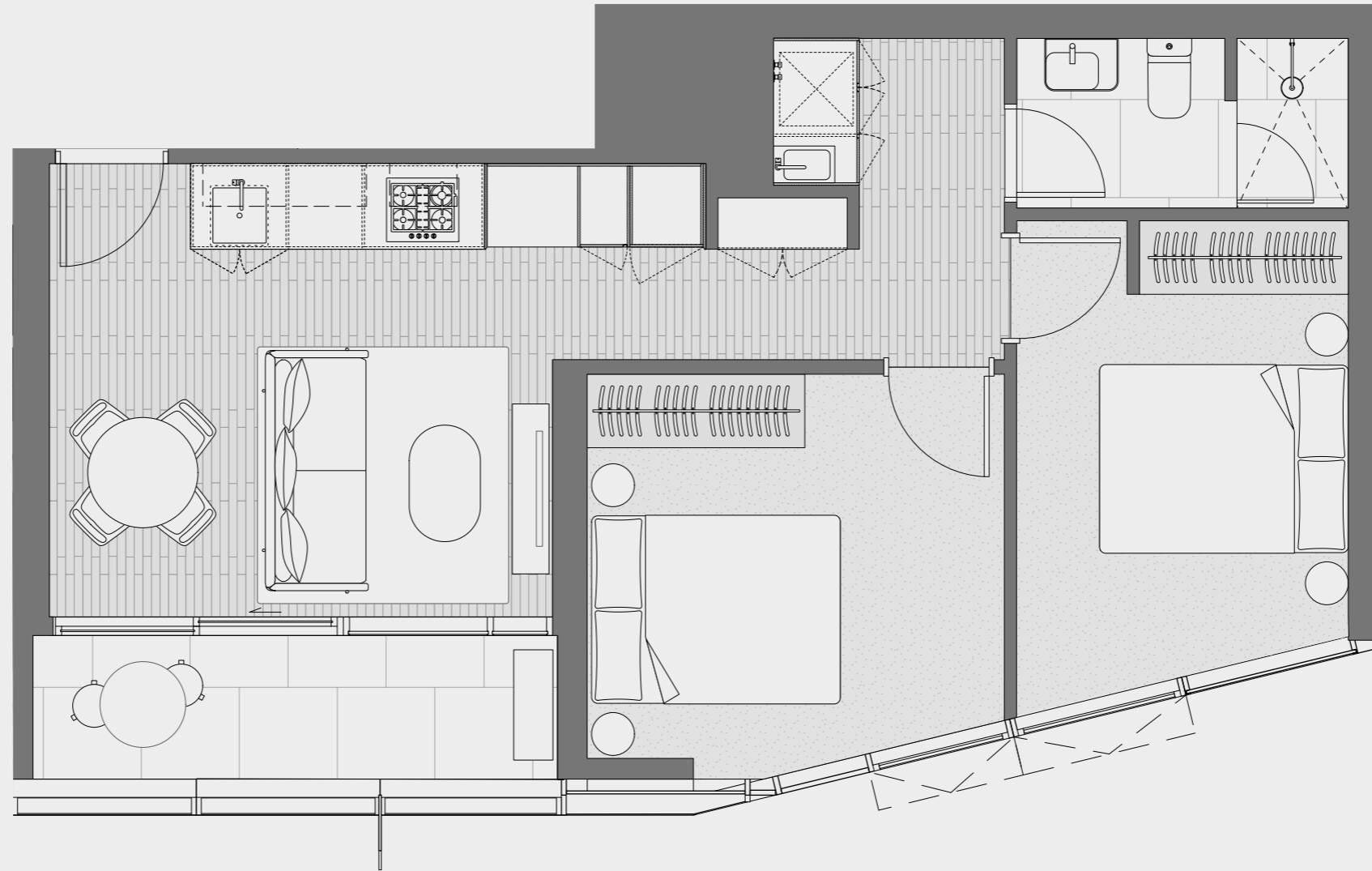
0 0.5 1 1.5 2 2.5m

Area:  
External sqm 7.3  
Internal sqm 74.8  
Total sqm 82.1



Dodds St





Type

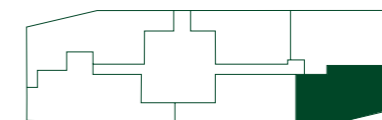
# 56

Bedroom	2
Bathroom	1

Apartments:  
2205

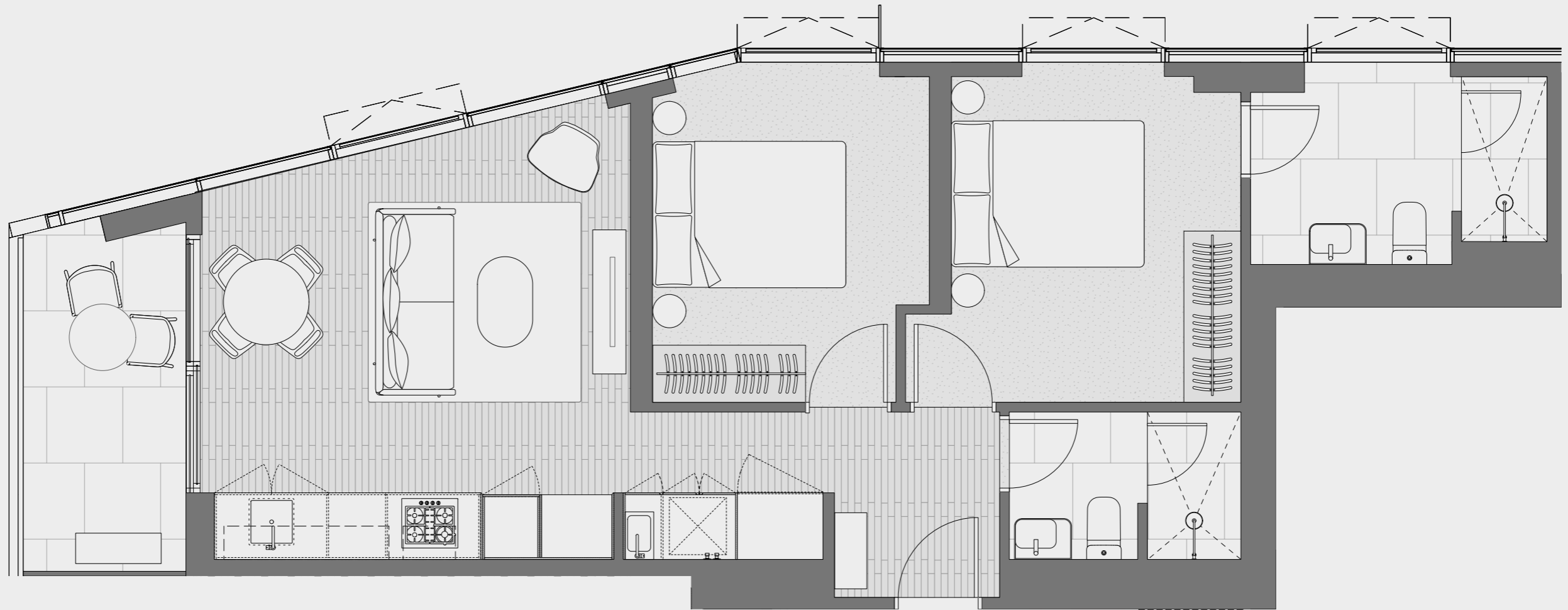
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	6.0
Internal sqm	56.4
Total sqm	62.4



Dodds St





Type

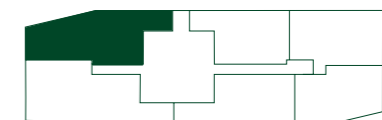
57

Bedroom 2  
Bathroom 2

Apartments:  
2301

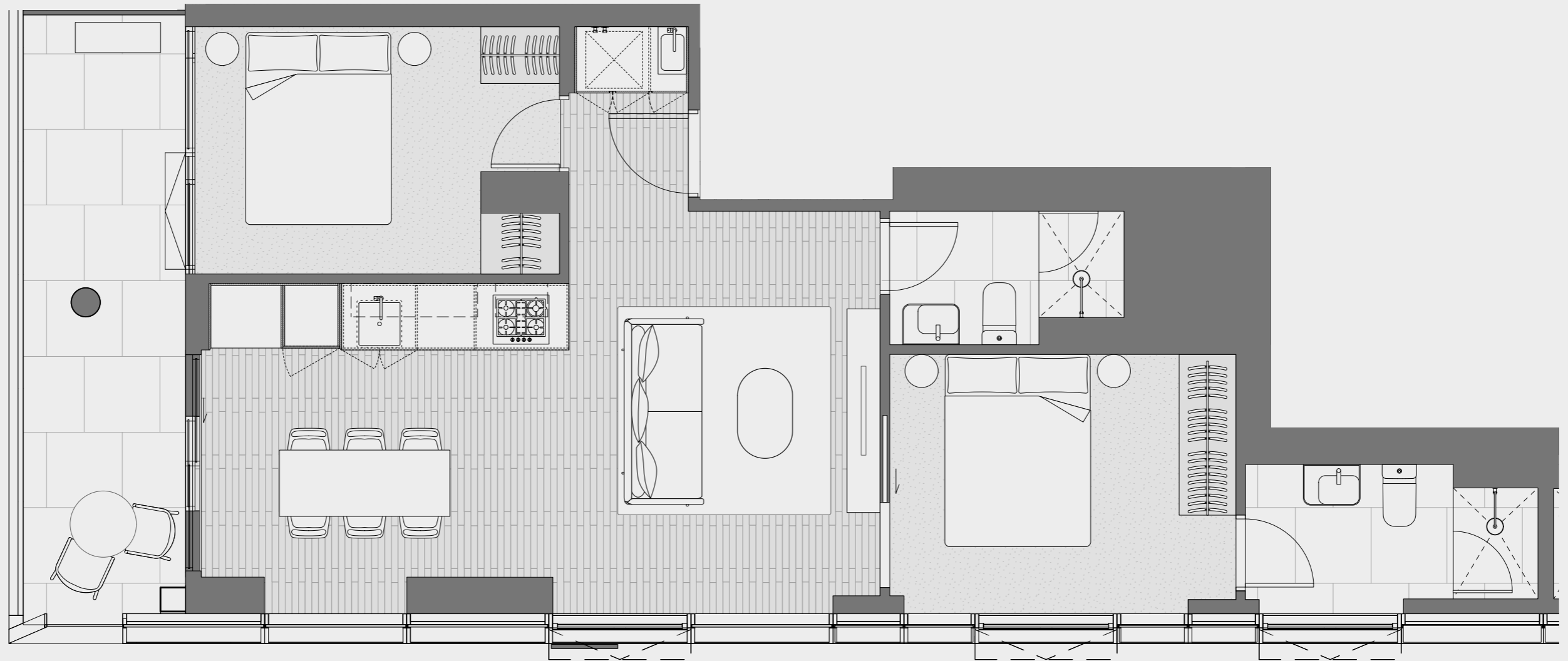
0 0.5 1 1.5 2 2.5m

Area:  
External sqm 7.0  
Internal sqm 66.8  
Total sqm 73.8



Dodds St





Type

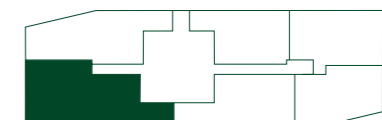
# 58

Bedroom	2
Bathroom	2

Apartments:  
2302

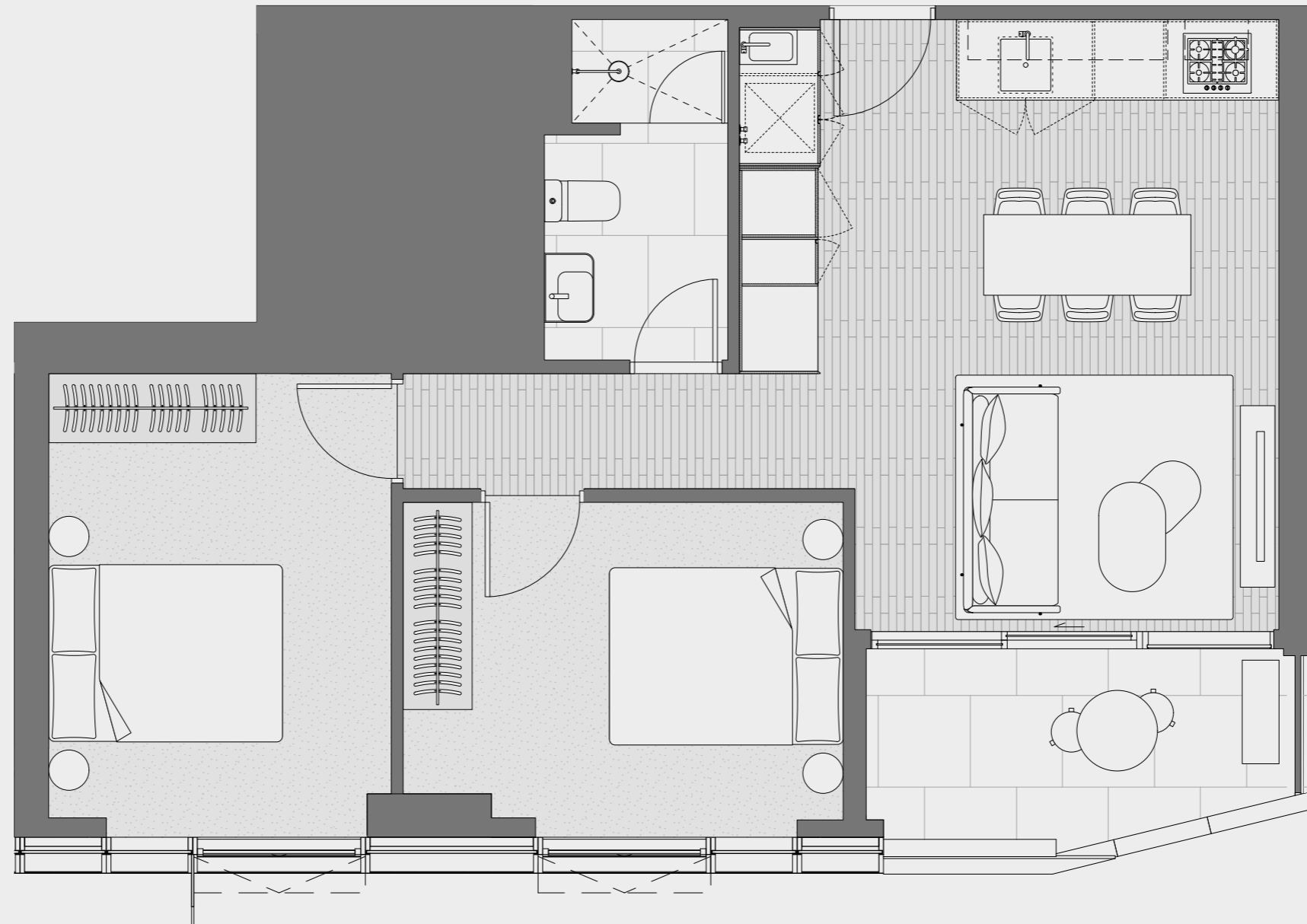
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	12.4
Internal sqm	66.6
Total sqm	79.0



Dodds St





Type

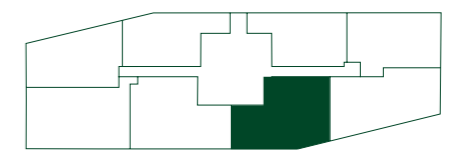
# 62

Bedroom	2
Bathroom	1

Apartments:  
1608



Area:	
External sqm	6.7
Internal sqm	61.1
Total sqm	67.8



Dodds St





Type

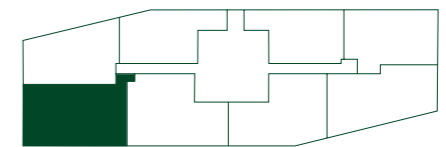
# 63

Bedroom	2
Bathroom	1

Apartments:  
1503

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	11.7
Internal sqm	63.9
Total sqm	75.6



Dodds St





Type

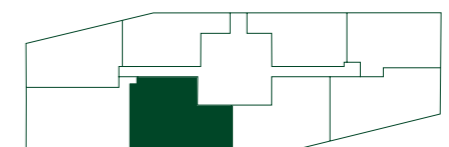
# 64

Bedroom	2
Bathroom	2

Apartments:  
1504

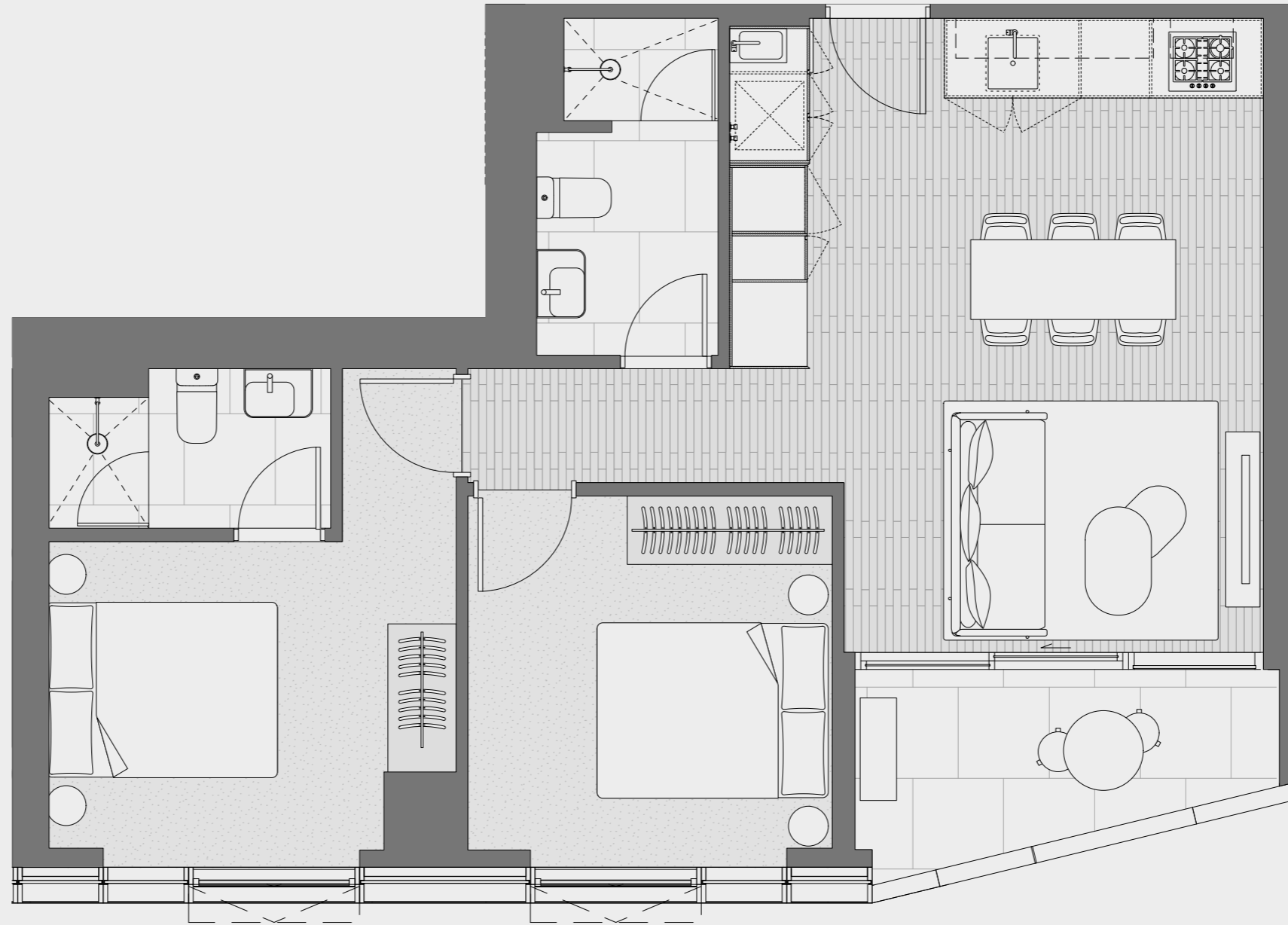
0 0.5 1 1.5 2 2.5m

Area:	
External sqm	7.3
Internal sqm	66.1
Total sqm	73.4



Dodds St





Type

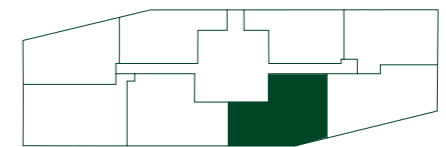
# 65

Bedroom	2
Bathroom	2

Apartments:  
1508

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	6.2
Internal sqm	64.6
Total sqm	70.8



Dodds St





CITY.BAY.PARK

# 3 BEDROOM RESIDENCES



Type

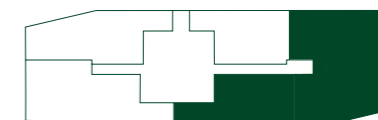
# 66

Bedroom	3
Bathroom	2
Study	1

Apartments combined:  
2304, 2305 and 2306

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	13
Internal sqm	161
Total sqm	174



Dodds St





Type

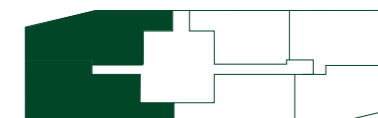
# 67

Bedroom	3
Bathroom	2

Apartments combined:  
2301 and 2302

0 0.5 1 1.5 2 2.5m

Area:	
External sqm	17
Internal sqm	138
Total sqm	155



Dodds St





CITY.BAY.PARK

# SPECIFICATIONS

# GENERAL

## SPECIFICATIONS

01

### Bedroom Carpet

Selected 100% Wool

Colour: Dark

02

### Wall Paint

Wash&Wear Low Sheen

Colour: Natural White

03

### Timber Flooring

Selected Engineered European Oak

Colour: Merlot

04

### Ceiling

Plasterboard Ceilings

Colour: Natural White

05

### Terrace Tiled Flooring

Buffalo Paver Tiles

Finish: Exfoliated and Brushed

06

### Door Levers

Round Rose

Finish: Polished Chrome

07

### Door Pulls

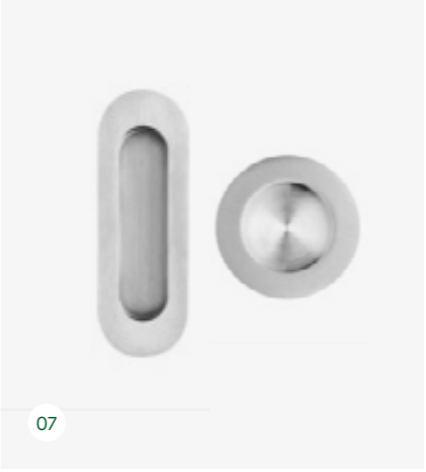
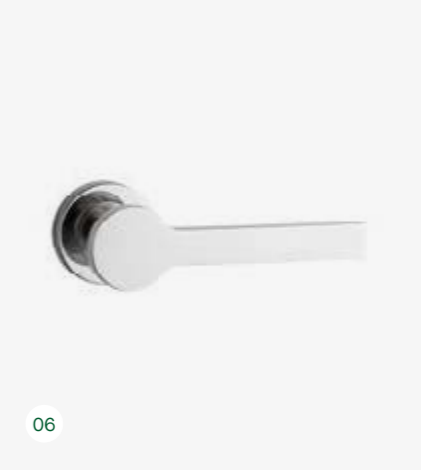
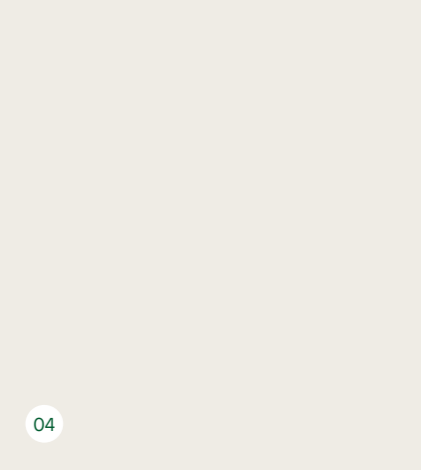
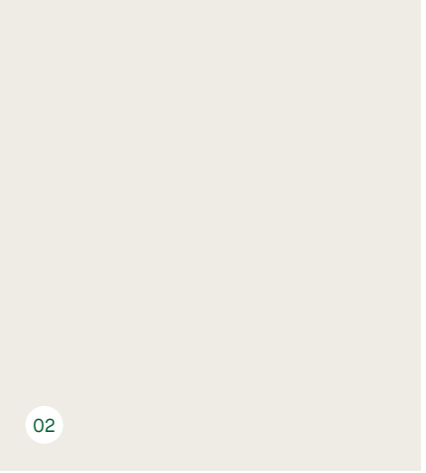
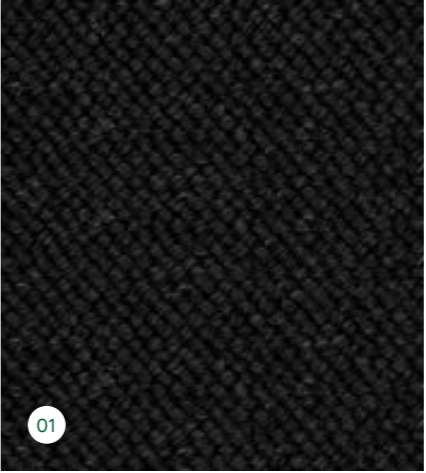
Oval Flush Pull and Round Flush Pull

Finish: Polished Chrome

08

### Switch Sockets

Colour: White



★ Premium Interior Scheme

⊕ Additional Upgrade

# KITCHEN

## SPECIFICATIONS

01

### Kitchen Bench Tops

Dekton Natural Collection

Colour: Kovik Grey

02

### Kitchen Wall Tiles

Selected Ceramic Wall Tiles

Colour: White Matt

03

### Rangehood Cladding

Selected 2Pac Paint Finish

Colour: Olive

04

### Kitchen Joinery

2Pac Finish

Colour: Bogle

05



### Kitchen Joinery

2Pac Timber Veneer

Colour: Bogle

06



### Kitchen Overhead Joinery

Timber Laminate

Colour: Navurban Toorak

07

### Cooktop

Smeg or Comparable Appliance | Gas Cooktop

Size: 60cm

Colour: Black

08

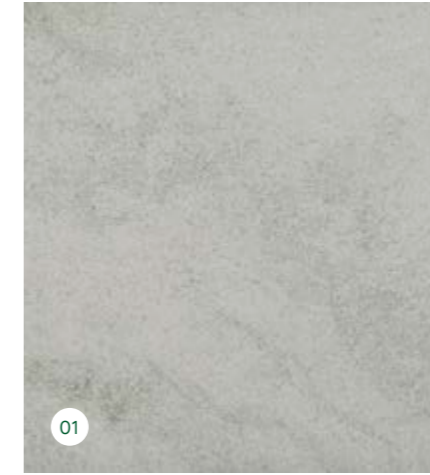


### Cooktop 3BR

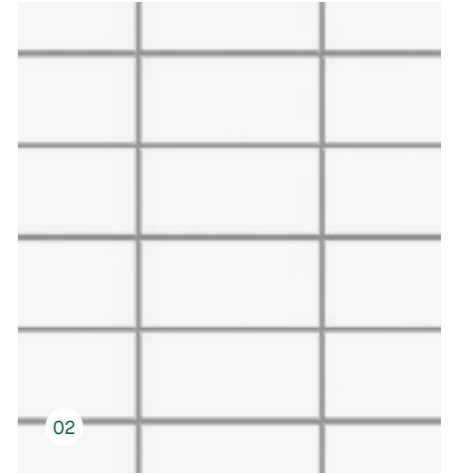
Smeg or Comparable Appliance | Gas Cooktop

Size: 90cm

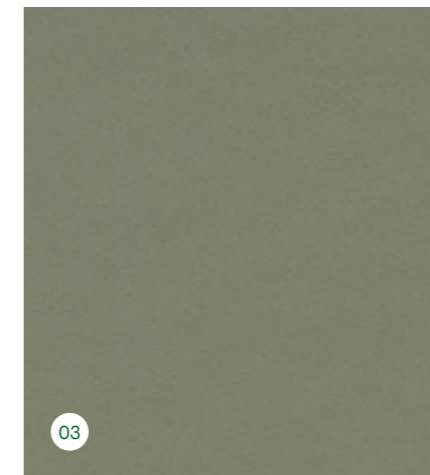
Colour: Black



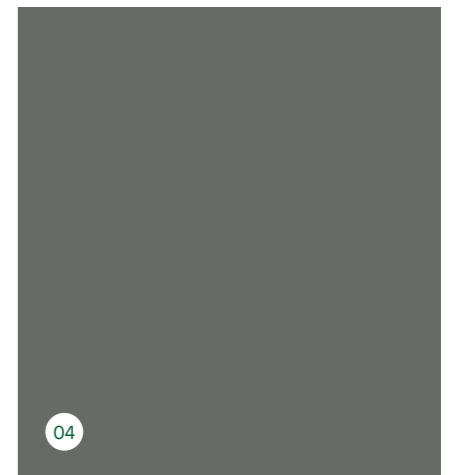
01



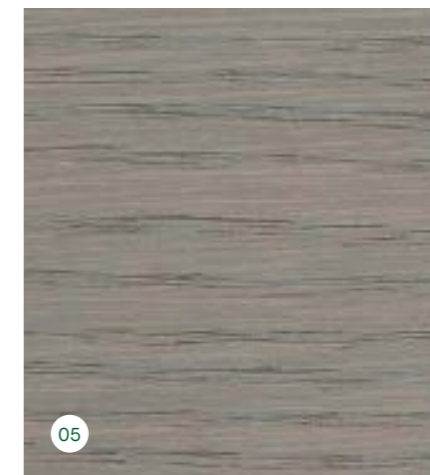
02



03



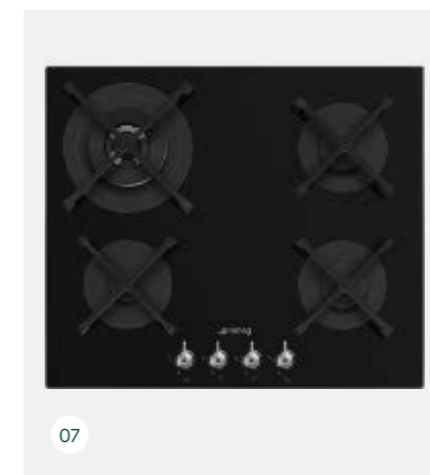
04



05



06



07



08

★ Premium Interior Scheme

⊕ Additional Upgrade

# KITCHEN

## SPECIFICATIONS

09

### Oven

Smeg or Comparable Appliance |  
Multifunction Oven

Colour: Black

10 ★

### Steam Oven 3BR

Smeg or Comparable Appliance

Colour: Black

11 ★

### Coffee Machine 3BR

Smeg or Comparable Appliance |  
Integrated Coffee Machine

Colour: Black

12

### Rangehood

Smeg or Comparable Appliance |  
Integrated Rangehood

Size: 60cm

13

### Rangehood 3BR

Smeg or Comparable Appliance |  
Integrated Rangehood

Size: 90cm

14

### Mixer Tap

Gooseneck Sink Mixer

Finish: Chrome

15

### Sink 1 & 2BR

Single Bowl Universal Sink

Finish: Stainless Steel

Installation: Undermount

16 ★

### Sink 3BR

Large Single Bowl Sink

Finish: Stainless Steel

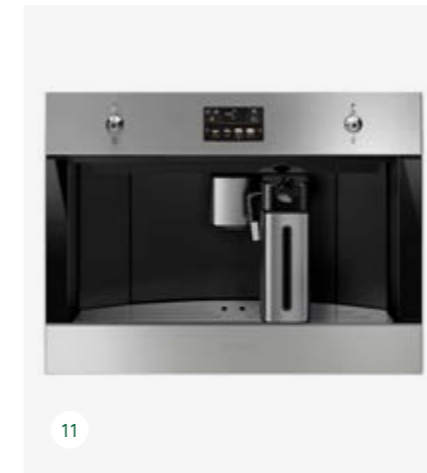
Installation: Undermount



09



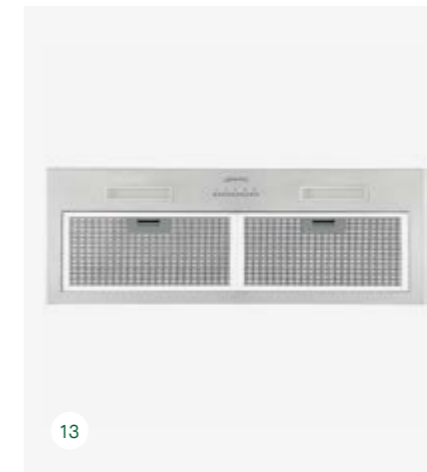
10



11



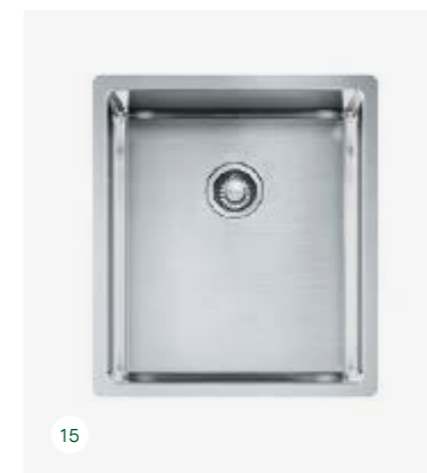
12



13



14



15



16

★ Premium Interior Scheme

⊕ Additional Upgrade

# KITCHEN

## SPECIFICATIONS

17

### Dishwasher

Smeg or Comparable Appliance |  
Fully-Integrated Dishwasher

Size: 60cm

18

### Feature Wall Light

Dimple Wall Light

19



### Integrated Fridge / Freezer

Fisher & Paykel or Comparable Appliance |  
Built-In Fridge With Bottom Freezer

20



### Integrated Fridge / Freezer 3BR

Fisher & Paykel or Comparable Appliance |  
Built-In Fridge With Bottom Freezer

2 side by side



Premium Interior Scheme



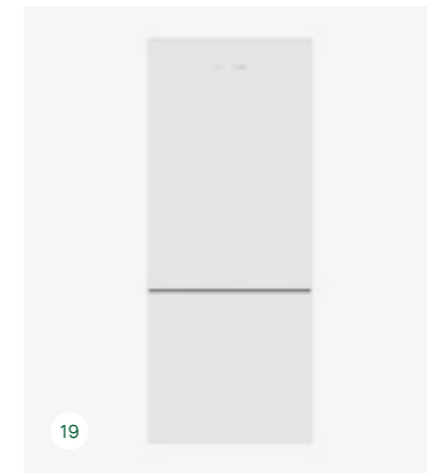
Additional Upgrade



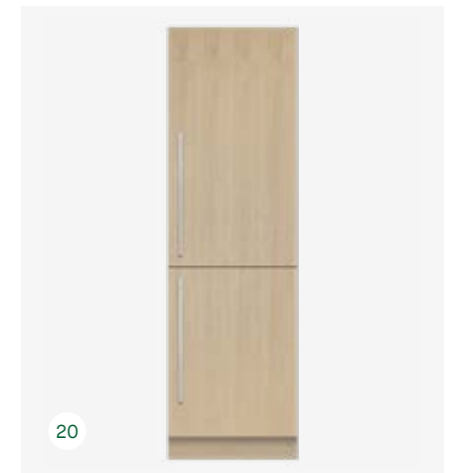
17



18



19



20

# BATHROOM & LAUNDRY

## SPECIFICATIONS

01

### Bathroom Feature Tile

Selected Mosaic Tile

Finish: Green

02

### Bathroom Feature Tile

Selected Mosaic Tile

Finish: Grey Blue

03

### Bathroom Floor

Porcelain

Finish: Bluestone

04

### Basin

Rectangle Basin With Right Hand Shelf

Colour: White

05



### Basin With Vanity Unit

Custom Basin With Storage Unit Below

Colour: White

06

### Basin Mixer

Selected Basin Mixer

Finish: Chrome

07

### Rail Shower

Rail Shower Head

Finish: Chrome

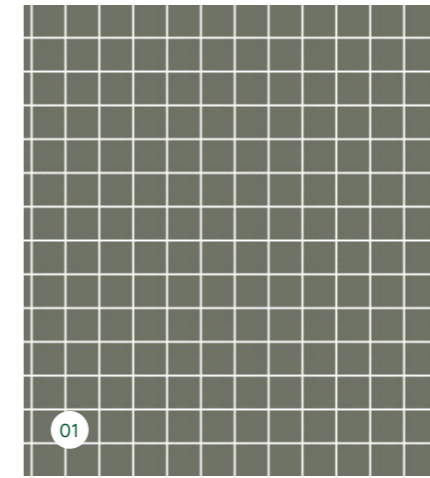
08



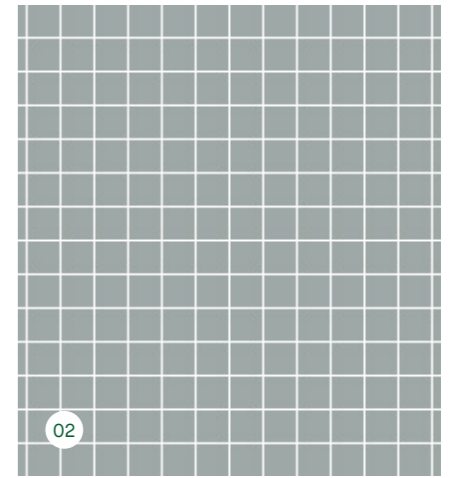
### Twin Shower Rail

Twin Shower Rail

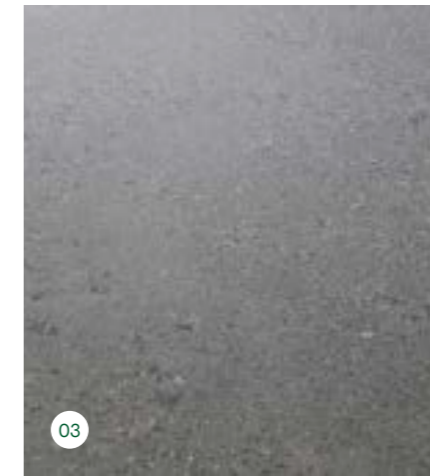
Finish: Chrome



01



02



03



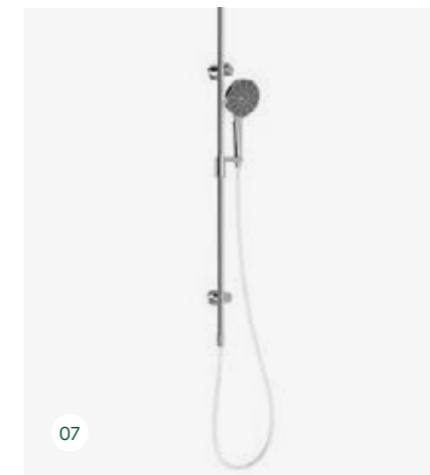
04



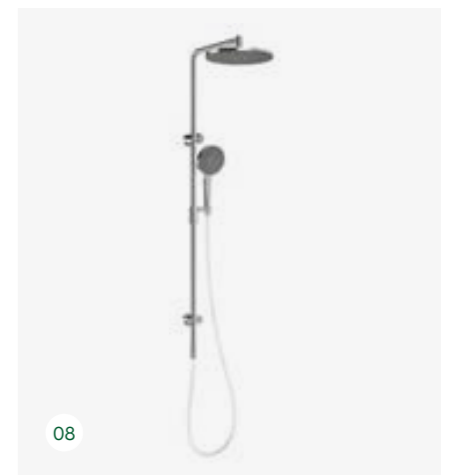
05



06



07



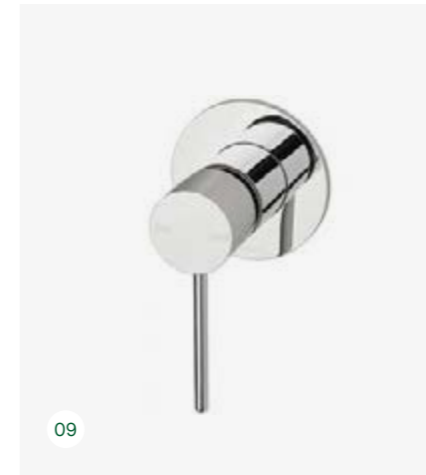
08

★ Premium Interior Scheme

⊕ Additional Upgrade

# BATHROOM & LAUNDRY

## SPECIFICATIONS



09

### Shower Mixer

Slimline Shower Wall Mixer

Finish: Chrome

10 ★

### Feature Wall Light

Dimple Wall Light

Finish: Chrome

11

### Toilet

Close Toilet

Finish: White

12

### Toilet Roll Holder

Toilet Roll Holder

Finish: Chrome

13

### Shower Shelf

Metal Shower Shelf

Finish: Chrome

14

### Towel Rail

Single Towel Rail and Towel Rail

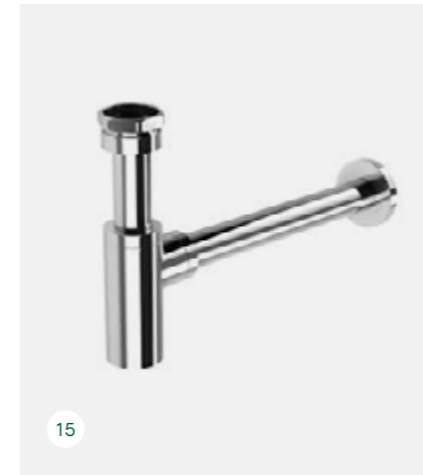
Finish: Chrome

★ Premium Interior Scheme

+ Additional Upgrade

# BATHROOM & LAUNDRY

## SPECIFICATIONS



15



16



17

15

### Bottle Trap

Finish: Chrome

---

16

### Laundry Tap

Slimline Sink Mixer

Finish: Chrome

---

17

### Laundry Sink

Utility Mini Laundry Tub and Cabinet

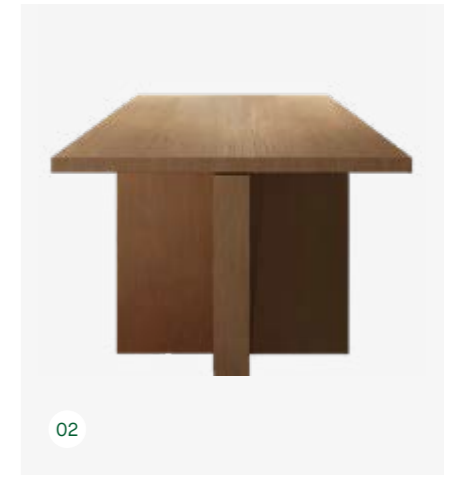
---

★ Premium Interior Scheme

⊕ Additional Upgrade

# ADDITIONAL UPGRADES

## SPECIFICATIONS



### Pendant Light

Included With Island Bench

---

Colour: Black



### Island Bench

Colour: Merlot

★ Premium Interior Scheme

✚ Additional Upgrade

#### Disclaimer

The artist impressions relating to the apartments contained in this brochure are for illustrative purposes only and the final product may differ from the artist impressions. Images of furniture are for illustrative purposes only and are not included in the sale. Views may vary depending on position of the apartment. Any reference to time, distances and localities are approximate only and may be subject to traffic conditions. Any statistics quoted in this brochure are obtained from the respective sources of information available at the time of printing of this brochure. While the developer endeavours to ensure the accuracy of the information contained in this brochure, the developer cannot guarantee nor warrant the accuracy of the data obtained from the sources of information.