

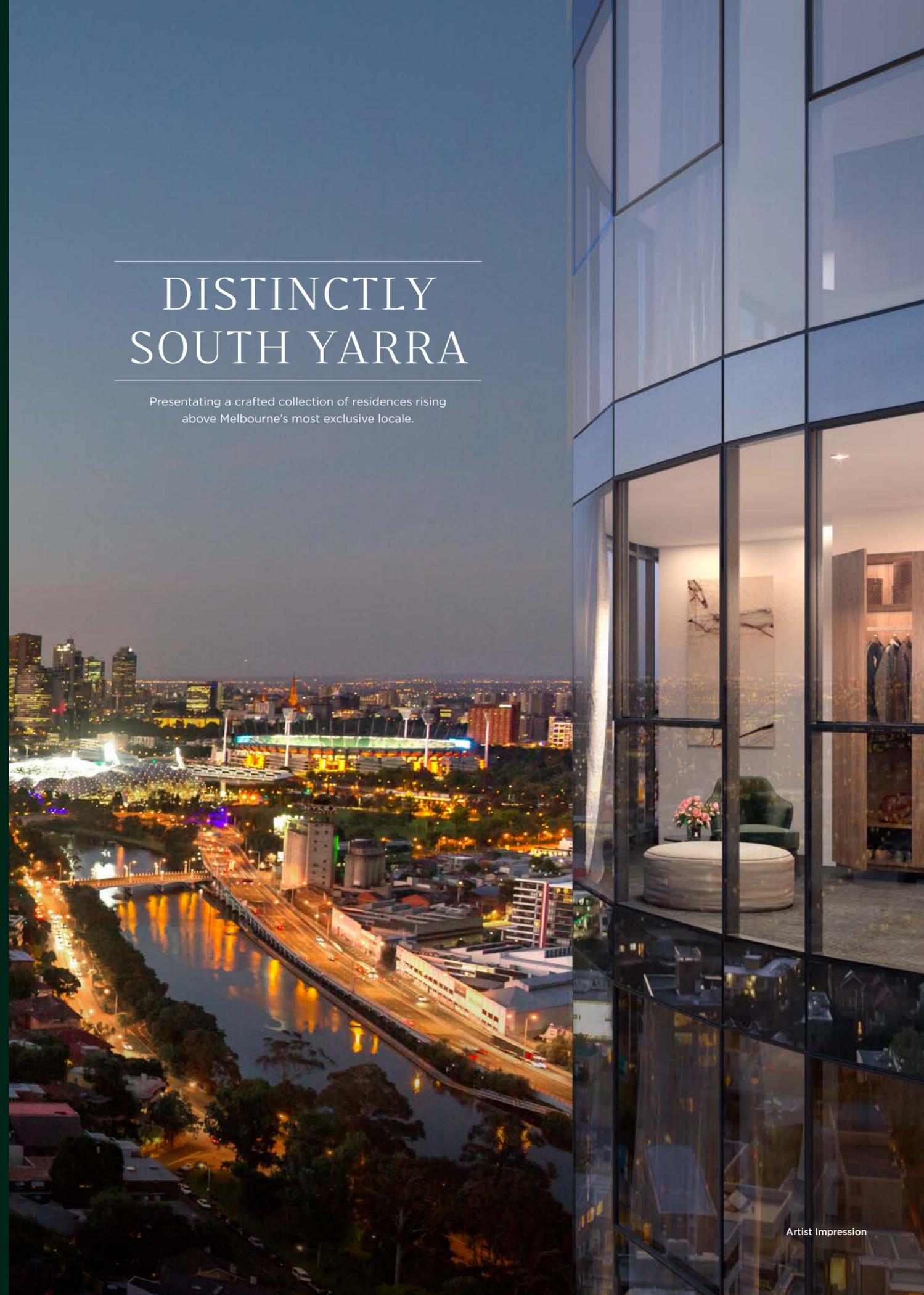


YARRA ONE
SOUTH YARRA

18 CLAREMONT STREET • SOUTH YARRA • MELBOURNE

DISTINCTLY SOUTH YARRA

Presentating a crafted collection of residences rising
above Melbourne's most exclusive locale.







THE LOCATION

PRESTIGIOUS SCHOOLS

Some of Australia's best known private schools and leading public schools, from early learning to Year 12, are dotted throughout Melbourne's leafy inner suburbs.

CONNECTED TRANSPORT

South Yarra Station takes you from home to the CBD in less than ten minutes by train, while trams along Toorak Road and Chapel Street connect with the greater city.

ICONIC STADIUMS

Internationally renowned sporting venues, including the MCG and Rod Laver Arena, are all just moments away in the city's sporting precinct.

HISTORIC GARDENS

From the banks of the Yarra River to the sprawling Royal Botanic Gardens, South Yarra is surrounded by the city's most beautiful parks.



AN ICONIC RIVER

Flowing from the hills to the bay, the Yarra River winds through Melbourne's most prestigious suburbs. From South Yarra, it's an easy walk along its riverside pathways into the CBD and on to Southbank.

Morell Bridge, South Yarra



A GARDEN STATE

Melbourne is known for its broad expanses of Parkland alongside the river and around the city. With avenues of elms, rolling lawns and picturesque gardens close by, this is a place to reconnect with nature moments from home.

Kings Domain, Melbourne



CITY OF LEARNING

World-class tertiary institutions provide a wide range of educational pathways to careers in law, medicine, commerce, science, design and more. The city's finest universities are all easily accessible from South Yarra.

Melbourne Grammar School, South Yarra

CULTURAL CAPITAL

Melbourne is not only home to the country's finest galleries, orchestras and theatre companies, the city also hosts a full calendar of events and festivals providing entertainment to suit everyone's taste.

Regent Theatre, Melbourne

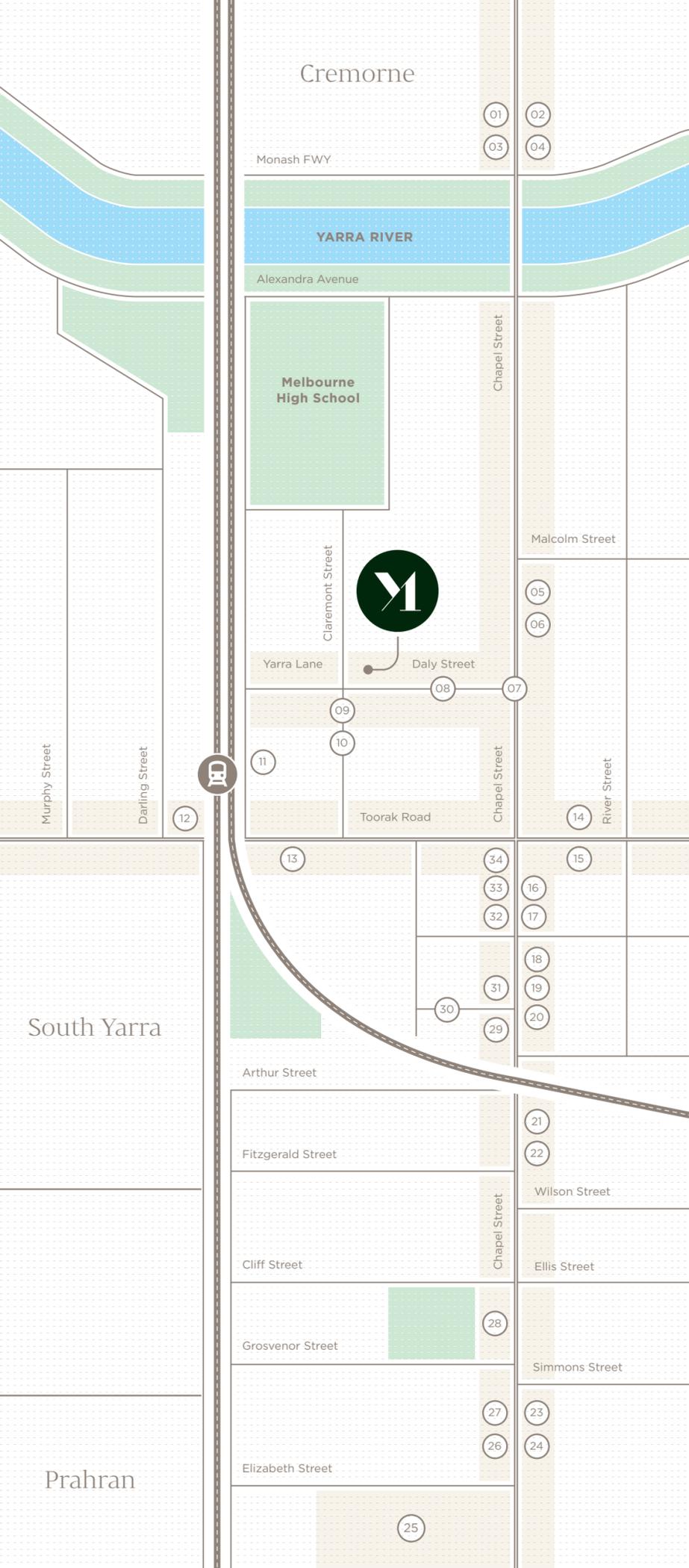


SHOPPING CENTRAL

Melbourne's home of international brands is along Collins Street, with a wide range of independent boutiques and major stores throughout the CBD.

The 'Paris end' of Collins Street





Coming home to Claremont Street, you're in excellent company. While from the residences above Yarra One commands superior views over the Domain precinct towards the skyline of the CBD, at ground level this address is nestled among the very best of South Yarra.

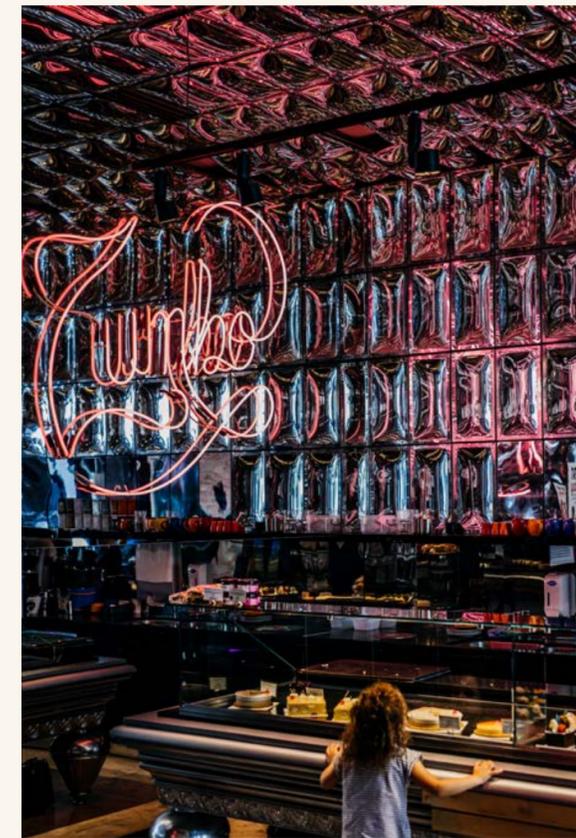
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JUST DESSERTS

As seriously as Melbourne takes its food culture, there is always room to try something new or decadent. South Yarra matches its fine dining reputation with casual eateries and take-home gourmet delights.

Zumbo - Claremont Street, South Yarra



CAFE CULTURE

From single-origin to cold-drip, Melbourne's demand for high quality coffee is legendary. In the lanes surrounding Yarra One, that demand is met by several of the city's best baristas.

Regent Theatre, Melbourne





THE PRECINCT

Introducing Yarra One

Yarra One is the final masterstroke in the Forrest Hill precinct. Connecting Yarra Lane to Daly Street, which in turn flows through to Chapel Street, the atrium will be a destination and a natural heart of Melbourne's most exclusive neighbourhood.

Rising above the atrium is the elliptical tower of Yarra One, with a refined and sculptural composition and gleaming curved façade designed to provide a full spectrum of views. While it commands a grand presence on the skyline, Fender Katsalidis has been mindful to anchor the building within the context of South Yarra. The result is an address which is both visually compelling and perfectly at home.

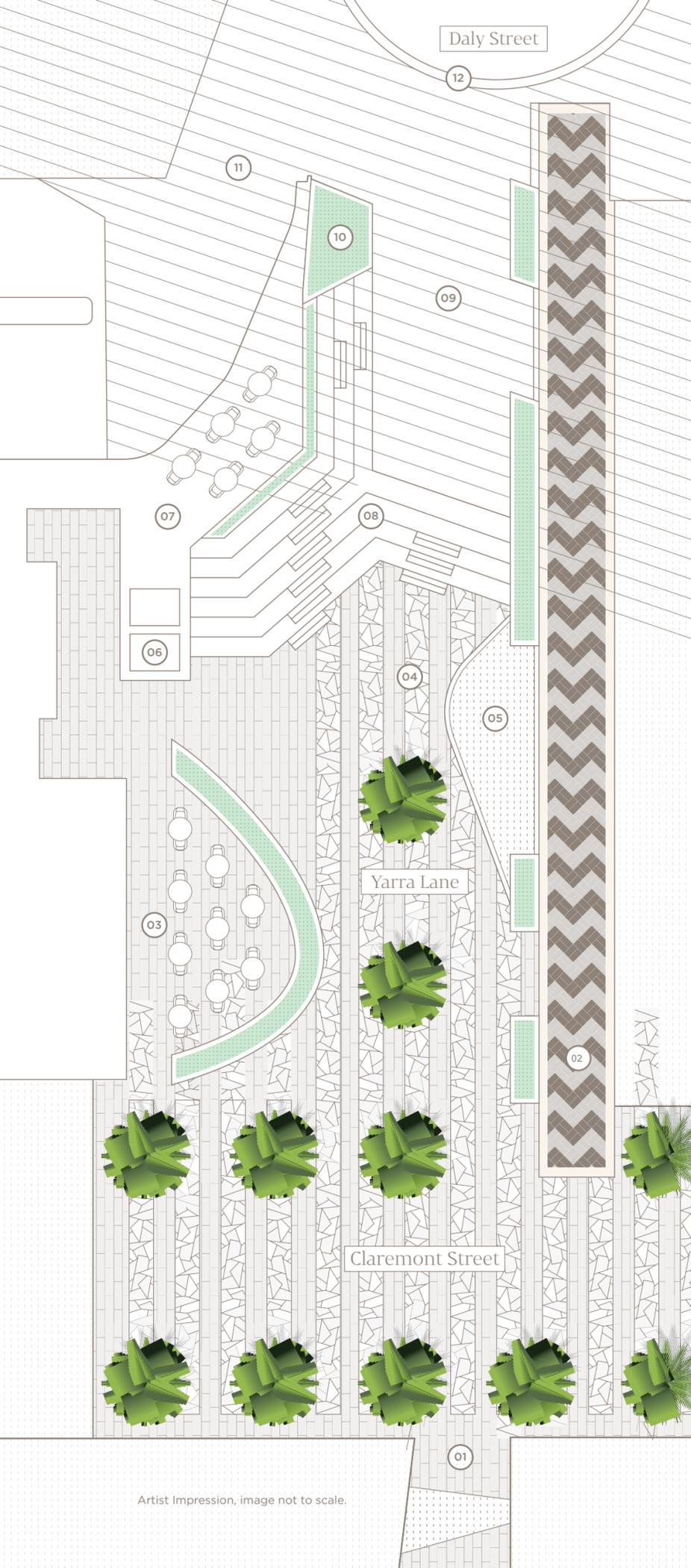
THE PRECINCT

A sense of place

Enclosing the atrium is the building's grand signature trellis. With soaring frames and climbing greenery, this will be a dramatic space for the South Yarra community and a proud entranceway for Yarra One itself.

The dappled light filtering through the trellis will change throughout the day as the sun passes overhead, illuminating the public spaces and adding to the precinct's dynamic energy.





Artist Impression, image not to scale.



ARCHITECTURAL VISION

There is an almost intangible classic quality to South Yarra. In the architecture of Yarra One, we've reflected this through a design language of pure geometry. Circular, elliptical and rectilinear forms combine to create a new building that is both bold yet welcoming.

Positioned in the centre of the area's pedestrian traffic between the train station and Chapel Street, the atrium has been designed to be used and embraced by the community.

For the residents, the experience within Yarra One is one of immersive materiality and refined detail. Composed of clean lines, subdued lighting, green outlooks and rich textures, both the shared amenity spaces and the residences themselves offer a haven of calm and the warmth of a traditional home.

Karl Fender, Founding Director
MD, Fender Katsalidis Architects

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A precinct within a precinct



Yarra One Atrium

INSPIRED BY MELBOURNE'S LANEWAYS

The central business district of Melbourne is famous for its network of laneways, bustling with cafés, galleries, specialty shops and eclectic boutiques. Former pedestrian pathways and disused civic spaces are now the lifeblood of the city's built environment.

That tradition has been embraced at Yarra One, where alongside the landscaped walkway are spaces designed for a café, restaurant and retail shopfronts – providing not only a new lifestyle destination for South Yarra, but also a convenient place for residents to pick up last minute shopping or the perfect coffee.

THE CONCIERGE

A welcome style

Stepping through the doors of Yarra One into the ground floor lobby, the world outside falls away and the building's focus on materiality begins. The eye is immediately drawn to the monolithic marble block sculpted as a reception desk and framed by elegant brass and bronze detailing.

This is where the concierge will welcome your guests, receive your packages, organise your transport or arrange your reservations for amenity spaces within the building. From joining a morning yoga session to securing a restaurant table, the concierge provides a luxury hotel-style service every day.





Space to unwind time to be yourself

At Yarra One the dining and library spaces are a natural extension of your home, presented with the same rich, smoked timber floors in a fine chevron pattern, with soaring double-height ceilings and a green outlook against the lush garden wall.

From the mezzanine cocktail level to the plush lounge seating in the library around an elegant fireplace under the building's signature Manhattan Grey marble, this is an open and meticulously styled place to spend time alone or entertain friends in style.



Artist Impression - level 2 library lounge



HEALTH & WELLNESS

A sense of self. Yarra One features a range of expertly designed spaces with a focus on wellness, helping residents maintain a healthy body and mind.

Artist Impression - level 1 yoga retreat / dance studio

Level 1 provides residents with the ultimate in convenient fitness and relaxation. A state-of-the-art gym looks out onto the greenery of the residents' garden, while the yoga and dance studio, with light oak flooring and a signature screening pattern on the windows, connects, to the private spa terrace.

Artist Impression - level 1 gymnasium



YOUR PRIVATE RESERVE

Modelled after a finely detailed cigar box, the wine room at Yarra One has been designed to reflect the prestige of the bottles contained within. Smoked oak floors, timber joinery and bronze accents provide the setting for residents to cellar their wine collection in temperature-controlled conditions. The wine room is adjacent to the lounge and dining room - perfect for uncorking bottles or preparing cheese boards for your next cocktail party.

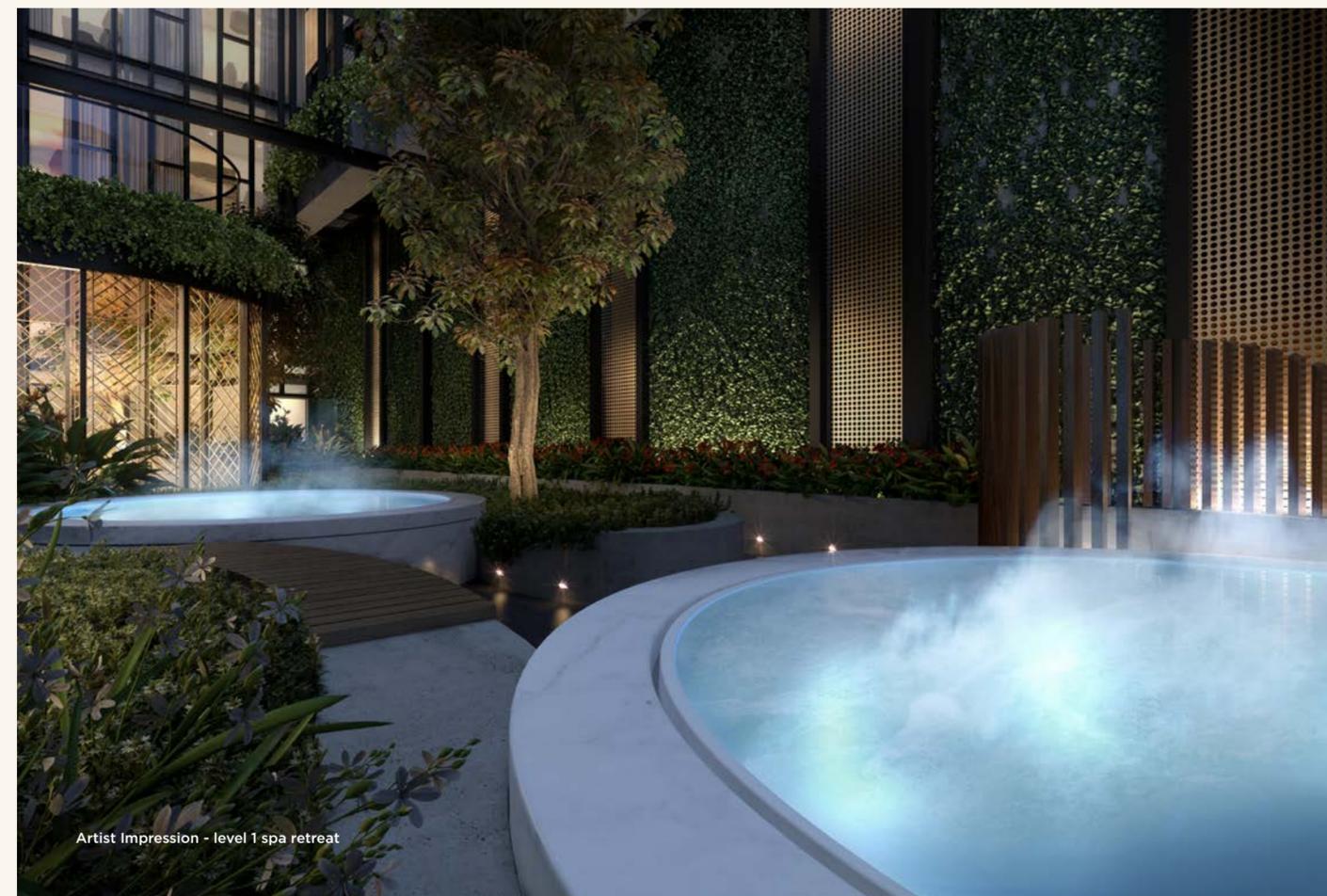
wine cellar



A SENSE OF WONDER

The clean design language of Yarra One continues on the rooftop, where circular shapes combine to create spaces to gather with neighbours around fire pits in a lush garden setting, surrounded by built forms which frame the breathtaking panoramic views.

Artist Impression - rooftop entertainment



Artist Impression - level 1 spa retreat

WAKE UP IN THE MOST
PRESTIGIOUS SUBURB IN THE
WORLD'S MOST LIVEABLE CITY





Artist Impression - 3 bedroom

As your most personal space, your bedroom has been designed to best accommodate your personal style. With integrated shelving, robes, drawers and a dressing table, this is where your belongings become a collection - thoughtfully concealed or purposefully displayed.



Artist Impression - 3 bedrooms living

Orientated to experience the full breadth of views through the enveloping floor-to-ceiling windows, the living spaces of each residence have been thoughtfully planned with designated lounge, dining and kitchen spaces. Custom designed pendant lights and elegant island benches introduce an additional layer of sculpted artistry.



Artist Impression - 2 bedrooms living



Artist Impression - 1 bedrooms living

JOINERY & MATERIALS

Bespoke kitchens

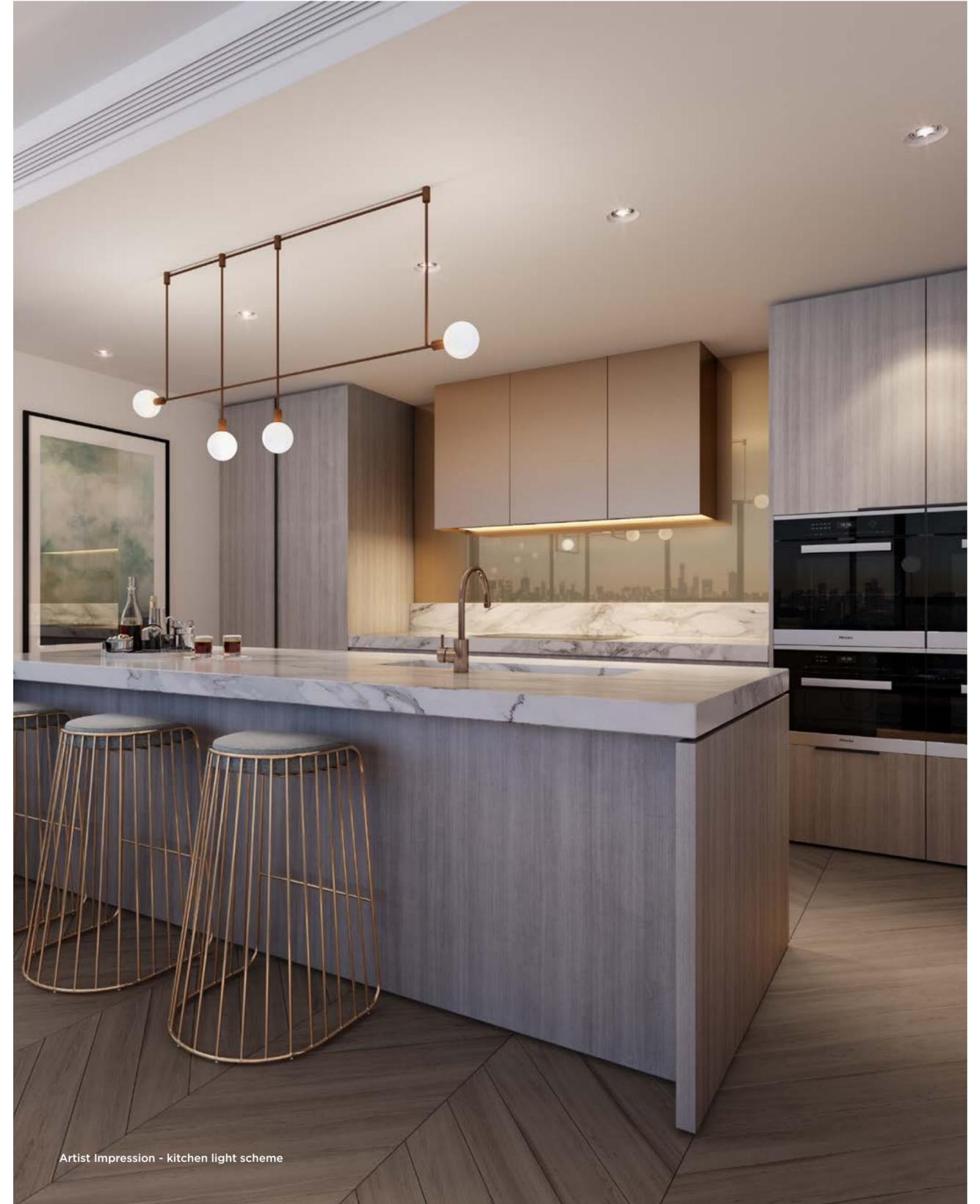
Just as impressive as the finely detailed joinery and surfaces in the kitchen is the intelligent design behind the scenes. With a range of configurations including generous butler's pantries and island benches, as well as premium integrated Miele appliances throughout, these are both elegant and practical spaces at the heart of each home.



Artist Impression - 3 bedroom kitchen joinery

Light scheme

The lighter tones in the oak flooring, benchtop and light joinery connect visually with the bronze pendant lights and kitchen range hoods in the light scheme.

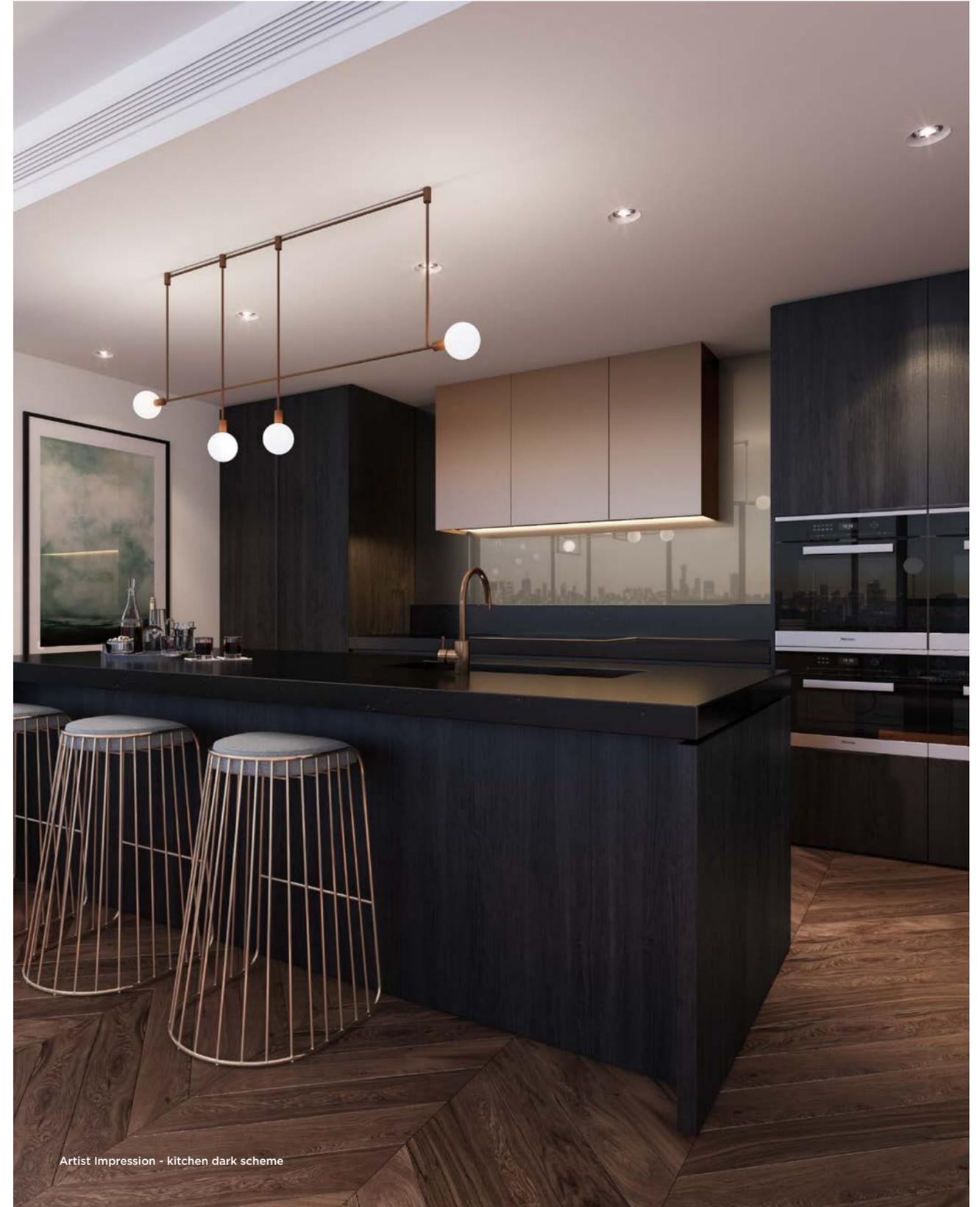


Dark scheme

In the darker scheme, the bronze pendant lights and kitchen range hood provide a contrast with the dramatic tones of the dark stone benchtop, ebonised joinery and oak flooring.



Artist Impression - bathroom dark scheme



Artist Impression - kitchen dark scheme



Artist Impression - 3 bedrooms living



Eureka Tower by Fender Katsalidis

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CREATING TOMORROW & BEYOND

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The Creator

FENDER KATSALIDIS ARCHITECTS

Based in Melbourne but working across Australia and internationally, the work of Fender Katsalidis has a unified thread: an intense exploration of the spirit of each place where the studio works, and how its architects can understand, enhance and invigorate those qualities. Recent highly successful projects include the NewActon precinct in Canberra, Australia's tallest building, Eureka Tower in Melbourne, and cultural icons such as MONA in Hobart.



London City Island by Eco World International

ECO WORLD INTERNATIONAL BERHAD

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