EXCLUSIVE RESIDENCES

SAPPHER BY THE GARDENS

308 EXHIBITION ST MELBOURNE



WITH COMMANDING VIEWS OVER THE CARLTON GARDENS AND MELBOURNE'S CBD, AND THE CITY'S BEST-KNOWN DESTINATIONS AT YOUR DOORSTEP, THIS IS AN ICONIC ADDRESS FOR THE WORLD'S MOST LIVEABLE CITY

RETAIL

- 01 Melbourne Central
- 02 Qv Centre
- 03 Emporium
- 04 Greek Quarter
- 05 Chinatown
- 06 Bourke St Mall
- 07 St Collins Ln
- 08 Luxury Brands
- 09 Queen Victoria Market
- 10 Green Grocers

CAFÉ & RESTAURANT

- 11 Miss Chu
- 12 Trunk
- 13 The League of Honest Coffee
- 14 The European
- 15 Rice Paper Scissors
- 16 Ombra
- 17 Grossi Florentino
- 18 Fancy Hanks
- 19 Izakaya Den
- 20 Mamasita
- 21 Market Lane Coffee
- 22 Cumulus
- 23 Garden State Hotel
- 24 Chin Chin
- 25 Coda
- 26 Lucy Liu27 Supernormal
- 28 Degraves St Cafés
- 29 Pony Fish Island
- , 30 Sake
- 31 Southgate Precinct
- 32 Vue De Monde
- 33 Lui Bar
- 34 Higher Ground
- 35 Casa Ciuccio
- 36 Marion
- 37 Cutler & Co
- 38 Belle's Hot Chicken
- 39 De Clieu
- 40 Archies All Day

ARTS, CULTURE & ENTERTAINMENT

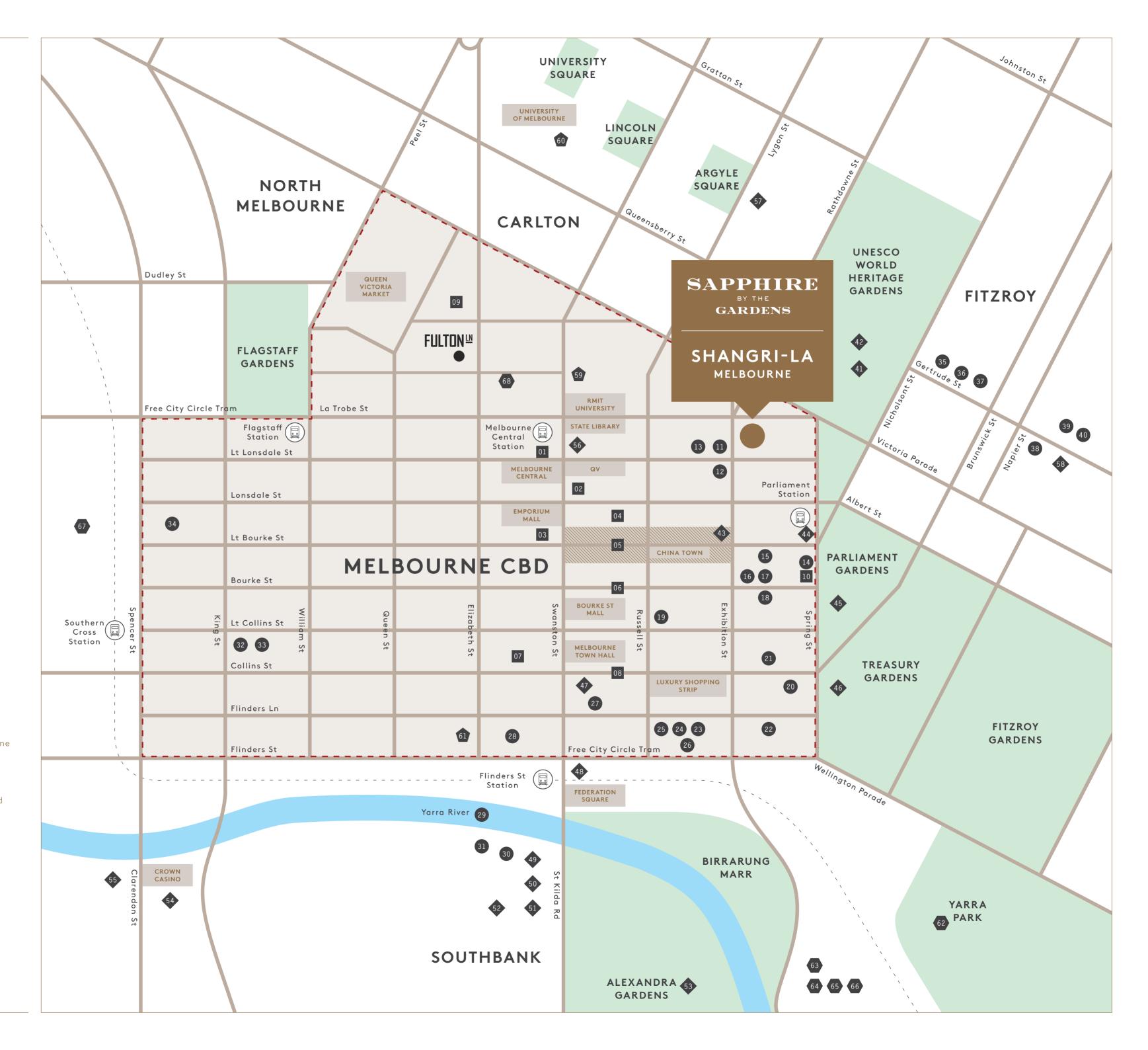
- 41 Royal Exhibition Building
- 42 Melbourne Museum
- 43 Her Majesty's Theatre
- 44 Princess Theatre
- 45 Parliament House
- 46 Old Treasury Building
- 47 Regent Theatre
- 48 Federation Square
- 49 Hamer Hall
- 50 Art Centre Melbourne
- 51 NGV International
- 52 Melbourne Recital Centre
- 53 Sidney Myer Music Bowl
- 54 Crown Casino Precinct55 Melbourne Convention
- & Exhibition Building 56 State Library Of Victoria
- 57 Lygon St Precinct
- 58 Gertrude St Galleries

EDUCATION

- 59 Rmit University
- 60 The University of Melbourne
- 61 Victoria University

SPORTS & LEISURE

- 62 Melbourne Cricket Ground
- 63 Rod Laver Arena
- 64 Hisense Arena
- 65 Melbourne Olympic Park
- 66 Aami Park
- 67 Docklands Stadium
- 68 Rmit Basketball Court



RESIDE IN STYLE ALONGSIDE ONE OF THE WORLD'S MOST PRESTIGIOUS LUXURY HOTELS, THE SHANGRI-LA MELBOURNE

gunnorennennen:

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SAPPHIRE BY THE GARDENS DRAWS INSPIRATION FROM THE GRANDEUR OF MELBOURNE'S MOST DISTINGUISHED CITY PARK

1000

A.

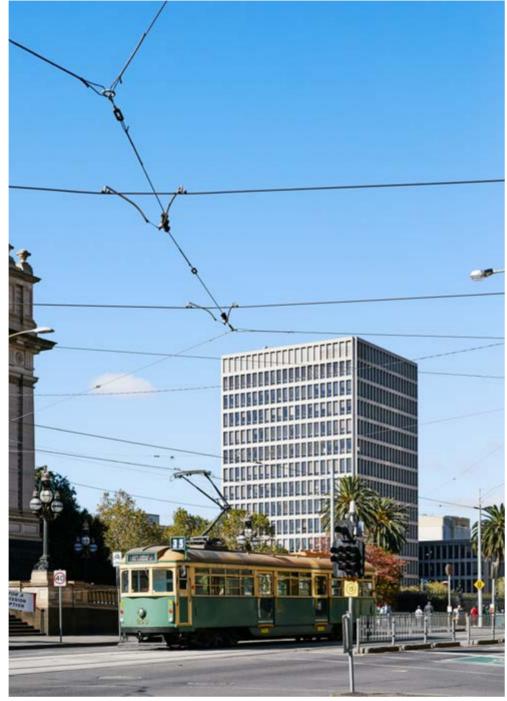
D bar



MELBOURNE IS KNOWN ON THE WORLD STAGE FOR ITS HIGH-END SHOPPING, CELEBRATED CAFÉ CULTURE AND CELEBRATED UNIVERSITIES

This part of Melbourne is home to the city's leading arts and entertainment venues, finest restaurants and sprawling parklands, with multiple trams and trains providing easy connections to everywhere.

This address not only delivers the convenience of the CBD at the door. It also puts the city's vibrant inner northern suburbs within walking distance, from the main Parkville campus of The University of Melbourne to the eclectic café and retail strips of Lygon Street and Brunswick Street.



City Circle Tram Every 12 minutes



Melbourne University **15 minutes**



THE VERY BEST OF

MELBOURNE IS

BY THE GARDENS

RMIT University 8 minutes



Yarra River 10 minutes via City Circle Tram



Emporium Mall 10 minutes



Melbourne Central **8 minutes**



Parliament Station **5 minutes**



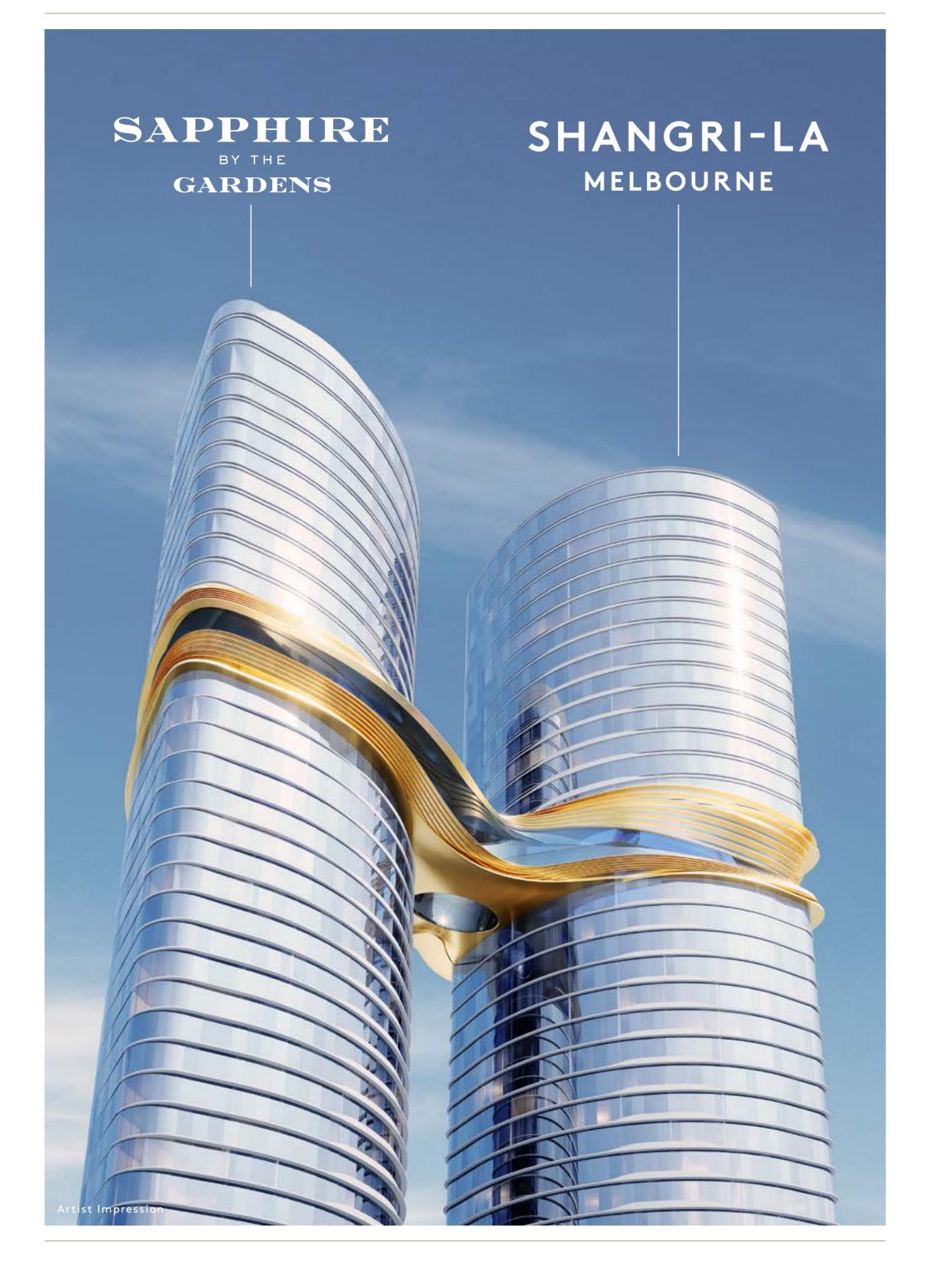
Princess Theatre **5 minutes**

LIVE IN THE HEART OF MELBOURNE'S CBD NEXT TO THE CITY'S MOST PICTURESQUE PARK

Line A. Hanker Fr.

Artist impression





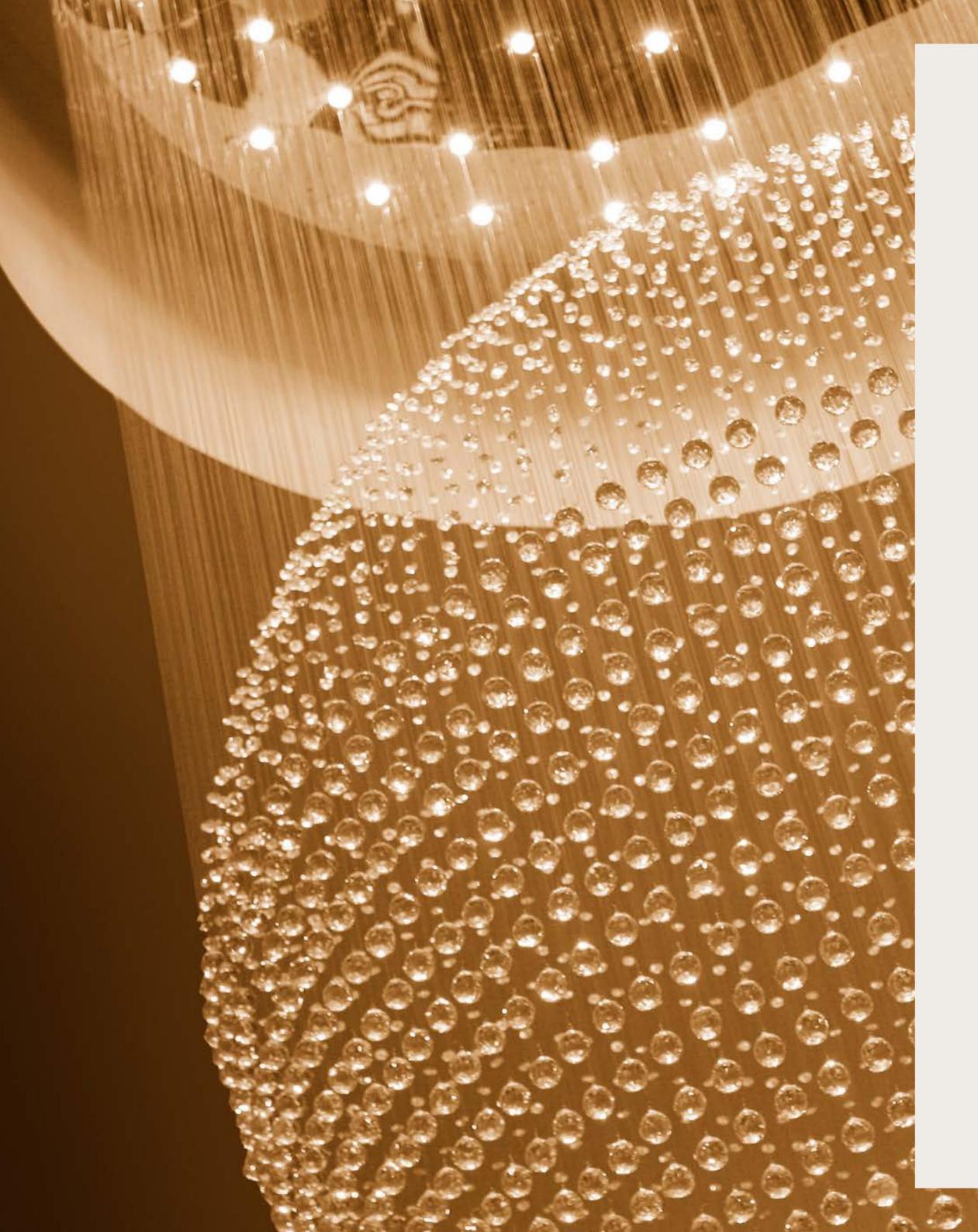


A CITY SANCTUARY

S P Setia is proud to introduce Melbourne's most exclusive address and a destination of international renown.

By The Gardens is home to Sapphire, a luxury residential tower of residence and penthouses and an international five-star hotel, the Shangri-La, with an iconic sky bridge connecting the two towers.

Like the sapphire stone, this is a rare and valuable offering – an opportunity to live at an exceptional parkside address with premium amenities to match the prestige of the location.



THE VISION

SHANGRI-LA MELBOURNE

HOME TO THE INTERNATIONALLY RENOWNED 5 STAR LUXURY HOTEL

At Sapphire By The Gardens, you will be part of a world-class development that is set to become an iconic feature on the Melbourne skyline for decades to come.

Living alongside the acclaimed Shangri-La Hotel and its internationally renowned service and facilities, these luxury residences offer a uniquely enviable lifestyle.

A wide range of superior amenities located within the Shangri-La include first class dining establishments and bars, function spaces, health clubs and a stunning ballroom.



SAPPHIRE BY THE GARDENS WILL BRING A WIDE ARRAY OF EXQUISITE DINING AND BAR OPTIONS TO EXHIBITION STREET, WHILE AN EXCEPTIONALLY GRAND BALLROOM WITHIN THE SHANGRI-LA WILL FURTHER ENHANCE THE NIGHTLIFE OF THIS SOUGHT AFTER NORTHERN CBD PRECINCT





In addition to ground floor retail and 24-hour concierge services, Sapphire By The Gardens residents will have access to an impressive array of amenities without leaving the comfort of their own home.

From dedicated spa, sauna and yoga areas to childcare facilities and a stunning infinity-edged pool, The Sapphire Resort on Level 8 has something for everyone.





Spa and Sauna



Gymnasium

LEVEL 46



Luxury living reaches new heights on Level 46 where the Sapphire Sky Lounge takes pride of place.

An exclusive resident's dining lounge will be situated alongside a piano room with fireplace and a cinema and karaoke room to offer the very best in entertainment and relaxation.





Piano Lounge



Residents Dining Lounge



SAPPHIRE Residences

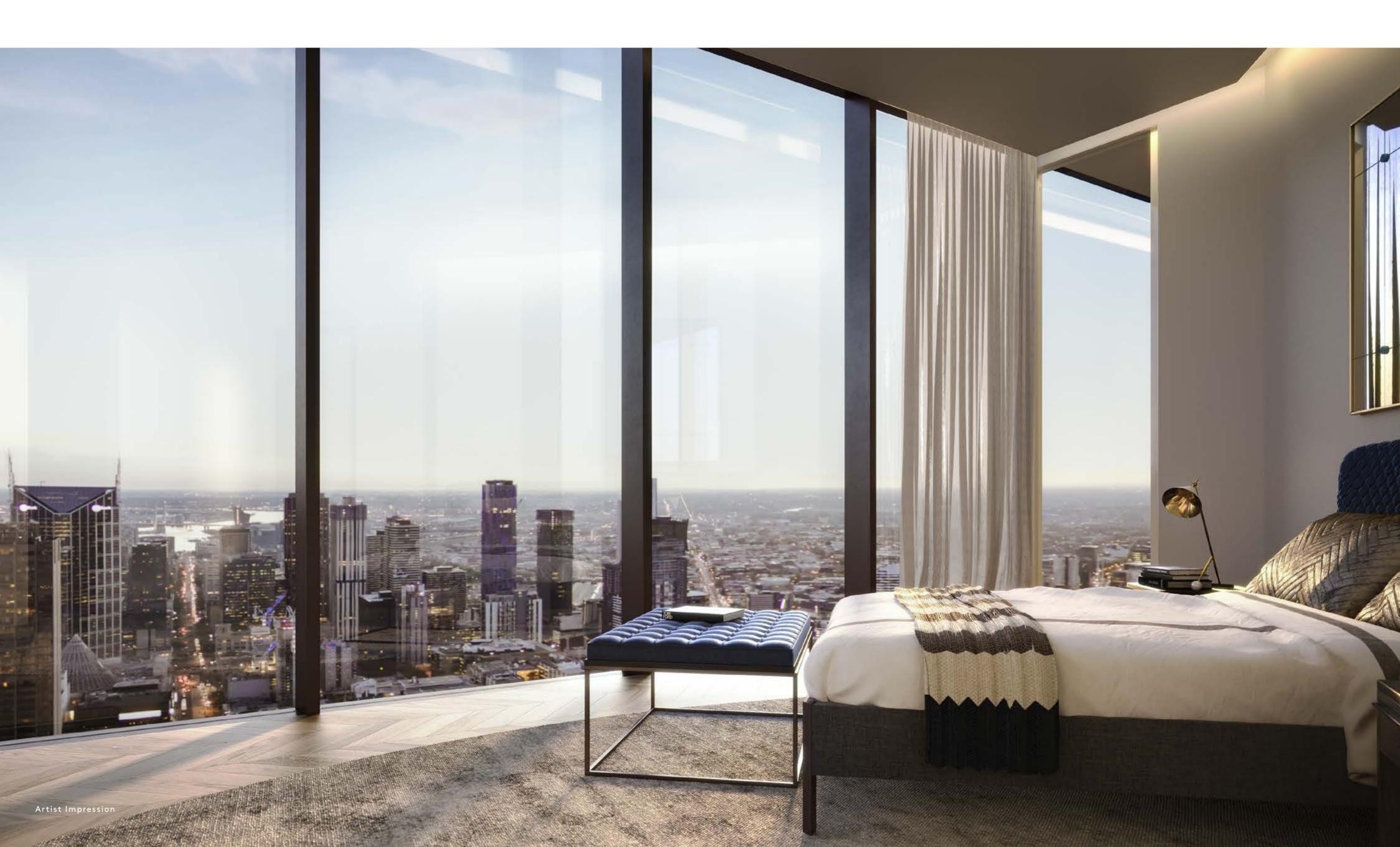
EACH CAREFULLY CRAFTED RESIDENCE FEATURES THE FINEST DETAILS AND FINISHES THROUGHOUT TO MATCH THIS LOCATION OF ABSOLUTE PRESTIGE



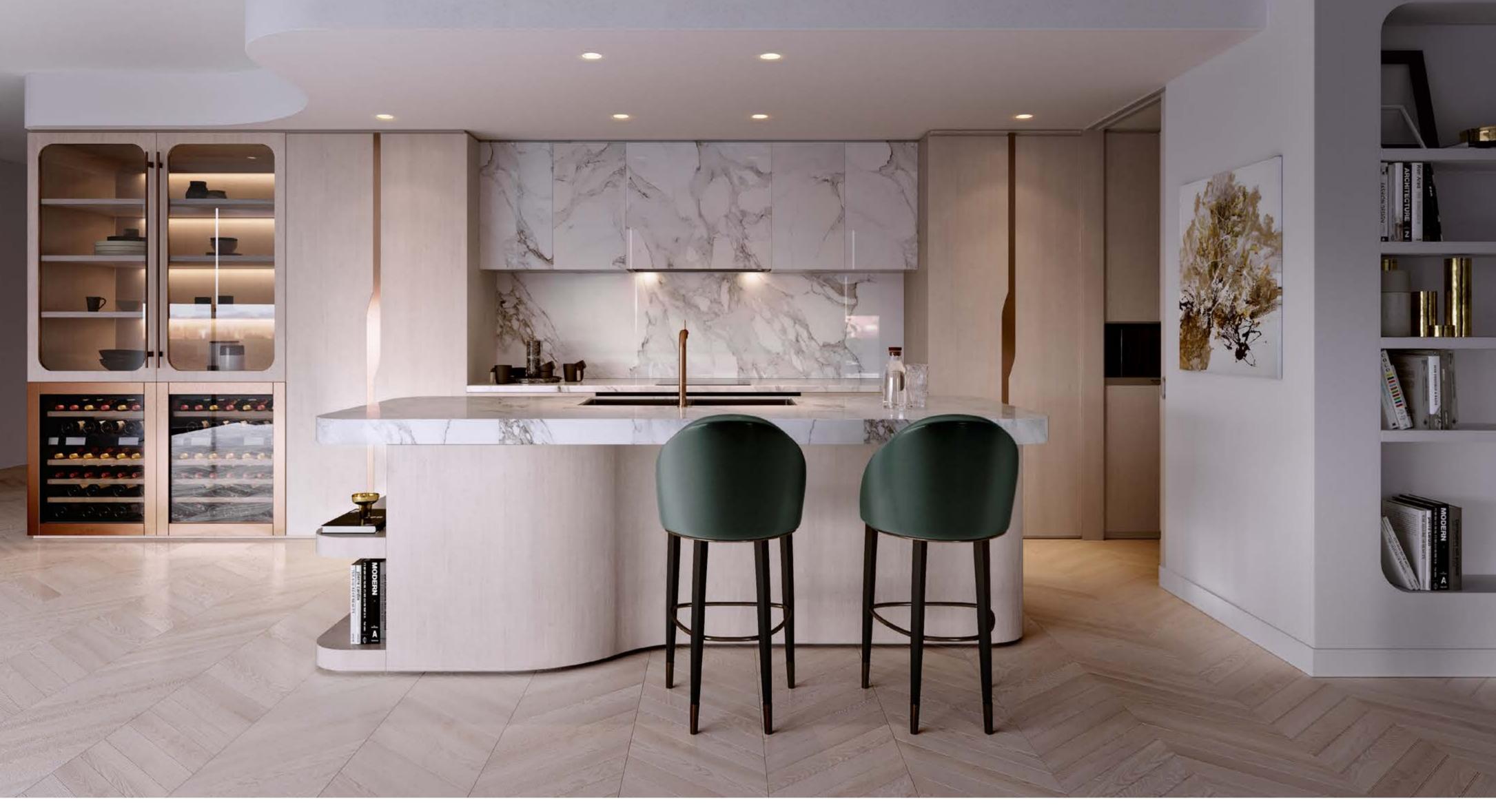
SPACIOUS, OPEN-PLAN DESIGN AND FLOOR TO CEILING WINDOWS FEATURE IN THESE WELL-APPOINTED RESIDENCES Whether your style is light and bright or dark and opulent, high end finishes will abound throughout your well-appointed abode. Think modern timber veneer, opulent marble, stone and porcelain tiles and dark bronze details.



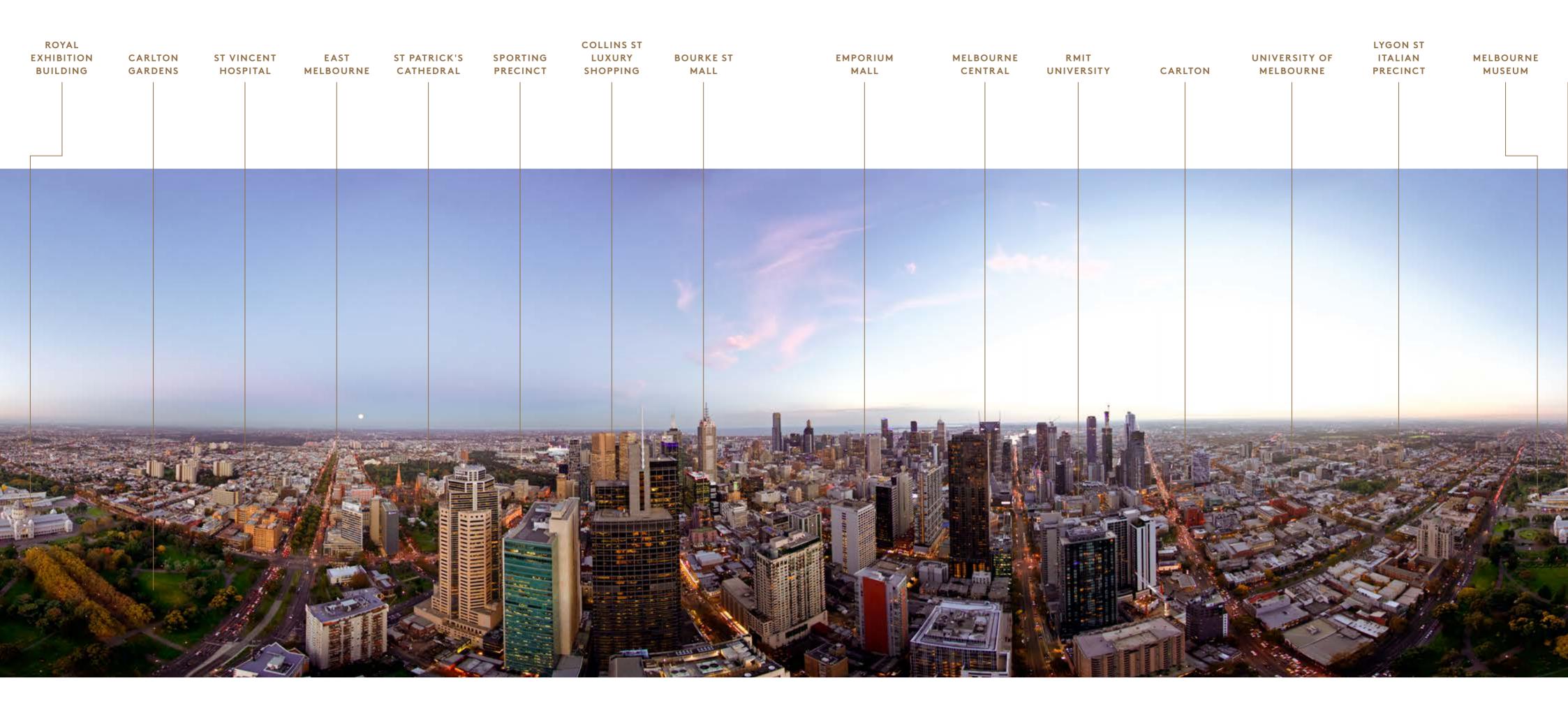
SAPPHIRE HAS BEEN DESIGNED TO DELIVER STUNNING VIEWS OVER THE UNESCO WORLD HERITAGE LISTED GARDENS AND THE CITY SKYLINE





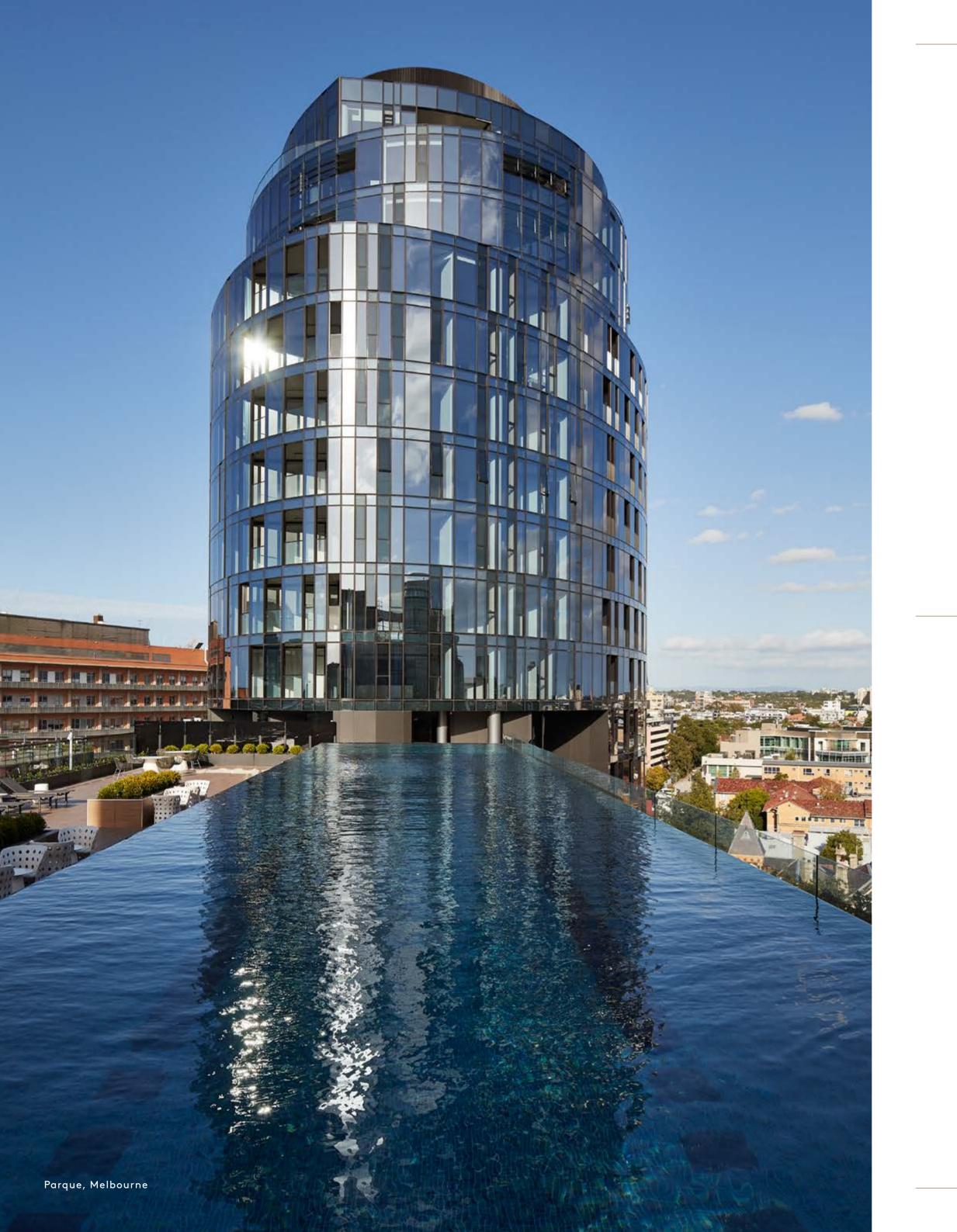


WITH COMMANDING PARK AND CITY VIEWS AND STATE OF THE ART DETAILS, SAPPHIRE BY THE GARDENS OFFERS THE VERY BEST IN PENTHOUSE LIVING



WITH THE LUSH GREENERY OF THE UNESCO WORLD-HERITAGE CARLTON GARDENS IN ONE DIRECTION AND THE STRIKING MELBOURNE CBD SKYLINE IN THE OTHER, EACH RESIDENCE OFFERS A TRULY STUNNING OUTLOOK





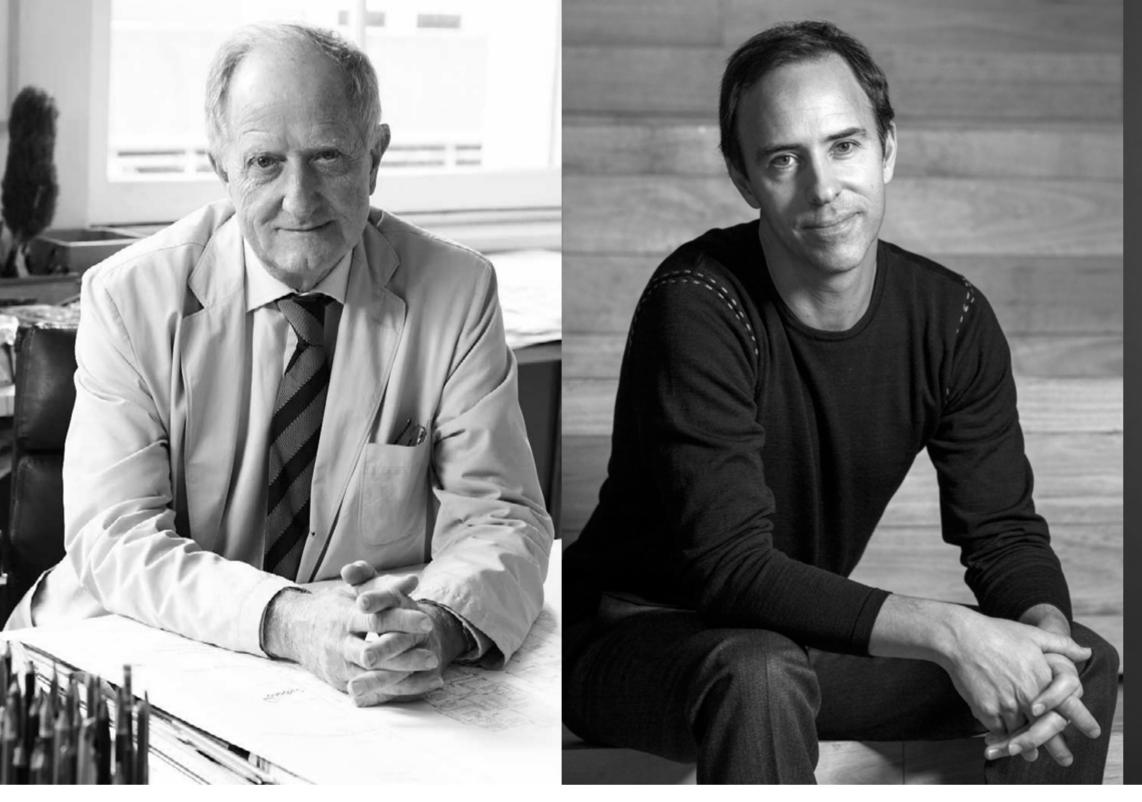
A WORLD CLASS PROJECT FROM A WORLD CLASS TEAM

Sapphire By The Gardens is being delivered by two of Australia's leading architectural practices and one of the region's most respected international property developer.

THE DEVELOPER



S P Setia creates projects of distinction through timeless, considered design. Widely known and respected as a market leader in property development in Malaysia, S P Setia is rapidly forging an international reputation as a forward thinking and innovative developer. Specialising in luxurious residential developments, S P Setia's benchmark projects in Melbourne include Fulton Lane, Parque Melbourne, Maison Carnegie and Marque Prahran.



ARCHITECTURE & INTERIOR DESIGN



Cox Architecture has a proud history of carefully conceived and crafted projects delivered globally across a broad range of scales and typologies. Architecture should enrich the cities and lives of those within them, so an acute awareness of community, context and history expressed through clear and honest solutions has always been at the core of the Cox ethos.

Since its inception, Cox has developed a reputation for innovative and exciting design, with projects both current and completed throughout Australia, Malaysia, China, Indonesia, Thailand, Papua New Guinea and Singapore. Whilst the Group's success is evidenced by the numerous national and international awards, the belief remains that architectural excellence is only achieved through teamwork and problem solving through collaboration with our clients and partners.



ARCHITECTURE

FENDER KATSALIDIS ARCHITECTS

Based in Melbourne but working across Australia and internationally, the work of Fender Katsalidis has a unified thread: an intense exploration of the spirit of each place where the studio works, and how its architects can understand, enhance and invigorate those qualities. Recent highly successful projects include the NewActon precinct in Canberra, Australia's tallest building, Eureka Tower in Melbourne, and cultural icons such as MONA in Hobart.

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