

No.1

FORTITUDE VALLEY
BRISBANE

GURNER™

No.1

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BRISBANE

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GURNER™

FOREWORD

WE ARE CREATING
SOMETHING TRULY EXCITING
FOR AUSTRALIA – A WORLD
CLASS RESIDENTIAL TOWER
THAT WILL TAKE AUSTRALIAN
DESIGN AND LUXURY LIVING
TO THE WORLD STAGE



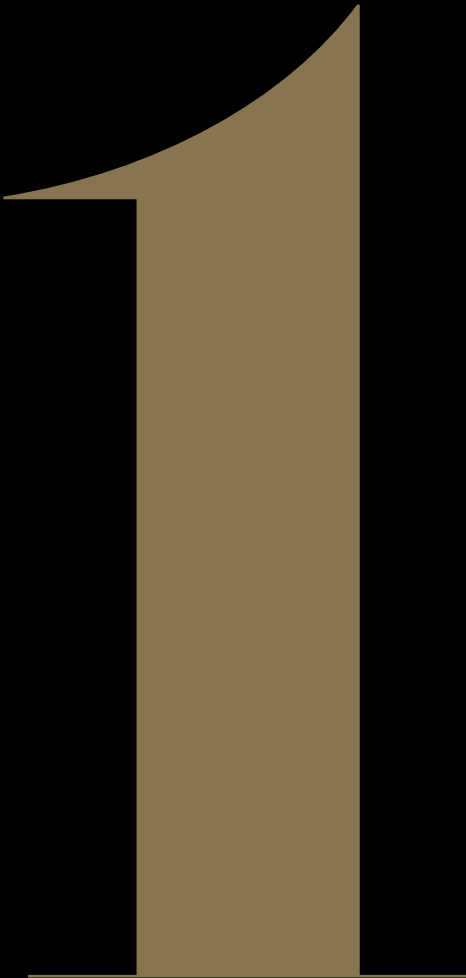
Tim Gurner, GURNER™



CHAPTER ONE	CHAPTER TWO	CHAPTER THREE	CHAPTER FOUR	CHAPTER FIVE
No.1	THE ARRIVAL EXPERIENCE & CONCIERGE	PLATINUM CLUB	FV PRIVATE CLUB	THE RESIDENCES
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No.1 marks the arrival of a new benchmark in luxury living and design. This striking residential landmark will be known as much for its stunning façade as for its unparalleled level of amenity and service.	No.1 rivals the world's best luxury hotels, offering the highest level of personal service from the moment of arrival.	The Platinum Club marks the arrival of a six-star amenity unmatched by any other apartment tower in Brisbane.	No.1 residents will not only have exclusive access to the Platinum Club, but also be able to share in the world class amenity of the FV Private Club set over 3000sqm of Amenity on Level 6 under Flatiron.	No.1 offers an unsurpassed level of luxury in apartment living. Meticulous attention to detail and intelligent use of space combine to create beautiful, livable spaces.

CHAPTER SIX	CHAPTER SEVEN	CHAPTER EIGHT	CHAPTER NINE	CHAPTER TEN
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Fortitude Valley is a thriving business and cultural centre. This vibrant part of inner Brisbane mixes elegance and style with an urban edge.	Brisbane is a new world city—an international destination of choice for business, investment, major events and tourism.	We have been able to design the perfect apartment layouts due to the flexibility of the site, resulting in apartments with unparalleled amounts of full height and width glazing to all apartment living areas and bedrooms.	No.1 offers purchases a bespoke selection of two different colour palettes with a range of different options on offer	The team behind No.1 is bound by a mutual commitment to create a luxury residential tower in Brisbane that rivals the best in the world.

No.1



No.1 marks the arrival of a new benchmark in luxury living and design.
*This striking residential landmark will be known as much for its stunning façade
as for its unparalleled level of amenity and service.*

**INSPIRED BY THE
IDEA OF LIVING IN THE
CLOUDS, WE DESIGNED
A BUILDING THAT IS
MAJESTIC AND ETHEREAL,
OFFERING A TRULY
ELEVATED LIFESTYLE.**

CALLUM FRASER, ELENBERG FRASER

No. 1 is a sculptured glass tower inspired by the form of the cloud. This simple, yet dramatic architectural effect, comes from its twin layers of solar controlled glazing which interact with the internal and external environments to create truly luminous spaces.

ENJOY PERFECT
ORIENTATION—WAKE TO
BEAUTIFUL SUNRISES, ENJOY
THE NORTHERN SUN ALL
THROUGH THE DAY, THEN
RELAX IN THE ROOFTOP
POOL AS THE SUN SETS
OVER THE CITY.

CALLUM FRASER, ELENBERG FRASER



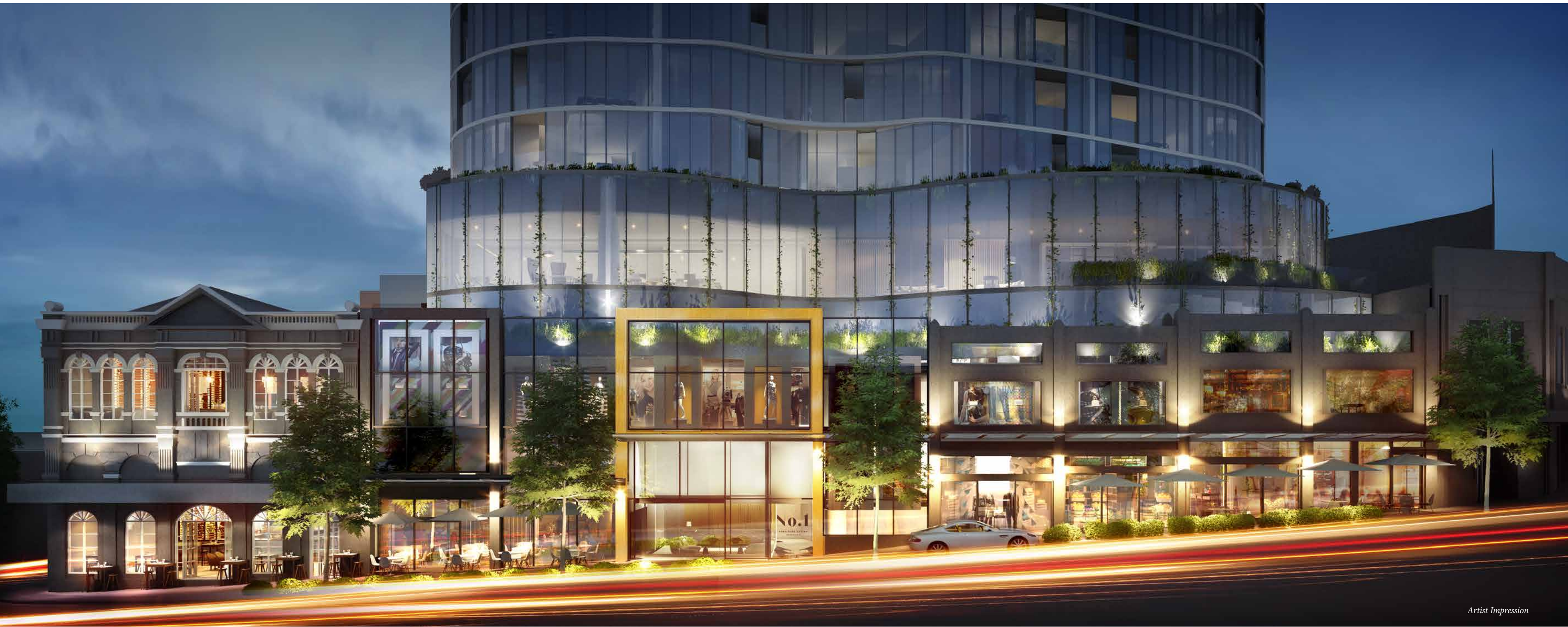


**WE EMBRACE AND
RESPECT THE HERITAGE
BUILDINGS AROUND THE
FV PRECINCT, TAPPING
THE VEIN OF THE LOCAL
ARCHITECTURE AND
EXTENDING IT IN A
NEW EXCITING WAY.**

CALLUM FRASER, ELENBERG FRASER

Artist Impression

*The historic **FORESTERS' HALL**, built in 1889, will be integrated into an active streetscape with al fresco dining and retail to create a new, beautifully landscaped urban space.*



Artist Impression

At ground level, residents can enjoy 5000sqm of premium retail, cafes, restaurants and bars all housed under one roof, bringing new life to an already vibrant part of Brisbane.



Artist Impression

THE ARRIVAL EXPERIENCE & CONCIERGE



No.1 rivals the world's best luxury hotels,
offering the highest level of personal service
from the moment of arrival.



A GRAND LOBBY OFFERS AN INSPIRING ARRIVAL EXPERIENCE WITH A PERSONAL TOUCH.

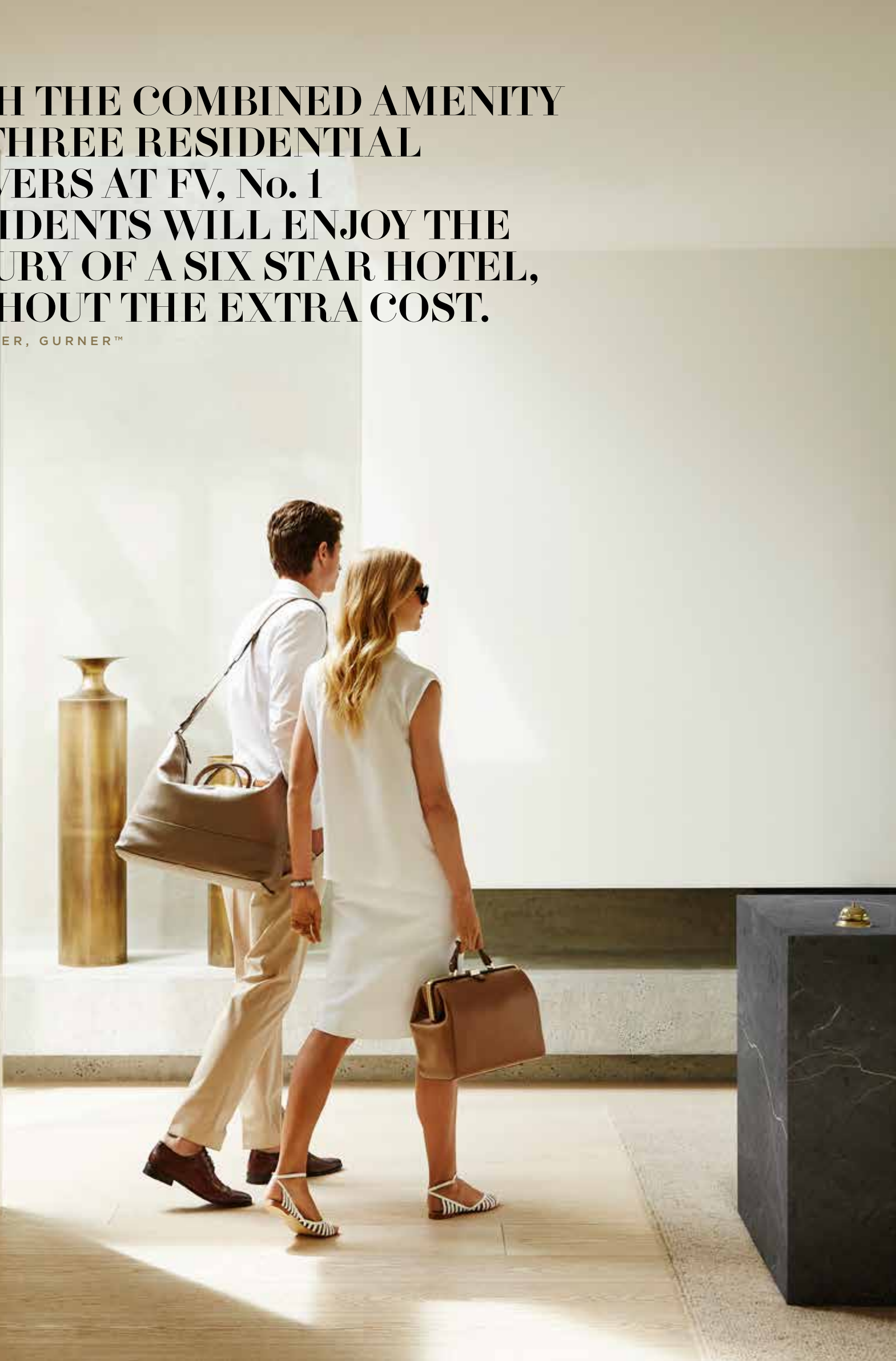
NO. 1 offers the high-level service of a six-star hotel with a personal touch. Upon arrival, you walk directly into the grand lobby with finely crafted finishes, a sculptural pendant light and luxury furnishings. A friendly concierge is there to serve a drink at the Lobby Bar as you wait for your car, or guests, or to organise your dry cleaning and deliveries.

The world-class hotel experience extends to the convenience of a restaurant and a range of retail amenity on the ground floor.



WITH THE COMBINED AMENITY
OF THREE RESIDENTIAL
TOWERS AT FV, No. 1
RESIDENTS WILL ENJOY THE
LUXURY OF A SIX STAR HOTEL,
WITHOUT THE EXTRA COST.

TIM GURNER, GURNER™



IMAGINE A DAY
IN THE LIFE OF A
No.1 RESIDENT:

WAKE UP. INDULGE. SAVOUR.
DELIGHT. ENTERTAIN.

- 6am** You receive your wake up call from the **No.1** Concierge
- 6:15am** You visit the FV Private Club gym
- 6:45am** You take a swim in the Platinum Club rooftop pool as the sun rises over the city
- 7:30am** You call the Concierge to organise a car to work
- 8:10am** You ask the Concierge to organise washing and pressing
- 8:15am** The Concierge opens the door with a farewell as you leave for work
- 10am** While you are out, your online shopping arrives, and is stored by the Concierge for your convenience
- 12:30pm** Cleaners are escorted by the Concierge to your apartment
- 3pm** You arrive back at the Lobby Bar for a casual work meeting. The Concierge has arranged coffee and afternoon tea
- 4pm** The Concierge greets your guests in the lobby and escorts them to the Business Club
- 4:15pm** Your conference begins in the beautifully appointed boardroom
- 4:45pm** The Concierge has arranged pre-dinner drinks and canapés in the Lounge next to the Business Club
- 6:30pm** The Concierge has arranged caterers to prepare a three-course meal in the private dining area for your guests where you enjoy a quiet meal
- 8pm** The Concierge has booked you one of the two private spa areas in the Platinum Club. You and your guests spend the next two hours enjoying laughs, food and wine while lounging in the private area and using the private spa looking out over the city skyline and Story Bridge
- 10pm** Your guests arrive back at the Lobby Bar. The Concierge calls them a taxi and arranges the private dining and lounge areas to be cleaned and serviced for tomorrow.

YOUR PERFECT DAY
IS COMPLETE.



This unique arrival experience is at play the moment you walk through the door. It is the sumptuous design. It is the personal concierge. It is unparalleled luxury, every day.

PERSONAL SERVICE.

Your personal concierge is ready to assist you with everything from laundry and deliveries to drinks at the bar.





Artist Impression

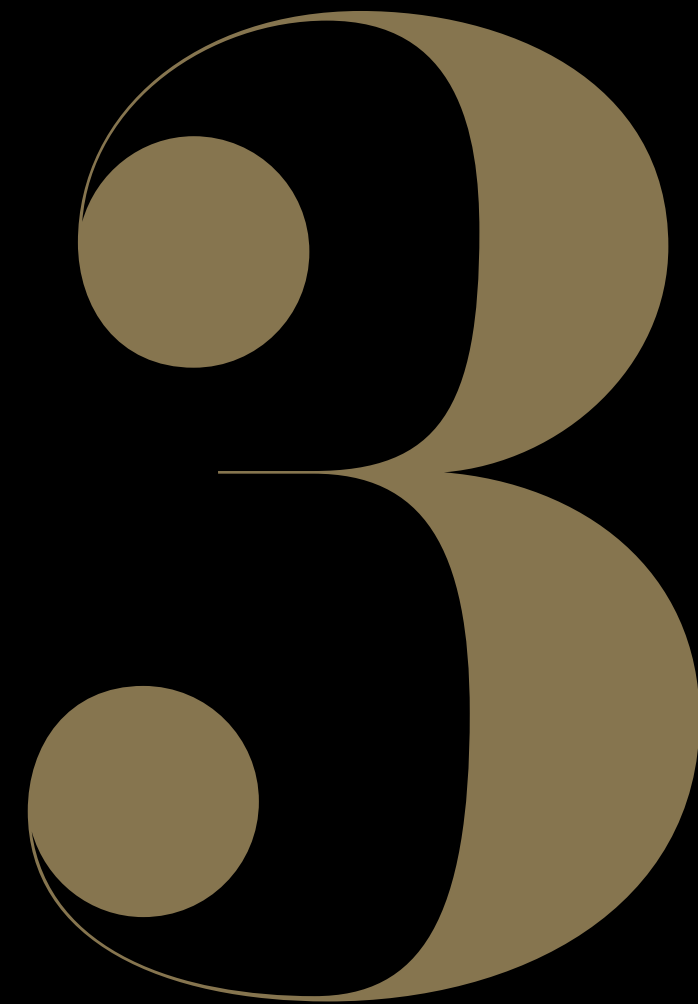
The opulent lobby is reminiscent of a luxury hotel, with decorative elements in gold, black and white.

NO.1 lobby features a bar for residents to relax and enjoy time with friends and family in the security of their own home. This is a level of luxury only offered in the best hotels in the world.



CHAPTER THREE

PLATINUM CLUB



*The **PLATINUM CLUB** marks the arrival of
a six-star amenity unmatched by any other
apartment tower in Brisbane.*

THE SKY AND WATER
ALL BECOME ONE
WHEN YOU'RE ON TOP
OF THE WORLD.

Residents are offered exclusive access to state-of-the art amenity on the roof top including a curved skyline pool, two private spa areas with BBQ, bar and lounge areas and an array of lounge and dining areas. All of this is on top of a world class business club, private dining room, bar and lounge area on Level 5.

*Recline on the underwater lounges—
a calming and revitalising experience.*



Artist Impression

THE PLATINUM CLUB encompasses the Cloud Club on the roof top at Level 31, with its two large pools, two separate private areas with their own spas, lounge and dining areas and also the business club, Lounge and Private dining on Level five.



Artist Impression



With a nearby lounge and dining area, **URA SPA** takes entertaining friends to a glamorous new level.

The luxurious private lounge offers intimate and glamorous private space for residents to indulge in.



ENTERTAIN IN STYLE.

Surrounded by water, the sunken lounge is an extraordinary space to relax and unwind.





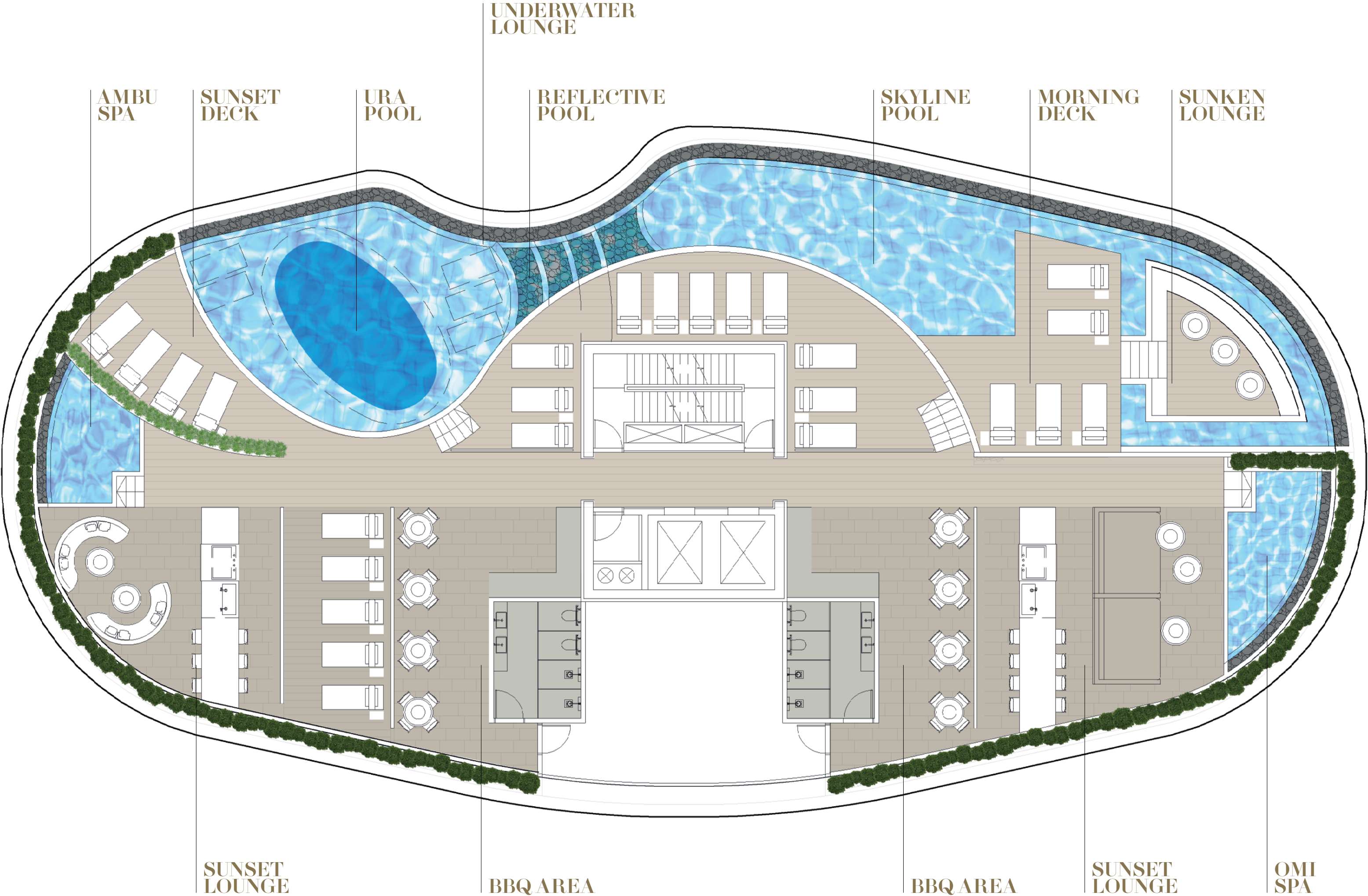
THE FINER
THINGS IN
LIFE.

No.1 offers something completely different to the market—a new level of luxury amenity with an exclusive resort club.

The experience culminates on the rooftop with the magnificent Cloud Club—a private space for residents to enjoy six-star amenities.









THE BUSINESS CLUB

THE BUSINESS CLUB offers residents unparalleled resort style facilities to conduct business meetings, conferences and functions at home. The Business Club located on Level 5 will house a conference centre, board room, Library, Private Dining room, lounge area and bar.

**LIVE A LIFE OF LUXURY,
WHERE BUSINESS AND
SUCCESS CAN COME TO
YOU AT YOUR OWN HOME.**









HOST IN STYLE.

Host the perfect event with elegant bar and dining spaces, and the assistance of a personal concierge.

Private state-of-the-art workstations, equipped with WiFi, provide a home office in beautifully appointed surroundings.



FV PRIVATE CLUB



No.1 residents will not only have exclusive access to the Platinum Club, but also be able to share in the world class amenity of the FV Private Club set over 3000sqm of Amenity on Level 6 under Flatiron.



Artist Impression

Looking towards the pool bar and Brisbane city skyline.

THE FV PRIVATE CLUB
WILL OFFER A HIGH-END
LIFESTYLE THAT HAS
NEVER BEEN OFFERED
IN A RESIDENTIAL
DEVELOPMENT.

JUST IMAGINE
AN FV DAY:

WAKE UP. ENJOY THE VIEW.
GO TO THE FV HEALTH
CLUB. HAVE A SWIM.
GO DOWNSTAIRS FOR
BREAKFAST. POP INTO THE
CITY FOR SOME SHOPPING.
COME BACK AND ENJOY A
DRINK BY THE POOL. WATCH
A FILM OR BOOK A PARTY IN
A VIP LOUNGE.

MORNING

Wake up and head down to the state-of-the art FV Health Club, followed by a swim in the Skyline Pool while the sun rises over Story Bridge.

LUNCH TIME

Savour a casual lunch at the FV bar or sit among the mature palms and rolling lawn.

NIGHT TIME

Enjoy a drink at the sunken pool bar as the sun sets, watch a movie in the Moonlight Cinema or book the Sunset Dining Room for a private dinner with friends.

FV also provides residents with something that only the best restaurants and bars in the world offer – three individually designed lounges for you to book for an event or just a fun night with family and friends. The three lounges – FV Lounge, Coot-tha Lounge, and Taylor Lounge will rival the best hotels in the world. All come with their own bar, kitchen, outdoor dining and private spa for residents to indulge in.

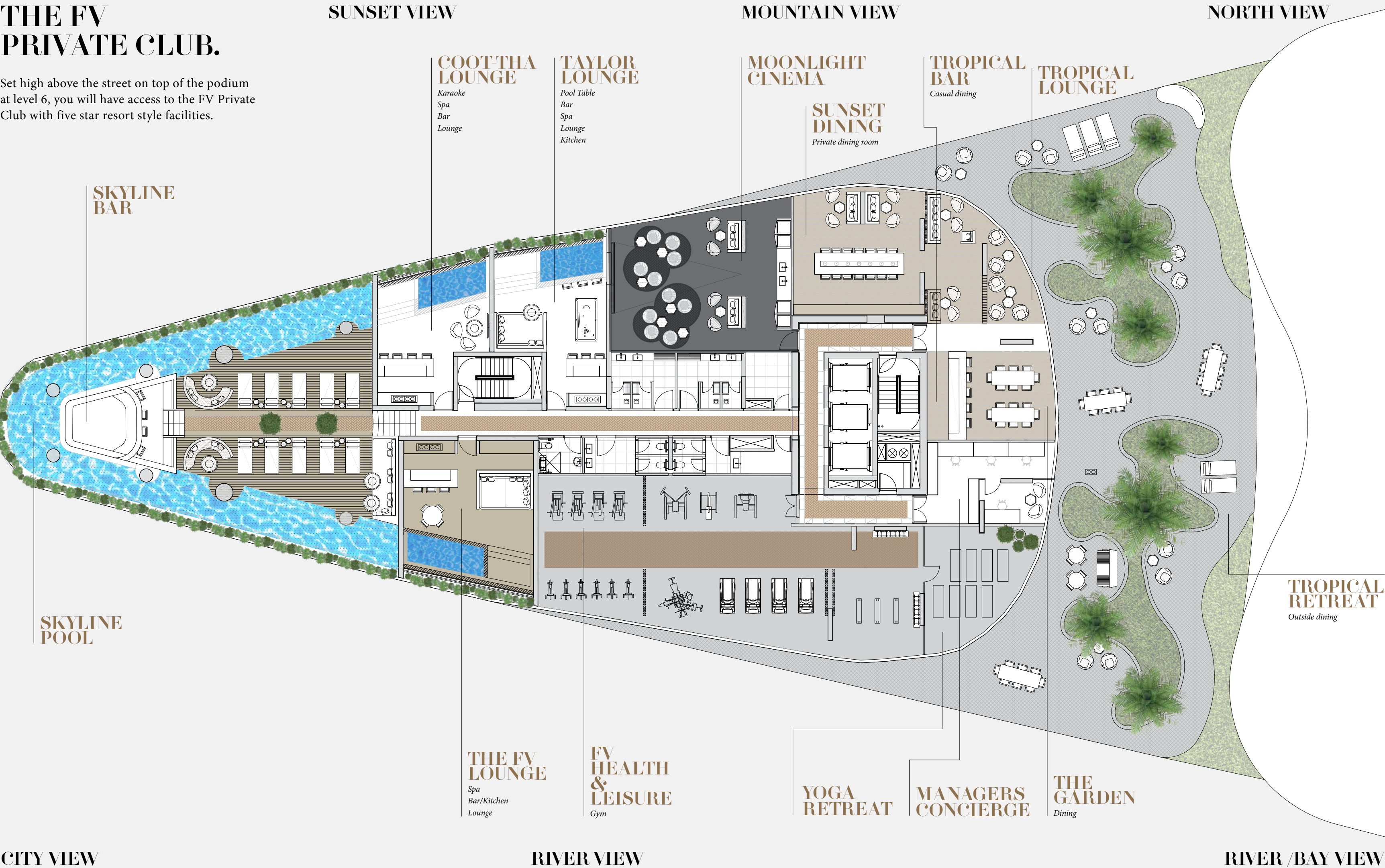
BEST OF BOTH WORLDS.

The **FV No. 1** tower is linked to the FV precinct by a luxury resort, allowing residents direct access to a second pool, gym, moonlight cinema and VIP entertainment areas.



THE FV PRIVATE CLUB.

Set high above the street on top of the podium at level 6, you will have access to the FV Private Club with five star resort style facilities.







Artist Impression

The podium resort level features a u-shaped skyline pool & bar with a sunken bar and magnificent views over the Brisbane River and CBD.





**WE'RE OFFERING SOMETHING
EXCITING AND DIFFERENT TO
THE MARKET. A NEW LEVEL
OF LUXURY AMENITY WITH AN
EXCLUSIVE RESORT-STYLE
CLUB FOR RESIDENTS.**



FV HEALTH
& LEISURE



Artist Impression

A state-of-the art gym is housed on the podium level with floor to ceiling windows framing views to Story Bridge, the river and the city.



The Moonlight Cinema is a place to unwind in comfort, a place where the latest audio-visual technology meets spectacular mountain views.

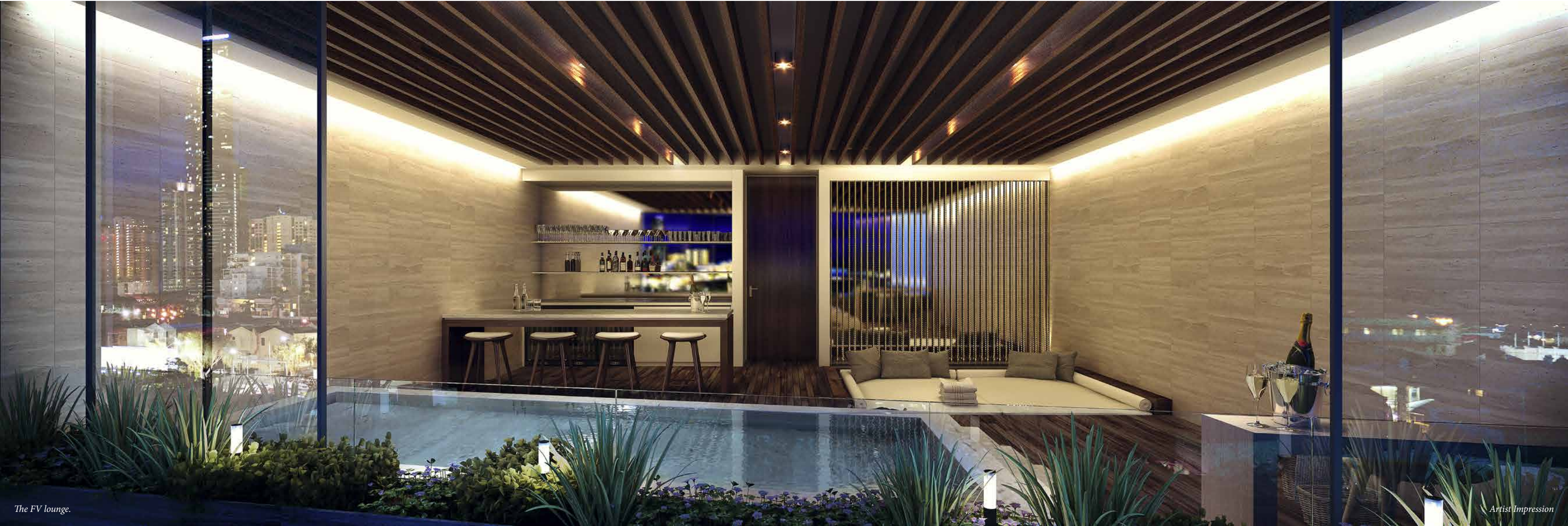


Artist Impression

THE FV PRIVATE CLUB WILL
ENHANCE THE LUXURY LIFESTYLE
FOR RESIDENTS ENSURING
THAT THEIR EXPERIENCE IS
UNFORGETTABLE.



Three VIP entertainment spaces offer a variety of indoor/
outdoor experiences and feature spas, daybeds and dining
areas with gorgeous views over Brisbane.



The FV lounge.

Artist Impression

THE RESIDENCES



No. 1 offers an unsurpassed level of luxury in apartment living. Meticulous attention to detail and intelligent use of space combine to create beautiful, livable spaces.



Artist Impression

The residences feature **BALCONIES AND WINTER GARDENS** to maximise the sunlight, fresh air and uninterrupted views over the city, river, bay and mountains.

Upgrade scheme shown.



Artist Impression

The double layers of glass offer flexible indoor/outdoor living for all seasons.

Upgrade scheme shown.



Artist Impression

**WE'RE BRINGING THE
LANGUAGE AND GLAMOUR
OF A SIX-STAR HOTEL INTO
EVERY DETAIL OF THESE
LUXURY RESIDENCES.**

CALLUM FRASER, ELENBERG FRASER

Upgrade scheme shown.



Artist Impression

No. 1 residences are light, elegant spaces designed to celebrate the breathtaking views and impeccable design. Each residence features a light and sophisticated palette with the highest quality timber and stone in classic whites and creams.

Natural scheme with upgrade floor boards shown.

WE HAVE BEEN ABLE TO DESIGN
THE PERFECT APARTMENT LAYOUTS
DUE TO THE FLEXIBILITY OF THE
SITE, RESULTING IN APARTMENTS
WITH UNPARALLELED AMOUNTS OF
FULL HEIGHT AND WIDTH GLAZING
TO ALL APARTMENT LIVING AREAS
AND BEDROOMS.

CALLUM FRASER, ELENBERG FRASER



Artist Impression

Vast walls of glass and open plan living combine to create light and spacious residences.

Upgrade scheme shown.

SUNRISE – Wake to the beauty of Brisbane’s skyline



Artist Impression

NOON – Enjoy the sun high in the Northern sky



DUSK – Be shielded by the summer heat and enjoy the sunset



No. 1 is cleverly oriented so that each residence is bathed in morning sun and shaded in the afternoon, with views to enjoy at all hours of the day.



LIGHT AND
SOPHISTICATED
PALETTE.



Artist Impression



Artist Impression

The glamour of FV No.1 can be found in every detail, with fixtures and fittings in chrome and brushed rose gold.

FV No.1 upgrade scheme shown.

The interior spaces boast exquisite joinery craftsmanship in stunning natural stone.

FV No.1 upgrade scheme shown.

FORTITUDE VALLEY



*Fortitude Valley is a thriving business
and cultural centre. This vibrant part of inner Brisbane
mixes elegance and style with an urban edge.*

ABOVE ALL THINGS.

FV No. 1 offers an incredible range of dining and shopping at its door with three street frontages, each with a different personality and lifestyle offering. Alfred Street is evolving as a new café precinct with an eclectic range of upmarket cafes, restaurants and boutiques. Extended pathways, with al fresco dining and lush landscaping, will make this an incredibly popular destination for both residents and locals seeking everything from a gourmet breakfast to a late night cocktail. Along Brunswick Street, FV will integrate the heritage of Foresters' Hall with a gourmet grocer, cafes and a multi-level entertainment venue. The high profile Barry Parade will include select showrooms and will be an active retail space from day one.





The CBD has grown along the curves of the spectacular Brisbane River and offers residents easy access to parks, museums, hospitals and schools as well as many inner-city entertainment and cultural precincts. FV is only 400 metres to the Brisbane CBD, 1km to the rivers edge, walking and bike paths and only 130 metres from Fortitude Valley train station. Residents will have the benefit of access to all aspects of city life.

BRISBANE CBD
RESTAURANTS

- 1 Aria
- 2 Bacchus
- 3 Bacchus Rooftop Bar
- 4 Esquire
- 5 Stokehouse
- 6 South Bank

RETAIL

- 7 Apple Store
- 8 Louis Vuitton, Chanel, Dior
- 9 Queen Street Mall
- 10 QueensPlaza

CULTURE

- 11 The South Bank Arbour
- 12 Botanical Gardens
- 13 Casino
- 14 Lyric Theatre/QPAC
- 15 Qagoma
- 16 Queensland Museum
- 17 Brisbane Arts Theatre

EDUCATION

- 18 Griffith University
- 19 QUT

LANDMARKS

- 20 Brisbane Private Hospital
- 21 St. Vincents Hospital
- 22 Central Station
- 23 Story Bridge
- 24 The Wheel of Brisbane
- 25 Queensland Parliament

SPORTS

- 26 Suncorp Stadium

FORTITUDE VALLEY
BAR AND RESTAURANTS

- 27 Alfred & Constance
- 28 Cru Bar
- 29 Elixir Bar
- 30 Emporium
- 31 Limes Hotel

RETAIL

- 32 James Street Market
- 33 James Street
- 34 Lamborghini Dealership
- 35 McWhirters Building
- 36 Mercedes Dealerships

CULTURE

- 37 Chinatown
- 38 Victoria Park

BUSINESS

- 39 Cardno Eppell Olsen
- 40 Green Square Commercial Tower

EDUCATION

- 41 Brisbane Girls Grammar School
- 42 Brisbane Grammar School

LANDMARKS

- 43 Royal International Convention Centre
- 44 Bowen Hills Medical Centre

SPORTS

- 45 Brisbane Showgrounds

DISCOVER THE MANY WONDERS OF *THE VALLEY.*

FV No. 1's eponymous neighbourhood, Fortitude Valley was Australia's first dedicated entertainment district and is now an exciting fashion precinct with a sophisticated café culture. Vintage stores and designer boutiques dot its laneways, with outdoor tables and chairs lining its tree-lined streets and paths. Each year this popular destination hosts thousands of locals and tourists for its Valley Fiesta, a three-day event featuring live music, market stalls and entertainment.



*Bustling Chinatown is Brisbane's premier location for authentic Chinese restaurants and shops, and the traditional venue for lively Lunar New Year celebrations. This popular destination is just minutes walking distance from **FV No. 1.***



Chinatown, Fortitude Valley

REJUVENATED

Fortitude Valley’s growth is fuelled by innovation, high levels of investment and a substantial public infrastructure program. One of the most compelling examples of regeneration in Fortitude Valley has been the successful development of the luxury retail and dining precinct, Emporium. Having won several awards for its stunning interior design and level of service, Emporium is also home to a high-end hotel.



McWhirters, Fortitude Valley



James Street, Fortitude Valley

James Street is a vibrant dining destination with chic cafes, bars and bistros that come alive after hours and on weekends.

A revitalised **BRUNSWICK STREET MALL**, just minutes from FV, will feature five place-making *Pods*, housing dining outlets to activate the mall and further enhance the dynamism of Fortitude Valley’s lifestyle.

Located beneath the popular Valley Metro shopping centre, Fortitude Valley station is also a major transport hub just 100m from **FV No. 1**. The station is an essential gateway for all Brisbane residents. It serves all suburban and interurban lines, including Brisbane Airport and the Gold Coast.

BOUTIQUE SHOPPING.

Boutique shopping Fortitude Valley style is all about finding elusive and exclusive designer brands in an unhurried atmosphere.



Space Furniture, James Street



Aje Boutique, James Street



Pistols, James Street

A NEW WORLD CITY



*Brisbane is a new world city—an international
destination of choice for business, investment,
major events and tourism.*

**BY 2031, BRISBANE WILL
HOUSE 4.6 MILLION PEOPLE.
THIS IS UP 2.4 MILLION
FROM TODAY.***

** Brisbane City Plan – Brisbane City Council*

Brisbane is recognised as one of the fastest-growing cities in Australia. Spirited and entrepreneurial, it boasts the perfect balance of state-of-the-art facilities, natural beauty and glorious climate. Today, Brisbane is a thriving metropolitan city on the move with a growing population that is skilled, highly educated and diverse. Culturally and technologically progressive, Brisbane offers an incredible lifestyle in a truly global city. Brisbane’s population estimate for 2031 is 4.6 million people. This is up 2.4 million from today*.



FROM BOUTIQUE CAFÉS
AND FINE DINING TO
ROOFTOP BARS.



Stokehouse restaurant, South Bank.



Esquire restaurant, Eagle St Pier.

With its sub-tropical climate and top tier dining and entertainment options along the banks of the river, Brisbane offers a lifestyle unmatched by any other Australian city.

A LUXURY RETAIL EXPERIENCE.



Apple Store, Brisbane CBD

Queen Street Mall offers a sophisticated retail experience for those seeking the latest in global brands such as Bally, Louis Vuitton, Tiffany and Co., Chanel, Salvatore Ferragamo and Apple.



Brisbane CBD Street Scape

A WORLD-CLASS CULTURAL EXPERIENCE.



GOMA, Southbank



QPAC, Southbank

Brisbane is rapidly cementing its reputation as a legitimate cultural capital with a flourishing community of writers, musicians, artists and performers. A thriving live performance scene caters to every taste, from local comedy to internationally renowned opera, theatre and ballet. The city's commitment to culture is best expressed by the towering Gallery of Modern Art, one of the ten largest galleries of contemporary art in the world.

A CONNECTED WORLD CITY.

Brisbane is forecast to grow by over 10,000 new residents between now and 2031. This surge in population will drive future investments and the development of new and revitalised precincts. Large-scale government investment in infrastructure to the value of \$9.9 billion will further enhance the amenity of the nation's fastest growing Local Government Area.

1 BRISBANE AIRPORT (\$1.3 BILLION)

Between 2009 and 2014, over \$1 billion was invested in Brisbane Airport, across terminal areas and commercial precincts. The airport's \$1.3 billion parallel runway is expected to be operational in 2020, providing twice the arrival and departure capacity.

2 BRC MASTER PLAN

The proposed development for the Brisbane Racing Club will provide a world-class racing facility. The masterplan includes new sporting and recreational facilities as well as a mix of residential and retail areas.

3 KURILPA RIVERFRONT RENEWAL

The Kurilpa Riverfront Renewal masterplan sets the framework for the largest inner-city renewal in Brisbane in the last two decades. The development will include a mix of retail, residential and commercial offerings as well as public spaces to connect Kurilpa to the city centre.

4 SOUTH BANK CULTURAL PRECINCT REDEVELOPMENT

The South Bank cultural precinct is home to world-class exhibition and performance spaces. A 20 year master plan to rejuvenate the precinct encompasses outdoor theatres, a five star hotel and dining facilities. The redevelopment will also include expansions to the Queensland Museum and GoMA.

5 HOWARD SMITH WHARVES REVITALISATION PROJECT

This 3.43ha revitalisation project will be an inclusive space for residents and visitors that celebrates both its history and waterfront location.

6 KANGAROO POINT BRIDGE (\$80 MILLION)

This important project provides an essential connection for pedestrians and cyclists from the Kangaroo Point to the city centre, the City Botanic Gardens and QUT.

7 BRISBANE BAT PROJECT (\$5 BILLION)

The BaT (Bus and Train) project is a proposed new 5km north-south tunnel that will deliver rail and bus services in a world-first design.

8 QUEENS WHARF (\$4 BILLION)

A multi-billion dollar integrated resort will be developed at Queen's Wharf Brisbane. This unique development will attract visitors and investment alike, reconnect the activity of the Brisbane city centre to the river, preserve and celebrate Brisbane's heritage, and deliver high quality public spaces.



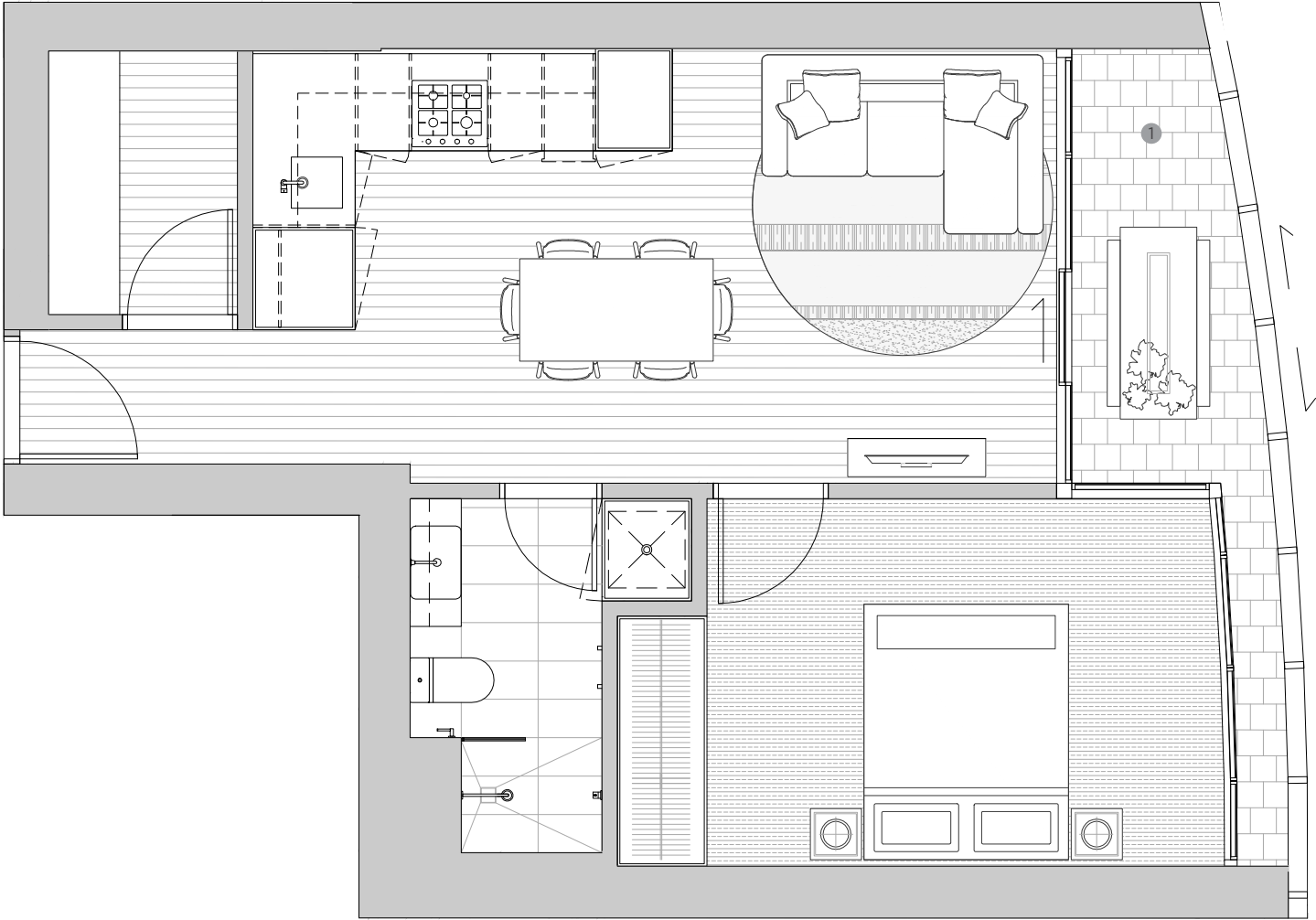
FLOORPLANS



We have been able to design the perfect apartment layouts due to the flexibility of the site, resulting in apartments with unparalleled amounts of full height and width glazing to all apartment living areas and bedrooms.

TYPICAL 1 BEDROOM / 1 BATHROOM PLUS STUDY

Scale: Not to scale.
All dimensions are approximate.
Floorboard upgrade shown.
¹ Enclosed area.
↔ Sliding doors.

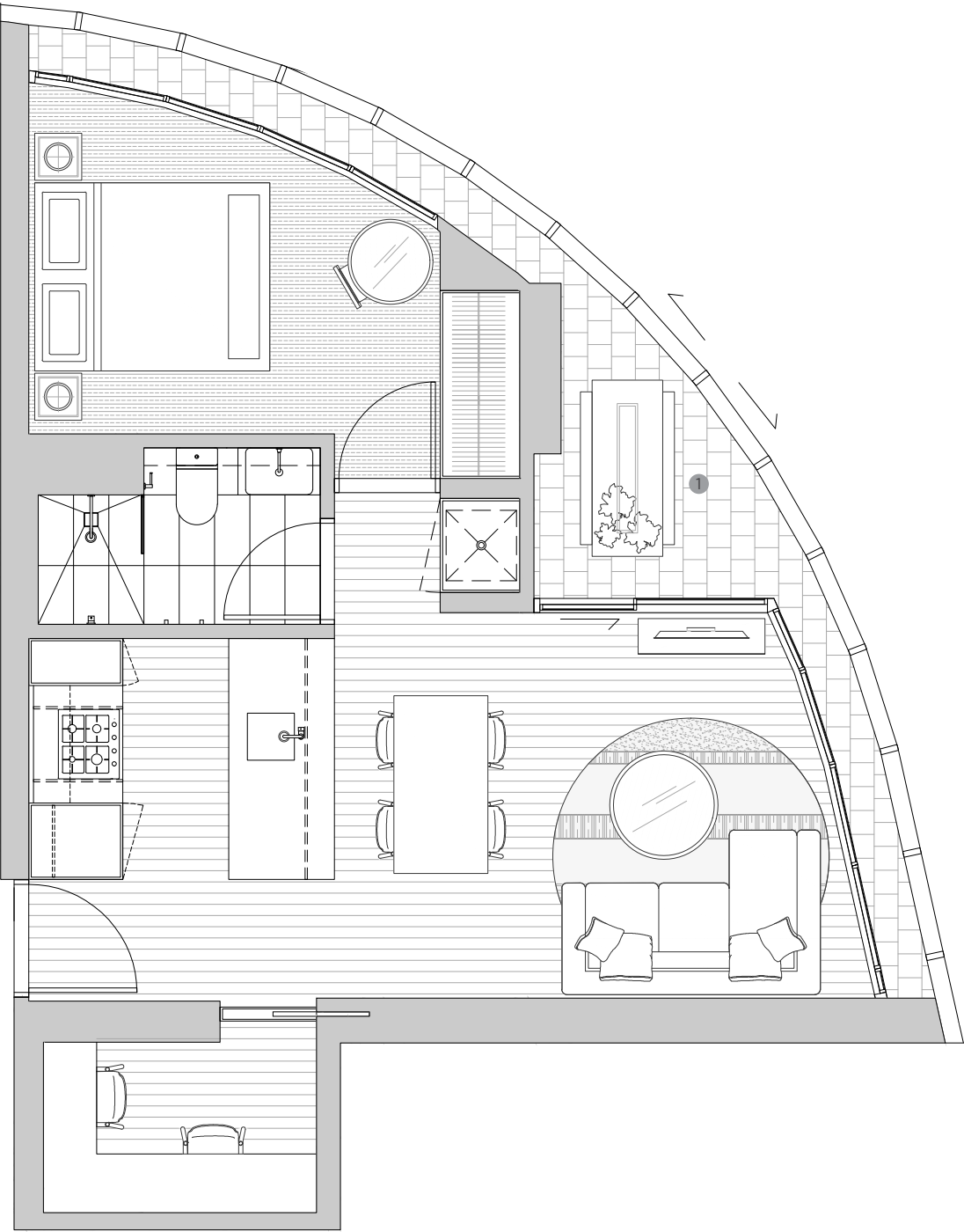


AREA	M²	FT²
TOTAL	56	598

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TYPICAL 1 BEDROOM / 1 BATHROOM PLUS STUDY

Scale: Not to scale.
All dimensions are approximate.
Floorboard upgrade shown.
¹ Enclosed area.
↔ Sliding doors.

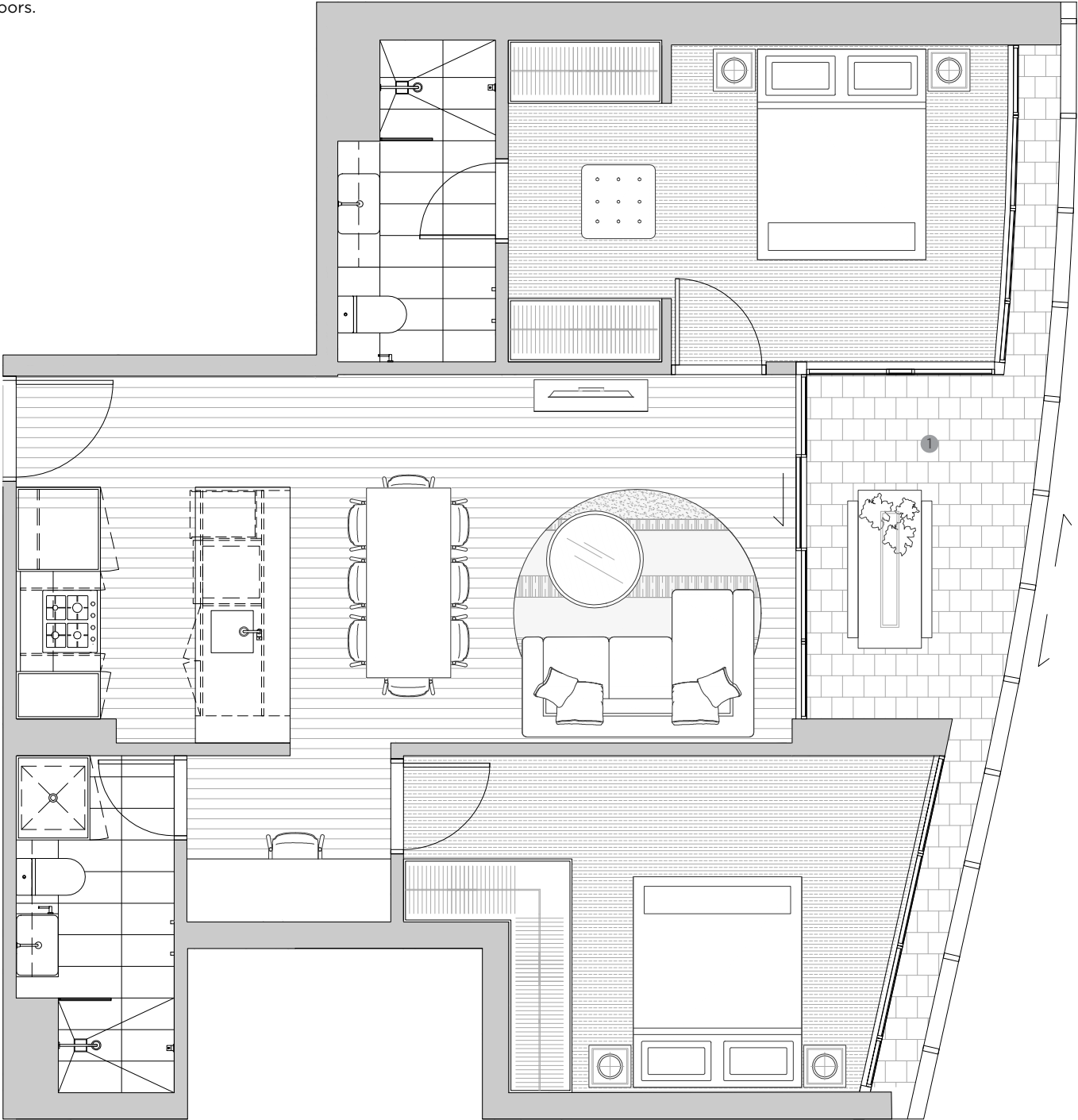


AREA	M²	FT²
TOTAL	56	598

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TYPICAL 2 BEDROOM / 2 BATHROOM PLUS STUDY

Scale: Not to scale.
All dimensions are approximate.
Floorboard upgrade shown.
¹ Enclosed area.
↘ Sliding doors.

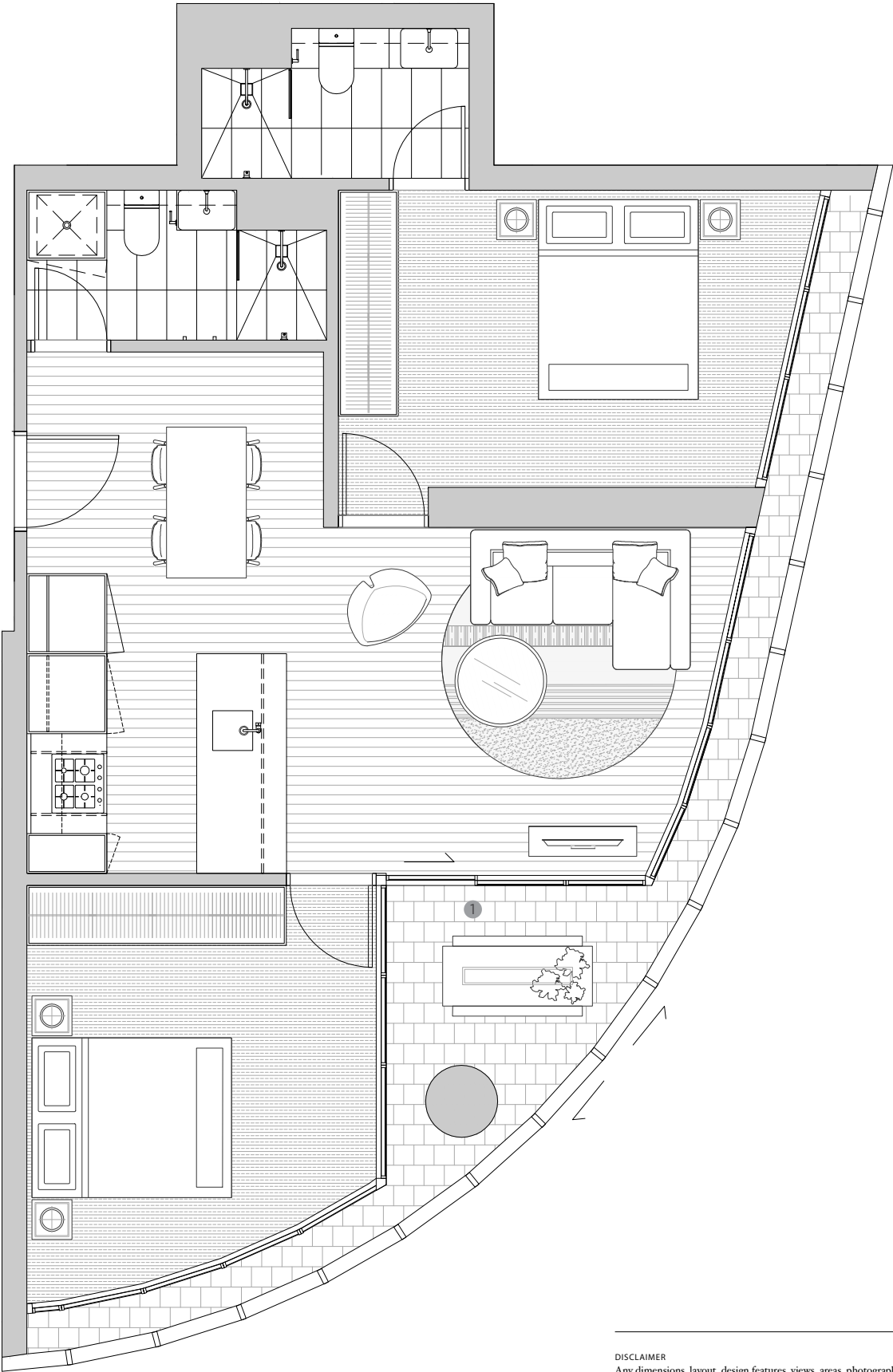


AREA	M²	FT²
TOTAL	84	900

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TYPICAL 2 BEDROOM / 2 BATHROOM

Scale: Not to scale.
All dimensions are approximate.
Floorboard upgrade shown.
¹ Enclosed area.
↘ Sliding doors.

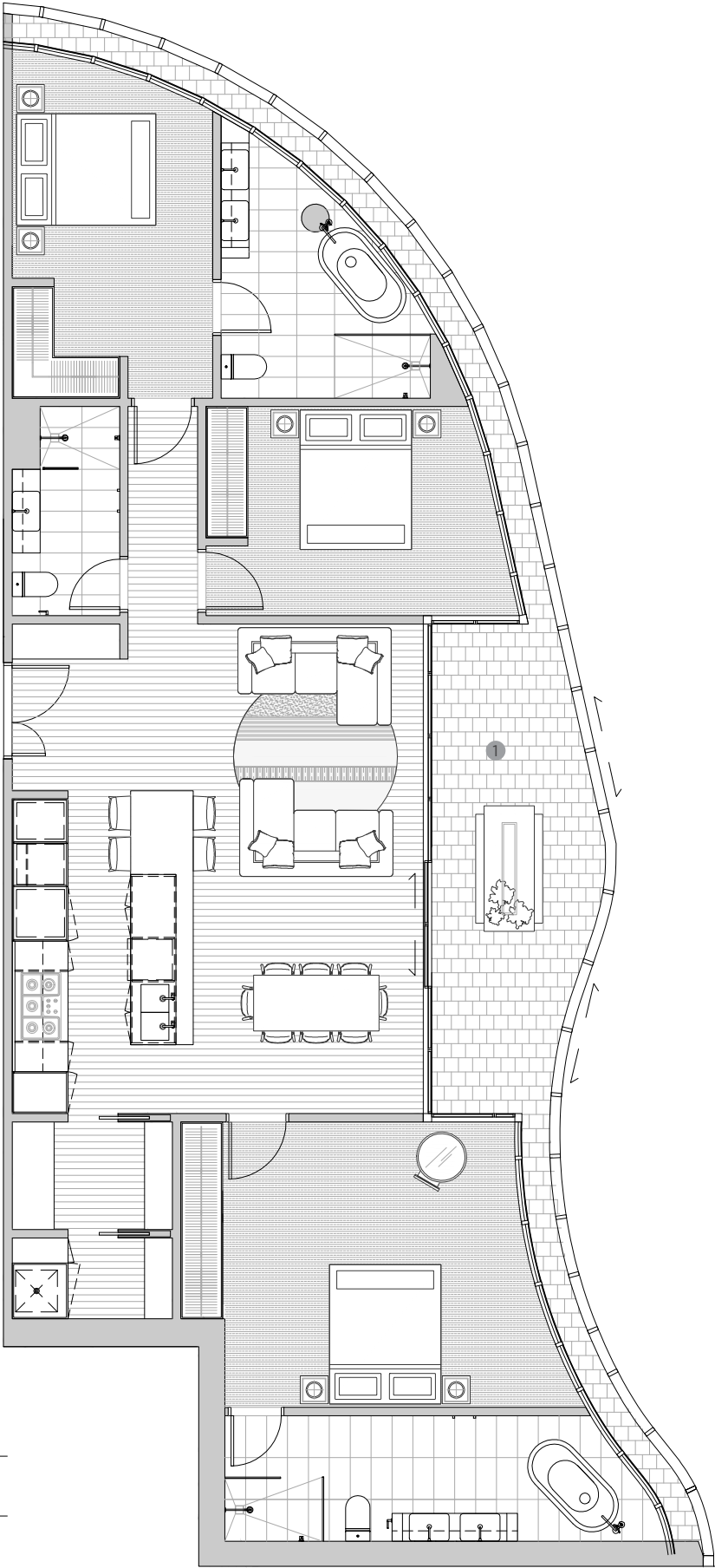


AREA	M²	FT²
TOTAL	83	895

DISCLAIMER
Any dimensions, layout, design features, views, areas, photographs and artist's impressions are for presentation purposes and indicative only. They are also subject to change in accordance with the contract of sale. All internal/external furniture (including study desks and planter boxes) and whitegoods are not included in the price. Floorboard upgrade shown. Any dimensions or areas may differ from surveyed areas due to the different methods of measurement. Final product may differ from that described. Purchasers should check the plans and specifications included in the terms of the contract of sale carefully prior to signing the contract.

THE CLOUD PENTHOUSE

Scale: Not to scale.
All dimensions are approximate.
Floorboard upgrade shown.
¹ Enclosed area.
∠ Sliding doors.

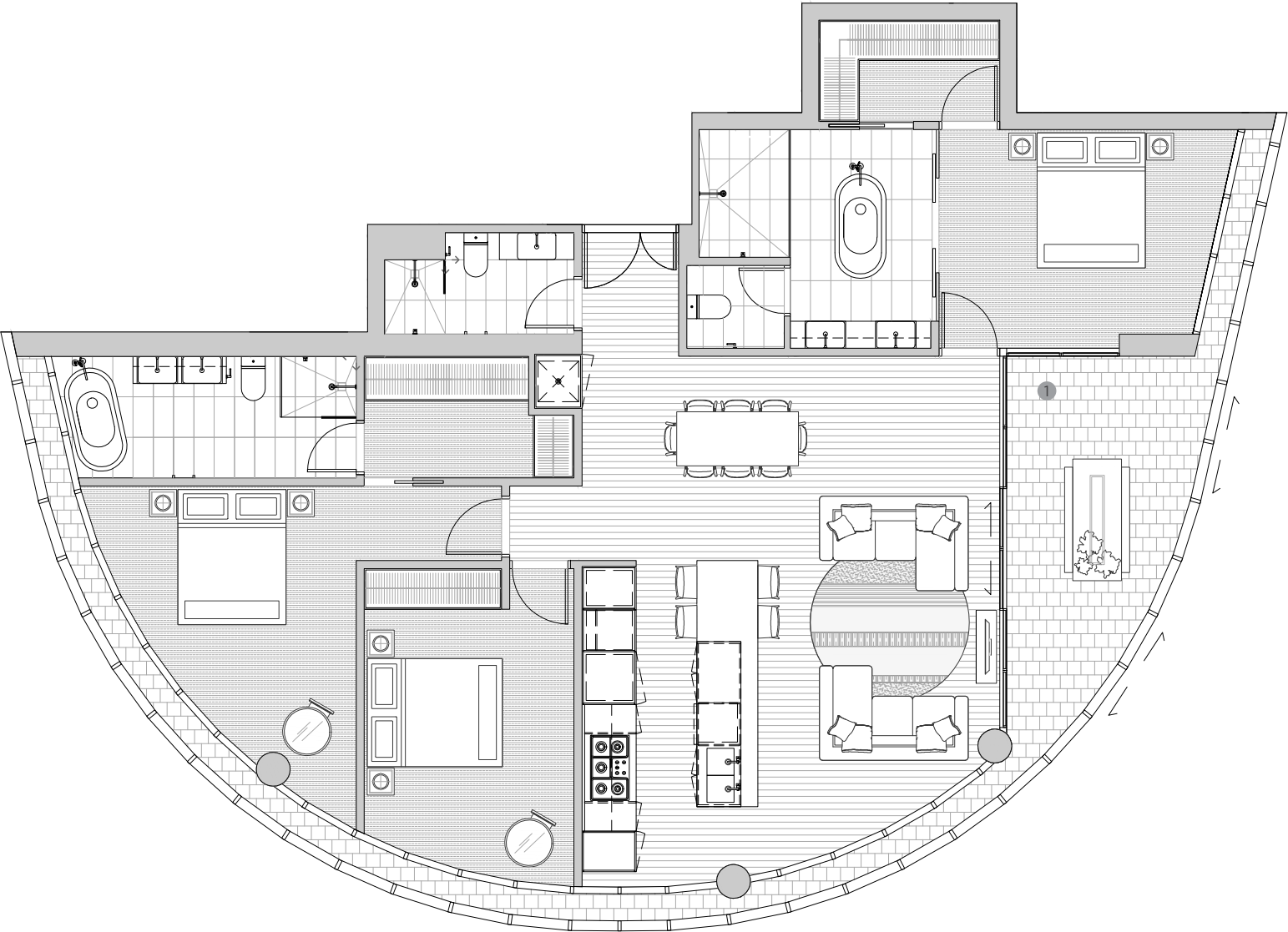


AREA	M²	FT²
TOTAL	156	1681

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THE CLOUD PENTHOUSE

Scale: Not to scale.
All dimensions are approximate.
Floorboard upgrade shown.
¹ Enclosed area.
∠ Sliding doors.



AREA	M²	FT²
TOTAL	161	1736

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SPECIFICATIONS



No.1 offers purchases a bespoke selection of two different colour palettes with a range of different options on offer

SPECIFICATIONS

Elenberg Fraser has designed two beautiful colour schemes unique to FV. Each palette has been crafted to complement the beautiful natural timber floors, stone and bespoke joinery.

The apartments are defined by clean lines, a timeless palette and stunning detailing through depth of pattern and colour. High-end materials, craftsmanship and appliances are featured in every space.

GENERAL

Windows	Double glazed
BALCONY	Double sliding doors
Terraces & Balconies	Tile or screed
Security	Audio and video intercom
Heating & Cooling	Reverse cycle heating and cooling To bedrooms and living zones
	Condenser unit located on balcony (to most)
Carpark	Secure garage with internal access

OPTIONAL UPGRADES

Oven and Cook Top	Miele appliances
Dishwasher	Miele integrated dishwasher
Tapware	Rose Gold
Kitchen Joinery	Soft close kitchen joinery LED strip lighting
Window Furnishings	Blinds to bedrooms and living
Storage	Oven bonnet storage cage
Bathroom	LED strip lighting Full height tile
Living/Kitchen Floor	Floorboards

FV (UPGRADE) COLOUR PALETTE



KITCHEN/LIVING

Sink	Undermount stainless steel
Sink Mixer	Rosegold mixer tap
Cook Top	60cm Miele gas cooktop
Oven	60cm Miele oven
Rangehood	60cm Miele rangehood
Dishwasher	Miele integrated dishwasher
Splashback	Stone with LED strip lighting
Bench top	Stone
Joinery Units	Timber veneer laminate
Ceilings	Painted plasterboard
Flooring	Timber flooring

BEDROOMS

Flooring	Plush carpet
Walls & Ceilings	Painted plasterboard
Skirtings & Architraves	Painted timber skirtings and architraves
Lighting	Selected low voltage recessed downlights
Master Robes	Mirrored robes
Robes (other)	Mirrored robes

BATHROOM

Basin	Solid surface basin
Basin Mixer	Rose Gold Mixer
Vanity Cabinets	Mirror overhead cabinet
Joinery Vanity	Custom design piece with LED strip lighting
Toilet Suite	Freestanding white ceramic
Master Ensuite	Wall mounted shower head (rose gold finish)
Bathroom (other)	Wall mounted shower head (rose gold finish)
Shower Screen	Semi frameless shower screen to 2,100mm
Mirror	Overhead cabinet mirror
Floor & Wall Tile	FV tile to shower recess and vanity wall to shower screen height
Ceilings	Painted plasterboard
Additional	Toilet roll holder and towel rail Washing machine taps

NATURAL COLOUR PALETTE



Upgrade floors shown - natural colour palette.

KITCHEN/LIVING

Sink	Above mount stainless steel
Sink Mixer	Mixer tap
Cook Top	60cm stainless steel (gas)
Oven	60cm stainless steel oven
Rangehood	60cm stainless steel rangehood
Dishwasher	Stainless steel dishwasher
Splashback	Reconstituted stone natural
Bench top	Reconstituted stone natural
Joinery Units	2-Pac
Ceilings	Painted plasterboard
Flooring	Selected tile natural
Lighting	5-star ESD recessed downlights

BEDROOMS

Flooring	Carpet natural
Walls & Ceilings	Painted plasterboard
Skirtings & Architraves	Painted timber skirtings and architraves
Lighting	Selected 5-star recessed downlights
Robes	Mirrored robes

BATHROOM

Basin	Solid surface basin
Basin Mixer	Single mixer
Vanity Cabinets	Mirror overhead cabinet
Joinery Vanity	Custom made piece
Toilet Suite	Freestanding white ceramic
Master Ensuite	Wall mounted shower head
Bathroom (other)	Wall mounted shower head
Shower Screen	Semi frameless shower screen to 2,100mm
Mirror	Overhead cabinet mirror
Floor & Wall Tile	Natural tile to shower screen height
Ceilings	Painted plasterboard
Additional	Toilet roll holder and towel rail Washing machine taps

PROJECT TEAM



*The team behind **No. 1** is bound by a mutual
commitment to create a luxury residential tower in Brisbane
that rivals the best in the world.*

AT GURNER™ IT'S NOT ABOUT FOLLOWING A PRESCRIBED FORMULA. WE CREATE FINE HOMES THAT GO WELL BEYOND FOUR WALLS, TO THE STREETS AND COMMUNITIES SURROUNDING THEM. THE RESULT IS 'LIVING PLACES', THAT TRULY FEEL LIKE HOME.

TIM GURNER, GURNER™

GURNER™

While cities such as London, New York and Tokyo have some of the most cutting edge urban developments, Australian cities are now becoming more sophisticated, responding to purchaser demands as Australia starts to embrace inner city living. GURNER™ firmly believes in 'over-delivering', enabled by their expertise in all facets of design and construction, and a clear knowledge of what makes an apartment highly desirable.

Tim Gurner has developed over 2,000 apartments in the last 10 years and he has delivered the FV project with an understanding of how people want to live; making this pivotal to his vision, with global standards. As well as engaging the finest architects and consultants, from both here and abroad, each step of the development process is finely tuned; from the initial site acquisition, to the meticulous overseeing of plans and specifications through to construction. This process delivers spaces that are efficient, as well as flexible with spacious, well thought out living areas ensuring they have efficient kitchens and bathrooms with generous storage. GURNER™ attention to detail sets a new benchmark in apartment living.



24-28 Stanley St, Collingwood.



A'Beckett Tower, Melbourne.
Recent projects delivered by Tim Gurner.



Alessi Apartments, West Melbourne.

**DELIVERING SPACES THAT ARE SPACIOUS,
EFFICIENT AND THOUGHTFULLY DESIGNED.
GURNER™'S ATTENTION TO DETAIL SETS
A NEW BENCHMARK IN LUXURY LIVING.**



Hemingway Residences, Alphington.



Oxley Apartments, Collingwood.



Hemingway Residences, Alphington.



401 St. Kilda Road, Melbourne.

ARCHITECT

ELENBERG FRASER IS AN ARCHITECTURE FIRM THAT REVOLUTIONISES THE WAY THAT ARCHITECTURE IS PRACTICED.



ELENBERG FRASER

Elenberg Fraser – not your average architecture firm. An integrated design practice operating across the Asia-Pacific region, our buildings prove that good design leads to economic, social and cultural benefits. But what makes us so special?

Invention excites us. We address the needs of our clients, building users and the community by identifying the specific needs of each project. We ask the right questions without imposing pre-determined solutions and then we use our 6Ds process to take us to the invention stage. This process has opened people's eyes to impossible realities. Who knew buildings could be both design-driven and market-driven?

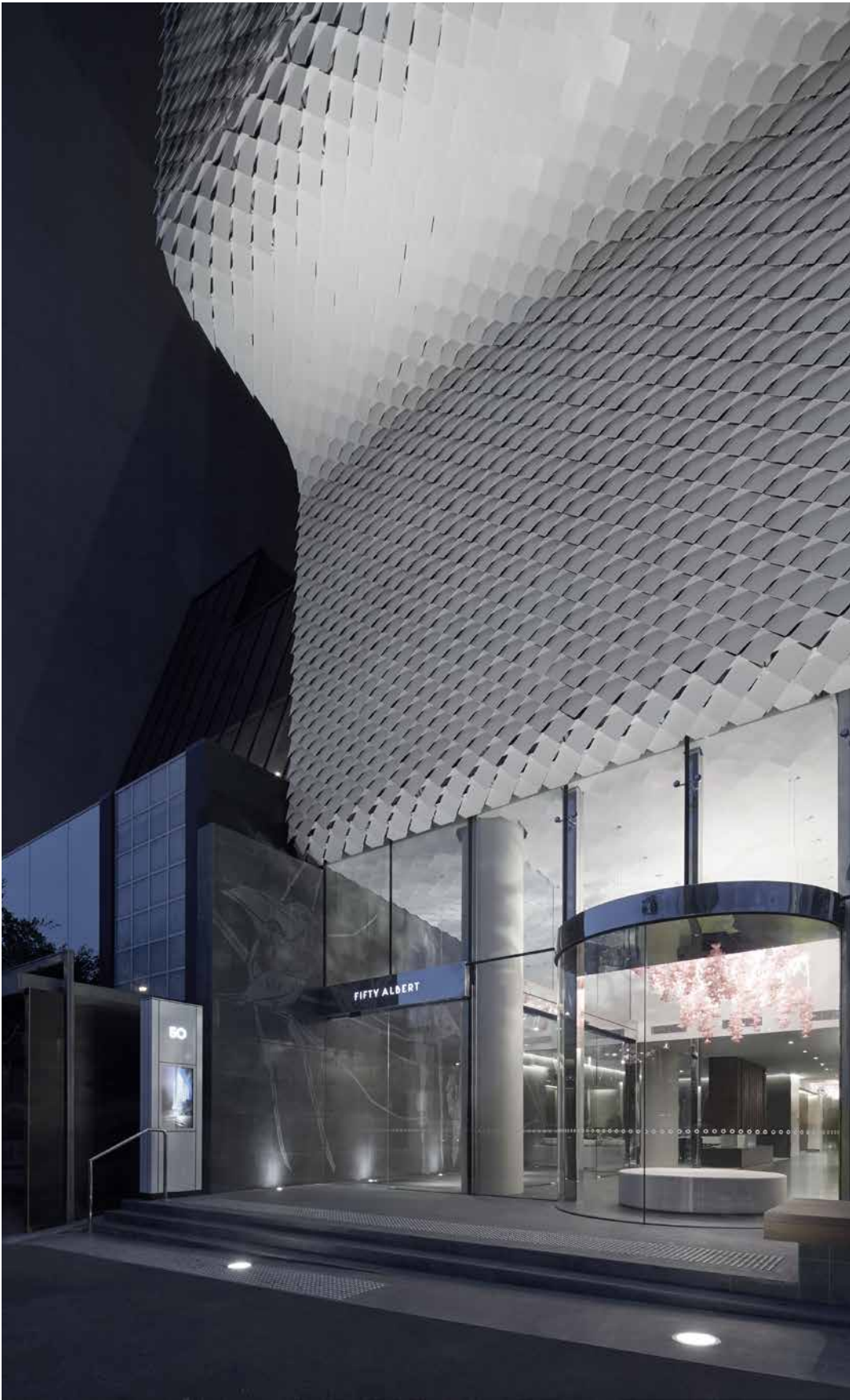
Rather than applying a house style, our buildings are conceived in their own right, responding to their specific site, location and purpose. We don't generalise across projects either – our job is to uncover and express the unique identity of each project, through built form.



Elenberg Fraser is an expert in multi-residential architecture and interior design. We are currently delivering around 10% of the apartments under construction in Melbourne. This expertise has been recognised through industry awards for projects such as A'Beckett Tower (2011 AIA Victoria Best Overend Award for Multi-Residential Architecture) and 401 St Kilda Road (2010 AIA Victoria Award for Multiple Housing). Our track record in delivering residential projects that are both design-driven and market-driven stems from our ability to create solutions that address not only the financial constraints of the speculative property market and developers but also the requirements of the end user and occupant – the hidden client of residential architecture. Elenberg Fraser residential projects have demonstrated their potential to improve returns and work within strict floorplan and cost considerations, but also provide truly inhabitable environments that excite and engage their owners and tenants. We create flexible spaces that can be adapted to a range needs, with practical yet individual approaches to interior design. Generous communal spaces are provided, creating society within the building.

These inhabitable spaces are also the result of our first principles approach to environmental design. We apply our research and understanding of solar orientation and wind technology across typologies to produce buildings that breathe. Passive environmental design means that we can cost-effectively use building design elements for shading, cross-ventilation, insulation and to provide access to natural light – all of which improve apartment values as well as offer more comfort for residents. The natural world is an important part in our projects, in fact, environments and gardens are frequently integrated into both private and communal areas in our buildings. Elenberg Fraser residential projects feel as good from the inside as they look good from the outside. Our apartments offer amenity, customisation and a sense of address that comes from the strong identity and address that good design provides.

Japan is known for many things: sushi, geishas, Harajuku girls, and now as the inspiration for Fifty Albert Road, our new residential project located on St Kilda Road near the Domain Interchange. The building also reflects the leafy Albert Park location, linking culture, architecture and landscape to reflect the grand inner city green spaces.



Elenberg Fraser creates experiential interiors that you feel, rather than simply see. We design these spaces with careful consideration of the unique requirements of diverse groups of users and occupants; we use qualitative and quantitative research to inform our solutions. Our interior designs are inspired by a broad range of influences that reflect our diverse interests and passions. Step inside our projects and be taken on a journey through art and science, popular culture, the natural world and historic events.

We have designed interior architecture for commercial, residential, hospitality and tourism sectors, but our approach to ensuring comfort, flexibility and sensory delight remains constant. Our interiors use considered and sometimes unexpected textures, finishes and furnishings, many of them custom-made, to bring our designs to life and to make spaces for living. We are frequently engaged to design a building's exterior and interior architecture, which allows us to blur the lines between inside and outside by integrating the surrounding environment into interior spaces.

Elenberg Fraser interiors are designed to reflect the unique characteristics of each project – whether that is the aspirations of future tenants of an apartment, the location and historic context. These elements work together to tell the story of our projects.

This is a building of pure phenomena. Like the ripples that spread outwards from skipping stones across a creek, Avenue is a series of pillowy curtain walls that radiate out over the surface. This ripple effect helps the building turn the corner, giving it a picturesque planning outcome; the fluid surface reflects and refracts the sun's rays. Like a pool of water, Avenue's surface is cool in the shade, but flares in the warmth of the afternoon sun.



AT ELENBERG FRASER, COLLABORATION PREVAILS IDEAS, CONCEPTS AND THOUGHTS ARE OPENLY EXPLORED.

At Elenberg Fraser, we only employ highly intelligent people that we like. Our office infrastructure is second to none, and we have designed our operating environments so that we can produce the highest standard of architecture, as efficiently as possible. Our studio structure and the knowledge and experience of our design teams allow us to adapt to changing demands, expanding and contracting resources as required. Using our established internal QA procedures, we are rewarded with a flexibility to effectively manage our time to achieve each project's strategic objectives.

Elenberg Fraser studio is a talented and experienced team of architects, masterplanners, interior designers and support staff. The diverse collection of passions and personalities creates a vibrant atmosphere and energetic discourse. The collective experience and knowledge of our staff comes from within Australia and overseas, across research, academia and practice. We believe that creativity is a consequence of smart people challenging each other.

Every person in our team brings their unique skills and experience to our project work resulting in outstanding buildings. Our team shares their dedication to producing the best results for all stakeholders of the built environment – clients, community and end users.



Illura is an ecologic throwback for West Melbourne. The drought resistant grasslands grown on the side of the building have been extinct in this area since pre-colonisation over 100 years ago, and have been reseeded, propagated and brought back by fenestration for the growing facades. The native flora brings back a missing piece to the ecosystem of Roden Street – itself a distinctly Australian landscape, and one of the greenest streets in West Melbourne, flanked by 50 year old eucalypts.

CAPITAL PARTNER

THAKRAL

Thakral Capital Australia Pty Ltd (“TCAP”) is a subsidiary of Thakral Corporation Ltd, LISTED ON SGX. TCAP is a capital partner to developers and investors in real estate, including residential developments. Alongside the capital provided to development projects, TCAP brings structuring and financial skills to the partnership to help optimise returns for the stakeholders.

TCAP, with Thakral Corporation as the cornerstone investor has been capital partner in major projects in Melbourne, Sydney and Brisbane and undertaken housing project as developer as well.

TCAP has offices in Singapore, Melbourne and Sydney and also leverages the broader worldwide network of the Thakral Group and that of its major shareholder, the Thakral Family. The Thakral Group and the Thakral Family collectively have operations in 24 countries globally.

TCAP is an enthusiastic supporter of GURNER™ as a developer and is proud to be the Innovative Capital Partner in FV Project.



LANDSCAPE

360° LANDSCAPING

360° create unique landscapes that connect people and place, forging a deep sense of belonging.

Their design philosophy celebrates the natural and the modern, the romantic and the sculptural, crafting spaces that feel rich and multi-layered, yet simple, calm and comfortable.

Established in 2001, the 360° design studio works locally and internationally, at scales great and small, on projects as diverse as strategic urban masterplans, healing gardens, and private sanctuaries. Their expertise with communal and rooftop landscapes in particular, is renowned and award-winning. Most notably, their work on IVY in Sydney and M Central are widely celebrated, and considered as catalysts for the fast developing urban greening, facilitating rooftop leisure and landscape spaces.



A COLLABORATION

GURNER™ AND ELENBERG FRASER HAVE CREATED A STRONG PARTNERSHIP, WORKING TOGETHER FOR OVER TEN YEARS ON SOME OF AUSTRALIA’S MOST SIGNIFICANT DEVELOPMENTS.

AS THE COLLABORATION GROWS STRONGER, THEY PUSH EACH OTHER TO ALWAYS CREATE BEAUTIFUL LIVING SPACES THAT INSPIRE AND ENGAGE.



IKEBANA
130 Dudley Street, West Melbourne
241 apartments



CAMBRIDGE
107 Cambridge Street, Collingwood
92 apartments and retail



ALESSI
485 Spencer Street, West Melbourne
54 apartments



WATERGATE TOWERS
Waterview Walk, Docklands
350 apartments and retail



FV FLATIRON
147 Alfred Street, Fortitude Valley
354 apartments
5000sqm retail precinct



FV VALLEY HOUSE
147 Alfred Street, Fortitude Valley
296 apartments
5000sqm retail precinct



FV NO.1
147 Alfred Street, Fortitude Valley
275 apartments
5000sqm retail precinct



SKYLOFTS
601 Little Collins Street, Melbourne
91 apartments



LOFTS
601 Little Collins Street, Melbourne
Retail and 25 residential lofts



OXLEY
Stanley Street, Collingwood
233 apartments



EASTERN ROAD
74 Eastern Road, South Melbourne
85 apartments



1810 MALVERN
1810 Malvern Road, Malvern East
15 luxury townhouses and retail



TIVOLI
461 Brunswick Street, Fitzroy North
23 apartments and retail

