

Victoriana

MELBOURNE

WELCOME

With absolute poise and elegance, Victoriana will soon reign over the emerald parklands and crystal waters of Albert Park Lake. Inspired by nature, it is a majestic, crafted jewel, a seamless connection of the earth and sky, water and land.

Victoriana offers a fine opportunity to bask in luxurious living, surrounded by the best of Melbourne. Revel in sophisticated interiors and uninterrupted views.

Be prepared to live like kings and queens, complete with a consort of exclusive amenities for leisure and pleasure.









Artist Impression: East West terrace, two parks view.



CHAPTER ONE

EXQUISITE

Victoriana's regal presence is a considered architectural response to its unique location.

p.12-23

CHAPTER TWO

TRANQUIL

Arrive at Victoriana and a sense of calm envelopes your being. You are home.

p.24-33

CHAPTER THREE

ELOQUENT

Each residence boasts sophisticated interiors defined by a luxurious, bespoke quality.

p.34-65

CHAPTER FOUR

PICTURESQUE

Perfectly positioned for spectacular vistas and everything you love about Melbourne.

p.66-87

CHAPTER FIVE

UNIQUE

Victoriana is nothing like you've ever seen, and perhaps will ever see again.

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EXQUISITE

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CHAPTER ONE

CHAPTER ONE

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EXQUISITE

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CHAPTER ONE

Victoriana's regal presence is a considered architectural response to its unique location.





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INSPIRED BY NATURE

Robust yet sculptural in its form, the architecture responds to its natural landscape. Cascading terraces soften a grand double frontage, creating a vertical garden that seems to flow into the park and the lake below.

Designed by renowned Rothelowman architects, horizontal glass bands across the façade echo the curves of Albert Park Lake, its soft contours delivering a sense of oasis and distinctive civic quality.

Spaces within Victoriana expand and contract to accommodate your lifestyle, a seventeen-storey building that lives and breathes. Living areas and communal spaces extend into outdoor balconies and winter gardens, a private oasis both discreet and luxurious.

Nature is further integrated into its unique landscape design, a bespoke response that brings lush layers and textures to life, featuring mature trees and beautiful foliage.







*“The orientation of
has been carefully
to maximise
Albert Park Lake
Royal Botanical
the city of*

Rothel

*of each residence
fully considered
views across
e. Fawkner Park.
al Gardens and
beyond.”*

owman



EXQUISITE

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CHAPTER ONE

Artist Impression



TRAN

24

TRANQUIL

CHAPTER TWO



CHAPTER TWO

TRANQUIL

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CHAPTER TWO

Arrive at Victoriana and a sense of calm envelopes your being. You are home.



Artist Impression

FIVE-STAR GRANDEUR

At the porte-cochere, be greeted by beautiful urban art and step into a gracious lobby. Reminiscent of a luxury hotel, understated and considered accessories embellish the space. Enjoy the services of a 24-hour concierge, complete with a store room for parcel deliveries.









TRANQUIL

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CHAPTER TWO

Artist Impression



CAFÉ & RESTAURANT

At Victoriana's café and restaurant, enjoy a coffee, a meal or discuss business with your clients. Exclusively for residents, it is the perfect venue for special occasions, social fêtes or small banquets. The restaurant opens up to a function room and spacious outdoor lounge, a convenient extension to your private residence above.

HEALTH & WELL-BEING

Stay in shape or relax in style. Dive into a 22-metre indoor pool, illuminated by a teardrop skylight inspired by Albert Park Lake. After a long day, let fatigue melt away at the spa, and luxuriate in the steam or sauna room.

TRANQUIL

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CHAPTER TWO



Artist Impression



ELOQUENT

CHAPTER THREE



ELOQUENT

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CHAPTER THREE

UBUNTU

Each residence boasts sophisticated interiors defined by a luxurious, bespoke quality.





STEP INTO AN ELEGANT REALM

From the premium lobby, dedicated lifts take you to your prestigious residence in the sky. Arrive at a distinguished corridor leading to your impressive front door.



Artist Impression

COURTLY INTERIORS

Organic in nature and pervasive in detail, Victoriana celebrates the finest natural materials such as stone, marble, granite and timber, textures you can feel and touch.

Every element has been thoughtfully considered to create a sense of home, a tranquil oasis that both calms and stirs. Chevron oak timber floors express a unique bespoke quality throughout the residence, a statement of beautiful craftsmanship.

Highly acclaimed Carr Design Group brings Victoriana's premium high-rise apartments to life, while the palatial penthouses offer a choice between two distinct interior styles by both Carr Design and Rothelowman.

Carr Design's vision for the penthouse is inspired by the juxtaposition of rectilinear spaces, in contrast with the building's curved exterior. Designed to deliver immediate viewlines, step into the penthouse and be greeted by spectacular vistas. There is rigour in its function and geometry, delivering intelligent use of space.

Rothelowman's approach marries curvilinear interiors with rectilinear forms, echoing the building's contours and curves. Freeform elements inspired by Albert Park lake are housed within a structured space, adding sculptural quality and a sense of drama.



A LIFE OF PRIVILEGE

A showcase of exquisite craftsmanship and worldly pleasures,
Victoriana's premium apartments and penthouses are
truly a class of their own.



Artist Impression





*Bask in beautiful panoramas
and entertain in style.*



DISTINGUISHED LIVING

Opulent lounges and living areas are dressed in fine timber veneer, adorned with accent mirrors and metal detailing. A bar and fireplace add warmth and character to selected apartments.

ELOQUENT

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CHAPTER THREE

Artist Impression





Artist Impression

A WINTER GARDEN

Living spaces transition effortlessly from the inside to the outside, through every season, throughout the year.



FEAST YOUR SENSES

For the entertaining socialite or the burgeoning home chef, Victoriana's well-crafted kitchens are sure to please. Magnificent kitchen islands, benchtops and splashbacks are dressed in marble, embellished by the finest bespoke tapware.





*“Elegance is not
but being re*

Giorgio

*ot standing out.
remembered.”*

Armani

RARE AND PRECIOUS

Victoriana's finest residences allow you to be the ultimate host. Hold court in spectacular style, as you share your prized vintages from your custom-designed wine cellar.

FINE ENTERTAINMENT

Audiophiles and lovers of cinema will enjoy the pleasure of their favourite movies and music in a state-of-the-art media room, complete with the latest audiovisual equipment and surround sound system.

— ELEGANT —

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— CHAPTER THREE —





YOUR BUSINESS EMPIRE

Conduct business from the comfort of your luxurious residence. Perfectly placed and well-connected, your home office is ready to inspire your next business idea.





FOR KINGS & QUEENS

In your quiet retreat, draw the luxurious linen drapes and enjoy a good night's rest. There is timeless opulence in every detail. Feet land on plush wool and silk carpets, soft to touch, while custom timber veneer bedheads and joinery express a warm, crafted quality.



DRESSED FOR SUCCESS

A statement of contemporary design, bedrooms feature elegant built-in robes with glass doors and metal frames. Showcase your designer pieces, prized possessions worthy of display. Abundant concealed storage, low drawers and open shelving accommodate all your finest collections. In selected apartments, 'His & Hers' walk-in robes are complemented by an exquisite island dressing table.



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Artist Impression

A TRANQUIL SANCTUARY

You will appreciate the privacy of an ensuite to every bedroom. Selected master ensuites may include a steam room, double showers, and a standing bath with amazing views.





DRESSED TO IMPRESS

A dedicated laundry room in most premium apartments provides the convenience of a drying cupboard and other necessities for your fashionable wardrobe.



LOQUENT

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CHAPTER THREE

Artist Impression



A PRIVATE PARADISE

Exquisite penthouses offer capacious outdoor terraces in which to entertain or bask in the sun. Perfect for poolside parties or a place to relax with absolute privacy, the terraces are wind protected and specially designed to maximise breathtaking vistas.



PICTURES PHANTOMS

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PICTURESQUE

CHAPTER FOUR

CHAPTER FOUR

VIEW
FOUR

PICTURESQUE

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CHAPTER FOUR

Victoriana is perfectly positioned for spectacular vistas
and everything you love about Melbourne.



LAKESIDE
STADIUM

ALBERT PARK
YACHT CLUB

ALBERT PARK LAKE

ALBERT PARK

MELBOURNE CBD

ALBERT PARK
GOLF COURSE

FORMULA 1



ARTS
CENTRE

SHRINE OF
REMEMBRANCE

ROYAL BOTANIC
GARDENS

GOVERNMENT
HOUSE

FAWKNER PARK

AUSTRALIAN
OPEN

MELBOURNE PARK
SPORTING PRECINCT

CHAPTER FOUR
FUTURE SOUTH

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Artist Impression



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PICTURESQUE

CHAPTER FOUR

YARRA RIVER

SOUTHERN CROSS STATION

CBD

SOUTHBANK

SOUTH WHARF

SOUTH MELBOURNE

ALBERT PARK VILLAGE

ALBERT PARK LAKE

ALBERT PARK

MIDDLE PARK

PORT PHILLIP BAY

PARLIAMENT STATION

FEDERATION SQUARE

FITZROY GARDENS

YARRA PARK

MCG

AAMI PARK

ROYAL BOTANIC GARDENS

FAWKNER PARK



ST. KILDA RD

QUEENS RD

CANTEBURY RD

BEACONSFIELD PARADE

KERFERD RD

CLARENDON ST

MORAY ST

KINGS WAY

WESTGATE FWY

CITY RD

FLINDERS ST

FLINDERS ST STATION

SPENCER ST

SWANSON ST



THE BEST OF MELBOURNE AT YOUR DOOR

Mere minutes from the city, Victoriana is surrounded by beautiful parklands and gardens, Victoria's top schools, a world-class arts precinct, exciting retail and gourmet destinations.

Restaurants

1. The Point
2. Chin Chin / Go Go Bar
3. Coda
4. Vue De Monde
5. Grossi Florentino
6. Dinner By Heston
7. Longrain
8. Lupino
9. Movida
10. Prix Fixe
11. The European
12. Tonka
13. Cafe Di Stasio

Bars & Cafés

14. Bar Americano
15. Gin Palace
16. Madame Brussels
17. Meyers Place
18. Siglo
19. Supper Club
20. Kettle Black

Entertainment & Icons

21. Sidney Myer Music Bowl
22. National Gallery Victoria
23. The Arts Centre
24. Hamer Hall
25. Federation Square
26. Crown Casino
27. Melbourne Convention & Exhibition Centre
28. State Library of Victoria

Shopping

29. Collins Street Paris End
30. Emporium Melbourne
31. Melbourne Central
32. Bourke Street Mall
33. Tiffany & Co.
34. The Block Arcade

Sports and Recreation

35. AAMI Park
36. Hisense Arena
37. Rod Laver Arena (Tennis Centre)
38. Melbourne Park
39. Melbourne Cricket Ground (MCG)
40. Fawkner Park Tennis Club
41. Lakeside Stadium
42. Albert Park Golf Course
43. Albert Park Soccer Club
44. Melbourne Sports and Aquatic Centre
45. Catani Gardens

Education & Health

46. Wesley College
47. Melbourne Grammar School
48. MacRobertson's Girl's Highschool
49. Melbourne Highschool
50. Melbourne Girl's Grammar
51. RMIT University
52. Alfred Hospital

VERDANT SURROUNDS

For some quiet contemplation, step out into the lush green spaces of Albert Park Lake, Fawkner Park and the Royal Botanic Gardens, just a heartbeat away.

PICTURESQUE

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CHAPTER FOUR









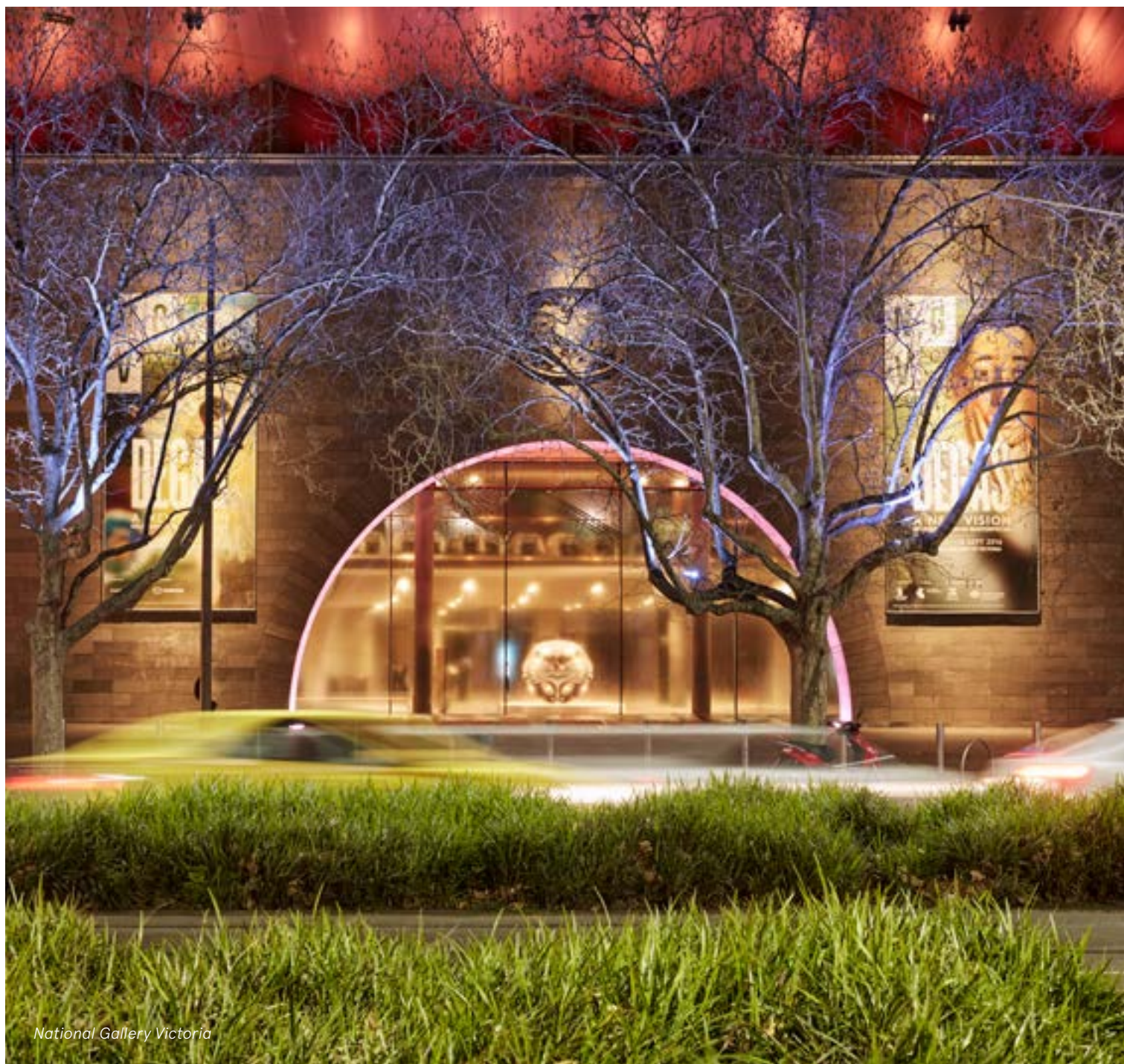
Fawcner Park





ARTS & CULTURE CAPITAL

Melbourne has earned a reputation as Australia's arts and entertainment hub, attracting renowned artists, performances and exhibitions from around the world. Many of these venues are moments from your doorstep.



National Gallery Victoria







ELEVATED LIFESTYLE

From the fashion houses on Collins Street's Paris End to Melbourne's best gourmet destinations, Melbourne is a city for those with exquisite taste.





FINE FOOD DESTINATION

Discover Melbourne's finest restaurants, with Michelin-starred chefs offering unique culinary delights in the city and nearby suburbs. Experience Dinner by Heston at The Crown or perhaps Shannon Bennett's Vue De Monde. Wake up to Melbourne's unique coffee culture, enjoy gourmet adventures at the South Melbourne Market, or indulge in inspired brunches at Kettle Black.







QUALITY EDUCATION

Victoriana is within close proximity to some of the most highly regarded private and state schools in Victoria, including Wesley College, MacRobertson Girls' School, Melbourne Girls' Grammar and South Yarra Primary School. Some of Australia's most revered universities are also within easy reach, with the University of Melbourne and RMIT just a tram ride away.

GRAND HERITAGE

Monuments from a different era, Victorian heritage mansions and architecture are distinctive features in the neighbourhood.

Like these majestic buildings, Victoriana will be an enduring legacy for Melbourne, a timeless masterpiece.



UNIV

CHAPTER FIVE

ROUTE

UNIQUE

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CHAPTER FIVE

Victoriana is nothing like you've ever seen,
and perhaps will ever see again.

ONLY THE BEST

A commitment to comfort, refined aesthetic and perfect functionality ensures every detail has been carefully considered, because you deserve nothing less.

GAGGENAU **GESSI** **TOTO**

UNIQUE

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CHAPTER FIVE









Reynolds Gardens Apartments, Doncaster East

JD GROUP

Since 1996, JD Group has developed many successful projects in some of Melbourne's most sort-after locations. Each project is committed to the future appreciation of the property, providing sound investment opportunities to both purchasers and investors.

JD Group aims to deliver high quality, sustainable developments, with good design and diligent management. From site acquisition to completion, JD Group works with the most reputable teams of architects, engineers and builders throughout the development process. Projects developed by JD Group consistently provide excellent return, offering homeowners and investors a secure financial investment today and the future.



The Seasons Apartments, Doncaster East

ROTHELOWMAN

Rothelowman is a market leading, commercially astute architecture, urban design and interior design consultancy specialising in major mixed-use, commercial, multi-residential, hospitality and retail projects. Since 1991, Rothelowman has been at the forefront of an innovative, design led approach to the evolution of the modern Australian city.

Committed to providing exceptional customer service the firm prides itself on its collaborative and open approach to working with clients. Led by respected architects and industry specialists, Rothelowman has offices in Melbourne, Sydney and Brisbane, servicing both national and international clients.



CARR DESIGN

Led by the much-awarded Sue Carr, the Carr Design Group is one of Australia’s most influential architecture and interior design firms. For over 40 years, the firm has maintained a position as leaders of design practice and thinking.

Delivering projects across Australia, a host of successful outcomes and long-standing client relationships are testament to our team’s consistency and commitment. Carr delivers design excellence in three core specialisations: workplace, hospitality and residential. Each discipline benefits from the knowledge, research and testing of the other.



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