

PROJECT FACT SHEET

- Project Name** - 661 Chapel St
- Type of Development** - Luxury Residential Apartments
- Tenure** - Freehold
- Total Land Area** - 1,435 sqm
- Total GDV** - A\$154 mil
- Location** - **Address:**
661 Chapel Street, South Yarra 5141 VIC
- The project is located 4km away from the Melbourne CBD
- **Suburb:**
South Yarra - one of Melbourne's most affluent inner city suburbs and ranked as the Most Liveable Suburb (in 2011) in the World's Most Liveable City.
- **Street:**
Chapel Street - it holds reputation as Melbourne's fashion and style capital with trendy restaurants, art galleries and street cafes.
- Nearest Public Transports**
- Tram : Malcolm St/Chapel St – Doorstep
- Tram : Toorak Road/Chapel St – 4 mins walk
- Train : South Yarra Station – 8 mins walk
- It is only two train stations from the Melbourne CBD
- USPs**
- Unobstructed views of Melbourne CBD across the Yarra River and bay views to the South
- Two levels of facilities (Ground Floor and 6th Floor)
- Premium European fixtures, Miele and Gaggenau designer appliances
- Limited Lalique-Hirst collection at the Grand Entrance
- Architect**
- **Bird de la Coeur:**
- One of the Australia's leading urban design, architectural and interior design firms.
- Their work has been awarded many prizes including the UDIA SA High Density Award 2012 and their highest award 2012 UDIA SA President's Award, the State Government of Victoria's Victorian Coastal Award for Excellence 2004, the highest Award, as well as RAI A Architecture Awards.
- Total Units** - 127 units (after combined, previously was 169 units)
- Number of Storeys, Unit Types, Size and Starting Price** - 30 storeys luxurious apartments with 1, 2, 3 & 4 bed options:
- | Unit Type | Size | Starting Price |
|-----------|-------------------|----------------|
| 1 bedroom | 40 sqm – 51 sqm | A\$546,000 |
| 2 bedroom | 70 sqm – 102 sqm | A\$789,000 |
| 3 bedroom | 102 sqm – 151 sqm | A\$1,508,000 |
| 4 bedroom | 152 sqm | A\$2,423,000 |
| Penthouse | 271 sqm | A\$6,572,000 |
- Average price AUD\$ 14,543 psm

- Commencement Date of Construction** - Mid of 2016
- Expected Completion Date** - Mid of 2018
- Design Inspiration**
 - The design came from the 'park like' campus surrounds of Melbourne High School and the unobstructed views of Melbourne CBD across the Yarra River and bay views to the South. The building form was conceived as a curved form to reflect the bend in the river and to allow the building to address the impressive views offered from the site. In addition, the fenestration on the façade was carefully chosen to allow the form to read as two slender towers; one with a taught skin and one with an expressed frame.
 - The original concept contemplated a residential tower that had a 6-star hotel quality in all its ambience, space and amenities. To this end the design team boldly introduced a porte-cochere element as an entry gesture from Chapel Street – formally and ironically identifying the address with a heroically cantilevered 25m swimming pool.

Development Features

The Porte Cochere

- The articulation of refined architecture starts from the porte-cochere at the grand entrance.
- Porte-cochere allows residents to enjoy an undercover drop off location off Chapel Street. It also acts as a privacy buffer to the vibrant street life proximate to the buildings location.

It is around 400sqm of meticulously paved and landscaped outdoor area that acts as a drop-off and presents a formal 5 storey undercover extension to the foyer as it fronts Chapel Street.

Ground Floor – Amenities Floor

- Leading off the porte-cochere entrance is the private lobby with a uniquely stunning 4-storey glass lantern lobby, this space leads to an art filled sculptured walk where we aim to display Lalique-Hirst collection. A generous, light filled library space with a backdrop of a 2 storey high onyx and glass picture windows looking out towards Melbourne High School gardens.

- **Sculpture Walk**

Uplifting entry space, a uniquely stunning 4-storey glass lantern lobby, this space that leads to an art filled sculptured walk where we aim to display Lalique-Hirst collection.

- **Concierge**

The concierge cum building management office is equipped with cabinets used for deliveries or parcel drop off.

- **Grand Library**

Double storey height with exceptional quality of golden light created by a feature window wall of glass and onyx.

Level 6 - Amenities Floor

- Just above treetop height – is the Winter Garden/Summer Lounge floor. Here an entire floor is given over to facilities for the residents, facilities such as; a lap pool that dramatically cantilevers out over the portecochere, a spa, a residents lounge and gym, a steam room and sauna, a cinema with a dramatic sculptural form, two private dining rooms where residents can host dinner parties or book group meetings for example, a wine room for viewing and storing wine at appropriate temperature.

The level also boasts exceptional passive recreation areas for casual use and includes lounges, BBQ facilities and undesignated areas – the luxury of open space – available for a variety of uses. This level also has spectacular views, never to be built-out, to the city and river.

- **Pool**

A proper 25m lap pool for both the real lap swimmer, cantilevered out towards Chapel St at a daring height. Sit around the pool on sun loungers while seeing the city view or out to Chapel Street.

- **Theatre**

A striking sculptural form, conceived of as a 'pebble' dividing the 'body zones' of pool, gym from the 'wine and dine' entertaining zones. Seats 20 people, spiral entry. Can be used as a multi-use space.

- **Gym**

Full scale gym overlooking the pool and spa, and the expansive views of Yarra River and the magnificent city. Also, a beautiful glass fronted steam room and sauna to compliment your work out.

- **Private Dining Rooms**

Located on level 6, two stylish dining rooms fully equipped with kitchen appliances for private dinner parties, or other group gatherings eg. poker nights or book groups. (Even those with the smallest apartment can entertain groups of friends.)

- **Wine Cellar**

For the storing (and viewing) of resident's wine behind glass cabinet doors. A space with special and specific atmosphere to host a wine and cheese night.

- **Sports Lounge**

Melbournians are sport obsessed. There is always something happening, either locally or internationally – the Australian Open, the grand prix, the Cricket, or football. The sports lounge is an open room containing a large screen to check the scores or meet others interested in your team.

Level 7 to Level 30 - Luxurious Apartment Units

- Typical floors have been designed to minimize the number of apartments per floor [a maximum of 8] that can be joined if necessary to provide a flexibility of accommodation types – depending on the needs of the residents.
- All the corridor spaces have been meticulously designed to provide natural light to the corridor and the lift lobby on each floor – so as to make the experience of ‘coming home’ a complete sensual delight, from the porte-cochere to the individuals front door.

Upper floor plates are deliberately smaller to allow residents to craft a bespoke habitat suitable for their individual needs. The terraces that abound at upper levels allow the opportunity to enjoy ‘green’ terraces at high level with remarkable views back toward the urban skyline.

- Sky Gardens

Two exclusive garden terraces with BBQ facilities for residents on those levels. Terraces at level 22 looks over the porte-cochere and pool. Terrace at level 27 are orientated towards the city and river view, a place to sit and rejuvenate, entertain and unwind.

Level 1 to Level 5 - Car Lifts & Car Park

- 1 basement and 5 level of carpark podiums
- Residents’ car parking is off the porte-cochere and access to the car parks is via 2 high speed car lifts that drop the car onto your car park floor, thus eliminating the difficult and dangerous manoeuvring required on a conventional car park ramp system.

Project Website

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