

VERDE

85 COVENTRY STREET

Essential facts

(Prepared on 20/06/2024)

The Location

Verdé's unbeatable location is only moments away from Melbourne's prestigious arts precinct. The highly sought-after location offers the best of modern, inner-city lifestyle with access to cafés, bars, restaurants, and shopping, as well as Melbourne's sports precinct, expansive parklands, Albert Park Lake, bay, beaches, and multiple transport options.

Residents can ride a bicycle, walk, or catch a tram into the CBD. A location so close and so connected to the city is likely to attract high quality tenants who value proximity to work and school.

The Building

This building is designed to stand 24 levels above the ground. It will comprise 26 level in total:

- Basement x 2 Levels
- Ground Floor Retail and Dual Residential lobbies
- Level 1 includes a Gym and a Residents lounge for all residents to work, rest and play.
- 23 apartment levels (Level 1 – 23)
- Total 173 Apartments

Lobby & Amenity

Residential Lobby

Sophisticated ground floor entry lobby, designed by Design Office interiors.

Concierge lobby

Taking inspiration from luxury hotels, Verdé offers a professional concierge service. Concierge staff on the ground floor await your instruction; they are available to assist with appointments, deliveries, parcel collections, and more to alleviate challenging logistics. Designed by Design Office interior

Ground level café

Ground floor café tenancy. Concept designed by the award winner, Design Office interiors for Higher Ground at 650 Little Bourke Street.

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Level 1 Residence Lounge

Lounge room, formal and informal dining. Designed by Design Office interior

Level 1 Co working space

Discover a multi-use space ideal for work, study, and relaxation of Coworking space.
Designed by Design Office interior

Level 1 Gym

Bathed in natural light and offering leafy green outlooks, the gym comprises fully appointed, state-of-the-art equipment and spaces to stretch, exercise and move with intention. Stunning finishes include a perforated curving metal screen, creating a contemporary environment to practise wellness and holistic health. Designed by Design Office interior.

Level 1 Terrace Garden

A tranquil oasis at your fingertips. Evoking the lush and immersive nature of the nearby Royal Botanic Gardens, residents are invited to connect with nature in their own tranquil retreat. Within a private terrace garden complete with secluded outdoor seating, barbecue facilities and designer furniture pieces, this is a beautiful oasis in the heart of Art & Domain Precinct

Car parking

56 onsite spaces – 56 for residents, located as follow:

Basement carpark

Assessed by ramp from Wells Place

Basement level car park

56 car spaces via car stackers.

Ground floor level car park

1 car space (DDA/visitor/loading bay)

Car stackers specification (* **Price \$65,000 per bay**)

Width: 2,500 mm minimum

length: 5,000 mm minimum

Height: 2,000 mm minimum

Weight: 2,000 kg

Storage

Dedicated storage compartments for all apartments, located in the Basement 01 & Basement 02.

Bicycles

Basement 02 - 63 Wall Mounted bike storages

Basement Mezzanine - 42 Wall Mounted bike storages

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Ground floor – 18 Visitors bike storage.

Total number of 105 resident bike storages and 18 visitor bike storages.

Access

Secure access from Coventry Street & Dodds Street,

Mailboxes

Locked boxes within secure area of Residential Lobby on ground floor.

Parcel locker boxes located in the Concierge Lobby on ground floor

Lifts

2 lifts servicing 26 levels – Basement 01 & 02, Ground Floor + Levels 1-23

The Apartment

Standard Vs Premium Schemes

	Standard Interior F&F	Premium Interior F&F
Kitchen		
	Fridge cavity	Integrated Fridge / Freezer
	Integrated dishwasher	Integrated dishwasher
	Shelf	Overhead cupboard
	2 pack	2 pack veneer
Living		
	Engineering timber floor	Same
Bedroom	Carpet to bedrooms	Same
Bathroom	wall hung basin units	Vanity unit
	Shaving cabinet	full width shaving cabinet including wall light
	Rail shower head	Twin shower rail
	Rectangle shower wall	Curved shower wall
Air condition	Split system to living room	Ducted system to living
		\$20,000 including GST for 1bed unit
		\$25,000 including GST for 2bed unit

Additional upgrade	Including GST
Coffee machine	\$5,500
Oven comb-microwave	\$3,500
Island bench & Pendent lights Exclude these apartments: 104, 2,06-17.06, 18.05-21.05, 22.04-23.04	\$7,500
Washer & Dryer dual machine	\$1,500
Timber floor in lieu carpet in bedroom	

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- 1bed unit	\$2,000
- 2bed unit	\$4,000
- 3 bed unit	\$6,000
Air conditioner	
* The client can ONLY choose one system, either a ducted system or a split system.	
	Standard
	Premium
	Split system to the living
	Ducted system to the living
	NO aircon to bedroom
	NO aircon to bedroom
Upgrade ducted system to living only	\$4,500
	Included
Add a split system to bedroom / per bedroom	\$4,500
	N/A
	* Can only choose ducted system
Add a ducted system to bedroom / per bedroom	\$5,000
	\$5,000

Kitchens

SMEG (or equivalent grade) gas cooktop, electric oven, concealed range hood and integrated dishwasher.

Lighting

LED Down Lights

Data connection points

Living room and master bedroom

Air Conditioning

Split System air conditioning to living area is standard in 1 bedroom and 2-bedroom apartments.

Upgrade pricing

Split system air conditioning to one additional bedroom (refers the table above)

Ducted reverse-cycle air conditioning to additional bedroom (refers the table above)

Ceiling heights

- Levels 1 to 14

Living area: 2.500mm nominal

Kitchen areas & Bathrooms: 2.400mm nominal

Bedrooms 2.400mm - 2.530mm nominal

- Levels 15 to 23

Living area: 2.650mm nominal

Kitchen areas & Bathrooms: 2.400mm nominal

Bedrooms 2.500mm - 2.650mm nominal