



CVU APARTMENTS PORT MELBOURNE

The iconic architecture of CVU apartments sets a new benchmark for residential development within Port Melbourne.

Situated on the north-east corner of Rouse and Stokes Street Port Melbourne, the site is only 3.5 kms from the Melbourne CBD and 230 metres from the beach. Albert Park Lake and the Melbourne Sports and Aquatic Centre are only 2 kms away.

The site is situated in an area of high residential growth, is central to a large and diverse range of public activities and is well serviced by public transport.

The proposed 6 level building comprises predominantly 1 and 2 bedroom apartments. Secure car parking is provided in a semi-basement, as well as on the ground and mezzanine levels.

The proposed building is broken up into two distinct elements - characterised by the podium and tower - creating an engaging architectural form for this prominent site.

The podium features a high degree of articulation, introducing spatial interest and a natural light-filled environment to the apartments. A visually interesting architectural composition is manifested by the manipulation of light and shadow.

The tower is characterised by the sinuous forms of the cantilevered balconies to the upper levels, providing the building with a unique identity. Designed to add visual interest and dynamic shadowing effects, the balconies combine with the predominantly glass façade to create an architectural language of sculpture, transparency and lightness.

The building design is clearly modern and residential, emphasised by the use of quality materials for external finishes and fittings. A restrained palette of natural-based materials, tones and textures enhances the architectural dynamic.

Marne Properties Pty Ltd

A.C.N. 007 410 817

Suite 611, 54 Nott Street Port Melbourne VIC 3207 Australia

Tel: +61 3 9646 5666 Fax: +61 3 9646 0044 Email: info@marneproperties.com.au

The building's interiors have been designed for spacious living, with room for entertaining or relaxation. Designed ambient and task lighting is included along with reverse cycle heating and air-conditioning to all apartments.

All apartments incorporate state of the art communication and automation capabilities which enable high speed internet access, cable or satellite television including free to air as well as audio-video intercom and electronic security.

All apartments are fitted with luxury timber floating floors throughout the entry, kitchen with stone benchtops, living and areas, with quality carpet to all bedrooms and, where applicable, separate study areas. All apartments feature quality ceramic tiles to floors and walls within wet areas including, bathroom and laundry areas as well as kitchen splashbacks.

Each apartment is well-appointed with stainless steel appliances, including cooktop, oven, dishwasher and rangehood. Each kitchen has been designed for total practicality as well as contemporary styling, right down to the door furniture and handles.

The building is serviced by two lifts located centrally off Rouse Street. The lift lobby on each floor will feature quality carpets, ambient lighting and feature wall colouring.

The main entry lobbies and foyers include high quality stone flooring, designed light installation and contemporary wall finishes.

CVU Apartments represents the culmination of a considered approach to urban design, architectural composition and high-quality residential living. The result is an iconic building that future developments in the area will aspire to.