

TRUE CBD ADDRESS

BY THE GARDENS

SAPPHIRE
BY THE
GARDENS

SHANGRI-LA MELBOURNE

MELBOURNE'S NEWEST ICON



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 Liu
- 27 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

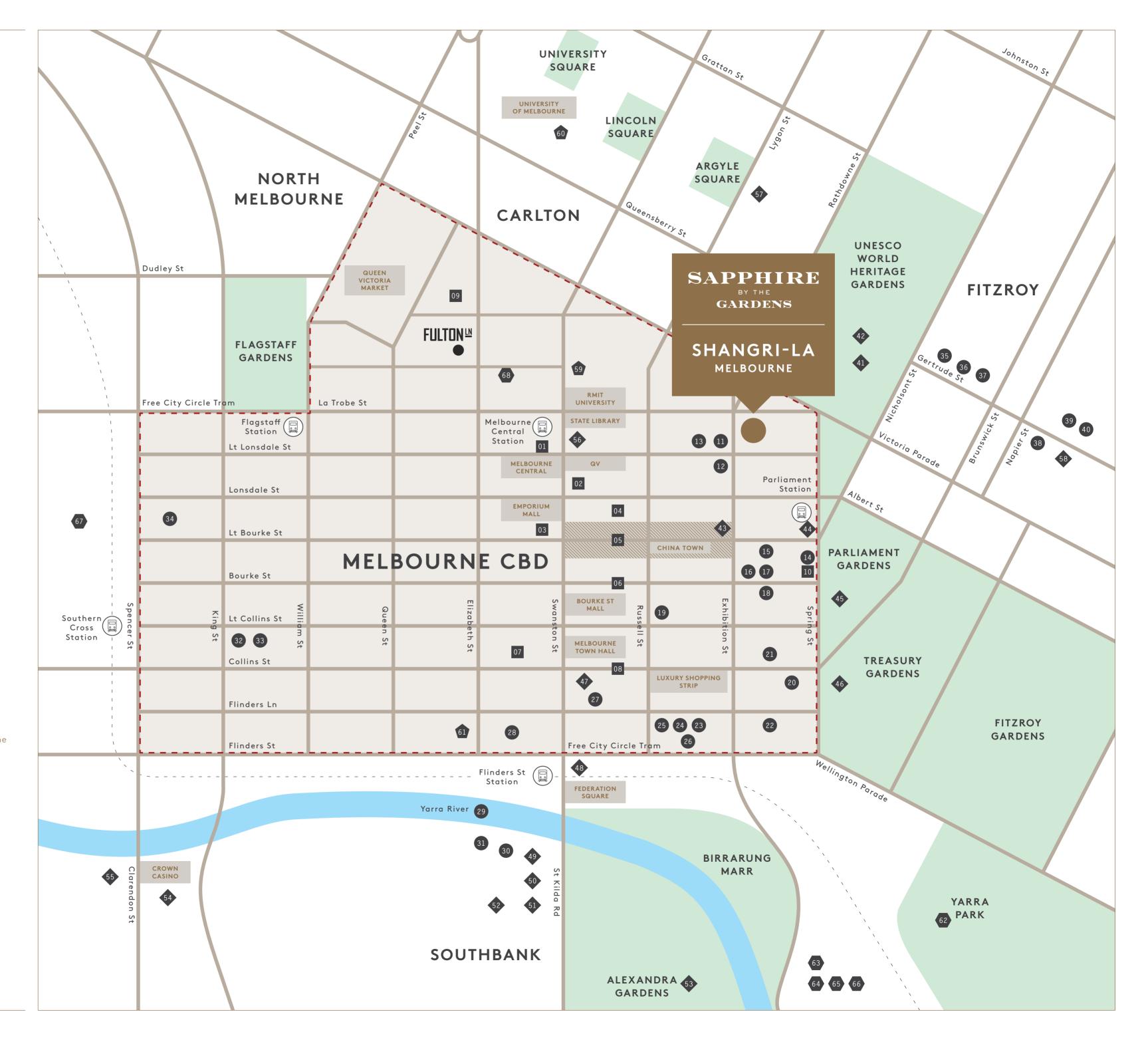
- 41 Royal Exhibition Building
- 42 Melbourne Museum
- 43 Her Majesty's Theatre
- 44 Princess Theatre
- 45 Parliament House 46 Old Treasury Building
- 47 Regent Theatre
- 48 Federation Square
- 49 Hamer Hall
- 50 Art Centre Melbourne
- 51 NGV International
- 52 Melbourne Recital Centre 53 Sidney Myer Music Bowl
- 54 Crown Casino Precinct
- 55 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



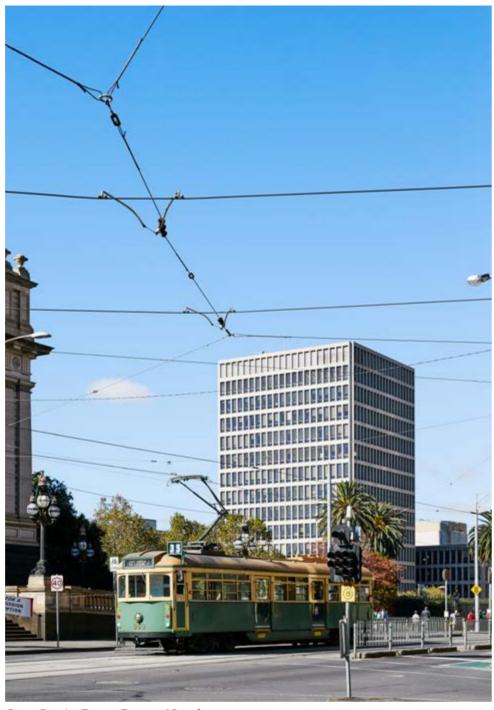




MELBOURNE IS KNOWN ON THE WORLD STAGE FOR ITS HIGH-END SHOPPING, CELEBRATED CAFÉ CULTURE AND CELEBRATED UNIVERSITIES

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**

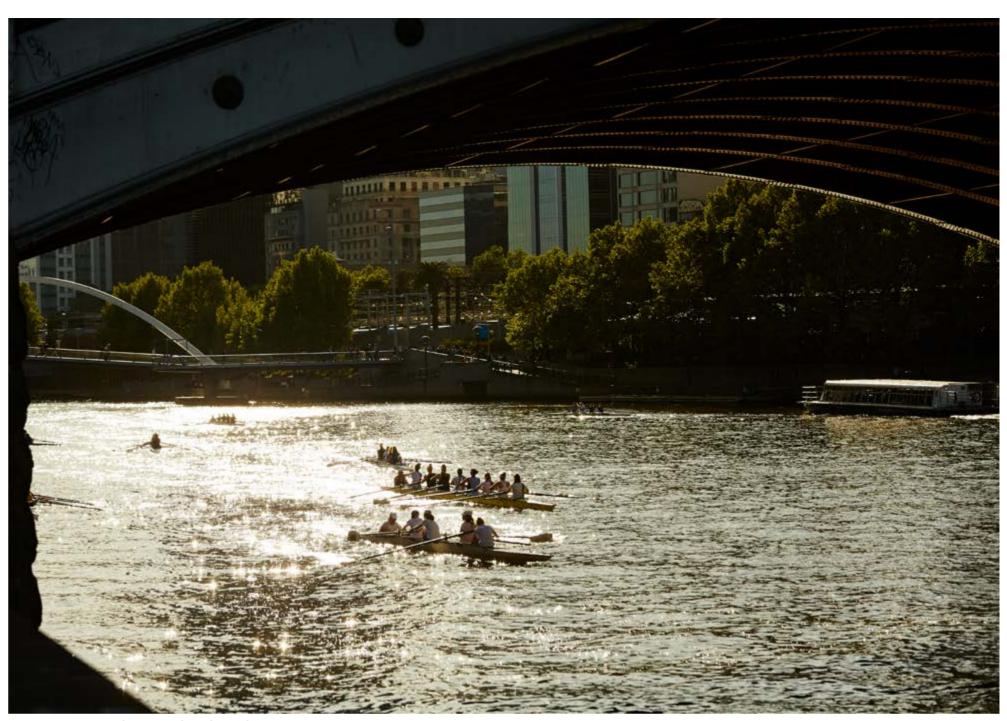


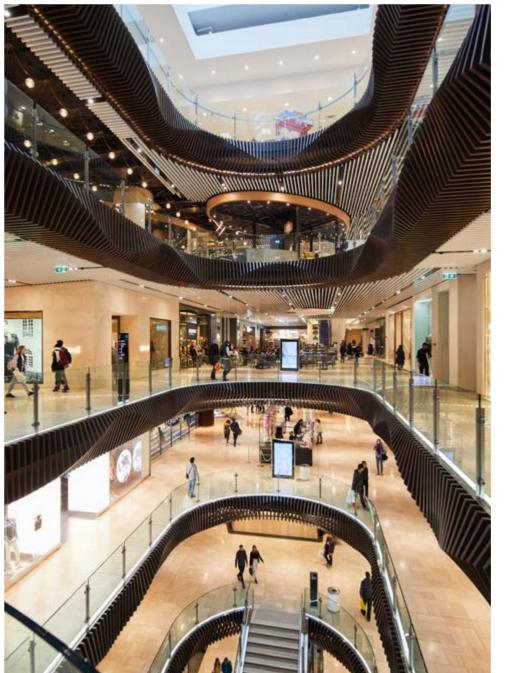
Melbourne University 15 minutes

THE VERY BEST OF **MELBOURNE IS** BY THE GARDENS



RMIT University 8 minutes





Emporium Mall 10 minutes



Melbourne Central 8 minutes





Princess Theatre **5 minutes**

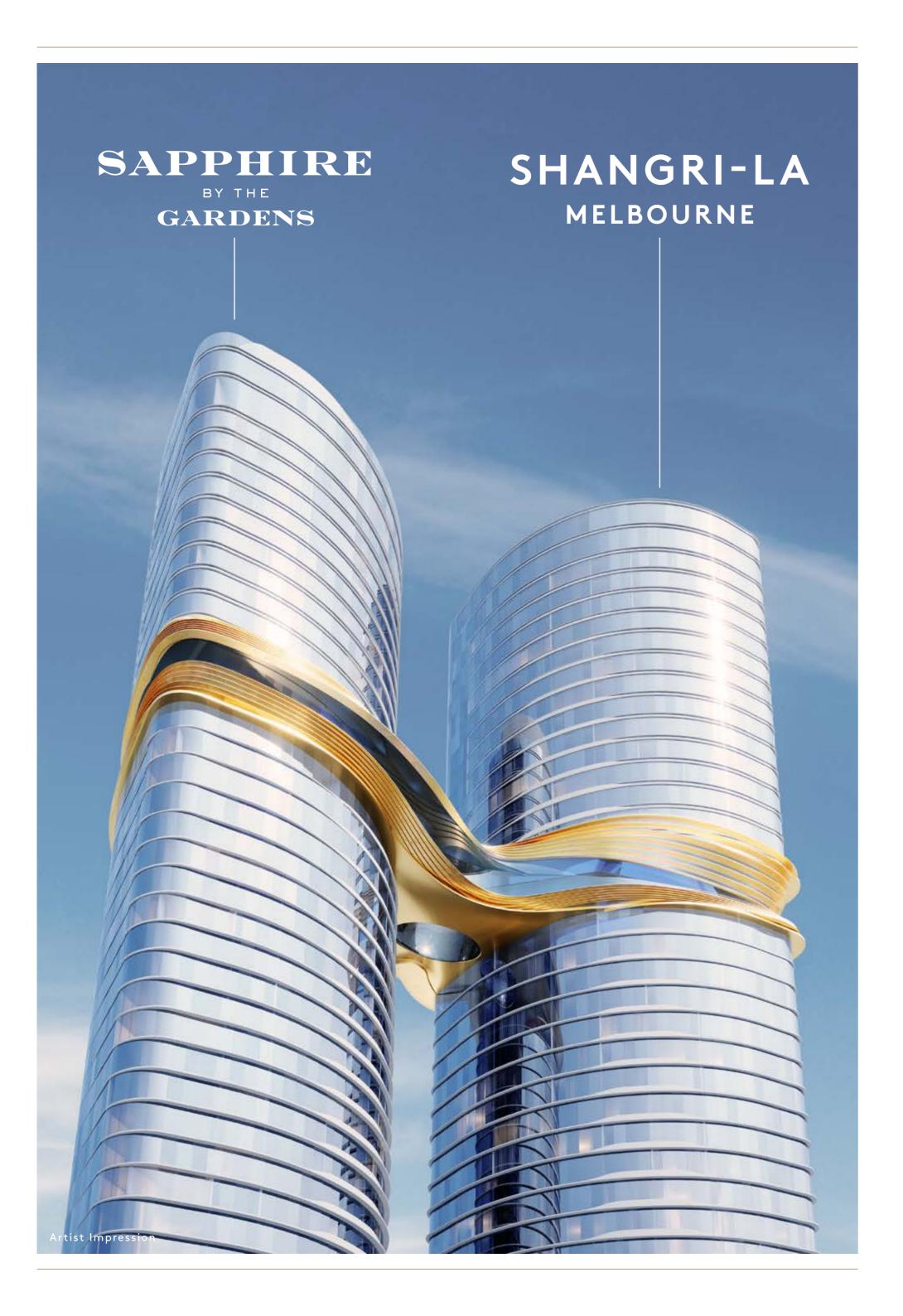


SECTION ONE

THE VISION

MELBOURNE'S NEWEST ICON

BY THE GARDENS



SAPPHIRE

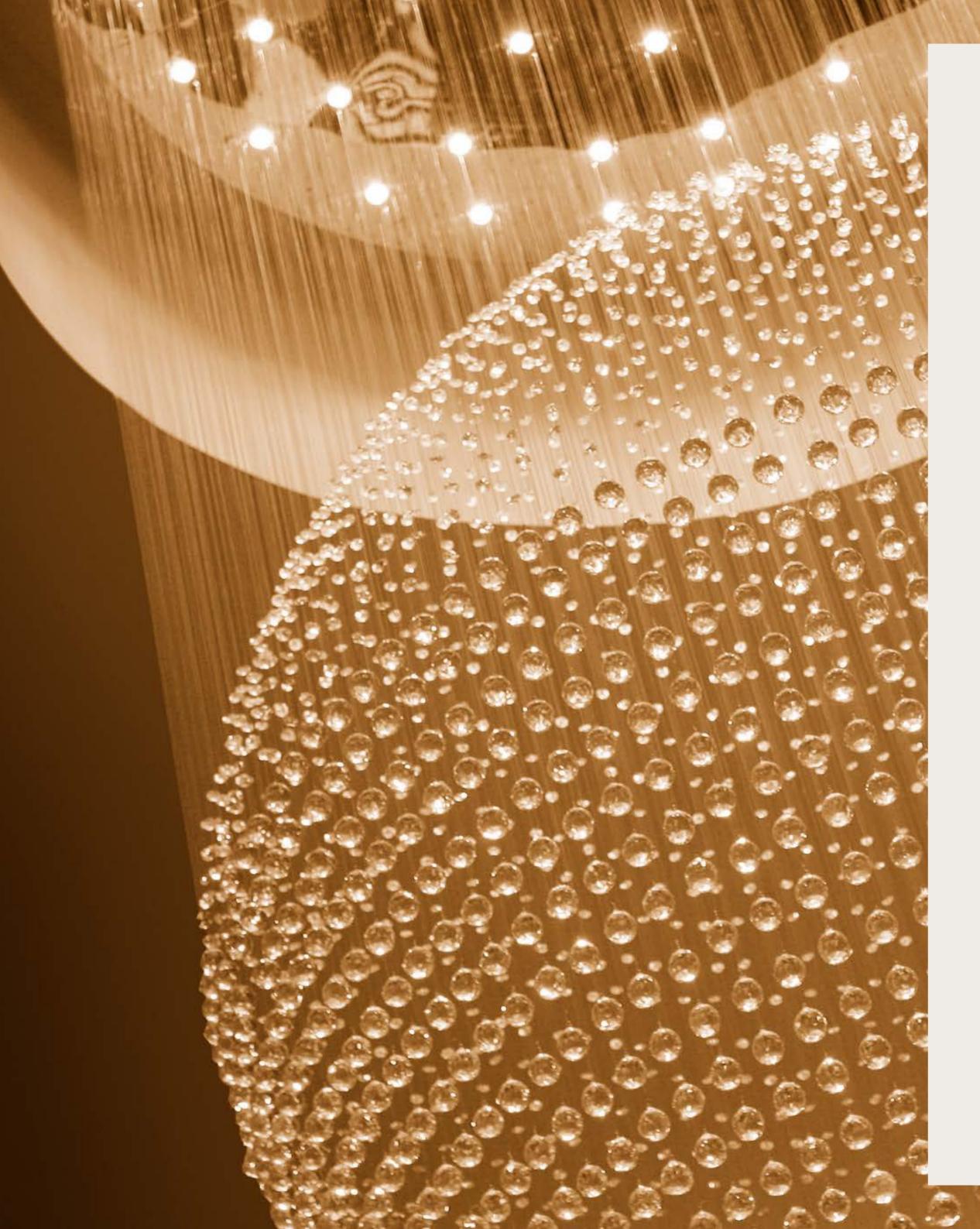
BY THE GARDENS

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.



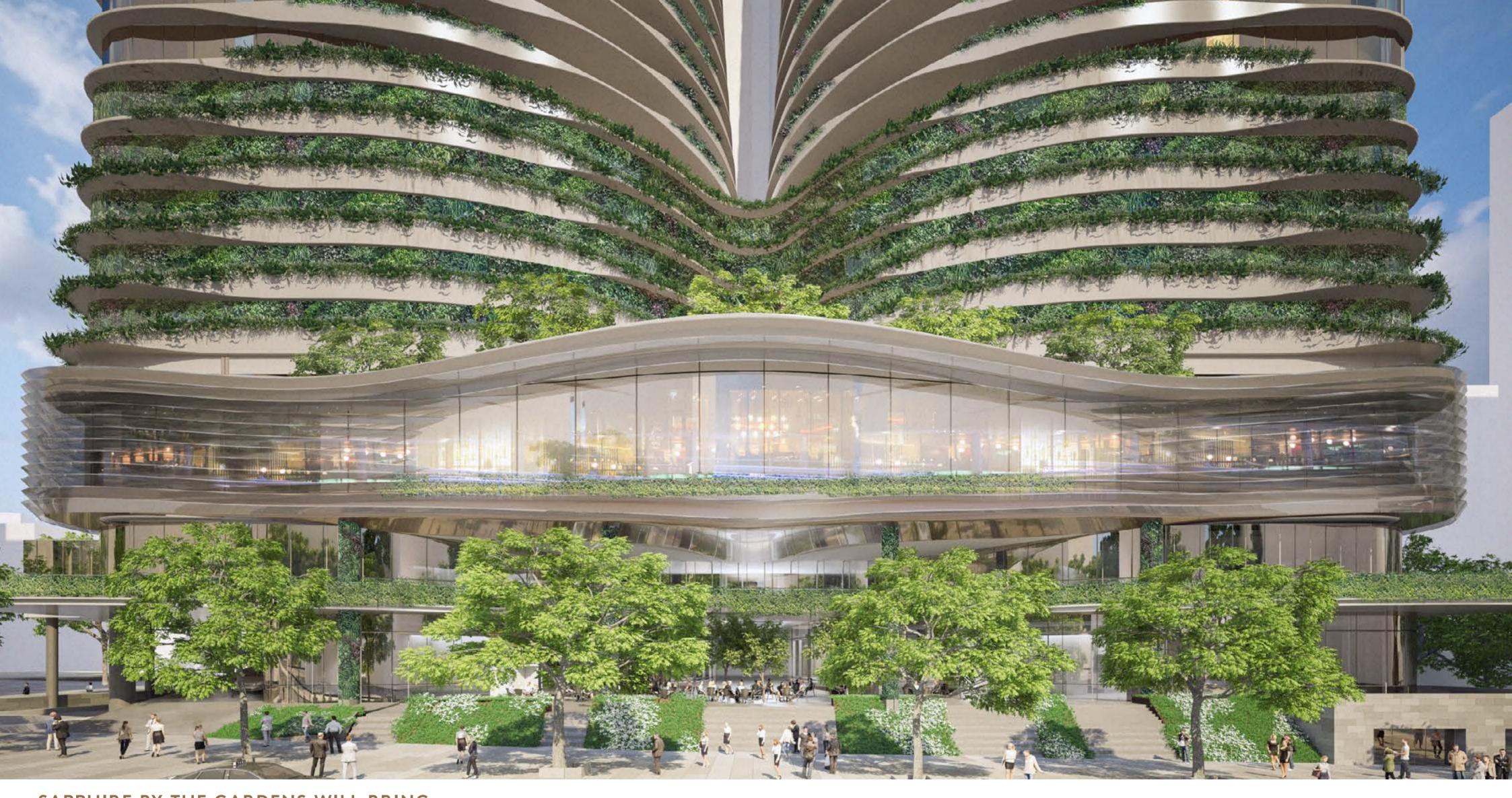
SHANGRI-LA MELBOURNE

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.



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

SAPPHIRE

RESORT

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 sauna and a stunning infinity-edged pool, The Sapphire Resort on Level 9 has something for everyone.

SAPPHIRE SKY LOUNGE

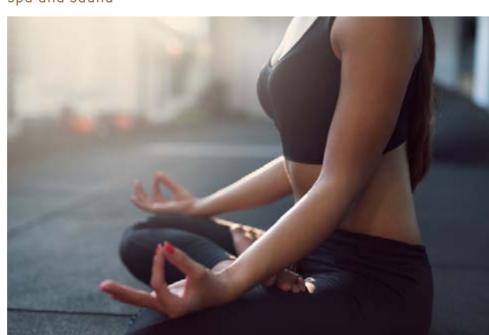
Luxury living reaches new heights on Level 46 where the Sapphire Sky Lounge takes pride of place.

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





Spa and Sauna







Piano Lounge



Residents Dining Lounge

Gymnasium

SAPPHIRE SKY LOUNGE

LEVEL 46

SAPPHIRE SKY CLUB

46* CLUB LOUNGE

PRIVATE DINING & BUSINESS HUB

CHEF'S KITCHEN

CINEMA AND KARAOKE ROOM

SAPPHIRE

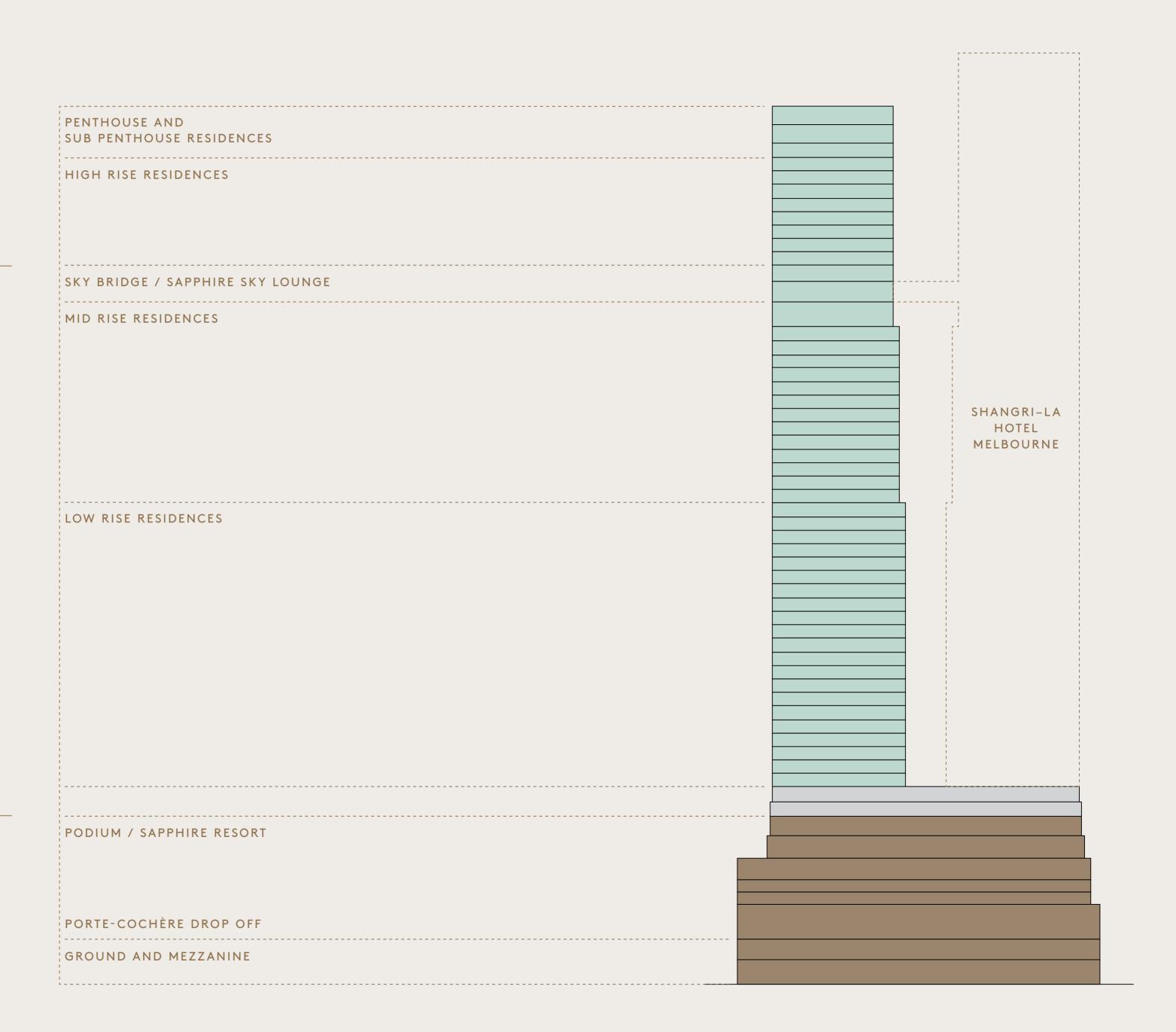
LEVEL 9

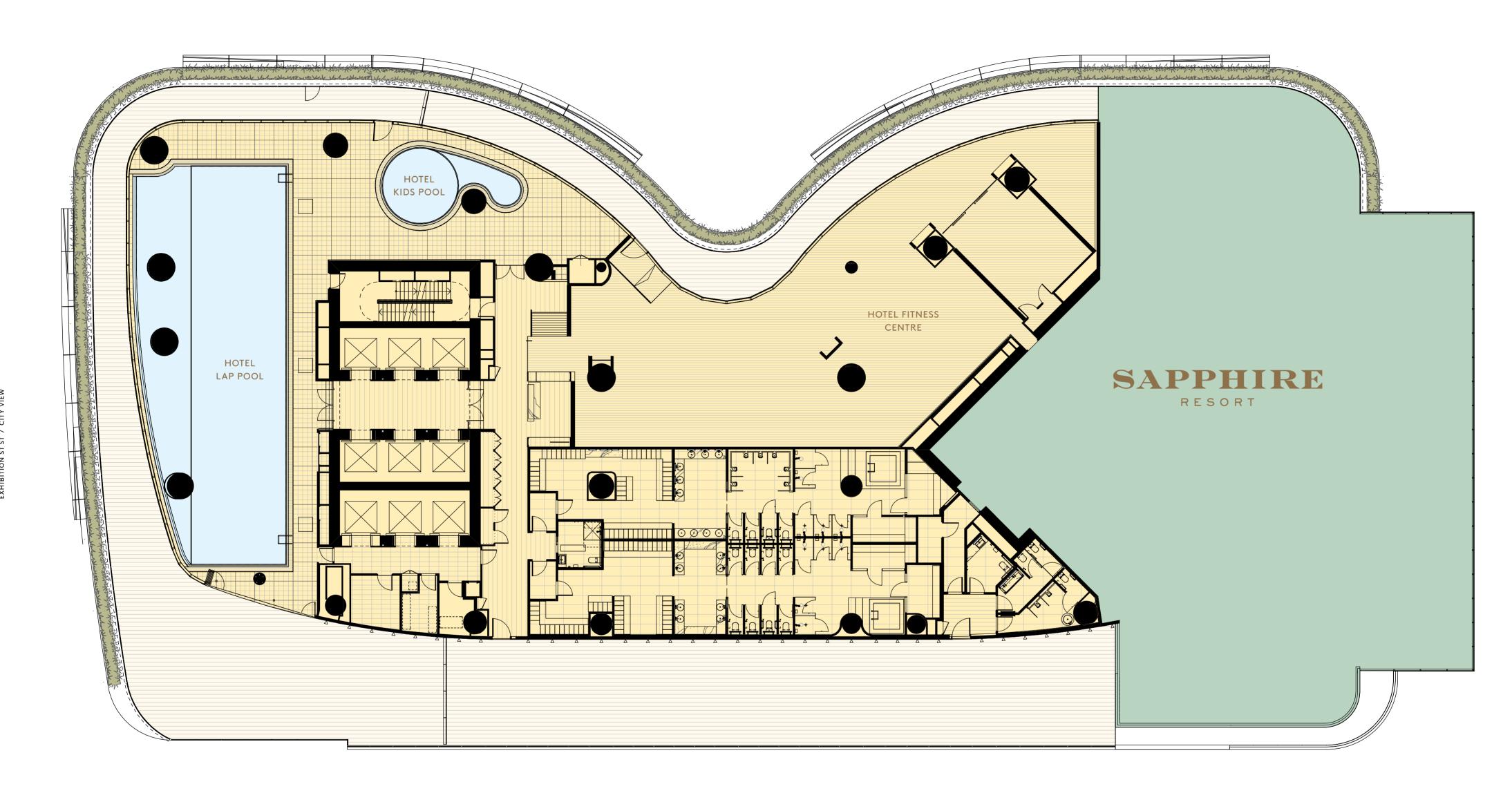
INFINITY-EDGED POOL

SPA AND SAUNA

PRIVATE DINING & LOUNGE

P.T. GYM







RESIDENCES AMENITIES



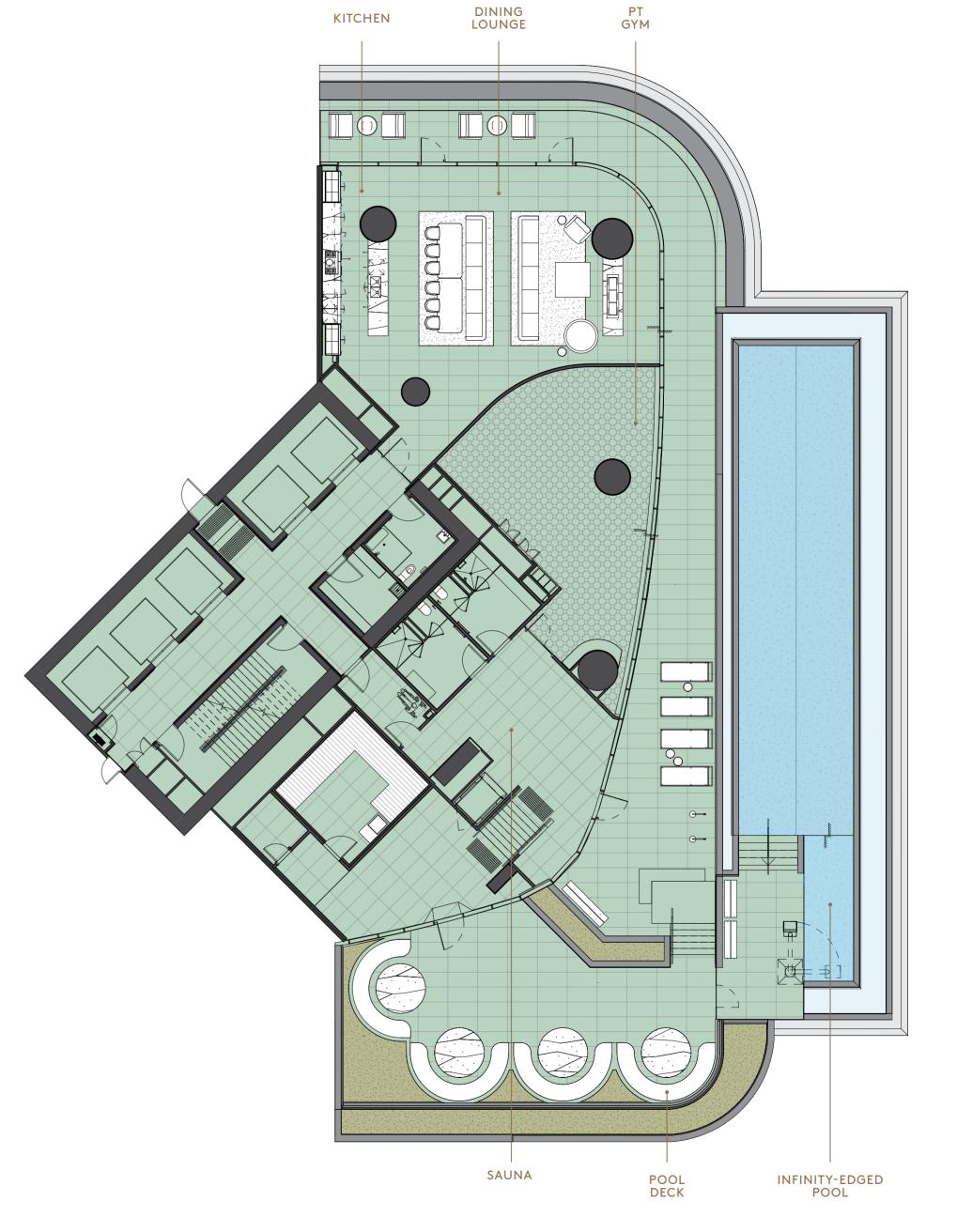




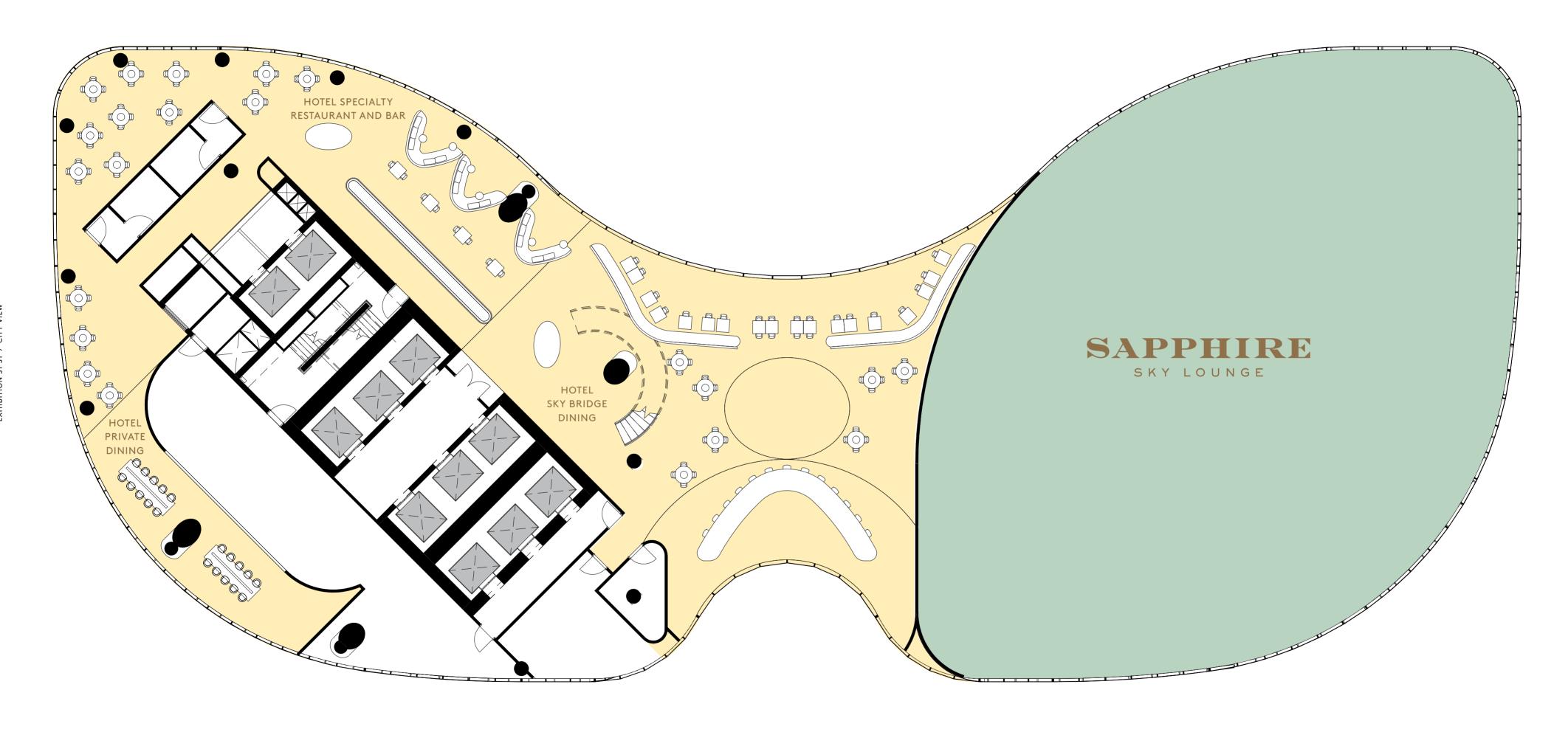
SAPPHIRE

RESORT

LEVEL 9 LA TROBE ST / GARDENS VIEW







SHANGRI-LA HOTEL AMENITIES

RESIDENCES AMENITIES

1

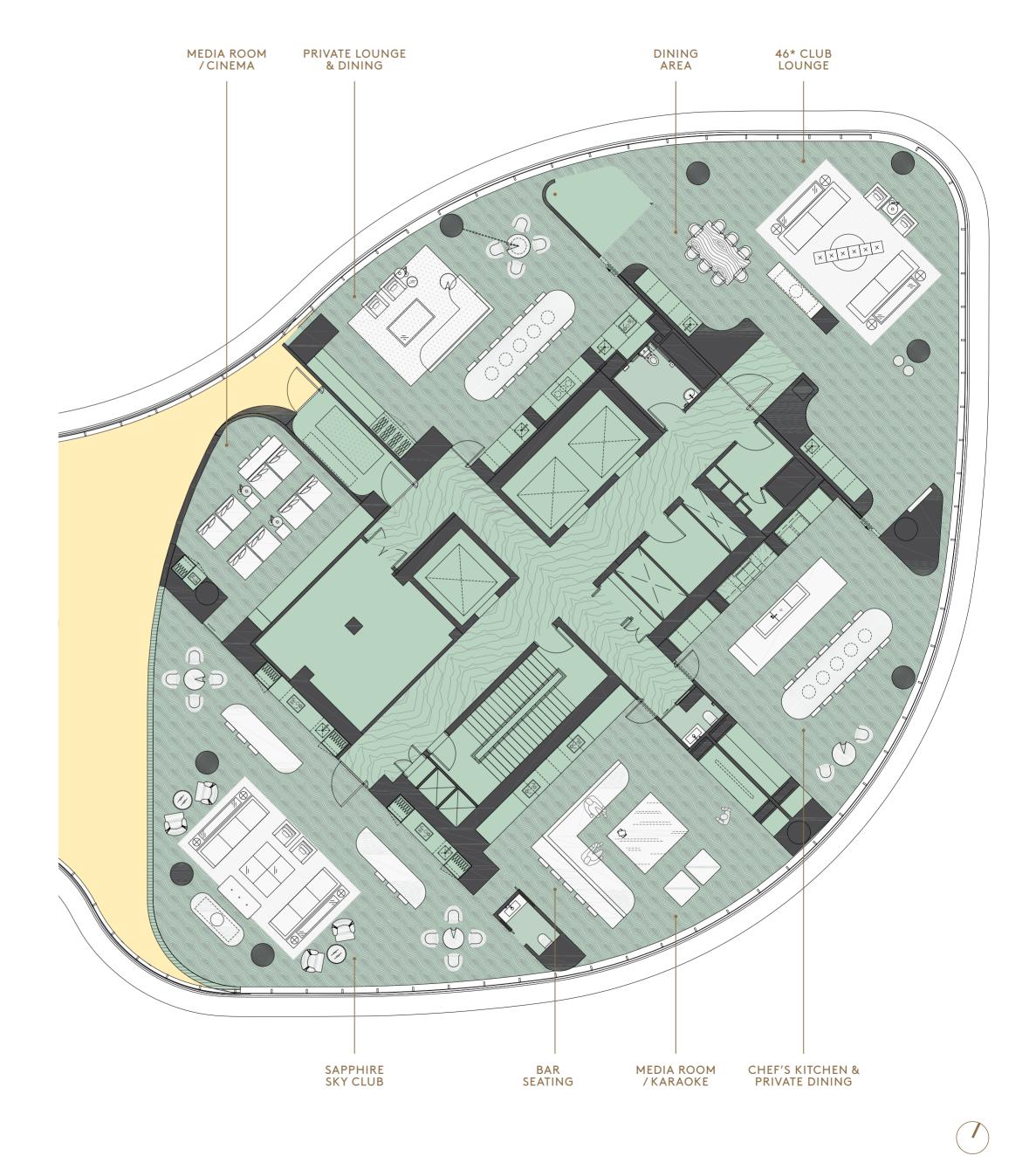






LEVEL 46

SAPPHIRE SKY LOUNGE



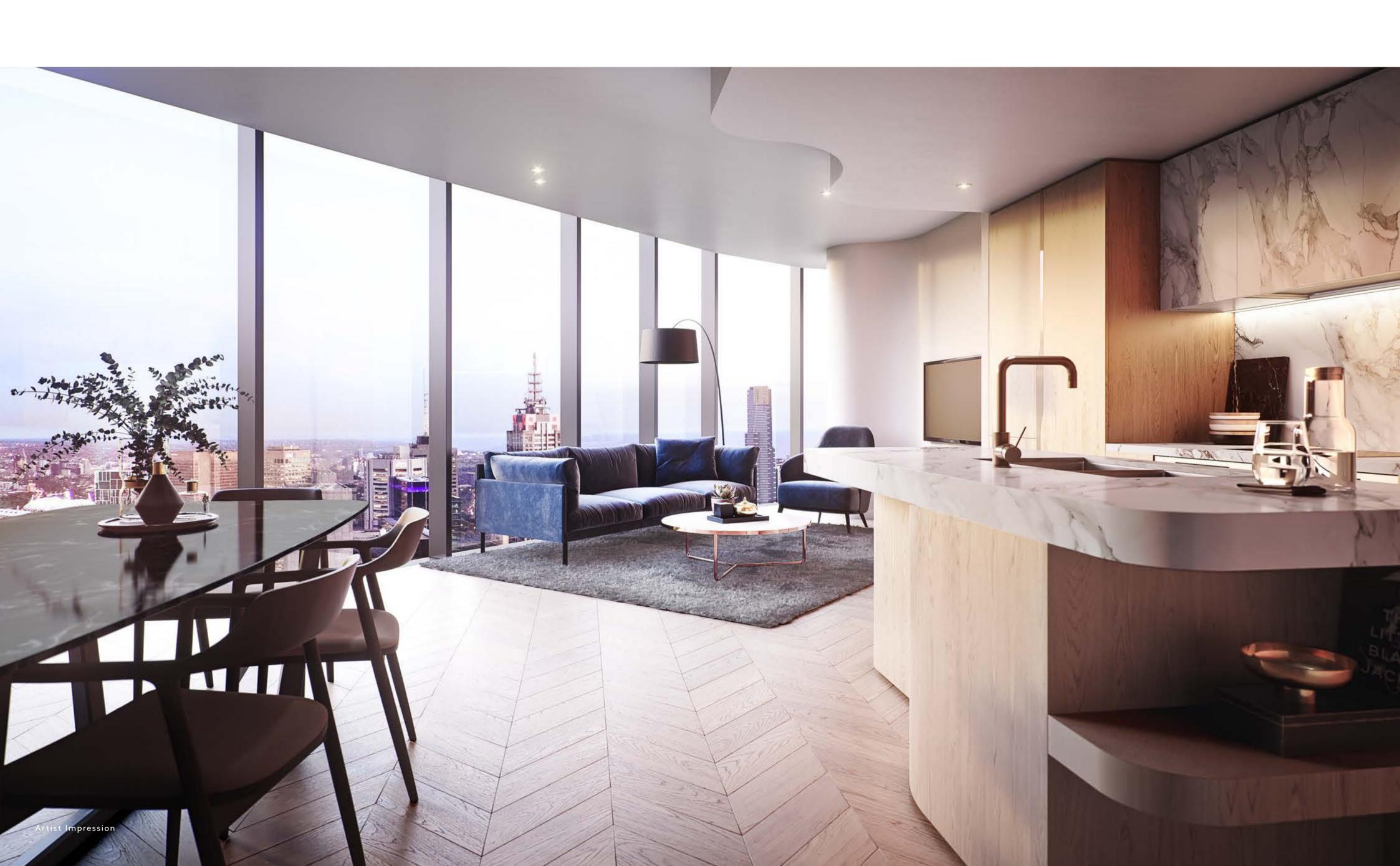


Setia

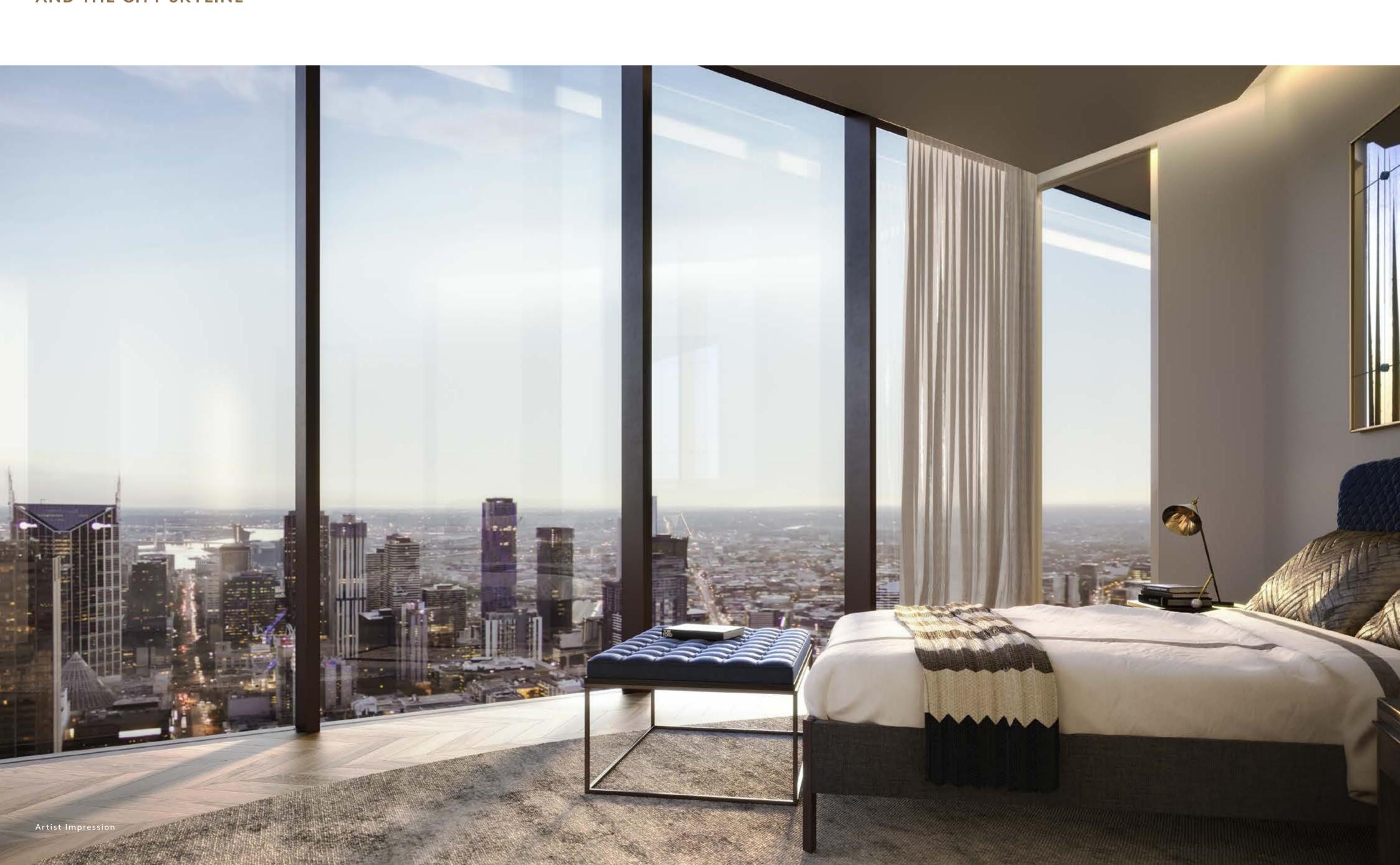




SPACIOUS, OPEN-PLAN DESIGN AND FLOOR TO CEILING WINDOWS FEATURE IN THESE WELL-APPOINTED RESIDENCES Whether your style is light and bright or dark and opulent, high end finishes will abound throughout your well-appointed abode. Think modern timber veneer, opulent marble, stone and porcelain tiles and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

SECTION TWO

THE TEAM

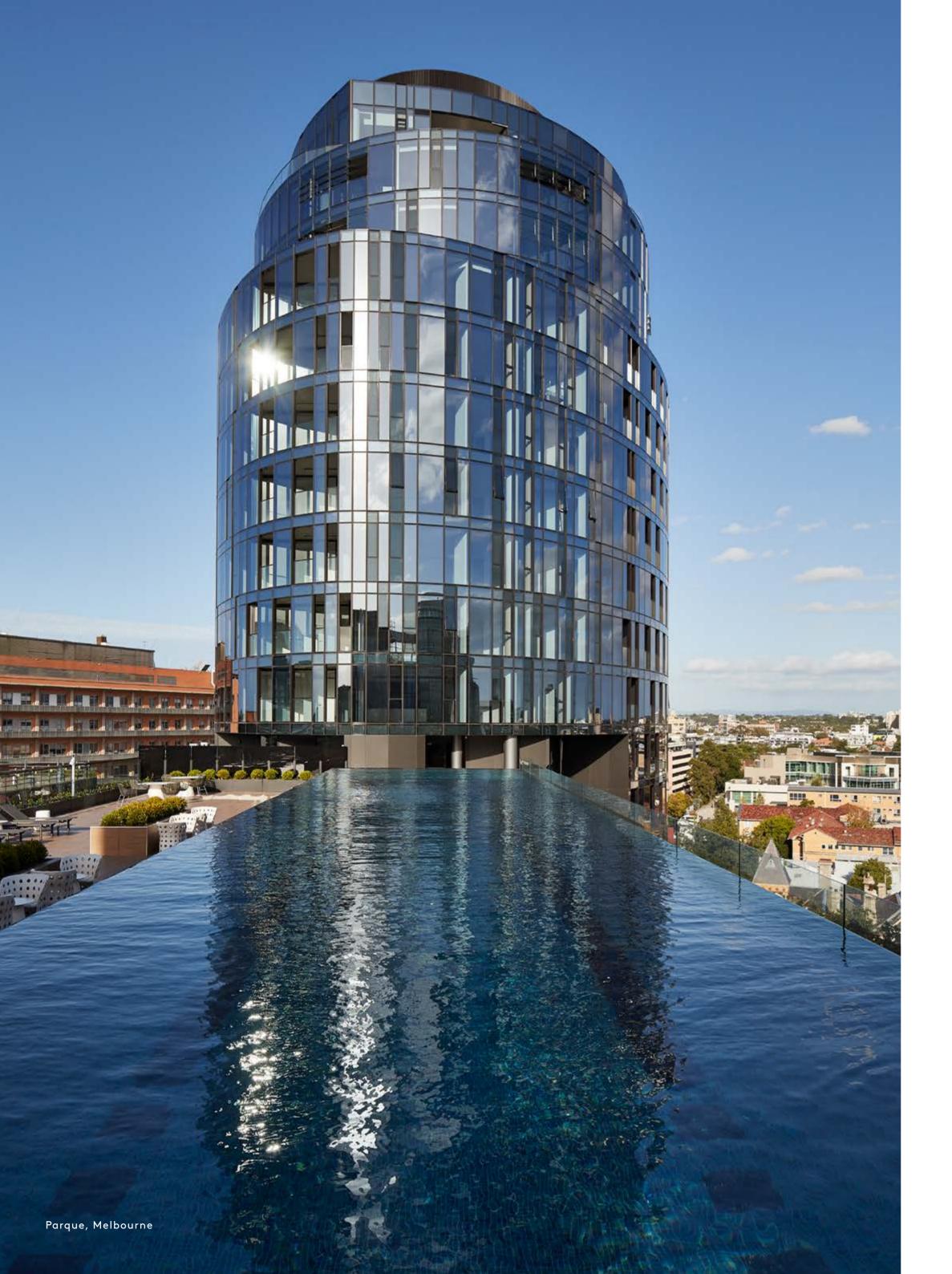
A WORLD CLASS PROJECT FROM A WORLD CLASS TEAM

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 developers.

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.





CREATING ICONIC BUILDINGS THAT MAKE NEW COMMUNITIES PROUD



ARCHITECTURE & INTERIOR DESIGN

ARCHITECTURE

CO;:

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.

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.

S P SETIA

Level 1, 155 Franklin St Melbourne Victoria 3000 Australia

www.spsetia.com

Call 138 889

Toll free Australia

+613 9616 2525

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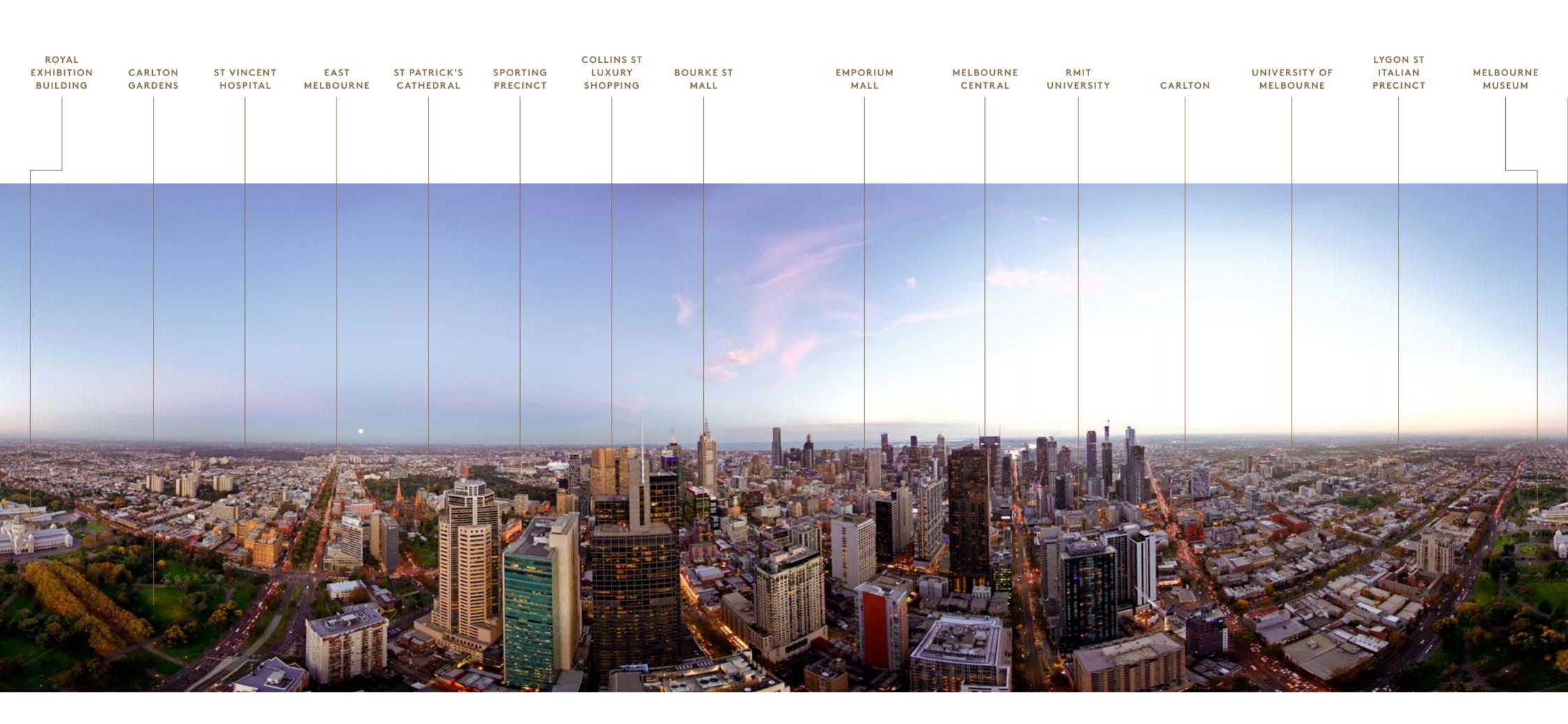
SECTION THREE

THE VIEW

PANORAMIC VIEW

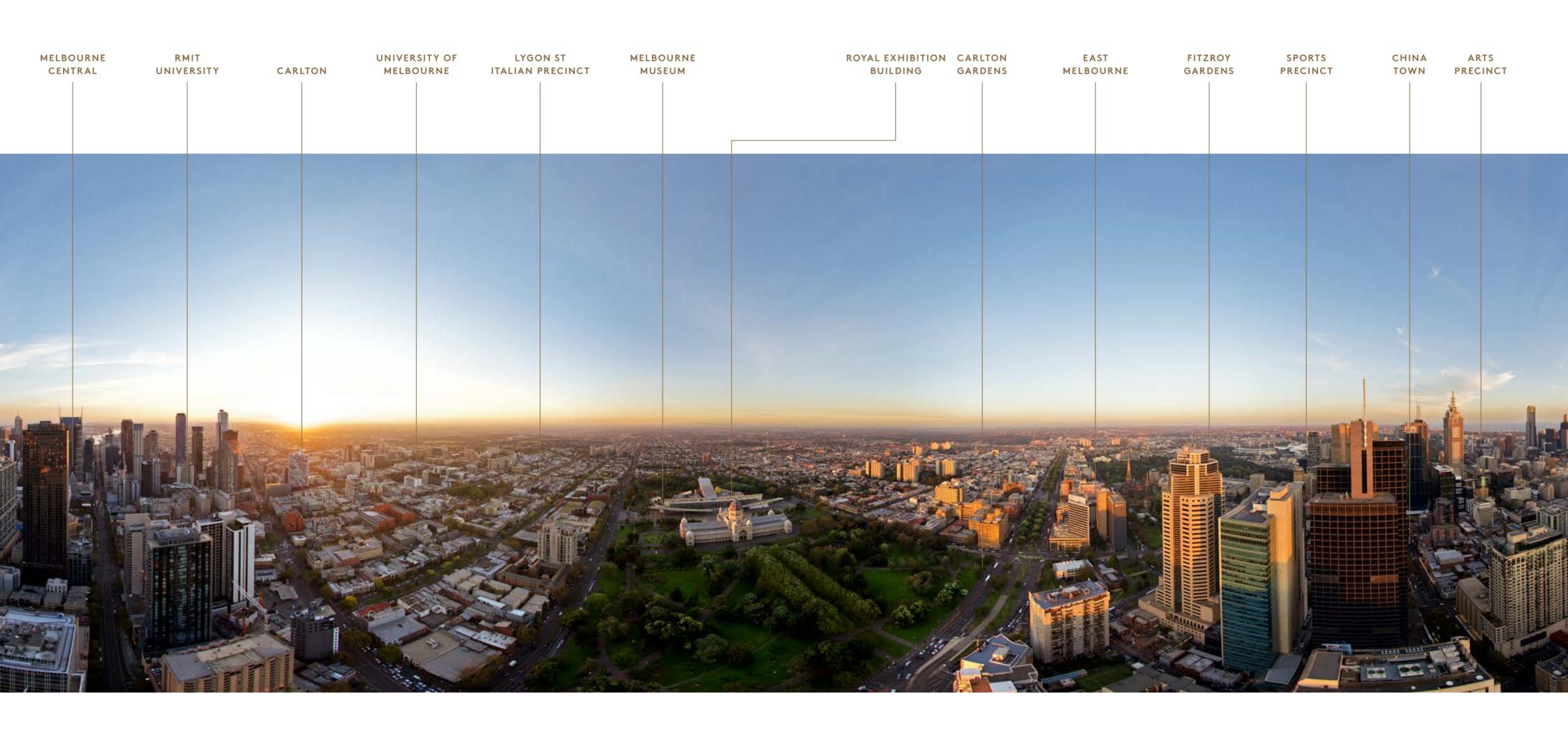
BY THE GARDENS

SAPPHIRE BY THE GARDENS
THE VIEW



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 SAPPHIRE BY THE GARDENS

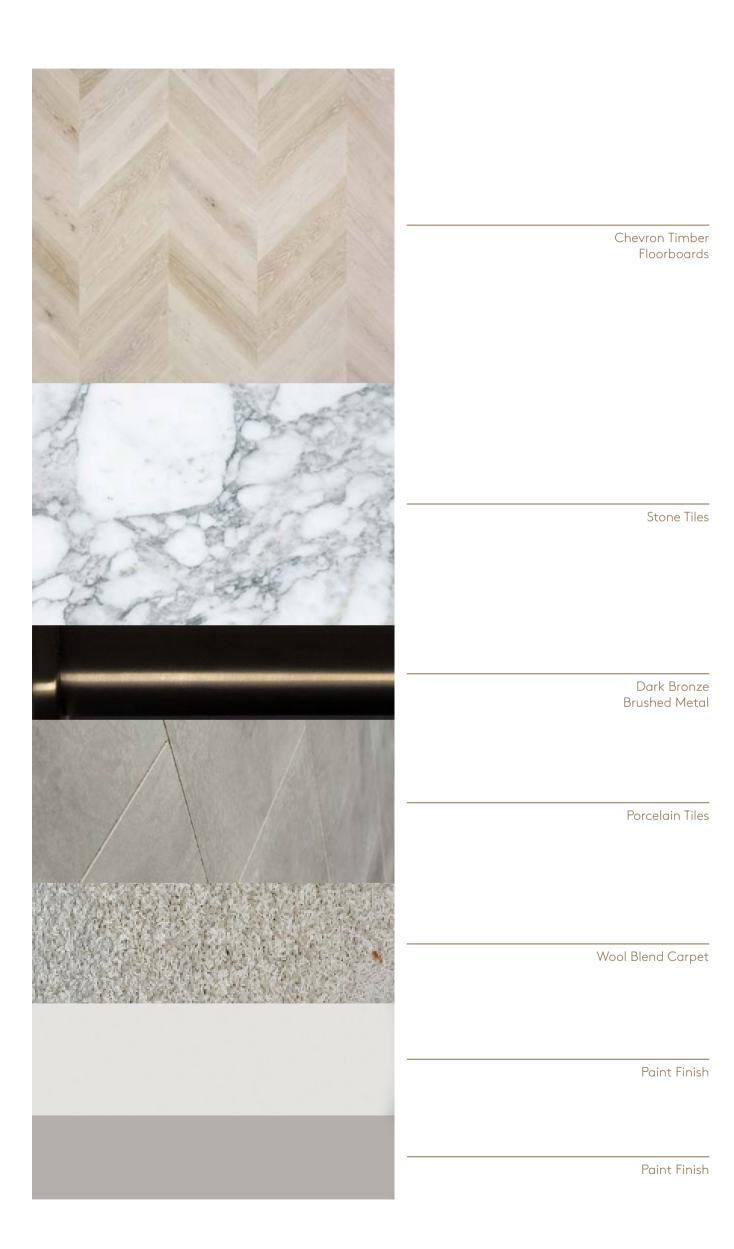
THE VIEW



SECTION FOUR

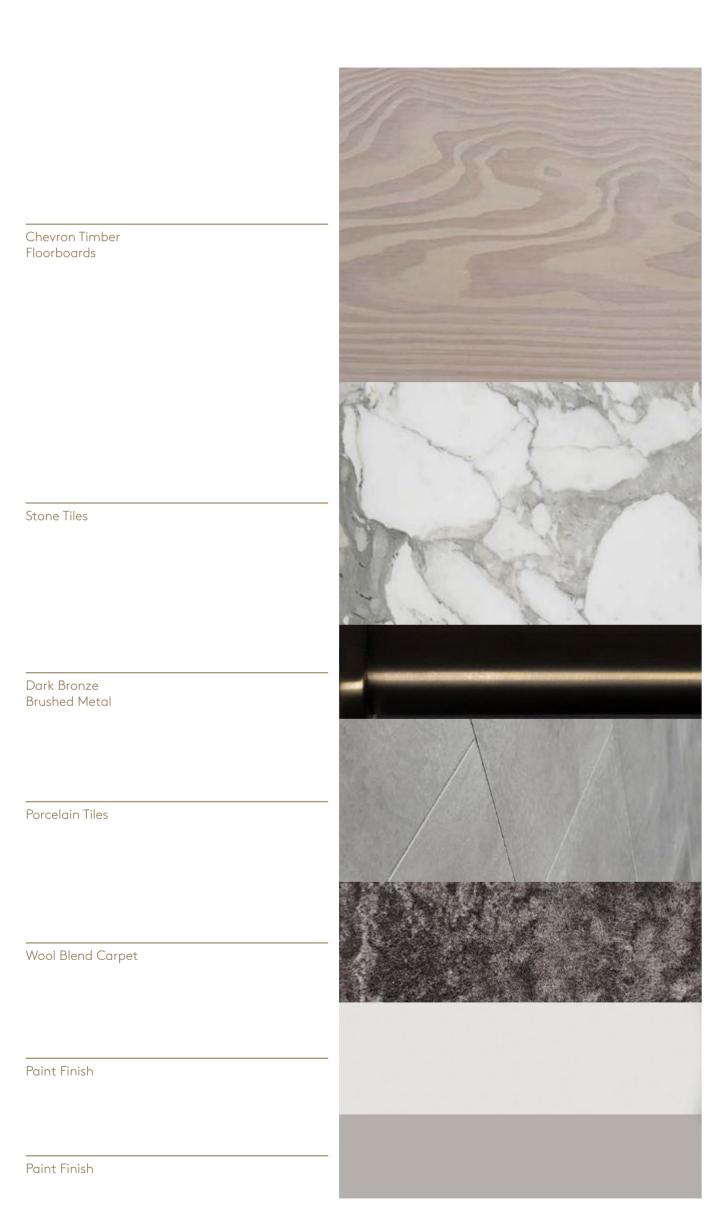
SPECIFICATIONS

LIGHT SCHEME

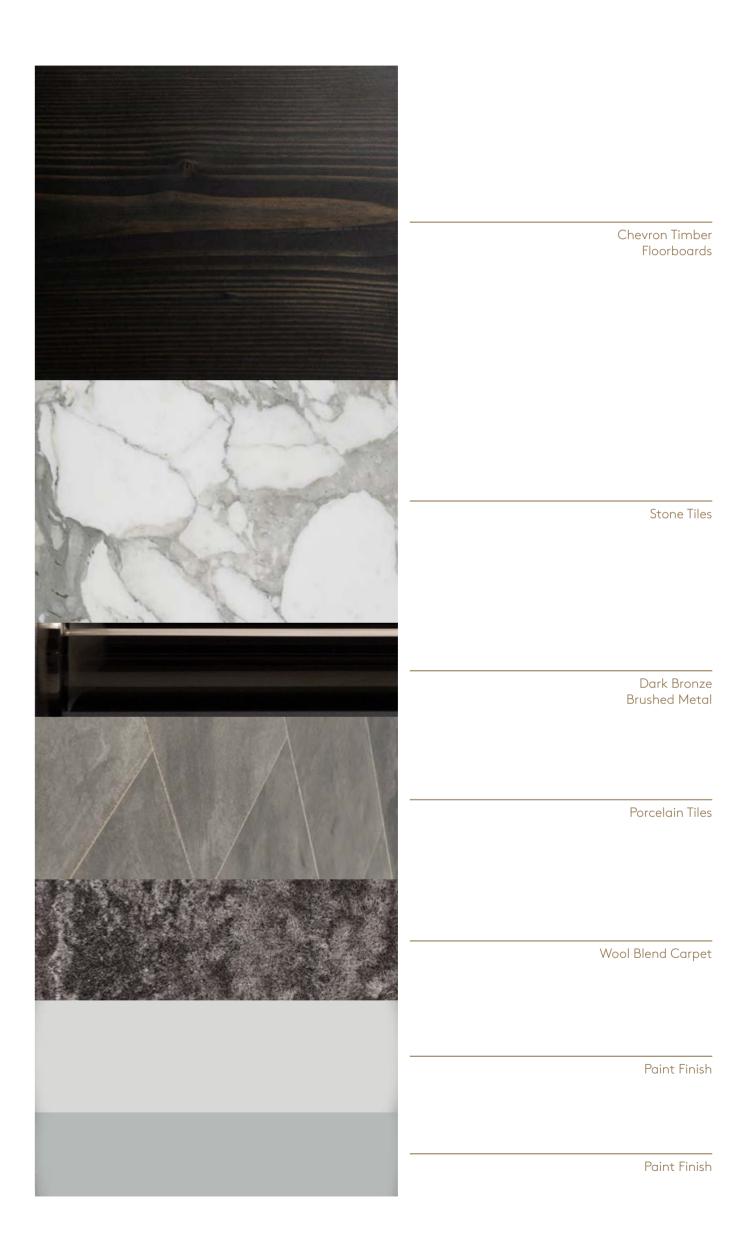


MATERIALS & FINISHES MATERIALS & FINISHES

NEUTRAL SCHEME



DARK SCHEME

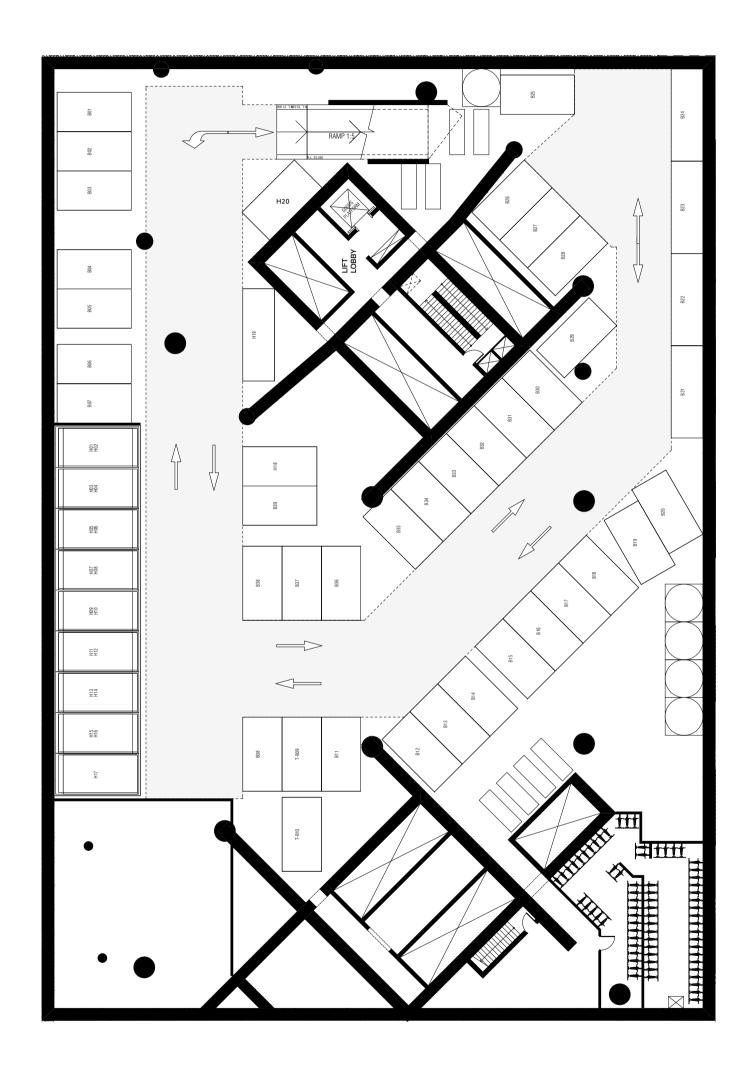


SECTION FIVE

FLOORPLATES

BY THE

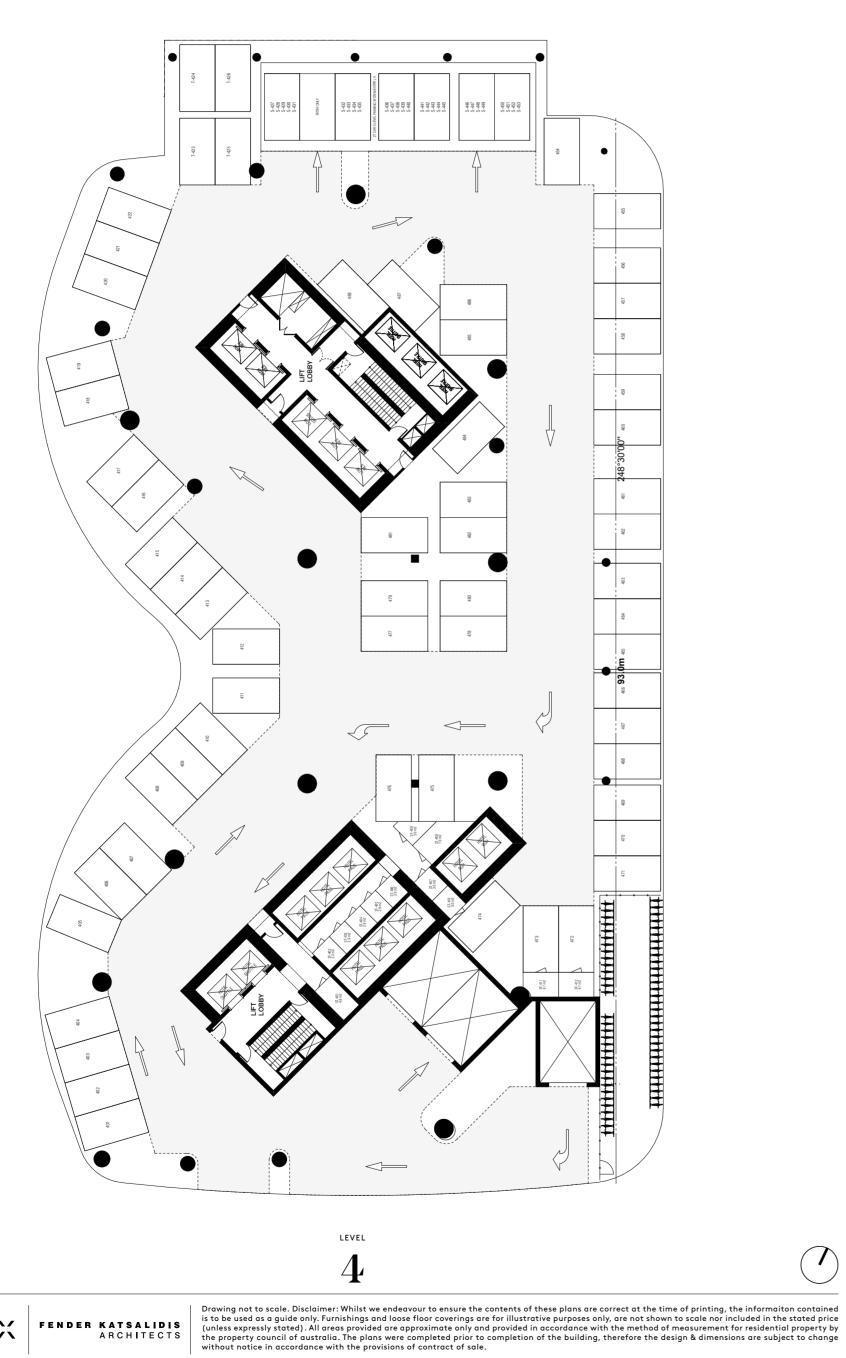
GARDENS





BY THE

GARDENS



SAPPHIRE

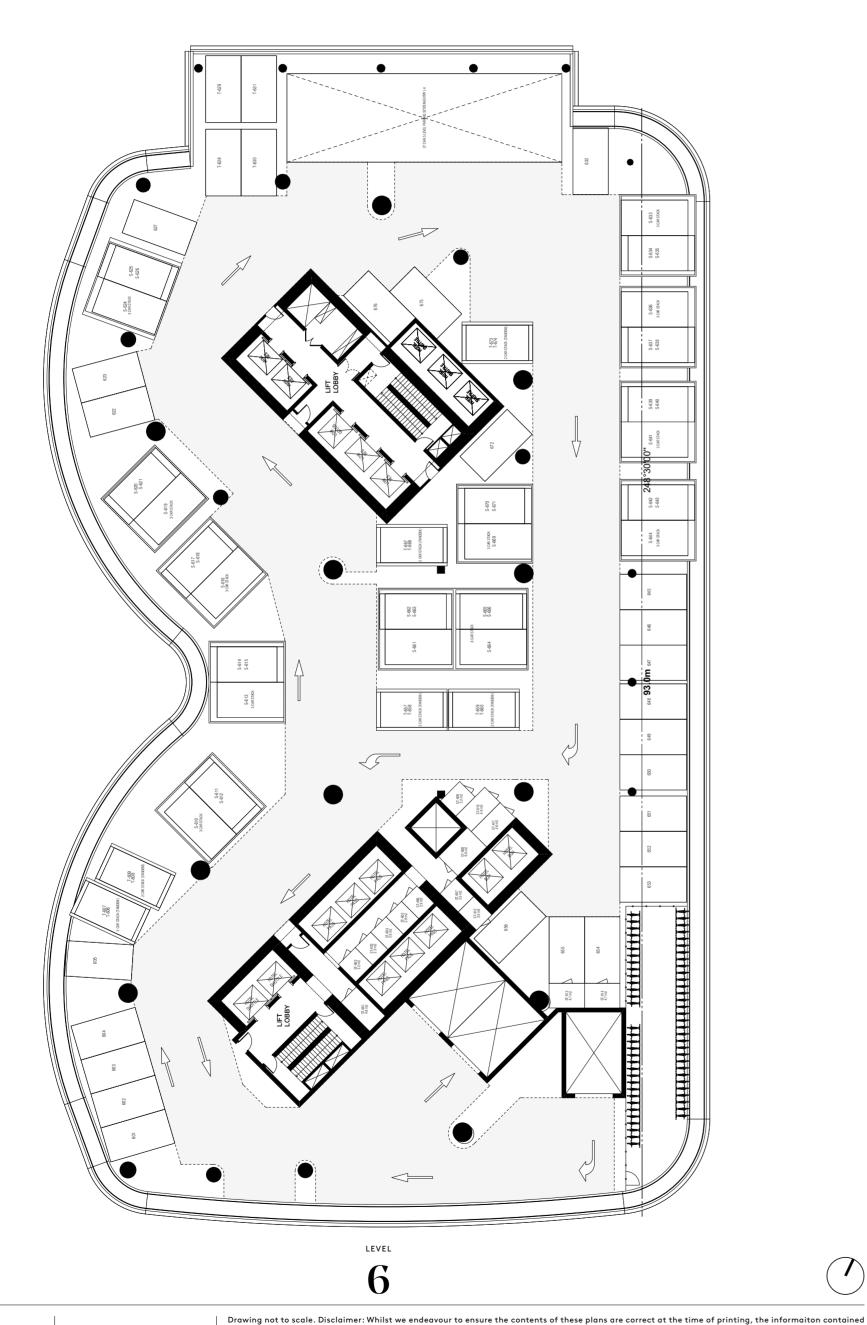
BY THE

GARDENS



BY THE

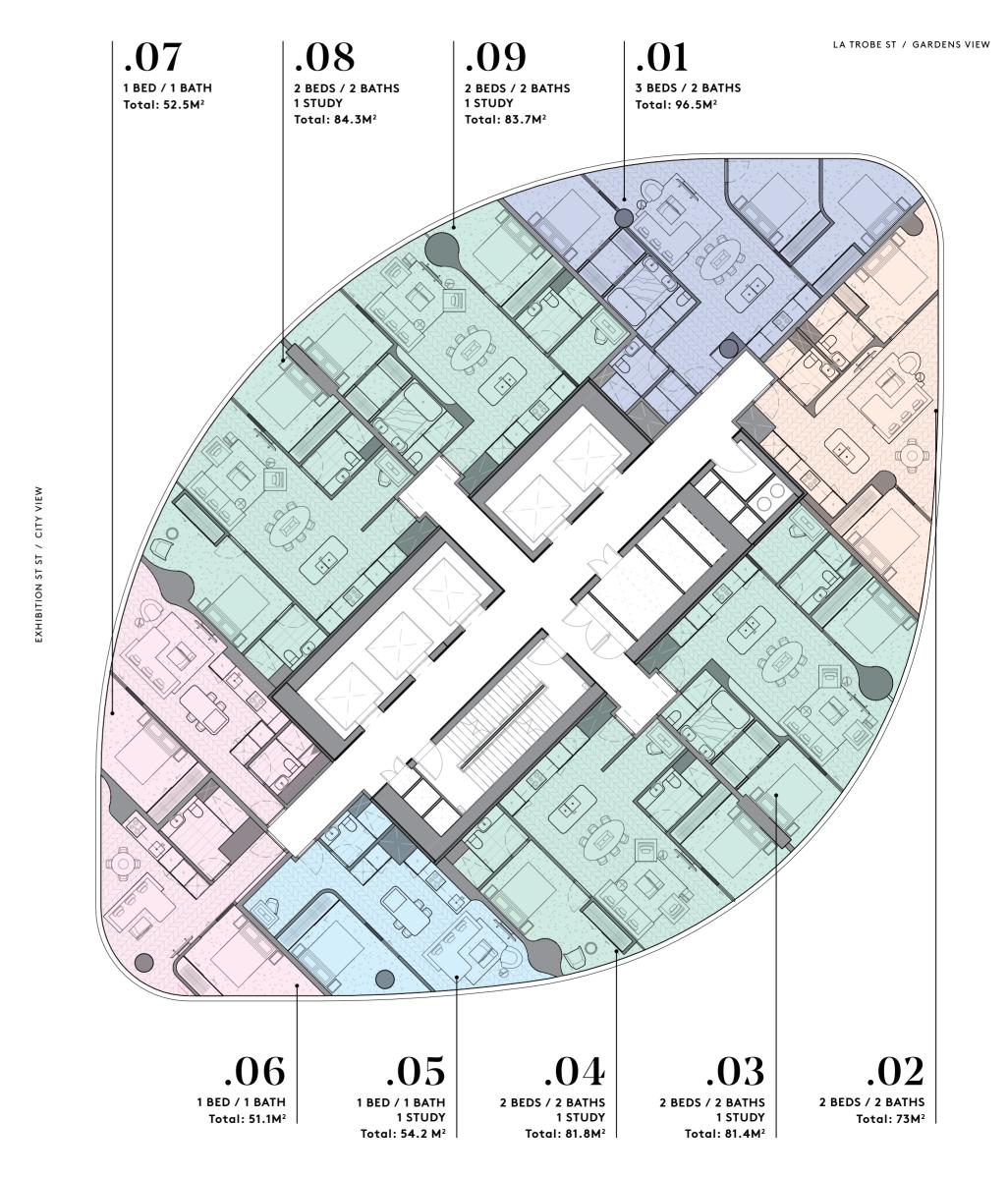
GARDENS



SAPPHIRE

BY THE

GARDENS



TYPICAL FOR LEVEL

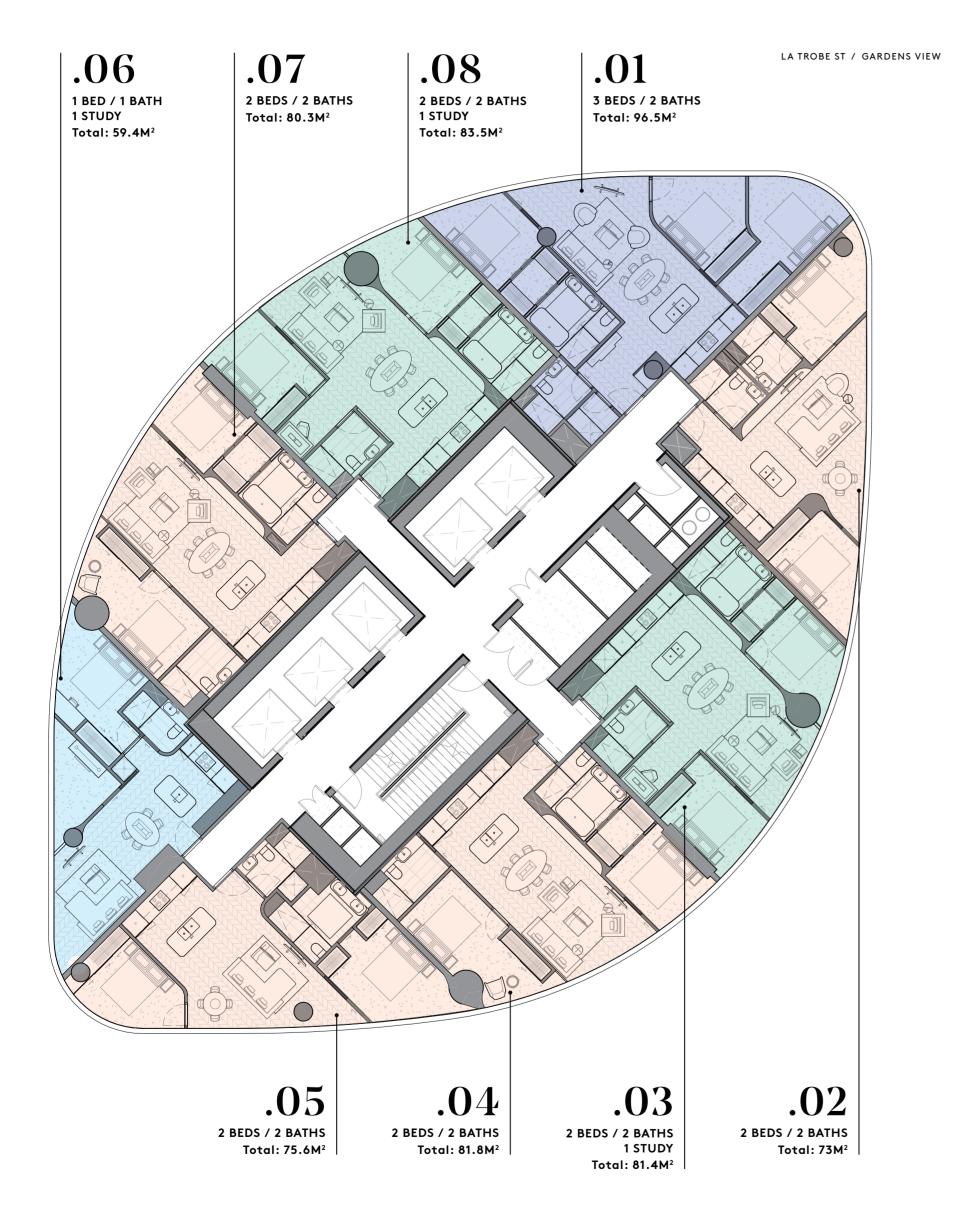
3 BEDS/2 BATHS



1 BED /1 BATH /1 STUDY 2 BEDS /2 BATHS /1 STUDY 3 BEDS /2 BATHS /1 STUDY

BY THE

GARDENS

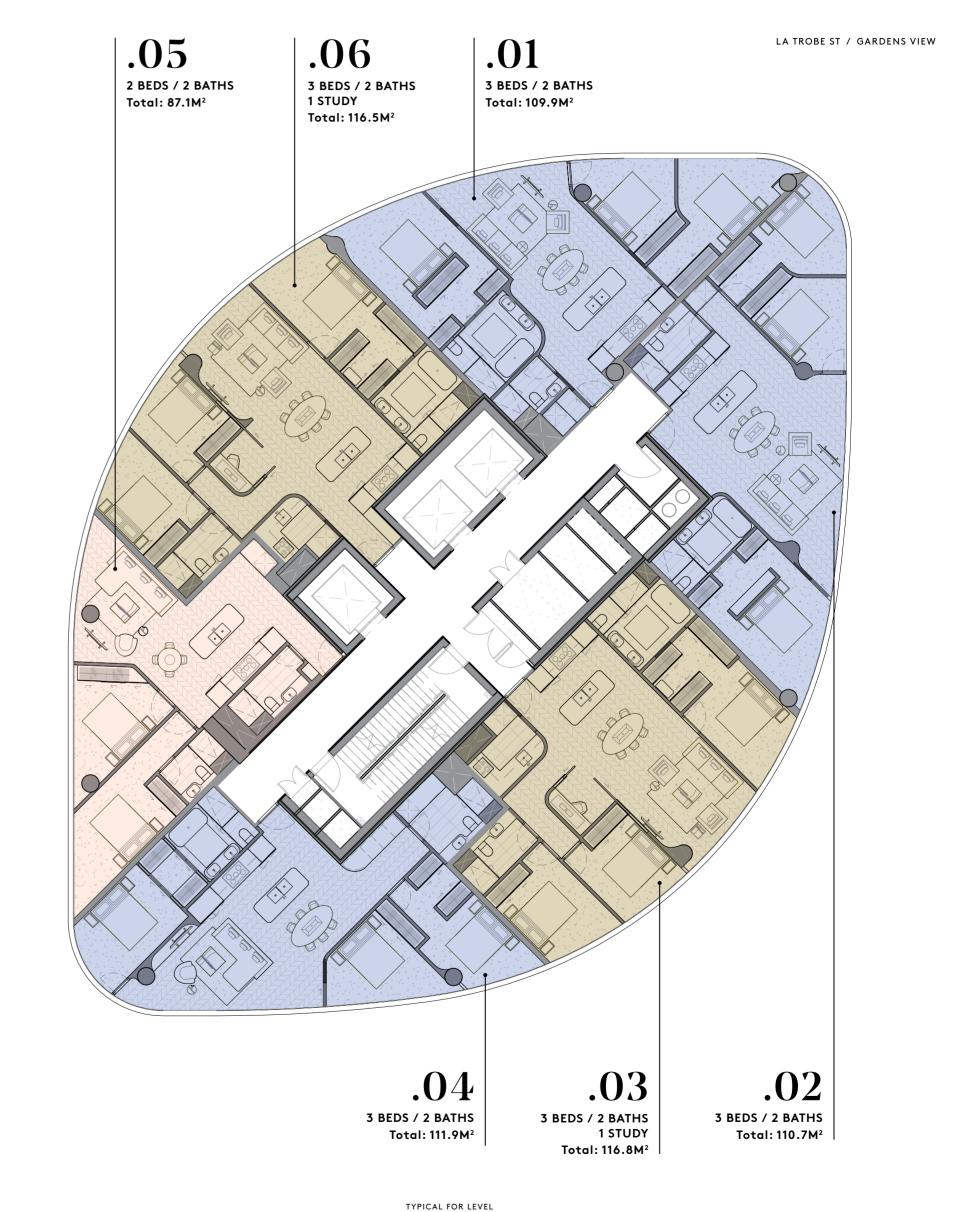


TYPICAL FOR LEVEL

SAPPHIRE

BY THE

GARDENS



1 BED / 1 BATH

1 BED /1 BATH /1 STUDY 2 BEDS /2 BATHS /1 STUDY 3 BEDS /2 BATHS /1 STUDY 2 BEDS / 2 BATHS 3 BEDS/2 BATHS

1 BED/1 BATH

3 BEDS / 2 BATHS

1 BED / 1 BATH / 1 STUDY 2 BEDS / 2 BATHS / 1 STUDY 3 BEDS / 2 BATHS / 1 STUDY

BY THE

GARDENS

SAPPHIRE

BY THE

GARDENS

LA TROBE ST / GARDENS VIEW 03 01 3 BEDS / 3 BATHS 3 BEDS / 3.5 BATHS Total: 210M² Total: 220M² 3 BEDS / 3 BATHS Total: 220M²

 \bigcirc

SUB PENTHOUSE LEVEL

56



PENTHOUSE LEVEL

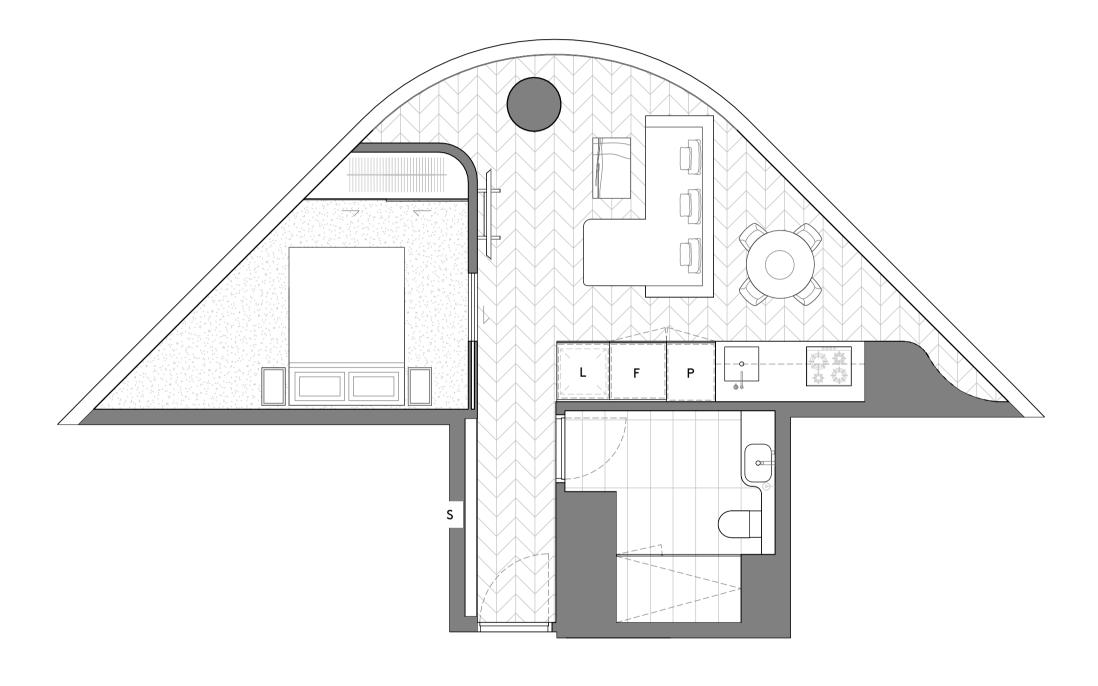


LA TROBE ST / GARDENS VIEW

SECTION SIX

FLOORPLANS

BY THE **GARDENS**



1 BEDROOM 1 BATHROOM TOTAL 51.1M² APARTMENTS

1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106

La Trobe St





TYPE A02.1

L Laundry F Fridge
P Pantry S Storage

FENDER KATSALIDIS

ARCHITECTS

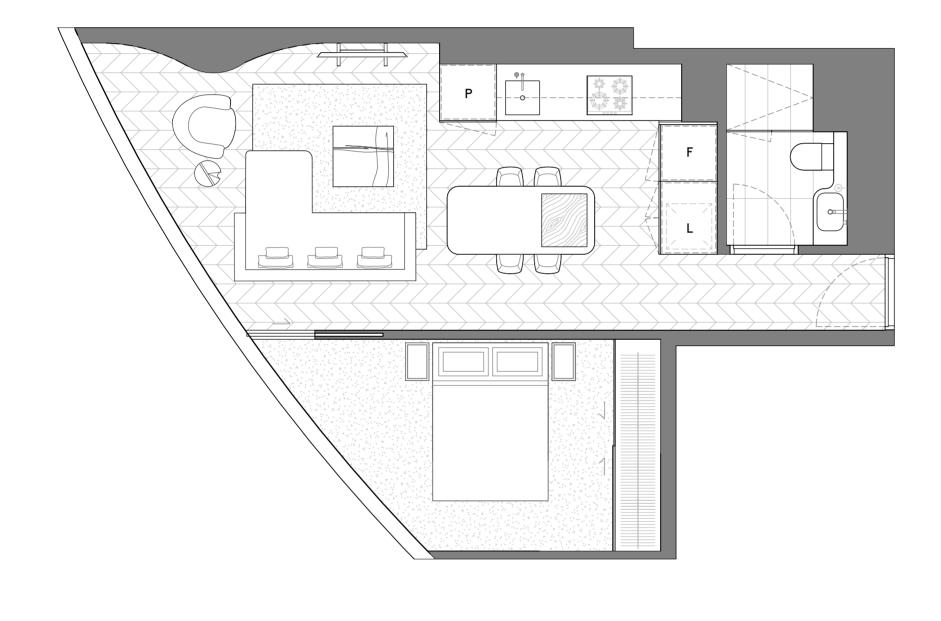
BY THE

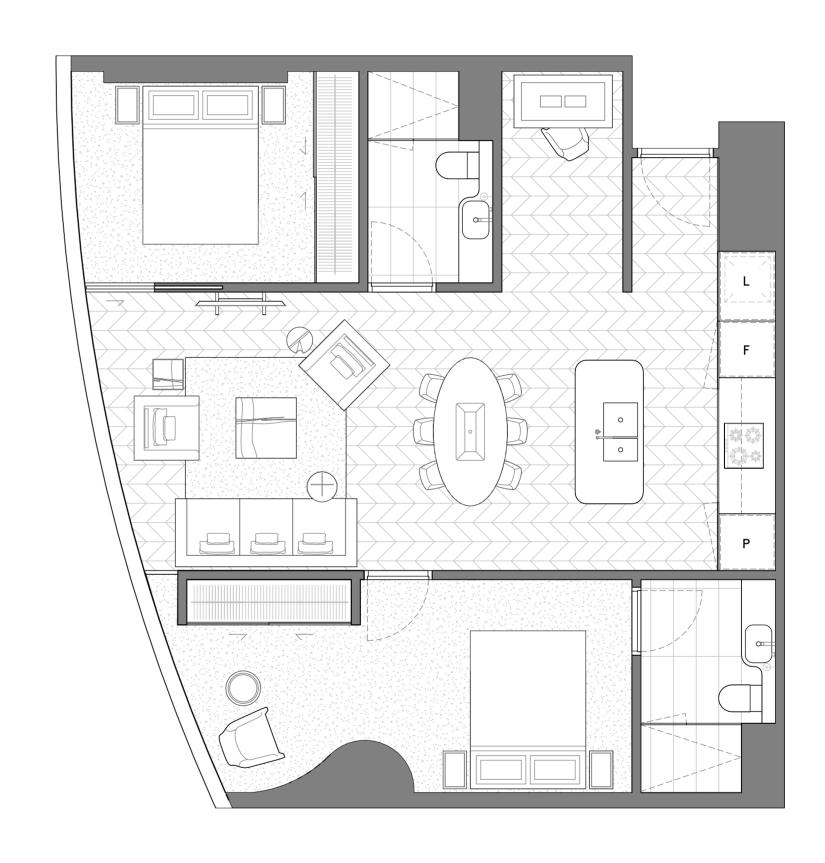
GARDENS

SAPPHIRE

BY THE

GARDENS





1 BEDROOM 1 BATHROOM 52.5 M²

L Laundry F Fridge
P Pantry S Storage

APARTMENTS

1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107







2 BEDROOMS 2 BATHROOMS

84.3M²

L Laundry **F** Fridge **P** Pantry **S** Storage

APARTMENTS

1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108





TYPE B01.1

TYPE A03.1

BY THE

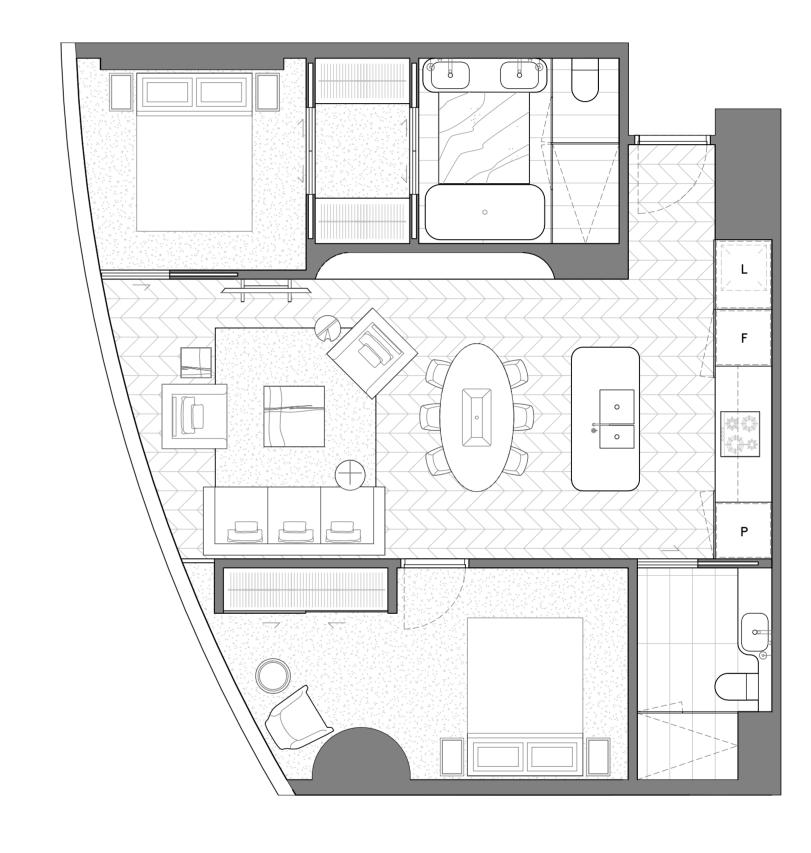
GARDENS

SAPPHIRE

BY THE

GARDENS





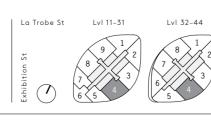
2 BEDROOMS 2 BATHROOMS

81.8M²

L Laundry **F** Fridge **P** Pantry **S** Storage

APARTMENTS

1104, 1104, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404, 3504, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404



2 BEDROOMS 2 BATHROOMS

80.3M²

3207, 3307, 3407, 3507, 3607, 3707, 3807, 3907, 4007, 4107,

4207, 4307, 4407

bition St



FENDER KATSALIDIS

TYPE B01.2

BY THE

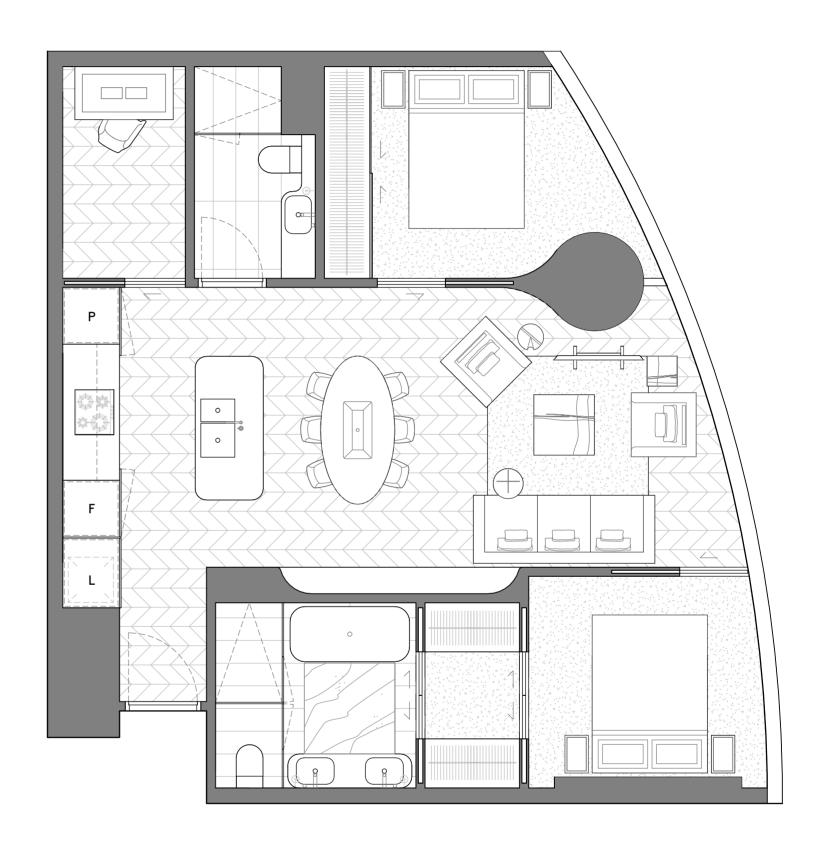
GARDENS

SAPPHIRE

BY THE

GARDENS





2 BEDROOMS 2 BATHROOMS 1 STUDY

TYPE B02.1

83.7M²

L Laundry F Fridge
P Pantry S Storage

APARTMENTS

1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109





2 BEDROOMS 2 BATHROOMS 1 STUDY

81.4M²

01.4M²

L Laundry **F** Fridge **P** Pantry **S** Storage

APARIMENIS

1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103





TYPE B02.2

BY THE

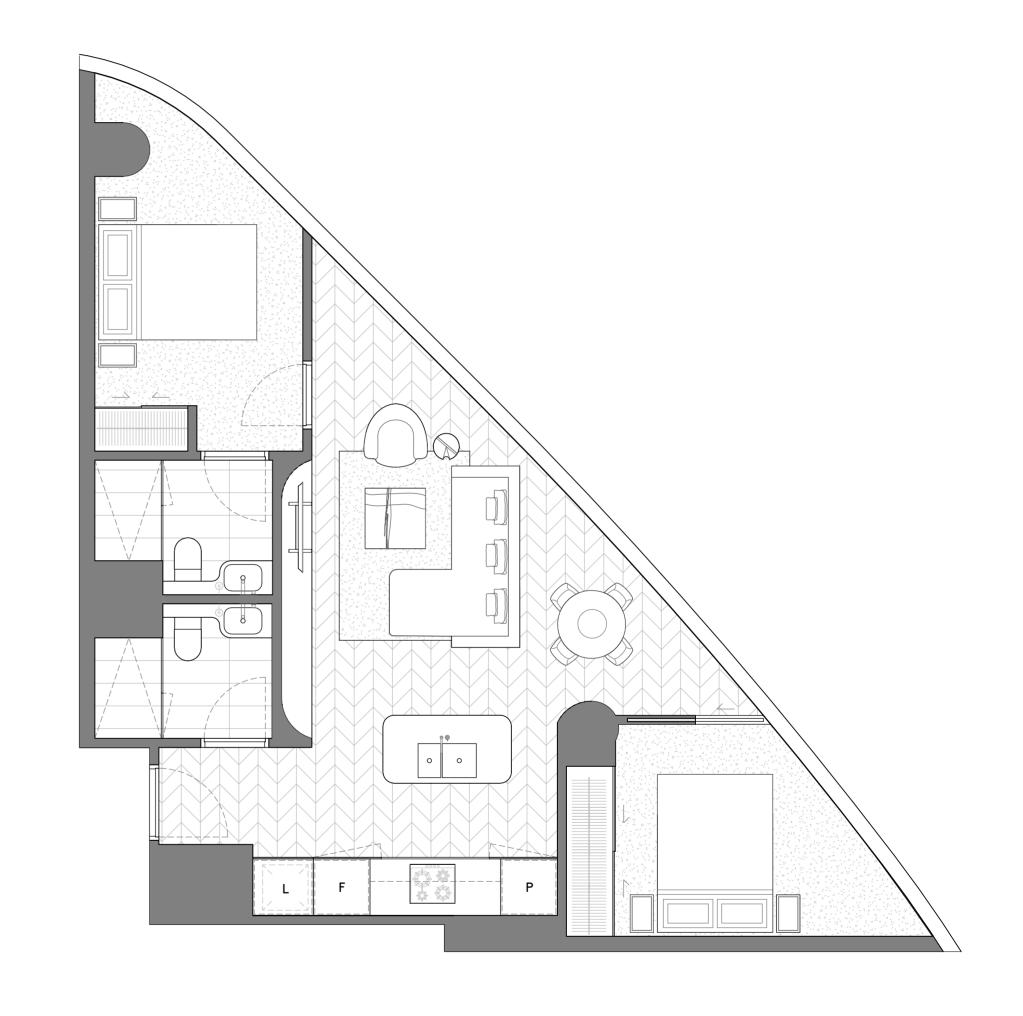
GARDENS

SAPPHIRE

BY THE

GARDENS





2 BEDROOMS 2 BATHROOMS 1 STUDY

81.4M²

L Laundry **F** Fridge **P** Pantry **S** Storage

APARTMENTS

3203, 3303, 3403, 3503, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403





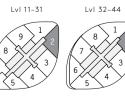
2 BEDROOMS 2 BATHROOMS

TOTAL 73M² APARTMENTS

4102, 4202, 4302, 4402

1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502, 3602, 3702, 3802, 3902, 4002,





is to be used as a guide only. Furnishings and loose floor coverings are for illustrative purposes only, are not shown to scale nor included in the stated price (unless expressly stated). All areas provided are approximate only and provided in accordance with the method of measurement for residential property by the property council of australia. The plans were completed prior to completion of the building, therefore the design & dimensions are subject to change without notice in accordance with the provisions of contract of sale.

TYPE B03.1

L Laundry **F** Fridge **P** Pantry **S** Storage

TYPE B02.4

BY THE

GARDENS



2 BEDROOMS 2 BATHROOMS

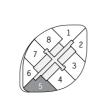
75.6M²

L Laundry F Fridge
P Pantry S Storage

APARTMENTS

3205, 3305, 3405, 3505, 3605, 3705, 3805, 3905, 4005, 4105, 4205, 4305, 4405

Exhibition St

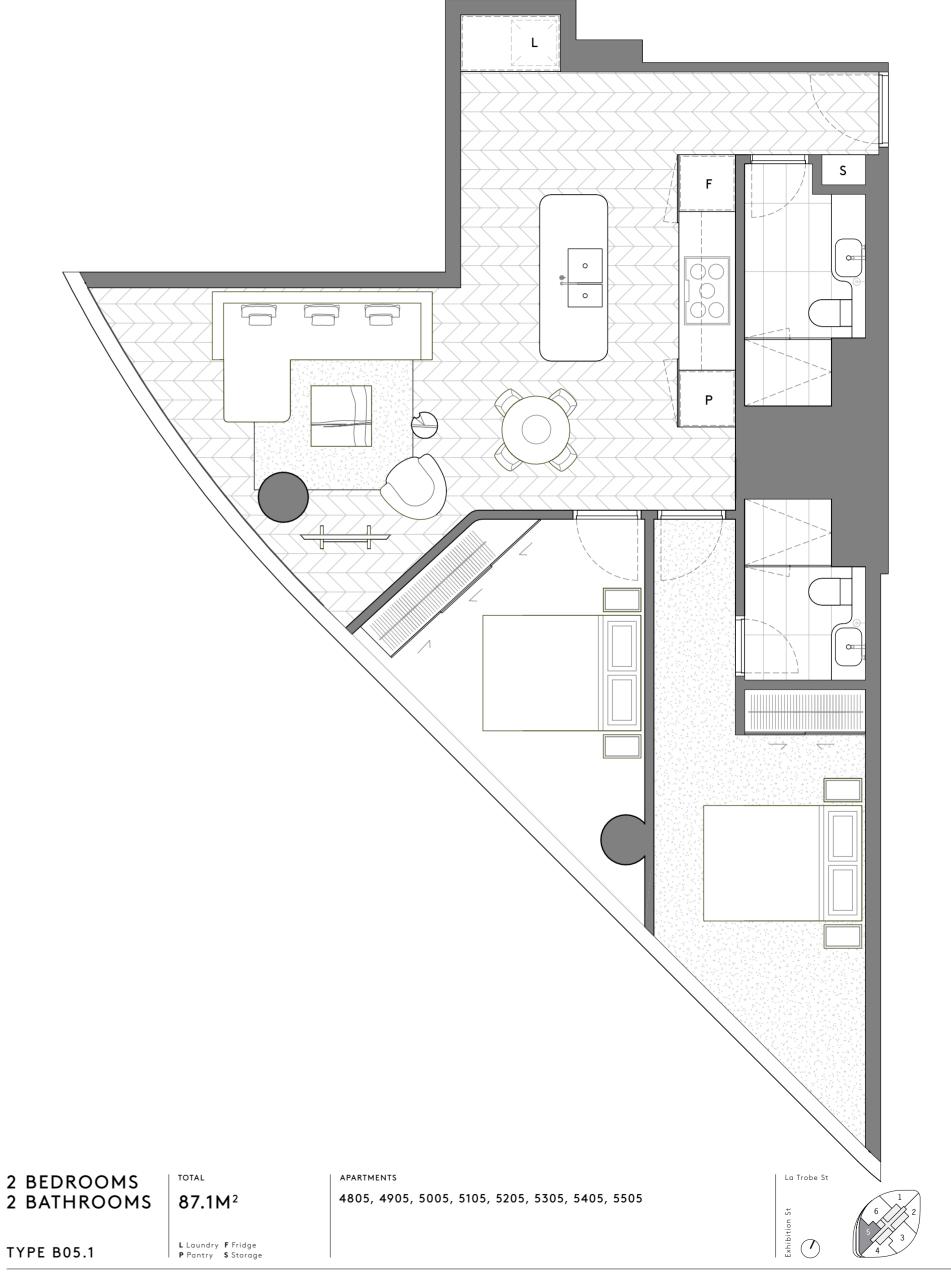


Drawing not to scale. Disclaimer: Whilst we endeavour to ensure the contents of these plans are correct at the time of printing, the information contained is to be used as a guide only. Furnishings and loose floor coverings are for illustrative purposes only, are not shown to scale nor included in the stated price (unless expressly stated). All areas provided are approximate only and provided in accordance with the method of measurement for residential property by the property council of australia. The plans were completed prior to completion of the building, therefore the design & dimensions are subject to change without notice in accordance with the provisions of contract of sale.

SAPPHIRE

BY THE

GARDENS



Setia

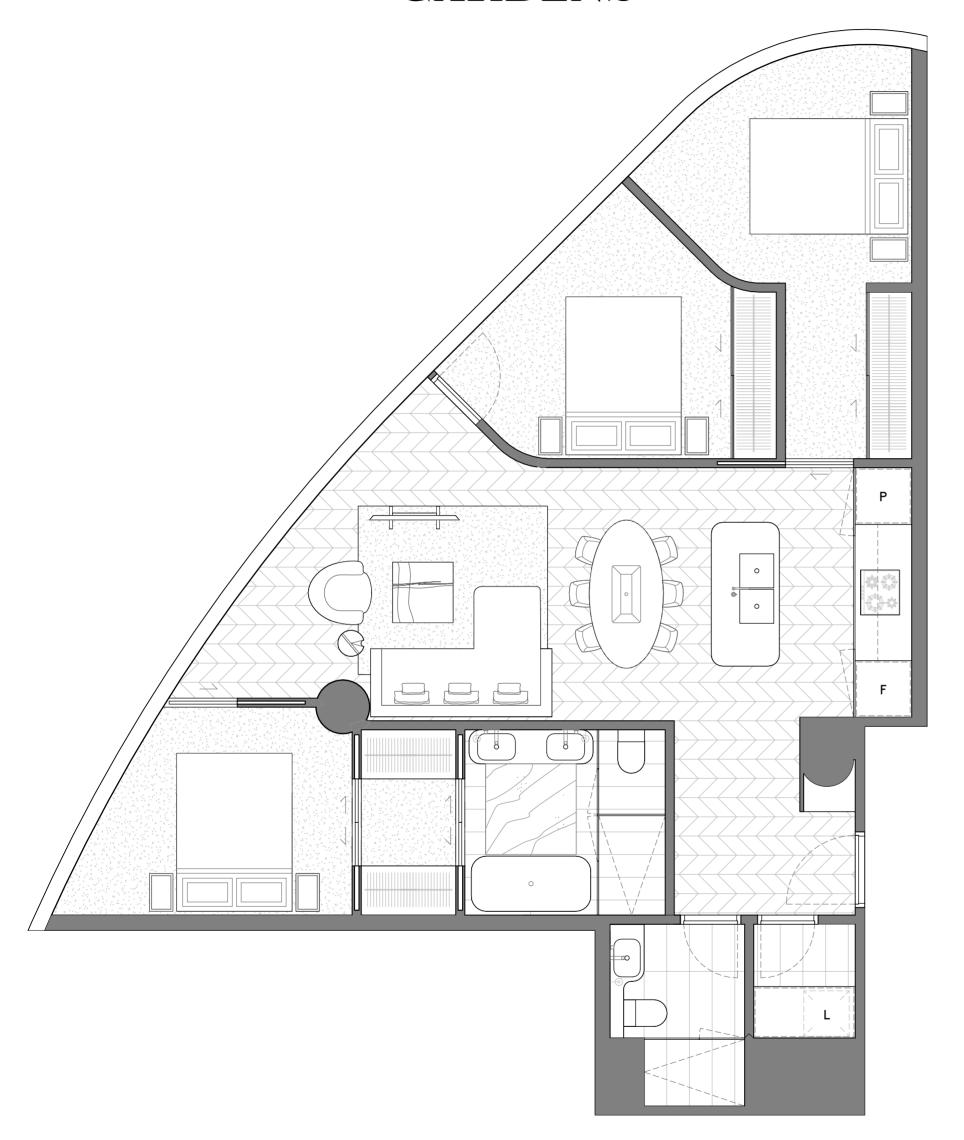
FENDER KATSALIDIS
ARCHITECTS

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TYPE B04.1

BY THE

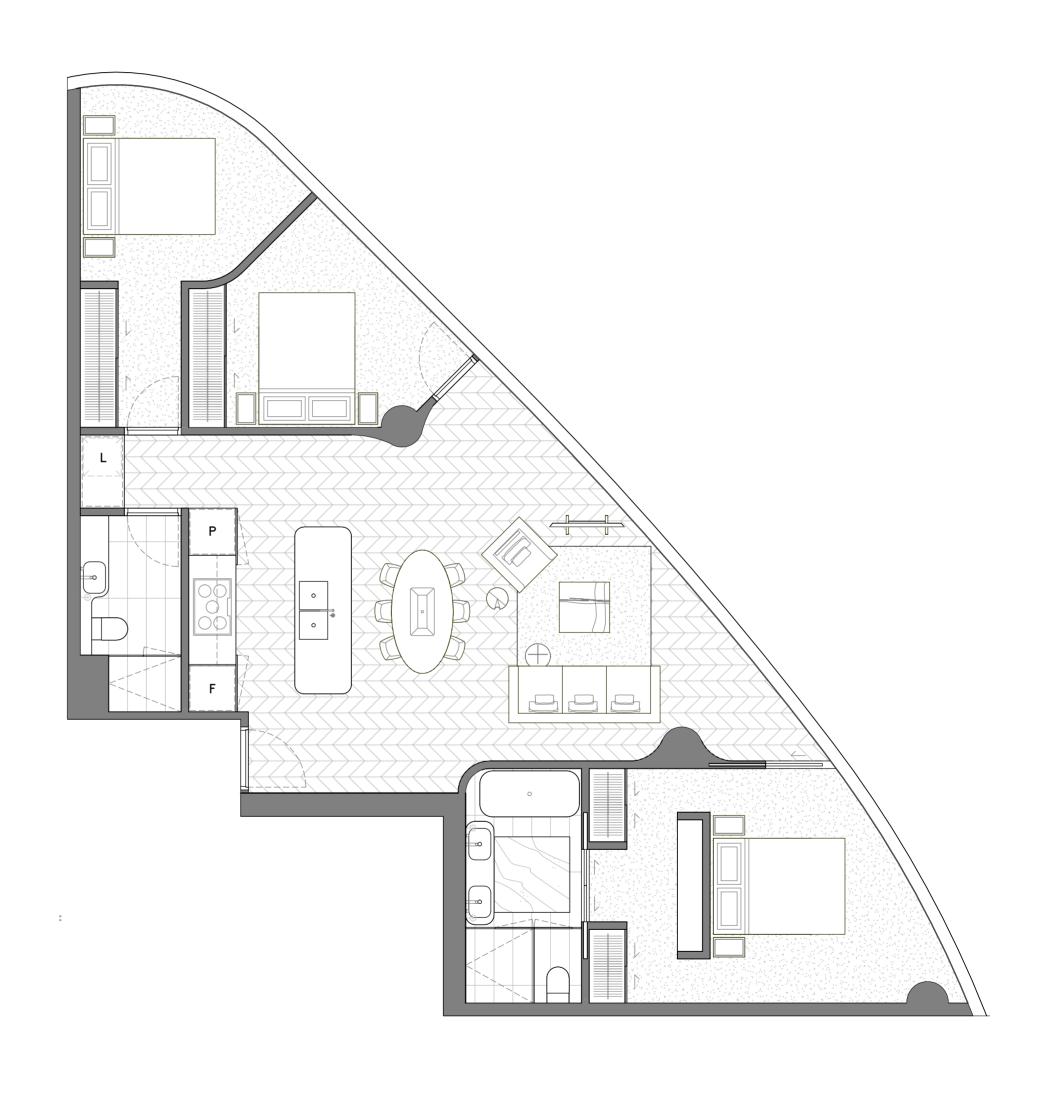
GARDENS



SAPPHIRE

BY THE

GARDENS



3 BEDROOMS 2 BATHROOMS

96.5M²

APARTMENTS

1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401

Drawing not to scale. Disclaimer: Whilst we endeavour to ensure the contents of these plans are correct at the time of printing, the informaiton contained is to be used as a guide only. Eurnishings and loose floor coverings are for illustrative purposes only, are not shown to scale nor included in the stated price (unless expressly stated). All areas provided are approximate only and provided in accordance with the method of measurement for residential property by the property council of australia. The plans were completed prior to completion of the building, therefore the design & dimensions are subject to change without notice in accordance with the provisions of contract of sale.

3 BEDROOMS 2 BATHROOMS

TYPE C03.1

110.7M²

4802, 4902, 5002, 5102, 5202, 5302, 5402, 5502

APARTMENTS

ta Irobe St



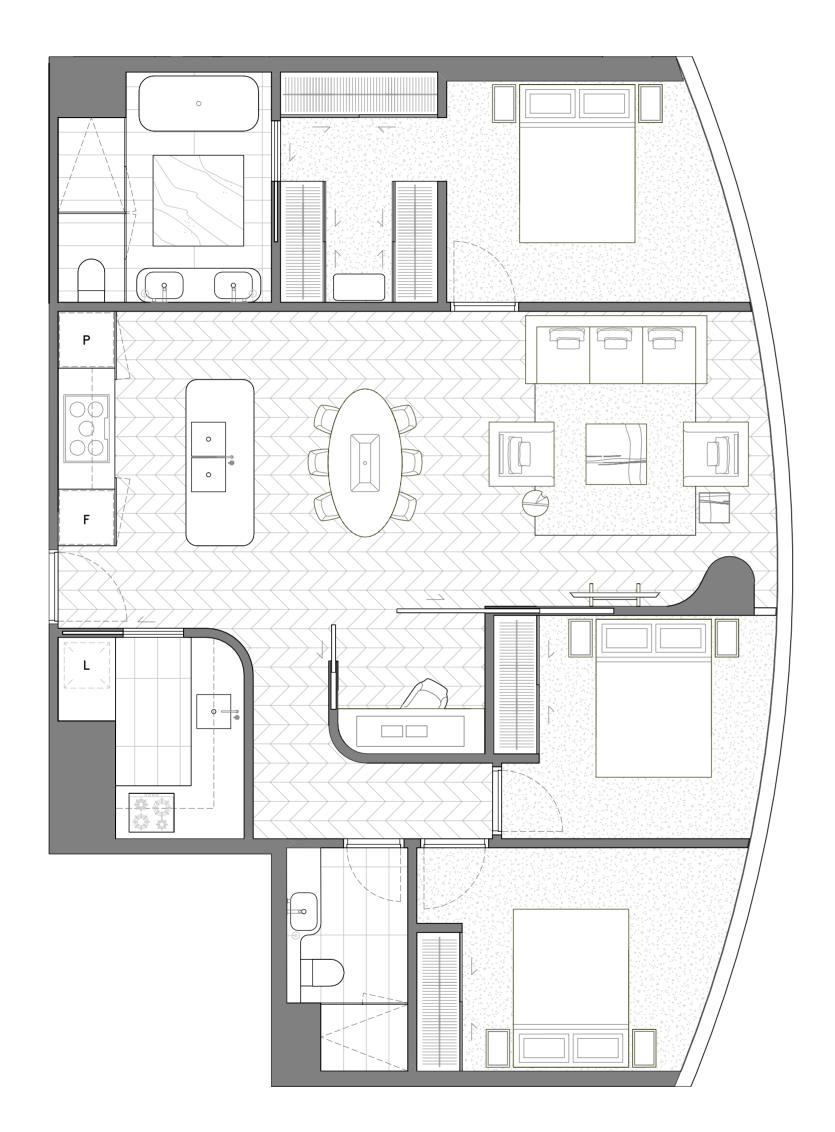
Setia

TYPE C01.1

L Laundry F Fridge
P Pantry S Storage

BY THE

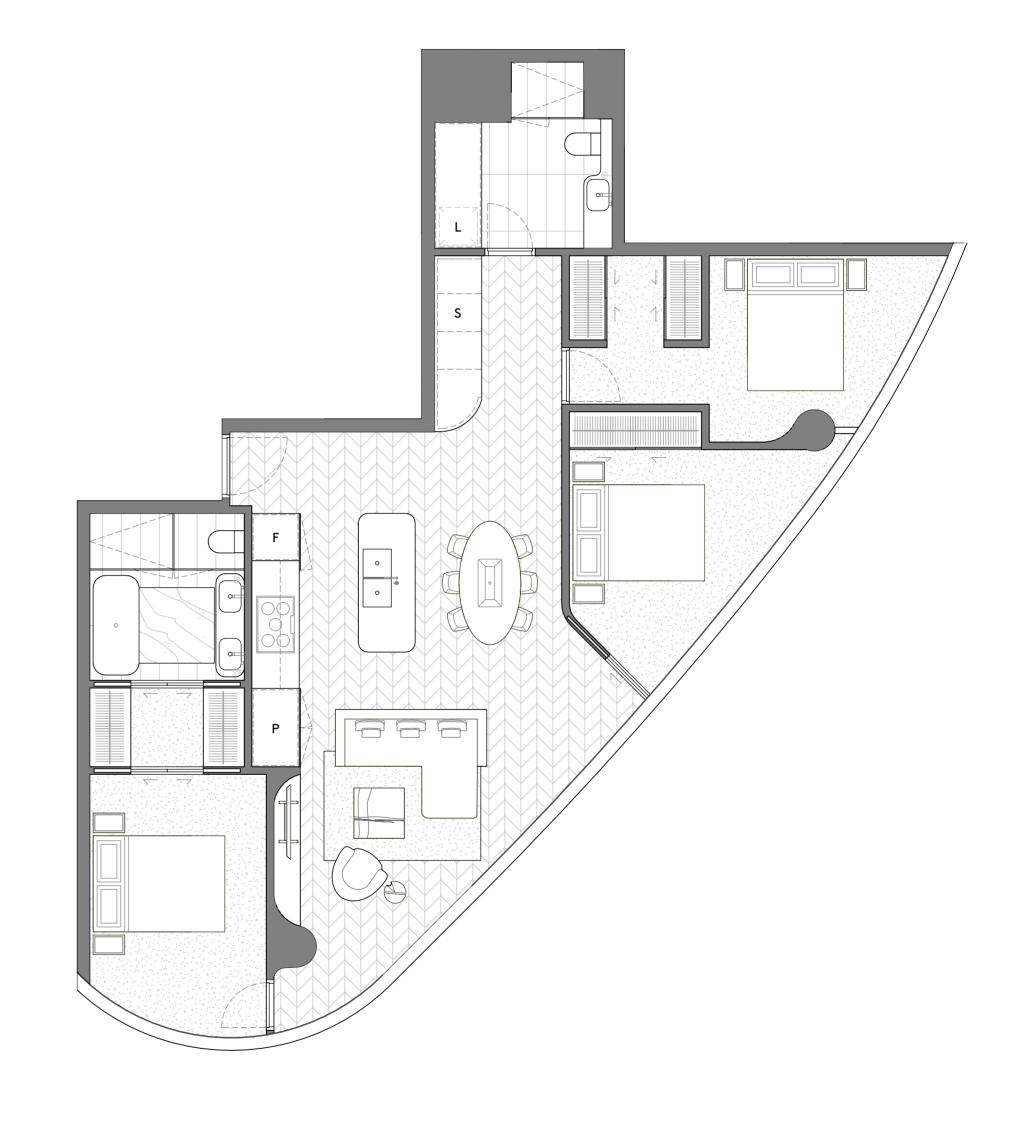
GARDENS



SAPPHIRE

BY THE

GARDENS



3 BEDROOMS 2 BATHROOMS 1 STUDY

116.8M²

L Laundry **F** Fridge **P** Pantry **S** Storage

APARTMENTS

4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503







3 BEDROOMS 2 BATHROOMS 111.9 M²

APARTMENTS

4804, 4904, 5004, 5104, 5204, 5304, 5404, 5504



Setia

TYPE C05.1



L Laundry **F** Fridge **P** Pantry **S** Storage

TYPE C04.1

