

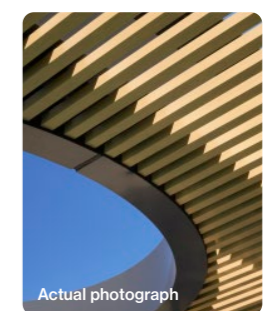
R.Corporation

R.Evolution



R.Corporation's guiding philosophy is summed up simply — 'Everything Considered'. From the curve of a handle to the texture of a surface, every element in our interiors is thoughtfully considered to create spaces that feel effortless, functional, and refined.

Our focus on materials, craftsmanship, and timeless aesthetics ensures every aspect of each project is as beautiful as it is practical, enhancing the lives of those who call it home. Nothing exemplifies this approach more than our latest offering, R.Evolution.



# Everything Considered.

Founded in 2000, R.Corporation is one of Australia's most trusted development companies known for delivering the very best property investment experience.

25

year track record

4000

satisfied residents

30

buildings

100%

completion rate

Our goal at R.Corporation is to deliver the world's best off-the-plan purchasing experience. From the moment you decide to invest, through to your asset ownership phase, we'll be with you—supporting you with personalised service centred on your needs.

Every step of your journey—every consideration—reflects our 25 years' experience. Trusted by customers, awarded nationally and internationally by industry and peers, we design for you, with the long term in mind.



Founder & CEO, Andrew Rettig

“For over two decades we have been creating vibrant communities that make a progressive difference to the design and lifestyle of Melbourne. It is important to us to create homes, spaces and communities that build generational wealth for our clients and add further depth and richness to the fabric of our great city.”

Founder & CEO, Andrew Rettig



# Perfectly positioned.

Situated on prime park frontage between the city and the bay, R.Evolution is surrounded by established tree-lined streets and within walking distance of the very best that Melbourne has to offer.



R.Iconic & R.Evolution

Located close to the historic South Melbourne Market, Port Melbourne Beach, Albert Park Lake, Crown, Melbourne's CBD and Arts Precinct, residents are perfectly positioned to take advantage of the city with ease and convenience. Melbourne is renowned for its world-class education and has two universities in the world's top 100 universities.

R.Evolution's surrounding neighbourhoods boast access to all that makes Melbourne the city that it is. The South Melbourne Market, ensures everyday necessities are sorted, with more premium offerings also nearby.



109 Tram Route

## Cafés & Dining

1. Rubira's
2. North Port Hotel
3. Railway Club Hotel
4. Higher Ground
5. Komeyui
6. CBCo Brewing
7. The Albion
8. O'Connells Hotel
9. Golden Fleece Hotel
10. Montague Park Food Store
11. Foxtrot Café
12. Half Acre
13. Ciao Cielo
14. Starward
15. Frontside Food & Wine
16. Kirk's Wine Bar
17. Hazel
18. DOC Pizza & Mozzarella Bar
19. The General Assembly
20. Melbourne Cellar Door
21. Melbourne Public
22. South Wharf Promenade

## Shopping & Retail

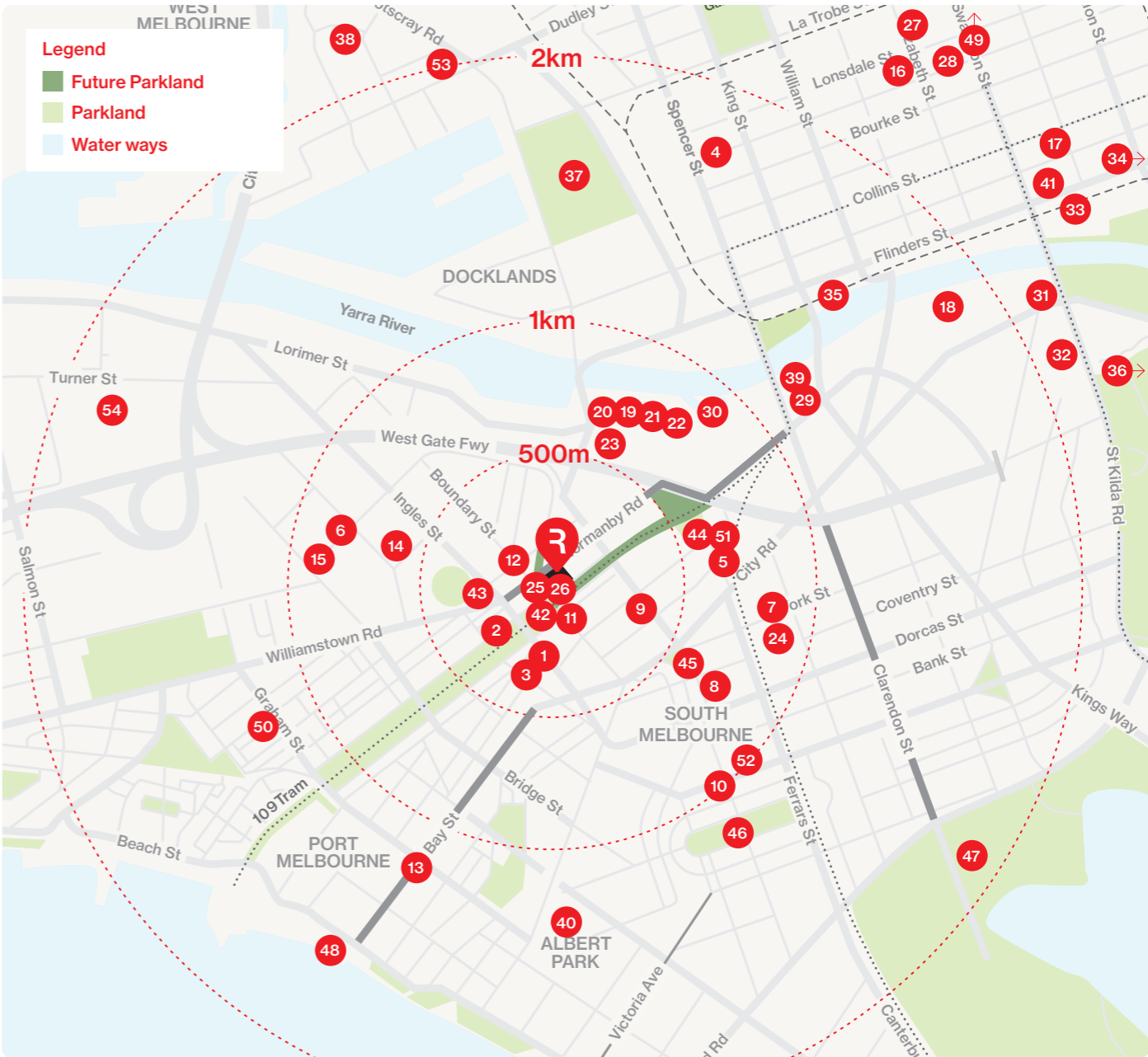
23. DFO South Wharf
  24. South Melbourne Market
  25. Coles Local at R.Iconic
  26. Liqourland at R.Iconic
  27. Melbourne Central
  28. Emporium
- ## Entertainment
29. Crown Melbourne
  30. Melbourne Convention & Exhibition Centre
  31. Arts Centre Melbourne
  32. National Gallery of Victoria
  33. ACMI
  34. Melbourne Cricket Ground (MCG)
  35. Sea Life Melbourne Aquarium
  36. Melbourne & Olympic Parks
  37. Marvel Stadium
  38. HOYTS Docklands
  39. Village Cinemas Crown
  40. Sunset Cinema Melbourne
  41. Hosier Lane

## Parks & Recreation

42. Fennell Reserve
43. North Port Oval
44. Kirrip Park
45. Sol Green Reserve
46. St Vincent Gardens
47. Albert Park
48. Port Melbourne Beach

## Education

49. RMIT Melbourne
50. Port Melbourne Primary School
51. South Melbourne Primary School
52. Galilee Regional Catholic Primary School
53. Docklands Primary School
54. Future University of Melbourne Campus



# South Melbourne.

South Melbourne has become the hub for Melbourne’s great food and culture. Home to one of Melbourne’s star attractions, the South Melbourne Market, the suburb is awash with a deep-rooted foodie scene, from fine dining establishments to hidden gems popular with locals.



Bellota Wine Bar



South Melbourne Market

South Melbourne fuses the best of both worlds, combining the vibrancy of the city with the relaxation of the bay. As a result of this versatile lifestyle, both individuals and internationally recognised developers have flocked to the area, illustrating the value of this highly sought-after suburb.

Excitingly for new residents and for locals who’ve been in the area for years, investment in the locality has had a positive flow on effect within the community, improving the retail, wellbeing and lifestyle offerings of the area. With enhanced connectivity to Melbourne’s CBD and transport network, this evolving pocket of South Melbourne heralds a new era of urban living.



Half Acre



Golden Gate Hotel

# Port Melbourne.

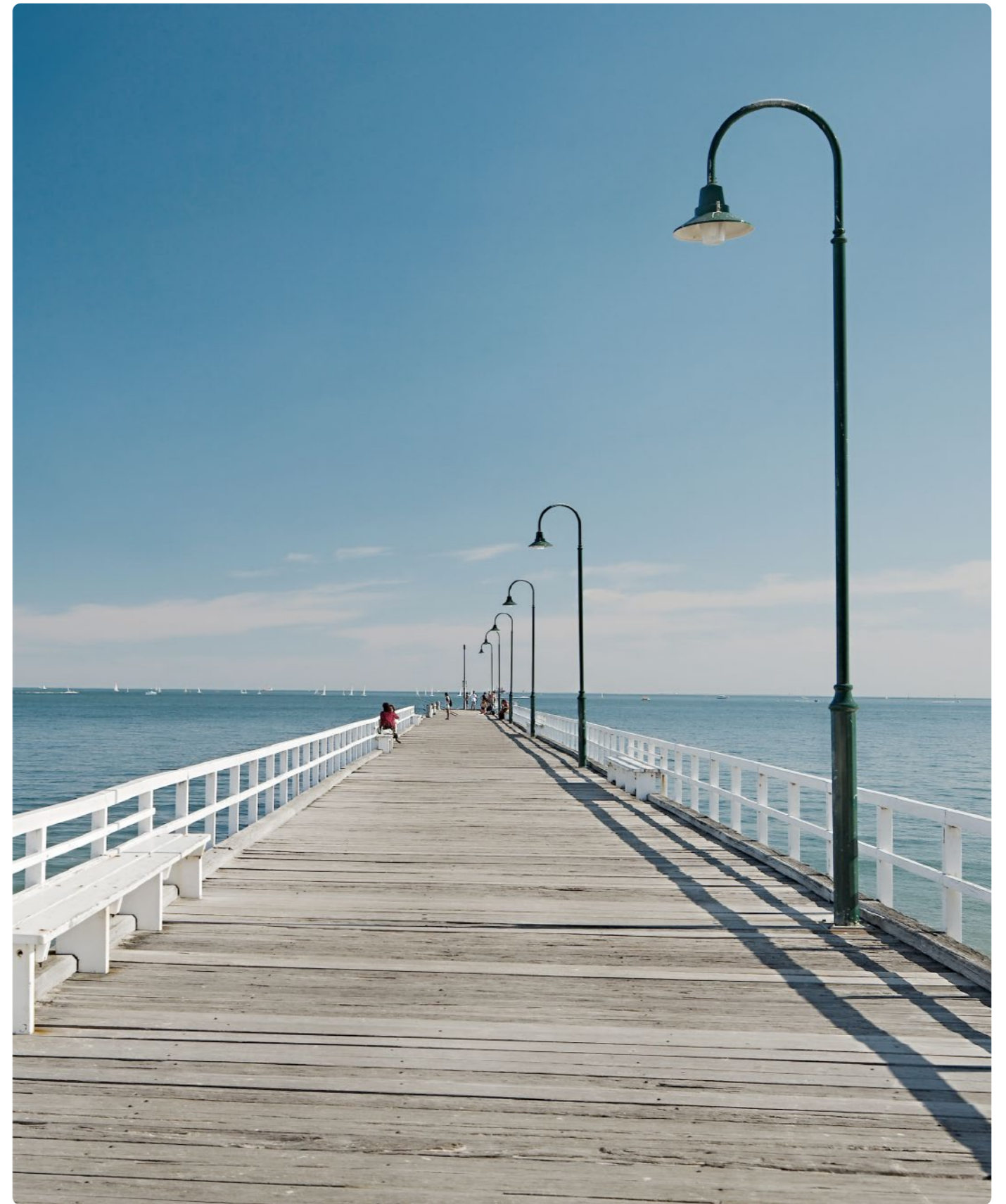
Port Melbourne offers a wealth of gourmet culinary experiences and hidden gems waiting to be discovered. Stunning views of the bay will leave you enchanted and eager to explore.



Ciao Cielo



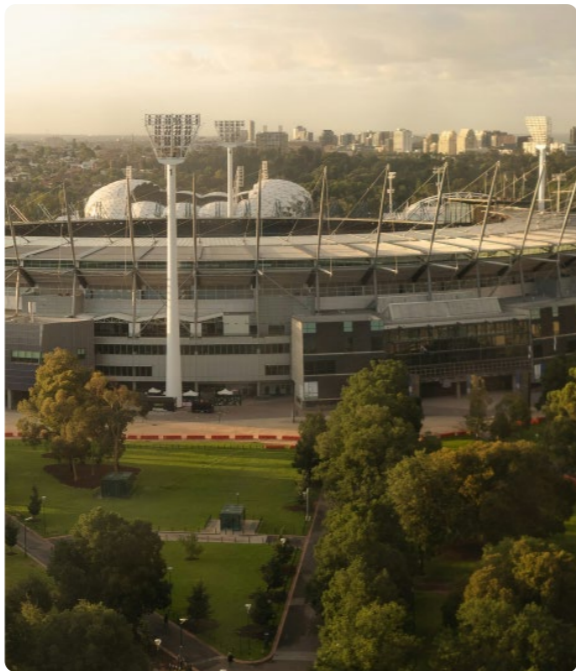
Railway Club Hotel



Kerferd Road Pier

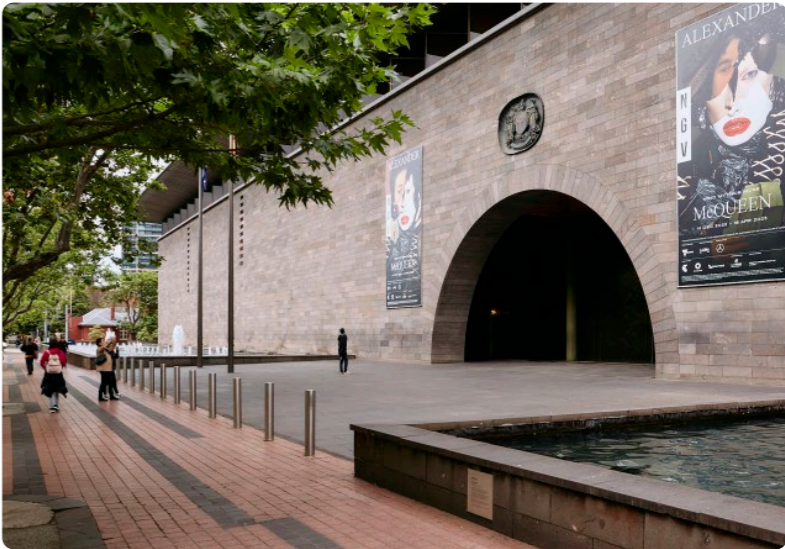
When strolling along the stunning esplanade that lines Port Melbourne Beach, you'd be forgiven for thinking you were further than just a few kilometres from the city. Set against the picturesque backdrop of the bay, Port Melbourne is the ideal spot to soak up the sunshine and salty sea air without travelling far from R.Evolution. Treat yourself to a leisurely bike ride along the coastline, brave the cool waters for a refreshing morning swim, or enjoy a bite at one of the many popular eateries dotted along the bay.

# Melbourne City.

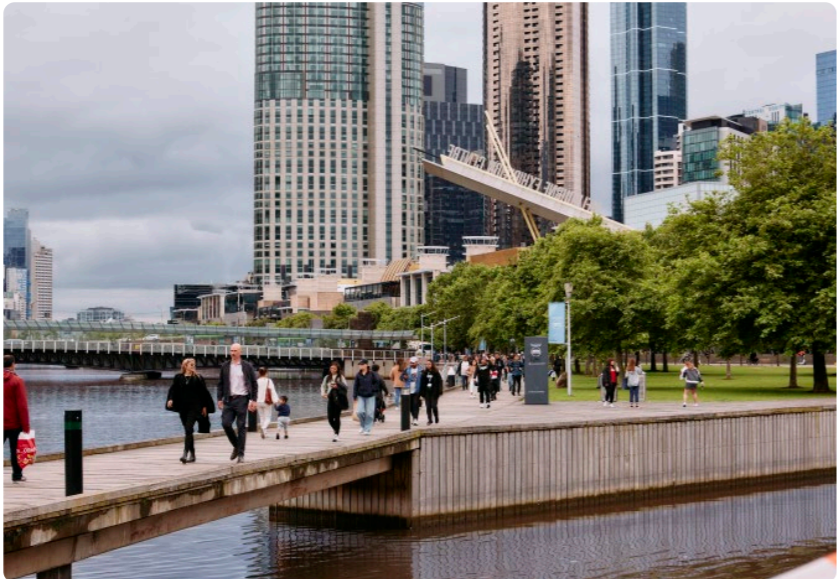


Independent galleries showcasing emerging artists line the riverside promenade, while established institutions like the Australian Centre for the Moving Image delve into the world of cinema and digital culture. Eclectic performance spaces host everything from intimate jazz concerts to cutting-edge contemporary dance.

Bars and restaurants lining the Yarra River offer a captivating scene. Sip bespoke cocktails under the moonlight or indulge in a world-class meal with breathtaking city views. The infectious energy, a constant buzz of conversation and live music, makes Southbank a haven for Melbourne's vibrant hospitality scene.



Immerse yourself in Melbourne's vibrant arts and cultural scene, from world-renowned galleries to captivating theatre productions. Flourish in a precinct renowned for its sporting events, with iconic stadiums a short distance away. Relax amongst the surrounding parks, gardens, and health precincts which offer a perfect balance to the city's energy.



# Southbank.

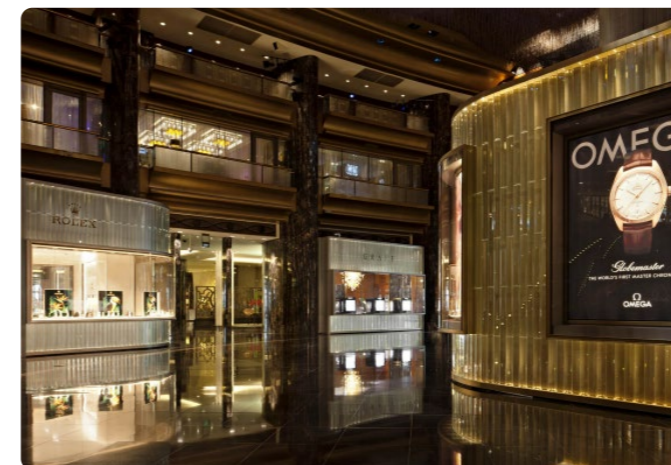
Opulent accommodations, high-end dining experiences, and endless entertainment options, Southbank and Crown Casino is a paradise for those seeking excitement.



Crown Melbourne



Perched alongside the Yarra River is Southbank, a strip known for its celebratory mood and fabulous bars and restaurants looking out over the water. Forever buzzing, Southbank truly comes alive as the sun sets and the city lights up.



Crown Casino is part of this much-loved precinct, complete with high-end shopping and a range of dining and entertainment options. Whether you're seeking a relaxed pre-theatre lunch or a lavish night to remember, Southbank has something for all.

R.Evolution’s street level retail and public landscaping lays the foundation for a new destination precinct for residents and locals alike.

Normanby Road is slated to be completely transformed, with the area now recognised as Australia’s largest urban growth precinct.



Both the Montague precinct and Normanby Road will be completely transformed into a fully landscaped spaces. Fronted by ground-level shops and businesses, local streets will foster a high-quality pedestrian environment.

Central to the area's evolution is the revitalisation of Normanby Road into a thoroughfare adorned with lush landscaping and dedicated cycling lanes, fostering a dynamic streetscape. Embracing the ethos of active living, new parks and green spaces will breathe new light and leafiness into the area and enhance recreational opportunities, including the conversion of existing bike paths into verdant linear parkways.



# An evolving precinct.



An aerial photograph of a coastal city, likely Sydney, Australia, taken from a high vantage point. On the left, a modern building with a glass facade is visible, reflecting the sky and the city below. The city is densely packed with residential houses and green trees. In the distance, the city meets the ocean, with a large body of water and a few high-rise buildings visible on the horizon. The sky is a clear, pale blue, suggesting a bright day.

# Look. View. Sea.

Crafted with a commitment to excellence, R.Evolution rises as a testament to better living.

Given the success of R.Iconic, there may be an expectation R.Evolution would simply follow in its footsteps, but we're not a company to rest on its laurels. Reflecting the name, R.Evolution has been updated, enhanced and improved across many dimensions.

# The evolution of an icon.

## Redesigned apartments.

R.Evolution boasts larger floor plans and updated interior design and finishes, and a new colour scheme. The design also adds more Garden Apartments by Paul Bangay, many with extended gardens.

## More to see & view.

Standing 10 floors above R.Iconic allows more opportunity for different outlooks.

## Enhanced wellness.

An already unrivalled wellness offer is further enhanced through the addition of a yoga & pilates studio, lap pool, magnesium spa and infrared therapy.

## Grand arrival experience.

The stunning new lobby is larger, offering a grand arrival experience with the Living Room and Library furthering opportunity to conduct business or pleasure.

## Upgraded retail offer.

Blurring the lines between public and private, we've added new boutique retail and hospitality venues at street level.

## Entertainment redefined.

Entertaining upgrades include a new club lounge with billiards, a secret room, living room and library, golf simulator and putting green, and bookable wine tasting and private dining rooms.



# Welcome home.

R.Evolution's lobby brings a grand arrival experience with the Living Room and Library offering spaces for social interaction. Overlooking the lobby is a mezzanine featuring Co-working and Function Rooms.



\*Artist's impression

**Become the  
stay-at-home type.**

A thoughtfully curated offering, the amenity at R.Evolution has been meticulously crafted to encompass three distinct categories of daily life: wellness, entertainment and convenience. Building upon the foundation laid by R.Iconic, the unrivalled amenity offering elevates our residents' daily life to unprecedented heights.

# Well, Well, Well.

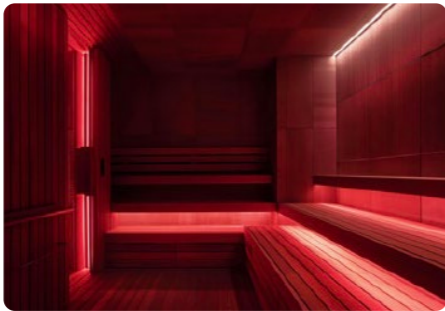
Wellness activities are proven to promote physical, mental, and emotional well-being. Step into a realm where relaxation and fitness intertwine effortlessly, offering an array of choices to suit every lifestyle.



Magnesium Spa



Yoga & Pilates Studio



Infrared Therapy



Sauna



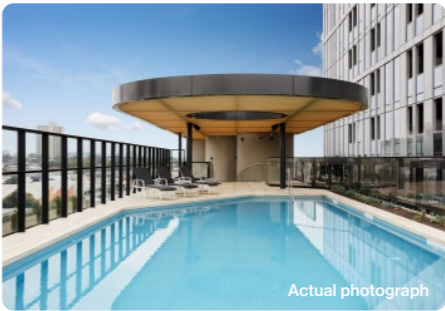
Steam Room



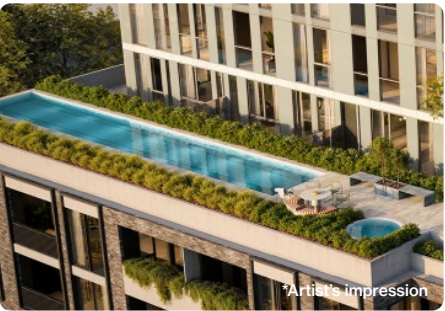
Treatment Room



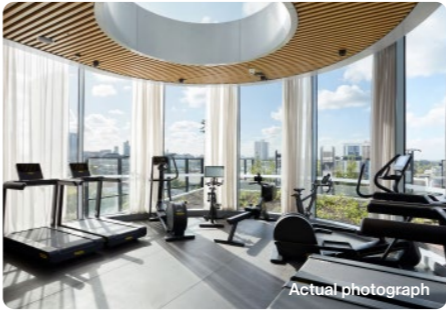
Infinity Running Track



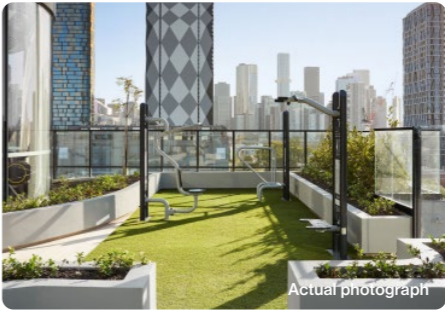
Heated Outdoor Swimming Pool



20m Lap Pool



Indoor Gymnasium



Outdoor Gymnasium

# Let us entertain you.

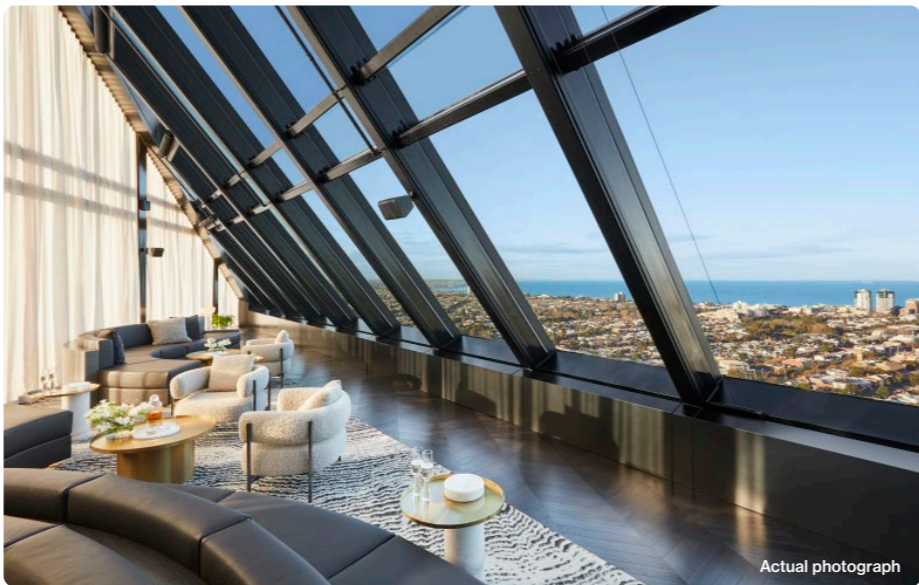
When it comes to the serious business of being entertained, R.Evolution sets a new standard. Within our exclusive community, you'll discover the epitome of opulent entertainment or peaceful escape.



Private Dining Room & Chef's Kitchen



Wine Cellar & Tasting Room



Horizon Lounge



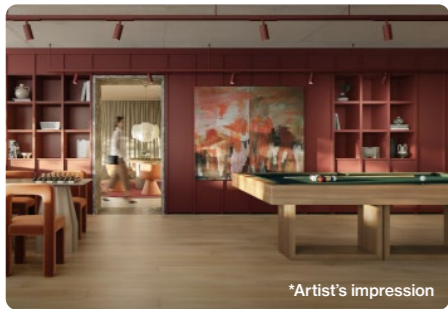
Golf Simulator



Table Tennis Tables



Outdoor BBQ



Club Lounge



Private Dining Pavilions



Adventure Playground



Cinema & Karaoke Room



Outdoor Fire Pit

# Easy does it.

Convenience takes centre stage at R.Evolution, where a comprehensive selection of amenities is carefully designed to simplify residents' daily lives. Each amenity is meticulously chosen to amplify convenience, ensuring a harmonious living experience where comfort and efficiency seamlessly blend.



Co-Working Spaces



On-site Coles Local Supermarket



Dry Cleaning Services



Dog Wash



Bicycle Storage



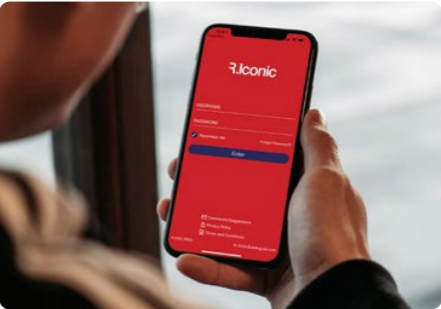
Mail Room, Parcel Delivery & Collection



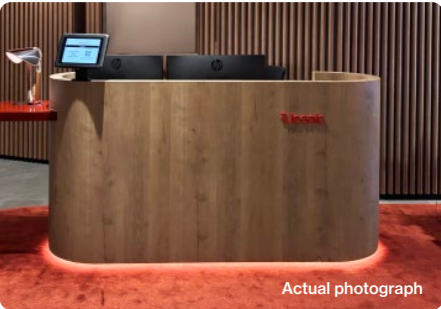
Electric Vehicle Chargers



GoGet Cars



Building Management App



24/7 Concierge

**Timeless is more.**



\*Artist's impression

# One bedroom apartments.

Elevating the standard of luxury living, R.Evolution builds upon the success of R.Iconic, offering a meticulously crafted interior design that redefines the apartment experience. Here, you'll find a place where people want to live.

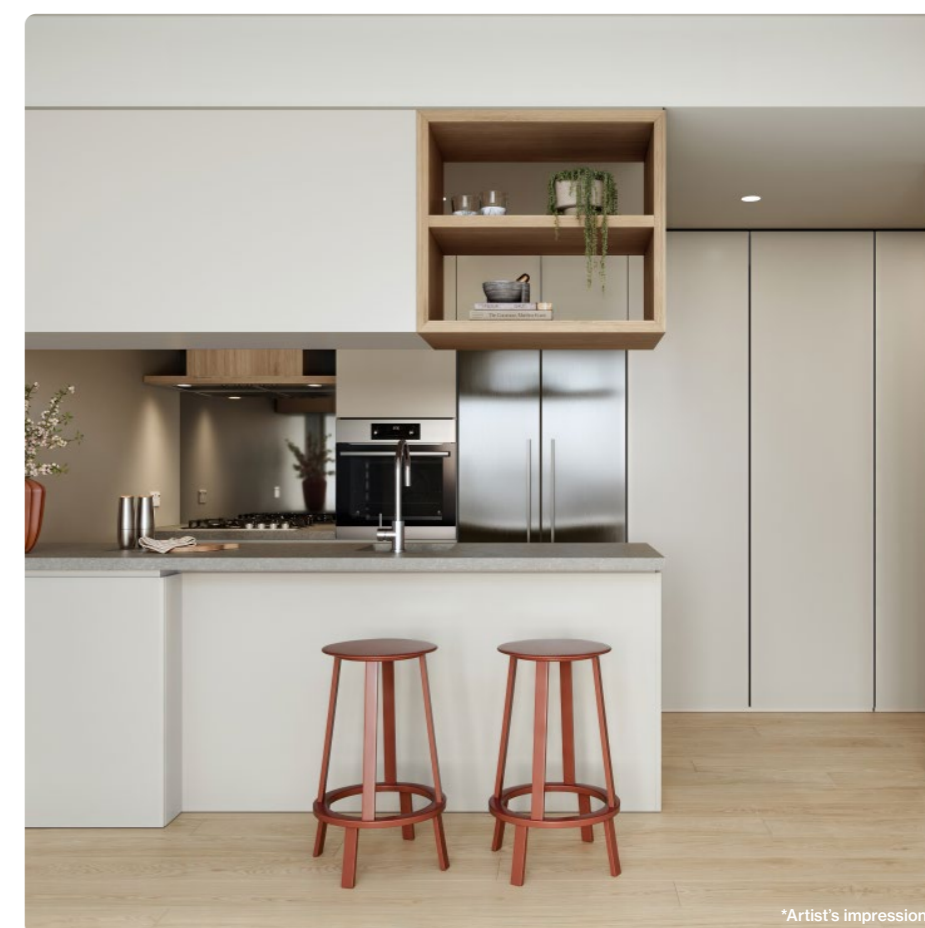


\*Artist's impression



Welcome home to expansive apartments spanning close to 90sqm with enviable views through open plan layouts and balconies. Floor to ceiling windows maximise the outlook while considered interiors provide storage and space for everything needed to live a modern lifestyle.

## Spacious two bedroom apartments.



# Garden Apartments by Paul Bangay.

“My favorite part is the garden where people sit and relax and enjoy themselves. I love the deep garden beds and the seating areas providing places to escape and discover.”

Paul Bangay

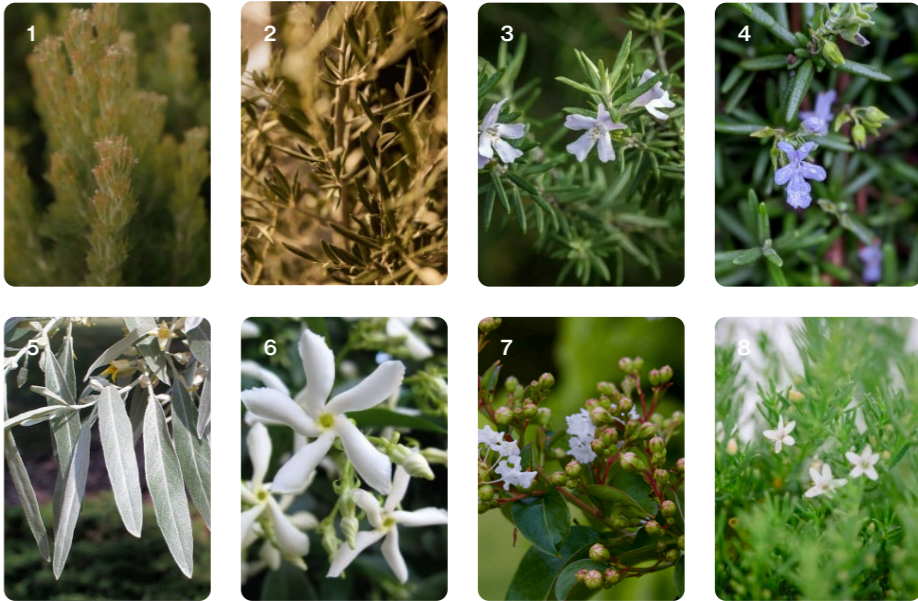


Paul Bangay is one of Australia's most celebrated landscape architects, renowned for his ability to create outdoor spaces that blend natural beauty with pure elegance. With over 30 years' experience, Bangay has worked on high-profile projects around the world, designing lush, structured gardens that bring a sense of harmony and sophistication to their settings.

His signature style merges classical elements with contemporary sensibilities, resulting in landscapes that are as visually stunning as they are functional.

## Planting Scheme

- 1 Dwarf Woollybush
- 2 Low Fruiting Olive
- 3 Native Rosemary
- 4 Prostrate Rosemary
- 5 Russian Olive
- 6 Star Jasmine
- 7 White Crepe Myrtle
- 8 Trailing Myoporum



# Sub Penthouses.



\*Artist's impression

Light and uplifting, the Sub-Penthouse palette celebrates wide white-washed oak floors, natural stone and porcelain tiles. Premium fixtures, mirrored elements, and architectural highlights add a touch of refinement, while dramatically oversized windows flood the rooms with natural light.



\*Artist's impression

**Promise kept.  
Records Broken.**

The ‘R.Corporation Premium’ advantage.

Whether you’re an owner-occupier or investor, we understand you ultimately want your property value to grow. Our commitment to the ‘Everything Considered’ philosophy encourages premium property values and rents. Owners of apartments in R.Iconic — the sister tower to R.Evolution — are already enjoying the ‘R.Corporation Premium’ advantage.

Capital Growth.

R.Iconic owners have experienced capital growth in their properties in just 12 months since project completion – with further growth forecast.

Limited Vacancy.

R.Iconic has achieved ‘destination status’ for renters, evident through the wait-list of rental tenants wanting to live in the building.

Sophisticated Residents.

The R.Iconic community of young professionals, downsizers and singles have a sense of community and pride in their homes. R.Iconic is truly a place where people want to live.

R.Iconic set the benchmark for rental returns, recording 25% above the median for South Melbourne.

R.Iconic property industry awards.



Disclaimer.

Information, plans, configurations, images, renders, views, artist's impression and diagrams in this document are for illustrative purposes only, may depict or contain illustrations for a different property to the property that a prospective purchaser wishes to acquire, and must not be relied upon for any purpose. This document does not constitute an offer, warranty, guarantee or form part of any contract of sale or lease of any property referred to in this document. The vendor and each agent do not guarantee or warrant the accuracy, reliability, completeness or currency of the information contained in this document or its usefulness for achieving any purpose, and it must not be relied upon for any purpose.

All plans, configurations, images, renders, views, artist's impression and diagrams have been prepared prior to completion of construction and are subject to change without notice. The areas, dimensions, finishes, fittings, the proposed positions for or sizes of window, columns or structures, landscaping and specifications of the property and the development referred to in this document are approximations only, are subject to change without notice, are calculated based on the Property Council of Australia Method of Measurement for Residential Property or any other method of measurement and must not be relied upon for any purpose. The vendor reserves the right to add to, replace, change or remove any finishes or fittings depicted in this document. Furniture, some decorative fittings, plants and whitegoods are not included in any sale except where specified in the relevant contract of sale. Some services available at the property and the development may attract an additional fee. Depicted views are general in nature and may not be available from a dwelling due to its location within the development or due to actual or proposed adjacent developments. Any figures provided in relation to rents, rates and fees are estimates only, may change, and must not be relied upon for any purpose.

The vendor makes no promise, warranty or representation as to the timing of the commencement of or completion of the subdivision, or the development activities to be undertaken as part of any stage, including any site works, subdivision and dedications of land or mixed-use/retail/commercial components (if any) or access to any adjoining development. These will be determined by the vendor in its absolute discretion. In particular, the vendor may elect to add a stage or not to proceed with any stage or any other component of the development. The vendor may elect to deliver or not to deliver the whole or any part of the tower, including any amenities proposed to be included in the tower. The vendor may also re-order any staging. The vendor makes no promise, warranty or representation in relation to any other developments on land adjoining or nearby to the development.

The contract of sale will contain the entire agreement between the purchaser and vendor in connection with its subject matter and the contract of sale, together with the vendor statement, will supersede any information contained in this document or otherwise provided to the purchaser, any previous agreements or understandings between the parties and any promises, warranties or representations in connection with its subject matter. To the extent there is any inconsistency between an image, render or artist's impression in this brochure/plan and the contract of sale, the contract of sale version prevails. Purchasers should carefully check the building plans and specifications included in the contract of sale before signing it.

Prospective purchasers should satisfy themselves as to the truth or accuracy of any information contained within this document or otherwise provided to the purchaser through their own inspections, searches, inquiries and professional legal, accounting and investment advice, and must not rely on information provided in the relevant contract of sale or lease agreement. Prospective purchasers should obtain professional advice tailored to their specific circumstances before making any decisions.

The vendor does not make any representations or give any warranties and disclaim all liability for harm, loss, costs or damage which arises in connection with any reliance on the information in this document. Each prospective purchaser warrants that it understands and accepts the disclaimers and conditions outlined above and the vendor relies on such warranty when entering into a contract of sale with that prospective purchaser. For the purposes of this document, "vendor" means R. Corporation Pty Ltd, Melbourne Land 17 Pty Ltd (ACN 612 383 105) ATF R Project 17 Pty Ltd, Melbourne Land 18 Pty Ltd (ACN 612 382 911) ATF R Project 18 Pty Ltd, Melbourne Land 19 Pty Ltd (ACN 612 384 264) ATF R Project 19 Pty Ltd and their associated and related entities, or some of these entities as applicable.





Everything Considered.