



SUN-SOAKED INTERIORS

LOCATION Arthur is 2.5 kilometres from the CBD and has a walkability score of 91. It is also close to parks, the bay, transport, services, and restaurants and cafés. It is a two-minute walk to St Kilda Road trams, five minutes to 41-hectare Fawcner Park and 15 minutes to the Shrine of Remembrance. Heading west, it is four minutes on foot to Albert Park and a 10-minute cycle to the Melbourne Sports and Aquatic Centre. For dining out, there's Classico and Fleur Depot de Pain at The Blackman around the corner, and the city, Albert Park, South Yarra and St Kilda are within easy reach. Nearby elite schools include Mac.Robertson Girls' High School and Melbourne and Christ Church grammar schools. \

STANDARD FEATURES

- Italian Valcucine kitchen
- Miele cooktop, oven, dishwasher, washing machine and dryer, and integrated refrigerator
- AEG externally ducted rangehood
- European oak flooring
- Wool-blend carpet
- Full-height porcelain-tiled bathrooms
- Walk-in showers with frameless glass screens
- Concealed cisterns
- Stone vanities
- Built-in wardrobes
- Concealed or separate laundry
- Ducted heating and cooling
- Centrally located condensers
- Terrace, six to 84 square metres

ECO GREEN RATING

- Minimum six-star energy rating
- Tinted double glazing
- Above-compliance sound-proofing
- Cycle racks

FACILITIES

- Secure basement car park and storage rooms
- Four lifts, with two exclusively for residents
- Rooftop pool and gym; deck with barbecue, spa and sauna
- Private rooftop dining room
- Ground-level café/restaurant
- Five-star Tyrian apartment hotel
- Concierge and 24-hour reception
- Landscaped gardens
- Video intercom



Artist Impression



Artist Impression

18 YARRA STREET SOUTH YARRA

PREMIER SOUTH YARRA RIVERFRONT ADDRESS

LAST REMAINING FLOOR – PENTHOUSE LEVEL

North facing - never to be built out!

Rooftop pool, entertainment deck and residents lounge.
Oak timber flooring and kitchen appliances by Gaggenau.
Panoramic Melbourne city and Botanic Garden views.

Display suite open Sat & Sun: 12-1pm or by appointment
Shop 4, Yarra Lane, South Yarra (off Yarra Street).

YARRA HOUSE
SOUTH YARRA

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DEVELOPING OUR CITY

ARTHUR APARTMENTS

Address \ 14 Queens Road, Melbourne

Developer \ Hallmarc

Building, interior and landscape design \ Hallmarc

Sales \ 8538 5454

Display suite \ 14 Queens Road, Melbourne

Open \ 11am-3pm daily

» www.arthurapartments.com.au

PRICING GUIDE

One-bedroom	\$425,000
Two-bedroom	\$740,000
Three-bedroom	\$1.79 million – \$1.89 million



KITCHEN/LIVING

ARTHUR APARTMENTS \ MELBOURNE

Just launched at 14 Queens Road, Melbourne, Arthur Apartments offers New York-style living with luxury amenities, 24-hour reception and concierge, and is close to the city's best parks, the CBD and the bay.

After the apartments are completed in mid-2017, most occupants will enjoy park, lake or bay views, and 16 premium apartments will have uninterrupted views of Albert Park Lake and Port Phillip Bay as far as Arthurs Seat.

The project offers 96 private apartments in an eight-level tower above a six-level podium of 85 apartments within the five-star hotel Tyrian at Arthur. The 15-level development shares a ground-level café/restaurant and a landscaped rooftop deck with 16-metre heated pool, fully equipped gymnasium, spa, sauna and outdoor entertainment area with barbecues. Residents can hire a private rooftop dining room with panoramic bay and lake vistas.

Occupants will have access to Queens Road, with a portico for undercover pick-ups and drop-offs. Two of the building's four lifts will be exclusive to the private apartments.

Integrated property group Hallmarc is developing Arthur and will manage and undertake each stage from planning and design, through construction and fit-out to handover, hotel operation and ongoing building management and maintenance. The project is based on an existing commercial building that will be stripped back to its core and completely redeveloped, with further levels added. Its new form uses distinctive dual curves and cantilevered balconies to optimise views.

Hallmarc director Michael Loccisano says Arthur has been designed for affluent downsizers and professionals who are looking for space and quality and want to enjoy entertainment and dining options nearby in the city, South Yarra or St Kilda but not necessarily live in the middle of the city.

"We have spent incredible lengths of time designing each

apartment to deliver the highest space efficiency with clever and innovative design," he says. "Our apartments are larger – up to 156 square metres – and residents will have the luxury of 24-hour reception, concierge, on-site caretaker, pool, spa, sauna and gym. It is luxury living with five-star facilities."

The 48 one-bedroom or studio apartments start at \$425,000, with internal areas from 43 to 61 square metres. The 46 two-bedroom apartments include 16 premium residences with prices from \$740,000 for standard apartments and from \$1.42 million for the premium two-bedrooms. Their internal areas range from 74 to 123 square metres. All have terraces from six to 32 square metres.

Arthur's largest apartments are on level six, a pair of three-bedroom-plus-study apartments for \$1.79 million and \$1.89 million. Their internal areas are 149 and 156 square metres, with extensive landscaped terraces of 84 and 76 square metres, and feature an integrated barbecue, outdoor kitchen and louvred pergola.

The project is the first in Australia to feature premium Italian-made Valcucine kitchens from Rogerseller, with high-impact glass benchtops and splashbacks. Integrated Miele appliances include induction cooktops, ovens, dishwashers, refrigerators and washing machines and dryers.

The light-toned interiors combine European oak flooring with wool-blend bedroom carpets, and full-height porcelain-tiled bathrooms with walk-in showers, mirrored storage and stone-topped vanities. The tinted full-height double glazing maximises views and space, with living areas opening to terraces.

Reverse-cycle air-conditioning will heat and cool living areas and bedrooms, with condensers located away from residences. All apartments have storerooms, and two- and three-bedroom apartments have parking, with further parking available to buy.

LIZ McLACHLAN

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