



Taylor

TAYLORMALVERNEAST.COM.AU  
CORNER TAYLOR CT & MALVERN RD

Presenting a new calibre of contemporary living to the heart of Malvern East, Taylor is a curated collection of residences where masterful architecture and refined interiors are enriched by the verdant surrounds of the Malvern East locale.

Envisioned by Rothelowman in an esteemed collaboration with EVE Holdings, these bespoke residences are the epitome of urban living at its most inspired.

## 13 CONSIDERED ARCHITECTURE

A glimpse into the innovative vision for Taylor with exclusive interviews with Rothelowman about their design process.

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A place designed to gather, unwind and entertain, the inspired interiors have an artisan's touch.

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An emerald sanctuary designed to invigorate, John Patrick explains his approach to curating Taylor's serene outdoor spaces.

## 45 EXQUISITE DELIGHTS

Discover world-class eateries and indulge in a plethora of exceptionally crafted menu items.

## 52 RETAIL HAVEN

A retail haven unlike any other, the Malvern East locale has everything you need.

## 57 SPRAWLING PARKLANDS

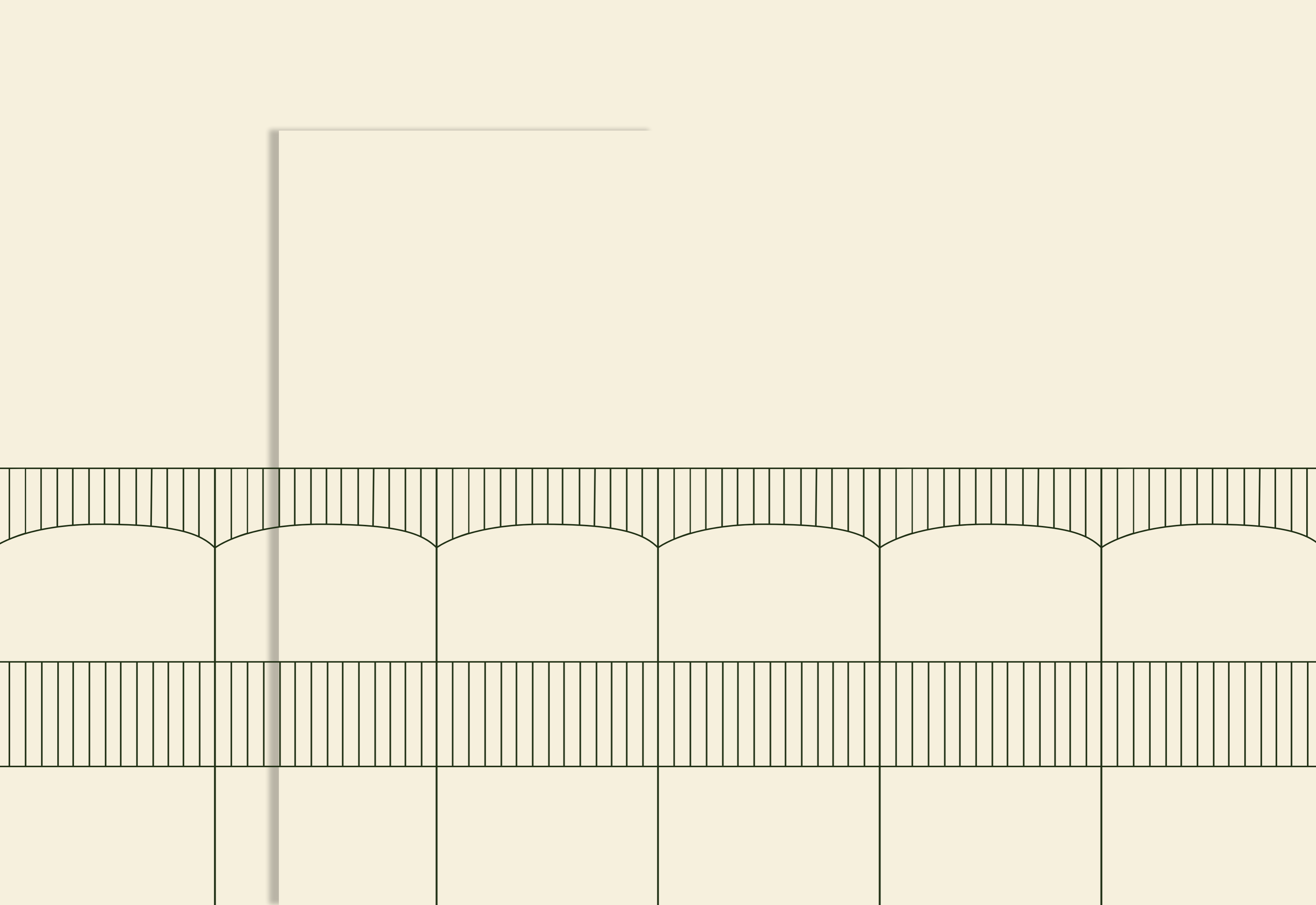
Explore plentiful parklands, blooming gardens and picnic destinations in this natural oasis.

## 64 UNRIVALLED CONVENIENCE

Connectivity is at the helm of this vibrant hub, where residents are gifted with a scope of exemplary amenities and facilities.

## 71 INDUSTRY COLLABORATORS

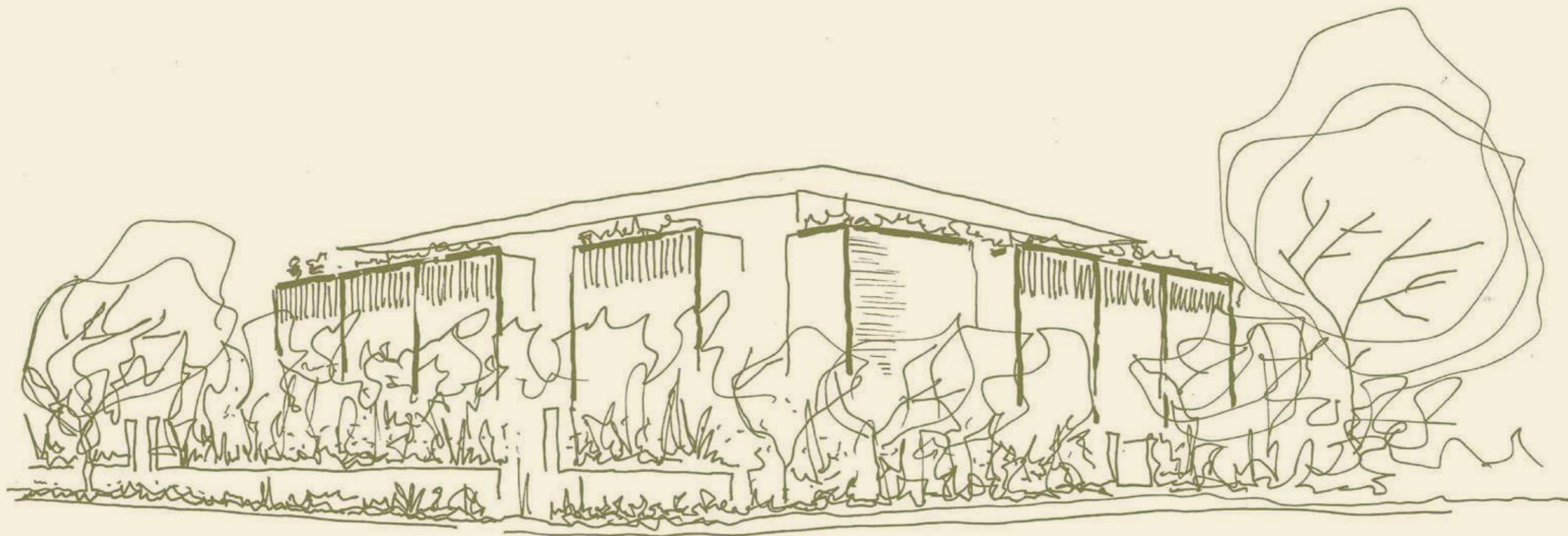
Brought to life by the industry's elite, find out more about our collaborative team of luminaries.





# VISIONARY DESIGN

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TAYLOR INITIAL DESIGN SKETCH  
Stuart Marsland - Principal at Rothelowman





# CONSIDERED ARCHITECTURE

Designed in homage to the historically rich Malvern East locale, Rothelowman have envisioned a harmonious architectural expression for generations to come.

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At once distinctly tactile and visually dynamic, Taylor's architectural design brings an undeniable sophistication to urban living within Malvern East. Woven seamlessly into the verdant streetscape, Taylor is a contemporary interpretation of Malvern East's heritage character. The façade is defined by a strong sense of symmetry, where a porch has been carefully designed to reflect the surrounding heritage homes whilst evoking a sophisticated presence.

Composed of classic materials including brick, timber and concrete that are designed to endure, the façade materiality cultivates depth and dimension whilst the cascading greenery softens its linear composition.

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Ensuring the building is striking yet ultimately unimposing, the upper-level has been set back from the street to appear as if it is floating.

Abundant glazing affords residences with generous views of the treetops whilst allowing light to filtrate throughout. Carefully curated landscaping intertwines with the façade's articulated form to create a sense of serenity. Here, immense consideration has gone into cultivating a true sense of place, reflected in Taylor's integration with the Malvern East landscape.





Past Project

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the future in mind. So we  
der-coated metal because  
s stand the test of time  
Australian sun.”

## INTERVIEW

Stuart Marsland -  
Principal at Rothelowman

**Q: What was the brief assigned to you by EVE Holdings?**

Taylor sits on an undeniably large corner site in a prestigious suburb, and it wasn't hard to build that into a vision. EVE Holdings wanted to create a boutique development with quality spaces and also take advantage of the key views from the site.

**Q: What was the inspiration behind the design concept for Taylor?**

The design concept for Taylor was instigated by an analysis of the houses in Malvern East. Looking at all the great historic homes in the area, one thing that was obvious is they all used a porch as a device. We wanted to take that and put a contemporary twist on it and see how we could incorporate that into a prominent corner site.

**Q: What are some of Taylor's key design elements?**

Taylor has been designed around three key elements. There is the solid brick corners which give it its presence, the porch and the landscape. These three elements all come together in a cohesive way on all four aspects of the building.

**Q: Tell us more about the landscaping associated with this project.**

We have large courtyards on the ground-floor apartments, and then working our way up the building there are terraces on the top-floor. We also have terrace planters which allow greenery to cascade over the building. What we've created is a sense of openness to the street by allowing there to be additional planting as a buffer whilst creating a sense of intimacy within the private courtyards.

**Q: How does Taylor's orientation engage with natural light?**

One of the great advantages of Taylor is that the orientation of the site doesn't provide a southern elevation. This means that every apartment, window and room has access to sunlight. The orientation of Taylor allows us to have sunlight on every single façade.

**Q: Explain what the residents will experience with the views when living in Taylor.**

Taylor is on a corner site and the advantage of this is you won't be hemmed in, and you'll always have views. From the high levels there are views to the CBD and from the lower levels there are views across the landscaping.



Past Project

*“The durability and materiality of Taylor is very much considered with the future in mind. So we chose bricks and powder-coated metal because these kinds of materials stand the test of time with the rigour of the Australian sun.”*



# CURATED INTERIORS

In constant conversation with the architecture, Taylor's curated interiors reflect its design philosophy by honouring the Malvern East landscape.

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The layered and textured minimalist design aesthetic is subtly echoed throughout the interiors, creating unified indoor and outdoor spaces. Refined and polished contemporary interiors illustrate an artisanal touch with a nod to the raw and tactile materials utilised in the building's form. The finishes palette is neutral yet highly elegant – enriched by stone accents and timber flooring.

Throughout, expansive proportions are enhanced by floor-to-ceiling windows, which frame stunning vistas of surrounding greenery whilst drawing in an exceptional amount of natural light. The open-plan living area spills out onto a large terrace – creating an indoor-outdoor living space that innately connects the interiors to the landscaping.

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On balmy nights, open the expansive sliding doors to the terrace where canopied trees provide the ultimate backdrop for entertaining.







KITCHEN  
& LIVING





## Seamlessly Integrated

The open-plan living area is a place of sanctuary and connection, defined by a relationship to the natural landscape. A place to gather, unwind and entertain, the seamless indoor-outdoor flow of the living space embodies sophistication and comfort. Here, full-height sliding doors open to an idyllic terrace, inviting an abundance of natural light into the home. Adjoining the living area, Taylor's kitchen embraces the intersection between form and function.

A bespoke stone bench top brings an element of bold refinement to the kitchen, instilling this culinary space with a rich and luxurious texture. Incorporating plentiful storage and a suite of high-end integrated appliances, the generosity of this space will allow daily rituals to occur with the utmost ease.

Organic Textures



L — R

Artist Impression of Kitchen

Artist Impression of Kitchen & Living





## Tailored For Modernity

Carefully designed with consideration of modern lifestyles, the customisable spaces within Taylor allow residents to cater to their individual tastes and desires. Embracing a unified design approach, a tailored joinery piece provides a serene space for individuals who work and study from home. Or for those who relish in entertaining guests, a bespoke bar allows you to effortlessly store your decadent wines and smokey whiskeys.



L — R  
Artist Impression of Custom Joinery  
Artist Impression of Dining

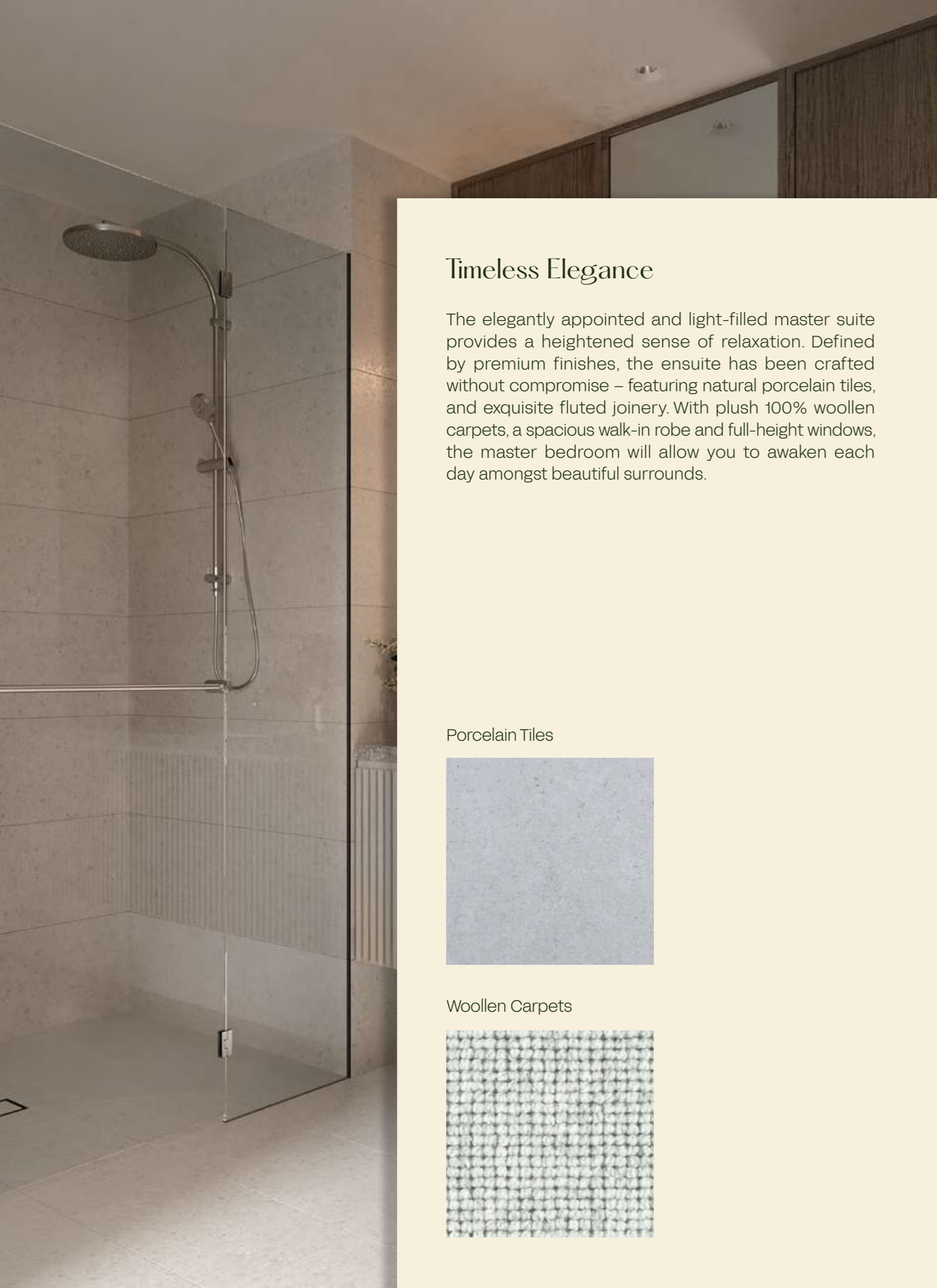






BEDROOM  
& ENSUITE





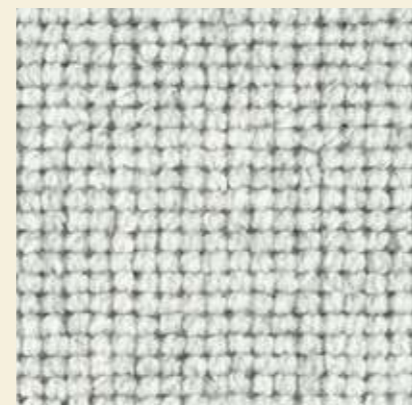
## Timeless Elegance

The elegantly appointed and light-filled master suite provides a heightened sense of relaxation. Defined by premium finishes, the ensuite has been crafted without compromise – featuring natural porcelain tiles, and exquisite fluted joinery. With plush 100% woollen carpets, a spacious walk-in robe and full-height windows, the master bedroom will allow you to awaken each day amongst beautiful surrounds.

Porcelain Tiles



Woollen Carpets



L — R  
Artist Impression of Ensuite  
Artist Impression of Bedroom





Artist Impression of Bedroom

# VERDANT SURROUNDS

Drawing inspiration from the abundant greenery of Malvern East, John Patrick cultivates a private oasis unlike any other.

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Brought to life by John Patrick, one of Melbourne's most esteemed landscape architects, Taylor's meticulously designed terraces and courtyards encourage outdoor living and entertaining. Nestled amongst verdant shrubbery, seasonal magnolias and a selection of mature trees, these considered spaces have been designed to create a sense of privacy whilst immersed in natural beauty.

An exemplary combination of evergreen and ornate plants provide residents with a changing and versatile vista throughout the year. In the spring months, breathe in the scent of blooming myrtles as you relax in the courtyard with a good book and a freshly brewed cup of coffee.

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At Taylor, it's not only about how the landscaping intertwines with the interiors. It's also about how it harmonises with the verdant surrounds of Malvern East. Breathtaking in its abundance of native flora and fauna, Malvern East is a highly sought-after postcode distinctly because of its connection to nature. Here, residents are gifted with the beauty of Malvern East right at their doorstep.





Past Project

ate gardens that people  
e in, and where they feel  
ol. These are the kinds  
ople will come home and

## INTERVIEW

John Patrick -  
Director at John Patrick Landscape Architects

Q: What do you enjoy most about landscape architecture?

The best part of landscaping is that you're working with things that are of value to people in the long term. We work really hard to get the right outcome on these sites and to design landscapes that people will be proud of.

Q: What are some of the things you look for when designing a landscape?

I always try to create gardens that people will feel comfortable in, and where they feel like they're in control. These are the kinds of places where people will come home and feel relaxed.

Q: What can residents expect with the landscaping of Taylor?

Open the screen and push open the windows and there's that link between indoor and outdoor space where you'll be able to welcome and entertain family and friends – the courtyard of these spaces will be perfect for that sort of use.

Q: Tell us more about the landscaping associated with this project.

There's going to be some really beautiful trees on this site. Crepe Myrtle have a really lovely flower in summer and a stunning autumn colour. Then there's Bull Bay Magnolias, and Hedges of Bay which help give privacy.

Q: As a landscape architect, what is the beauty of living in a suburb like Malvern East?

Malvern East has so much to offer. It's somewhere you can walk the dog and go for a coffee, take a leisurely stroll or even just go and sit down and read a book in the sun. In spring it really is a beautiful setting with some exquisite Melbourne gardens. I remember when I first walked through Hedgeley Dene Gardens and thought what a fantastic park it is. We're really lucky that this development is taking place in a location which is ideal for high quality urban living.



Past Project

“I always try to create gardens that people will feel comfortable in, and where they feel like they're in control. These are the kinds of places where people will come home and feel relaxed.”







INVIGORATE,  
CONNECT & EXCITE

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CAULFIELD  
RACECOURSE

WAVERLEY  
ROAD

ST KILDA  
BEACH

PORT PHILLIP  
BAY

MALVERN  
CENTRAL

HEDGELEY  
DENE GARDENS

CENTRAL  
PARK

MELBOURNE  
CBD

MALVERN ROAD



# THE MALVERN EAST LOCALE



## HOSPITALITY

1. Rutherford's Corner
2. Jake & the Beans Talk
3. Coffee Ministry
4. Kamu
5. One Little Place
6. Mr Sister Cafe
7. Fergus Cafe
8. Our Kitchen Table
9. Essie Wine Bar

## RETAIL

10. Little Miss Audrey
11. Norsu Interiors
12. Saint Lawrence Real Food
13. Chadstone Shopping Centre
14. Malvern Central
15. The Bloom Room
16. Green Onions

## PARK & LEISURE

17. Waverley Oval
18. Central Park
19. Hedgeley Dene Gardens
20. Darling Park
21. East Malvern Tennis Club
22. Ardrie Park
23. Caulfield Racecourse
24. Caulfield Park
25. The Habitat Space

## EDUCATION

26. St Mary's Primary School
27. Ewing Kindergarten
28. Korowa Anglican Girl's School
29. Lloyd Street School
30. Malvern Primary School
31. Monash University
32. Sacre Coeur School

## CONNECTIVITY

33. East Malvern Station
34. Darling Station
35. Bus 624
36. Caulfield Station

# EXQUISITE DELIGHTS



L — R  
Coffee Ministry  
Rutherford's Corner

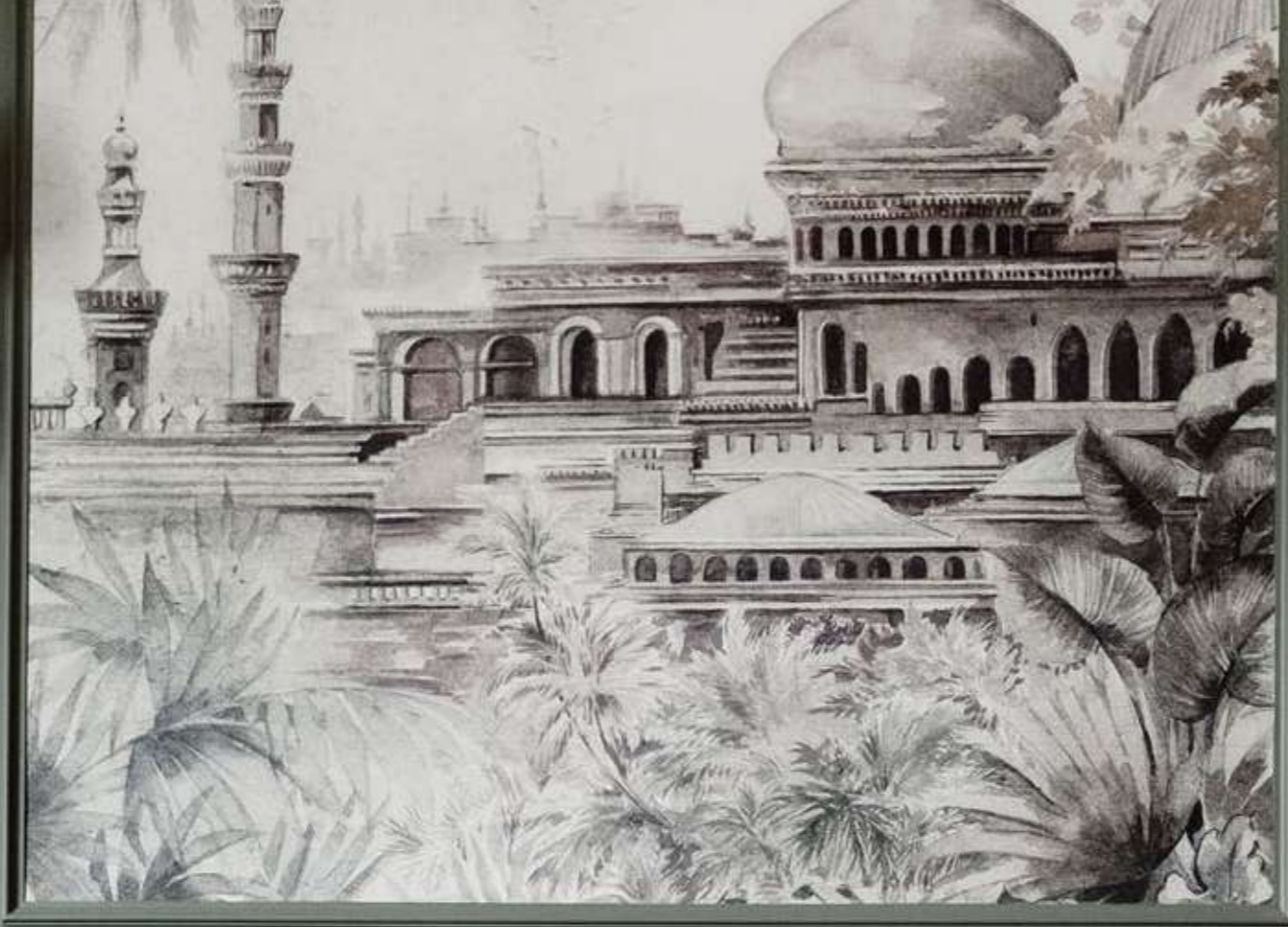
Life in Malvern East is blissful. With a plethora of exquisite eateries, rustic bars and divine brunch options, even individuals with the most discerning tastes will find something for their palate.

Indulge in brunch classics at Jake and the Beans Talk where freshly-sourced, local ingredients are paired with invigorating caffeine elixirs. For evenings spent with friends or guests, stroll past Rutherford's Corner to devour a world-class selection of the finest wines and beers Australia has to offer.



L — R  
Jake and the Beans Talk  
Coffee Ministry  
Rutherford's Corner







# RETAIL HAVEN



L — R  
Saint Lawrence Food Store  
The Bloom Room

In Malvern East, weekends are spent swapping musings and laughs for fragrant bouquets and deli delights. Meander through flourishing florists and gourmet grocers as you explore the abundance of local shopping villages.

Offering an array of homewares stores and gift shops, Malvern East is well-equipped for any occasion. If you're decorating the home, visit Norsu Interiors for inspiration.



L — R  
Norsu Interiors  
Little Miss Audrey





# SPRAWLING PARKLANDS

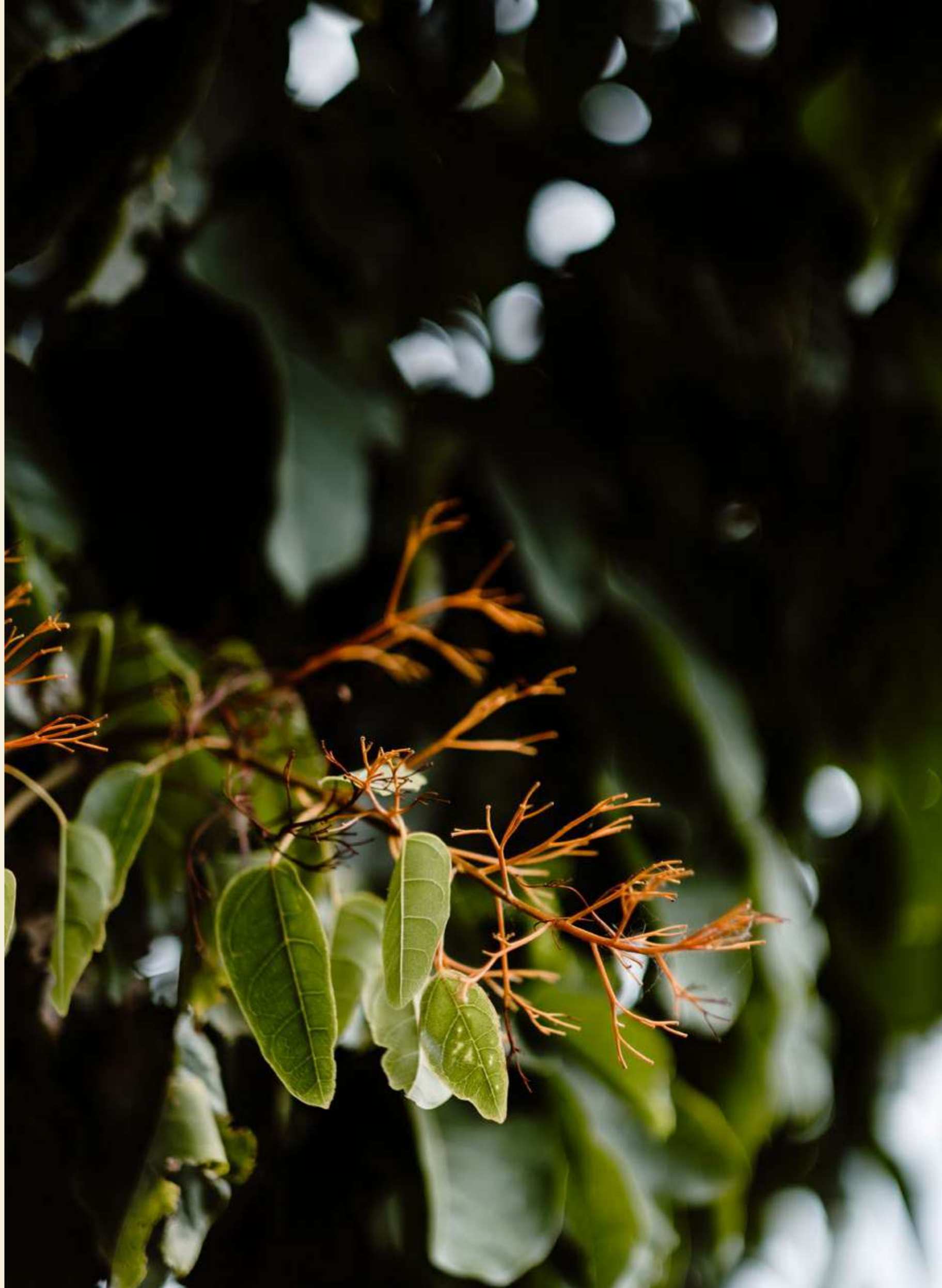


L — R  
Hedgeley Dene Gardens  
Waverley Oval

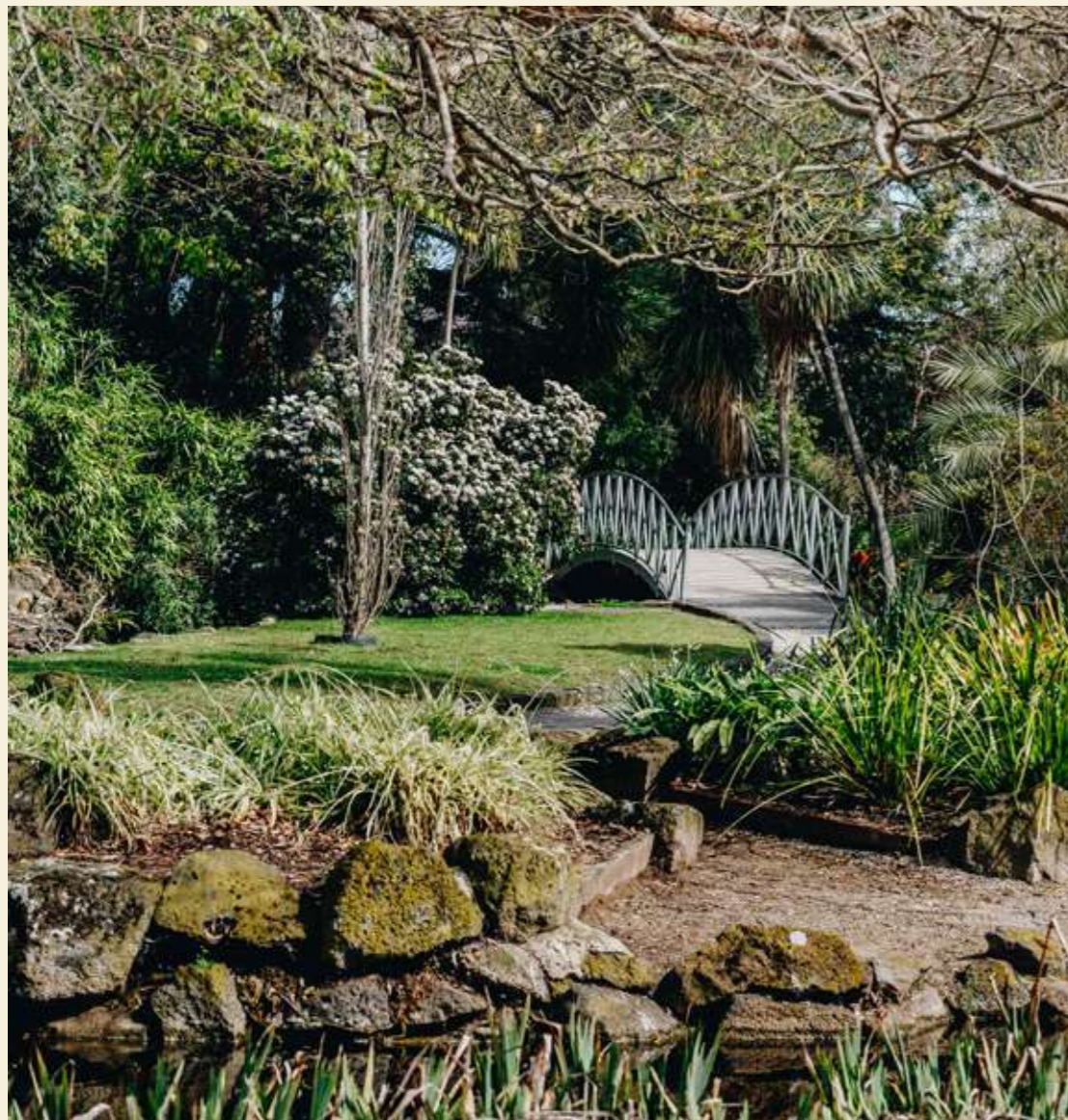
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Mornings are blissful in the Malvern East locale as the smell of eucalyptus soothes the senses and the sound of native birds hum in the background.

Local residents are spoiled for choice with an impressive collection of sprawling parklands, manicured lawns and blooming gardens. Bask in the natural beauty of Hedgeley Dene Gardens or venture to Waverley Oval where a scope of amenities makes for the perfect picnic destination.



L — R  
Hedgeley Dene Gardens  
Central Park  
Waverley Oval







# UNRIVALLED CONVENIENCE



L — R  
St Mary's Primary School  
Darling Station

Culture, community and connectivity are the heart and soul of Malvern East. Here, an array of efficient public transport options means never having to find a car park in the bustling city whilst your next adventure is only moments away at Darling Train Station.

For those with little ones, nurture excellence and creativity at St. Mary's Primary School where parents will embark on a tour of the state-of-the-art campus. With dynamic curriculums and a tenacious commitment to empowering its students, living within close proximity to exceptional education is every parent's dream.

L — R  
Malvern East Tennis Club  
Waverley Oval









# INDUSTRY COLLABORATORS

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## ROTHELOWMAN

Architecture and  
Interior Design

Rothelowman believes good architecture is critical to the successful evolution of our cities. Their buildings are inspired by the existing context and seek to help define the future. Each building they conceive is an opportunity to respond intelligently to a unique set of circumstances and to improve the existing built environment.



## JOHN PATRICK

Landscape Design

John Patrick Landscape Architects conduct a broad range of landscape design and management projects, covering everything from heritage sites, to park master plans and residential projects. Formed in 1982 and headed by John Patrick himself, the firm conducts work both nationally and internationally.



## HUB PROPERTY GROUP

Project Manager

Hub Property Group has built a reputation for originating, developing, and delivering exceptional property developments. Hub specialise in high end multi-residential developments, delivering over \$1.2 billion in projects across Australia. Powered by a passionate team with extensive collective experience, their proven processes consistently deliver outstanding results for clients and development partners. Industry leaders in advisory services, development management, project management and delivery of innovative property developments, Hub provide clients with strategically customised end-to-end solutions designed to minimise risk.



## D5 BUILD

Builder

D5 Build is an established builder of choice for boutique residential projects across Melbourne. With a rare design sensibility, meticulous processes, and a deep connection to European brands, D5 is trusted by architects and clients alike to uphold the integrity of their vision and deliver homes of uncompromising quality. D5 invests the honesty, intelligence, professionalism, and care of its people in every project. As the business has grown, D5's innate problem-solving skills saw the company look to international suppliers for sourcing products and materials. Today, residences built by D5 stand apart for their meticulous craftsmanship as much as for how they are delivered.



**EVE HOLDINGS**  
Developers

EVE Holdings is a design focused property development group, with a love for all beautiful things designed and crafted with simplicity and elegance. Infusing this into everything they do, they aspire to create exceptionally designed buildings everywhere, to be experienced by everyone.

CREATIVE BY EARL ST

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